



MAMHILAD

ENVIRONMENTAL STATEMENT

CHAPTER 12

SOCIO ECONOMICS



Consultation Draft

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12 Socio-Economic

12.1 Introduction

- 12.1.1 This chapter sets out the current social and economic conditions relevant to the application site and the surrounding area in order to establish the baseline conditions whilst having regard to relevant national and local planning policy objectives with respect to social and economic considerations. A full description of the site, its surroundings and the proposed development is found in Chapter 2.
- 12.1.2 Against the area's baseline conditions the significance of the likely impacts of the proposed development are assessed and any mitigation measures required to prevent, reduce, or offset any significant adverse impacts are identified.

12.2 Assessment Methodology

- 12.2.1 The assessment of socio-economic effects has included the following key elements:
- Policy review to provide an outline of the relevant national and local social and economic objectives for the area;
 - Desk top review of all available information on the current socio-economic conditions within Torfaen focusing on the key issues of population, economy and employment and indices of multiple deprivation;
 - Assessment of the potential effects resulting from the proposed development on the basis of a variety of socio-economic objectives and the impact of the proposed development on the local area.

Assessment of Significance

- 12.2.2 For the assessment of social and economic effects, where there is no recommended method and it is difficult to quantify effects, the significance criteria employed for most other EIA topics are not used. Instead, a broader assessment is made of whether effects are beneficial, neutral or adverse, based on professional judgement and experience.
- 12.2.3 A distinction between direct and indirect, short and long-term, and cumulative impacts has also been made where applicable.
- 12.2.4 Data for this assessment has been drawn from two main sources:
- Office of National Statistics – 2011 Census Data;
 - Welsh Government Publications; and
 - Torfaen Council Publications.

Geographical Scope

- 12.2.5 The geographical scope of the socio-economic assessment has been based upon the ONS data of the Local Authority (LA) areas of Torfaen and Monmouthshire. It is considered that the use of ward and/or parish data in this instance is not appropriate given that the New Inn ward and parish (the ward and parish in which the site is located) is currently sparsely populated and therefore won't provide a representative assessment of current socio-economic conditions in the area.
- 12.2.6 The development proposals seek to create a new sustainable settlement and whilst the site is located within Torfaen it is recognised that the socio-economic impacts of the scheme will have wider implications. In addition, given the close proximity of the site to the boundary of Monmouthshire, it is considered that

residents of the proposed development will generate demand for community facilities and services in Torfaen as well as Monmouthshire and as such both LA areas have been included in the assessment. All LA data is also considered against Wales as a whole, where appropriate.

12.3 Policy Context

12.3.1 A detailed review of relevant planning guidance is provided in Chapter 3 of this ES. However, a brief synopsis of the planning policies of direct relevance to the socio-economic assessment of the proposed development is outlined below.

National Planning Policy

Planning Policy Wales

12.3.2 Planning Policy Wales (PPW) specifically outlines that the planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development (paragraph 7.1.3 refers). Where possible, the guidance outlines that local planning authorities should seek to guide and control economic development to facilitate regeneration and promote social and environmental sustainability. In doing so they should aim to:

- co-ordinate development with infrastructure provision;
- support national, regional and local economic policies and strategies;
- align jobs and services with housing, wherever possible, so as to reduce the need for travel, especially by car;
- promote the re-use of previously developed, vacant and underused land; and
- deliver physical regeneration and employment opportunities to disadvantaged communities.

12.3.3 The Welsh Government remains one of the few administrations in the world to have a statutory duty in relation to sustainable development. To this end, PPW places sustainability at the heart of the decision making process and requires the planning system to support economic and employment growth alongside social and economic objectives.

12.3.4 Paragraph 4.1.5 of PPW sets out the main outcomes that the Government want to deliver which reflect the sustainable development vision. Points 3 and 4 of these are to create:

- 'A resilient and sustainable economy for Wales that is able to develop whilst reducing its use of natural resources and reducing its contribution to climate change'.
- 'Safe, sustainable, attractive communities in which people live, work, have access to services and enjoy good health and can play their full role as citizens'.

