

## Cambridge City Council & South Cambridgeshire District Council Boundary Changes Project

### Demographic work to support Phase 1

*Cambridgeshire County Council Research Group, May 2010*

#### Introduction

Cambridge City Council and South Cambridgeshire District Council have made a joint submission to the Boundary Committee asking for a review of their shared administrative boundary in accordance with Section 8 of the Local Government and Public Involvement in Health Act 2007. The request is based on jointly agreed proposals to move the boundary to rationalise existing urban communities and take account of growth sites on the City fringes.

This report presents an initial assessment of the demographic impact of the proposed changes, in terms of population and dwelling stock, now and in the future. The first section of the report summarises the overall impact of the boundary change at local authority level. The second section presents short profiles for each small area potentially affected by the change. Finally, a brief methodology is provided.

#### Summary

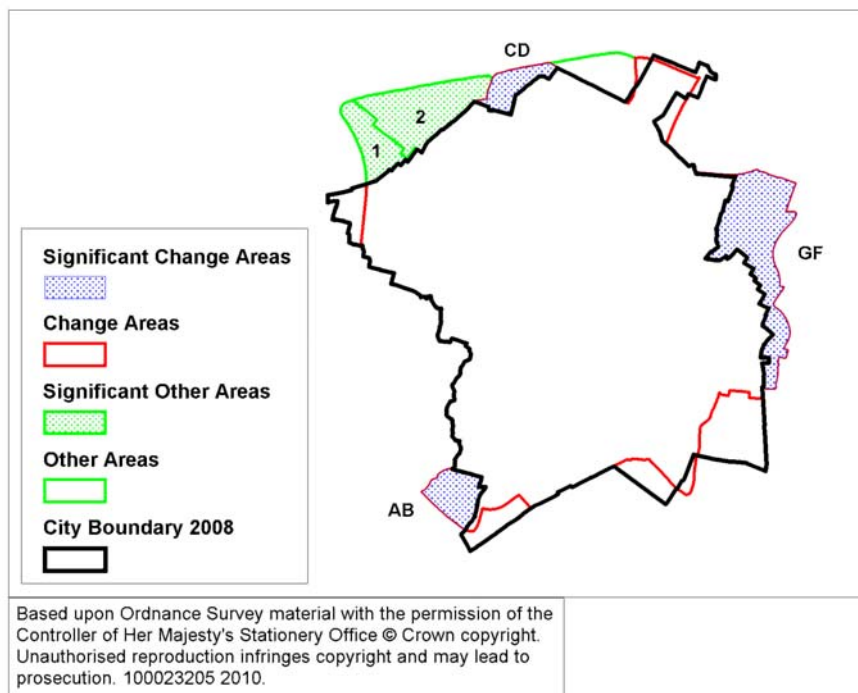
- Of the areas affected by the potential boundary change, just three contain (or will contain) significant dwellings and population – all shaded blue in Figure 1. These are located to the north of the City in the Orchard Park area (area CD); to the east of the City, including parts of Cherry Hinton and the possible Cambridge East development area (area GF); and to the south around the Southern Fringe developments (area AB).
- Together, these areas currently contain around 4,050 people and 2,150 dwellings. By 2013, when the boundary change could be implemented, they are forecast to contain 7,500 people and 3,600 dwellings. By 2023, the population is forecast to have risen to 20,250, with a dwelling stock of 8,700.
- Forecasts produced for this work suggest that, with no boundary change, the City's population would rise by 27% between 2008 and 2023, and South Cambridgeshire's would rise by 25%. With the proposed boundary change, a greater proportion of growth would occur in the City, suggesting a population increase of 44% by 2023 compared to 11% in South Cambridgeshire. In 2023, the City's population would be 170,000, 7% higher than South Cambridgeshire's population of 157,400. At present, South Cambridgeshire's population is 21% higher than Cambridge City's.
- Under the boundary change proposals, South Cambridgeshire would retain a higher dwelling stock than the City, although the difference is forecast to narrow from 25% in 2008 to just 2% in 2023.
- Three other areas have been considered in this report so that data is available should it be needed to inform future discussions, but they do not form part of the joint submission. Of these three areas, only two have or will have significant dwellings and population stocks – shaded green in Figure 1. Details for each area are presented on individual data sheets, but the figures are not included in the district level summaries. In total, in 2008 the population and dwelling stock for all three areas is 1,900 and 750 respectively; at 2013 the forecast total is 2,100 and 800 respectively; and at 2023 the forecast total is 10,200 and 3,350 respectively.

## Section 1: Summary of Local Authority Impacts

Projected district level changes resulting from the potential boundary changes are outlined below. The projections draw on the small area data presented in the change area information sheets. In some instances, district level figures have been calculated using different methodologies from those used to calculate change area figures.

Preliminary analysis showed that of the 12 proposed change areas, only three areas would transfer significant population or dwellings. Each of the three involves transfer from South Cambridgeshire to Cambridge (see Figure 1).

**Figure 1: Change areas with significant impact**



### 1. Population and dwellings

#### ***Combined impact across the change areas***

Tables 1 and 2 (below) show the combined population and dwelling stock estimates and forecasts for the three significant change areas, for the period 2008 to 2023. At present, the change areas hold a total population of just over 4,000, and 2,150 dwellings. By 2013, when the boundary change might occur, the population is forecast to have risen to 7,500 and the dwelling stock to 3,600. The 2023 the areas in question are forecast to hold a total of 8,700 dwellings and 20,250 people.

**Table 1: Total Change Area Population**

| Change Area         | 2008  | 2013  | 2016   | 2018   | 2021   | 2023   |
|---------------------|-------|-------|--------|--------|--------|--------|
| CD                  | 1,500 | 2,750 | 2,750  | 2,750  | 2,750  | 2,750  |
| GF                  | 2,550 | 3,800 | 8,550  | 10,700 | 13,450 | 15,950 |
| AB                  | 0     | 950   | 1,550  | 1,550  | 1,550  | 1,550  |
| <b>Change</b>       | -     | 3,450 | 5,350  | 2,150  | 2,750  | 2,500  |
| <b>Stock Totals</b> | 4,050 | 7,500 | 12,850 | 15,000 | 17,750 | 20,250 |

**Table 2: Total Change Area Dwelling Stock**

| Change Area                | 2008  | 2013  | 2016  | 2018  | 2021  | 2023  |
|----------------------------|-------|-------|-------|-------|-------|-------|
| CD                         | 850   | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 |
| GF                         | 1,300 | 1,800 | 3,700 | 4,550 | 5,650 | 6,650 |
| AB                         | 0     | 400   | 650   | 650   | 650   | 650   |
| <b>Change Stock Totals</b> | -     | 1,450 | 2,150 | 850   | 1,100 | 1,000 |
|                            | 2,150 | 3,600 | 5,750 | 6,600 | 7,700 | 8,700 |

**Impact on local authority populations**

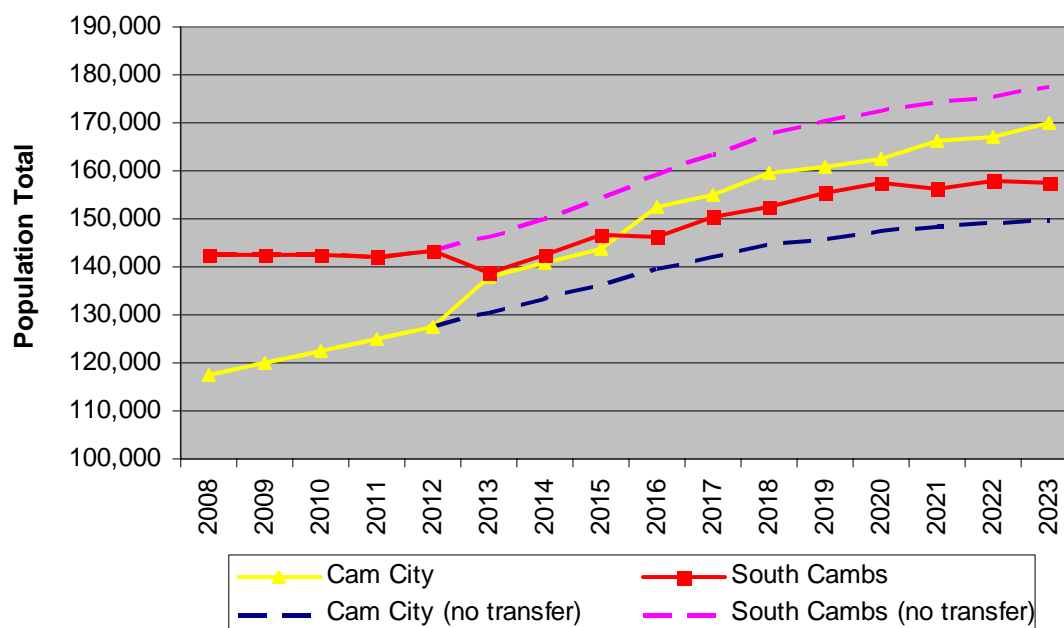
Table 3 and Figure 2 show population forecasts for Cambridge City and South Cambridgeshire. Table 3 presents forecasts for the two authorities based on their current boundaries, together with forecasts assuming that the boundary change is implemented in 2013. These show that if the boundary change took place in 2013, the gap between the authorities' populations would narrow, giving two fairly equally sized populations. By 2016, Cambridge City's population is forecast to have overtaken South Cambridgeshire's, and by 2023 that gap will have increased further. The boundary change moves the majority of future population growth into the City, such that the City's population would grow by 44% between 2008 and 2023, while South Cambridgeshire's would grow by nearly 11%.

**Table 3: District Population Forecasts**

|   | 2008    | 2013    | 2016    | 2018    | 2021    | 2023    | Change 2008-23 | % Change |
|---|---------|---------|---------|---------|---------|---------|----------------|----------|
| <b>Assuming no boundary change</b>      |         |         |         |         |         |         |                |          |
| Cambridge                               | 117,700 | 130,300 | 139,400 | 144,400 | 148,500 | 149,700 | 32,000         | 27.2%    |
| South Cambs                             | 142,500 | 146,400 | 159,000 | 167,300 | 174,000 | 177,700 | 35,200         | 24.7%    |
| <b>Assuming boundary change in 2013</b> |         |         |         |         |         |         |                |          |
| Cambridge                               | 117,700 | 137,800 | 152,300 | 159,400 | 166,300 | 170,000 | 52,300         | 44.4%    |
| South Cambs                             | 142,500 | 138,900 | 146,100 | 152,300 | 156,200 | 157,400 | 14,900         | 10.5%    |

**Figure 2: District Population Forecasts**

Note: The dotted lines show the respective population forecasts in the event that the boundary changes do not take place.



