

# Development Strategy

## Topic Paper

### Appendix 17: Average Household Sizes for Greater Cambridge Shared Planning



#### Greater Cambridge Local Plan

Topic Paper published as part of the Proposed Submission Local Plan - Regulation 19 consultation (August 2026 - September 2026)



# Development Strategy Topic Paper 2026 Appendix 17: Average Household Sizes for Greater Cambridge Shared Planning

8 May 2025

## Introduction

- 1.1 This paper sets out average household sizes for new developments in Cambridge and South Cambridgeshire and the methodology used to produce them, as requested by Greater Cambridge Shared Planning (GCSP) to inform their Local Plan infrastructure delivery plan work.
- 1.2 These average household sizes are for use as a starting point for understanding infrastructure and service demands from populations arising from the new developments presented in outline format in the emerging Local Plan. Data for a range of different individual housing developments in Cambridge and South Cambridgeshire have been grouped together into broad typologies based on the requirements of GCSP to establish a set of average household sizes for these Local Plan sites.
- 1.3 Average household sizes have been produced for:
  - Cambridge fringe sites,
  - Cambridge urban area sites,
  - Cambridge key worker developments with a high proportion of 1 and 2 bed dwellings,
  - South Cambridgeshire new settlements, and
  - South Cambridgeshire rural sites.
- 1.4 At this stage of the Local Plan process there is no detail on the housing mix - in terms of size, tenure or typology - that will come forward at the sites being considered. This methodology, and the resulting average household sizes, takes an average from existing new developments with a range of characteristics

considered to be broadly similar to those in the emerging Local Plan to apply at this stage. Once the detail of the housing mix at these sites does come forward in the new Local Plan, these assumptions will need to be reviewed and demographic modelling taking into account the detail of the housing mix will be required.

- 1.5 As new developments settle and mature over time, they are likely to experience troughs and peaks in population. The age of the development as well as the dwelling mix at the time of data collection can have a notable impact on the average household sizes that result, and these factors have also been considered alongside the analysis itself.
- 1.6 Some services require infrastructure planning based on meeting the requirements for peak demand. There may be mechanisms already in place for planning for these services and where they do, these should be used. For example, for education planning purposes Cambridgeshire County Council, which has statutory duties to provide sufficient early years and childcare provision and education provision for every child living in its area of responsibility, has a set of [Child Yield Multipliers](#) that must be used for the planning of these services.

## Methodology

2.1 Census 2021 datasets on households and household populations were used as the main source to produce average household sizes, being the most comprehensive and consistent evidence base available. Given the limitations of Census 2021 data availability at small area level, larger-scale housing developments in Cambridge and South Cambridgeshire where dwellings have been completed in the 20 or so years prior to Census 2021 were identified to use in the analysis. The eligible developments identified were:

- Cambourne (which includes Great Cambourne, Upper Cambourne and Lower Cambourne),
- Orchard Park,
- Northstowe,
- North West Cambridge (also known as Eddington),

- NIAB (also known as Darwin Green),
- Cambridge Southern Fringe (which includes the developments of Bell School, Clay Farm, Glebe Farm, and Trumpington Meadows), and
- Cambridge Station Road West (also known as CB1).

2.2 In addition, three smaller developments in South Cambridgeshire were identified:

- Land at former Bayer CropScience site in Hauxton,
- Land west of Ermine Street South in Papworth Everard, and
- Land north of Bannold Road in Waterbeach.

2.3 Where relevant, additional data sources have been referenced, for example to allow for the age of the development to be taken into consideration. These additional data sources include Cambridgeshire County Council's [New Development Survey of Northstowe](#) and [New Development Survey of the Southern Fringe](#).

2.4 Census 2021 data was collected using Census Output Areas (OAs, an Office for National Statistics geography with each OA consisting of around 125 households and a population of around 300) - the lowest level of geography for Census 2021 data. As OAs do not perfectly match new development boundaries, a best-fit approach was used to group Census 2021 OAs into the housing developments identified above.