12.3.5 Paragraph 7.1.3 goes on to emphasise that the planning system 'should support economic and employment growth alongside social and environmental considerations within the context of sustainable development. To this end, the planning system, including planning policies, should aim to ensure that the growth of output and employment in Wales as a whole...'.

Local Planning Policy

Torfaen Local Development Plan

12.3.6 The LDP, within Section 2 specifically identifies the challenges and key issues facing Torfaen County Borough and in particular, the northern area of the administrative area to which the Mamhalid site is located. Specifically Section 2.5 of the plan outlines that the principal issues facing the County Borough is that socially Torfaen has poor educational performance, a significant need for new housing and affordable housing in particular, high deprivation levels particularly in the Northern and Central Cwmbran areas, poor human health compared to the Welsh average and an increasingly ageing population with a low overall increase in the population of Torfaen forecast over the Plan Period.

- 12.3.7 With regards to economic issues the south of the County Borough is generally more attractive than the north due to greater accessibility. A key issue will be improving transport infrastructure to both service opportunities for development in the north as well as improving access to opportunities in the south for the northern population. There are high unemployment and inactivity rates across the County Borough and in relation to employment opportunities many people are employed in the manufacturing and public sector. Therefore, provision of new and diversified employment opportunities will be an important issue in promoting economic development over the Plan Period.
- 12.3.8 In terms of addressing the above issues and promoting development opportunities in all locations, the LDP outlines that the northern and mid areas of Torfaen comprise communities historically formed around the iron and coal industries. Whilst historically independent, de-industrialisation and associated depopulation has meant increasingly there has been a requirement for employment and services to be accessed outside these areas. Topographical and access issues constrain development opportunities. Therefore, the plan considers that it is important to maximise the benefits of development opportunities where they arise and provide appropriate services to facilitate a more sustainable future for this area.

Torfaen Community Strategy

- 12.3.9 Whilst the Strategy covered the time period up until 2015, it is considered that its aims and objectives remain applicable to the social and economic factors the proposed development can contribute to. The vision of the Community Strategy is for Torfaen to be a place “we want to be creating opportunities that will make sure that:
- People are able to work, live and play because they are healthier;
 - People of all ages and in all areas feel safe;
 - Through education people are able to make informed choices about their lives;
 - Residents and businesses have developed their skills to embrace new technologies and global competition whilst treasuring their past;
 - People appreciate and enjoy the environment;
 - People are able to find housing in communities of their choice;
 - Organisations have citizen focus;
 - People have an opportunity to make changes and influence organisations;
 - Torfaen and its people are well networked with each other and the rest of the world;
 - People and organisations working together are the solution to achieving a better quality of life for people in Torfaen”.

12.4 Baseline Conditions

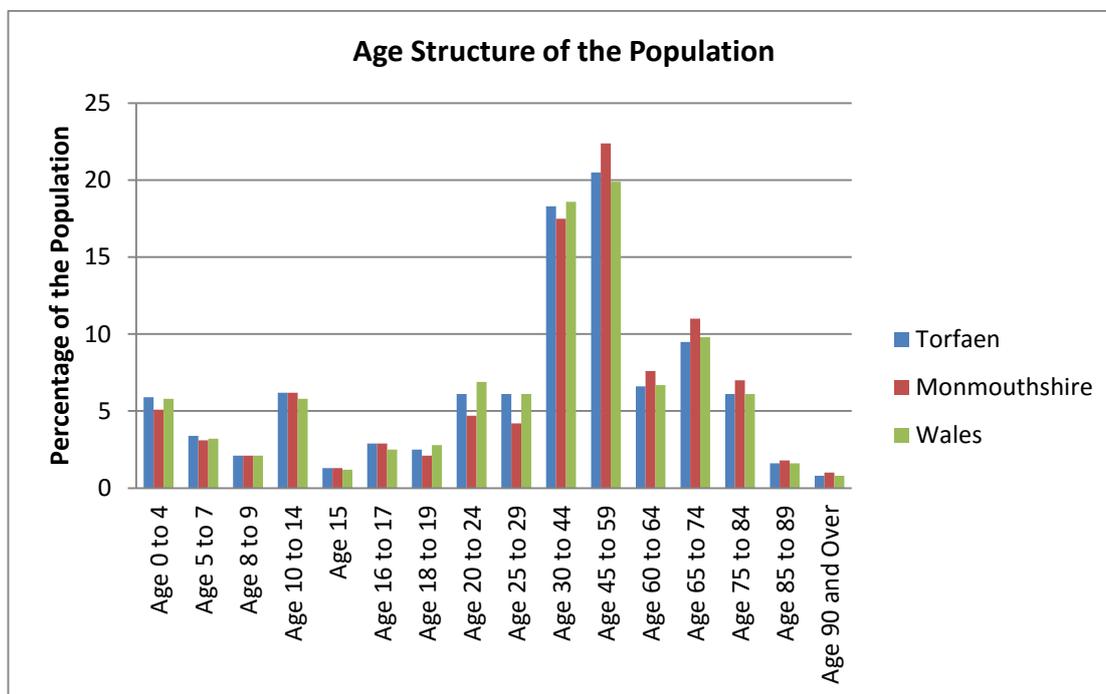
- 12.4.1 The following section sets out the baseline conditions in respect of a number of socio-economic factors using data based on the LA areas of Torfaen, Monmouthshire and Wales, where appropriate.

