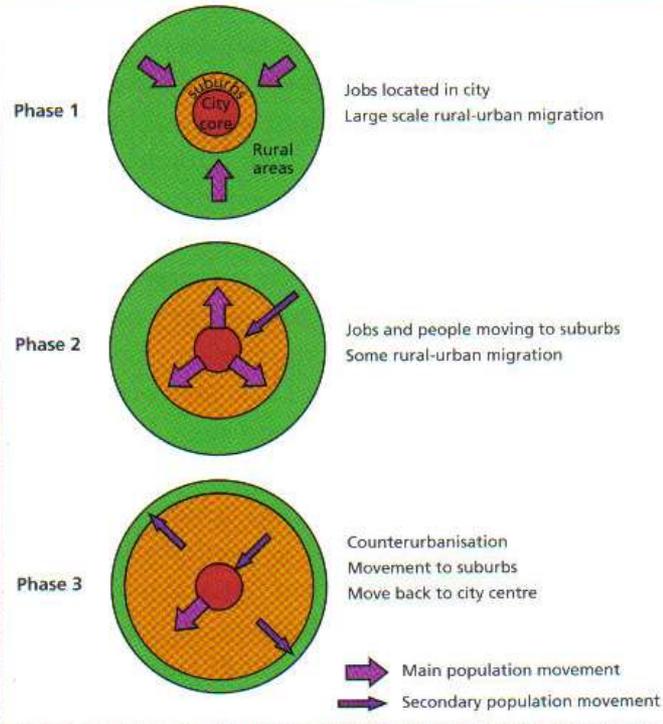


Counter urbanisation

Population Movement

Figure 3.30 A model of population movement



This model is adapted from *The Urban Order* by J. Short

Urbanisation

Counter - Urbanisation

Gentrification / Suburbanisation



What is it ?



The process of people moving away from urban areas to smaller settlements and rural areas.

Leads to the growth of rural areas beyond the city.

Depopulation of major urban areas to small areas.

The boundary between rural and urban becomes less obvious as more people become involved in counter urbanisation.

Who is involved ?



Middle Class Families



Young Professionals



Young Families

Affluent people moving of their own accord.



Existing Rural Dwellers

What has caused counter urbanisation?

Negative reaction to city life

Many people want to move away from the city life e.g. pollution and the problems associated with it.



Aspirations of a quite country life

Land and House prices are cheaper in rural areas

Higher personal car ownership and increase in public transport have allowed access to the area in an easier way.

The rising demand for second homes and earlier retirement has increased the movement of people from the city to the countryside.



Between 1981 – 1996 rural areas gained a million jobs due to an increase in technology allowing industries to locate in these areas.



Improved road systems and increased car ownership.

Push Factors from the city



Increasing house prices

Traffic congestion



Crime Rates



Social Changes

Effects on Rural Areas



Modern housing estates are built on the edges of settlements



Small industrial units are being sited on the main roads leading into the settlement.



The spread of the rural urban fringe.



Young can not afford to buy in the village. This causes resentment. Another problem that occurs is that new comers may not appreciate the traditional values of village life.



Former green land sites are built on



Old properties are converted and modernised



There may be some conflict with the new residents.



traditional rural services such as the mobile library, village post office etc may close. This is due to the main population of the village commuting and using the services in the cities or place of work.



Some agricultural buildings are redeveloped as homes
Bus Services and



Farmers can make large amounts of money from selling land to urban authorities or developers.

Speculators sometimes buy land on the edge of cities in hope that the city will move in that direction and they can make a profit with the land.



Effects on the Inner City

The people who leave the inner city tend to be qualified and skilled.

They are usually home owners

This leaves behind an untrained workforce.

People left behind are usually working class, semi skilled.

Population decline means that the city loses out on local taxation revenue e.g. council tax.

This means less funds for the key facilities decrease.



Effect 1: professional families and retired migrate to the villages.

Replace labouring families.

Purpose changes from agricultural to a diverse mix of professions.

