

Local Development Framework

**Core Strategy: Preferred Options Report
Background Paper on Settlement Hierarchy**

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Huntingdonshire
district council

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PART A BACKGROUND

1. Introduction

- 1.1 Policy P3 of the Council's Core Strategy Preferred Options Report proposes a new settlement hierarchy for Huntingdonshire. This paper provides additional explanation of the basis for the suggested policy approach.
- 1.2 The settlement hierarchy provides a framework for managing the scale of development in different locations. In combination with other policy areas (such as that concerning the location of housing) it indicates the amount of growth that might be allowed to occur in particular places. As well as providing guidance for 'windfall' schemes (i.e. development proposals on unallocated sites), the hierarchy also helps to guide the search for sites at the time that specific allocations are considered.
- 1.3 However, it should be stressed at the outset that **a settlement's position within the hierarchy does not mean that it will have to accommodate a particular level of growth**. In the case of windfall proposals, development can only take place on the scale allowed by the hierarchy if suitable sites become available. Any proposals must also satisfy all other planning requirements (e.g. in relation to flood risk and amenity). When allocations are being made, key factors will be the overall amount of development that needs to be accommodated, the priority accorded to settlements in the 'sequential approach' to site selection (see paragraph 2.3 below) and any settlement-specific constraints and opportunities that exist, including the availability of adequate infrastructure.
- 1.4 The settlement hierarchy for Huntingdonshire was last revised by the Local Plan Alteration, adopted in 2002. Since the Alteration was prepared there have been further changes in national and strategic planning guidance, which must be taken into account in preparing the Council's Core Strategy. In addition further work on access to services and jobs in different settlements has been conducted, key findings from which appear in this paper.
- 1.5 Appendix 1 summarises relevant aspects of national and strategic guidance, and Section 2 (below) highlights the implications for Huntingdonshire's settlement hierarchy. Subsequently, Sections 3 and 4 (in Part B) apply relevant criteria from this analysis to identify appropriate Market Towns and 'Key Service Centres'. This is supported by information on access to services and employment opportunities contained in Appendices 2 and 3. Section 5 gives further consideration to the implications of the suggested hierarchy for development including in section 6 an explanation of the Council's approach regarding Settlement Boundaries.

2. National and strategic guidance

- 2.1 The most relevant sources of national guidance on settlement strategy matters are PPS7 (*Sustainable Development in Rural Areas*), PPG13 (*Transport*) and PPS3 (*Housing*). Key messages from these documents are that:

- Most new development should be directed to market towns, to help maximise accessibility to employment and services by walking, cycling and public transport (e.g. *PPG13 para. 6, PPS 3 para. 36, PPS 7 para. 1(iii), PPS 6 para. 19*).
 - In rural areas, development should be focused on settlements that can act as service centres for surrounding areas (e.g. *PPS7 para. 3, PPG13 para. 6*).
 - The need to provide housing in rural areas and villages in order to enhance and maintain their sustainability. In rural small settlements, consideration should be given to the relationship between settlements so as to ensure that growth is distributed in a way to assist people to live near their work and benefit from key services as well as encourage other environmental benefits (e.g. *PPS 3 para. 38*).
- 2.2 National planning policies are interpreted and applied at the regional and sub-regional level through the emerging East of England Plan (currently at the stage of Proposed Changes following Examination) and saved Structure Plan policies (which be replaced by the East of England Plan once it is adopted).
- 2.3 The documents which the settlement hierarchy must take into account are the emerging East of England Plan and the saved policies from the Cambridgeshire and Peterborough Structure Plan 2003. A full analysis of relevant policies in these documents is contained in Appendix 1, but in summary their implications for Huntingdonshire are that:
- Land within or adjacent to market towns should be the preferred location for housing and employment growth
 - Key service centres should form the next tier (being those larger villages that offer access to a good range of services¹).
 - Development in other villages should be very limited, and in a form that will help to meet local needs.
- 2.4 Hence consideration needs to be given to which settlements might qualify as market towns or key service centres. This is addressed in the following sections.

¹As suggested in para 3.18 of the Modified text incorporating proposed changes of the East of England Plan, GO-East, Dec 2006

