

**LAND SOUTH OF GLAN USK PRIMARY SCHOOL, HERBERT ROAD
NEWPORT**

ENVIRONMENTAL STATEMENT

VOLUME 2

CHAPTER 15: SOCIO-ECONOMIC CONTEXT

15. SOCIO ECONOMIC CONTEXT

INTRODUCTION

- 15.1 This chapter of the Written Statement assesses the potential socio-economic and community impact of the Herbert Road development. As it is possible that the development will have an impact on existing residents living in the direct area of influence as well as businesses and services, who will undergo certain changes to current ways of life, the Chapter considers the national and development plan policy context, outlines the baseline conditions, identifies the impacts, and recommends mitigation measures.

ASSESSMENT METHODOLOGY

- 15.2 The socio-economic study begins by identifying the policy context – both national and local policies – in order to consider how the proposed residential development integrates with relevant socio-economic policies and objectives. The socio-economic baseline conditions and impacts are identified taking into account the definition of the impact area and a range of community stakeholders. Impacts are estimated according to a categorisation of significance which is detailed further below. The impact measurement takes into account whether there are mitigation measures which can enhance the benefits and address any identified negative impacts. The mitigation measures follow the impact which is, in turn, followed by an assessment of residual impacts.

Definition of Impact Area

- 15.3 Impacts are defined for the development site, the direct area of influence, and the wider area of influence, as follows:-
- The development site – The Herbert Road application site
 - The direct area of influence – The ward of St. Julian's; and
 - The wider area of influence – the wider catchment area of Newport.
- 15.3.1 For the purpose of this study, Newport is defined in terms of census data areas within the Newport City Council authority.

Socio-Economic Topics

- 15.4 The following list of topics was used as a guide for assessing the baseline conditions and impacts:-
- Land use;
 - Population and demographic movement;
 - Economic environment;
 - Social services and support services;
 - Retail;
 - Recreation and tourism;
 - Community organisations;
 - Potential for adverse reaction.

15.4.1 Secondary data was reviewed, a site visit made, and some informal and more formal interviews (based on the list above) were held with people familiar to the project and local services.

Community Stakeholders

15.5 To identify community impacts, a range of community stakeholders were considered. Stakeholders are people, groups and organisations who will be affected by the project or who will affect the project. For the purpose of analysis, community stakeholders are divided into four categories which are presented in the following table.

Table 15.1: Categories of community stakeholders

<u>Project Proponents</u> Pobl Group	<u>Site Service Providers</u> Waste Management Service Public transportation service providers
<u>Neighbours</u> Existing residents of Collier Street, Turner Street and Courtney Street Existing residents of Morgan Street Existing occupiers of Herbert Road Industrial Estate Staff, pupils and visitors of Glan Usk Primary School Persons with mooring rights along the River Usk	<u>Site Users</u> Future residents Recreational users of footpath network Persons accessing Glan Usk Primary School

15.5.1 Project proponents are the developers and promoters of the project. For this scheme the Poble Group will build the whole development. Site service providers are the services who will play an essential role in the successful implementation of the project and include waste management, public transport providers etc. Neighbours are the groups of people living and working alongside the Herbert Road site. Users are the general public who will access the site.

15.5.2 The range of community stakeholders is considered in the description of baseline conditions, the identification of impacts, the recommendation of mitigation measures and also the assessment of residual impacts.

Impact Measurement

15.6 Impacts are identified as adverse, beneficial or neutral. To measure the impacts, factors of permanence, reversibility, and of well-being are used. Permanency refers to the duration of the impact's effect. Reversibility refers to the recovery once the source of impact has ceased. Well-being refers to the financial, physical and emotional well-being, daily routines, and changes in the way people live.

15.6.1 To measure the impacts, a scale of significance was used as follows:-

Negligible

- Inability to define the significance of the impact as beneficial or adverse;

Moderate

- The impact is short term;
- The impact requires more than one year to return to baseline and some little intervention is required;
- The impact affects the work or play of a group of people.

Major

- The impact effect lasts longer than the lifetime of the project and is effectively permanent;
- The impact requires significant intervention to return to normal;
- The impact affects the work or play of a large number of people.

LEGISLATIVE AND PLANNING POLICY CONTEXT

15.7 This section identifies the socio-economic policy context in which the proposed development will be made. Various policies are relevant and were reviewed to understand how the Herbert Road development integrates with national and local socio-economic strategies and objectives. Relevant policies that are discussed in the following paragraphs include National Planning Policy, the Wales Spatial Plan, the National Economic Strategy and the development plan for the area, namely the Adopted Newport City Council Unitary Development Plan.

National Planning Policy

Planning Policy Wales (9th Edition, November 2016)

15.7.1 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TAN's), which are also presented as part of this chapter. PPW is the principal document of the Welsh Government which sets out the land-use policy context for the consideration and evaluation of all types of development. It also provides for the planning system in managing the development and use of land in the public interest, contributing to improving the economic, social, environmental and cultural well-being of Wales, as required by the Well-being of Future Generations (Wales) Act 2015.

15.7.2 PPW states that the planning system must provide for an adequate and continuous supply of land, available and suitable for development to meet society's needs. It must do this in a way that is consistent with overall sustainability principles and objectives which reflects the Wales Spatial Plan and which takes account of the detailed policies on the different topic areas set out in this document.

15.7.3 PPW also states that the planning system must provide for homes, infrastructure, investment and jobs in a way which is consistent with sustainability principles. It must help

in the process of balancing and integrating these objectives in order to meet current development needs while safeguarding those of the future.

Wales Spatial Plan (2008)

15.7.4 'People, Places, Future: The Wales Spatial Plan' was updated in 2008. It sets out a strategic framework to guide development across Wales, and its core theme focuses around promoting sustainable development. The Wales Spatial Plan (WSP) is structured according to five guiding themes:-

- Building sustainable communities;
- Promoting a sustainable economy;
- Valuing our environment;
- Achieving sustainable accessibility; and
- Respecting distinctiveness.

15.7.5 The WSP sets out for different areas of Wales. Newport is located in South East Wales which is, for the purposes of the WSP, the Capital Region. The WSP vision for the Capital Region is as follows:-

'An innovative skilled area offering a high quality of life – international, yet distinctively Welsh. It will compete internationally by increasing its global visibility through stronger links between the Valleys and the coast and with the UK and the rest of Europe, helping to spread prosperity within the area and benefiting other parts of Wales'

15.7.6 Three areas of the Capital Region have been identified, each requiring alternative approaches. Newport is identified within the 'Capital Region' which has 14 key settlements which are independently validated as having a critical role to play in the success of the Capital Region.

15.7.7 Newport is located in the 'City Coastal Zone' which includes the two main cities of Cardiff and Newport as well as smaller distinct communities offering high quality of life located in rural, coastal locations.

15.7.8 The City Coastal Zone is recognised as providing a superb environment in which to live and pressure to provide more housing and employment should be directed to fit in compatibly with conservation of the landscape, environment and community strength of this area. Substantial growth of housing here should also be compatible with the health of the housing markets in the Heads of the Valleys and Connections Corridor.