2.5 The Census 2021 OA data was aggregated and analysed at development and OA level to understand and compare the characteristics of each development, including the proportion of households by number of bedrooms and the proportion of homes by tenure. The groupings of OAs are used to represent each development in the tables below.

2.6 A more detailed explanation of the methodology used is provided in Appendix 1, and an overview of each of the new developments included in the analysis is provided in Appendix 2.

## Average household sizes

### Overview

3.1 Table 1 below sets out the average household sizes for each development typology as requested by GCSP. It also compares them to the overall average household size for Cambridge and South Cambridgeshire for all households from Census 2021.

**Table 1:** average household sizes for Cambridge and South Cambridgeshire development types and Cambridge and South Cambridgeshire Census 2021 averages for all households [Note 1]

Development type	Average household size
Cambridge urban	2.40
Cambridge fringe	2.70
Cambridge key worker	1.80
South Cambridgeshire new settlement	2.85
South Cambridgeshire rural	2.60
Cambridge Census 2021 average	2.40
South Cambridgeshire Census 2021 average	2.40

[Note 1] Census 2021 Cambridge and South Cambridgeshire average household size rounded to the nearest 0.05.

[Note 2] the Cambridge and South Cambridgeshire Census 2021 averages are for all households, so include households living in recently built dwellings and those living in existing dwellings. The average household sizes for the development types are based on OAs aggregated to housing developments on a best-fit basis.

3.2 Each section below provides further detail on the individual developments used in each typology. It also includes the proportion of households by tenure and number of bedrooms for each development. This has been included for consideration when applying the average household sizes for planning infrastructure and service demands, as these variables influence the population characteristics of developments. This is demonstrated in Table 2 and

3.3 Table 3 below, which show the average household sizes by tenure and by number of bedrooms from Census 2021 for Cambridge and South Cambridgeshire.

Average household sizes are larger for affordable tenures for all dwelling sizes apart from those with one bedroom across both local authority areas.

3.4 Data by tenure in this analysis has been aggregated into market tenure (households who own their home outright, with a mortgage or rent from a private landlord) and affordable tenure (households who rent from a social landlord or own their home with Shared Ownership).

**Table 2:** household population, number of households and average household size by tenure and number of bedrooms for Cambridge, Census 2021

Tenure	Number of bedrooms	Household population	Number of households	Average household size
<b>All</b>	<b>1 bedroom</b>	<b>9,616</b>	<b>12,885</b>	<b>1.34</b>
<b>Market</b>	1 bedroom	5,623	7,935	1.41
<b>Affordable</b>	1 bedroom	3,993	4,950	1.24
<b>All</b>	<b>2 bedrooms</b>	<b>14,511</b>	<b>29,422</b>	<b>2.03</b>
<b>Market</b>	2 bedrooms	10,032	19,074	1.90
<b>Affordable</b>	2 bedrooms	4,479	10,348	2.31
<b>All</b>	<b>3 bedrooms</b>	<b>16,449</b>	<b>42,880</b>	<b>2.61</b>
<b>Market</b>	3 bedrooms	12,889	31,273	2.43
<b>Affordable</b>	3 bedrooms	3,560	11,607	3.26
<b>All</b>	<b>4 or more bedrooms</b>	<b>11,815</b>	<b>41,062</b>	<b>3.48</b>
<b>Market</b>	4 or more bedrooms	11,085	37,270	3.36
<b>Affordable</b>	4 or more bedrooms	730	3,792	5.19

**Table 3:** household population, number of households and average household size by tenure and number of bedrooms for South Cambridgeshire, Census 2021

