

13. Socio-economics

13.1. Introduction

13.1.1. This chapter considers the socio-economic issues associated with the Scheme and the potential effects that it may have on social infrastructure and the local economy.

13.1.2. The socio-economic assessment considers the current (baseline) situation. The assessment reviews potential impact effects, both positive and negative, arising from the Scheme and then identifies, where appropriate, any necessary mitigation measures.

13.2. Assessment Criteria & Methodology

Scoping Opinion

13.2.1. A Scoping request was submitted to NPTC on 2nd August 2021. The scoping response from NPTC scoped socio-economic assessment into the ES but did not include any further comment on the scope of the assessment. As such, it is presumed that the scope of works noted within the Scoping Report submitted to NPTC is considered to be appropriate and has been used to inform this chapter.

Assessment Methodology

13.2.2. This section presents the approach to the assessment of socio-economic impacts of the Scheme, consistent with the Scoping Opinion and the requirements of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

13.2.3. The stages of the assessment include:

- Review of legislation, policy, and guidance –to establish the baseline of community expectations for the Scheme;
- Define socio-economic baseline conditions –existing demographic and economic profile of the local population, and the local housing need.
- Impact assessment – Consider the nature, scale, and performance of the likely impacts and effects on the relevant impact areas during both the construction and operational phase of the Scheme, and also consider proposed mitigation measures where there are any likely significant adverse effects;
- Cumulative impacts and effects and residual impacts and effects; and
- Summary of impacts and effects.

13.2.4. The following sections provide further detail regarding the assessment of socio-economic impact assessments.

- 13.2.5. To arrive at a judgement on the significance of the effect on the population, the assessment considers the sensitivity of those who live in the area surrounding the Site.
- 13.2.6. As there are no standard criteria for assessing a receptors sensitivity, this has been determined by using professional judgement and engagement with the LPA. The assessment of the receptor's sensitivity is informed by the baseline research. Table 13.1 presents the assessed receptors sensitivity.

Table 13.1 – Receptor Sensitivity

Receptor	Receptor Sensitivity	Commentary
Residents in the economic impact area that could work on the construction project	High	The baseline research shows that the employment rate in Neath Port Talbot is higher than the Wales average.
Residents in the economic impact area that could benefit from employment opportunities associated with the employment uses included in the Scheme	High	The baseline research shows that the employment rate in Neath Port Talbot is higher than the Wales average.
Business in the local area in high-growth sectors that could benefit from the Scheme	High	The baseline conditions have shown that in Neath Port Talbot, 'administrative and secretarial occupations', 'professional occupations' and 'skilled trade occupations' are the top occupation sectors.
People commuting to Neath Port Talbot that could benefit from employment opportunities associated with the employment uses included in the Scheme	Low	The baseline research shows that the employment rate in Neath Port Talbot is higher than the Wales average.
Future employees moving to Neath Port Talbot that could have likely effects on the local housing market.	Low	The baseline research shows that the unemployment rate in Neath Port Talbot is lower than the Wales average.

- 13.2.7. The effect of an impact can be described as high, medium, low or negligible. Impacts are either beneficial, adverse or negligible. Such terms are relative to the receptor affected by the impact. The magnitude of an impact is determined with reference to planning policy, best practice guidance and relevant contextual factors. For example, the employment generation of 100 new jobs could be considered a high beneficial impact in a settlement of 1,000 residents, but it would be a less significant impact in a larger settlement of 100,000 residents.
- 13.2.8. The assessment is objective and quantifies impacts, where possible. Where quantification has not be possible, qualitative assessments have been made and justified. The relative significance of an effect is largely a product of the value and sensitivity of the identified receptors and the magnitude and duration of the impact. Table 13.2 shows how the receptor's sensitivity and the impact's magnitude are used to estimate the assessment of an effect.

Table 13.2 – Matrix of effects

		Receptor Sensitivity		
		Low	Medium	High
Magnitude of the Impact	Negligible	Negligible	Negligible	Negligible
	Low	Minor	Minor	Moderate
	Medium	Minor	Moderate	Major
	High	Moderate	Major	Major

13.2.9. In terms of describing the duration of effect, short to medium-term effects are considered to be those associated with the site preparation and construction phase and long-term impacts are those associated with the completed development. Effects are defined as either:

- Beneficial – an advantageous impact on the impact area
- Negligible – imperceptible impacts on the impact area
- Adverse – detrimental impacts on the impact area

13.2.10. Beneficial and adverse effects are based on a standard set of criteria defined as follows:

- Neutral
- Minor
- Moderate
- Major

13.2.11. Major effects are significant in EIA terms with other types of effects considered not significant. Effect significance is assigned to residual impacts, post-mitigation.

Impact Area

13.2.12. The concept of a primary area of influence or study area is standard in EIA practice, however, there is no standard measure. For socio-economic impact assessments, this is further complicated by the mobility and network of potential receptors. For this assessment, the principal study area would be the area surrounding the Site.

Temporal Scope

13.2.13. The temporal scope for the assessment has considered the length of the groundworks and construction phase, which has been estimated at 12 years, and the operational phase. This is used to consider temporary and permanent impacts and effects of the Project. The temporal scope includes:

- Short term – generally identified as temporary impacts lasting 0-2.5 years;
- Long term – permanent impacts during the operational phase of the Project.

