

USW Caerleon

Environmental Statement

Chapter J: Socio Economic

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J1.0 Introduction

J1.1 This chapter considers the likely socio-economic effects of the proposals for development on the former University of South Wales (USW) Campus, Caerleon (“the proposed development”).

J1.2 The assessment considers the baseline conditions for the area surrounding the proposed development site, before assessing the likely socio-economic effects of the proposed development during both the construction and operational phases of the scheme.

J1.3 The main socio-economic issues covered in this chapter include the following:

- 1 Extent of the “areas of impact” for the proposed development;
- 2 Current economic and labour market conditions in the wider impact area, and the provision of schools, healthcare facilities, and other community facilities and infrastructure in the local impact area;
- 3 Temporary construction employment expected to be supported by the proposed development;
- 4 Effect on the local population and labour market arising from the proposed development;
- 5 Contribution of the proposed development to local housing provision; and,
- 6 The effect of the proposed development on the provision of local schools, healthcare facilities, open and amenity spaces and other community facilities and infrastructure in the local impact area.

J1.4 The assessment also identifies the role of appropriate mitigation measures to reduce any negative socio-economic effects of the proposed development before determining the residual socio-economic effects of the proposed development.

J1.5 All references to Newport in this chapter refer to the local authority level, unless specifically stated otherwise.

J1.6 The chapter is supported by a technical appendix (J1) which provides socio-economic background data.

About the Author

J1.7 Lichfields is a planning and economic consultancy with an unparalleled track record in assessing the economic benefits of development proposals. The Lichfields team responsible for preparing this chapter of the ES was led by Simon Coop BA(Hons), MSc, MRTPI, MIED, a planning director with 17 years’ experience in planning and economics work. He leads the Lichfields economics team in the South West and Wales region and has undertaken socio-economic assessments of approximately 50 development schemes throughout the country.

J2.0

Policy Context

J2.1

This section summaries the most relevant planning policy context relating to the socio-economic aspects of the proposed development at the national and local levels.

National Planning Policy

Planning Policy Wales

J2.2

Planning Policy Wales Edition 10 (PPW) (December 2018) sets out the Government's planning policies for Wales, which underpin both plan-making and decision-taking.

J2.3

Chapter 1, "Introduction", paragraph 1.2, states:

"The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation."

J2.4

Chapter 3, "Strategic and Spatial Choices", paragraph 3.22 states:

J2.5

"Planning authorities should develop and maintain places that support healthy, active lifestyles across all age and socio-economic groups, recognising that investment in walking and cycling infrastructure can be an effective preventative measure which reduces financial pressures on public services in the longer term." Paragraph 3.52 goes onto say, "planning authorities should work with landowners to ensure that suitably located previously developed sites are brought forward for development and to secure a coherent approach to their development."

J2.6

Section 4.2: "Housing", paragraph 4.2.1 states:

"New housing development in both urban and rural areas should incorporate a mix of market and affordable house types, tenures and sizes to cater for the range of identified housing needs and contribute to the development of sustainable and cohesive communities." Paragraph 4.2.16 goes onto say, "planning authorities, land owners and house builders must work together constructively to identify deliverable housing land in sustainable locations for development. When identifying sites to be allocated for housing...planning authorities must [start] with the re-use of previously developed and/or underutilised land within settlements."

J2.7

Section 5.4, "Economic Development", paragraph 5.4.13 states:

"Planning authorities should aim to align jobs and services with housing and sustainable transport infrastructure, to reduce the need for travel, and dependency on travel by car."

Local Planning Policy

Newport Local Development Plan 2011-26

J2.8

The Newport Local Development Plan ("LDP") 2011-26 (adopted January 2015) establishes the land use and planning framework for the local authority.

J2.9

The Vision of the LDP is that:

“Newport will be a centre of regeneration that celebrates its culture and heritage, while being a focus for varied economic growth that will strengthen its contribution to the region. It will be a place that people recognise as a lively, dynamic, growth City, with communities living in harmony in a unique natural environment.”

J2.10

The LDP policies that are of primary relevance include:

- 1 Policy SP10, *“House Building Requirement”*, which states, *“provision is made for 11,623 units to deliver a housing requirement of 10,350 units over the plan period. The affordable housing target for the plan period is set at 2,061 units. The land will be provided primarily on previously developed land [including] infill, windfall and small sites.”*
- 2 Policy SP12, *“Community Facilities”*, which states, *“the development of new community facilities in sustainable locations will be encouraged including outdoor and indoor sport and leisure uses including allotments and community/city gardens. Development that affects existing community facilities should be designed to retain or enhance essential facilities.”*

J3.0

Assessment Methodology & Significance Criteria

J3.1

This section sets out the methodological approach used to consider the socio-economic effects of the proposed development, including outlining the adopted “area(s) of impact” and “significance criteria” for the assessment.

Areas of Impact

J3.2

The site extends to approximately 13.3 hectares and is located in Caerleon, Newport. It is located 3.6 km from Newport City Centre, 2.2 km to the east of the A4042, and 1.8 km to the north of the M4.

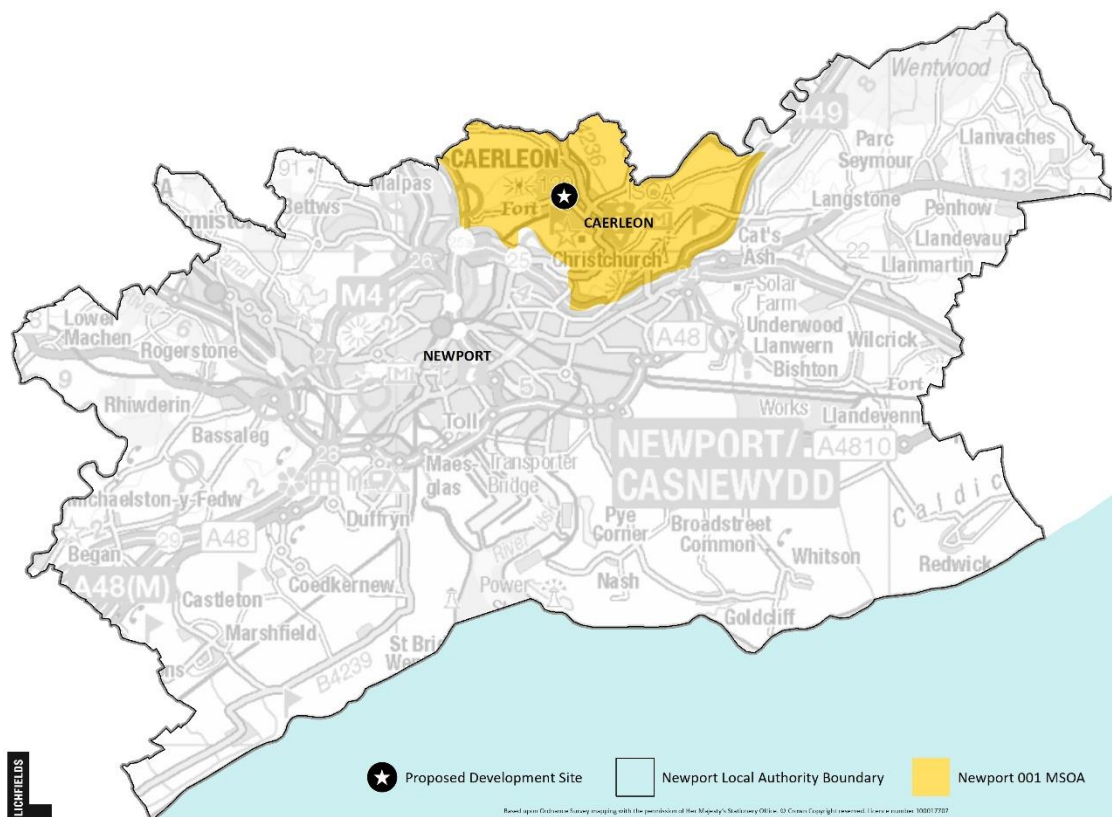
J3.3

The primary area of socio-economic impact has been taken to constitute the local authority area of Newport. This area is where the majority of impacts of the proposed development will be felt, and it also allows for use of a range of data sources, given that many of these sources apply local authority boundaries.

J3.4

The assessment also considers, where possible, the localised impacts of the proposed development, which will be experienced primarily in the Newport 001 MSOA, covering the village of Caerleon and its surrounding rural area, as illustrated below.

Figure J3.1 Areas of impact



Source: Lichfields

Assessment Methodology

- J3.5 The assessment first establishes the baseline position in terms of local demographic and economic conditions, and the existing provision of health, education and community facilities, before examining the potential socio-economic impacts of the proposed development and their significance during the construction and operational phases. Opportunities for the mitigation of any adverse effects are then examined, including any built-in mitigation elements of the scheme.
- J3.6 This assessment draws upon a range of data sources including nationally published statistics from the Office of National Statistics (ONS), Welsh Government, Edubase and NHS Choices, as well as local authority statistics, published data from the 2011 Census and other national statistics.

Significance Criteria

- J3.7 Since there are no standard criteria for assessing the significance of socio-economic effects, these impacts are assessed based on the scale of the increase over the baseline position, as well as the nature and context of the effects (taking account of the sensitivity of the identified receptor).
- J3.8 The socio-economic effects of the proposed development are identified as “beneficial”, “negligible” or “adverse” (Table J3.1).