Population Demographics and Households

- 12.4.2 According to the 2011 census, the total population of Torfaen was 91,075 and the population of Monmouthshire was 91,323. In terms of gender split, 48.7% of the population of Torfaen were male and 51.3% were female, whilst in Monmouthshire 49.2 % were male and 50.8% were female.
- 12.4.3 Interestingly, Torfaen has an area of 126km², making it the 3rd smallest borough in Wales whilst Monmouthshire has an area of 880 km².
- 12.4.4 The data shows a relatively large disparity between the population densities (number of persons per hectare p/h) of the two LA areas with Torfaen having a higher population density of 7.2 p/h when compared to

Monmouthshire which has a population density of 7.1 p/h. Monmouthshire's population density is more comparable with Wales as a whole which has a population density of 1.5 p/h. Comparably, each of the LA population densities are lower than Cardiff, the Capital City which has a population density of 24.7 p/h.

12.4.5 The chart below shows the age structure of the study area.



12.4.6 The chart shows that in terms of population age, the study area generally follows the same population trends when compared to Wales as a whole. Noticeably, Monmouthshire however has a slightly higher proportion of older residents (within the 45-90+ categories), and lower proportions of young adults (20-44 year olds) when compared to Torfaen and Wales as a whole. This could indicate the lack of available family housing in the area.

12.4.7 A total of 76,757 dwelling units existed in the study area meaning that the average household size was 2.37 persons which is slightly higher than Wales which has an average of 2.35 persons per household.

12.4.8 In terms of household tenures, Monmouthshire has a higher than average number of people who own their own house outright (39.9%) when compared to Torfaen (31.6%) and Wales as a whole (35.4%). Both LA areas have higher than average numbers of people who own their accommodation with a mortgage or loan (Torfaen 33.7% and Monmouthshire 34.6%) when compared to Wales as a whole (32.0%). Interestingly, both LA areas also have a higher proportion of people who rent their homes (Torfaen 13.7% and Monmouthshire 9.7%) when compared to Wales as a whole (6.6%).

Economy and Employment

12.4.9 According to Council publications, whilst Torfaen has traditionally been the home of heavy manufacturing its economic profile is now made up of a diverse range of sectors. Monmouthshire is however primarily reliant on the public sector and services for employment.