Cumulative Impacts

- 13.2.14. No significant cumulative effects have been identified in either the construction or operational phases of the Proposed Development and no significant cumulative effects are likely to occur.

Assumptions and Limitations

- 13.2.15. By the nature of the methodology, estimates of change in the socio-economic elements such as economic and employment impacts are subject to uncertainty. The estimates in this chapter are based on good practice, but there would likely be a degree of uncertainty around estimates.
- 13.2.16. We estimate that actual impacts are likely to be in a range of +/- 20% of figures given to account for this uncertainty.
- 13.2.17. The analysis and conclusions should be considered as potentially relevant to the situation once the UK economy has recovered from the most significant impacts of Coronavirus. However it is too early to estimate how the crisis will impact on trends, and for example how strong the rebound will be and to what degree there is a change in the composition of demand.

13.3. Relevant legislation, policy and guidance

- 13.3.1. The key policies and documents relevant to this Chapter are set out in brief below:

Well-being of Future Generations Act (2015)¹

- 13.3.2. The Well-being of Future Generations (Wales) Act 2015 is about improving the social economic, environmental and cultural well-being of Wales. The Act acknowledges that Wales faces a number of challenges now and in the future, such as climate change, poverty, health inequalities, jobs and growth.
- 13.3.3. The Well-being of Future Generations Act recognises in terms of investment in housing, it is important to think for the long-term, and think holistically about how a house becomes an economic driver, a social transformer, an environmental mitigator and a cultural asset to invest in our future generations².

Wales Act 2017

- 13.3.4. The Wales Act 2017 enshrines Senedd Cymru, the Welsh Government and the laws that they make as a permanent part of the UK's constitutional arrangements. Neither Senedd Cymru nor the Welsh Government can be abolished without the agreement of the people of Wales. Section 45 of the Act, Public sector duty regarding socio-economic inequalities, places a duty on public bodies to reduce social inequalities in their decision making by taking account of socio-economic factors.

¹ <https://www.futuregenerations.wales/about-us/future-generations-act/>

² <https://futuregenerations.wales/news/home-well-begins/>

Future Wales – The National Plan 2040³

- 13.3.5. Future Wales forms the highest tier of development plan in Wales, which focuses on national issues and challenges, with a view to providing solutions. Future Wales has been prepared, in part, to help support and deliver the aims of the Economic Action Plan. Sustainable economic development and the infrastructure necessary to support such economic development is key. Future Wales also provides an understanding of the requirement for new housing, particularly affordable housing, over the next 20 years.

Prosperity for All: Economic Action Plan

- 13.3.6. The purpose of the Economic Action Plan is to support the delivery of Prosperity for All – the national strategy for Wales. The Plan sets out a vision for inclusive growth, built on strong foundations, supercharged industries of the future and productive regions. The plan drives the twin goals of growing the economy and reducing inequality.

Planning Policy Wales (11th Edition, February 2021)⁴

- 13.3.7. 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 (TANs), Welsh Government Circulars, and policy clarification letters, which together with Future Wales, provide the national planning policy framework for Wales.
- 13.3.8. The concept of ‘Active and Social Places’ is first introduced within PPW (10th edition) and further supplemented in the 11th edition. Active and Social Places are those which promote economic, social, environmental and cultural well-being by providing well-connected communities for all sectors of society, allowing everyone to have a good quality of life by living in strong and safe communities, improving access to services, cultural opportunities and recreation facilities to support people to adopt healthy lifestyles, securing socially inclusive development and more coherent development. It states that:

This theme supports and enables the provision of a range of well-designed and located homes which are well connected to existing retail and commercial centres situated at the heart of our communities and job opportunities. It emphasises that when planning and managing future development planning authorities need to ensure that residents of existing and new communities have access to jobs and an appropriate range of community facilities including recreation, leisure, health and education.

- 13.3.9. In relation to housing, PPW supports that the planning system must:
- identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures;

³ <https://gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf>

⁴ https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf

- enable provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places; and
- focus on the delivery of the identified housing requirement and the related land supply

*Technical Advice Note 23: Economic Development (February 2014)*⁵

13.3.10. The purpose of TAN 23 is to provide guidance on planning for economic development. PPW defines economic development broadly so that it can include any form of development that generates wealth, jobs and income. The TAN recognises that economic land uses include construction, including house building – albeit housing is not a final economic land use as it ‘*does not directly generate wealth, jobs and income*’.

13.3.11. The TAN provides guidance on how to assess economic benefits of development. The TAN states that planning should positively and imaginatively seek ‘win-win’ outcomes, where development contributes to all dimensions of sustainability (including social and environmental objectives). It is accepted that quantifying economic impacts is not an easy task, and therefore encourages local planning authorities to use a qualitative, criteria-based approach – which requires the consideration of alternatives, the number of jobs accommodated and any special merit.