Table J3.1 Definition of effects

Criteria	Definition
Beneficial	A positive and/or advantageous effect to a minor, moderate or major magnitude
Negligible	No obvious significant effect to a receptor or environment
Adverse	A negative and/or disadvantageous effect to a minor, moderate or major magnitude

Source: Lichfields

- J3.9 The following terms are used to define the significance of the effects identified.

Table J3.2 Definition of the Significance of Effects

Significance of Effects	Definition
Substantial	Where the proposed development could be expected to have considerable effects (by extent, duration or magnitude) or of more than local significance on the existing population, level/types of employment, levels of deprivation, economic characteristics and the visitor economy of the area
Moderate	Where the proposed development could be expected to have a noticeable effect which may be considered significant on the existing population, level/types of employment, levels of deprivation, economic characteristics and the visitor economy of the area
Minor	Where the proposed development could be expected to result in a small, very short-term or highly localised effects on the existing population, level/types of employment, levels of deprivation, economic characteristics and the visitor economy of the area
Negligible	Where no discernible effect is expected as a result of the proposed development on the existing population, level/types of employment, levels of deprivation, economic characteristics and the visitor economy of the area

Source: Lichfields

- J3.10 The duration of the socio-economic effects is considered against whether they are temporary or permanent. Due to their nature, all operational effects are considered to be permanent unless

otherwise stated. In terms of temporary effects, the duration can be determined to be short term (less than 5 years), medium term (5-10 years), or long term (more than 10 years).

J3.11 The sensitivity of receptors is also considered. Sensitivity varies between receptors, and in some instances qualified judgment is required to establish where the receptors sit on a scale from low sensitivity (easily adapt change) to high sensitivity (do not easily adapt change). In identifying the sensitivity, factors including the capacity to accept or respond to change and the local position, local needs and priority groups are taken into account.

J3.12 A matrix identifying the significance of the potential effects is set out in Table J3.3.

Table J3.3 Matrix for Determining the Significance of Effects

		Sensitivity of Receptor / Environment to Change or Effect			
		High	Medium	Low	Negligible
Magnitude of Change / Effect	High	Major	Moderate to Major	Minor to Moderate	Negligible
	Medium	Moderate to Major	Moderate	Minor	Negligible
	Low	Minor to Moderate	Minor	Negligible to Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Source: Lichfields

J3.13 Based on the principles above, Tables J3.4 to J3.7 set out the receptors falling under each topic area and their sensitivity to change for the purposes of this assessment.

Substantial Impacts

Table J3.4 Definition of Substantial impacts in relation to the proposed development

Scale of impact/ magnitude of change	Topic	Beneficial	Adverse
Substantial	Construction jobs	Employment generation >75 FTE jobs	Employment loss >75 FTE jobs
	Resident expenditure	Substantial increase in resident expenditure >£10 million per annum	Substantial reduction in resident expenditure >£10 million per annum
	Fiscal impacts	Council Tax and business revenue >1% of District total	Reduction in Council Tax and business rates >1%
	Labour market	Increase in working-age population >1%	Decrease in working-age population >1%
	Deprivation	Substantial reduction in the barriers in access to housing, income and employment, living environment	Substantial increase in the barriers in access to housing, income and employment, living environment
	Housing	Substantial contribution towards LPA housing target >5% Providing a range of household sizes and tenures	Substantial loss of housing stock >5% Loss of affordable housing

Scale of impact/ magnitude of change	Topic	Beneficial	Adverse
	Commuting	Substantial reduction in net commuting flows >5% Substantially improved connectivity to public transport, cycling and walking networks	Substantial increase in net commuting flows >5%
	Community infrastructure	Substantial provision of healthcare, open space, sport and recreation facilities, playspace and community facilities to meet wider needs (new and existing residents)	Substantial increase in the demand for education, healthcare, open space, sport and recreation facilities, playspace and community facilities

Source: Lichfields

Moderate Impacts

Table J3.5 Definition of Moderate impacts in relation to the proposed development

Scale of Impact/ Magnitude of Change	Topic	Beneficial	Adverse
Moderate	Construction employment	Employment generation 50-75 FTE jobs	Employment loss 50-75 FTE jobs
	Resident expenditure	Moderate increase in resident expenditure £5-10 million per annum	Moderate reduction in resident expenditure £5-10 million per annum
	Fiscal impacts	Additional Council Tax revenue 0.5-1.0% of District total	Reduction in Council Tax revenue 0.5-1.0% of District total
	Labour market	Increase in working-age population 0.25-1%	Decrease in working-age population 0.25-1%
	Deprivation	Moderate reduction in the barriers in access to housing, income and employment, living environment	Moderate increase in the barriers in access to housing, income and employment, living environment
	Housing	Moderate contribution towards LPA housing target 2-5% Providing a range of household sizes and tenures	Loss of housing stock 2-5% Loss of affordable housing
	Commuting	Reduction in net commuting flows 1-5%	Moderate increase in net commuting flows of 1-5%
	Community Infrastructure	Moderate provision of healthcare, open space, sport and recreation facilities, playspace and community facilities to meet wider needs (new and existing residents)	Moderate increase in the demand for education, healthcare, open space, sport and recreation facilities, playspace and community facilities

Source: Lichfields

Minor Impacts

Table J3.6 Definition of Minor impacts in relation to the proposed development

Scale of Impact/ Magnitude of Change	Topic	Beneficial	Adverse
Minor	Construction employment	Employment generation 10-50 FTE jobs	Employment loss 10-50 FTE jobs
	Resident expenditure	Minor increase in resident expenditure <£5 million per annum	Minor reduction in resident expenditure <£5 million per annum
	Fiscal impacts	Additional Council Tax revenue <0.5% of District total	Reduction in Council Tax revenue <0.5% of District total
	Population	Increase in population <5%%	Decrease in population <5%%
	Labour market	Increase in working-age population <0.25%	Decrease in working-age population <0.25%
	Deprivation	Minor reduction in the barriers in access to housing, income and employment, living environment	Minor increase in the barriers in access to housing, income and employment, living environment
	Housing	Minor contribution towards LPA housing target <2% Providing a range of household sizes and tenures	Loss of housing stock <2% Loss of affordable housing
	Commuting	Minor reduction in net commuting flows of <1%	Minor increase in net commuting flows of <1%
	Community Infrastructure	Some provision of education healthcare, open space, sport and recreation facilities, playspace and community facilities to meet wider needs (new and existing residents)	Minor increase in the demand for education, healthcare, open space, sport and recreation facilities, playspace and community facilities

Source: Lichfields

Negligible Impacts

Table J3.7 Definition of Negligible impacts in relation to the proposed development

Scale of Impact/ Magnitude of Change	Topic	Beneficial	Adverse
Negligible	All	Minimal change or change that is difficult to measure	Minimal change or change that is difficult to measure

Source: Lichfields

Consultation

J3.14

No formal stakeholder consultation was undertaken as part of this assessment.

Assumptions and Limitations

Assumptions

J3.15 The key assumptions applied in this assessment are as follows:

- 1 The assessment of effects is based on the figures and plans provided by the developer; and,
- 2 The assessment of employment associated with the construction period is based on an estimated construction cost and build period provided by the developer.

Limitations

J3.16 The baseline data that has been taken from published sources has not been verified by Lichfields. Whilst the latest available data has been used, it should be noted that many data sources are frequently updated and could be subject to change during the course of the planning application process.

J4.0

Baseline Conditions

J4.1

This section establishes the socio-economic context of the proposed development site and the surrounding area. It also describes the current provision of education, healthcare and other community facilities within the impact area. Unless otherwise stated all statistics are derived from Office for National Statistics (ONS) data.

Labour Market

Population

Newport

J4.2

The resident population in Newport in 2017 amounted to 151,485 and had increased by 7.2% between 2007 and 2017¹. This level of population increase was higher than in Wales (4.0%) but slightly lower than Great Britain (7.7%) over the same period².

J4.3

The number of working age people (aged 16-64 years) grew by 5.4% in Newport between 2007 and 2017, compared to an increase of 0.4% in Wales and 4.2% in Great Britain³.

J4.4

The age profile of the population of Newport is younger than both the Welsh and GB averages. In 2017:

- 1 17.3% of Newport's residents were aged 65 and older, compared to 20.6% of the population of Wales and 18.2% of the population of Great Britain⁴; by contrast,
- 2 20.4% of Newport's residents were aged 15 or below, compared to 17.9% of the population of Wales and 18.9% of the population of Great Britain⁵.

J4.5

The Welsh Government 2014-based local authority population projections anticipate that the population of Newport will increase by 4.6% to 158,492 by 2039. It is projected that the number of Newport residents aged 65+ will increase by 42.3% between 2017 and 2039. This compares with a 2.8% increase in the number of people aged 15 and under, and a 1.0% reduction in the number of people aged between 16 and 64.

Caerleon

J4.6

As illustrated in Figure J4.1, the population profile of Caerleon is older than in Newport and has reduced in recent years. In 2017, the population of the Caerleon MSOA was 7,801, having decreased by 8.1% since 2007. The number of residents aged 16-64 decreased by 16.4% and those aged 0-15 decreased by 11.6% during this time. However, the number of residents aged 65 and older increased by 23.6%.