## Dwellings

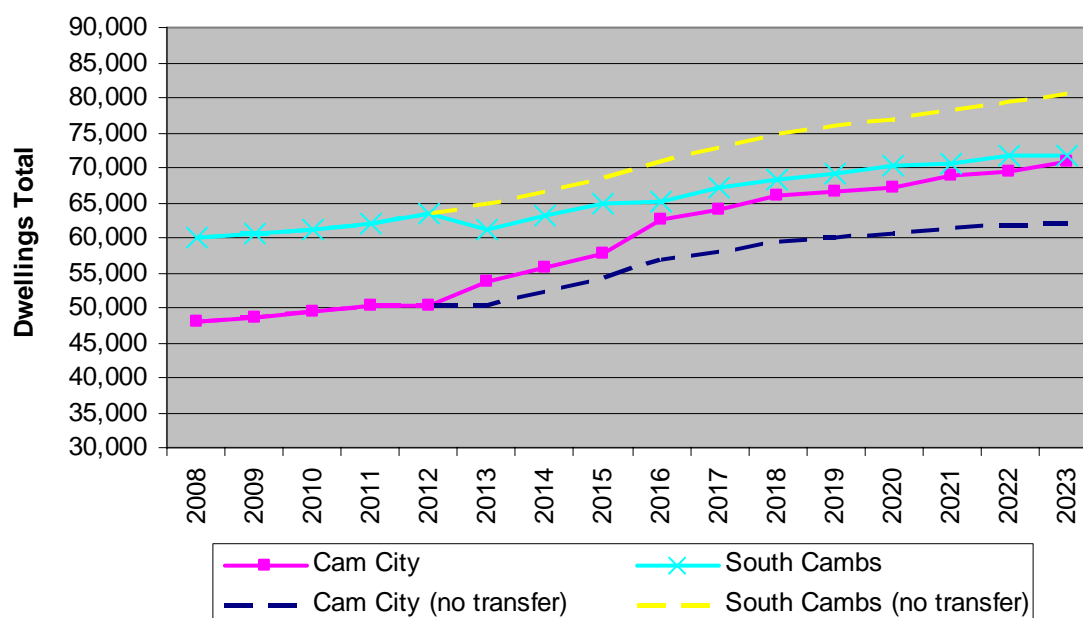
Table 4 and Figure 3 show the dwelling stock forecasts for Cambridge City and South Cambridgeshire. Unlike the population forecasts, Cambridge City's dwelling stock is not forecast to overtake South Cambridgeshire's at all. One reason for this discrepancy is that household sizes in Cambridge are higher than in South Cambridgeshire. This is partly due to the growth in younger age groups (see Age Structure section below) that is expected to follow the movement of young families to the new development sites. It is also partly due to the ageing population in South Cambridgeshire and the associated increase in single person households. Additionally, even though the transfer of new development sites to Cambridge will significantly raise its total expected new building, South Cambridgeshire still expects sufficient building between 2008 and 2023 to keep its overall dwelling stock higher than in Cambridge.

**Table 4: District Dwelling Stock Forecasts**

|   | 2008   | 2013   | 2016   | 2018   | 2021   | 2023   | Change<br>2008-23 | %<br>Change |
|---|--------|--------|--------|--------|--------|--------|-------------------|-------------|
| <b>Assuming no boundary change</b>      |        |        |        |        |        |        |                   |             |
| Cambridge                               | 48,000 | 50,200 | 56,900 | 59,300 | 61,300 | 62,100 | 14,100            | 29.4%       |
| South Cambs                             | 59,900 | 64,800 | 70,900 | 74,800 | 78,400 | 80,500 | 20,600            | 34.4%       |
| <b>Assuming boundary change in 2013</b> |        |        |        |        |        |        |                   |             |
| Cambridge                               | 48,000 | 53,800 | 62,700 | 65,900 | 69,000 | 70,800 | 22,800            | 47.5%       |
| South Cambs                             | 59,900 | 61,200 | 65,100 | 68,200 | 70,700 | 71,800 | 11,900            | 19.9%       |

**Figure 3: District Dwellings Forecasts**

*Note: The dotted lines show the respective dwellings forecasts in the event that the boundary changes do not take place.*



## 2. Age and Gender Structures

Forecasts show a stable gender division in each district across the period 2008 to 2023. Cambridge shows a 51% (male) to 49% (female) split, and South Cambridgeshire is 50%-50%. These proportions are expected hold even after population transfers have been considered.

Tables 5 and 6 show the projected age structures of each district’s population, assuming that the boundary changes go ahead in 2013. Table 5 shows that Cambridge City’s age distribution is forecast to become younger. This can be seen most clearly in the 0-4 and 5-14 age groups, which will increase by a combined total of approximately 5,000 (around 1.5 percentage points) in 2013. These two age groups will continue to grow as proportions of the population through to 2023, nearly doubling in size between 2008 and 2023. The growth of younger age groups should not be surprising since populations in new developments tend to have younger age structures than those in established areas.

**Table 5: Cambridge City Age Structure**

|                       | <b>0-4</b> | <b>5-14</b> | <b>15-24</b> | <b>25-44</b> | <b>45-64</b> | <b>65-74</b> | <b>75+</b> | <b>Total</b> |
|-----------------------|------------|-------------|--------------|--------------|--------------|--------------|------------|--------------|
| <b>Cambridge City</b> |            |             |              |              |              |              |            |              |
| 2008                  | 6,150      | 10,250      | 28,000       | 36,700       | 22,500       | 7,000        | 7,050      | 117,700      |
| 2013                  | 8,100      | 12,950      | 30,100       | 43,950       | 26,200       | 9,000        | 7,500      | 137,800      |
| 2016                  | 9,400      | 15,150      | 32,000       | 49,350       | 28,150       | 10,300       | 7,900      | 152,300      |
| 2018                  | 10,150     | 16,400      | 32,400       | 52,050       | 28,800       | 11,050       | 8,400      | 159,400      |
| 2021                  | 10,850     | 18,100      | 32,750       | 54,500       | 28,750       | 11,900       | 9,350      | 166,300      |
| 2023                  | 11,050     | 19,100      | 33,150       | 54,700       | 29,300       | 12,200       | 10,300     | 170,000      |
|                       | <b>0-4</b> | <b>5-14</b> | <b>15-24</b> | <b>25-44</b> | <b>45-64</b> | <b>65-74</b> | <b>75+</b> | <b>Total</b> |
| 2008                  | 5.2%       | 8.7%        | 23.8%        | 31.2%        | 19.1%        | 5.9%         | 6.0%       | 100%         |
| 2013                  | 5.9%       | 9.4%        | 21.8%        | 31.9%        | 19.0%        | 6.5%         | 5.4%       | 100%         |
| 2016                  | 6.2%       | 10.0%       | 21.0%        | 32.4%        | 18.5%        | 6.8%         | 5.2%       | 100%         |
| 2018                  | 6.4%       | 10.3%       | 20.3%        | 32.7%        | 18.1%        | 6.9%         | 5.3%       | 100%         |
| 2021                  | 6.5%       | 10.9%       | 19.7%        | 32.8%        | 17.3%        | 7.2%         | 5.6%       | 100%         |
| 2023                  | 6.5%       | 11.2%       | 19.5%        | 32.2%        | 17.3%        | 7.2%         | 6.1%       | 100%         |

*Note: Totals may not sum due to rounding.*

Table 6 shows that South Cambridgeshire’s age structure will grow older. The populations of all the sub-45 year old age groups are forecast to decrease, both in size and proportionate to the total population. In total, the proportion of sub-45 year olds will decrease, from 56% in 2008 to just over 50% in 2013. By contrast, older age groups, especially 65-74 and 75+ year olds, will increase significantly in 2013, both in total and proportionally, and will continue to grow through to 2023. The total population sizes of sub-45 year old age groups will be generally flat or experience low growth between 2013 and 2023, which will result in proportional declines.

**Table 6: South Cambridgeshire Age Structure**

|                             | 0-4   | 5-14   | 15-24  | 25-44  | 45-64  | 65-74  | 75+    | Total   |
|-----------------------------|-------|--------|--------|--------|--------|--------|--------|---------|
| <b>South Cambridgeshire</b> |       |        |        |        |        |        |        |         |
| 2008                        | 8,650 | 17,800 | 15,300 | 38,250 | 39,300 | 12,400 | 10,850 | 142,500 |
| 2013                        | 7,600 | 16,800 | 13,850 | 32,000 | 39,250 | 17,000 | 12,450 | 138,900 |
| 2016                        | 7,550 | 17,600 | 14,400 | 32,250 | 40,700 | 19,450 | 14,250 | 146,100 |
| 2018                        | 7,900 | 18,100 | 14,850 | 33,150 | 41,900 | 20,450 | 15,950 | 152,300 |
| 2021                        | 8,000 | 18,250 | 14,800 | 32,700 | 42,300 | 20,950 | 19,200 | 156,200 |
| 2023                        | 7,800 | 18,100 | 14,900 | 32,150 | 42,000 | 20,500 | 22,050 | 157,400 |
|                             | 0-4   | 5-14   | 15-24  | 25-44  | 45-64  | 65-74  | 75+    | Total   |
| 2008                        | 6.1%  | 12.5%  | 10.7%  | 26.8%  | 27.6%  | 8.7%   | 7.6%   | 100%    |
| 2013                        | 5.5%  | 12.1%  | 10.0%  | 23.0%  | 28.2%  | 12.2%  | 9.0%   | 100%    |
| 2016                        | 5.2%  | 12.0%  | 9.8%   | 22.1%  | 27.8%  | 13.3%  | 9.7%   | 100%    |
| 2018                        | 5.2%  | 11.9%  | 9.8%   | 21.8%  | 27.5%  | 13.4%  | 10.5%  | 100%    |
| 2021                        | 5.1%  | 11.7%  | 9.5%   | 20.9%  | 27.1%  | 13.4%  | 12.3%  | 100%    |
| 2023                        | 5.0%  | 11.5%  | 9.5%   | 20.4%  | 26.7%  | 13.0%  | 14.0%  | 100%    |

*Note: Totals may not sum due to rounding.*

### 3. Council Tax

Table 7 shows the council tax banding structure of properties in each district as at 2008.