12.4.10 According to the 2011 Census data, Torfaen has the highest numbers of its population working within the following sectors:

- Wholesale and Retail Trade, Repair of Motor Vehicles (15.9%)
- Manufacturing (14.5%)
- Human Health and Social Work (13.5%)
- Public Administration (9.7%)

- 12.4.11 The LA area also has higher than average numbers of the working population employed within real estate activities (2.1%) when compared to Wales as a whole (1.2%).
- 12.4.12 In comparison, Monmouthshire has the highest numbers of its population working within the following sectors:
- Wholesale and Retail Trade, Repair of Motor Vehicles (16.2%)
 - Human Health and Social Work (13.2%)
 - Education (10.3%)
 - Manufacturing (9.4%)
- 12.4.13 The LA area also has higher than average numbers of the working population employed within professional, scientific and technical activities (6.3%), information and communication (3.2%) and agriculture, forestry and fishing (2.8%) when compared to Wales as a whole.
- 12.4.14 In light of the above, it stands to reason that Torfaen has higher numbers of its population employed within the administrative and secretarial (12.2%), caring leisure and other service occupations (11.2%) and process, plant and machine operatives (10.2%) when compared to Monmouthshire and Wales as a whole. Conversely, Monmouthshire has higher numbers of its population employed within professional occupations (20.3%), managers, directors and senior officials (12.8%) and associate professional and technical occupations (11.6) when compared to Torfaen and Wales as a whole.
- 12.4.15 Within the LA areas, 66.3% of the working population of Torfaen, and 68.5% of Monmouthshire's working population are economically active. Both are slightly higher than the Welsh average of 65.7%. Both areas have slightly higher than average numbers of people who are retired (Torfaen 16.8% and Monmouthshire 17.6%) when compared to Wales (16.1%).

Indices of Multiple Deprivation

- 12.4.16 The Welsh Index of Multiple Deprivation (WIMD) 2014 is the official measure of deprivation for Wales.
- 12.4.17 The WIMD contains eight separate kinds of deprivation and each is attributed a weight which reflects the importance of the domain as an aspect of deprivation. The domains and their weights for WIMD 2014 are:
- Income (23.5%);
 - Employment (23.5%);
 - Health (14%);
 - Education, Skills and Training (14%);
 - Geographical Access to Services (10%);
 - Community Safety (5%);
 - Physical Environment (5%); and
 - Housing (5%).
- 12.4.18 The 2014 Index uses the Office for National Statistics 'Lower Super Output Area' (LSOA) geography as its reporting unit, which sub-divides Wales into 1,909 separate geographical areas with an average population of 1,600. The study area includes 116 LSOA's.
- 12.4.19 The application site itself is located within LSOA New Inn 4 which has an overall deprivation rank of 1,754 meaning that it is one of the least deprived areas in Wales (rank 1,909 being the lowest). Figure 12.1 illustrates the ranking of the LSOA's New Inn 4(outlined in white) in comparison to other surrounding areas.
- 12.4.20 Figure 12.1 below clearly demonstrates a significant range of deprivation within this area with the most deprived areas being located in LA area of Torfaen and the least deprived areas being located in the LA area of Monmouthshire.