PART B MARKET TOWNS AND KEY CENTRES

3. Identification of market towns

- 3.1 Places in Huntingdonshire that merit 'Market Town' status are suggested in the emerging East of England Plan. These are listed as Huntingdon, St Neots and St Ives². Ramsey is also identified as meriting 'Market Town' status within saved policy 10/3 of the Cambridgeshire and Peterborough Structure Plan. A list of facilities by settlement (contained in Appendix 2) confirms that these towns possess a far wider range of shops and services than other places in the District, helping to reduce the need to travel for their residents. They also offer a range of employment opportunities, although Huntingdon (and adjoining parts of neighbouring wards) provides far more jobs in comparison to the size of its potential workforce than the other towns (see analysis in Appendix 3).
- 3.2 In principle Huntingdon's relative wealth of jobs makes it the most sustainable part of the District for any further housing growth, although there are significant commuting flows out of, as well as into, Huntingdon at present. Detailed analysis of the 2001 Census data³ shows that just under half of Huntingdon's employed residents both lived and worked in the town at that time (49%), fractionally higher than the figure for St Neots (47%). In the case of St Ives and Ramsey the level of out-commuting was even greater (as the corresponding figure for both towns was just 36%).
- 3.3 In the specific case of Ramsey, while its facilities support its designation as a Market Town albeit on a smaller scale, the availability of employment is comparatively poor (although efforts to address this are being made through the Ramsey Area Partnership). This is reflected in guidance contained in the saved policy 10/3 of the Structure Plan, which indicates that the scale of any housing development in Ramsey should be relatively small. This will need to be taken into account in any decisions about land allocations in the town.
- 3.4 Godmanchester is identified as a Market Town in the Huntingdonshire Local Plan Alteration, and while it may lack the range of facilities to merit retaining this designation, its close physical and functional ties with Huntingdon need to be taken into account. There is little distance between the two settlements, so people living in Godmanchester have relatively good access to the facilities and employment opportunities offered by Huntingdon. Godmanchester is also served by a good bus service to Cambridge. These circumstances are reflected in its suggested designation as a Key Service Centre in Sections 4 and 5 below.

² Para 13.9 Modified text, East of England Plan, GO-East, Dec 2006

³ Source: Cambridgeshire County Council & Peterborough City Council (2006) *Cambridgeshire & Peterborough Structure Plan 2003: Annual Monitoring Report 2005*

4. Identification of key service centres

- 4.1 In considering the tier of settlements below Market Towns, different terms are evident from the various sources of strategic policy notably 'service centres' / 'local service centres' (PPS3, PPS7) and 'Key Service Centres' (emerging East of England Plan). In the Huntingdonshire context it is suggested that using the definition of 'Key Service Centres' proposed in the emerging East of England Plan is most suitable, as it reflects the common elements of these terms.
- 4.2 Suggested criteria to assist the identification of Key Service Centres are set out in the emerging East of England Plan⁴ as being:
- A primary school within the settlement and a secondary school within the settlement or easily accessible by public transport;
 - Primary health care facilities;
 - A range of retail and service provision capable of meeting day-to-day needs, in particular for convenience shopping;
 - Local employment opportunities; and
 - Frequent public transport services to higher-order settlements
- 4.6 For the purpose of this analysis the criteria in the emerging East of England Plan have been developed as follows:
- Range of shops and services: Food stores that meet most weekly shopping needs and provide an element of choice, together with non-food outlets, a post office and pub.
 - Primary health care: Whether there is a doctor's surgery in the settlement.
 - Access to education: All the settlements covered by the assessment have a primary school, so the analysis focuses on access to secondary schools. Places are given a positive score (✓) if secondary education is available either within the village, or can be reached easily by foot or cycle (a distance of less than 5km along a route that is suitable for cycling).
 - Local employment opportunities: The settlement has an industrial estate/business park, or is home to one or more major employers (i.e. a business with 100+ jobs).
 - Good access to higher-order centres: The emerging East of England Plan focuses solely on public transport, but ease of access by foot or cycle is also relevant. Hence places are given a positive score if either: (a) an hourly (or better) bus service operates to a market town or city between 7am and 7pm Monday to Saturday; or (b) a market town or city can be reached easily by cycle (defined in the same way as access to schools).

⁴ Para 3.18 Modified text incorporating proposed changes East of England Plan, GO-East, Dec 2006

- 4.8 A survey of village facilities was carried out by Council employees during 2006. This identified the range of services offered by each settlement across the District. For the purposes of this analysis, a further assessment was made to identify those settlements that were judged to meet the criteria for Key Service Centres. The comparative list of facilities in each settlement (Appendix 2) can be used to help assess which places meet most or all of these criteria.
- 4.9 It is however, inevitable that a degree of discretion is required when carrying out such assessments. It is important to recognise the functional role that a settlement may have in providing services for a wider area including other local, smaller settlements. It is also important to acknowledge that where a criterion is not wholly met in one respect, it may excel in others.
- 4.10 The results of this assessment are contained in Table 1. Settlements are ranked according to the number of criteria that they meet, with five places meeting all of them: Yaxley, Godmanchester, Sawtry, Brampton and Little Paxton.