**Table 7: Council tax banding structure – 2008**

|                 | A     | B      | C      | D      | E      | F     | G     | H   | Total  |
|-----------------|-------|--------|--------|--------|--------|-------|-------|-----|--------|
| Cambridge       | 3,085 | 10,059 | 18,321 | 9,063  | 5,007  | 3,257 | 3,169 | 594 | 52,555 |
| South Cambs     | 2,330 | 6,685  | 19,011 | 11,400 | 10,400 | 6,931 | 3,892 | 346 | 60,995 |
| Cambridge (%)   | 6%    | 19%    | 35%    | 17%    | 10%    | 6%    | 6%    | 1%  | 100%   |
| South Cambs (%) | 4%    | 11%    | 31%    | 19%    | 17%    | 11%   | 6%    | 1%  | 100%   |

Table 8 shows the approximate council tax bands of properties to be transferred. Figures for 2008 show the existing council tax banded properties in the change areas. Figures for 2013 and 2023 show the estimated council tax structure of existing buildings plus new dwellings built between 2008 and 2013 and through to 2023.

**Table 8: Approximate council tax banding of properties in the change areas**

|      | A  | B     | C     | D     | E   | F  | G | H | Total |
|------|----|-------|-------|-------|-----|----|---|---|-------|
| 2008 | 52 | 476   | 982   | 343   | 260 | 20 | 7 | 0 | 2,140 |
| 2013 | 50 | 800   | 1,550 | 700   | 400 | 20 | 7 | 0 | 3,600 |
| 2023 | 50 | 2,000 | 3,600 | 1,900 | 950 | 20 | 7 | 0 | 8,700 |

*Notes: Figures for 2008 are unrounded to reflect actual numbers.  
Figures for 2013 and 2023 are rounded to reflect confidence except for F and G bands.  
Grey indicates year of transfer.*

#### 4. Elector Totals

Table 9 shows forecast elector populations. As with the population forecasts it shows that by 2016 the number of electors in Cambridge will surpass that in South Cambridgeshire.

**Table 9: Elector forecast by district (assuming boundary change occurs in 2013)**

|                      | <b>2008</b> | <b>2013</b> | <b>2016</b> | <b>2018</b> | <b>2021</b> | <b>2023</b> |
|----------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Cambridge            | 89,400      | 104,650     | 115,700     | 121,050     | 126,300     | 129,100     |
| South Cambridgeshire | 108,050     | 105,300     | 110,750     | 115,450     | 118,400     | 119,350     |

#### 5. Tenure

Table 10 shows total properties by tenure type. Owner Occupied includes those with and without mortgages. Social Rentals includes rentals from housing associations, registered social landlords, and local authorities.

**Table 10: Tenure types to be transferred (stock)**

|      | <b>Owner Occupied</b> | <b>Shared Ownership</b> | <b>Social Rental</b> | <b>Private Rental</b> | <b>Total</b> |
|------|-----------------------|-------------------------|----------------------|-----------------------|--------------|
| 2008 | 1,200                 | 50                      | 400                  | 450                   | 2,100        |
| 2013 | 1,850                 | 200                     | 750                  | 650                   | 3,600        |
| 2023 | 4,000                 | 700                     | 2,300                | 1,500                 | 8,700        |

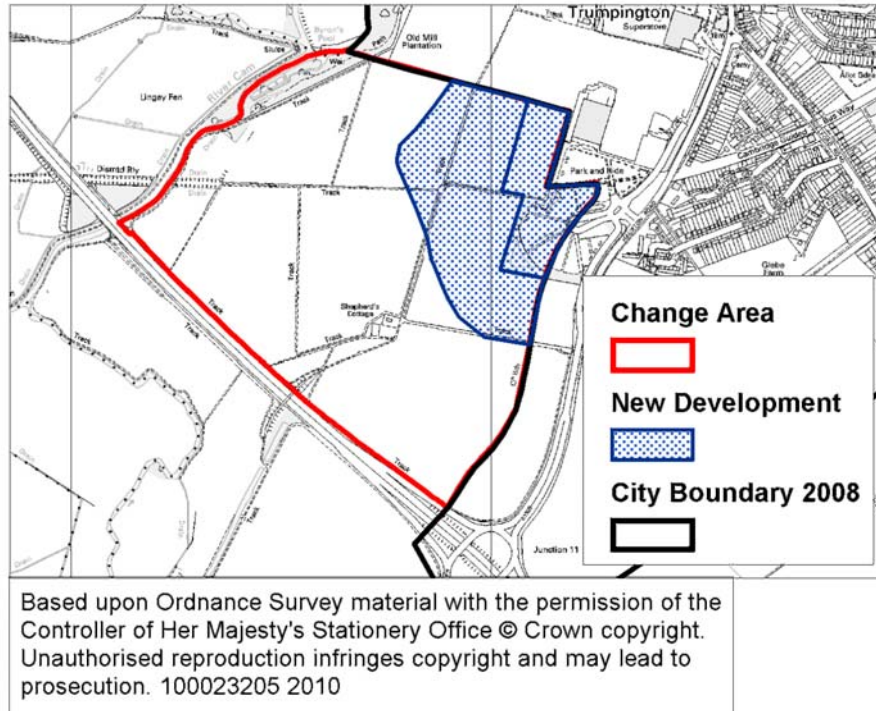
*Note: Grey indicates year of transfer.*





## Change Area AB – Moving to City

Change Area AB is situated on the south-western fringe of Cambridge City. It is wholly contained within Haslingfield parish, and contains part of the Trumpington Meadows new development site.



### Summary of transfer figures (stock)

|            | 2008 | 2013 | 2016  | 2018  | 2021  | 2023  | Change '13-16 |
|------------|------|------|-------|-------|-------|-------|---------------|
| Population | 0    | 950  | 1,550 | 1,550 | 1,550 | 1,550 | 63.2%         |
| Dwellings  | 0    | 400  | 650   | 650   | 650   | 650   | 62.5%         |
| Electors   | 0    | 750  | 1,200 | 1,200 | 1,200 | 1,200 | 60.0%         |

Note: Totals may not sum due to rounding.

Grey denotes no further dwellings-based population increase.

In 2008 there was no development in this area.

Between 2008 and 2013, 400 new dwellings will be built in this part of the Trumpington Meadows new development site. This will result in population growth of approximately 950. This means that in 2013, when the boundary changes could come into effect, the totals being transferred will be:

|                    |     |                   |     |                  |     |
|--------------------|-----|-------------------|-----|------------------|-----|
| <b>Population:</b> | 950 | <b>Dwellings:</b> | 400 | <b>Electors:</b> | 750 |
|--------------------|-----|-------------------|-----|------------------|-----|

Between 2013 and 2016, 250 further dwellings will be built in the change area. This will result in further population growth of approximately 600.

After 2016 little or no further building is currently planned in the change area.

### Population change after 2016

Assuming that the building takes place as set out in the trajectory, and that the dwellings are filled as expected, the population is expected to undergo no dwellings-based growth between 2016 and 2023.

### Council tax changes

This council tax structure is based on that found in Orchard Park's recent new development. Figures are projected stock totals for the year.

| Band: | A | B   | C   | D   | E   | F | G | H | Total |
|-------|---|-----|-----|-----|-----|---|---|---|-------|
| 2013  | 0 | 100 | 150 | 100 | 50  | 0 | 0 | 0 | 400   |
| 2016  | 0 | 150 | 250 | 150 | 100 | 0 | 0 | 0 | 650   |

Note: Totals may not sum due to rounding.  
Figures represent stock.

### Age and gender structures

The age structure below shows that the Trumpington Meadows development will have a young age structure. The size of the 0-4, 5-14 and 25-44 age groups reflects the high proportion of young families on new developments. The gender structure will most likely be 50% male and 50% female.

|      | 0-4 | 5-14 | 15-24 | 25-44 | 45-64 | 65-74 | 75-84 | 85+ | Total |
|------|-----|------|-------|-------|-------|-------|-------|-----|-------|
| 2008 | 0   | 0    | 0     | 0     | 0     | 0     | 0     | 0   | 0     |
| 2013 | 100 | 150  | 100   | 350   | 200   | 50    | 0     | 0   | 950   |
| 2016 | 150 | 250  | 150   | 550   | 300   | 50    | 50    | 0   | 1,550 |
| 2008 | -   | -    | -     | -     | -     | -     | -     | -   | -     |
| 2013 | 11% | 16%  | 11%   | 37%   | 21%   | 5%    | 0%    | 0%  | 100%  |
| 2016 | 10% | 17%  | 10%   | 37%   | 20%   | 3%    | 3%    | 0%  | 100%  |

Note: Totals may not sum due to rounding.  
Figures represent stock.