Tenure	Number of bedrooms	Household population	Number of households	Average household size
<b>All</b>	<b>1 bedroom</b>	<b>4,493</b>	<b>5,610</b>	<b>1.25</b>
<b>Market</b>	1 bedroom	2,199	2,922	1.33
<b>Affordable</b>	1 bedroom	2,294	2,688	1.17
<b>All</b>	<b>2 bedrooms</b>	<b>15,031</b>	<b>28,138</b>	<b>1.87</b>
<b>Market</b>	2 bedrooms	9,950	17,663	1.78
<b>Affordable</b>	2 bedrooms	5,081	10,475	2.06
<b>All</b>	<b>3 bedrooms</b>	<b>23,556</b>	<b>57,434</b>	<b>2.44</b>
<b>Market</b>	3 bedrooms	20,011	46,698	2.33
<b>Affordable</b>	3 bedrooms	3,545	10,736	3.03
<b>All</b>	<b>4 or more bedrooms</b>	<b>23,836</b>	<b>69,503</b>	<b>2.92</b>
<b>Market</b>	4 or more bedrooms	23,383	67,606	2.89
<b>Affordable</b>	4 or more bedrooms	453	1,897	4.19

3.5 It should be noted that in the developments included in the sections below the number or proportion of affordable households does not always match the amount set out in the original planning permission for the development. This may be due to any combination of the following reasons:

- Developments not being completely built out at the time of Census 2021,
- The best-fit aggregation of OAs methodology used (see Appendix 1 for more information),
- Changes to affordable tenure dwellings that have occurred since the development was completed, such as staircasing to 100% ownership in Shared Ownership properties and social rented housing sold under Right to Buy.

## Cambridge urban area sites

### Average household size: 2.40

3.6 Census 2021 data is not available at a sufficient level of geographical accuracy to be able to assess average household sizes for smaller urban developments within Cambridge. The average household size for urban sites has been assessed by including a range of identified developments that sit within or span the Cambridge urban area, alongside consideration of the overall average household size for Cambridge. Using this broader range of sites means that the resulting average household size makes some provision for the current uncertainty in the mix of homes that will come forward in future new urban area developments. The following developments have been considered in developing a Cambridge urban sites average household size:

- Darwin Green,
- Orchard Park, and
- Station Road West.

3.7 These sites reflect a broad range of different development characteristics and locations across Cambridge. While Orchard Park is located within the boundary of South Cambridgeshire District, it has been included in this typology due to it directly bordering Cambridge City District, forming part of Cambridge's urban built-up area and being classified as an urban site by GCSP. In addition, while the broader Darwin Green development is categorised by GCSP as a fringe site, it has been included in this typology as the small area completed at Census 2021 is located closer to Cambridge's urban area and has characteristics more like other Cambridge urban sites.

3.8 The differences in the characteristics of these developments range from the higher proportions (90% or more) of one and two bedroom households found in the Station Road West development, to the higher proportion of households with three or more bedrooms found in Orchard Park. All of the developments have a proportion of affordable tenure households of at least 33%, which is approaching

(but not at) the current policy aspirations of 40% affordable tenures in new developments.

- 3.9 When taken as an overall average for all developments, Cambridge urban developments have an average household size of 2.39. The overall characteristics are 36.0% affordable tenure households, with a broadly similar proportion of one, three and four or more bedroom households (ranging from 16% to 19%) and a higher proportion of two bedroom households (47.9%).
- 3.10 It has not been possible, at this stage, to source geographically detailed enough data for smaller sites in Cambridge. As the average household size of 2.39 from the sites in Table 2 below aligns with the overall average household size for Cambridge as a whole, it is reasonable to use an average household size of 2.40 for urban area sites in Cambridge, given the limitations of the data available.