Table 1 Extent to which settlements meet Key Centre criteria

Settlement	Key centres selection criteria					Number of criteria met
	Range of shops and services	Doctor's surgery	Access to secondary education	Employment opportunities	Good non-car access to town/city	
Yaxley	✓	✓	(✓) ¹	✓	✓	5
Godmanchester	✓	✓	✓	✓	✓	5
Sawtry	✓	✓	✓	✓	✓	5
Brampton	✓	✓	✓	✓	✓	5
Little Paxton	✓	(✓)	✓	✓	✓	4-5
Fenstanton	✓	✓	✗	✓	✓	4
Somersham	✓	✓	✗	✓	✓	4
Warboys	✓	✓	✗	✓	✓	4
Kimbolton	✓	✓	✗	✓	✗	3-4
Buckden	✓	✓	✗	✗	✓	3
Needingworth	✗	✗	✓	✗	✓	2
Stilton	✓	✗	✗	✗	✓	2
Hemingford Grey	✗	✗	✓	✗	✓	2
Bluntisham	✓	✓	✗	✗	✗	2
Houghton/Wyton	✗	✗	✗	(✓) ²	✓	1-2
Earith	✗	✓	✗	✓	✓	3
Farcet	✓	✗	✓	✗	✓	3

1 At present Yaxley is served by Stanground school in Peterborough, but access to secondary education will improve once the new school at Hampton is complete.

2 The only significant source of jobs is RAF Wyton, to the north of Houghton and Wyton itself.

Source: District Council surveys

- 4.8 Nevertheless, as explained above, a degree of judgement is required in cases where settlements do not satisfy all the criteria. Fenstanton, Somersham, Warboys and Kimbolton all meet four of the criteria, and on this basis are also considered to merit designation as Key Service Centres (Kimbolton's 'score' is reduced to three if its private sector school is discounted, but this must be balanced against the wide range of shops and other services that the village contains). Buckden meets three of the criteria, and in view of its good range of shops and services it is also considered to justify being made a Key Service Centre.
- 4.9 Despite both Farcet and Earith meeting three criteria they do not perform any significant service function for nearby Smaller Settlements.
- 4.10 None of the other villages satisfy more than two criteria, common weaknesses being a more limited range of shops and services and/or few employment opportunities. Because of this they cannot be regarded as suitable Key Service Centres.
- 4.11 The conclusion is that the following settlements should be designated as Key Service Centres:
- | | |
|---------------|---------------|
| Yaxley | Little Paxton |
| Godmanchester | Somersham |
| Sawtry | Warboys |
| Brampton | Kimbolton |
| Fenstanton | Buckden |

5. Implications for development

- 5.1 It was stressed at the start of this paper that a settlement's position within the hierarchy does not mean that it will have to accommodate a particular level of growth. However, it is appropriate to consider whether all the Key Service Centres are equally suited to taking particular levels of 'windfall' development, or indeed would be accorded equal priority in a sequential search for development sites.
- 5.2 Some of the suggested Key Service Centres benefit from much better links to cities or major towns than the others, notwithstanding the assessment in Table 1 above:
- Yaxley benefits from high quality public transport services to Peterborough, and is within cycling distance of the major retail facilities at Hampton and employment sites at Hampton/Fletton.
 - Godmanchester and Brampton are both within walking and cycling distance of Huntingdon town centre, to which there are also frequent bus services. Godmanchester is also well located in relation to public transport to Cambridge.
 - Fenstanton is served by frequent buses to Cambridge, and also to St Ives town centre
 - Little Paxton is within walking and cycling distance of St Neots town centre.
- 5.3 The remaining villages do not offer the same level of accessibility to higher-order centres, and function more as service centres for the surrounding rural areas. As such, they are likely to be less sustainable locations for any further development⁵. The one exception is Sawtry, which has its own secondary school and leisure centre, and is likely to benefit from any enhancement of public transport services in the A1 corridor.
- 5.4 Designation as a Key Service Centre does not mean that a certain level of development will be directed to particular places, but it does provide a means of managing the scale of windfall development that might be permitted on suitable sites, and will need to be taken into account in any decisions about allocations.
- 5.6 In the context of the suggested settlement hierarchy all those villages that are not a Key Service Centre will be classified as Smaller Settlements. This will not entail a halt to any development in these locations, but it will be controlled so as to be small in scale in accordance with national and strategic guidance. Particular provision will be made for meeting local housing needs through the rural 'exceptions' policy. Full details of the policy approaches that would apply are contained in the main Core Strategy 2007 Preferred Options Report.

⁵ In this respect the emphasis which regional guidance places on good public transport to nearby towns or cities must be taken into account – see Appendix 1.

- 5.7 As a result of changes that have occurred during the development of the Core Strategy 2007 Preferred Options, the scale of housing has been altered. The Council had previously been working on the Core Strategy 2006 which reached submission stage. However, as a result of discussions with the Government Office and Inspectorate, it was decided that further changes were required to ensure the document was 'sound' and it should be withdrawn. The consultation responses could not be taken into account when preparing the Core Strategy 2007 although they have influenced the development of options. The scale of housing is one such policy that has been changed and now covers a greater number of categories to ensure that development is appropriate and proportionate to the services available.