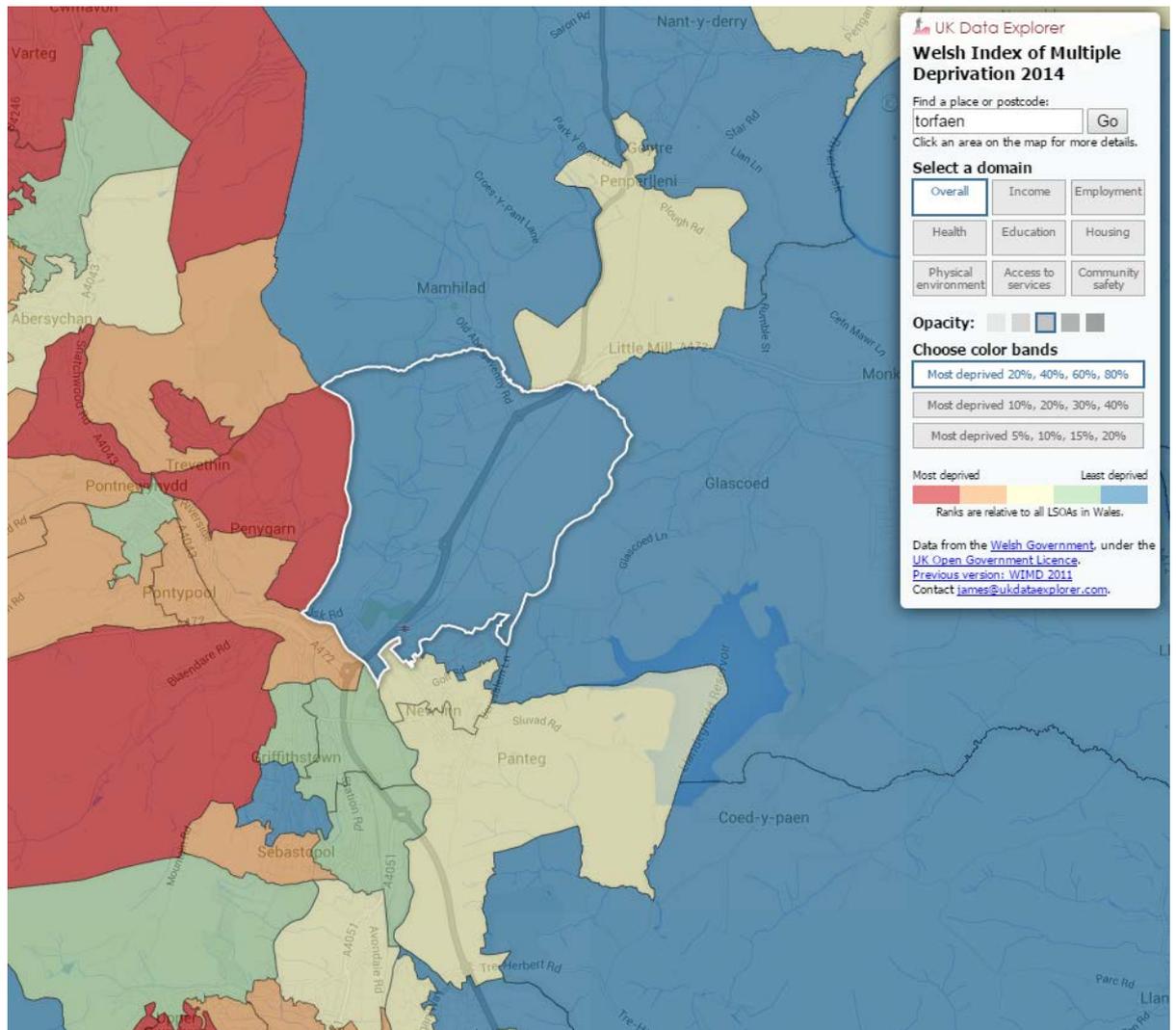


Figure 12.1: WIMD for New Inn 4 (edged white) and Surrounding Areas

Education

- 12.4.21 Local Education Authorities (LEA) have a statutory duty to ensure there are sufficient school places within their area to meet current and future demands. The school that any particular child attends is a matter of parental choice but is subject to availability (usually based on defined catchment areas and other criteria) and capacity at the selected school.
- 12.4.22 Table 12.1 below sets out the capacity of the schools which serve parts of Torfaen and which are located in the closest proximity to the application site.

Table 12.1: School Capacity

School Name and Type	Capacity	Number of Pupils on Roll	Capacity/Deficit
Goytre Fawr Primary School	210	175	35
Cwmffrwdoer Primary School	210	183	27
George Street Primary School	420	336	84
New Inn Primary School	526	512	14

Penygam Primary School	475	418	57
Number of Surplus Primary Spaces			217
	1110	984	126
St Albans RC High School	1017	1044	-27
West Monmouthshire Comprehensive	1185	661	524
Number of Surplus Secondary Spaces			623

12.4.23 Source: EduBase2 (Census Date: January 2015) and Torfaen Parents/Carers Schools Information Booklet 2016 (August 2015).

12.4.24 As demonstrated above, there are 217 spare primary schools spaces and 623 spare secondary school spaces within the schools in closest proximity to the application site.

12.5 Assessment of Key Effects

Population

12.5.1 Whilst the exact number of residential units that will result from the proposed development is not known at this stage it is likely that it will be up to 975 dwellings (with a further 460 dwellings anticipated to come forward on the PPE land that forms the remainder of the strategic site). The development will therefore increase the number of people resident within the LA of Torfaen. As noted previously the study area has in an average household size of 2.37. Using these average household size figures the 975 residential dwellings proposed could increase the resident population of the area by up to 2311 people. This would be the equivalent to an increase of 2.54% of the existing population of Torfaen based on the 2011 Census figures.