### Tenure

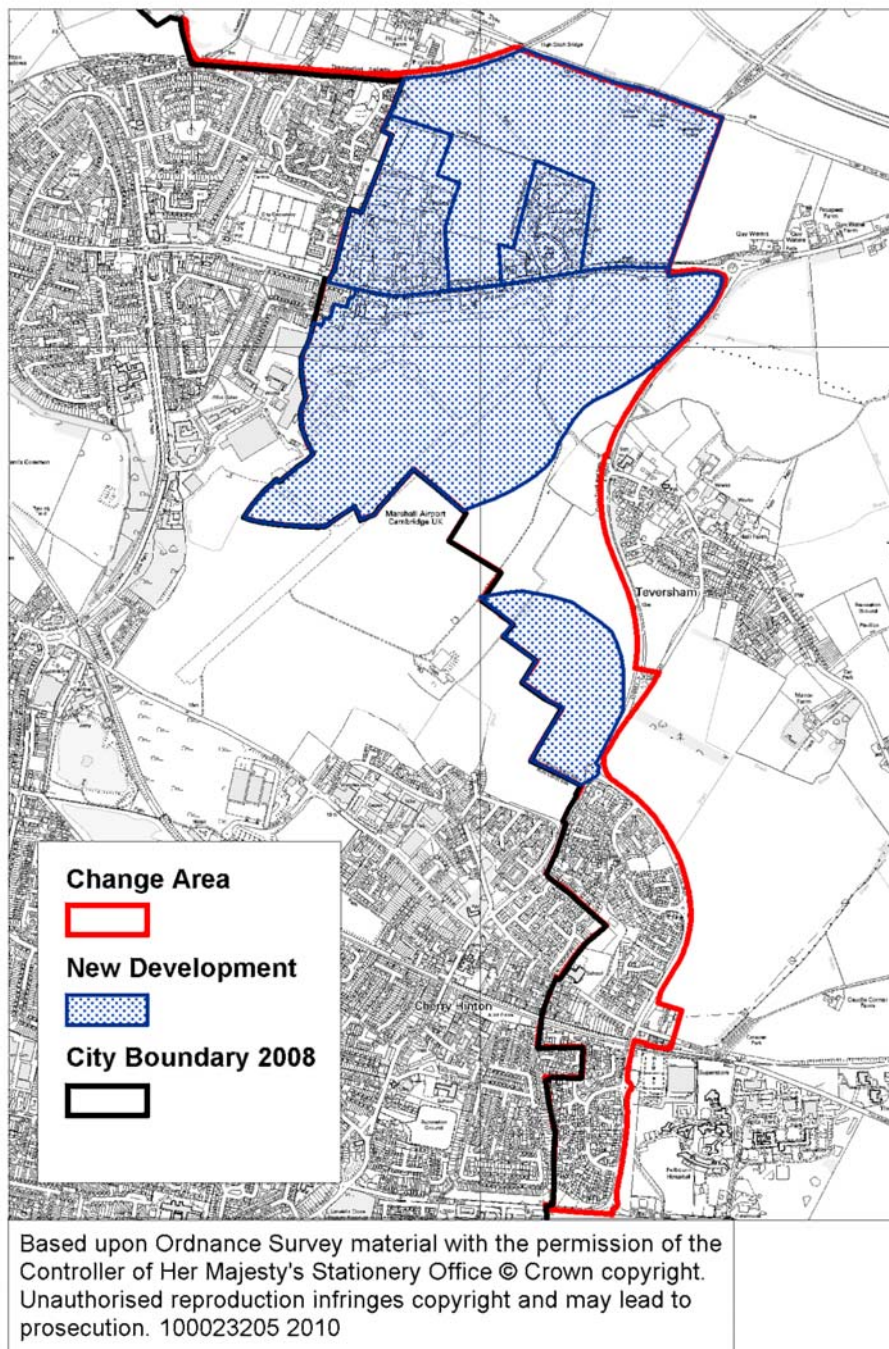
Owner Occupied includes those with and without mortgages. Social Rentals includes rentals from housing associations, registered social landlords and local authorities.

|      | Owner Occupied | Shared Ownership | Social Rental | Private Rental | Total |
|------|----------------|------------------|---------------|----------------|-------|
| 2008 | 0              | 0                | 0             | 0              | 0     |
| 2013 | 150            | 50               | 100           | 50             | 400   |
| 2016 | 250            | 50               | 200           | 100            | 650   |

Note: Totals may not sum due to rounding.  
Figures represent stock.

## Change Area GF – Moving to City

Change Area GF is situated on the eastern fringe of Cambridge City. It encompasses sections of Fen Ditton, Fulbourn, and Teversham parishes in South Cambridgeshire, and borders on Abbey and Cherry Hinton wards in Cambridge. The change area contains Cherry Hinton Community Junior School, as well as significant new development sites: North of Newmarket Road, Cambridge Airport, and North of Cherry Hinton.



## Summary of transfer figures (stock)

|            | 2008  | 2013  | 2016  | 2018   | 2021   | 2023   | Change '08-23 |
|------------|-------|-------|-------|--------|--------|--------|---------------|
| Population | 2,550 | 3,800 | 8,550 | 10,700 | 13,450 | 15,950 | 496.1%        |
| Dwellings  | 1,300 | 1,800 | 3,700 | 4,550  | 5,650  | 6,650  | 388.5%        |
| Electors   | 1,850 | 2,750 | 6,200 | 7,750  | 9,750  | 11,550 | 491.9%        |

Note: Totals may not sum due to rounding.

Between 2008 and 2013, 500 new dwellings will be built in the North of Newmarket Rd new development site in Fen Ditton parish. This will result in population growth of approximately 1,250. Given this growth, the totals being transferred in 2013 will be:

|                          |                         |                        |
|--------------------------|-------------------------|------------------------|
| <b>Population:</b> 3,800 | <b>Dwellings:</b> 1,800 | <b>Electors:</b> 2,750 |
|--------------------------|-------------------------|------------------------|

Between 2013 and 2016, 1,900 new dwellings will be built in the North of Newmarket Road new development site in Fen Ditton parish, and the Cambridge Airport and North of Cherry Hinton new development sites in Teversham parish. This will result in population growth of approximately 4,750.

Between 2016 and 2018, 850 new dwellings will be built in the North of Newmarket Road new development site in Fen Ditton parish, and the Cambridge Airport and North of Cherry Hinton new development sites in Teversham parish. This will result in population growth of approximately 2,150.

Between 2018 and 2021, 1,100 new dwellings will be built in the Cambridge Airport new development site in Teversham parish. This will result in population growth of approximately 2,750.

Between 2021 and 2023, 1,000 new dwellings will be built in the Cambridge Airport new development site in Teversham parish. This will result in population growth of approximately 2,500.

## Council tax changes

The council tax structure below combines the known structure for existing residences plus expected new building. The structure for the new building is based on that seen in Orchard Park.

|      | A  | B     | C     | D     | E   | F  | G | H | Total |
|------|----|-------|-------|-------|-----|----|---|---|-------|
| 2008 | 52 | 305   | 530   | 191   | 195 | 14 | 1 | 0 | 1,288 |
| 2013 | 50 | 400   | 750   | 300   | 250 | 0  | 0 | 0 | 1,800 |
| 2016 | 50 | 850   | 1,500 | 750   | 450 | 0  | 0 | 0 | 3,700 |
| 2018 | 50 | 1,050 | 1,850 | 950   | 550 | 0  | 0 | 0 | 4,550 |
| 2021 | 50 | 1,300 | 2,300 | 1,200 | 650 | 0  | 0 | 0 | 5,650 |
| 2023 | 50 | 1,550 | 2,700 | 1,450 | 750 | 0  | 0 | 0 | 6,650 |

Notes: Figures for 2008 are unrounded to reflect actual numbers.

All other figures are rounded to reflect confidence.

Figures represent stock.

## Age and gender structures

The age structure of the population in Change Area GF, both current and future, is shown below. Forecasts suggest that the age structure will grow younger over time, with notable growth in the 0-4, 5-14 and 25-44 age groups. This reflects the high proportion of young families that tend to live in new developments.

|      | 0-4   | 5-14  | 15-24 | 25-44 | 45-64 | 65-74 | 75-84 | 85+ | Total  |
|------|-------|-------|-------|-------|-------|-------|-------|-----|--------|
| 2008 | 200   | 300   | 350   | 750   | 600   | 200   | 150   | 50  | 2,550  |
| 2013 | 350   | 500   | 450   | 1,350 | 750   | 250   | 150   | 50  | 3,800  |
| 2016 | 950   | 1,250 | 850   | 3,600 | 1,300 | 350   | 200   | 100 | 8,550  |
| 2018 | 1,200 | 1,600 | 1,050 | 4,600 | 1,550 | 350   | 250   | 100 | 10,700 |
| 2021 | 1,550 | 2,050 | 1,300 | 5,900 | 1,900 | 400   | 250   | 100 | 13,450 |
| 2023 | 1,850 | 2,450 | 1,500 | 7,100 | 2,200 | 450   | 300   | 150 | 15,950 |
| 2008 | 8%    | 12%   | 13%   | 29%   | 23%   | 8%    | 6%    | 2%  | 100%   |
| 2013 | 9%    | 13%   | 12%   | 35%   | 19%   | 6%    | 4%    | 1%  | 100%   |
| 2016 | 11%   | 15%   | 10%   | 42%   | 15%   | 4%    | 2%    | 1%  | 100%   |
| 2018 | 11%   | 15%   | 10%   | 43%   | 14%   | 3%    | 2%    | 1%  | 100%   |
| 2021 | 12%   | 15%   | 10%   | 44%   | 14%   | 3%    | 2%    | 1%  | 100%   |
| 2023 | 12%   | 15%   | 9%    | 44%   | 14%   | 3%    | 2%    | 1%  | 100%   |

*Note: Totals may not sum due to rounding.*

The gender split in 2008 is 50% male and 50% female. These proportions are likely to remain stable to 2023.

## Tenure

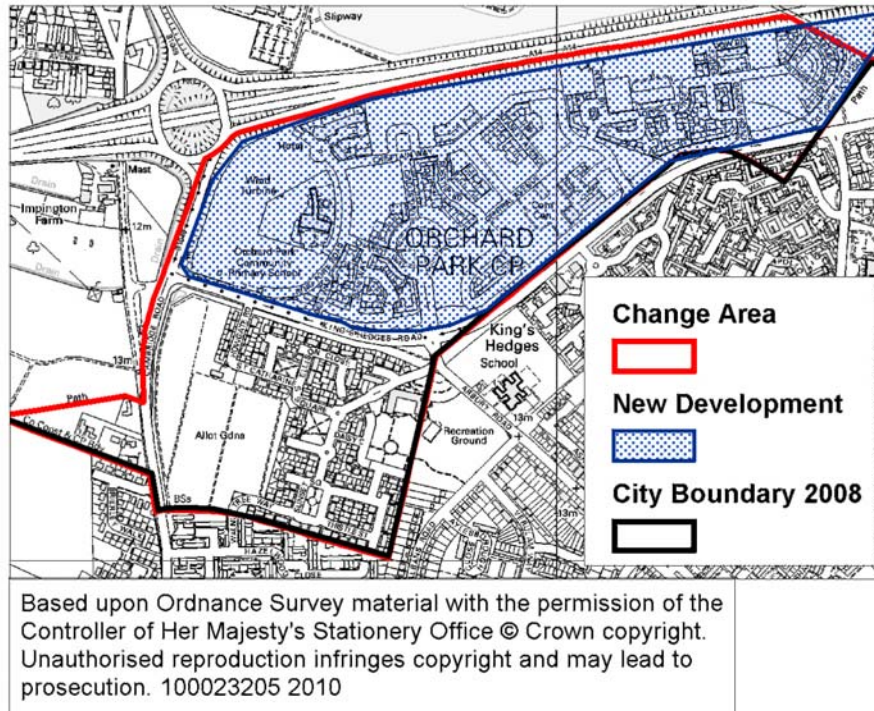
Owner Occupied includes those with and without mortgages. Social Rentals includes rentals from housing associations, registered social landlords, and local authorities.

|      | Owner Occupied | Shared Ownership | Social Rental | Private Rental | Total |
|------|----------------|------------------|---------------|----------------|-------|
| 2008 | 850            | 0                | 150           | 300            | 1,300 |
| 2013 | 1,050          | 50               | 300           | 350            | 1,800 |
| 2016 | 1,850          | 250              | 850           | 650            | 3,700 |
| 2018 | 2,200          | 350              | 1,100         | 800            | 4,550 |
| 2021 | 2,650          | 450              | 1,450         | 1,000          | 5,650 |
| 2023 | 3,100          | 550              | 1,750         | 1,150          | 6,650 |

*Note: Totals may not sum due to rounding.  
Figures represent stock.*

## Change Area CD – Moving to City

Change Area CD is situated on the northern fringe of Cambridge City. It encompasses most of Orchard Park parish and a small, urban section of Impington parish that borders Arbury ward in the City. This area is effectively part of the urban extent of the City. Significant sites within the change area include Orchard Park Community Primary School, and the allotments near Walnut Tree Way.