**Table 4:** average household sizes for Cambridge urban area sites, Census 2021

Development	Count of OAs	Number of households	Household population	Average household size	Range of OA average household sizes
<b>Darwin Green Orchard Park Station Road West</b>	1	224	490	2.19	2.19 to 2.19
<b>Cambridge urban total</b>	<b>7</b>	<b>1,058</b>	<b>2,780</b>	<b>2.63</b>	<b>2.45 to 2.98</b>
<b>Station Road West</b>	5	393	727	1.85	1.74 to 2.1
<b>Cambridge urban total</b>	<b>13</b>	<b>1,675</b>	<b>3,997</b>	<b>2.39</b>	<b>1.74 to 2.98</b>

**Table 5:** households by tenure and number of bedrooms for Cambridge urban area sites, Census 2021

Development	Proporti on of afforda ble tenure househ olds	Proporti on of market tenure househ olds	Proporti on of one bedroo m househ olds	Proporti on of two bedroo m househ olds	Proporti on of three bedroo m househ olds	Proporti on of four or more bedroo m househ olds
<b>Darwin Green</b>	33.0%	67.0%	8.0%	66.5%	8.0%	17.4%
<b>Orchard Park</b>	37.0%	63.0%	10.4%	41.7%	22.7%	25.3%
<b>Station Road West</b>	34.7%	65.3%	35.9%	53.9%	6.9%	3.3%
<b>Cambridge urban total</b>	<b>36.0%</b>	<b>64.1%</b>	<b>16.0%</b>	<b>47.9%</b>	<b>17.0%</b>	<b>19.1%</b>

## Cambridge fringe sites

### Average household size: 2.70

3.11 The following developments have been considered in developing an overall Cambridge fringe sites average household size:

- Bell School,
- Clay Farm,
- Glebe Farm, and
- Trumpington Meadows.

3.12 These sites are collectively referred to as the Cambridge Southern Fringe development. Clay Farm, Glebe Farm and Trumpington Meadows are located in the southwest of Cambridge in Trumpington ward (with part of Trumpington Meadows also in South Cambridgeshire district), while Bell School is to the south

of Cambridge in Queen Edith's ward.

3.13 When taken as an overall average for all Southern Fringe developments, Census 2021 data shows Cambridge fringe sites have an average household size of 2.66. The overall characteristics are 37.7% affordable tenure households, with almost 50% of households having 3 or more bedrooms and just over 11.1% having one bedroom. An average household size of 2.70 is proposed for Cambridge fringe developments, rounding 2.66 up to one decimal place to account for the fact that some of the Cambridge Southern Fringe developments were not yet fully completed at Census 2021.

**Table 6:** average household sizes for Cambridge fringe sites, Census 2021

Development	Count of OAs	Number of households	Household population	Average household size	Range of OA average household sizes
<b>Bell School</b>	2	303	699	2.31	1.68 to 2.53
<b>Clay Farm</b>	15	2,055	5,610	2.73	1.78 to 3.18
<b>Glebe Farm</b>	3	379	991	2.61	2.31 to 2.79
<b>Trumpington Meadows</b>	7	850	2,248	2.64	2.33 to 3.27
<b>Cambridge fringe total</b>	<b>27</b>	<b>3,587</b>	<b>9,548</b>	<b>2.66</b>	<b>1.68 to 3.27</b>

**Table 7:** households by tenure and number of bedrooms for Cambridge fringe sites, Census 2021

Development	Proportion of affordable tenure households	Proportion of market tenure households	Proportion of one bedroom households	Proportion of two bedroom households	Proportion of three bedroom households	Proportion of four or more bedroom households
<b>Bell School</b>	32.9%	67.1%	13.3%	43.2%	12.3%	31.2%
<b>Clay Farm</b>	40.5%	59.5%	12.4%	39.9%	25.4%	22.3%
<b>Glebe Farm</b>	27.7%	72.3%	8.9%	27.6%	32.8%	30.7%
<b>Trumpington Meadows</b>	37.1%	63.0%	8.1%	41.3%	27.0%	23.6%
<b>Cambridge fringe total</b>	<b>37.7%</b>	<b>62.3%</b>	<b>11.1%</b>	<b>39.2%</b>	<b>25.5%</b>	<b>24.2%</b>

## Cambridge key worker sites with a high proportion of 1 and 2 bed dwellings

### Average household size: 1.80

- 3.14 The following development has been considered in developing an overall Cambridge key worker sites average household size:
- North West Cambridge.
- 3.15 This development includes a mix of market tenure housing, student accommodation as well as housing for staff at the University of Cambridge and affiliated institutions. Due to the specific characteristics of this development, the average household size for Cambridge key worker sites should be applied with these limitations in mind.