*Neath Port Talbot Local Development Plan*⁶

13.3.12. Improving the socio-economics and growth in the area is key theme running through the Neath Port Talbot Local Development Plan. ‘The Economy’ is one of the five topics of the Plan and is reflected in numerous policies within the LDP. Strategic policy SP7 sets out the LPA’s objective to deliver 8,760 dwellings over the plan period to meet the economic-growth strategy.

13.3.13. In preparing the plan, one of the key issues identified was that “economic growth in Neath Port Talbot has stagnated over the last 10 years”. To this end, the vision for the LDP noted that “economic growth and community cohesion will be promoted by concentrating development in key areas to provide benefits to a wider hinterland”. One of the area based objectives of the LDP is to “realise the diverse potential and opportunities available for sustainable economic development along the coastal corridor to foster economic growth, with Coed Darcy (and others) being the anchors for growth”. The principle of promoting a sustainable economy forms another four objectives for the LDP.

13.3.14. There are several Supplementary Planning Guidance documents which are relevant to this chapter, including Planning Obligations (2016); and Open Space Provision (2017).

13.3.15. Several evidence base documents are relevant in the context of the socio-economic impact assessment. These are listed below:

- LDP Employment Land Review 2013;

⁵ <https://gov.wales/technical-advice-note-tan-23-economic-development>

⁶ https://www.npt.gov.uk/media/7321/ldp_written_statement_jan16.pdf?v=20170727124344

- Regional Housing Market Assessment 2020; and
- Joint Housing Land Availability Study 2019.

Neath Port Talbot Council LDP Review Report (2020)

- 13.3.16. The 2020 LDP Review Report sets out the procedures to be followed and the key issues to be considered when monitoring an LPD. Given that the NPTC LDP is now the subject of a statutory required four year full review, all aspects of the LDP were assessed to consider if they remain sound and fit for purpose.
- 13.3.17. In respect of housing delivery, both market and affordable, a total of 299 completions were record during the 2019 monitoring period – which remains significant lower than the target of 686. Since the LDP base date of 2011, 2,126 dwelling shave been completed. However, against the cumulative target of 3,582 the completions are 1;456 short and only 59.4% of the cumulative target have been delivered. Whilst there is sufficient land allocated in the LDP to meet the housing requirement over the Plan period, sites have not been coming forward for a number of reasons.
- 13.3.18. One of these reasons is that no (0) affordable housing units were delivered during the 2019 monitoring period – against a target of 130. Since the LDP was adopted, 50 affordable housing units have been delivered, against an annual cumulative target of 478. As such, only 10.5% of affordable dwellings have been delivered in that time when assessed against the target.
- 13.3.19. Another reason for sites not coming forward is that there has been a substantial decrease in residual values over the Plan period, which has had a negative impact on the ability of housing allocations to deliver affordable housing and other planning obligations. Since LDP adoption, there has been a significant increase in build costs, which has not been met with the required uplift in sales values, which has had a detrimental impact on viability across each of the sub-market area of Neath Port Talbot.
- 13.3.20. The LDP review report notes that at Coed Darcy, 291 dwellings have been completed since the LDP base date. The continued low rate of housing delivery has seen the cumulative delivery of housing for the site fall 509 units below target. The slower than anticipated delivery of housing and infrastructure delivery has also resulted in a delay in the progression of the employment related element of the mixed use regeneration scheme, with no new land development for employment uses to date. Road improvements including the provision of a southern access road and additional improvements to M4 junction 43 have also been delayed. The redevelopment of this former industrial area is proving complex and challenging and over time, progress has been frustrated by a number of factors, including the nature of existing site constraints and viability issues.

Neath Port Talbot Council Decarbonisation & Renewal Energy (DARE) Strategy

- 13.3.21. On 30th April 2019, the Welsh Government declared a climate emergency. The announcement drew attention in Wales to the magnitude and significance of the latest evidence on climate change and highlighted the recent climate protests across the UK.

- 13.3.22. Tackling climate change requires collective action and there is a role to play for every community, business and public service in Wales. In making such a declaration, the Welsh Government is hoping that it will trigger a wave of action at home and abroad.
- 13.3.23. It is imperative therefore that the Council leads by example and continues to commit to doing its fair share to reduce carbon emissions to help achieve national targets. Limiting future climate change is regarded internationally as the single most serious issue faced by society. Tackling the issue requires collective action and the Council has an important role to play in this respect.
- 13.3.24. The DARE Strategy outlines the Council's overarching vision and objectives, sets out what the Council has already achieved and identifies the potential future opportunities that exist. The document is therefore an integral part of the Council's overall sustainability drive and the associated action plan framework will assist the Council in meeting its carbon footprint reduction aspirations.
- 13.3.25. The Council's Cabinet Scrutiny Committee / Cabinet approved the DARE Strategy on 21st May 2020 to ensure that a clear strategy and action plan was issued by the Council in respect of the Climate Change / Decarbonisation Agenda.

Neath Port Talbot Council Digital Strategy

- 13.3.26. A digital revolution is taking place across the world. We want to make sure that our county borough takes full advantage of the benefits of new technologies. This strategy sets out the next steps we intend to take to make our county borough smart and connected.