6. Settlement Boundaries

- 6.1 It is government policy⁶ that development in the countryside should be strictly controlled, in order to conserve its character and natural resources. As part of the spatial strategy for the Core Strategy 2007 Preferred Options Report it is proposed that settlement boundaries are removed from all settlements across the District to ensure a consistent approach is taken to planning decisions.
- 6.2 In the withdrawn Core Strategy settlement boundaries were proposed for the Market Towns and Key Service Centres and not for the Smaller Settlements. However, this generated a great number of representations – a particular concern raised was having settlement boundaries at this stage, before allocations had been made.
- 6.3 For the Core Strategy 2007 Preferred Options, instead of settlement boundaries, decisions will be guided by the use of a criteria based policy which is based on restricting development to the built up area unless certain criteria set out in the policy are met. The policy will be set out in the Development Control policies DPD.

⁶ Para 1 (iv), PPS7 Sustainable Development in Rural Areas, ODPM, 2004

- A.1 The emerging East of England Plan seeks to locate the majority of new development in and adjacent to the Key Centres for Development and Change (policy SS3). Where development is to occur in towns and rural areas not identified as Key Centres for Development and Change, it is recommended that the approach to development defines selected market towns and other towns with the potential to increase their economic and social sustainability (policy SS4). It is recommended that consideration also be given to the potential for Key Service Centres (i.e. larger villages that offer good access to a range of services⁷) to accommodate appropriate development in relation to the size and scale of local housing and employment needs.
- A.2 In the emerging East of England plan, the strategy for the Cambridge sub-region (policy CRS1) sets out a preference for locating development in the Cambridge sub-region. This sequence encourages development in and on the peripheries of market towns and key service centres in the Cambridge sub-region after land within or on the edge of Cambridge and the new town of Northstowe.
- A.3 The saved policies from the Cambridgeshire and Peterborough Structure Plan, adopted in 2003, reinforce the Cambridge sub region strategy. In Huntingdonshire most development is expected to occur at the market towns, with Huntingdon and St Neots identified as towns with particular potential for additional residential development (Policy P9/4). The need to encourage small scale employment opportunities and limited new housing development in Ramsey, which lies outside the Cambridge Sub-Region, is recognised (Policy P10/3).

⁷Features listed in para 3.18 Modified text of the East of England Plan incorporating proposed changes, GO-East Dec 2006

Map showing parts of Huntingdonshire lying within the Cambridge sub-region



APPENDIX 2 COMPARISON OF FACILITIES: TOWNS AND LARGER VILLAGES (2006)

	Retail outlets		Service outlets	Food & drink	Post office	Bank	Library	Primary school	Access to secondary education	Doctor's surgery	Public hall	Bus service	Industrial estates & other sites with 100+ jobs
	Food	Non-food											
St Neots	18	101	71	63	4	10	1	8	Good (Within town)	5	5	1	Little End Road Ind. Estate, Bell Farm Ind. Estate, Howard Road, Colmworth Business Park, Station Road and Cromwell Road Ind. Estate, Tesco, Ernulf School, Longsands School,
Huntingdon	19	104	71	47	2	11	1	8	Good (Within town)	3	5	1	Stukeley Meadows Ind. Estate, Ermine Business Park, St John's Business Park, St Peter's Road Ind. Estate, Hinchingsbrooke Estate, Hinchingsbrooke Business Park, Tesco, Cambs. County Council, Forensic Science Service, Hinchingsbrooke Hospital, Cambs. Constabulary, Hinchingsbrooke School, HDC, Anglian Water, Cromwell Clinic, Sainsbury, Waitrose, Hunts Regional College,
St Ives	11	94	68	51	2	10	1	2	Good (Within town)	7	7	1	St Ives Business Park, Somersham Road Ind. Estate, Compass Point Business Park, St Ivo School, St Ives Leisure Centre, Waitrose
Yaxley	9	9	17	13	1	1	1	3	Reasonable (Stanground / Hampton)	1	3	1	Mere View Industrial Estate, Clarksteel, Snowcap Mushrooms,
Godmanchester	5	5	12	8	1			2	Reasonable (Hinchingsbrooke, Huntingdon)	1	3	1	Cardinal Distribution Park, Roman Way Ind. Estate, Chord Park Business Park Wood Green Animal Shelter, RGE Engineering.
Ramsey	8	31	30	17	1	4	1	2	Good (Within town)	2	0	1	High Lode Ind. Estate, Bury Road Ind. Estate, St Mary's Ind. Estate, Northern Mill Ind. Estate
Sawtry	4	5	14	5	1		1	2	Good (within village)	1	3	1	Brookside Industrial Estate; Sawtry Business Park