### Summary of transfer figures (stock)

|            | 2008  | 2013  | 2016  | 2018  | 2021  | 2023  | Total | Change '08-13 |
|------------|-------|-------|-------|-------|-------|-------|-------|---------------|
| Population | 1,500 | 2,750 | 2,750 | 2,750 | 2,750 | 2,750 | 2,750 | 83.3%         |
| Dwellings  | 850   | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 64.7%         |
| Electors   | 1,150 | 2,050 | 2,050 | 2,050 | 2,050 | 2,050 | 2,050 | 78.3%         |

Note: Totals may not sum due to rounding.

Grey denotes no further dwellings-based population increase.

Between 2008 and 2013 the population is expected to nearly double, from 1,500 to 2,750. This is due to significant building, with over 550 new dwellings expected. Almost all of the building will take place in the Orchard Park new development site.

The totals that would be transferred in 2013 are:

|                          |                         |                        |
|--------------------------|-------------------------|------------------------|
| <b>Population:</b> 2,750 | <b>Dwellings:</b> 1,400 | <b>Electors:</b> 2,050 |
|--------------------------|-------------------------|------------------------|

### Population change after 2013

In the absence of further building, the change area's population is not currently expected to experience significant dwellings-based growth after 2013.

## Council Tax

This calculation assumes that the council tax band structure associated with recent building will continue to apply to future development.

|      | A | B   | C   | D   | E   | F | G | H | Total |
|------|---|-----|-----|-----|-----|---|---|---|-------|
| 2008 | 0 | 171 | 452 | 152 | 65  | 6 | 6 | 0 | 852   |
| 2013 | 0 | 300 | 650 | 300 | 100 | 6 | 6 | 0 | 1,400 |

Notes: Figures for 2008 are unrounded to reflect actual numbers.

Figures for 2013 are rounded to reflect confidence except for F and G bands.

Figures represent stock.

## Age and gender structures

Both current and future populations show predominantly young age structures. The gender split in 2008 is calculated at 51% male and 49% female.

|      | 0-4 | 5-14 | 15-24 | 25-44 | 45-64 | 65-74 | 75-84 | 85+ | Total |
|------|-----|------|-------|-------|-------|-------|-------|-----|-------|
| 2008 | 175 | 300  | 250   | 600   | 150   | 50    | 25    | 0   | 1,500 |
| 2013 | 300 | 550  | 450   | 1,075 | 300   | 75    | 50    | 0   | 2,750 |
| 2008 | 11% | 19%  | 16%   | 39%   | 10%   | 3%    | 2%    | 0%  |       |
| 2013 | 11% | 20%  | 16%   | 38%   | 11%   | 3%    | 2%    | 0%  |       |

Note: Totals may not sum due to rounding.

## Tenure

Owner Occupied includes those with and without mortgages. Social Rentals includes rentals from housing associations, registered social landlords, and local authorities.

|      | Owner Occupied | Shared Ownership | Social Rental | Private Rental | Total |
|------|----------------|------------------|---------------|----------------|-------|
| 2008 | 350            | 50               | 250           | 150            | 850   |
| 2013 | 650            | 100              | 350           | 250            | 1,400 |

Note: Totals may not sum due to rounding.

Figures represent stock.

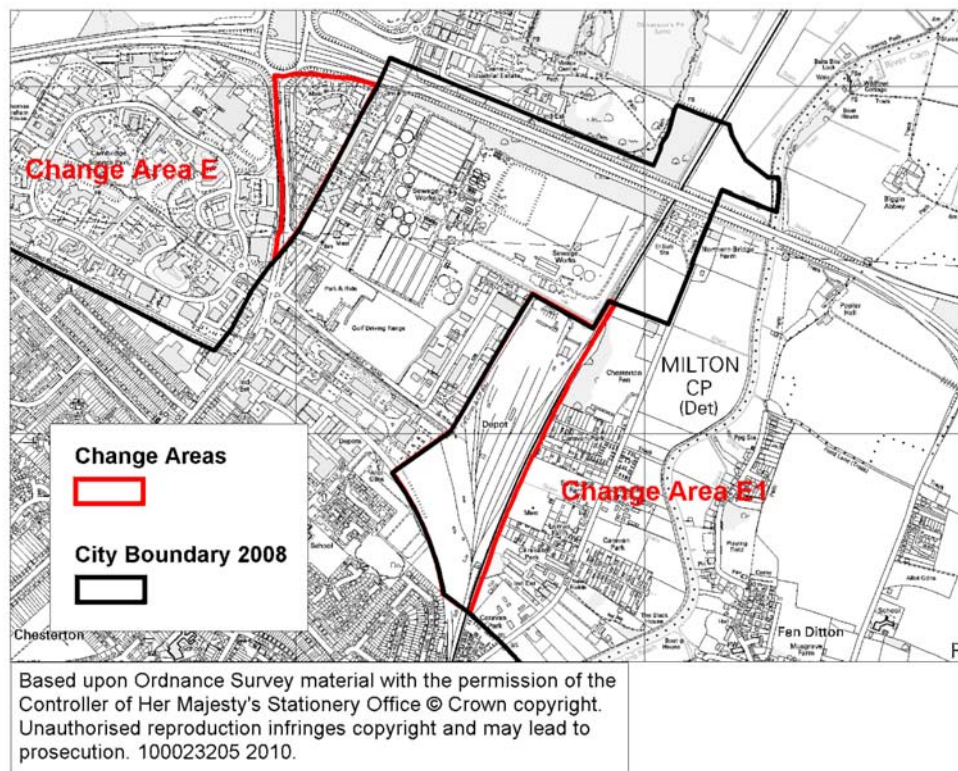
## Change Areas E and E1 – Moving to City

Change Areas E and E1 are situated on the north-eastern fringe of Cambridge City. Though geographically unconnected, both areas are currently within Milton parish and border on East Chesterton ward in the City.

According to data supplied by South Cambridgeshire District Council neither area contains electors, dwellings, or significant population that would be subject to transfer.

Change Area E, which is the more northerly site, sits between Cowley Road and the Milton Interchange and contains some offices and work studios. Change Area E1 sits south of the Cambridge sewage works in East Chesterton and west of the Fen Road caravan parks in Milton. It contains some industrial buildings.

No residential building is scheduled to take place in either change area. Given this, and the current absence of council tax liable properties or residential population, it is unlikely that transferring these areas will have significant demographic or council tax implications for either Cambridge City Council or South Cambridgeshire District Council.

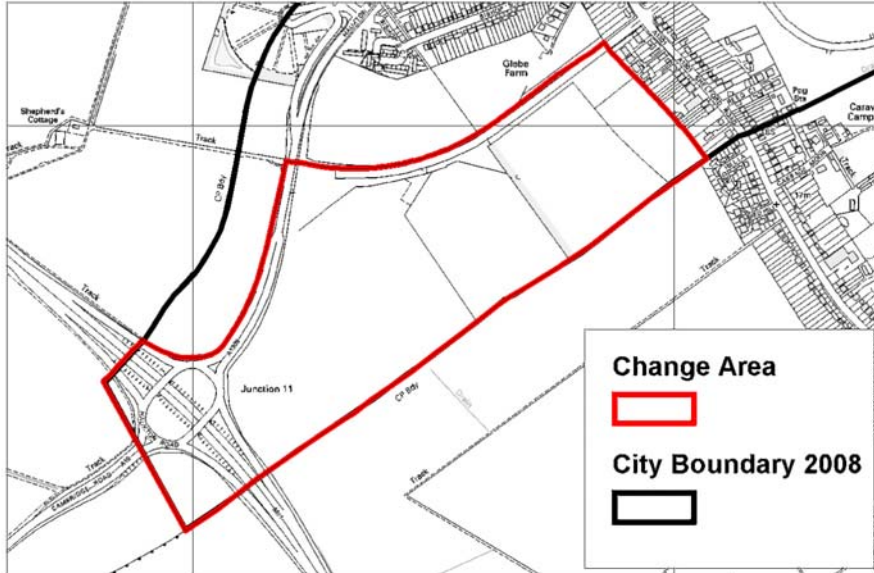




## Change Areas J, I1, I2, H1, H2 – Moving to South Cambridgeshire

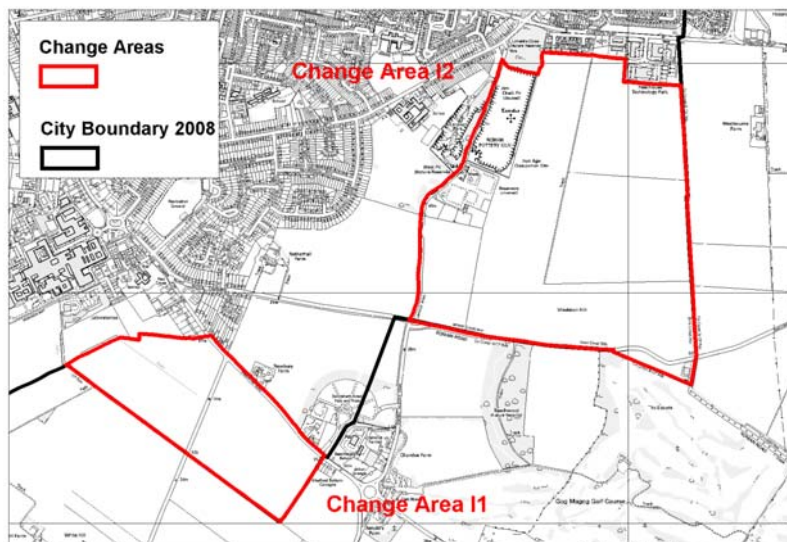
According to data supplied by Cambridge City Council, none of these Change Areas currently contain registered electors, council tax banded properties, or buildings classified 'R' in the BLP classification (i.e. residences). Additionally no new building is currently scheduled to take place within these areas.