Neath Port Talbot Council Environment Strategy

- 13.3.27. The Neath Port Talbot Environment Strategy has been developed in partnership with the Neath Port Talbot Environment Forum. This document is a tool to promote, educate and inform on the local environment and local environmental issues, with the intention that the 'what you can do' and 'what we will do' sections will provide the public with not only the promise of a better Environment for NPTC but also shows that this is something that we all need to take part in.

Neath Port Talbot Council Housing and Homelessness Strategy

- 13.3.28. This strategy sets out our vision for addressing the housing needs of citizens: "Housing in Neath Port Talbot will be appropriate, affordable, of good quality, in sustainable communities, offering people choice and support if they need it".
- 13.3.29. The strategy highlights the need for more affordable Housing and seeks to increase supply and accessibility in the right places. The strategy also aims to improve the quality of housing stock (both social and private housing) and ensure that support is available to those who need it.

UK Levelling Up Fund

- 13.3.30. Investing in infrastructure has the potential to improve lives by giving people pride in their local communities; bringing more places across the UK closer to opportunity; and demonstrating that government can visibly deliver against the diverse needs of all places and all geographies. Local

communities and the links between them across the UK are fundamental parts of our shared economy, culture and society.

- 13.3.31. The UK Government recognises that levelling up requires a multi-faceted approach, from supercharging our city regions, to supporting struggling towns, to catalysing industrial clusters in the sectors that will drive the future economy – the Fund will deliver as part of a broad package of complementary UK-wide interventions.

13.4. Baseline Environment

- 13.4.1. This section provides details on the existing conditions and future trends in Neath Port Talbot and relevant impact areas. Where appropriate, conditions are framed in the context of local (Neath Port Talbot), regional (Mid and South West Wales), and national metrics for context.

- 13.4.2. The baseline is structured around the following subjects. These provide context for the impact assessment:

- Population demographics;
- Economic profile;
- Deprivation;
- Housing need;
- Health care infrastructure;
- Education infrastructure; and
- Access and availability of open space.

Population Demographics

- 13.4.3. The Stats Wales Mid-2020 Population estimates reports that the population of Neath Port Talbot was 144,386. The working population (persons aged 16-64) was 89,011, accounting for 61.6% of the total population⁷. The Stats Wales average household size (person) for 2019 report that Neath Port Talbot had an average household size of 2.28 in 2019, slightly higher than the Wales average of 2.26⁸.
- 13.4.4. The Stats Wales population projections (2018) forecast the population of Wales to be 3,260,660 by 2035 (the plan period of the emerging revised Local Development Plan)⁹. This is a population growth of 91,074

⁷<https://statswales.gov.wales/Catalogue/Population-and-Migration/Population/Estimates/Local-Authority/populationestimates-by-localauthority-region-age>

⁸ <https://statswales.gov.wales/Catalogue/Housing/Households/Estimates/averagehouseholdsize-by-localauthority-year>

⁹ <https://statswales.gov.wales/Catalogue/Population-and-Migration/Population/Projections/Local-Authority/2018-based/populationprojections-by-localauthority-year>

(3.9%) from 2020. Neath Port Talbot is expected to see a population of 149,216 by 2035, representing a population growth of 4,830 (3.3%). Hence, the population of Neath Port Talbot is expected to see a slower rate of population growth than the Welsh average.

- 13.4.5. Those aged 65 and over accounted for 20.9%¹⁰ of the Neath Port Talbot population in 2020 (30,254¹¹), which is lower than the Wales average of 21.1%. Those 0-15 years old accounted for 16.3% of the Neath Port Talbot population in 2020 (25,121), which is lower than the Wales average (16.7%).

Economic Profile

Economic Activity, Employment and Unemployment

- 13.4.6. According to the latest data for 2021, Neath Port Talbot had an economically active population of 110,888, equating to a rate of 75.1%¹². The rate of those economically active in Neath Port Talbot is slightly lower than the Welsh average (75.4%).
- 13.4.7. In 2020, the employment rate in Neath Port Talbot stood at 72.5%, which is slightly higher than the Wales average (72.0%)¹³.

Claimant Count

- 13.4.8. The claimant count recorded for 2016 in Neath Port Talbot was 13,140, which is 14.9% of the proportion of residents aged 16-64¹⁴. The claimant count in Wales is lower (11.3%).

Qualifications

- 13.4.9. In terms of qualification attainment, 29.3% of 16-64 year olds in Neath Port Talbot had NQF level 4 or above. This is lower than the Welsh average (41.4%)¹⁵. The qualification attainment percentage at NQF levels 3, 2 and 1 is on average lower than Wales.

Occupation of Residents

- 13.4.10. The breakdown in employment by occupation in 2020 is presented in Table 13.3 below. The results show that the Administrative and secretarial occupations have the highest percentages by employment

¹⁰<https://stats.wales.gov.wales/Catalogue/Population-and-Migration/Population/Distributions/agedistributionofpopulation-by-gender-localauthority>

¹¹<https://stats.wales.gov.wales/Catalogue/Population-and-Migration/Population/Estimates/Local-Authority/populationestimates-by-localauthority-age>

¹² <https://stats.wales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Persons-Employed/economicactivityrate-by-welshlocalarea-year>

¹³ <https://stats.wales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Labour-Market-Summary/annuallabourmarketsummary16to64-by-welshlocalareas-economicactivitystatus>

¹⁴ <https://stats.wales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Key-Benefit-Claimants/benefitclaimants-by-welsh-economic-region-variable-quarter>

¹⁵ <https://stats.wales.gov.wales/Catalogue/Education-and-Skills/Post-16-Education-and-Training/Lifelong-Learning/Qualification-Levels/highestqualificationlevelsofworkingageadults-by-regionsofwales-qualification>

within Neath Port Talbot (16.1%), which is higher than the Welsh average of 10.5%. In Wales, the highest percentage employment role is that of Professional occupations (20.6%), whereas in Neath Port Talbot this comprises only 15.1%¹⁶.