15.7.9 The WSP identifies Newport as playing a key role in employment and having high capacity public transport links to connect the city to other key settlements across the Capital Region. It is considered key settlements, including Newport, will have more affordable and attractive housing, a better range of local services and a variety of retail and leisure facilities.

Wales: A Vibrant Economy – the Strategic Framework for Economic Development

15.7.10 This Strategy follows the agenda set out in the previous economic development strategy 'Winning Wales' produced in 2002. It presents the strategic framework for achieving the

vision of a vibrant Welsh economy delivering strong and sustainable economic growth by providing opportunities for all.

15.7.11 The priorities identified in pursuit of this vision are as follows:-

- Supporting job creation and helping individuals to tackle barriers to participation in the world of work;
- Investing to regenerate communities and stimulate economic growth across Wales; and
- Helping businesses to grow and to increase value-added per job and earnings.

Local Planning Policy

15.7.12 The Development Plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004 comprises the Adopted Newport City Council Local Development Plan 2011 – 2026 Adopted January 2015

Adopted Newport City Council Local Development Plan

15.7.13 In the adopted LDP the site largely corresponds with proposed housing site H1 (5) Glebelands (2.83 hectares, 153 dwellings). Additional land to the south, outside the housing land allocation lies within the identified urban boundary but is unallocated.

15.7.14 Policy SP18 relates to Urban Regeneration and states that proposals will be favoured which assist in the regeneration of the urban area, including the provision of residential and business opportunities within the urban area and the re-use of vacant, underused or derelict land.

15.7.15 Policy CE2: Waterfront Development requires that development in a waterside location should integrate with the waterway and should take account of regeneration, leisure, navigation, water quality and nature conservation.

15.7.16 Policy H2 Housing Standards states that residential developments should be built to high standards of environmental and sustainable design.

15.7.17 Policy H3: Housing Mix and Density seeks a minimum density of 30 dwellings per hectare, to ensure development land is used efficiently to help create sustainable communities.

15.7.18 Policy H4 :Affordable Housing requires on site provision of affordable housing on all new housing sites of 10 or more dwellings in the urban area. The Authority will seek 20% provision on sites in East Newport where the application site is located.

15.7.19 Policy EM3 Alternative Uses of Employment Land seeks to protect of employment land and normally requires a marketing exercise for 1 year; the retention of a sufficient range of sites; no adverse impact on existing or allocated sites; the development has no adverse impact on amenity or the environment.

BASELINE CONDITIONS

- 15.8 So as to inform the baseline conditions, data was also collected on a range of socio-economic topics (please refer to earlier Assessment Methodology section at paragraph 14.5). Socio-economic analysis of the baseline conditions is presented for the three areas of influence; the development site, the direct area of influence and the wider area of influence.
- 15.8.1 Baseline conditions for the development site include location, land use, access to site and the adjacent residential neighbourhood. The baseline conditions for the direct area of influence encompass the population profile, the economic and employment profile, social services and infrastructure, retail, recreation & tourism, community organisations and the potential for adverse reaction. The wider area of influence concentrates on the catchment area of the Newport City Council administrative authority.

The Development Site

Location

- 15.8.2 The Site is located approximately 1km to the north east of Newport City Centre. The site is fairly flat and measures approximately 3.9 hectares. It comprises a narrow strip of land, located between the River Usk and to the west and the Newport to Hereford railway line to the east.
- 15.8.3 The site is located in the ward of St. Julian's which lies on the eastern side of the River Usk and includes the Caerleon Road district shopping centre. The Ward extends to the north of the M4 Motorway, which separates areas of predominantly older, terraced housing to the south, and post war semi-detached and suburban forms of development to the north.

Land Use

- 15.8.4 The site was previously under the control of Newport City Council. It is brownfield in nature and part of the site was previously occupied by a factory, which has been demolished. A reën bisects the wider northern area of the site east to west and is culverted towards the west of the site before it outfalls into the River Usk.
- 15.8.5 The site made up part of the wider site that gained planning permission for Glan Usk Primary School and residential development, planning application number 00/0078. It was identified during this application that the land was contaminated and remediation measures were required. As part of the development of Glan Usk Primary School a portion of the application site, immediately south of the School, has been remediated and is now grassed. The ground conditions of the Site have been assessed as part of this ES and the findings are included in chapter 8.
- 15.8.6 Despite the previous industrial use and the industrial use to the south of the application site the wider surrounding land use is predominately residential interspersed with typical mixed uses such as communities and facilities and retail units. The immediate uses, that bound the application site also include community uses with the recently developed Glan

Usk Primary School to the north and the HMS Resolute Sea Scout building to the south-west..

Access to the Site

- 15.8.7 The site is proposed to be accessed via Collier Street which would represent the only vehicular access into the site which also serves the current phase 1 development.
- 15.8.8 Collier Street links to Corelli Street, Turner Street and Courtney Street. Turner Street to the south provides access on to Caerleon Road (B4596) which links to the Clarence Place junction which leads to Corporation Road to the south-east and the Old Green Interchange which serves the city centre with routes to the M4 and Cwmbran to the north.
- 15.8.9 Pedestrian access to the application site can be achieved from the Glebelands Park to the north via a footpath that lies along the edge of the River Usk and links to the site access at Collier Street.
- 15.8.10 The development site has a right of way along the river bank; however, it is under-used in its current location and the general public use the tarmac footpath that was incorporated with the Glan Usk Primary School scheme which lies in parallel to the official right of way.

The Surrounding Neighbourhood

- 15.8.11 The surrounding neighbourhood is a mixed use area including, amongst other things, residential, community and industrial uses.
- 15.8.12 The area immediately to the south of the application site is in industrial use with a number of industrial units and associated yards. These are generally poor quality units and aesthetically unpleasing, however, generally well-occupied by local small businesses and serving a local purpose. Access to the industrial estate via established residential areas.
- 15.8.13 South of the industrial land and to the east of the application site is predominantly residential, characterised largely by terraced dwellings. The dwellings to the east are the least well related to the application site and separated from the application site by the railway line.
- 15.8.14 Interspersed amongst the residential uses are local community facilities including the Sea Cadets Hall off Morgan Street, Tesco Express along Caerleon Road and allotments to the north off Bank Street.
- 15.8.15 Adjacent to the north of the application site is the recently developed Glan Usk Primary School. Glan Usk Primary School was granted planning permission in 2000 under planning permission 00/0768 for '*replacement primary school, all weather pitch, soft and hard play areas and residential development*'. The School has since been developed.
- 15.8.16 Beyond Glan Usk Primary School is Glebelands Park. Glebelands Park has playing fields, an indoor bowls centre, children's play area and a large expanse of open green spaces and is easily accessible from St. Julian's via the application site or via Bank Street. The northern playing fields are accessed below the M4 bridge which crosses the River Usk.

- 15.8.17 On the western banks of the River Usk, opposite the application site, is Crindau Pill which has a mix of industrial, retail, residential and recreational uses. This area, is physically separated from the application site and is not related other than in visual terms.