Change Area J is situated on the City's south-western fringe within Trumpington ward. It borders much of the Trumpington Meadows new development site.



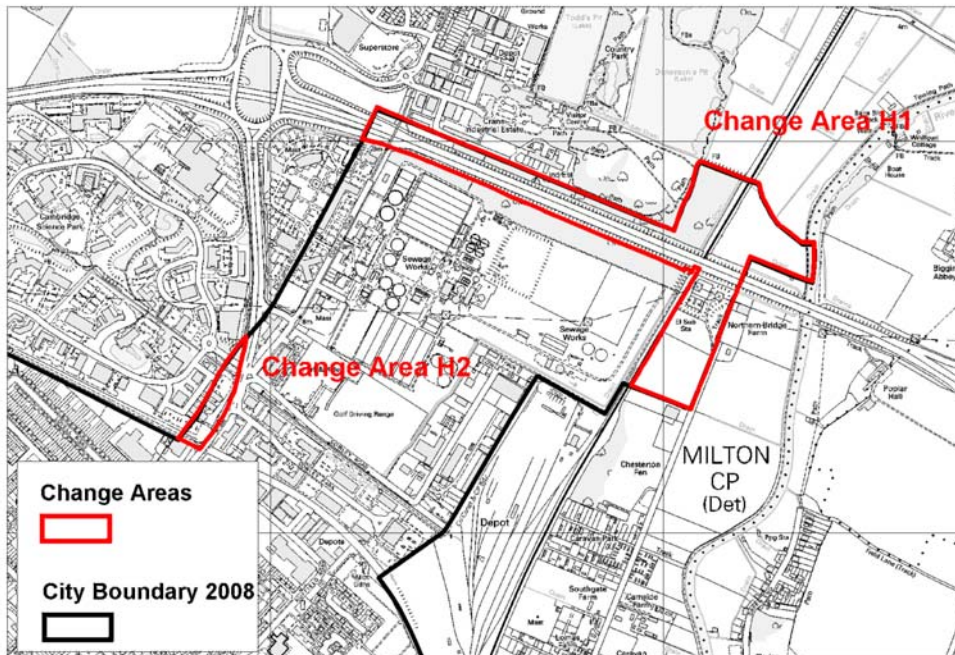
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Change Areas I1 and I2 are situated on the City's southern fringe, with Area I1 within Queen Edith's ward and Area I2 within Cherry Hinton ward. Area I2 contains sites of significance, including Cherry Hinton reservoir and some archaeological sites.



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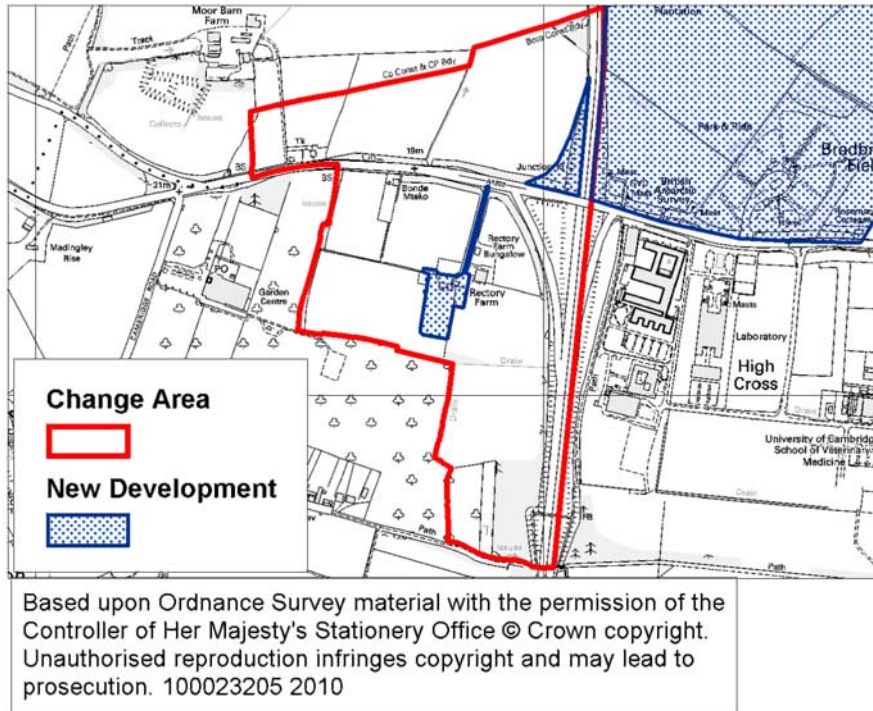
Change Areas H1 and H2 are situated on the City's north-east fringe within East Chesterton ward. Area H1 is the larger of the two and contains an electricity sub-station. Area H2 contains some commercial buildings from within the Cambridge Science Park.



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## Change Area K – Moving to South Cambridgeshire

Change Area K is situated on Cambridge City's north-western fringe, covering small parts of both Castle and Newnham wards. Its eastern border is delineated by the M11. It contains few residences and a tiny population. Aside from one private development at Rectory Farm, the only other scheduled development area is a small triangle of land associated with the large Huntingdon Road/Madingley Road new development site to the east. It is not known how much actual building will take place in that area, if any.



### 2008

Existing population 2008: 12  
 Existing dwellings 2008: 6  
 Existing electors 2008: 10

Existing council tax bands 2008:

| Band:      | A | B | C | D | E | F | G | H | Total |
|------------|---|---|---|---|---|---|---|---|-------|
| Properties | 0 | 0 | 2 | 1 | 1 | 1 | 0 | 1 | 6     |

Even assuming some building in the new development site area, future dwelling and population totals are unlikely to be large. It is therefore considered that transferring this area will not have significant demographic or council tax implications for either Cambridge City Council or South Cambridgeshire District Council.

## Change Area M – Moving to City

Change Area M is situated on the southern fringe of Cambridge City, adjacent to the Babraham Road Park and Ride. It is wholly contained within Great Shelford parish.

Change Area M currently contains minimal population or residences.

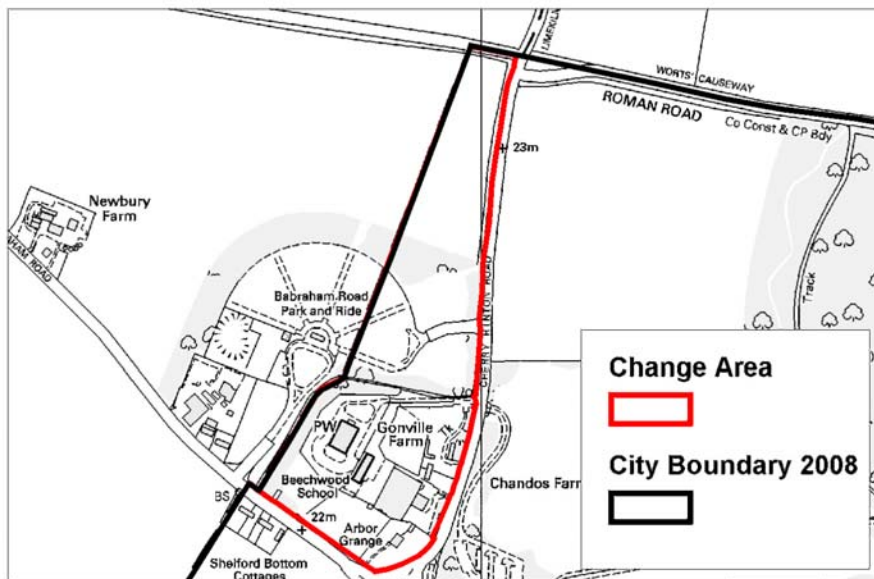
### 2008

Existing population 2008: 6  
 Existing dwellings 2008: 3  
 Existing electors 2008: 5

Existing council tax bands 2008:

| Band              | A | B | C | D | E | F | G | H | Total |
|-------------------|---|---|---|---|---|---|---|---|-------|
| <b>Properties</b> | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 3     |

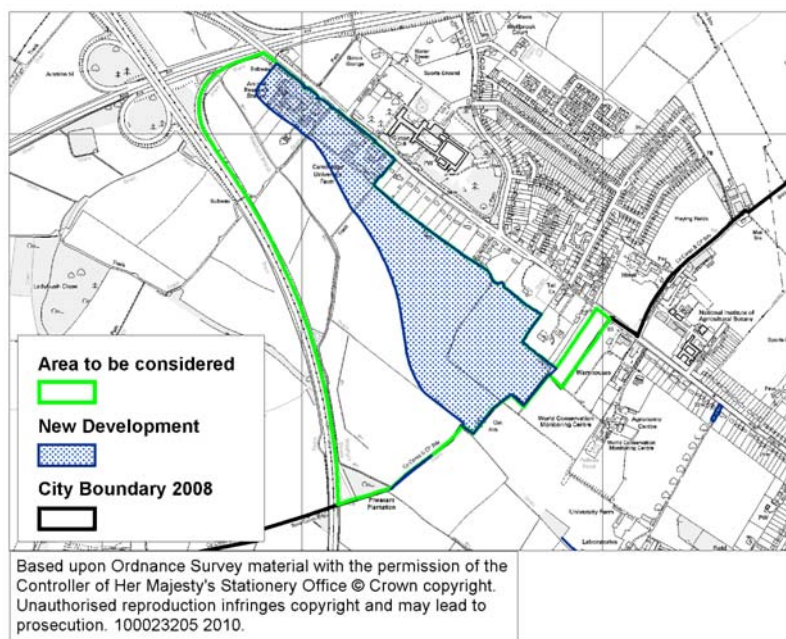
No future building is scheduled to take place within the change area. It is therefore unlikely to experience significant population growth. Transferring this area will not have significant demographic or council tax implications for either Cambridge City Council or South Cambridgeshire District Council.



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## Area 1 (NW Cambridge)

Area 1 is situated on the northern-western fringe of the Cambridge City, adjacent to Area 2 (NIAB extra) to the east. It is entirely situated within Girton parish, and contains the Northwest Cambridge (University) new development site. It is triangular in shape: its western edge is defined by the M11; the apex is formed by the junction with the A14; and the eastern edge runs along Huntingdon Road. The University development is currently expected to contain 3,000 dwellings, of which 50% will be market housing and 50% key worker housing for University staff. A further 2,000 student units are expected.