- 3.16 The average household size for Cambridge key worker sites is 1.80. The overall characteristics are 23.3% affordable tenure households, with the vast majority of households having either one bedroom (40.0%) or two bedrooms (52.6%).
- 3.17 It is noteworthy that this average household size of 1.80 is similar to the average household size for Station Road West, included in
- 3.18 Table 4 above, which also has a high proportion of one and two bedroom dwellings (89.8%).

**Table 8:** average household sizes for Cambridge key worker sites, Census 2021

Development	Count of OAs	Number of households	Household population	Average household size	Range of OA average household sizes
North West Cambridge	6	686	1,237	1.80	1.53 to 2
<b>Cambridge key worker total</b>	<b>6</b>	<b>686</b>	<b>1,237</b>	<b>1.80</b>	<b>1.53 to 2</b>

**Table 9:** households by tenure and number of bedrooms for Cambridge key worker sites, Census 2021

Development	Proportion of affordable tenure households	Proportion of market tenure households	Proportion of one bedroom households	Proportion of two bedroom households	Proportion of three bedroom households	Proportion of four or more bedroom households
North West Cambridge	23.3%	76.8%	40.0%	52.6%	2.8%	4.7%

<b>Cambridge key worker total</b>	<b>23.3%</b>	<b>76.8%</b>	<b>40.0%</b>	<b>52.6%</b>	<b>2.8%</b>	<b>4.7%</b>
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## South Cambridgeshire new settlements

### Average household size: 2.85

- 3.19 The following developments have been considered in developing an overall South Cambridgeshire new settlements average household size:
- Cambourne, and
  - Northstowe.
- 3.20 Both these developments have a high proportion of three or more bedroom households, with 68.7% in Cambourne and 73.7% in Northstowe. It should also be noted that they have lower proportions of affordable tenure households compared to the current Local Plan policy aspirations of 40%, with 23.9% in Cambourne (noting that Cambourne’s outline permission was for 30% affordable) and 19.8% in Northstowe.
- 3.21 When taken as an overall average for all developments, South Cambridgeshire new settlement sites have a Census 2021 average household size of 2.79. The overall characteristics are 23.1% affordable tenure households, with over two thirds of households having 3 or more bedrooms and 5.1% having one bedroom.

**Table 10:** average household sizes for South Cambridgeshire new settlement sites, Census 2021

Development	Count of Output Areas	Number of households	Population living in households	Population per household ratio	Range of OA average household sizes
<b>Cambourne</b>	33	4,145	11,721	2.83	1.92 to 3.27
<b>Northstowe</b>	7	908	2,402	2.65	2.46 to 2.78
<b>Total South Cambridgeshire</b>	<b>40</b>	<b>5,053</b>	<b>14,123</b>	<b>2.79</b>	<b>1.92 to 3.27</b>

**Table 11:** households by tenure and number of bedrooms for South Cambridgeshire new settlement sites, Census 2021

Development	Proportion of affordable tenure households	Proportion of market tenure households	Proportion of one bedroom households	Proportion of two bedroom households	Proportion of three bedroom households	Proportion of four or more bedroom households
<b>Cambourne</b>	23.9%	76.2%	5.5%	25.7%	33.1%	35.7%
<b>Northstowe</b>	19.8%	80.2%	3.2%	23.1%	37.6%	36.1%
<b>South Cambridgeshire new settlement total</b>	<b>23.1%</b>	<b>76.9%</b>	<b>5.1%</b>	<b>25.3%</b>	<b>33.9%</b>	<b>35.7%</b>

3.22 Cambridgeshire County Council undertook a New Development Survey of Northstowe between July and September 2022. The results from this survey found an average population per household of 2.78. Given that Northstowe is still in the relatively early stages of development, with up to 10,000 homes planned

altogether, and with the proportion of affordable homes expected to rise, it seems reasonable to factor in that there would be expected further growth in the average household size at Northstowe. This is based on evidence from trends seen in other new developments, for example the average household size in Cambridgeshire County Council's New Development Survey of the Southern Fringe undertaken in 2018 was 2.55, whilst Census 2021 data shows average household sizes of 2.69, as shown in Table 6 above.