The Direct Area of Influence: St. Julian's

Population Profile

- 15.9 According to 2011 Census data, the ward of St. Julian's has a population of 7,066, with an overall population of the City Council area of 146,100. Newport's population is relatively youthful in composition with 19% of the population aged 15 or below, the highest of any local authority in Wales. The most common household composition is a married couple with 2 or more dependent children- which may explain the higher proportions of younger elements. Only 16% of Newport's population is aged 65 or over and this is significantly lower than the Welsh average.
- 15.9.1 Newport City Council has commissioned background studies that have produced detailed population forecasting as part of the evidence base in support of the Local Development Plan. Such details forecast the population of Newport to grow by approximately 9,130 people between 2011 and 2016 (an average of 610 people per annum)¹. For the purposes of this baseline assessment, it is this figure which is considered to represent the more accurate population statistic, particularly as housebuilding figures during this time have met LDP targets.

Economic and Employment Profile

- 15.9.2 St. Julian's Ward covers a predominantly residential area which has grown as a result of the expansion and development of Newport in the 19th and 20th Centuries. Consequently, the historical economic and employment profile of Newport will be considered for the purposes of this Chapter.
- 15.9.3 In the Medieval period, Newport outgrew Caerleon, an early Roman town established north of Newport along the River Usk. Newport grew significantly in the 19th century when the port became the focus for coal exports from the eastern South Wales valleys. In the late 19th and early 20th century Newport experienced a boom encouraged by the opening of Alexandra Docks in 1875 and Alexandra South Dock in 1892. The population of the town expanded rapidly and the town became a county borough in 1891.
- 15.9.4 Newport remained a key for manufacturing and engineering centre with the opening of the Lysaght's Orb Works in 1901 employing approximately 3,000 people.
- 15.9.5 The urban area of Newport continued to expand across the River Usk which necessitated the need for an additional crossing of the River Usk, leading to the construction of the Newport Transporter Bridge in 1906. Further extensions to the South Dock took place in 1907 and 1914. By the 1930s, the docks were in decline and unemployment was high, although not as severe as the unemployment rates in the South Wales Valleys towns.

¹ Assessment of Housing Requirements, Nathaniel, Lichfield & Partners, February 2013

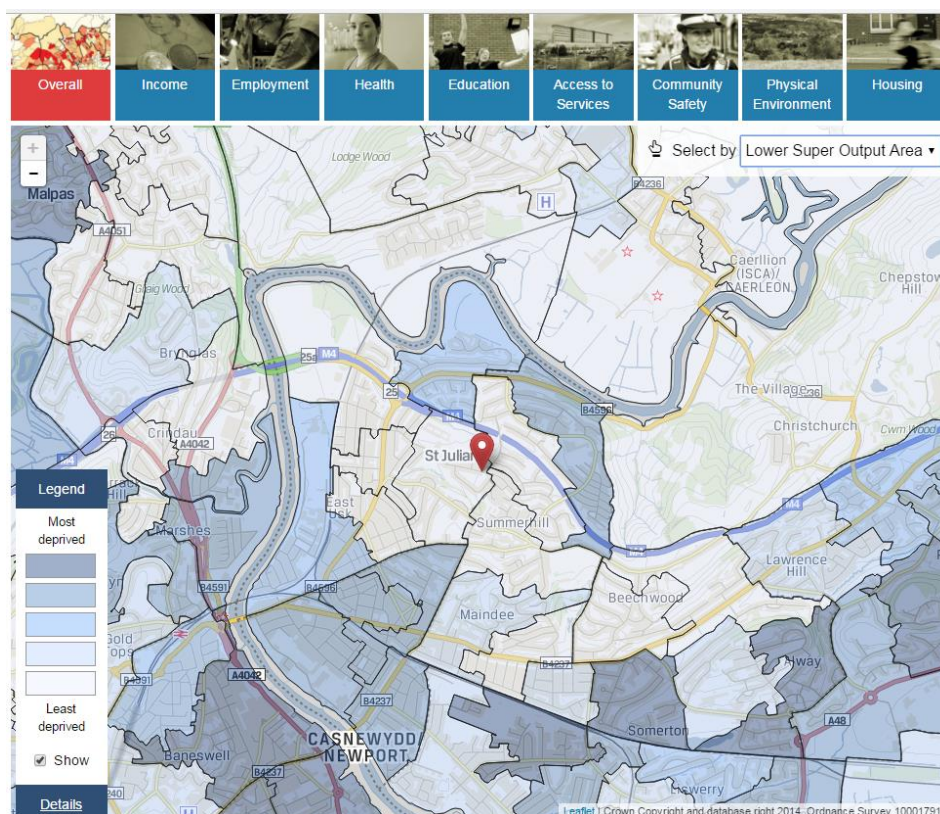
- 15.9.6 Post-war Newport saw renewed prosperity with St. Woolos Cathedral attaining full cathedral status in 1949 and the opening of the Llanwern steelworks in 1962. The development of local sections of the M4 and the opening of the Severn Bridge in 1966 made Newport the best connected place in Wales.
- 15.9.7 A decline in employment at Llanwern occurred in the 1980s but, in parallel to this, the town acquired a range of public sector employers and technology companies.
- 15.9.8 In modern times, Newport is the largest urban area within the previous county of Gwent and was granted city status in 2002. The local economy was boosted in 2010 when the Ryder Cup was held at the Celtic Manor Resort. In 2004 the Riverfront Theatre and Arts Centre opened and in 2011 the University of Wales, Newport Campus was relocated to the city centre from the previous Allt Yr Yn campus.
- 15.9.9 In 2009 the Novelis, former Alcan works in Rogerstone closed resulting in a loss of 440 jobs when it closed. In the height of production the factory employed over 8,000 employees. The site is now being developed for housing
- 15.9.10 In recent years there had been a decline in the city centre shopping offer with some multiple retailers, including M&S relocating out of centre at the Spytty Road retail park. The recent Friars Walk development has improved the quality of both the retail and leisure offer in the City Centre as well as delivering improved parking facilities.
- 15.9.11 At present, there are a number of existing large employers including the Royal Gwent Hospital, Newport City Council and Lloyds TSB, Admiral and the Passport Office. A large percentage of residents of St. Julian's currently do not travel further than the urban area of Newport (i.e. over 5km) to their place of employment and, therefore, remain in the authority for employment.
- 15.9.12 42% of local residents of St. Julian's travel out of the urban area of Newport to their place of employment (i.e. further than 5km), this is not to say they do not remain within the authority although it is inevitable that a percentage of Newport's inhabitants do travel out of Newport for employment.
- 15.9.13 Employment Statistics from Nomis – Official Labour Market Statistics, in 2016 showed that Newport has an employment rate of 70.7% which is lower than Wales (71.2%) and Great Britain as a whole (74.0%).
- 15.9.14 The main sectors employing people in Newport (Jan 2016 – Dec 2016) is Group 1-3 which includes 1. Managers, Directors and Senior Officials (8.2%), 2. Professional Occupations (19.6%), and 3. Associate Professional & Technical (13.9%). Collectively these amount to 41.8% of the total workforce, compared with 40.2% in Wales and 45.5% in GB. In terms of Employee Jobs by Industry the highest number of jobs (12,000 – 17.4 %) lie in the Wholesale and Retail Trade, followed by Human Health and Social Work activities (11,000 – 15.9%).
- 15.9.15 The average gross weekly pay in Newport is £470 (by place of residence, as recorded in 2016 by the Welsh Government) was lower than the Wales (498.3) GB average (541.0). Unemployment rates continue to improve as evidenced by 1,840 claiming Job Seekers Allowance in November 2016, compared with 2,665 in late 2015.