Table 13.3 – Employment by Occupation, 2020

Occupation	Employment by Occupation (%)	
	Neath Port Talbot	Wales
1. Managers, directors and senior officials	5.0	10.4
2. Professional occupations	15.1	20.6
3. Associate professional & technical occupations	11.1	15.7
4. Administrative and secretarial occupations	16.1	10.5
5. Skilled trades occupations	14.0	10.6
6. Caring, leisure and other service occupations	11.5	9.7
7. Sales and customer service occupations	8.2	7.7
8. Process, plant and machine operatives	8.2	6.2
9. Elementary Occupations	10.8	8.5

Source: <https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Persons-Employed/peopleinemployment-by-area-occupation>

Earnings

- 13.4.11. The average (median) gross weekly earnings for full-time workers in Neath Port Talbot in 2020 is £566.40. This is higher than the Wales average of £537.80.¹⁷

Business Structure

- 13.4.12. Table 13.4 sets out the employment sectors and the quantum of employees in each industry. The 'public administration, defence, education and health' industry accounts for the largest proportion of the working population, employing 30.5%, which is similar to the Wales average of 29.5%. Next, in Neath Port Talbot is Wholesale, retail, transport, hotels and food (25.3%) and Production (18.9%), the former of which is similar to Wales (25.8%), whilst the latter is significantly higher than Wales (11.5%).

¹⁶ <https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Persons-Employed/peopleinemployment-by-area-occupation>

¹⁷ <https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Earnings/medianweeklyearnings-by-welshlocalareas-year>

Table 13.4 – Workplace employment by broad industry

Sector	Neath Port Talbot (%)	Wales (%)
Agriculture, forestry and fishing	0.7	3.1
Production	18.9	11.5
Construction	7.5	6.7
Wholesale, retail, transport, hotels and food	25.3	25.8
Information and communication	2.6	2.4
Finance and insurance activities	0.6	2.5
Real estate activities	1.3	1.4
Professional, scientific and technical activities; administrative and support service activities	8.8	12.1
Public administration, defence, education and health	30.5	29.5
Other service activities	3.9	5.0

Source: <https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Jobs/Whole-Workforce/workplaceemployment-by-welshlocalareas-industry>

Deprivation

- 13.4.13. The Indices of Multiple Deprivation published by the government is made up of a series of indicators which are used to score deprivation in defined geographic areas known as 'Lower Super Output Areas' (LSOAs).
- 13.4.14. At the Lower Super Output Area (LSOA) level, Coedffranc West (which Coed Darcy is within) ranks 73rd (with 1st being the most deprived) out of the 91 LSOAs in Neath Port Talbot. Coedffranc West ranks 1,305th out of the 1,909 LSOAs in Wales.
- 13.4.15. In all but one of the LSOA metrics, Coedffranc West is in the 50% least deprived. However, in respect of access to services, Coedffranc West is the 3rd most deprived LSOA in Neath Port Talbot, and 276th out of 1909 LSOAs in Wales – amongst the 10%-20% most deprived¹⁸.

¹⁸ <https://wimd.gov.wales/lsoa/W01000917?lang=en>

- 13.4.16. Conceptually, the purpose of access to services domain is to capture deprivation as a result of a household's inability to access a range of services considered necessary for day-to-day living, both physically and online.

Housing Need

- 13.4.17. The Neath Port Talbot Local Development Plan sets a target for the development of 8,760 new housing units by 2026, with associated annual targets between 2011 and 2026. At the point of the 2020 Annual Monitoring Report¹⁹, the cumulative number of completions against the target was 1,920 below the target.

- 13.4.18. In the period 2019/20, 212 housing units were completed, 55% of the target. Appreciating the global difficulties during this year, it is informative to review previous years. In 2018/19, 299 housing units (59% of target) were built; and in 2017/18 148 housing units (63% of target) were built. When assessed alongside the number of homes built in comparison to the target, 1,920 lower,, there is a history of under provision within the county borough.

Education infrastructure

- 13.4.19. Table 13.5, below, lists the primary and secondary schools within a 5km radius of the Site.