## Summary of figures (stock)

The change area currently contains minimal housing or population. All future building is scheduled to take place with the Northwest Cambridge new development site, with construction set to start in 2014. Included in the site are 2,000 new student units that are not included in the published dwellings trajectories or the dwellings forecast below. It is assumed that 50% of these will be built between 2016 and 2018, and 50% between 2018 and 2021. None of these dwellings are considered in the council tax or tenure calculations. The high elector totals in 2018 and 2021 reflect the influx of voting-age students associated with the new student units.

|            | 2008 | 2013 | 2016  | 2018  | 2021  | 2023  | Change '16-21 |
|------------|------|------|-------|-------|-------|-------|---------------|
| Population | 0    | 0    | 1,000 | 3,500 | 5,350 | 5,350 | 435.0%        |
| Dwellings  | 0    | 0    | 450   | 1,100 | 1,450 | 1,450 | 222.2%        |
| Electors   | 0    | 0    | 800   | 3,100 | 4,650 | 4,650 | 481.3%        |

Note: Totals may not sum due to rounding.  
Grey denotes no further dwellings-based population increase.

## Council Tax

This calculation assumes a council tax band structure similar to that seen in other recent development.

|      | A | B   | C   | D   | E   | F | G | H | Total |
|------|---|-----|-----|-----|-----|---|---|---|-------|
| 2008 | 0 | 0   | 4   | 3   | 0   | 0 | 0 | 0 | 7     |
| 2013 | 0 | 0   | 4   | 3   | 0   | 0 | 0 | 0 | 7     |
| 2016 | 0 | 100 | 150 | 100 | 50  | 0 | 0 | 0 | 450   |
| 2018 | 0 | 250 | 450 | 250 | 100 | 0 | 0 | 0 | 1,100 |
| 2021 | 0 | 350 | 600 | 350 | 150 | 0 | 0 | 0 | 1,450 |

Notes: Figures for 2008 and 2013 are unrounded to reflect actual numbers.

Figures for 2016 onwards are rounded to reflect confidence.

Figures represent stock.

Figures do not include the 2,000 students units, which will be council tax exempt.

## Age and gender structures

The future population is expected to show a predominantly young age structure. This is partly because new development populations tend to be younger, and is exacerbated since much of this particular new development will be oriented toward students and post-doc University employees. In particular, 2018 and 2021 show significant increases in the 15-24 and 25-44 age groups as the 2,000 new student units become available.

|      | 0-4 | 5-14 | 15-24 | 25-44 | 45-64 | 65-74 | 75-84 | 85+ | Total |
|------|-----|------|-------|-------|-------|-------|-------|-----|-------|
| 2008 | 0   | 0    | 0     | 0     | 0     | 0     | 0     | 0   | 0     |
| 2013 | 0   | 0    | 0     | 0     | 0     | 0     | 0     | 0   | 0     |
| 2016 | 100 | 50   | 200   | 450   | 200   | 0     | 0     | 0   | 1,000 |
| 2018 | 250 | 150  | 1,200 | 1,400 | 450   | 25    | 0     | 0   | 3,500 |
| 2021 | 325 | 225  | 2,075 | 2,075 | 600   | 25    | 25    | 0   | 5,350 |
|      | 0-4 | 5-14 | 15-24 | 25-44 | 45-64 | 65-74 | 75-84 | 85+ |       |
| 2008 | 0   | 0    | 0     | 0     | 0     | 0     | 0     | 0   |       |
| 2013 | 0   | 0    | 0     | 0     | 0     | 0     | 0     | 0   |       |
| 2016 | 10% | 5%   | 20%   | 45%   | 20%   | 0%    | 0%    | 0%  |       |
| 2018 | 7%  | 4%   | 34%   | 40%   | 13%   | 1%    | 0%    | 0%  |       |
| 2021 | 6%  | 4%   | 39%   | 39%   | 11%   | 0%    | 0%    | 0%  |       |

Note: Totals may not sum due to rounding.

## Tenure

Owner Occupied includes those with and without mortgages. Tenure (and council tax) in this new development is complex and is particularly difficult to forecast. 50% of all new dwellings will be market housing, some of which will be private rentals. 50% will be let through the University to students and employees. There will be no social housing.

|      | <b>Owner<br/>Occupied</b> | <b>Shared<br/>Ownership</b> | <b>Social<br/>Rental</b> | <b>Private<br/>Rental</b> | <b>Key<br/>Worker<br/>Housing</b> | <b>Total</b> |
|------|---------------------------|-----------------------------|--------------------------|---------------------------|-----------------------------------|--------------|
| 2008 | 0                         | 0                           | 0                        | 0                         | 0                                 | 0            |
| 2013 | 0                         | 0                           | 0                        | 0                         | 0                                 | 0            |
| 2016 | 150                       | 0                           | 0                        | 50                        | 200                               | 450          |
| 2018 | 400                       | 0                           | 0                        | 150                       | 550                               | 1,100        |
| 2021 | 500                       | 0                           | 0                        | 200                       | 700                               | 1,450        |

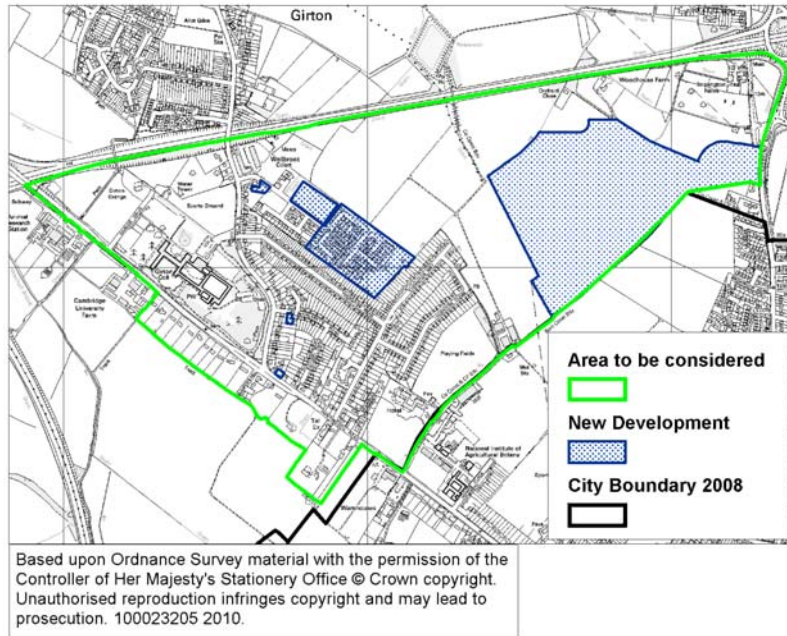
*Note: Totals may not sum due to rounding.*

*Figures represent stock.*

*Figures do not include the 2000 student units.*

## Area 2 (NIAB Extra)

Area 2 is situated on the north-western fringe of Cambridge City. It extends into both Girton and Impington parishes and follows the southern edge of the A14 as it extends from west to east across South Cambridgeshire. The area contains the NIAB Extra new development site.



### Summary of figures (stock)

Area 2 contains the majority of dwellings and population that are currently extant in the 3 areas to be considered. Its population is complicated to assess as it consists of established (before 2001) dwellings and population, a moderate amount of recent development, and a large resident student population attached to Girton College.

|            | 2008  | 2013  | 2016  | 2018  | 2021  | 2023  | Change '8-18 |
|------------|-------|-------|-------|-------|-------|-------|--------------|
| Population | 1,900 | 2,100 | 4,550 | 4,850 | 4,850 | 4,850 | 155.3%       |
| Dwellings  | 750   | 800   | 1,800 | 1,900 | 1,900 | 1,900 | 153.3%       |
| Electors   | 1,600 | 1,750 | 3,850 | 4,100 | 4,100 | 4,100 | 156.3%       |

Note: Totals may not sum due to rounding.  
Grey denotes no further dwellings-based population increase.

Between 2008 and 2013 the population is expected to increase marginally as a result of a small amount of new building not associated with the NIAB Extra new development site. Building for NIAB Extra is scheduled to start in 2014.

Forecast totals for 2013 are:

|                    |       |                   |     |                  |       |
|--------------------|-------|-------------------|-----|------------------|-------|
| <b>Population:</b> | 2,100 | <b>Dwellings:</b> | 800 | <b>Electors:</b> | 1,750 |
|--------------------|-------|-------------------|-----|------------------|-------|



## Council Tax

This calculation assumes that the council tax band structure associated with recent building will continue to apply to future development.

|      | A | B   | C   | D   | E   | F   | G  | H  | Total |
|------|---|-----|-----|-----|-----|-----|----|----|-------|
| 2008 | 2 | 34  | 109 | 87  | 228 | 177 | 53 | 11 | 701   |
| 2013 | 2 | 50  | 150 | 100 | 250 | 200 | 50 | 11 | 800   |
| 2016 | 2 | 300 | 550 | 350 | 350 | 200 | 50 | 11 | 1,800 |
| 2018 | 2 | 300 | 600 | 350 | 350 | 200 | 50 | 11 | 1,900 |

Notes: Figures for 2008 are unrounded to reflect actual numbers.

Figures for 2013 onwards are rounded to reflect confidence, except for columns A and H.

Figures represent stock.

## Age and gender structures

The age structure reflects the complex current and future populations. The 2008 age structure shows a large population of 15-24 and 24-44 year olds. A significant portion of this is made up of students. From 2016, when the NIAB Extra new build begins to affect the population, there is a large increase in the number of 0-4, 5-14, and 25-44 year olds. This reflects the movement of young families onto the new development. These age groups will increase in size and proportion of the total population as more new housing becomes available. The 15-24 age group will remain relatively large in size, but will decline dramatically as a proportion of the population. This reflects the static age structure and size of the student population. All older age groups will remain relatively static, both in size and proportion of the total population.

|      | 0-4 | 5-14 | 15-24 | 25-44 | 45-64 | 65-74 | 75-84 | 85+ | Total |
|------|-----|------|-------|-------|-------|-------|-------|-----|-------|
| 2008 | 50  | 100  | 800   | 500   | 275   | 100   | 75    | 25  | 1,900 |
| 2013 | 75  | 125  | 825   | 575   | 300   | 100   | 75    | 25  | 2,100 |
| 2016 | 375 | 525  | 1,025 | 1,750 | 600   | 150   | 100   | 50  | 4,550 |
| 2018 | 425 | 575  | 1,050 | 1,900 | 650   | 150   | 100   | 50  | 4,850 |
| 2008 | 3%  | 5%   | 42%   | 26%   | 14%   | 5%    | 4%    | 1%  |       |
| 2013 | 4%  | 6%   | 39%   | 27%   | 14%   | 5%    | 4%    | 1%  |       |
| 2016 | 8%  | 11%  | 22%   | 38%   | 13%   | 3%    | 2%    | 1%  |       |
| 2018 | 9%  | 12%  | 21%   | 39%   | 13%   | 3%    | 2%    | 1%  |       |

Note: Totals may not sum due to rounding.