Social Services and Support Services

15.9.16 The measure of deprivation for areas in Wales is the Welsh Index of Multiple Deprivation 2014 (WIMD). The WIMD does not provide deprivation ranks for constituencies, i.e. Newport as a whole, but looks at small areas, called Lower Super Output Areas (LSOAs) and, therefore, we can look more closely at the St. Julian's area and closer social statistics to the application site.

15.9.17 The local authority with the highest proportion of LSOAs in the most deprived 10 per cent in Wales for the income domain was Newport (20.0 per cent). In Newport East there are 51 LSOAs (out of 95 in Newport) and of these 5 were in the most deprived 10% in Wales.

15.9.18 It can be seen from the Map extract below that the site lies within an LSOA - St Julians 2, which is the light blue area east of the River. This shows an overall higher level of deprivation compared with other parts of the Ward. The St. Julian's area in terms of the domains highlighted below is between 381 to 570 on the Welsh Index which is an average score with the most deprived areas ranking between 0 to 190 on the index.



Health provision

15.9.19 Newport has a large general hospital, The Royal Gwent, which serves Newport and the wider Anuerin Bevan Health Board area. The Royal Gwent Hospital is located along Cardiff Road approximately 3km away from the site to the south-west.

15.9.20 There are a number of local health services in St. Julian's including doctor's surgery, dental surgery and a pharmacy in close proximity which are noted below:-

- St. Julian's Medical Centre, Stafford Road
- Richmond Clinic, Caerleon Road
- St. Julian's Dental Surgery, Caerleon Road
- Caerleon Road Dental Surgery, Caerleon Road
- Boots Pharmacy, Caerleon Road
- Davies Martin Chemists, Caerleon Road
- Mayberry Clinic, Caerleon Road
- Brian Langley Opticians, Caerleon Road

Education

15.9.21 St. Julian's benefits from a Comprehensive School located along Heather Road, St. Julian's School. It has approximately 1618 pupils on the role and has a capacity of 1483, therefore is currently oversubscribed.

15.9.22 The closest primary school is Glan Usk which has a capacity of 630 with 597 on roll. St. Julian's Primary School is also in local vicinity and has a capacity of 630 with 505 on roll. As discussed the primary schools in the local area are currently undersubscribed.

15.9.23 The relevant church schools are St. Josephs Roman Catholic Primary School along Fair oak Avenue and St. Josephs Roman Catholic High School in Duffryn.

15.9.24 The catchment Welsh school is Ysgol Gyfun Gwynllyw which is located in the neighbouring authority Torfaen.

15.9.25 For clarity the local schools and their addresses are listed below:

- St. Julian's School, Heather Road
- Glan Usk Primary School,
- St. Julian's Primary, Beaufort Road

15.9.26 In addition, the area benefits from two nurseries; Archway Court, Caerleon Road and Mini Me day nursery, Church Road.

15.9.27 The further education service in the authority is provided by Coleg Gwent. Coleg Gwent has a number of establishments throughout the old authority of Gwent. There is a campus in Newport, the City of Newport Campus, located along Nash Road. Coleg Gwent provides number of further education courses including A Levels and vocational courses.

15.9.28 Newport has a university campus on the edge of the City Centre along the riverfront which forms part of the wider University of South Wales. The University of South Wales was formed by the merger of University of Glamorgan and the University of Wales, Newport. The Newport campus offers a multitude of degree level courses.

Housing

15.9.29 Newport is one of the most densely population areas of Wales. The most common household type in Newport at the time of the 2011 census was married couple household with 2 or more dependent children.

15.9.30 From the 2011 Census data 74% of Newport East residents live in privately owned properties, 14.5% are in Local Authority managed accommodation and 4.2% housing associations and 4.6% are in private rented.

15.9.31 The 2011 figures indicate the household tenure for St. Julians as comprising of 71% of properties which are either owned outright, owned with a mortgage or loan or in shared ownership (part-owned and part-rented) with social rented housing constituting approximately 9% of total housing for the ward. The number of social rented housing for St. Julians has risen - a percentage increase of 4% since 2011. Social rented housing in St. Julians constitutes almost 3.0% of total social rented housing for Newport based on 2015 estimates.

15.9.32 There are numerous housing associations active within Newport with properties across the authority. As well as Pobl, Seren and Charter Housing, Aelwyd Housing Association, Elim Housing, Hafod Housing, Linc Cymru Housing association, Melin Homes, Newport Housing Trust, Fairlake Living and Newport City Homes are all active in the area.

15.9.33 Newport has a large stock of homes - nearly 13,000 - which are owned and managed by housing associations. Newport City Council and local housing associations are now advertising all affordable housing together through the Home Options Newport scheme, to make it easier for people to apply for housing and find a suitable property.

15.9.34 With fewer people able to get into the housing market, demand for affordable housing, either rented or 5 shared ownership has been increasing significantly, and the council continues to respond to this through its work with housing associations and commercial developers.

Retail: Caerleon Road District Centre

15.9.35 The nearest retail offer is located at the district centre along Caerleon Road, approximately less than 400 metres away from the application site. This centre is a vibrant local centre with a wide range of retail outlets amongst other local services (see below). This is a centre is easily accessible and the retail offer is predominantly on the north-western side of the road. Parking provision at Caerleon Road is limited to on street.

Below is a list of retail and other service outlets at Caerleon Road:

○ Indian Restaurants (4)	○ Barclays Bank (Vacant)
○ Betfred Betting Shop	○ G.T. Barbers (Vacant)
○ Chiropodists	○ Leo's Fish Bar
○ China Kitchen	○ Greggs Bakery
○ Fire Design Studio	○ Lite Bites
○ Boots Pharmacy	○ Caerleon News (Newsagent)
○ Monmouthshire Building Society	○ Well Pharmacy
○ St Davids Hospice Care	○ The Wine Shop (Vacant)
○ Tenovus Charity Shop	○ Spar Supermarket
○ Period Furnishings	○ Abundance of Petals (Florist)
○ Macey Sports	○ Alonzi Fish and Chips
○ Beauty Salons (3)	○ Armstrong and North Opticians
○ Sign Shop	○ Copperfields Cafe

○ Hair Salons (3)	○ Tanning Studio
○ Subway	○ Martin David Chemists
○ Dog Grooming Salon	○ Wren's Bakery

(This list is not exhaustive)

Retail: Clarence Place District Centre

15.9.36 There is also a district centre at Clarence Place. This is slightly further away from the application site than Caerleon Road, approximately 650 metres away to the south. Clarence Place is located on a large road junction (the B4595 and B4596) with the City's war memorial cenotaph as a major feature. Parking is available within a multi storey car park for a low charge (£2 for a day).