12.5.2 This additional population figure would assume that all residents of the new dwellings would be people not already living in the area. In reality, many of the new homes are likely to be occupied by existing local residents buying first time homes, local residents trading up, local residents downsizing, or, (in the case of affordable units) existing residents on Housing Association or Council waiting lists.

12.5.3 The increase in population associated with the proposed development will result in increased demand for services and facilities. This could help to ensure that existing and proposed facilities and services in nearby areas, as well as the facilities proposed as part of the development remain sustainable and viable.

12.5.4 It is, therefore, considered that the small increase in population will have an overall positive effect on the range and viability of facilities and services that are currently provided in the area and within the proposed development.

Household Mix

12.5.5 As noted previously the study area generally has a much higher percentage of people who own their house with a mortgage when compared to Cardiff and Wales as a whole.

12.5.6 It is likely that the majority of the residential units in the proposed development will be owner occupied, although an element of affordable housing will also be provided. It is considered that the additional owner occupied dwellings provided will have a negligible impact on the overall housing mix of the settlement but they will have the benefit of increasing the choice and mix of housing for the whole population in the locality and Torfaen and Monmouthshire as a whole.

12.5.7 The creation of a variety of housing along with an element of affordable housing could also help to promote the retention of younger generations as well as helping to provide homes for people who wish to live in the

area but cannot currently afford to or do not have access to a home in the area. It is therefore considered that the proposed development will have a beneficial impact upon the area in this respect.

Economy and Employment

Construction Phase

- 12.5.8 In view of the proposed scale of the development it is considered that it will bring economic benefits to the area through the direct generation of employment in and around Torfaen at both the construction and operational phases of the project.
- 12.5.9 In terms of the residential development alone, the House Builders Federation (HBF) estimate that every new home built creates 1.5 direct house building jobs plus 0.9 jobs in the supply chain, or 2.4 direct and supply-chain jobs. The development of 975 houses translates into approximately 2340 direct and supply chain jobs. Additional construction jobs will also be generated from the development of the employment, school and community facility buildings on site.
- 12.5.10 Construction work on the development will therefore generate a wide range of professional, technical, skilled and manual jobs for a number of years, and over a period which will reach past the existing plan period of 2021.
- 12.5.11 The local economy will therefore benefit directly. Whilst it is recognised that not all those employed will be local residents, or local firms, those who are not from the area will still need to use local services and accommodation, thus contributing to the local economy as a whole.
- 12.5.12 It is therefore considered that the development proposals will result in a short to medium term moderate beneficial impact at the local level during the construction phase.

Operational Phase

- 12.5.13 The development proposals seek to deliver a sustainable urban village which will not only include housing but also employment uses and a range of community facilities.
- 12.5.14 In particular the development proposals seek the conversion and re-use of appropriate parts of the former Nylon Spinners factory and the retention of existing employment in the other buildings that make up Mamhilad Park. The proposals also include the construction of a neighbourhood centre which will include shopping and community facilities and a primary school.
- 12.5.15 As with the construction phase of the development, the proposed development will generate a range of different types of jobs including retail, professional and education, and as such would be suitable for people with a range of different skill sets. Employment opportunities could be in both the private and public sector which would complement the skills base in the local area, a characteristic that would be important in maximising the economic benefit associated with the proposed development.
- 12.5.16 Furthermore, it is likely that the new jobs generated by the proposed development would be filled from a variety of potential labour sources including unemployed workers, people entering or re-entering the labour markets and also some workers transferring from existing jobs in the area.
- 12.5.17 The employment and jobs generated will have a positive impact in terms of strengthening the economic role of the area and Torfaen as a whole.
- 12.5.18 It is therefore considered that the impact of the development proposals in terms of the creation of employment opportunities and income is of a long term moderate beneficial impact at the local level as well as contributing to the Welsh economy as a whole.