## Tenure

Owner Occupied includes those with and without mortgages. Social Rentals includes rentals from housing associations, registered social landlords, and local authorities.

|      | Owner Occupied | Shared Ownership | Social Rental | Private Rental | Total |
|------|----------------|------------------|---------------|----------------|-------|
| 2008 | 550            | 25               | 100           | 50             | 750   |
| 2013 | 600            | 25               | 100           | 100            | 800   |
| 2016 | 1,000          | 100              | 400           | 250            | 1,800 |
| 2018 | 1,050          | 150              | 450           | 250            | 1,900 |

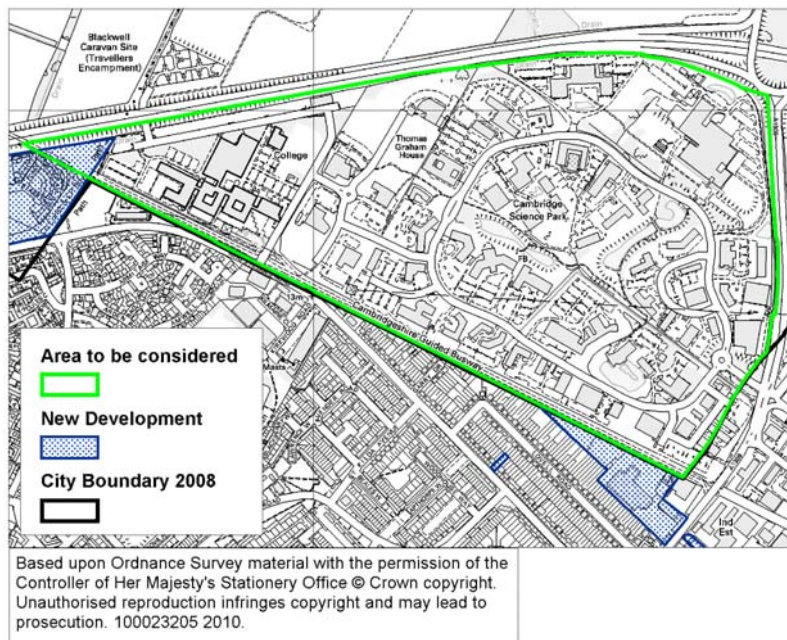
Note: Totals may not sum due to rounding.  
Figures represent stock.

### Area 3 (Cambridge Science Park)

Area 3 is situated on the northern fringe of the Cambridge City, between Change Areas E and CD. It sits mostly within Milton parish though a small part extends into Orchard Park.

It currently contains the Cambridge Science Park and the Cambridge Regional College, with little or no residential properties, and therefore no significant population.

Almost no building is forecast to take place within the area, except for the small section that extends into Orchard Park, and that is so small that any building that occurs within it will have a negligible effect.



#### 2008

Existing population 2008: 2  
 Existing dwellings 2008: 1  
 Existing electors 2008: 2

Existing council tax bands 2008:

| Band:      | A | B | C | D | E | F | G | H | Total |
|------------|---|---|---|---|---|---|---|---|-------|
| Properties | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1     |

Even assuming some building in the new development site area, future dwelling and population totals are unlikely to be large.

# Cambridge South Cambridgeshire Boundary review Project - Methodology

## Project overview

Assessment of the impact of a possible boundary change on the population and dwelling stock of Cambridge City Council and South Cambridgeshire District Council required the production of approximate population and dwelling stock estimates and forecasts for each of the small areas affected by the boundary change. These 'change areas' are non-standard geographies for which official statistics are not available. This section summarises the methods used to calculate these figures.

## 1. Sources of data

Cambridge City Council (CCC) and South Cambridgeshire District Councils (SCDC) provided the following data. In each case, South Cambridgeshire data was provided for the relevant change areas, while Cambridge City data was provided for the whole authority. The datasets were the most up-to-date available, therefore relating to the end of December 2009 / early 2010.

- Local Land and Property Gazetteer (LLPG) (MapInfo table): used to establish the total number of existing dwellings in each change area;
- Council tax records (MapInfo table): provide an additional check on residential dwelling numbers and show the council tax bands of properties in the change areas;
- Electoral register: shows the number of electors in each change area, serving as an indicator of the relative population size of each change area.

In addition, the Research Group drew from:

- 2001 Census data on population, gender, age structure and tenure;
- The Research Group's mid-2008 population estimates by district, ward and parish;
- The Research Group's 2008-based population forecasts by district and ward;
- Cambridge City Council's and South Cambridgeshire District Council's December 2009 housing trajectories.

## 2. Small area statistics

Each change area was described in terms of Census output areas. Depending on size, individual change areas comprised groupings of parts of or whole output areas. This allowed the change areas to be linked to published Census data.

For each change area, the following were established using MapInfo:

- Total number of existing dwellings within each change area;
- Council tax banding structure within each change area, i.e. how many band A, B, C etc properties will be transferred;
- Number of electors within each change area.

These counts showed that:

- Transfers from Cambridge to South Cambridgeshire were minimal in terms of population/dwellings and required no further analysis.
- Transfers from South Cambridgeshire to Cambridge were significant in change areas AB, GF, and CD. These required further analysis.

All small area statistics involved two kinds of figures: estimates of demographic and dwelling stock characteristics for 2008, and forecasts of demographic and dwelling stock characteristics for the period 2009-2023.

## **2.1 Small area population estimates**

The basic data source used to estimate the population in each change area was the electoral register, however this only provides a count of those aged 17+ who are registered to vote. Three methods to calculate approximate populations from electorate counts were considered. Method 1 added approximate 0-16 populations to the electorate counts. Method 2 used an adjustment factor derived from the ratio of the electorate to the population at ward level. Method 3 applied a change factor to 2001 Census population figures, based on estimated population change at parish level. Comparison of the three methods indicated that Method 2 provided the most consistent results.

## **2.2 Small area population and dwellings forecasts**

After some consideration, only population change associated with house-building was considered. The population living in the existing dwelling stock was assumed to remain constant. While in reality we might expect some change, the areas are too small to model individually with confidence. Exploratory work indicated that the scale of change would in any case be too small to be significant in the context of this project.

Population forecasts for new development areas were based on dwelling numbers as indicated in the districts' December 2009 housing trajectories. Small area dwellings forecasts were calculated by summing house building scheduled to take place within Census output areas between 2009 and 2023. Since the baseline year was taken to be 2008, and the baseline dwelling stock figures were taken from the LLPG, the 2009 dwellings forecast figure was assumed to be the 2009/10 trajectory figure, the 2010 dwellings forecast figure was assumed to be the 2010/11 trajectory figure etc. This approach may not coincide with other ways of matching years and dwellings figures.

Population change associated with new house building was forecast by applying average household size multipliers to the dwellings forecasts<sup>1</sup>. The household size multipliers used varied by new development site, depending on the mix of property sizes and tenures expected. This process provided a population forecast for each output area or part thereof, within each change area, for each year between 2009 and 2023.

## **2.3 Small area elector forecasts**

Elector forecasts were derived from population forecasts by assuming that the ratio of electors to population in 2008 remained constant.

## **2.4 Small area council tax forecasts**

Council tax forecasts in new build areas were based on the council tax structure found in Orchard Park. Elsewhere the council tax structure was assumed to remain constant.

## **2.5 Small area age structure forecasts**

Methodologies for calculating age structures differed depending on the characteristics of individual change areas.

In change area AB (Trumpington Meadows), age structure is based on that expected for a relatively 'balanced' new community with a moderate proportion of smaller units.

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<sup>1</sup> For more information on the multipliers used, see the Research Group's paper *Household Size Multipliers for New Developments*, 31.01.09.

Change area GF (East Cambridge) contains a large established population as well as significant new building. Its age structure is calculated based on a combination of the 2008 district-level age structure for the established population, and a 'Cambourne'-based age structure for the new build areas. Cambourne was selected as it contains a high proportion of family houses.

Change area CD combines an established population, a large recent new development area, and ongoing building. Its age structure is based on a combination of NHS data for Orchard Park at present and Census figures for the established population.

All age structures were applied to small area population forecasts.

## **2.6 Small area gender structure forecasts**

Gender structures were based on district level gender structures.

## **2.7 Small area council tax forecasts**

Council tax band forecasts were based on the council tax banding structure found in Orchard Park, which was applied to the small area dwellings forecasts.

## **2.8 Small area tenure forecasts**

Tenure forecasts for new development areas were based on expected proportions of social and shared-ownership housing, which varied between new development sites. Once social and shared housing was accounted for, the remaining housing was divided between owner occupation and private renting based on district-level proportions from the 2001 Census. Tenure for the established dwellings was estimated based on the 2001 Census structure for the relevant output areas.

## **2.9 Other areas**

Totals for 'other areas' 1 and 2 were calculated using the above methods with the following exceptions: 1) 2008 population estimates were based on methods 2 and 3 rather than method 1, which had given anomalous results; 2) the area 1 forecast was affected by the inclusion of 2000 student units and associated population. Special measures had to be taken in calculating age structure as well as council tax and tenure figures.

## **3. District statistics**

Population and dwelling stock figures for 2008 were taken from CCCRG mid-2008 population estimates.

Population and dwellings forecasts for the period 2009-2023 were generated in a special run of the CCCRG forecasting model. The primary input for the run was the December 2009 housing trajectories for Cambridge City and South Cambridgeshire. These forecasts served as a 'base' for each district, which were then adjusted by 'moving' the change area forecasts from one district to another. Since the only transfers of note involved those from South Cambridgeshire to Cambridge City, the adjustments involved subtracting small area totals from the South Cambridgeshire base forecasts and adding them to the Cambridge City base forecasts.

District level age structures and elector totals were calculated on a similar subtraction-addition basis.

Council tax forecasts are simple aggregates of all small area council tax forecasts. It is not possible to forecast council tax structures at district level due to a lack of data pertaining to new development sites not involved in the boundary changes.