Below is a list of outlets at Clarence Place:

○ Ivy Bush (Public House)	○ Chez Giovanni (Italian Restaurant)
○ Hair dressers and Beauticians	○ Indian Restaurants (3)
○ Bella Bella Dance Studios	○ Kwik Fit
○ Lifestyle Express (Off Licence)	○ Iceland
○ The Neon (Cinema and Events)	○ Londis Supermarket
○ The Riverside	○ Best Kebabs
○ Escort (School of Motoring)	○ Tattoo Studio

Retail: Newport City Centre

15.9.37 The city centre is approximately 1.1km away from the application site to the south-west. The city centre has declined in term of its retail offer and vibrancy in recent years largely attributable to the development of out of town retail parks such as Spytty Road Retail Park, discussed later.

15.9.38 The city centre continues to offer a number of retail units including national retailers Debenhams, M&S Foodstore, Wilkinson's, WH Smith, Body Shop, Boots, New Look and Primark. The city also has a number of local, independent stores and charity shops.

15.9.39 The city has a good provision of car parking, which has been upgraded following the construction of the Friars Walk scheme..

Retail: Spytty Road Retail Park

15.9.40 Newport has a number of out of town retail parks throughout the authority but in terms of popularity and recent growth. Newport Retail Park, at Spytty Road is the most significant. It has attracted a high level of national retailer interest with companies such as H and M, River Island, Asda, New Look, Boots, Gap, Marks and Spencer, Costa Coffee, Claire's Accessories, Clarkes and Tesco.

15.9.41 Spytty Road Retail Park has a high level of free parking provision.

Recreation and Tourism

15.9.42 Newport has a number of leisure, recreation and tourism facilities throughout the authority.

15.9.43 Newport Centre is located on the edge of the city centre adjacent to the A4042. It has a large range of facilities accommodating a large swimming pool with slides and a wave machine, a gym, sports hall and café. Newport Centre also holds a number of music events and popular acts such as Manic Street Preachers perform there. Parking is available at Emlyn Street car park and the Kingsway multi-storey car park. Parking is also available in car parks along the river front.

15.9.44 Newport has Wales' Official National Velodrome which was home to the Team GB and Paralympic Team GB as they prepared for the Olympic and Paralympic games in London 2012. The Velodrome is located in Newport International Sports Village which has a number of facilities including a gym, swimming pool, tennis centre, 3G pitch, running track and café. Free parking is available in the associated car park.

15.9.45 Newport also has a leisure centre in Bettws which has, amongst other things, an astro turf pitch, multi-use games area, gym, swimming pool and café. Bettws Leisure Centre has its own car park which is free.

15.9.46 The Roman remains at Caerleon attract a number of tourists. Caerleon has a National Roman Legion Museum which graphically portrays the daily life of the garrison. Caerleon also has an Amphitheatre and remains of the legionary barracks, the only such Roman remains visible in Europe.

15.9.47 The city centre also has a rich history. The Transporter Bridge is one of only six still operational transporter bridges left in the world.

15.9.48 Newport is also home to Tredegar House which is one of the best examples of a 17th century Charles II mansion in Britain and is set in a 90 acre park. The house has been taken over by the National Trust and is open for the public to visit. There are various events such as walks that take place on special occasions such as Halloween and Christmas.

15.9.49 The Riverfront Theatre has a number of music performances, shows, and events throughout the year. It has an art gallery and café. It is located along the riverfront and links to the newly constructed riverfront walkway that lines the River Usk.

15.9.50 Newport has numerous sports grounds including Rodney Parade, to the south of Clarence Place, which is home to the City's rugby and football teams, and Newport Athletic Stadium located south of the Southern Distributor Road.

15.9.51 Newport is well served by a number of parks, green spaces and recreational areas across the whole authority. The best related to the site are:

- Glebelands Park
- Shaftsbury Park
- Brecon Park

15.9.52 Other parks within the authority include:

- Beechwood Park
- Belle Vue Park
- Lysaght Park
- Lliswerry Pond
- Coronation Park

- Crindau Park
- Tredegar Park Sports Grounds
- Woodland Park

15.9.53 Newport also has a Wetland Reserve which is a wildlife reserve on the edge of the city. It run by the Royal Society for the Protection of Birds (RSPB) and has a visitor centre, a café, shop and children's play area.

15.9.54 Newport is also home to the luxury 5 star resort, the Celtic Manor Hotel, which has a number of restaurants, the spa, a gym, a golf course and tree tops obstacle course. The Celtic Manor also hosted the golf Ryder Cup in 2010 which publicised Newport on an international platform.

15.9.55 Other recreational offers in the Newport include Llanwern Golf Course and Peterstone Lakes Golf Club.

Community Organisations

15.9.56 St. Julian's has a healthy community with some community organisations to serve the local residents of the ward and further community organisations that serve the authority as a whole. The local councillors for the St. Julian's ward are:

- Rhys Hutchings
- Emma Garland

15.9.57 The role of the local councillors is to represent the local residents within their jurisdiction and voice residents' interests to ensure the harmonious running of the council.

15.9.58 St. Julian's has limited local community facilities in the immediate vicinity. In the local area the following two centres are location which provides extensive local community classes and services:

St. Julian's Community Learning and Library Centre

15.9.59 This centre has a number of facilities including a library, reading club, computer facilities and refreshment facilities.

The Beaufort Centre

15.9.60 This centre has a number of local classes including:

- Art and Craft Classes
- Beauty Courses
- Art Classes
- Exercise Classes
- Healthy Eating Seminars
- Cheerleading Classes Line Dancing
- Kung Fu
- Boxing
- Movie Night
- Parent and Toddler Classes
- Dance and drama Classes
- Baby Classes

- Youth Cooking

15.9.61 There are a number of places of worship across Newport but the best related to the application site are:

- Newport Gateway Church, Rockfield Street
- St. Julian's Methodist Church, St. Julian's Avenue
- Christadelphian Hall, Caerleon Road
- Duckpool Road Baptist Church, Duckpool Road
- Church of Christ, Riverside

15.9.62 St. Julian's has a healthy sporting community with the following clubs:

- St. Julian's Rugby Club
- St. Julian's Football Club

15.9.63 Other community organisations available in Newport include classes and workshops held at the Riverfront Theatre including dance classes, open mic nights and fayres.

15.9.64 There are a number of youth organisations in Newport including the Urban Circle Productions located along Upper Dock Street which is a non-profit youth organisation supporting young people in performing arts and music.

15.9.65 There are a number of sports organisations through Newport including football, rugby, golf, tennis and squash clubs which, albeit are not located in St. Julian's, are easily accessible from the application site.