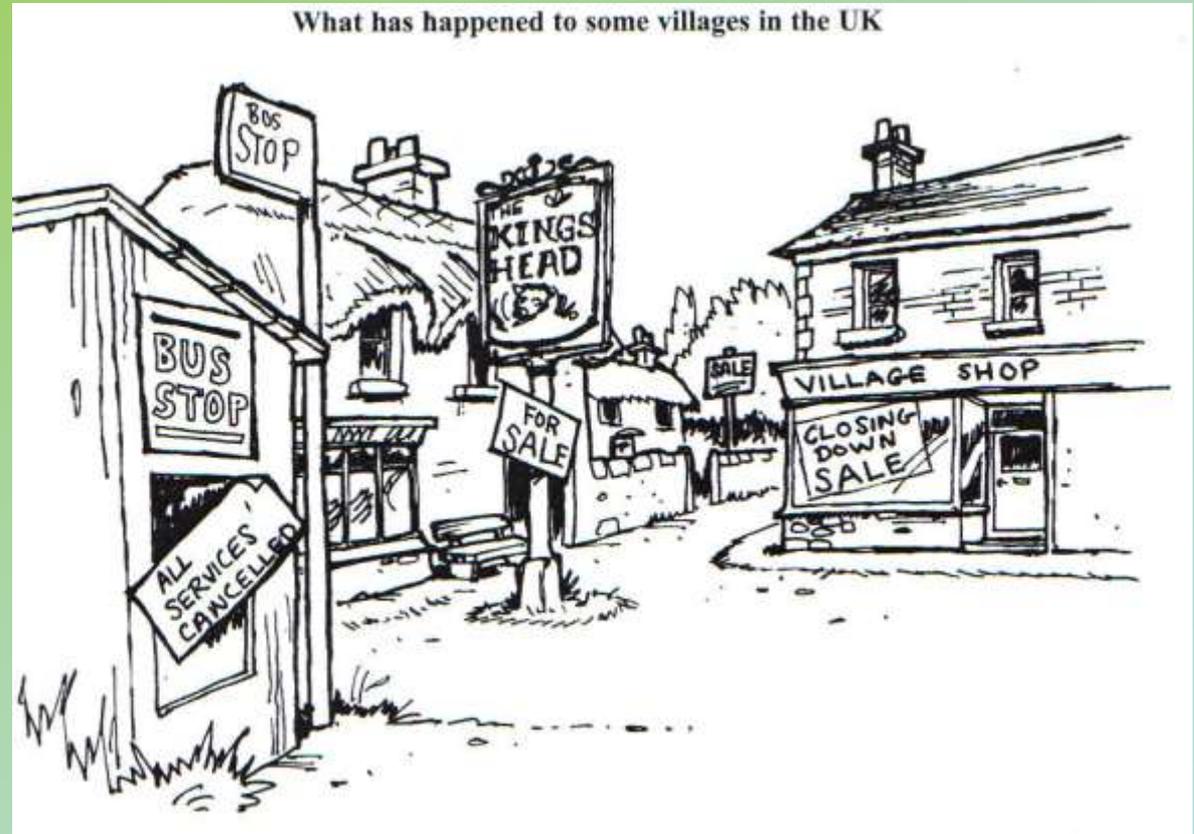


The socio –economic profile of the area changes.

Effect 2: Less closure of Shops and Services

This has been avoided due to the increasing proportion of people returning to rural areas.

e.g. Craven District, North Yorkshire, Schools have been saved by young families moving into the area.



Effect 3: Changes to the types of services.

People will have limited time for leisure facilities.

Shopping is done in large supermarkets.

Trendy restaurants which are popular with young professional are entering the villages.



Effect 4: Expansion of villages



Villages often have to expand.

New housing estates are built, which changes the appearance of the village and character.

Building new houses increases the amount of impermeable space. This increases flood risk.

Effect 5 : House prices rise



This means that local people can not afford houses in their own villages.

Second homes mean fewer homes are available for locals.

Effect 6: Increased congestion

Traffic pollution affects the quality of the area.

There is an increase in congestion on country roads which weren't built to cope with the loss of traffic.



Effects depend upon how close the village is to the urban centre.

