

Migration, Commuting & Housing Market Areas

GL Hearn has prepared this short note to consider commuting and migration flows data from the 2011 Census released by ONS in July 2014.

Commuting Patterns

The 2011 Census shows can be used to assess commuting flows as it records information on where people who are in work both live, and where they work.

Figure 1 below identifies where people who live in Chichester District work. It shows that 59.3% of the District's residents who are in employment also work within the District.

The strongest out-commuting flow is to Arun District (a flow 5.7% of residents in work). There are then flows to a range of areas, with a similar number of persons travelling to Portsmouth, Havant and Waverley (3-4%).

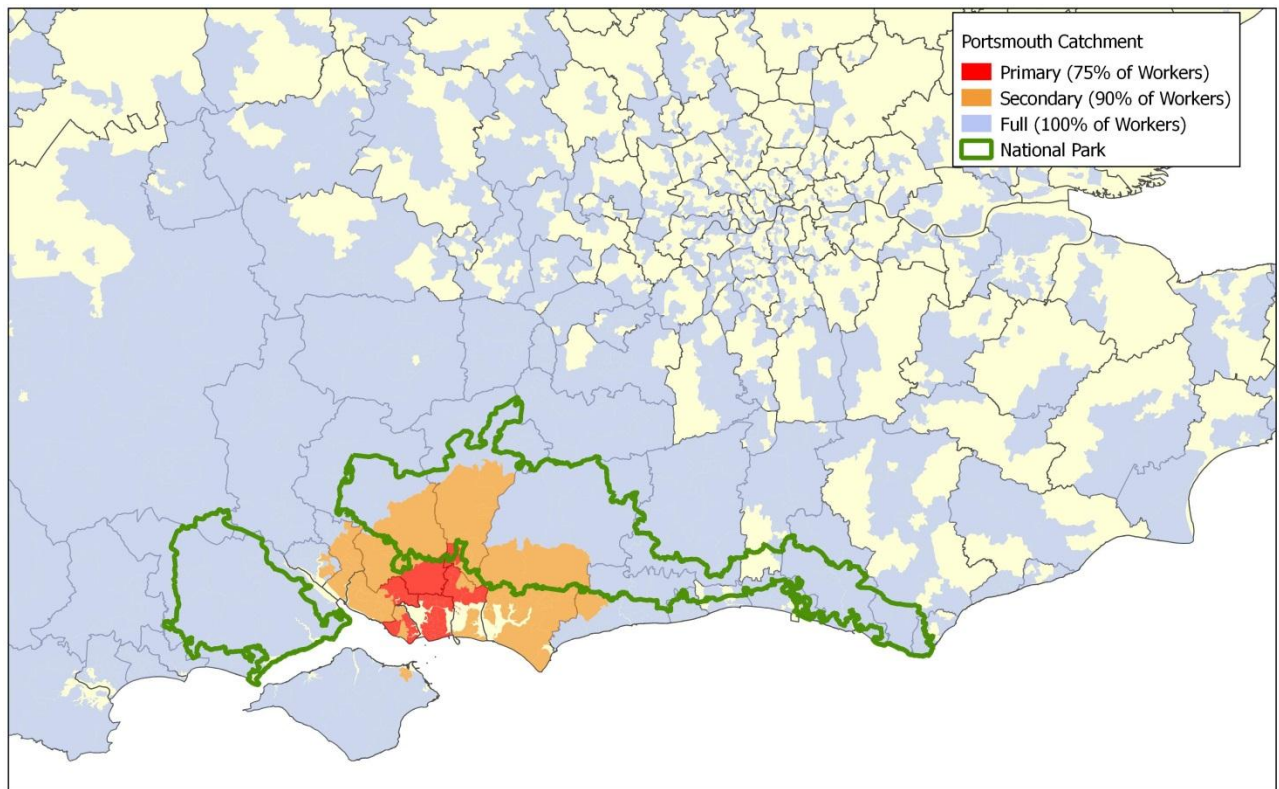
Figure 1: Where people living in Chichester District work