¹⁹<https://www.npt.gov.uk/media/14629/local-development-plan-annual-monitoring-report-october-2020.pdf?v=20201030162145>

Table 13.5 – Schools within 5km and their capacity

Schools	School capacity	Number of pupils on roll in 20921	Spare capacity
Primary			
Abbey Primary School	371	329	-42
Alderman Davies CIW Primary School	279	417	-138
Baglan Primary School	230	270	-40
Birchgrove Primary	457	420	37
Blaenbaglan Primary School	289	282	7
Bryncoch CIW Primary School	113	219	-106
Catwg Primary School	195	204	-9
Coedffranc Primary School	346	371	25
Crymlyn Primary School	78	90	12
Crynallt Primary School	355	480	-125
Cwmglas Primary School	327	281	46
Danygraig Primary School	385	281	104
Glais Primary School	110	107	3
Gnoll Primary School	306	338	-32
Melin Primary School	198	238	-40
Pentrechwyth Primary School	220	169	51
St Iltyds Primary	241	215	26
St Joseph's Primary School (Neath)	105	205	-100
Trallwn Primary School	350	287	63
Waunceirch Primary School	178	211	-33
YGG Castell-nedd	335	340	-5
YGG Tyle'r Ynn	226	206	20
Ysgol Bae Baglan	263	252	11
Ysgol Carreg Hir	345	420	-75
Ysgol Gymraeg Lon Las	648	530	118
Ysgol Gymraeg y Cwm	298	208	90
Primary Total	7248	7370	-132
Secondary			
Birchgrove	1194	806	388
Cefn Hengoed	889	836	53
Cefn Saeson Comprehensive School	830	924	-94
Dwr Y Felin Comprehensive School	1116	1100	16
Ysgol Bae Baglan	1100	1100	0
Secondary Total	5129	4766	363

Source:

<https://democracy.npt.gov.uk/documents/s72048/Admissions%20Cabinet%20Report%20Sept%202021.pdf>

https://www.whatdotheyknow.com/request/582452/response/1391966/attach/7/PriJan19.pdf?cookie_passthrough=1

https://www.whatdotheyknow.com/request/582452/response/1391966/attach/21/SecJan19.pdf?cookie_passthrough=1

- 13.4.20. Table 13.5 indicates that at present there is no capacity in primary schools but some capacity in secondary schools.

Health care infrastructure

- 13.4.21. The nearest NHS hospital that provides a range of services is Morriston Hospital in Swansea (11km west of the Site). This is the nearest hospital that provides Emergency Services and maternity care. GP surgeries within a 3km radius of the Site (walking distance) are outlined in Table 13.6.

Table 13.6 – Local Healthcare Facilities

Practice Name	No. Patients	No. GPs	Ratio
Within 3km			
Tabernacle Surgery	5,045	5	1:1009
Skewen Medical Centre	8,534	5	1:1706
Llansamlet Surgery	10,836	5	1:2167
Briton Ferry Health Centre	6,449	5	1:1289

Source: <https://gov.wales/sites/default/files/statistics-and-research/2019-02/180426-registered-patients-practice-2017-en.ods>

- 13.4.22. Using a ratio of one GP to 1,800 patients²⁰ to assess capacity identifies that three of the GP surgeries within a 3km radius have capacity to register more patients. It is also important to acknowledge that some patients may access GP provision elsewhere, for example near to their place of work. Assuming that 1,800 patients is desirable list size, and 2,000 patients per GP regard as a maximum, there is capacity for 9,136 spaces.
- 13.4.23. Dentists within a 3km radius of the Site (walking distance) are provided in Table 13.7. Although the data available does not reveal which dentist surgeries are at capacity.

Table 13.7 – Local Dentist Surgeries

Practice Name	No. Dentists	Accepting new patients?
Within 3km		
The Village Dental Practice	4	Yes
Trallwn Dental Practice	1	No
Briton Ferry Dental Practice	1	No

²⁰ NHS London HUDU Model Standards

Practice Name	No. Dentists	Accepting new patients?
London Road Dental Practice	9	No
Bupa Dental Care	2	Yes
Woodlands Dental Practice	2	No
Marsh Dental Surgery	3	No

Source: Practices websites

- 13.4.24. It should be noted that a number of Dentists advised that they were not taking new patients in line with Covid-19 guidance and that when the guidance changed their ability to take new patients could also change. Again, it is relevant that people may choose to access dental services away from their place of residence.

Access and availability of open space

- 13.4.25. Neath Port Talbot County Borough Council Open Space and Greenspace Supplementary Planning Guidance (July 2017) notes the following open space and green space provision in Table 13.8.

Table 13.8 – Neath Port Talbot Open Space Standards

Open Space	Standard
Outdoor Sport	1.6 ha per 1,000 population
Children's Play	0.25 ha per 1,000 population
Informal Space	0.55 ha per 1,000 population
Allotments	0.19 ha per 1,000 population

Source: Neath Port Talbot County Borough Council Open Space and Greenspace Supplementary Planning Guidance (July 2017)

- 13.4.26. Table 13.9 indicates the provision of open space in Coedffranc West – the ward within which the Site is located.