3.23 Taking this into account, it is reasonable to use an overall average household size for South Cambridgeshire sites of 2.80-2.85. For the purposes of this work, it would be reasonable to assume the upper end of this range, 2.85

## South Cambridgeshire rural sites

### **Average household size: 2.60**

3.24 The following developments have been considered in developing an overall South Cambridgeshire rural average household size:

- Land at former Bayer CropScience site in Hauxton,
- Land west of Ermine Street South in Papworth Everard, and
- Land north of Bannold Road in Waterbeach.

3.25 As noted for the Cambridge urban typology, the level of geography that Census 2021 data is available at is not sufficient for assessing the average household size of smaller rural sites in South Cambridgeshire. The three sites above were found to be suitable as they are located in areas where new OAs were created for Census 2021, reflecting recent growth in those areas. This enables an easier best-fit for aggregating OAs to the development boundary.

3.26 When taken as an overall average for all developments, South Cambridgeshire rural sites have a Census 2021 average household size of 2.54. The overall characteristics are 16.1% affordable tenure households, with over three quarters of households having 3 or more bedrooms and just 3.4% having one bedroom. It is noteworthy that the Papworth Everard development, with the larger average

household size, completed in 2017, compared to completion dates of 2020 for the Hauxton and Waterbeach developments, only the year before Census 2021. It is recommended to round the average household size for South Cambridgeshire rural sites to 2.60.

**Table 12:** average household sizes for South Cambridgeshire rural sites, Census 2021

<b>Development</b>	<b>Co unt of OA s</b>	<b>Numbe r of househ olds</b>	<b>House hold popula tion</b>	<b>Avera ge house hold size</b>	<b>Range of OA averag e house hold sizes</b>
<b>Former Bayer Cropscience site Hauxton</b>	1	173	431	2.49	2.49 to 2.49
<b>Land north of Bannold Road Waterbeach</b>	3	278	682	2.45	2.33 to 2.53
<b>Land west of Ermine Street South Papworth Everard</b>	3	378	994	2.63	2.44 to 2.99
<b>South Cambridgeshire rural total</b>	<b>7</b>	<b>829</b>	<b>2,107</b>	<b>2.54</b>	<b>2.33 to 2.99</b>

**Table 13:** households by tenure and number of bedrooms for South Cambridgeshire rural sites, Census 2021

Development	Proportion of affordable tenure households	Proportion of market tenure households	Proportion of one bedroom households	Proportion of two bedroom households	Proportion of three bedroom households	Proportion of four or more bedroom households
<b>Former Bayer Cropscience site Hauxton</b>	0.6%	99.4%	0.0%	15.6%	31.2%	53.2%

Development	Proportion of affordable tenure households	Proportion of market tenure households	Proportion of one bedroom households	Proportion of two bedroom households	Proportion of three bedroom households	Proportion of four or more bedroom households
<b>Land north of Bannold Road Waterbeach</b>	33.9%	66.1%	9.6%	27.3%	35.8%	27.3%
<b>Land west of Ermine Street South Papworth Everard</b>	10.3%	89.7%	0.3%	19.1%	41.0%	39.7%
<b>South Cambridgeshire rural total</b>	<b>16.1%</b>	<b>83.9%</b>	<b>3.4%</b>	<b>21.1%</b>	<b>37.2%</b>	<b>38.3%</b>