¹ ONS Mid-Year Population Estimates

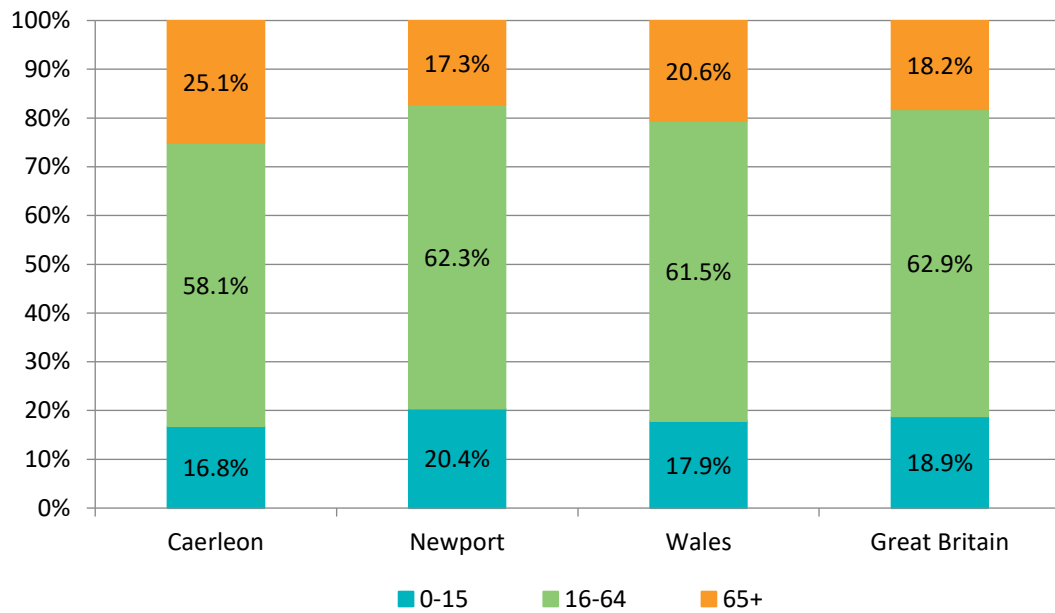
² ONS Mid-Year Population Estimates

³ ONS Mid-Year Population Estimates

⁴ ONS Mid-Year Population Estimates

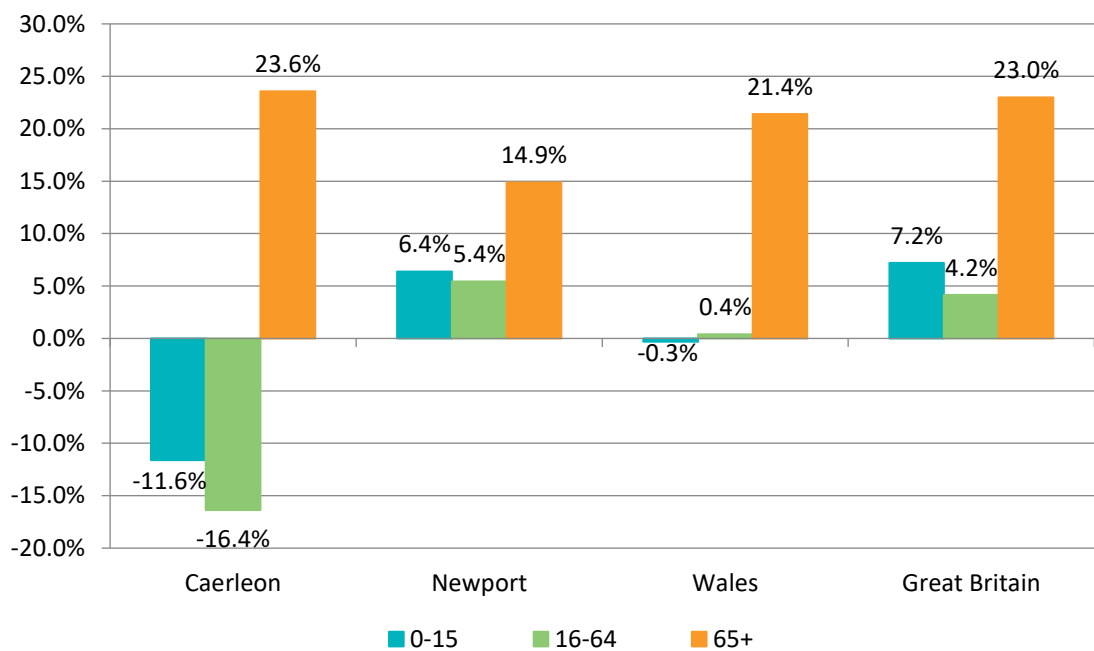
⁵ ONS Mid-Year Population Estimates

Figure J4.1 Age structure of the population in 2017



Source: ONS Mid-Year Population Estimates

Figure J4.2 Population change by age (2007-2017)



Source: ONS Mid-Year Population Estimates

Economic Activity

- J4.7 The economic activity level amongst residents of Newport aged between 16 and 64 between January 2018 and December 2018 was 77.9%; this was higher than the figures for Wales (76.7%) but slightly lower than the figures for Great Britain (78.5%)⁶.
- J4.8 The economic activity rates for Newport can be further understood with reference to two key factors:
- 1 Students accounted for 14.2% of economically inactive residents (aged between 16 and 64) in Newport, compared to 24.8% in Wales and 26.9% in Great Britain⁷; and,
 - 2 Early-retirees accounted for 15.9% of economically inactive residents (aged between 16 and 64) in Newport, compared to 15.1% in Wales and 13.2% in Great Britain⁸.

Unemployment

- J4.9 Between January and December 2018, the model-based unemployment rate for those aged 16 and above in Newport averaged 4.5%⁹. This equated to 3,400 unemployed people. This is the same as the unemployment rate for Wales (4.5%) and slightly higher than for Great Britain (4.2%)¹⁰. This level of unemployment goes against a longstanding trend of higher than average unemployment rates in Newport than in Wales and Great Britain.

Commuting

- J4.10 Newport is a net importer of labour. In 2011, Newport attracted a total of 30,410 in-commuters (46.9% of 64,785 workers) and generated 21,305 out-commuters (38.3% of 5,680 employed residents), giving a net total of 9,105 in-commuters.
- J4.11 The Census also shows that, of those aged 16+ in employment living in Newport in 2011, 61.7% also worked in Newport. Similarly, of those working in Newport, a total of 53.1% lived within the City¹¹.
- J4.12 Newport has a complex commuting relationship with its neighbouring areas. The City has large commuting flows in both directions with a number of surrounding authorities. Key destinations for its residents include:

Table J4.1 Destination of out-commuters that live in Newport

Destination	Number of workers that live in Newport	% of out-commuting from Newport
Cardiff	7,216	33.9%
Torfaen	3,999	18.8%
Caerphilly	1,909	9.0%
Monmouthshire	1,803	8.5%

Source: 2011 Census

⁶ ONS Annual Population Survey

⁷ ONS Annual Population Survey

⁸ ONS Annual Population Survey

⁹ The ONS model-based unemployment statistics are the official unemployment figures for local authorities, which take account of both the results of the ONS Annual Population Survey and the claimant count. By comparison, the average unemployment rate for those aged 16+ in the ONS Annual Population Survey from January to December 2018 was 4.1% and for those aged 16-64 was 4.2%.

¹⁰ ONS Model-based Estimates of Unemployment

¹¹ 2011 Census

J4.13

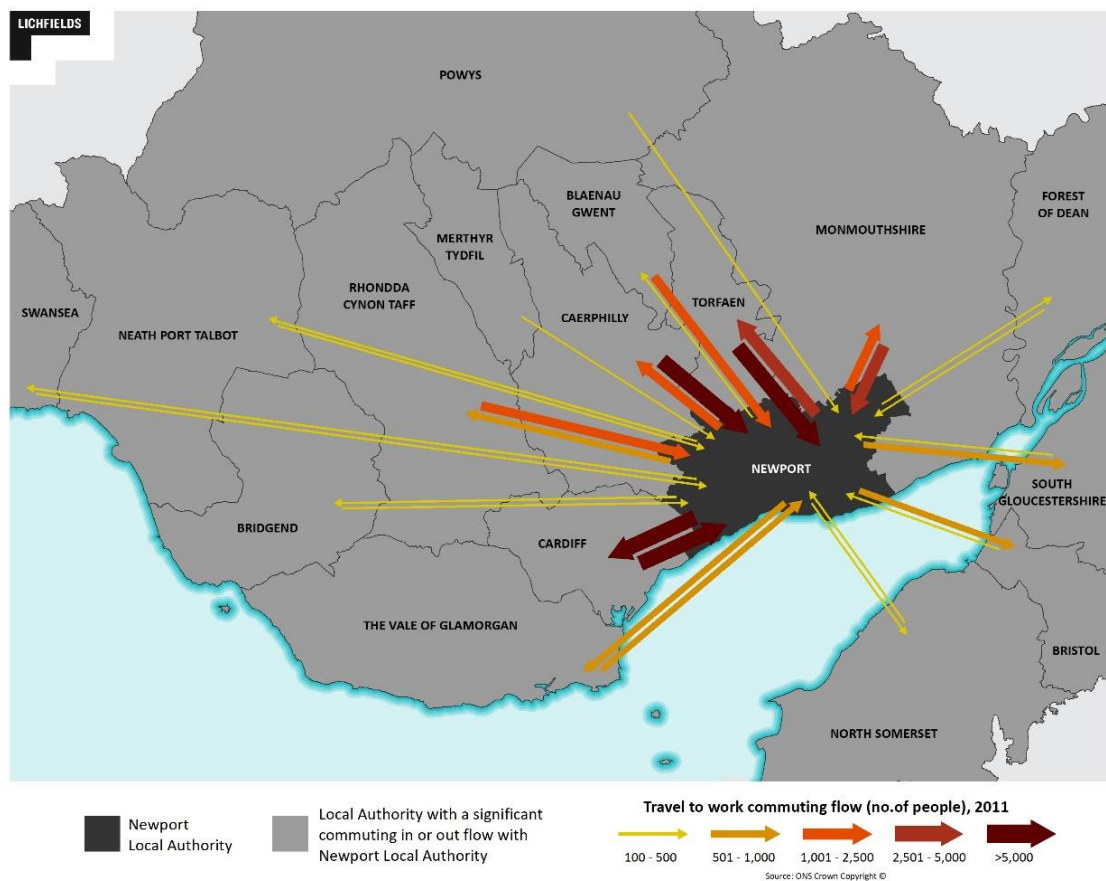
The key places of residence for those people that work in Newport include:

Table J4.2 Destination of in-commuters that work in Newport

Origin	Number of residents that work in Newport	% of in-commuting to Newport
Caerphilly	7,418	24.4%
Torfaen	6,064	19.9%
Cardiff	5,767	19.0%
Monmouthshire	3,985	13.1%
Blaenau Gwent	1,386	4.6%
Rhondda Cynon Taff	1,339	4.4%

Source: 2011 Census

Figure J4.3 Commuting flows into and out of Newport



Source: 2011 Census

Deprivation

J4.14

Deprivation at the local level is measured by the Index of Multiple Deprivation (IMD) (2015), which uses a series of data to rank areas across eight domains ranging from income to health. These categories combined produce a multiple deprivation score for each local area.

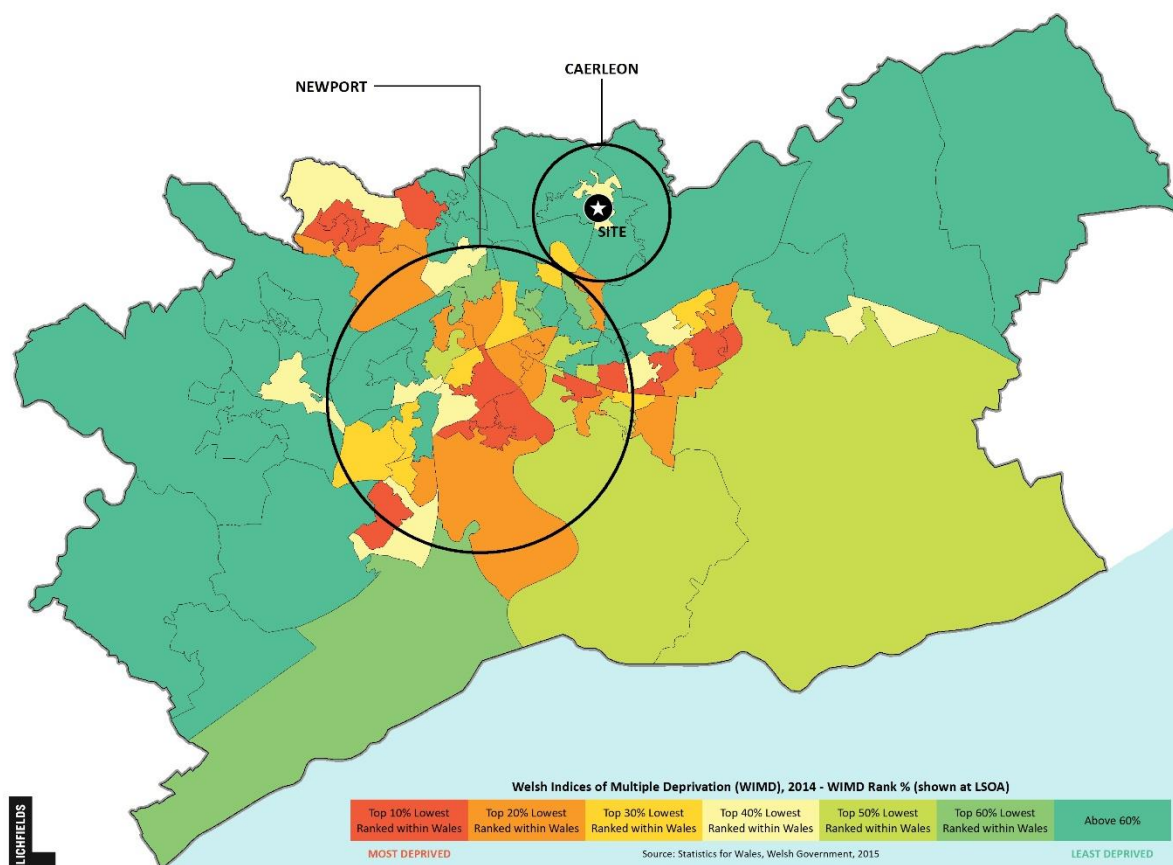
J4.15

The WIMD 2014 identifies that, of the 10% most deprived Lower Super Output Areas (LSOAs) in Wales, 14 (0.7%) are in Newport, making up 14.7% of the LSOAs in Newport.

Caerleon

- J4.16 The proposal site is located in the Caerleon 6 LSOA, which ranks 738 out of the 1909 Lower Super Output Areas (LSOAs) in Wales, indicating that the area is one of the 40% least deprived areas in the country.
- J4.17 Across the eight domains that are considered by the WIMD, the Caerleon 6 LSOA performs the most poorly in terms of income and physical environment. However, it is still only within the 30% most deprived areas within the country in relation to each of these domains.

Figure J4.4 Deprivation in Newport



Source: Welsh Indices of Multiple Deprivation (2014)

- J4.18 In the vicinity of the scheme, 2 of the 5 LSOAs surrounding the scheme (Caerleon 2 and 5) are ranked within the top 90% (i.e. 10% least deprived) in Wales, 2 are within the top 80% (Caerleon 1 and 3) and 1 (Caerleon 4) is within the top 70% in Wales.
- J4.19 This analysis indicates that the area of the proposed development displays relatively low levels of deprivation.

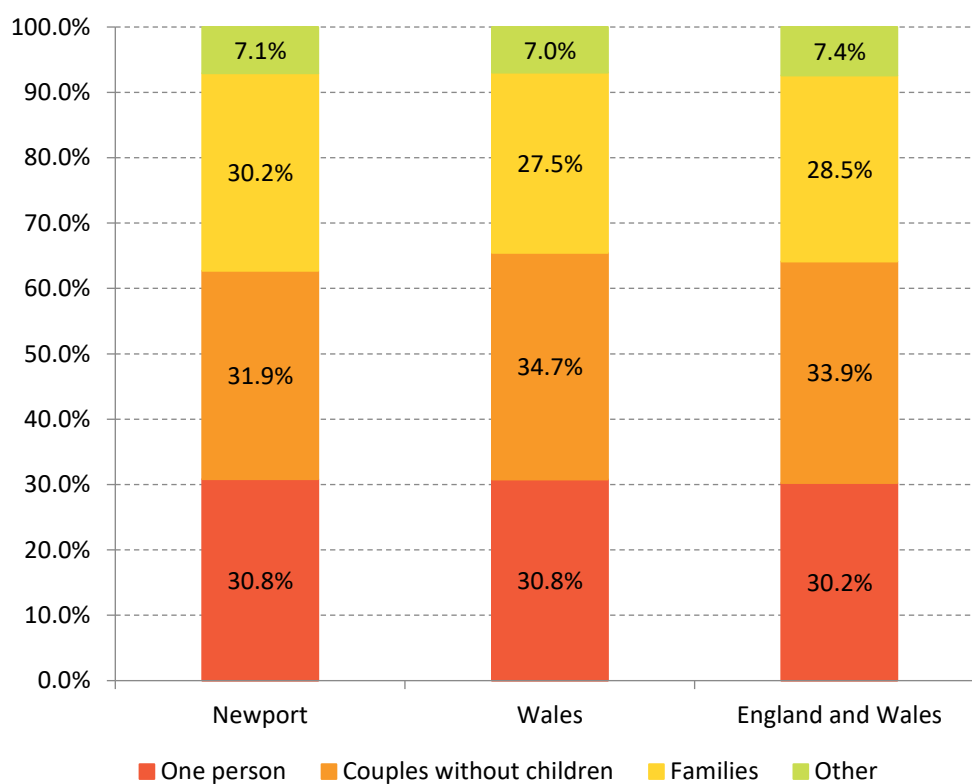
Housing

- J4.20 In 2011 there were 61,172 households in Newport, an 8.2% increase above the number in 2001¹². Going forward, the 2014-based household projections indicate that the number of households in Newport will increase by 12.7% between 2014 and 2039¹³.