Table 13.9 – Open Space Provision in Coedffranc West

Ward	Total Outdoor Sport	Pitch Sport	Total Children's Play	Children's Play	Informal
Coedffranc West	1.90	2.23	2.82	0.75	2.07

Source: Neath Port Talbot LDP Open Space Assessment (January 2013)

- 13.4.27. The Coedffranc West ward had above standard provision of all open space types. In considering the provision of informal open spaces within the area of Neath, there are some significant sites, including: Gnoll County Park; Craig Gwladys; Aberdulais Basin; Eaglesbush Local Nature Reserve; Pant y Sais Fen; and Shelone Woods. There was a 6.89ha shortfall for allotments in Neath, albeit proposals for new allotments in Neath (Fairyland) and Skewen (Crymlyn Grove) would help to address the shortfall.
- 13.4.28. The NPTC Open Space and Greenspace SPD indicates that Coedffranc West has sufficient 'pitch sport' and 'informal' space. The Open Space Assessment for the LDP indicates that Coedffranc Central, and adjacent ward, had more than sufficient total children's play; children's play and informal space; and that Briton Ferry West, another adjacent ward, had more than sufficient pitch sport; total children's play and informal space – in addition to the over provision noted for Coedffranc previously.
- 13.4.29. The Open Space and Greenspace SPD also indicated that Llandarcy benefits from, but not limited to, equipped play areas; informal open space; other sports; sports pitches. Furthermore, nearby in Skewen, there are parks, sports pitches, other sports, other play facilities, equipped play area; and informal open space.

13.5. Likely Environmental Impacts & Effects

- 13.5.1. This section describes the likely socio-economic effects that are anticipated to arise from the groundworks and construction (temporary) and operation (permanent) phases of the Scheme. The likely impacts and the significance of the effects are characterised in the absence of mitigation measures.
- 13.5.2. The effects during groundworks and construction are anticipated to be short to medium-term in duration (temporary), while effects during operation are anticipated to be of long term in duration (permanent) unless otherwise stated.

Groundworks and Construction Impacts and Effects

- 13.5.3. In terms of groundworks and construction impacts, the most significant effects are likely to be on employment, as the population is not expected to increase significantly during groundworks and construction as workers are unlikely to relocate to the local area.

Employment

- 13.5.4. The groundworks and construction of the Scheme would help support construction firms operating in the region and provide jobs in the industry. This would lead to the creation of new direct and indirect jobs, through local and regional supply chain benefits and new expenditure introduced to the local economy.

Direct Employment

- 13.5.5. To estimate the number of jobs required for the groundworks and construction of the Scheme, the average output per construction worker for Wales is used in combination with the estimated construction cost. Data relating to the anticipated construction cost is not available at present so the number of jobs per year created due to the Proposed Development cannot be derived at this time.

- 13.5.6. Notwithstanding this, given that construction is made up of many discrete elements of work undertaken by specialists, additional construction workers may be employed on the Site for shorter periods.
- 13.5.7. Due to the nature of the construction industry, not all trades would be required on the Site permanently and some would be on the Site for less time than others. The construction process would include a range of occupational levels, including unskilled or labouring jobs to more senior positions, as well as across a range of professional disciplines. The groundworks and construction of the Scheme could facilitate the growth of the local construction industry, thus enabling firms to expand and potentially take on employees.
- 13.5.8. Occupation and skill demand in the construction sector revolves around specialist skills, i.e. electricians, plumbers, bricklayers, carpenters, and plant operation trades. These skills tend to be contract labour offered by construction/building firms locally. In addition, low skilled manual labour would be expected to be in demand. In this case, employment tends to be contracted via Job Centres and Employment Agencies on a needs basis. Notwithstanding this, Modern Methods of Construction are being developed and implemented all the time and this could assist in upskilling employees. There are also opportunities during construction for apprenticeships and training opportunities.

Indirect and Induced Employment

- 13.5.9. Also, businesses in the local and regional economy would benefit from the trade linkages that would be established to construct the Proposed Development, meaning that further indirect jobs would be supported locally in suppliers of construction materials and equipment. Local businesses would generally also benefit from temporary increases in expenditure as a result of the direct and indirect employment effects of the groundworks and construction phase, for example, as construction workers spend some of their wages in local shops, accommodation and other facilities.
- 13.5.10. The Proposed Development would set off a chain reaction of increases in expenditure, such as through the sale of building materials, design services, legal services and insurance. This in turn can result in support for jobs close to the Site, generating an increase in demand for goods and services, and generate growth in the local economy. The contributes and assists in achieving the multiplier effects.

Occupation Impacts and Effects

- 13.5.11. This section identifies the likely significant socio-economic effects from the completion and operation phase of the Scheme.
- 13.5.12. Several operational effects will result from the operation of the development. These include the delivery of new employment, office, retail, and food and beverage floorspace. This floorspace will provide new employment, as well as cater to the needs of growing sectors. The following effects have been considered:
- Employment – Impacts on the labour market;
 - Floorspace Provision – Impacts on high growth sectors;
 - Housing – Impacts on the local housing market.

Employment

- 13.5.13. Operational phase jobs would be generated once the construction has been completed and the Scheme is occupied. The assessment also considers displacement of jobs elsewhere, and indirect multiplier effects as a result of the new jobs on the Site.
- 13.5.14. The employment study area considered for operational employment is the Unitary Authority of Neath Port Talbot.
- 13.5.15. The estimate of gross direct jobs is generated by using the employment density assumptions outlined in Table 13.12. These figures are then applied to the proposed floorspace to be developed at the site.