## Annex 1 – detailed methodology and limitations

### Detailed methodology

1.1 The following methodology was used to calculate the household population multipliers.

1. A list of large-scale housing developments in Cambridge and South Cambridgeshire that had dwellings completed in the 20 or so years prior to Census 2021 was compiled. The eligible developments identified were:
  - Cambourne (which includes Great Cambourne, Upper Cambourne and Lower Cambourne),
  - Orchard Park,
  - Northstowe,
  - North West Cambridge (also known as Eddington),
  - NIAB (also known as Darwin Green),
  - Cambridge Southern Fringe (which includes the developments of Bell School, Clay Farm, Glebe Farm and Trumpington Meadows), and
  - Cambridge Station Road West (also known as CB1).
2. In addition, three smaller developments in South Cambridgeshire were identified:
  - Land at former Bayer CropScience site in Hauxton,
  - Land west of Ermine Street South in Papworth Everard, and
  - Land north of Bannold Road in Waterbeach.
3. For each development, all Census 2021 Output Areas (OA) that intersected with the development boundary were selected. All address points located within these OAs were also selected.
4. The address point data was updated to include the following fields to record their overlap with the OAs and development polygon:
  - The name of the development the point was located within, or left blank if it was not within a development at all

- The name of the OA that the point was located within
5. The address point data was filtered so that, as far as possible, only addresses built when Census 2021 took place were included in the analysis. The following steps were applied:
    - Kept only addresses marked as residential,
    - Removed address points created after Census 2021,
    - Removed provisional and historic address points.
  6. A pivot table was created to compare the count of address points in each OA either within or outside a development. From this, the proportion of addresses within each OA that are located within the development was calculated.
  7. OAs with over 50% of addresses within a development were chosen to be used in the calculation of average household sizes.
  8. Census 2021 datasets for the OAs which were chosen to be included in the analysis were downloaded from NOMIS. The following Census 2021 tables were used for this analysis:
    - TS001 number of usual residents in households and communal establishments
    - TS003 household composition
    - TS007A age by five-year age bands
    - TS017 household size
    - TS041 number of households
    - TS044 accommodation type
    - TS050 number of bedrooms
    - TS054 tenure
    - RM204 number of dwellings
    - RM206 full-time students by age.
  9. A lookup was created to map each OA to a development based on the address point analysis. This was then joined to the Census 2021 OA data so that it could be aggregated to developments.

10. Average household sizes for each development were calculated from the aggregated OA data by dividing the total population living in households (from table TS001) by the total number of households (TS041).
11. Additional contextual analysis was done for each development using the remaining Census 2021 datasets, to understand the similarities and differences between the developments. For example, the proportion of households living in houses compared to flats, as well as the proportion of households by different tenures.
12. This same analysis was also repeated to compare the OAs located in each development. This was focused on identifying OAs with potentially unusual households that may have an impact on the population per household ratio, for example OAs containing high numbers of students.
13. Based on this analysis, OA E00187708 located in the Cambridge Station Area development was removed from this analysis. This was due to the high proportion of students located in this OA, yet with no communal establishment population. The population in this OA was therefore atypical of the average household and so would not be suitable for calculating average household size.
14. OA E00187711 located in the former Bayer CropScience Site in Hauxton was also removed from this analysis. This was due to retirement living apartments located in this OA, another population that is atypical of the average household. The average household size for this development is 2.23 when this OA is included.
15. Where relevant, additional data sources were considered to ensure that the age of the development is taken into account. These additional data sources include Cambridgeshire County Council's [New Development Survey of Northstowe](#) and [New Development Survey of the Southern Fringe](#).