Police Presence

15.9.66 There are 5 PCSO's in the St. Julian's area. They attend open mornings and afternoons whereby the general public can meet the PCSO's and discuss issues and concerns in the area. The current priorities of the police in the St. Julian's area involve addressing anti-social behaviour.

Potential for Adverse Reaction

15.9.67 At the time of writing, no known community groups (or, more specifically, 'pressure groups' directly related to the development) are known to have been set in up in the St. Julian's area or Newport area as a forum for objection or discussion about the proposed development. As such, this is not considered in any further detail as part of the chapter assessment.

The Wider Area of Influence

15.9.68 The administrative area of Newport City Council covers an area stretching from Monmouthshire to the east, Torfaen to the north and Cardiff to the west. South of Newport is the Severn Estuary.

15.9.69 Newport is regarded, along with Cardiff, as an economic 'hub' for the south-east Wales region, covering a geographical area of over 73.5 square miles. Newport City Council authority has a population of approximately 141,305, as of 2011. The area has 20 electoral wards, of which 10 are Communities First Areas. The authority has 14 Community and Town Councils. Strategic highway links with the wider region are provided by the M4,

A4042, and A48. A range of bus and rail services provides public transportation links across the region.

15.9.70 According to the Census data (2011), of the 61,172 households in Newport, 11,557 are detached, 18,900 are semi-detached, 20,265 are terraced, and 10,111 are flat, maisonette or an apartment. According to 'Local Housing Market Assessment - Baseline Report 2013-2018' published by Newport city Council there is a shortfall of 592 affordable housing units per year the County Borough. The Census data (2011) in relation to general health states that 15,515 of Newport residents' suffer with limiting long-term illness.

15.9.71 According to the census data (2011) 73.6% of Newport residents are economically active, which is higher than the national average of 72.8%. The employment structure in the authority according to the Census Data (2011) is primarily professional (15.2%), elementary occupations (13.7%) and administrative and secretarial (12.5%). Other less prominent employment sectors are caring, leisure and other service occupations (9.6%) and managers, directors and senior officials (9.3%).

ASSESSMENT OF POTENTIAL IMPACTS

15.10 Impacts are identified taking into account all phases of the project, including the planning phase, the construction phase and the operations phase. Unlike most other impacts identified in the Environmental Impact Assessment, and through this written statement, social impacts actually begin the day the project is proposed.

Impact on Land Use

15.10.1 The predominance of derelict, vacant industrial land will be replaced by built form, surrounded by hardstanding and landscaping. This will represent a change in land use from vacant employment land to residential use. The right of way that leads through the site will be retained and its route will become enhanced through the redevelopment of the application site by improvements to its maintenance and natural surveillance and safety. Equally, areas identified of important ecological value will also be retained and, moreover, managed as part of this scheme to enhance the ecological value of these areas. In conclusion, it is considered that the impact on land use is minor adverse.

Impact on Access

15.10.2 The primary access for the residential development will remain via a connection off Collier Street to the south of the site. The existing access will require redesign and improvements to ensure it is capable of supporting the proposed development. The pedestrian access leading to the Glebelands will also be enhanced through the development. The design of the buildings and surrounding access layout will ensure that access for all is provided, for example providing level access to all dwellings and adequate footpaths. This will ensure residents of all mobility can use the proposed development. The application site is largely unsuitable as recreational land and will not result in a large scale loss of public accessible land. The already accessible public areas i.e. the footpath leading to Glan Usk School and the Glebelands Park, will be retained and enhanced as part of the development. The public right of way that crosses the site and the existing access point to the south will be improved which will serve towards increasing awareness of this route for recreational users. As mentioned in earlier in this chapter, the safety of this route will also improve through increase natural surveillance.

In conclusion, it is considered that the impact on access is minor adverse.

Impact on Neighbouring Residents

15.10.3 There is likely to be an element of mixed reaction amongst residents of St. Julian's as a whole and more specifically those residents with properties that are in close proximity to the site. It is possible that some residents will be unhappy with perceived changes to their amenity and visual aspects, and some will be unhappy with increased traffic generation at both construction and operational phases. On the other hand, the site is currently unattractive and does not utilise its riverfront position. The proposed scheme will develop a high quality housing scheme and complementary landscaping scheme to take advantage of the river side location and improve the overall visual amenity of the application site. The development will also increase residential population which will have direct benefits for local businesses, and will create some employment opportunities during the construction phase. Moreover, the presence of additional built form and associated population will increase the level of natural surveillance on the street scene, riverfront and existing right of way this improving local safety.

On balance, it is considered that the impact on neighbouring residents is minor adverse.

Impact on Population Change

15.10.4 There will be a direct increase in the population of St. Julian's as a result of the construction of the number of residential units proposed at the Herbert Road site. The actual population increase can only be recorded once the units are built and occupied. However, if one it is to use the crude level of household size that is prevalent in the general Newport area (2.39), and then this could result in a population increase of in the region of 492 persons.

15.10.5 Nevertheless, it should be noted that the application site has already been identified as being able to accommodate a housing development scheme in both the extant planning permission for 153 units and the LDP housing land allocation. The Local Development Plan provides 4 yearly population estimates for Newport up to 2026 including the likely household size. In doing so, four different scenarios are presented, which are replicated in Table 15-2 below.

Table 15.2

Population and Household Projections				
	2011	2016	2021	2026
Total Population	141,600	143,900	148,800	153,900
Households	61,600	64,000	67,100	70,000
Average Household Size	2.27	2.22	2.19	2.16

15.10.6 As such, it is considered that although the population of Newport will increase as a result of the proposed development. This increase is predicted by forecasting and also by the Local Authority and therefore has been catered for in the LDP. In the years 2011 to date, housing completion rates have met LDP targets. In 2016/2017 there were 952 new dwellings constructed in Newport. In light of this, the impact of the proposed development on population change is considered to be negligible.

Impact on Economic Base

15.10.7 The project is likely to broaden the economic base by providing employment opportunities associated with the construction phase of the proposed development, which is temporary. It is also likely that some existing businesses in the St. Julian's area will gain additional patronage from these new residents. Also, if construction materials and services are sourced locally, existing manufacturing and industrial businesses will be reinforced. Overall, it is considered that the proposed development will have a moderate beneficial impact on the economic base.

Impact on Employment Base

Construction Phase Employment

15.10.8 The Herbert Road development is likely to create a number of jobs at construction stage. In addition there will be opportunities for bringing young people into employment through training and apprenticeship initiatives as illustrated by the Table below. In conclusion, it is considered that the impact on construction stage employment is major beneficial.

Table 15.3

Employment and Skills Outputs Based on a value of £20m over 3 years		Total Forecast
		Target
Apprenticeships	Created (no of persons)	10
	Safeguarded (no of persons)	10
Employment Initiatives	Progression into employment - Unemployed less than 6 months (no of persons)	12
	Progression into employment - Unemployed more than 6 months (no of persons)	6
Training initiatives - new entrants	School/College/University site visits	6
	School/College workshops	15
	Work experience 14 - 16 years (no of persons)	0
	Work experience 16+ years (no of persons)	15
Training initiatives - existing workforce	Vocational qualifications (no of persons)	6
	Short courses (no of people)	45

Operation Phase Employment

15.10.9 The application is to be submitted in full format and does not include any industrial or employment related uses and, therefore, will not result in long-term employment opportunities on site. Nevertheless, part of the site (15%) will remain in perpetuity under the control of an affordable housing provider who will manage and maintain the properties. This will provide employment opportunities within the affordable housing provider.