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	Retail outlets		Service outlets	Food & drink	Post office	Bank	Library	Primary school	Access to secondary education	Doctor's surgery	Public hall	Bus service	Industrial estates & other sites with 100+ jobs
	Food	Non-food											
Brampton	4	4	6	7	1			1	Reasonable (Hinchingbrooke, Huntingdon)	1	4	1	Huntingdon Racecourse, The Environment Agency, MoD Brampton
Warboys	5	9	6	3	1		1	1	Poor (Ramsey)	1	2	1	Warboys Airfield Industrial Estate
Somersham	6	2	8	7	1		1	2	Poor (Ramsey)	2	2	1	West Newlands Industrial Estate
Little Paxton	1	2	4	3	1			1	Reasonable (Longsands, St.Neots)	1	2	1	Mass Consultants
Houghton & Wyton	1	1	2	3	1			1	Poor (St.Peter's, Huntingdon)		2	1	RAF Wyton
Buckden	5	5	7	4	1		1	1	Poor (Hinchingbrooke, Huntingdon)	1	2	1	
Fenstanton	4	6	12	5	1			1	Poor (Swavesey)	1	2	1	Dairy Crest
Needingworth	1	1	3	2	1			1	Poor (St Ivo)		1	3	
Stilton	2	3	3	4	1			1	Poor (Sawtry)		1	1	
Hemingford Grey	1	1	2	1	1			1	Reasonable (St.Ivo)		2	3	
Bluntisham	2	2	4	2				1	Poor (Ramsey)	1	2	3	
Kimbolton	3	9	7	4	1	1		1	Poor (Longsands, St.Neots)	1	2	3	Kimbolton Airfield Industrial Estate
Bluntisham	2	2	4	2				1	Remote (Ramsey)	1	2	3	
Alconbury	1		4	2	1			1	Remote (Sawtry)	1	2	1	Huntingdon Life Sciences (750)
Earith	1		1	3	1			1	Remote (Ramsey)	1	1	3	Earith Business Park
Farcet	2	1	6	3	1			1	Good (Stanground P'boro)		2	1	

	Retail outlets		Service outlets	Food & drink	Post office	Bank	Library	Primary school	Access to secondary education	Doctor's surgery	Public hall	Bus service	Industrial estates & other sites with 100+ jobs
	Food	Non-food											
The Offords	1	2	2	2				1	Remote (Hinchingsbrooke, Huntingdon)		2	3	
Perry	1	1	2	2	1				Reasonable (Hinchingsbrooke, Huntingdon)			3	HMP Littlehey (250)
Upwood	1	1	3	1				1	Reasonable (Ramsey)		1	3	
Great Paxton	1	2	1	1				1	Reasonable (Longsands, St Neots)			3	
Great Gransden	1		1	1	1			1	Remote (St Neots Community College)		1	3	Potton Ltd (100) Sand Road Industrial Estate
Hilton	1			1	1				Remote (Swavesey)		1	3	
Folksworth			1	1				1	Remote (Sawtry)		1	3	
London Road, St Ives	1		3	2								3	
Little Stukeley			2						Reasonable (St Peter's, Huntingdon)		1	1	
Great Staughton	2	1	2	2	1			1	Reasonable (Longsands, St Neots)	1	1	3	
Colne	1	1	1						Remote (ramsey)		1	3	
Alconbury Weston	1		2	1					Reasonable (Sawtry)			3	
Great Stukeley			1	2	1				Reasonable (St Peter's, Huntingdon)		1	1	
Elton	1	3	6	3	1			1	Reasonable (Sawtry)		1	2	
Ramsey Forty			1	1					Reasonable (Ramsey)		1	3	Hill House Residence (100)

	Retail outlets		Service outlets	Food & drink	Post office	Bank	Library	Primary school	Access to secondary education	Doctor's surgery	Public hall	Bus service	Industrial estates & other sites with 100+ jobs
	Food	Non-food											
Foot													
Ramsey Forty Foot			1	1					Reasonable (Ramsey)		1	3	
Ramsey St Mary's	1		1	1	1			1	Reasonable (Ramsey)			3	
Ellington				1					Reasonable (Hinchingbrooke, Huntingdon)		1	3	Hill House Residence (100)
Holme	1		2	1	1			1	Reasonable (Sawtry)		1	3	
Hail Weston				1					Reasonable (Longsands, St.Neots)		1	3	
Hemingford Abbots				1					Reasonable (St.Ives)		1	3	
Wansford	1	6	2	6	1				Remote (Bushfield, Orton Longueville, Peterborough)		1	3	
Grafham			1	1					Remote (Hinchingbrooke, Huntingdon)		1	3	
Spaldwick	1		3	1				1	Remote (Hinchingbrooke, Huntingdon)			3	
Ramsey Mereside	1			1					Reasonable (Ramsey)		1	3	
Wistow			1	1					Reasonable (Hinchingbrooke, Huntingdon)		1	3	
Ramsey Heights									Reasonable (Ramsey)			3	
Abbotsley			1	2					Reasonable (Ernulf, St.Neots)		1	3	
Southoe				1					Remote (Hinchingbrooke, Huntingdon)		1	3	
Pidley			1	1					Remote (Ramsey)		1	3	