## Limitations

1.2 While Census 2021 offers the most comprehensive dataset on small area populations, there are some limitations to its use in calculating these household population multipliers:

- Due to the mismatch between development boundaries and OA boundaries – as demonstrated through the address analysis – it is not possible to perfectly match housing developments using OAs. Therefore a best fit approach must be used.
- In this analysis, the best fit approach used a threshold of at least 50% of residential addresses in the OA located within the development for it to be included in the analysis. This was used to ensure as much of the development was covered as possible, while minimising the impact households living in dwellings outside the development would have on calculating average household sizes.
- For this same reason, it is difficult to use OAs for analysis of smaller scale housing developments. This is because they are unlikely to fit development boundaries and so will include other addresses within them. The Office for National Statistics also tries to minimise the number of changes to OAs it makes at each Census, which means even where there has been a new housing development, this does not guarantee that a new OA will be created because of it.
- Census data is only available every 10 years and therefore can provide only a limited view of how average household sizes have changed on new developments over time.

## Annex 2 – new development descriptions

1. Dwellings completions data are approximate and rounded to the nearest 50 dwellings.
  - Darwin Green – Darwin Green (also referred to as NIAB) is a development located in the northwest of Cambridge, which overlaps both Cambridge City and South Cambridgeshire districts. There are up to 2,700 dwellings planned for the development, with the first dwellings completed in 2010. Approximately 350 dwellings were completed by March 2021.
  - North West Cambridge – North West Cambridge (also referred to as Eddington) is a development located in the northwest of Cambridge, which overlaps both Cambridge City and South Cambridgeshire districts. There are up to 3,000 dwellings planned for the development, with the first dwellings completed in 2017. Approximately 900 dwellings were completed by March 2021, in addition to approximately 350 student bedrooms.
  - Cambridge Station Road West - the redevelopment of Cambridge station area, a mixed development of dwellings, student accommodation and business space. There are up to 350 dwellings planned for the development, with the first dwellings completed in 2014. Approximately 250 dwellings were built by March 2021, in addition to approximately 1,100 student bedrooms.
  - Cambridge Southern Fringe – this development comprises of four distinct development sites (Bell School, Clay Farm, Glebe Farm and Trumpington Meadows) located in southwest Cambridge, with part of Trumpington Meadows also located in South Cambridgeshire. There are up to 3,950 dwellings planned across all three developments, with the first dwellings completed in 2012. Approximately 3,750 dwellings were completed by March 2021, with each of the three developments either complete or nearing completion.
  - Orchard Park – Orchard Park is a development located on the

northern fringe of Cambridge, within South Cambridgeshire district. There are up to approximately 1,200 dwellings planned for the development, with the first dwellings completed in 2007. The development is almost finished, with approximately 1,050 dwellings completed by March 2021.

- Cambourne - Cambourne was a development to create a new settlement of the same name in South Cambridgeshire, located between Cambridge and St Neots. The first dwellings were completed in 1999, with approximately 4,300 dwellings completed by March 2021.
- Northstowe - Northstowe is a development to create a new settlement of the same name in South Cambridgeshire, located on former RAF Oakington between Cambridge and Huntingdon. There are up to 10,000 dwellings planned for the development, with the first dwellings completed in 2017. Approximately 950 dwellings were completed by March 2021.
- Land at former Bayer CropScience site in Hauxton – this development is located on the edge of Hauxton village along the A10 under planning permissions S/1911/14/RM, S/0410/15/RM and S/0175/16/FL. The first completions were in 2016, with all dwellings (approximately 300) completed by 2020.
- Land west of Ermine Street South in Papworth Everard – this development is located on the edge of Papworth Everard village under planning permissions S/1688/08/RM, S/1624/08/RM and S/1523/13/VC. The first completions were in 2012, with all dwellings (approximately 350) completed by 2017.
- Land north of Bannold Road in Waterbeach – this development consists of a cluster of smaller developments on land near Bannold Road and Cody Road in Waterbeach village, under planning permissions S/0296/15/FL, S/2458/16/RM, S/2461/16/FL, S/2491/16/RM and S/2588/15/RM. The first completions were in 2016, with all dwellings (approximately 300) completed by 2020.

Paper produced by Cambridgeshire County Council and South Cambridgeshire District Council.