15.10.10 There are also likely to be other employment opportunities at the site related to maintenance and security. As such, it is possible to say that the proposed development will lead to the creation of permanent employment opportunities. Therefore, it is considered that the impact on the operational phase employment is moderate beneficial.

Impact on Social and Support Services

15.10.11 Regarding healthcare provision, the additional population will put pressure on the existing infrastructure. Whereas there is no evidence that doctors and dental surgeries are at capacity, it is fair to assume that the population increase from the proposed development is not significant enough to create significant strains on service delivery.

15.10.12 The additional residential population is likely to include a notable amount of children due to the number of family housing units proposed at the application site, who will require the support of the existing educational facilities. Newport benefits from a network of schools to cover all levels. The additional school age population generated by the development will have an impact insofar as there being greater demand for places in certain establishments, which may bring about capacity issues especially in Secondary education since St. Julian's Comprehensive is already over capacity as mentioned in paragraph 14.68 – 14.75. The oversubscription of the secondary school could be exacerbated by the addition of the Herbert Road development population. Primary school provision in the local area, however, is currently undersubscribed.

15.10.13 The baseline conditions assessment has shown that the majority of the households in Newport are owner-occupied properties. The number of such stock which is privately-rented is also quite high. The 'Local Housing Market Assessment- Baseline Report 2013-2018' published by Newport City Council indicates the greatest need in St. Julian's is for affordable 1 bedroom dwellings and larger properties. The proposed development will provide 15% affordable units and will seek to provide dwellings that address housing need as far as possible.

15.10.14 Despite the benefits of additional natural surveillance as a result of the greater population in the local area together with the facing built form, the Herbert Road development will impact on the need for an expansion in the coverage of the local policing presence, together with other emergency services.

15.10.15 Occupation of the proposed residential units will result in increases in the amount of rubbish and recycling, which will necessitate additional Council resources and vehicle route extensions. It is also possible that additional landfill space will be needed to cater for that waste that cannot be recycled. In conclusion, it is considered that the impact on social services is moderate adverse.

Impact on Community Facilities and Groups

15.10.16 The local community services are not particularly well located to the development site; therefore, it is not predicted these will be immediately impacted upon by the development. It is likely, however, that there will be a slight increase the usage of the available resources as a result of the development which is considered to benefit the local community since the classes and facilities are likely to incur a fee and the increase usage will have a positive impact on the economy of the centre which is likely to benefit the available facilities.

15.10.17 It is not possible to accurately predict exactly how many residents will wish to patronise any of the places of worship in the St. Julian's area. However, it is fair to say that there will be some persons who will wish to join/attend such places of worship, which will have a beneficial impact on such places, many of whom are struggling to maintain existing congregations. Regarding other community groups and organisations, it is considered that the additional population will have nothing other than a positive impact in terms of providing the potential for additional membership. A similar positive impact is likely to be felt by current sports organisations operating in the local area.

15.10.18 Overall, it is considered that the additional population created by the Herbert Road residential development will have a positive impact through increased patronage and potential membership. Therefore, it is concluded that the impact on community facilities and groups will be moderate beneficial.

Impact on Newport

15.10.19 The Herbert Road development will take place within the jurisdictional area of Newport City Council, which will remain unaltered as a result of the proposal. The authority will continue to comprise of a mixture of urban, semi-urban and rural hinterland.

15.10.20 It is likely that the overall population of the authority will increase as a result of the development at the Herbert Road site. The mix of dwellings proposed by the development is unlikely to materially alter the proportions of dwelling type prevalent in Newport. The incorporation of affordable housing within the proposed development will positively contribute towards the identified shortfall within the authority. It is hoped that the provision of new and high quality housing will continue to the standard of living within St. Julian's, although in reality the percentages of people with limiting long-term illness and separately those with no academic qualifications are in reality beyond the influence of this development, and thereby unlikely to change.

15.10.21 Regarding the economic impact on the authority, apart from the short term impact as a result of construction stage employment, it is unlikely that the proposed development will materially impact on the percentage of persons which are economically active. As such, the prevailing employment structure of Newport will continue as is. In conclusion, it is considered that the impact on the wider area of Newport is likely to be negligible.

MITIGATION MEASURES

Improving Accessibility

15.11 Residents should be encouraged, wherever possible, to walk or cycle when making trips from their home to the wider St. Julian's community. For instance, design elements should consider secure bicycle parking. The existing Right of Way at the site will be retained and enhanced along its length such that it allows for better connections to the adjacent school, the Glebelands Park and Bank Street. There is also an easily accessible link to the district centre along Caerleon Road via the Courtney Street access and Turner Street.

15.11.1 Residents should also be encouraged to make the best use of public transport resources to make trips to further afield than merely St. Julian's and Newport City Centre. There is a bus stop located under 350 metres distant along Caerleon Road which has regular bus links to the surrounding area including Newport City Centre. Newport city Centre has a bus station which provides links across Wales and further afield including London and Manchester.

Improving Impact on Quality of Life

15.11.2 It is necessary for all proposed housing developments to adhere to the environmental and sustainability standards that are set down in Building Regulations (particularly Part L). The proposed development will meet these specific requirements, and the applicants will investigate any way in which further improvements can be made.

15.11.3 It is also recommended that in addition to the private amenity space provision for each dwelling, that the proposed development provides for areas of communal open space and/or retain existing areas of ecological significance, so as to enhance the recreational offering for residents of Newport. This offer will include the retained and enhanced public right of way along the riverside which also provides improved access to the Glebelands Park.

Improving Impact on Neighbouring Residents

15.11.4 The submission of the proposal in full planning format and the layout has been carefully devised to ensure it has no adverse impact on neighbouring residents. The most sensitive neighbouring properties are the residents along Morgan and Courtney Street where they adjoin the narrowest section of the site to the south. However this part of the site represents the first phase of the development (flats with limited windows on the rear elevation) where construction is already underway.

15.11.5 The central area of the site is not related to existing properties by virtue of its physical separation of the railway line and therefore will not directly impact upon them. The outlook from some of the dwellings to the east of the railway will improve once the development is built and landscaping complete in comparison with the existing vacant, wasteland appearance of the site. It is not considered the views from the dwellings along Charnwood Road and Filey Road, located to north eastern corner of the site, will not be affected.

15.11.6 The northern portion of the site is adjacent to Glan Usk School and the dwellings in this location have been designed to specifically avoid adverse impact on the school and those visiting the school. The two blocks of apartments proposed lie adjacent to the oval-shaped grassed area south of the school, alongside which pedestrian routes link with the riverfront to the west, and the railway underpass to Charnwood Road to the east. As such the element of overlooking will improve security at these locations.