	Retail outlets		Service outlets	Food & drink	Post office	Bank	Library	Primary school	Access to secondary education	Doctor's surgery	Public hall	Bus service	Industrial estates & other sites with 100+ jobs
	Food	Non-food											
Catworth	1	2	1	2	1				Remote (Hinchingbrooke, Huntingdon)		1	3	
Woodhurst									Remote (Ramsey)		1	3	
Alwalton	1		1	2	1				Reasonable (Orton Longueville, Peterborough)		1	2	Lynch Wood Business Park
Glatton			1	1					Good (Sawtry)		1	3	
Abbots Ripton	1		3	1	1			1	Reasonable (St.Peter's, Huntingdon)		2	3	
Great Gidding	1	1		1	1			1	Reasonable (Sawtry)		1	3	
Yelling									Remote (Longsands, St.Neots)		1	3	
Stonely									Reasonable (Longsands, St.Neots)			3	
Old Hurst		1	2	1					Reasonable (Ramsey)		1	3	
Tilbrook				1					Remote (Longsands, St.Neots)		1	3	
Broughton			2	1					Reasonable (St.Peter's, Huntingdon)		1	3	
Brington		1						1	Remote (Hinchingbrooke, Huntingdon)		1	3	
Conington									Good (Sawtry)			3	
Woodwalton			1	1					Reasonable (St.Peter's, Huntingdon)		1	3	
Leighton Bromswold				1					Remote (Hinchingbrooke, Huntingdon)			3	
Waresley		1		1					Remote (Ernulf, St.Neots)		1	3	

	Retail outlets		Service outlets	Food & drink	Post office	Bank	Library	Primary school	Access to secondary education	Doctor's surgery	Public hall	Bus service	Industrial estates & other sites with 100+ jobs
	Food	Non-food											
Holywell				1					Reasonable (St.Ives)			3	
Upton									Reasonable (Sawtry)		1	3	
Old Weston				1					Remote (Hinchingsbrooke, Huntingdon)		1	3	
Kings Ripton									Reasonable (St.Peter's, Huntingdon)		1	3	
Stibbington				1					Remote (Orton Longueville, Peterborough)			3	
Easton									Remote (Hinchingsbrooke, Huntingdon)			3	
Chesterton	1								Reasonable (Bushfield, Orton Longueville, Peterborough)			3	
Molesworth			1	1					Remote (Hinchingsbrooke, Huntingdon)		1	3	
Keyston				1					Remote (Hinchingsbrooke, Huntingdon)		1	3	
Stow Longa									Remote (Hinchingsbrooke, Huntingdon)			3	
Pondersbridge									Reasonable (Ramsey)		1	3	High Lode Industrial Estate Northern Mill Ind Estate, Bury Road Ind Estate.
Bythorn				1					Remote (Hinchingsbrooke, Huntingdon)			3	
Buckworth				1					Remote (Sawtry)			3	
Winwick									Remote (Sawtry)		1	3	
Great Raveley									Reasonable (Ramsey)			3	

	Retail outlets		Service outlets	Food & drink	Post office	Bank	Library	Primary school	Access to secondary education	Doctor's surgery	Public hall	Bus service	Industrial estates & other sites with 100+ jobs
	Food	Non-food											
Hamerton									Reasonable (Sawtry)			3	
Covington									Remote (St Neots, Longsands)		1	3	
Water Newton									Reasonable (Bushfield, Orton Longueville, Peterborough)			3	
Wyton on the Hill								1				1	

¹ Information for Wansford relates to the whole village; the population breakdown is 450 in Peterborough City and 130 in Huntingdonshire.

² Information for Pondersbridge relates to the whole village; the population breakdown is 110 in Fenland District and 30 in Huntingdonshire.

Notes

- Information from District Council surveys, except for population and major employer data (obtained from Cambridgeshire County Council Research Group).
- The information is presented for all settlements of over 2,000 people, plus Kimbolton.
- 'Service outlets' includes uses such as hairdressers, travel agents, estate agents and solicitors.
- 'Food & drink' includes pubs, restaurants, cafes, hot food take-aways, etc.
- See notes attached for method of assessing access to secondary education and quality of bus services.