Residents Location of Work	Number of Persons	% of Chichester District Residents in Employment
Chichester	23,500	59.3%
Arun	2,263	5.7%
Portsmouth	1,565	3.9%
Havant	1,470	3.7%
Waverley	1,426	3.6%
East Hampshire	1,159	2.9%
Horsham	1,084	2.7%
Westminster, City of London	902	2.3%
Guildford	703	1.8%
Worthing	413	1.0%
Crawley	412	1.0%

Source: Census 2011

However whilst some people travel to Portsmouth to work, Portsmouth's core commuting catchment does not extend into Chichester District. It includes the City, together with Havant, Fareham and parts of Gosport. 75% of people working in Portsmouth are drawn from this tighter area.

Figure 2: Where Portsmouth's workforce lives



Source: Census 2011

Figure 3 considers where people working in Chichester District live. This Census-based analysis shows that 49.2% of people working in Chichester District live within the District. 22.1% commute into the District from Arun – this is over 3 times greater than the commuting flow from any other area.

The next largest flows are from Havant, Portsmouth and East Hampshire, followed by Horsham. 6.5% of the District's workforce is drawn from Havant and 4.0% from Portsmouth. This is significantly lower than the flow from Arun.

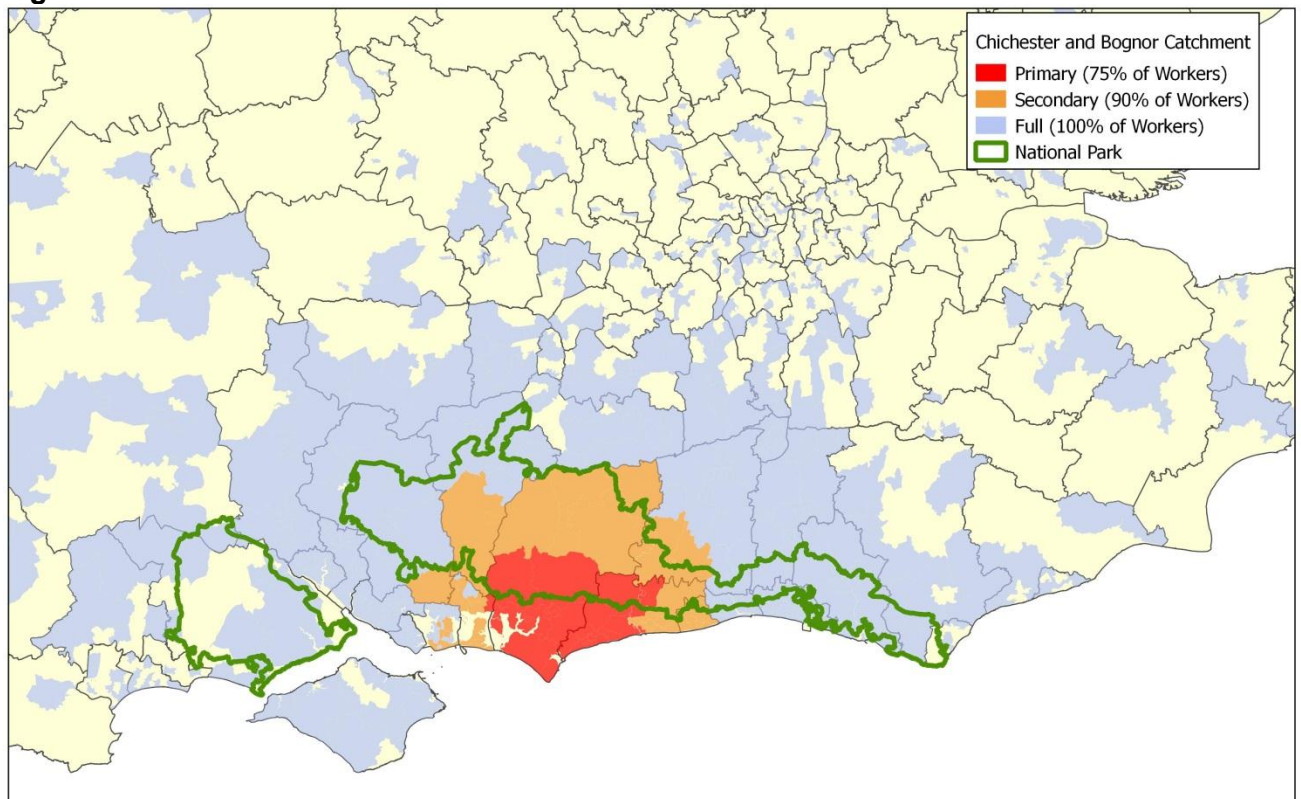
Figure 3: Where people working in Chichester District live