15.11.7 The proposed layout has been designed to ensure the River Usk location is enhanced and the public footpath proposed along the Riverside is well overlooked, active and a welcoming environment which will benefit the neighbouring residents and improve the recreational offer of the site and access to adjoining facilities, for example the Glebelands Park.

15.11.8 On an individual or householder basis, special efforts have been made to inform local resident and consult about the project. Two public consultation events had previously taken place in Glan Usk School to inform local residents of the plans to redevelop the site for housing development.

Improving Impact on Local Economy

15.11.9 Significant efforts will be made to encourage local sourcing of materials and services for use in construction. Likewise, the developer intends to make use of their existing local skilled and unskilled workers in the construction phase whilst also outsourcing for workers when required. These opportunities will be advertised in local media to ensure the local communities are aware of the employment possibilities associated with the scheme. There is potentially an opportunity for the development of unskilled workers through on-site training to upgrade or ensure skill levels to improve employability of workers of the construction phase.

Improving Impact on Social and Support Service Provision

15.11.10 In order to reduce the burden on local health, refuse, education and emergency service provision, it is recommended that discussions are held with the relevant officers of Newport City Council and other stakeholders in order to fully appreciate the impact and understand the requirements and cost involved to alleviate additional pressures.

15.11.11 With particular regard to education, discussions with Newport City Council Education Officers have confirmed that, at the time of writing, there is capacity in local primary schools that could accommodate the proposed development. There is not, however, capacity in the local Secondary Schools and, therefore, this scheme could increase pressure the demand for places in the local Secondary Schools. The applicant would enter into a Section 106 agreement in order to financially contribute towards increasing the capacity of local secondary schools to provide spaces to accommodate the proposed development. The exact amount of financial contributions will be decided upon submission of the planning application.

15.11.12 In order to address the shortage of larger properties and 1 bed properties the proposed development will incorporate a mix of dwelling units of varying sizes and styles. Moreover, the amount of affordable units available to the community will be improved by the offering of at least 15% of the total dwellings (206 units) as social rented units with a further proportion to be low cost (LCHO) dwellings. Further details of the tenure mix of these units will be discussed further with Housing Officers once the application is submitted.

15.11.13 Measures to limit refuse production and encourage recycling will also be considered. Coordination of recycling activities with waste management services, as well as involving local community representatives in these arrangements would seek to improve trash management.

RESIDUAL IMPACTS

15.12 Following consideration of the potential impacts of the development on socio-economic and community interests during the construction and operation phases, and also the

implementation of described mitigation measures, the residual impact of the scheme is summarised in Table 15-3.

15.12.1 Table 15-3 demonstrates that the proposed development is unlikely to result in any significant impacts to socio-economic impacts and community interests. The mitigation measures proposed would allow for the removal, or at least the lessening of impacts such that they cannot be considered as significant.

Table 15-3: Summary of residual effects of the proposal together with mitigation measures

Potential Impact Area	Description of Impact		Description of Mitigation Measures	Description of Residual Impact	
	Description	Significance		Description	Significance
Land use (construction and operational phases)	Loss of derelict/vacant land. Impact on Rights of Way network.	Minor adverse	Rights of Way network to be retained and enhanced. Replaced with high quality housing scheme	Loss of derelict/vacant land.	Moderate beneficial
Impact on access (construction and operational phases)	Potential temporary disruption to Right of Way during construction Temporary construction traffic along Herbert Road No large loss of publicly accessible land. Retention and enhancement of Public Rights of Way network as part of final scheme.	Minor adverse	Improvement to Right of Way Network including widening of the footpath, increasing overlooking and maintaining link to Glebelands Park to the north. Improved access to the site via Courtney Street Formal footpaths through site	Improved accessibility to the site, within the site and to the wider area including Glebelands, Glan Usk School and Bank Street.	Moderate Beneficial
Impact on neighbouring residents (construction and access phases)	Expected mixed reactions from adjacent residents over construction impacts and loss of outlook/view Long term improvement in views to local residents	Minor adverse	Continued public consultation Retention of ecological area Adoption of a Construction Environmental Management Plan to manage construction phase High quality housing layout including landscaping which takes account of existing neighbours including residents of Morgan Street, Courtney Street and Glan Usk School.	Reduced adverse reactions from local residents. Recognition of scheme benefits	Moderate beneficial
Impact on population change (operational phase)	Increase in permanent population as predicted by Council forecasting	Negligible	None	Increase in permanent population as predicted by Council forecasting.	Negligible

Impact on economic base (construction and operational phases)	<p>Provide employment opportunities</p> <p>Additional patronage for existing business in local area</p>	Moderate beneficial	<p>Potentially source materials locally</p> <p>Employment and training opportunities throughout the construction will be generated, including apprenticeships.</p> <p>Use of local workforce and advertise new employment opportunities through construction phase locally</p>	<p>Increased skills and experience of construction personnel</p> <p>Affordable housing will aid employment opportunities in affordable housing association sector</p> <p>Ongoing maintenance and security employment opportunities will be available in perpetuity</p>	Major beneficial
Impact on social services (operational phase)	<p>Significant pressures on Secondary School capacities as a result of additional child population.</p> <p>Additional pressures on Council refuse services</p> <p>Provision of housing which is locally needed including affordable units</p> <p>Increase in refuse and recycling requiring additional services by Council</p>	Moderate adverse	<p>Off-site contributions for education provision agreed with Council.</p> <p>Provision of 15% of affordable housing within the development.</p> <p>Additional council tax monies directed to emergency service provision and refuse</p>	<p>No school capacity issues remain.</p> <p>Increased proportions of affordable housing within.</p> <p>Provision of units to meet housing need in area</p>	Moderate beneficial
Impact on community facilities and groups	<p>Increased use of public library</p> <p>Increased paying patronage of leisure centre and other facilities.</p> <p>Increased interest in community facilities</p>	Moderate beneficial	None	<p>Increased use of public library.</p> <p>Increased paying patronage of leisure centre and other facilities.</p> <p>Increased interest in</p>	Moderate beneficial

				community facilities.	
Impact on Newport	<p>The authority will continue to comprise of a mixture of urban, semi-urban and rural hinterland</p> <p>The population will increase slightly</p> <p>The mix of dwellings proposed will not materially change the dwelling type prevalent in Newport</p>	Negligible	None	<p>The authority will continue to comprise of a mixture of urban, semi-urban and rural hinterland</p> <p>The population will increase slightly</p> <p>The mix of dwellings proposed will not materially change the dwelling type prevalent in Newport</p>	Negligible

SUMMARY

- 15.13 This chapter has assessed the potential socio-economic and community impacts of the Herbert Road development. It has considered that the planning policy context, outlined the baseline conditions, identified the potential impacts, recommended mitigation and an assessment of residual impacts.
- 15.13.1 The project is in line with national and local socio-economic policies and objectives. The application site is placed in a socio-economic environment where employment opportunities are welcomed. Almost all the identified impacts are positive. A range of mitigation measures are presented aimed at ensuring that the development is integrated into the community.