Notes to accompany comparison of facilities

Access to secondary schools; terms used to gauge accessibility

The starting point for this assessment was an analysis of whether secondary education was available within the settlement, or else within reasonable walking or cycling distance of it, using the following thresholds:

Good = within the settlement or less than 2km from it

Reasonable = 2 - 5km from settlement
Poor = over 5km from settlement

However, the quality of routes is an important factor in travel choices, so a qualitative assessment was then carried out to gauge whether the nature of paths and cycleways deters their use for trips to school by foot or bike. Hence even if a secondary school was outside a settlement but within 2 or 5km of it, accessibility was classed as 'poor' if children were unlikely to walk or cycle to it.

Bus service

Figures employed are based on indicators from the Cambridgeshire Local Transport Plan 2004-2011, which range from 1 (best level of service) to 3 (the worst, where services exist). The figures provided here were taken from bus timetables, and are based upon current levels of provision rather than targets. The service levels are set out in the following table:

Service Standard	Code
An hourly or better bus service to at least one market town or city between 7am and 7pm Monday to Saturday	1
An hourly or better bus service to at least one market town or city between 9am and 5pm Monday to Saturday	2
Fewer than one bus per hour to at least one market town or city Monday to Saturday	3

APPENDIX 3 BALANCE BETWEEN POTENTIAL WORKFORCE AND JOBS

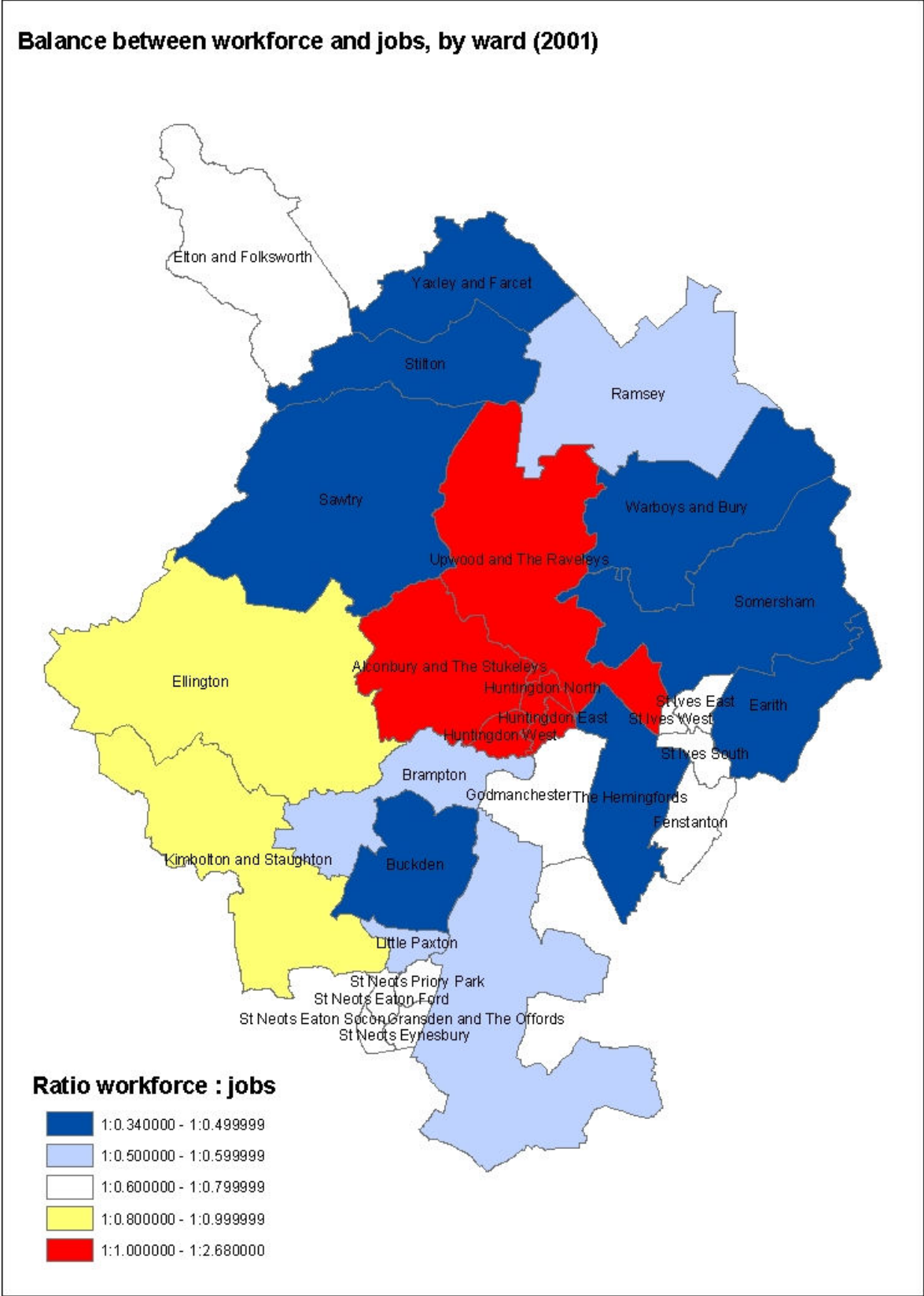
- B.1 The table below gives an indication of the balance between the potential workforce and employment opportunities in different parts of the district. In principle areas that have more jobs than workers are the most 'sustainable' locations for further housing growth, as this provides opportunities for people to live nearer to their place of work (if they commute from other parts of the district or from further afield at present). Conversely areas with many more workers than jobs are less suitable for further housing: they are likely to experience out-commuting at present, and more housing would make the situation worse (unless it can be balanced by a commensurate increase in employment-generating development).
- B.2 In reality the picture is far more complicated than this, because the skills of people living in a particular area may not match the nature of the jobs available locally. As a result, areas with a notional 'balance' between workers and jobs may still experience significant inflows and outflows of commuters (see para. 3.2 of this report). However, it is important to consider the availability of jobs in relation to housing growth, as a good supply of employment opportunities does offer new residents the opportunity to work close to home should circumstances allow.