Workforce location of residence	Number of Persons	% of Chichester District's workforce drawn from ...
Chichester	23,500	49.2%
Arun	10,551	22.1%
Havant	3,100	6.5%
Portsmouth	1,923	4.0%
East Hampshire	1,587	3.3%
Horsham	1,081	2.3%
Worthing	882	1.8%
Fareham	494	1.0%
Waverley	462	1.0%

Source: Census 2011

Figure 4 shows where people working in Chichester live. The majority (75%) live in the southern part of Chichester District, or in Arun.

Figure 4: Where Chichester's workforce lives



However there is a similar relationship between Arun and Worthing. 10.9% of Arun residents commute to Worthing to work (which whilst less than the 20.0% commuting to Chichester is still

significant). Of those working in Arun, 9.2% are drawn from Worthing and 6.2% from Chichester District.

Migration Patterns

Figure 5 considers migration flows. Again we find that the most significant migration flow is between Chichester and Arun. The analysis also suggests migration with other local authorities which have a boundary with Chichester District – Havant, East Hampshire, Waverley and Horsham.

Figure 5: Migration Flows to/from Chichester

	Out Migration from Chichester to...	In Migration from Chichester from ...	Gross Migration Flow	Gross Flow per 1,000 Combined Population
Chichester	6314	6314	6314	-
Arun	912	912	1824	6.9
Havant	427	351	778	3.3
East Hampshire	340	307	647	2.8
Waverley	237	373	610	2.6
Horsham	242	267	509	2.1
Portsmouth	251	211	462	1.5
Guildford	102	135	237	0.9
Worthing	85	84	169	0.8
Brighton and Hove	187	100	287	0.7
Winchester	87	81	168	0.7
Fareham	66	61	127	0.6

Source: Census 2011

Geography of Housing Markets

The above analysis has assessed 2011 Census data. It continues to indicate a strong set of links between Chichester and Arun Districts.

Migration flows, commuting flows and house price differentials were assessed as part of the Coastal West Sussex Strategic Housing Market Assessment (SHMA) Update in 2012 (CD/17A) alongside existing research.

The SHMA identified that existing studies variously defined a Sussex Coast HMA stretching from Chichester to Lewes (describing this as a series of distinctive overlapping sub-markets), as within a Portsmouth HMA and as a separate HMA including Chichester and Bognor Regis. Indeed national research for Government defines Chichester and Arun together as forming a 'best fit' using local authority boundaries for an HMA.

In view of the balance of the evidence, including analysis of commuting and migration flows across a wider range of authorities, the SHMA concluded that a Sussex Coast HMA could be defined stretching from Seaford to West Wittering and inland to include Chichester and other parts of the District. The SHMA identified that this HMA operated as a series of inter-connected sub-markets focused on Chichester and Bognor Regis; Worthing; and Brighton and Hove. The SHMA identified and recognised inter-relationships with other surrounding areas, including South Hampshire.

Separate work has been undertaken, by GL Hearn and other companies, to define the relevant housing market area around Portsmouth. Whilst these recognise that there is an inter-relationship with Chichester, they do not define Chichester as within the Portsmouth HMA.

The above analysis of commuting and migration data from the 2011 Census does not suggest anything different from previous reports.

Invariably towards the edges of any housing market there can be relationships between economic centres in surrounding areas or relationships in two directions. This is recognised in the evidence base (both in the Coastal West Sussex SHMA and in the Urban South Hampshire SHMA); however the evidence does not justify the inclusion of the District as within a Portsmouth HMA.