¹² 2011 Census, 2001 Census

- J4.21 The adopted Newport Local Development Plan identifies a requirement of 10,350 additional homes to be delivered from 2011 to 2026, equivalent to 690 units per annum.
- J4.22 The completions of new permanent dwellings data states that an average of 616 dpa were completed since the start of the LDP period (i.e. 2011-12 to 2017-18). This is 10.7% below the LDP requirement, resulting in an under-provision of 515 units.
- J4.23 In 2011 one-person households were the largest household type across Newport (30.8%), Wales (30.8%) and England and Wales (30.2%). Household figures for families were slightly lower, with Newport containing the highest number of family households (30.2%), then England and Wales (28.5%) and finally Wales (27.5%). Whereas, household figures for multi-person households such as full-time students were somewhat lower, at 3.5% in England and Wales, 2.8% in Wales and 2.9% in Newport.

Figure J4.5 Household types in Newport, Wales and England and Wales



Source: 2011 Census

Early Years and Education Provision

- J4.24 A review of the Government website, Newport City Council's School Admissions Policy 2019/2020 has identified 18 primary schools and four secondary schools located within 3 miles of the site¹⁴.

¹³ 2014-based household projections for Wales, Welsh Government

¹⁴ Based on a radius of 3 miles surrounding the NP18 3QT post code

- J4.25 There are also two independent and special schools and five nursery schools located within 3 miles of the proposal site.
- J4.26 The 18 primary schools within 3 miles of the proposal site provide some 5,770 pupil places, and currently these schools have a surplus capacity of 253 places (4.4%)¹⁵.
- J4.27 At the secondary level, there are four schools within 3 miles of the proposal site, which have an overall capacity of 4,765 pupils, excluding sixth form pupils. These schools are located within the local authority area of Newport. Currently these schools are oversubscribed by 120 places (-2.5% capacity)¹⁶.
- J4.28 A full schedule of these schools and a summary of their individual capacity positions are set out in Appendix J1.

Healthcare Provision

- J4.29 A review of the NHS Wales website indicates there are currently eight GP practices within approximately 2 miles of the proposal site, accommodating a total of 39 GPs¹⁷.
- J4.30 The typical average is for 1 GP for every 1,800 patients¹⁸, which would suggest a theoretical capacity of 70,200 patients for these 39 GPs. The population of the Output Areas that are located within 2 miles of the site is 50,816. Assuming that all of these people are patients at the eight surgeries, the level of demand equates to 1 GP for every 1,303 patients. It can therefore be concluded that there is a level of existing capacity within existing local GP services.
- J4.31 There are currently 10 dental practices, four opticians and 14 pharmacies within 2 miles of the site¹⁹.
- J4.32 The Royal Gwent Hospital is located approximately 2.9 miles from the proposal site and offers the nearest A&E facility²⁰.
- J4.33 Details of these health facilities are set out in Appendix J1.

Community Facilities

- J4.34 There are 16 community centres and facilities within 3 miles of the proposal site²¹, which provide a variety of functions, including a library at Caerleon Library and Information Centre.

Open Space, Sport and Recreation

- J4.35 There are four equipped play areas for children and six informal grassed areas within the ward of Caerleon.
- J4.36 Caerleon also has six formal outdoor sports pitches, which include tennis, rugby, football and bowls.
- J4.37 Newport Council's Local Development Plan (2011-2026) (January 2015) provides a minimum standard of 2.4ha of various forms of outdoor play space per 1,000 people. The Newport City

¹⁵ GOV.UK Register of Schools and Colleges

¹⁶ GOV.UK Register of Schools and Colleges

¹⁷ Based on a radius of 2 miles surrounding the NP18 3QT post code

¹⁸ Source: London Healthy Urban Development Unit

(<http://www.hudumodel.com/help/GuidanceNotes.pdf> (p. 55))

¹⁹ NHS Wales

²⁰ NHS Wales – based on a radius of 3 miles surrounding the NP18 3QT post code

²¹ Based on a radius of 3 miles surrounding the NP18 3QT post code

Council Outdoor Play Space Provision SPG (January 2017) breaks this standard down into the following:

- 1 1.6ha of formal outdoor sport;
- 2 0.55ha of informal playing space; and,
- 3 0.25ha of designated equipped children's' playing space.

J4.38 Measured against these standards, the Outdoor Play Space Provision SPG indicated what the open space provision within Caerleon was in 2016. The provision indicates there is currently an overall deficit of open space in Caerleon but a surplus of informal playing space:

- 1 -4.09ha of formal outdoor sport;
- 2 1.36ha of informal play space; and,
- 3 -1.70ha of designated equipped children's' playing space.

Summary of Baseline Conditions

J4.39 The key socio-economic characteristics of Caerleon and Newport that are considered to be relevant to this assessment of the proposed development are summarised below:

- 1 The age profile of the population of Newport is younger than both the wider Wales region and the national average; however, the population of Caerleon is older than the average in Newport, Wales and Great Britain;
- 2 Newport has experienced higher levels of population growth than the Wales average between 2007 and 2017 but the population of Caerleon has reduced;
- 3 Economic activity in Newport is higher than the Welsh average;
- 4 Newport is home to a greater proportion of students than Wales but less than Great Britain. Newport is also home to a larger proportion of early retirees than Wales and Great Britain;
- 5 Economic activity rates are slightly lower in the Wales, which is likely to be due to the larger number of retired people in this area;
- 6 The unemployment rate in Newport is the same as the average for Wales and is slightly higher than the average for Great Britain;
- 7 Newport is a net importer of labour but has large commuting flows in both directions;
- 8 Caerleon has relatively low levels of deprivation, as one of the 40% least deprived LSOAs in Wales;
- 9 Recent housing delivery in Newport has not met the LDP housing requirement;
- 10 The 18 primary schools within 3 miles of the proposal site currently have surplus capacity of 253 places. The four secondary schools within 3 miles of the proposal site are oversubscribed by 120 places;
- 11 There are eight GP practices within approximately 2 miles of the proposal site, which collectively have surplus capacity;
- 12 There are 16 community facilities within 3 miles of the proposal site, including community halls and a library;
- 13 Within 3 miles of the proposal site, there are four equipped play areas for children, six informal grassed areas and six outdoor sports pitches; and,
- 14 There is currently an overall deficit of open space in Caerleon but a surplus of informal playing space.

Future Baseline

- J4.40 Population projections and housing need is not a site-specific matter and therefore without the redevelopment of the former USW site these will not change. Other development will take place elsewhere (including the cumulative developments assessed in ES Chapter K). However, under this Future Baseline scenario, 218 dwellings that would be delivered by the proposed development would not come forward and neither would the potential effects (housing supply resident expenditure and construction employment etc). The site would continue to be utilised as a filming location, however the majority of the site would remain vacant and underused and would not make best use of a sustainable brownfield site.

J5.0

Potential Effects

During Construction

Employment Impacts

Direct Jobs

- J5.1 The construction cost of the proposed development has been estimated at £54.5 million. ONS Annual Business Survey data indicates that the average expenditure (i.e. on materials, goods and services) per worker in the construction industry was £108,147 in 2016²². Dividing the total construction cost by the average expenditure per employee indicates that the development is likely to generate approximately 504 person-years of construction work.
- J5.2 It is anticipated that construction of the development will last for 5 years. There would be an average of 100 temporary construction jobs created per year over this period. Given that construction is made up of many discrete elements of work undertaken by specialists (e.g. bricklaying, carpentry, plumbing, electrics, carpentry etc.), many more construction workers may be employed on the site for shorter periods at any given point.
- J5.3 In economic terms, there is a convention that 10 person-years of temporary construction employment are equivalent to 1 Full Time Equivalent (“FTE”) job, so in this case an equivalent of 50 FTE jobs would be created.
- J5.4 Given that national construction firms sometimes use their own permanent workforce on projects but also employ contractors with a proportion of construction workers drawn locally, it is difficult to identify the likely source of workers to fill these construction jobs before contracts have been let. However, based on experience elsewhere it would be reasonable to expect that a proportion of the construction jobs created by the proposed development could be taken up by the local workforce, particularly if measures are in place to encourage local recruitment and to raise local skills levels.

Indirect Jobs

- J5.5 It is likely that businesses in the local area and the wider regional economy will benefit from the trade linkages that will be established to construct the proposed development. This means that further indirect jobs will be supported locally in suppliers of construction materials and equipment. Local businesses would generally also benefit to some extent from temporary increases in expenditure as a result of the direct and indirect employment effects of the construction phase, for example, as construction workers spend their wages in local shops and other facilities. This is termed the induced impact.
- J5.6 Research by the Centre for Economic and Business Research (CEBR) report for the National Housing Federation (2013) indicates that the construction industry has an indirect and induced employment multiplier of 1.51 to FTE construction employment. As such, a further 160 indirect/induced jobs (75 FTE jobs) would be supported as a result of such construction-related expenditure associated with the proposed development.

Economic Output

- J5.7 The construction phase of the proposed development will also make a significant contribution to local economic output, as measured by Gross Value Added (GVA).