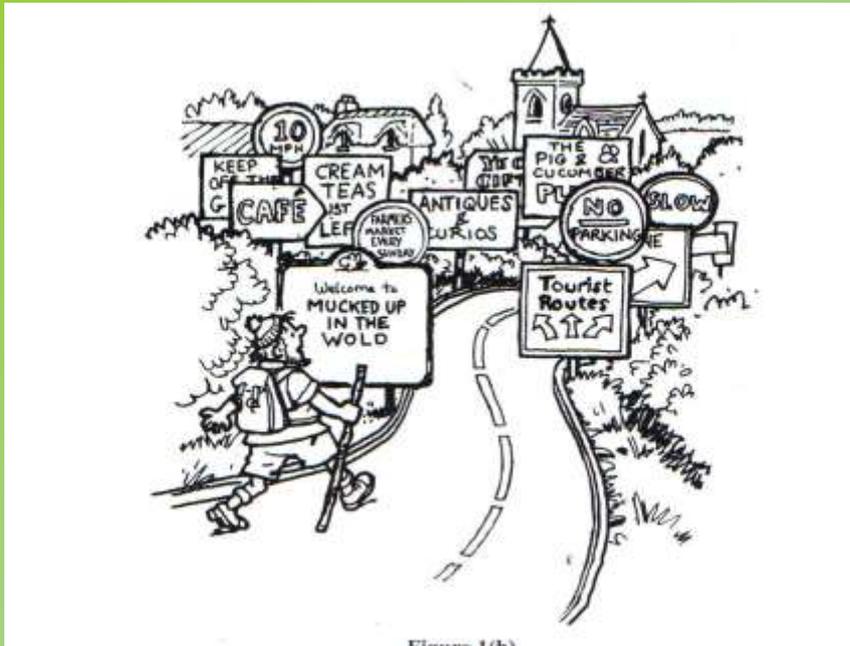
Villages closer to the city are the most likely to experience counter urbanisation – people like the idea of commuting quickly.



Summary of Counter urbanisation

1. Counter urbanisation is a process in which certain groups of people, often the better off, leave urban areas for rural areas.
2. Counter urbanisation generally occurs when urbanisation reaches a high level. It is a complex process because some people will still be moving to urban areas as others are leaving.
3. The movement out from city centres is service is based on age, income and lifestyle. It has contributed to what is seen as the inner city problem with local authorities having to face the problems left behind.
4. The expansion of counter urbanisation gives rise to pressures on the rural fringe. To some extent these can be tackled by setting up specifically protected green belt zones.

Dissatisfaction with Counter Urbanisation



This could be due to journey times or prefer city life.

They move back to the city

Developers are providing measures to deal with problems in inner cities, Security, Town houses etc.

Case Study : St Ives Cambridge



Location:

65m North of London

Lies on the A1123 just of the A14 which links St Ives with Cambridge and provides access to the A1 which is a road straight into London.

Regular trains make the access to the cities of Cambridge and London very easy.

What has attracted people to St Ives ?



Housing in the area is affordable

Journey times are much quick as a result of the new railway lines which have electrified.



High car ownership within the village.

Evidence of change

- The population structures of the town are changing from a once ageing village to a number of young people in the area.
 - A large proportion of the people are working outside of the town
- 25% of St Ives population commute to London every day.



The Effects on St Ives

- There have been a considerable number of new housing developments around the periphery of St Ives.
- There has been an increase in new exclusive apartments in and around the town and particularly along the river Ouse.
 - People in St Ives have a higher income compared to the rest of the UK with higher incomes they can afford the higher travel costs to London, which may be for petrol or train fares.



- Increasing demand for riverside apartments as a result of a large percentage of people wanting to retire to St Ives

- There is an increasing proportion of people who can afford the rising cost of property (commuters) and the people who work on the farms, part time wages or training schemes.

There is some resistance to the building of more homes from the local residents, but many of these do not want their newly chosen environment changed.



The increased use of St Ives Railway Station

- The double in value of the property in the area.
- The increase in construction of council housing in the area.
- The increase rate at which farm building conversions are taking place.
- Farm buildings are being turned into luxury property around St Ives



•Current Policy in ST Ives : Any further developments must make a positive contribution to the overall character of the area.