Deprivation Impacts

- 12.5.19 The 2014 WIMD identifies that the area has a significant range of deprivation, with areas of Torfaen being amongst the most deprived areas in Wales. The LSOA within which the application site is located is however located within one of the least deprived areas in Wales. Nevertheless, these areas will benefit from the provision of employment, retail and recreation opportunities as part of the development proposals.

12.5.20 In addition to the above, housing affordability is a particular problem within Torfaen and Monmouthshire. By increasing the supply of a mix of housing types and affordable housing, as well as providing new jobs, the proposed development would have a positive medium to long-term effect in this regard.

Education

12.5.21 Whilst the exact number of residential units that will result from the proposed development is not known at this stage it is likely that it will be up to 975 dwellings. The proposed development will therefore generate demand for additional school places for all school aged children and will have implications for local education provision in the area. The precise impact of the proposed development on education provision in Torfaen will however depend upon the number of additional school age children that would live in the new homes, the availability of spare school places in the area and general trends in the number of school children in the area over the period of housing delivery.

12.5.22 For the purpose of this analysis Torfaen's Planning Obligations Supplementary Planning Guidance (June 2011) has been used to provide an indication of the school places generated by the proposed development.

Table 12.2: School Spaces Generated by Development

School Type	Yield Factor per Dwelling	School Places Generated
Primary	0.29	283
Secondary and Post 16	0.16	156

12.5.23 The additional demand for local school places will be met within the primary school which is proposed to be provided as part of the development and the surplus places at existing schools in the area.

12.5.24 It should however be noted that the above calculations represent a worst case scenario and assume that all of the pupils will attend state schools. In reality, some will attend independent and special schools. Therefore the impact on the state sector would be reduced.

12.5.25 Nevertheless, this analysis indicates that the additional demand for school spaces could be accommodated within the new primary school included in the proposed development and at in existing schools within the local area. For this reason, it is considered that the proposal will have a neutral impact within the immediate school catchment area.

Community Facilities

12.5.26 The estimated increase in the areas local population will give rise to an increased demand on existing community facilities. A number of community facilities are however being provided within the proposed development including a neighbourhood centre which will support shopping and other community facilities and services.

12.5.27 The concept masterplan for the site also confirms the provision of areas of parkland/green corridors and play space within the site as well as linkages into the wider area having a long-term beneficial effect.

12.5.28 As such, it is considered that the increase in population will have an overall positive effect on the range and viability of facilities and services that are currently proposed and currently exist in the local area.

12.6 Residual Effects and Proposed Mitigation

12.6.1 Since it has been concluded that the significance of social and economic effects of the proposed development are either beneficial or neutral, it is concluded that no residential effects or mitigation measures are required.

12.7 Cumulative Effects

- 12.7.1 Should the remainder of the Mamhilad Strategic Site, in the ownership of PPE, come forward as anticipated it will result in approximately 460 more dwellings. This will result in a total of approximately 1435 dwellings on the strategic site.
- 12.7.2 This cumulative amount of new dwellings would be the equivalent to an increase of only 3.73% of the existing population of Torfaen based on the 2011 Census figures.
- 12.7.3 The additional dwellings on the PPE land would be likely to generate an additional 134 primary school and 74 secondary school places. It is anticipated that this additional demand would be met within the primary school which is proposed to be provided as part of the development and the surplus places at existing schools in the area. Again, however, the calculations represent a worst case scenario because they assume that all of the pupils will attend state schools.
- 12.7.4 It is considered therefore that the impact on school provision will remain neutral.
- 12.7.5 With regard to impacts upon population, household mix, economy and employment, deprivation and community facilities it is considered that the cumulative impacts will not differ significantly from the positive impacts identified above for the proposed development alone..

12.8 Conclusion

- 12.8.1 It is concluded that the proposed development will bring both direct and indirect social and economic benefits to the area and it will therefore accord with the LDP objectives for the comprehensive development of the Mamhilad Strategic Action Area. Specifically, the proposed development will increase the choice of housing and opening up new access opportunities to recreational and community resources. These benefits will arise primarily after the occupation of the development.