²² ONS Annual Business Survey 2016, Released May 2018

- J5.8 Based on September 2017 Experian data, the construction sector generates an average GVA per FTE worker of £64,120 in Wales. Applying this multiplier to the employment impact of the proposed scheme (derived above) indicates that the capital spending associated with the proposed development could deliver an additional £2.7 million of direct GVA per annum. Based on an indirect GVA multiplier of 1.41 from the CEBR National Housing Federation 2013 research, it is estimated that a further £3.8 million of indirect GVA would be generated per annum, totalling £6.5 million of additional GVA per annum over the build period. It should be noted that not all of this output will be retained locally.

Summary of Construction Impacts

- J5.9 The effect of the direct and indirect employment created during the construction of the proposed development is assessed to be **temporary (short term), moderate beneficial**.

During Operation

Resident Expenditure

First Occupation Expenditure

- J5.10 Research suggests the average homeowner spends around £5,500 to make their house “*feel like a home*” within a year and a half of moving²³. This money is generally spent on furnishing and decorating a property. This expenditure provides a range of benefits for the economy, including supporting local employment.
- J5.11 Applying this average level of one-off spending on household products and services, it is estimated that residents of the 218 residential units in the proposed development would generate approximately £1.2 million of first occupation expenditure. This spending would provide a significant boost to the local economy.

Ongoing Resident Expenditure

- J5.12 Analysis of Output Area Classification data suggests that the majority of households in Caerleon are categorised in the OAC Supergroup “Suburbanites” classification. The key characteristics of this group include higher levels of home ownership, higher level qualifications and lower levels of unemployment²⁴.
- J5.13 The 2017 ONS Family Spending Survey provides data on household spending by socio-economic classification. This survey indicates an average expenditure level of £663.50 per week for households in the Suburbanites group across the UK. The spending level for households in the South West region is 85.5% of the UK average, which results in an estimated household expenditure level of £557 per week for households in the area of the proposed development.
- J5.14 This assessment applies average expenditure levels for the “Suburbanites” group, adjusted for the Welsh average, to the open market units in the proposed development. This classification has been applied in order to reflect the socio-economic status of existing households in the area and to take into account the likelihood that the new homes will attract households in this socio-economic group.

²³ Research carried out by OnePoll on behalf of Barratt Homes, August 2014

²⁴ ONS Pen Portraits for the 2011 Area Classification for Output Areas (April 2015)

- J5.15 For households in affordable housing, average expenditure levels have been applied for households in the “Hard-pressed living” OAC Supergroup, adjusted for the Welsh average, amounting to £377.60 per week.
- J5.16 Based on these assumptions, it is estimated that the 218 new residential units to be provided as part of the proposed development would generate gross expenditure of £6.2 million each year.
- J5.17 It is recognised not all residents of the scheme would be new to the local area as some would move from elsewhere. National research provides standards on the average distances moved between a head of household’s present and previous home address, which can be used to predict the share of residents moving into the scheme that would be new to the area²⁵.
- J5.18 Of the £6.2 million total residential expenditure, it is anticipated that £1.6 million of this expenditure is attributable to households that previously lived more than 10 miles from the site and would therefore be “new” to the area²⁶. However, MHCLG notes that there are, on average, four transactions in each housing chain. The implication of this is that new people from outside the area might move into homes that were vacated by people moving locally to the proposed development. Taking account of this “domino” effect increases the estimated level of spending associated with households that previously lived more than 10 miles away to approximately £4.3 million.

Summary of Resident Expenditure

- J5.19 The effect of the additional resident expenditure associated with the proposed development is considered to be **permanent, beneficial and moderate** in magnitude.

Fiscal Implications

Council Tax

- J5.20 Based on the 2019/20 Council Tax charges in Newport, the 218 proposed new dwellings will attract an annual total of approximately £415,000 per annum following completion. This additional income would be used to fund the services provided by the Council for residents of the new dwellings.
- J5.21 This additional income represents 0.6% of the total Council Tax raised in Newport in 2019/20²⁷ and is considered to be **permanent, beneficial and moderate** in magnitude.

Labour Market

Population

- J5.22 Based on the average household size of 2.33 for Newport in 2017, approximately 508 residents can be expected to live at the 218 new residential units at the proposed new development. Of these residents, approximately 316 would be aged 16 to 64²⁸, representing an increase of 0.3% in the number of working age people in Newport²⁹. Approximately 88 new residents would be aged

²⁵ DTLR, Survey of English Housing, Tenure by Distance Moved, 2000/01

²⁶ English Housing Survey 2013/14

²⁷ A total of £66.3 million is estimated to be raised by Newport Council in 2019/20 from Council Tax. Source: Newport Council, Your guide to Council Tax and Non-Domestic Rates 2019/20

²⁸ Based on the proportion of Newport residents aged 16 to 64 in the ONS Annual Population Survey 2017 (62.3%)

²⁹ Based on ONS Annual Population Survey 2017 data, which states that there are 94,375 people aged 16-64 in Newport

65 and older³⁰. However, it is noted that these figures are likely to underestimate the number of working age people (and overestimate the number of older people) that will live in the proposed new dwellings, given that moving households tend to be younger than those that stay in place. Data from the 2011 Census states that, of the households in Newport that moved in the previous year, 93.2% were aged 64 and under. Of those households that stayed at the same address, 76.4% were aged 64 and under.

- J5.23 This estimated population growth assumes that all residents of the new residential units at the scheme are not presently living in the local area. As set out in relation to spending by new residents, some residential units would be occupied by existing residents, such as local residents buying their first home, moving home or local residents on Housing Association or Council waiting lists. Moreover, those residents moving within the local area would free up their homes for occupation by other new residents to the local area, which would ultimately increase the level of choice and availability in the local market³¹.

Economic Activity

- J5.24 Based on the current economic activity rate of 77.9% for working age people aged between 16 and 64 in Newport, it is estimated that 247 economically active people would be added to the local labour market, representing a 0.3% increase on the current number of economically active people within this age cohort³².
- J5.25 It is again noted that a number of the new residents will already be living in Newport and so will not be new to the area. Some will be re-locating and others will be forming new households. If they are vacating other homes in Newport, a proportion of these will draw people moving from elsewhere. In any case, growth in the number of local economically active persons as a result of the proposed development would increase the labour force that can support business activities in the local economy.

Commuting

- J5.26 Data from the 2011 Census shows that 61.7% of working residents that live in Newport also work within the local authority area, such that 38.3% commute elsewhere for work. On the basis of these figures, approximately 146 of the employed residents aged between 16 and 64 living within the new dwellings will work within Newport and 90 will work elsewhere.
- J5.27 Based on these assumptions, the impact of the proposed development (when viewed in isolation) would be a net increase in 90 out-commuters. However, in the context of the current position of Newport being a net importer of labour, this would serve to reduce the level of net in-commuting by 1.0%.

Summary of Commuting Impact

- J5.28 The impact of the proposed development on labour force and commuting is assessed as having a **permanent, moderate beneficial effect**.

³⁰ Based on the proportion of Newport residents aged 65 and older in the ONS Annual Population Survey 2017 (17.3%)

³¹ MHCLG research indicates that 26% of new residents in market housing and 22% of new residents in affordable housing will have moved from a distance of more than 10 miles away. However, taking account of the average housing chain (four transactions), a total of 70% of new residents in market housing and 63% of new residents in affordable housing will have moved from a distance of more than 10 miles away (Source: DTLR 2001 English Housing Survey, Tenure by Distance moved, 2013/14).

³² ONS Annual Population Survey January – December 2018

Deprivation

- J5.29 It is not considered that the identified development proposals would have a significant impact on deprivation levels given that, overall, both Newport and the local area immediately surrounding the proposal site display relatively low levels of deprivation. However, the Caerleon 6 LSOA, where the proposed development is located, is still within the 40% most deprived in Wales overall. Also, the local authority area includes 14 LSOAs in the 10% most deprived in Wales, making up 14.7% of the LSOAs in Newport.
- J5.30 The proposed development will therefore help contribute generally towards prosperity for the local area and for Newport as a whole, particularly through improving access to high quality housing.

Summary of Deprivation Impact

- J5.31 The impact of the proposed development is considered to be **permanent, minor beneficial**.

Housing

- J5.32 The proposed development will add 218 new residential units to the current stock of housing in Newport. This represents an 0.3% increase above the current stock and should be considered in the context of a housing requirement of 10,350 additional homes from 2011 to 2026 as set out in the adopted Newport Local Development Plan. The proposed development therefore represents 2.1% of the LDP housing target.
- J5.33 The proposed development would also provide a range of housing sizes and tenures, which would enhance the quality of housing choice. This improved choice in housing would assist local residents in obtaining housing that best meets their requirements, which would be expected to thereby enhance their overall socio-economic well-being.
- J5.34 The proposed housing mix is illustrated below, which includes 169 new build and 49 converted units.

Table J5.1 Proposed housing mix (including new build and conversions)

Dwelling type	No. bedrooms
Market	
Flats	
1-bed	24
2-bed	20
3-bed	1
Houses	
2-bed	1
3-bed	45
4-bed	104
5-bed	1
Affordable	
1-bed	8
2-bed	8
3-bed	6
Summary	
Total market	196
Total affordable	22

Dwelling type	No. bedrooms
Total homes	218

Source: Redrow Homes

Summary of Housing Impact

- J5.35 The effect of the new residential units to be delivered on meeting housing targets and improving housing choice is assessed to be a **permanent moderate, beneficial**.