Ward	Potential workforce	Total employment	Ratio workforce : jobs
Alconbury & the Stukeleys	2,199	5,541	1 : 2.51
Brampton	3,509	2,081	1 : 0.59
Buckden	1,585	624	1 : 0.39
Earith	3,465	1,591	1 : 0.45
Ellington	1,686	1,666	1 : 0.98
Elton & Folksworth	1,480	1,129	1 : 0.76
Fenstanton	1,641	1,013	1 : 0.61
Godmanchester	3,240	2,222	1 : 0.68
Gransden & the Offords	2,468	1,385	1 : 0.56
Huntingdon	10,937	16,968	1 : 1.55
Kimbolton & Staughton	1,655	1,629	1 : 0.98
Little Paxton	1,743	882	1 : 0.50
Ramsey	4,129	2,428	1 : 0.58
Sawtry	3,653	1,746	1 : 0.47
Somersham	3,174	1,425	1 : 0.44
St Ives	8,958	6,811	1 : 0.76
St Neots	14,719	10,413	1 : 0.70
<i>St Neots + Roxton</i>	<i>16,880</i>	<i>12,484</i>	<i>1 : 0.73</i>
Stilton	1,764	617	1 : 0.34
The Hemingfords	2,907	1,183	1 : 0.40
Upwood & the Raveleys	1,542	4,141	1 : 2.68
Warboys & Bury	3,282	1,501	1 : 0.45
Yaxley & Farcet	5,039	2,106	1 : 0.41

Source: Census of Population 2001. Potential workforce refers to all residents aged 16 to 74.

- B.3 The table refers to the 'potential' workforce, this being all people in the age groups from which most workers are drawn (i.e. 16 to 74). In practice many of these people will not be participating in the labour market for reasons such as being a full-time student, retired or disabled. Hence to some extent the ratios will overstate the size of the workforce relative to jobs available. Nevertheless it is useful to consider all of those who might be available for work in each area, either now or in the future, as personal circumstances can change (e.g. through finishing education or taking on a part-time job).
- B.4 In the case of St Neots a row has been added giving a combined figure for the town and the neighbouring ward of Roxton (in Bedfordshire), due to the significant concentration of jobs at Little Barford and Wyboston immediately to the south of the A428.
- B.5 The figures in the table are mapped overleaf. The table and map show clearly that the central part of the district contains the highest ratio between jobs and potential workforce; indeed this is the only area where there is more than one job per potential worker. In fact, due to the large size of the wards for which this data is available, the map exaggerates the extent to which this situation prevails. The ratios of more than 1:1 for Alconbury & the Stukeleys and Upwood & the Raveleys reflect particular concentrations of employment within these wards but lying very close to Huntingdon itself:
- Alconbury & the Stukeleys ward contains much of the business development that has occurred around the northern and western edges of Huntingdon during recent years, including Hinchingsbrooke and Ermine business parks.
 - Upwood & the Raveleys ward contains RAF Wyton (due to the inclusion of Houghton & Wyton parish), and the base is a major civilian employer.
- B.6 The total quantity of jobs in different parts of the district is also a consideration, as a good supply of employment provides more opportunities for people to work locally than areas with few jobs¹. From the table above it is evident that Huntingdon and adjoining areas (including Godmanchester, the Stukeleys and Brampton) contain the largest number of employment opportunities in the district, although St Neots and Little Paxton provide another major concentration in the south.

¹ Although it should be borne in mind that an area with many jobs, but also a high ratio of workers to the jobs available, implies that there will be a relatively large number of people competing for those positions.



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