Education

- J5.36 The effect of the proposed development on school capacity in the local impact area depends upon the number of children of school age that will be supported by the scheme, alongside the existing capacity in local schools.
- J5.37 The Newport Planning Obligations SPG (adopted August 2015) provides a methodology for assessing the number of school-aged children that are likely to be generated by the proposed development.
- J5.38 An education contribution would only be applicable for the 186 houses and apartments that have 2 or more bedrooms. It is estimated that the proposed development would generate demand for 4 nursery places, 53 primary school places and 37 secondary school places (including sixth form).
- J5.39 The baseline section of this chapter indicates that there are currently 253 surplus places within the 18 primary schools located within 3 miles of the proposed development. At the secondary level, the four schools within 3 miles of the proposal site are currently over-subscribed by 120 places.
- J5.40 The demand for primary places generated by the proposed development would reduce the number of surplus places to 200, resulting in a surplus of 3.5%. The additional demand for secondary school places would increase the shortfall in capacity at the local secondary schools to 157 places (-3.3%).
- J5.41 This represents a “worst case” scenario and assumes that all of the pupils will attend state schools. In reality, some will attend independent and special schools further afield; therefore the impact on the state sector would be reduced.

Summary of Education Impact

- 1 **Primary schools:** The impact of the proposed development is considered to be **negligible**.
- 2 **Secondary schools:** Based on the potential reduction in the surplus capacity in existing secondary schools within 3 miles of the proposed development, the impact is considered to be **permanent, adverse and minor**.

Healthcare Provision

- J5.42 As already noted, the gross increase in the resident population supported by the 218 new residential units will amount to around 508 persons.
- J5.43 Existing GP provision in the local impact area operates at a GP to patient ratio of 1:1,303. Estimated growth in the local population is likely to increase the average number of patients served by each of the 39 GPs in the local area by 13. This would result in a new GP to patient

ratio of 1:1,316³³. Taking into consideration the typical provision rate of 1,800 patients per GP³⁴, this rise in demand in the local impact area from the development will remain well below the typical capacity for GPs.

- J5.44 If the new patients for the dental practices in the area could not be accommodated it is likely that the existing dentist practices would expand or new practices would be established. Similarly, any additional demand for opticians and pharmacies could be satisfied through the opening of new facilities. This expansion of services would have the added benefit of creating new jobs.

Summary of Healthcare Impact

- J5.45 Overall, taking account of the current level of provision and the relative increase in demand, it is likely that the effect of the additional population supported by the proposed development on healthcare provision in the wider and local impact area is assessed to be **negligible**.

Open Space, Sport and Recreation, and Community Facilities

- J5.46 The additional population generated by the proposed development will place demand on existing open space, sport and recreation facilities. Newport Council's Planning Obligations SPG (adopted August 2015) provides a basis for the calculation of the expected population of the development, based on the number of units of different sizes. Based on this, a total of 1.63ha open space would be required as part of the proposed development, comprising:

- 1 Formal outdoor sport: 1.09ha;
- 2 Informal play: 0.37ha; and,
- 3 Play facilities: 0.17ha.

- J5.47 As illustrated below, the proposed development includes provision for a total of 3.65ha open space. This includes:

- 1 A LEAP and formal open space (0.55ha) including a kick-about area (0.3ha) to the south east of the LEAP;
- 2 An area of open space incorporating exercise trail and landscaping in the north east (1.8ha);
- 3 Other areas of formal open space (1.16ha); and,
- 4 Incidental areas of open space for public enjoyment (0.14ha).

- J5.48 Whilst there would be an under-supply of formal sports provision, the development as a whole will result in a significant over-provision in open space against the policy requirement – a provision of 3.65ha which is equivalent to more than double the 1.63ha requirement.

- J5.49 It is noted that the local impact area has a range of sport and recreation facilities that should be well placed to support the rise in demand generated by new residents. New residents at the proposed development would place a minor additional demand on nearby sports and leisure venues but would also provide valuable support for these facilities and the activities held there.

³³ Based on total new population within 2 miles of the post code NP18 3QT: 50,816 existing residents + 508 new residents at the proposed development

³⁴ Source: <http://www.hudumodel.com/help/GuidanceNotes.pdf> (p. 55)

Figure J5.1 Proposed open space provision



Source: Powell Dobson Architects

Summary of Open Space, Sport and Recreation and Community Facility Impacts

J5.50 Notwithstanding the proposed shortfall in the provision of space for formal outdoor sport, taking account of the current level of provision, the relative increase in demand, and the significant over-supply of open space against the overall requirement (which equates to more than double the policy requirement), the effect of the additional population supported by the proposed development on the provision of open space, sports and recreation, and community facilities is assessed to be **permanent, minor beneficial**.

Summary of Potential Effects

J5.51 The significance of the socio-economic impacts identified has been evaluated against the significance criteria matrix. The impacts are assessed as beneficial, neutral or adverse, while their relative magnitudes are classified as substantial, moderate, minor or negligible. The significance of the impacts is summarised below.

Table J5.2 Socio-economic effects against the baseline position (without mitigation)

Theme/Area	Impact	Magnitude
Construction phase		
Employment	Beneficial (temporary)	Moderate

Theme/Area	Impact	Magnitude
Operational phase		
Resident Expenditure	Beneficial	Moderate
Fiscal	Beneficial	Moderate
Local Labour Market/commuting	Beneficial	Moderate
Deprivation	Beneficial	Minor
Housing	Beneficial	Moderate
Education		
- Primary	Negligible	
- Secondary	Adverse	Minor
Healthcare	Negligible	
Open Space, Community, Leisure and Recreation	Beneficial	Minor

Source: Lichfields analysis

J6.0 Mitigation and Monitoring

- J6.1 The economic impacts of the proposals will largely be positive, with only secondary education impacts assessed as (minor) adverse.

During Construction

- J6.2 The socio-economic impact of the construction phase of the proposed development will be beneficial and will not require mitigation.

During Operation

- J6.3 The majority of operational impacts of the proposals will also be beneficial, with only a minor adverse (not significant) impact in relation to secondary education.
- J6.4 Accordingly, appropriate financial contributions will be provided to mitigate the impacts of the proposed development in relation to secondary education.

Monitoring

- J6.5 Owing to the nature of the proposed development, there are no requirements for ongoing monitoring.

J7.0

Residual Effects

J7.1

This section considers the residual effects of the proposed development, taking into account the baseline position and any proposed mitigation measures.

J7.2

Following the financial contributions made in relation to secondary education, the adverse impacts of the proposed development in this regard would be reduced to negligible magnitude.

J7.3

For the other receptors, the residual effects are the same as the impacts discussed in earlier sections (see Table J5.9).

J7.4

A summary of all impacts is provided in Table J7.1.

Table J7.1 Residual socio-economic effects against the baseline position (following mitigation)

Theme/Area	Impact	Magnitude
Construction Phase		
Employment	Beneficial (temporary)	Moderate
Operational Phase		
Resident Expenditure	Beneficial	Moderate
Fiscal	Beneficial	Moderate
Local Labour Market/commuting	Beneficial	Moderate
Deprivation	Beneficial	Minor
Housing	Beneficial	Moderate
Education	Negligible	
Healthcare	Negligible	
Open Space, Community, Leisure and Recreation	Beneficial	Minor

Source: Lichfields

J8.0

Summary & Conclusions

J8.1

The proposed development will have a beneficial socio-economic impact across South East Wales but this will be felt most strongly in Newport.

J8.2

The key features of the demographic and economic conditions in Newport and the Newport 001 MSOA can be summarised as follows:

- 1 The age profile of the population of Newport is younger than both the wider Wales region and the national average; however, the population of Caerleon is older than the average in Newport, Wales and Great Britain;
- 2 Newport has experienced higher levels of growth than the Wales average between 2007 and 2017 but the population of Caerleon has reduced;
- 3 Economic activity in Newport is higher than the regional level but lower than the national level;
- 4 The unemployment rate in Newport is the same as the average for Wales and is slightly higher than the average for Great Britain;
- 5 Newport's level of employment growth is higher than the growth recorded in Wales and Great Britain;
- 6 Newport is a net importer of labour and has large commuting flows in both directions;
- 7 Caerleon has relatively low levels of deprivation, as one of the 40% most deprived LSOAs in Wales;
- 8 Recent housing delivery in Newport has not met the LDP housing requirement;
- 9 The 18 primary schools within 3 miles of the proposal site currently have surplus capacity of 253 places. The four secondary schools within 3 miles of the proposal site are oversubscribed by 120 places;
- 10 There are eight GP practices within approximately 2 miles of the proposal site, which collectively have surplus capacity;
- 11 There are 16 community facilities within 3 miles of the proposal site, including community halls and a library;
- 12 Within 3 miles of the proposal site, there are four equipped play areas for children, six informal grassed areas and six outdoor sports pitches; and,
- 13 There is currently an overall deficit of open space in Caerleon but a surplus of informal playing space.

J8.3

The most significant economic impacts of the proposed development would be:

- 1 A capital investment of £54.5 million over a build period of 5 years;
- 2 504 person-years of temporary construction work, equivalent to 100 direct construction jobs per year over the build period (50 FTE);
- 3 A further 160 indirect/induced jobs (75 FTE jobs);
- 4 The total expenditure from new residents at the proposed development is expected to be £6.2 million per annum in addition to one-off spending of £1.2 million on household products and services within a year and a half of moving.
- 5 The scheme will result in an additional £415,000 in Council Tax revenue.

- J8.4 The proposed development would also contribute to re-balancing the age profile of the local area in Caerleon, an area that has experienced population decline in recent years and has an older, population than Newport as a whole.
- J8.5 The proposals offer significant benefits in relation to the provision of housing in Newport, which would contribute to meeting the need for housing identified in the adopted LDP. It would provide a range of housing types and sizes, including affordable homes, and would therefore help to provide housing choice in the area. It would also contribute to reducing the level of net in-commuting by accommodating workers in Newport.
- J8.6 New residents at the proposed development would place a minor additional demand on nearby sports and leisure venues but would also provide valuable support for these facilities and the activities held there and the development will provide more than double the amount of open space that is required by the LDP.
- J8.7 Were the proposed development not to proceed, this could have adverse impacts in social and economic terms. A “do nothing” option would not generate any socio-economic benefits for the area of assessment and would fail to make any contribution towards key local economic issues such as the need for additional housing.
- J8.8 The proposed development therefore represents a significant new capital investment in the area, which will provide needed housing and will generate additional resident expenditure that will help to support local services. The only mitigation that is likely to be required in respect of socio-economic matters relates to s.106 contributions for secondary education. This contribution will overcome any minor adverse socio-economic impacts associated with the proposed development.

J9.0

Abbreviations & Definitions

- 1 CEBR Centre for Economic and Business Research
- 2 MHCLG – Ministry of Housing, Communities and Local Government
- 3 FTE – Full Time Equivalent
- 4 GVA – Gross Value Added
- 5 HCA – Homes and Communities Agency
- 6 LSOA – Lower Super Output Area
- 7 ONS – Office for National Statistics
- 8 WIMD – Welsh Index of Multiple Deprivation

J10.0

References

- 1 CEBR report for the National Housing Federation 2013
- 2 DTLR, Survey of English Housing, Tenure by Distance Moved, 2000/01
- 3 DTLR 2001 English Housing Survey, Tenure by Distance moved, 2013/14
- 4 GOV.UK Register of Schools and Colleges
- 5 English Housing Survey 2013/14
- 6 Experian data (September 2017)
- 7 London Healthy Urban Development Unit (HUDU)
- 8 MHCLG Indices of Deprivation 2014
- 9 Newport Council, Your guide to Council Tax and Non-Domestic Rates 2019/20
- 10 Newport Council's Local Development Plan (2011-2026) (January 2015)
- 11 Newport Council School Admissions Policy 2019/20
- 12 NHS Wales
- 13 OnePoll on behalf of Barratt Homes, August 2014
- 14 ONS Annual Business Survey 2016, Released May 2018
- 15 ONS Annual Population Survey
- 16 ONS 2001 Census
- 17 ONS 2011 Census
- 18 ONS Mid-Year Population Estimates Series
- 19 ONS Mid-Year Population Estimates
- 20 ONS Model-based Estimates of Unemployment
- 21 ONS Pen Portraits for the 2011 Area Classification for Output Areas (April 2015)
- 22 Welsh Government 2014-based local authority population and household projections
- 23 Welsh Government, New house building data collection,

Appendix J1 Socio-Economic Background Data

Table 1 Schedule of primary schools within a 3-mile radius and a summary of their individual capacity positions

Primary School	Net Capacity	NOR	Surplus Capacity	% Capacity
St Joseph's R.C.Primary School	210	216	-6	-2.9%
Crindau Junior & Infant School	315	321	-6	-1.9%
Malpas Park Primary School	210	200	10	4.8%
Eveswell Primary School	420	420	0	0.0%
Malpas Court Primary School	210	197	13	6.2%
Somerton Primary School	203	149	54	26.6%
St Gabriel's R.C. Primary School	189	163	26	13.8%
Maindee Primary School	490	461	29	5.9%
Alway Primary School	378	348	30	7.9%
St Mary's R.C Primary School	420	415	5	1.2%
St Patrick's R.C Primary School	210	198	12	5.7%
Ringland Primary School	252	232	20	7.9%
St Woolos Primary School	315	306	9	2.9%
Ysgol Gymraeg Casnewydd	364	312	52	14.3%
Pillgwenlly C.P School	534	568	-34	-6.4%
St Michael's R.C. Primary School	210	210	0	0.0%
Caerleon Lodge Hill Primary School	315	281	34	10.8%
Charles Williams Church in Wales Primary School	525	520	5	1.0%
Total	5770	5517	253	4.4%

Source: GOV.UK Register of Schools and Colleges, Newport City Council's School Admissions Policy 2019/2020

Table 2 Schedule of secondary schools within a 3-mile radius and a summary of their individual capacity positions

Secondary School	Net Capacity	NOR (Jan 18)	Surplus Capacity	% Capacity
Caerleon Comprehensive School	1240	1484	-244	-19.7%
St Julian's School	1210	1475	-265	-21.9%
Newport High School	1015	1080	-65	-6.4%
Llanwern High School	1300	846	454	34.9%
Total	4765	4885	-120	-2.5%

Source: GOV.UK Register of Schools and Colleges, Newport City Council's School Admissions Policy 2019/2020

Table 3 Schedule of Independent & Special Schools within a 3-mile radius

Independent & Special Schools
Bryn Derw School
Maes Ebbw School

Source: GOV.UK Register of Schools and Colleges, Newport City Council's School Admissions Policy 2019/2020

Table 4 Schedule of Local Early Years Groups/Nursery Provision within a 3-mile radius

Local Early Years Groups/Nursery Provision
Fairoak Nursery School
Kimberley Nursery School
Lodge Hill
Charles Williams
Owl and Pusycat

Source: GOV.UK Register of Schools and Colleges, Newport City Council's School Admissions Policy 2019/2020

Table 5 Schedule of GP Surgeries within a 2-mile radius

GP Surgeries	Post Code
Isca Medical Centre	NP18 1AZ
Candwr Brook Medical Centre	NP18 1RY
St Julians Medical Centre	NP19 7DQ
Richmond Clinic	NP19 7FY
Beechwood Primary Care	NP19 8HL
Park Surgery	NP19 8XR
Westfield Medical Centre	NP20 6EY
Ringland Medical Practice	NP19 9PS

Source: NHS Wales

Table 6 Schedule of Dentists within a 2-mile radius

Dentists	Post Code
Justin M Roberts Limited, Isca Dental Practice, Cadoc House, High Street, Caerleon	NP18 1AZ
Restore Dental Group, Candwr Brook, Stokes Court, Ponthir, Caerleon	NP18 1RY
Dental Surgery, 168 Caerleon Road, Newport	NP19 7FY
Miss Mahmood, Dental Practice, 164 Caerleon Road, Newport	NP19 7FY
Ms Laura Castaldi, Caerleon Road Dental Surgery, 94 Caerleon Road, Newport	NP19 7BY
Malpas Dental Practice Ltd, 442 Malpas Road, Malpas, Newport	NP20 6WE
Bupa Dental Care, 197 Chepstow Road, Newport	NP19 8GH
Kensington Court Anaesthetic Clinic, 197 Chepstow Road, Newport	NP19 8GH

Thomas & Stroud Dental Surgery, 383 Chepstow Road, Newport	NP18 8HL
Ringland Dental Centre, 43-44 Ringland Shopping Centre, Newport	NP19 9HQ

Source: NHS Wales

Table 7 Schedule of Opticians within a 2-mile radius

Opticians	Post Code
Phillips Opticians	NP18 1NH
B Langley	NP19 7FY
Armstrong and North	NP19 7FX
Wangler Limited	NP19 8NN

Source: NHS Wales

Table 8 Schedule of pharmacies within a 2-mile radius

Pharmacies	Post Code
Well Pharmacy	NP18 1AZ
Candwr Brook Pharmacy	NP18 1RY
Mayberry Pharmacy	NP19 7DP
Martin Davies Chemists	NP19 7HA
Well Pharmacy	NP19 7FX
Boots the Chemists Ltd	NP19 7FW
Lloyds Pharmacy, Sainsburys Supermarket Ltd	NP20 5NG
W E Giles and Sons Ltd	Np19 8JG
Well Pharmacy	NP19 8NL
Boots the Chemists Ltd	NP19 8EG
Tower Pharmacy Ltd	NP19 9PT
Malpas Pharmacy	NP20 6WB
Lloyds Pharmacy	NP19 9HG
Llanharan Pharmacy Limited	NP20 6NE

Source: NHS Wales

Table 9 Schedule of Hospitals within a 3-mile radius

Hospitals	Post Code
St. Cadocs Hospital	NP18 3XQ
Llanfrechfa Grange	NP44 8YN
St. Woolos Hospital	NP20 4SZ
Royal Gwent Hospital (A&E - 24 Hour)	NP20 2UB

Source: NHS Wales