Table 13.12 – Employment Density Assumptions

Use	Assumed Employment Density
Employment	11.5 sq. m per full-time equivalent (FTE) ²¹
Retail; and Restaurant and Cafes	15-20 sq. m per full-time equivalent (FTE) ²²

Source: Homes and Communities Agency (2015), Employment Density Guide

- 13.5.16. An estimate of the total net local employment effect for each case following the Additionality Guide is included. This incorporates leakage, multiplier, and displacement effects. Additionally, appropriate vacancy levels typical to the local market are accounted for. Table 13.13 presents the assumptions used to calculate the total net local employment effects.

Table 13.13 – Operational Employment Assumptions

Use	Leakage	Displacement	Multiplier	Vacancy
Office /Mixed B Class	14%	25%	1.36	5%
Retail; Restaurant and Cafes	13%	25%	1.14	4%
Notes: • Leakage assumptions are based on Census 2011 and comprise the proportion of employees in Neath Port Talbot with a commuting distance longer than 10km. • Displacement effects are based upon the Homes and Communities Agency Guide, 2014. • ONS Input-Output Analytical Tables, 2016 are used to estimate multiplier effects. • Vacancy rates are based upon Co-Star Local Market Data.				

- 13.5.17. It is estimated that the Proposed Development would generate between 143 - 189 gross on-site jobs.
- 13.5.18. Once leakage, displacement and multiplier effects have been considered, the Scheme is estimated to generate between 127 - 169 on and off-site jobs for residents of Neath Port Talbot. Table 13.14 presents

²¹ Office Occupancy: Density and Utilisation, British Council for Offices, 2018

²² Homes and Communities Agency Employment Density Guide, 3rd Edition, November 2015

the calculations for operational jobs and the possible range of estimates to account for different employment densities.

Table 13.14 – Operational Jobs

	Steps Involved	Scheme
A	Office	87-113
B	Retail; and Restaurant and Cafes	56 – 76
C	Workers on-site (gross, direct) (A+B)	143 - 189
D	<i>Leakage (14% for Office)</i>	-12 - -15
E	<i>Leakage (13% for Retail; and Restaurants and Cafes)</i>	-23 - -30
F	On-site jobs (direct, for residents from the impact area)	108-144
G	<i>Displacement (25%)</i>	-27 - -36
H	<i>Multiplier (1.36 for Office)</i>	31 - 40
I	<i>Multiplier (1.14 for Retail; and Restaurant and Cafes)</i>	15 - 21
J	Off-site employment induced by operational employment (net, indirect)	19 - 25
K	Net additional employment from operation of Scheme (F+J)	127 - 169

Figures may not add up due to rounding

- 13.5.19. The magnitude of employment for the Proposed Development is considered to be low positive. The sensitivity of employees is high. Therefore the effect of operational jobs from the Scheme is predicted to be **moderate beneficial** over the long-term.

Gross Value Added

- 13.5.20. The operational jobs created will produce value for the regional economy (GVA). Each job type is associated with a different GVA per annum as displayed in Table 13.15.

Table 13.15 – GVA Assumptions

Job Type	Average GVA per worker per annum for Wales (2019)
Office	£32,555
Retail; and Restaurants and Cafe	£26,180
Notes:	
- Office is based on the average of the GVA per job for the Industries: “Information and Communication”, “Professional, scientific, and technical activities”, “Administrative and support service activities”, and “Public administration and defence”. - Restaurant and Café is based on Industry G: Wholesale and retail trade; and Industry I: Accommodation and service activities	

Source: Region by industry labour productivity, ONS (2020)

- 13.5.21. Utilising the operational jobs from table 13.10, the GVA that the Scheme is expected to generate is between £3.94 - £5.20 million per annum.

Worker Expenditure

- 13.5.22. Utilising a Visa survey undertaken on worker expenditure in 2014, the average commuter spends up to £10.59 a day. This includes up to £3.69 on lunch and £2.09 on hot drinks. Workers also spend on average £7.09 on local retail services, or for a drink for the evening. Not all these purchases are made every day, but the combined average during a typical working day is £10.59 during a working day. For the purposes of the assessment, we have rounded the figures to £6.00 on food and beverage and £7.00 on retail.
- 13.5.23. Increase spend in restaurant and cafes, and retail is then taken into account by using the ONS Detailed Household Expenditure, and the 2014 prices were then adjusted for inflation using the RPI index.
- 13.5.24. The employment on-site could therefore generate an annual expenditure of £0.43 - £0.57 million.
- 13.5.25. To derive the employment that could be generated due to increase expenditure in Neath Port Talbot, the Business Population Estimates for Wales has been used to calculate the average turnover per employee in the retail, and restaurant and café sectors. It is estimated the increased expenditure could generate 11 - 13 jobs in the food and beverage sector and 7 - 9 jobs in the retail sector.

Table 13.16 – Worker Expenditure and resultant Jobs

	Steps Involved	
A	Estimated Jobs	127 - 169
B	Adjusted average expenditure by Workers per day on Food and Beverage	£6.00
C	Adjusted average expenditure by Workers per day on Retail	£7.00
D	Total Worker Expenditure per day on Food and Beverage (A*B)	£762.00 - £1,014.00
E	Total Worker Expenditure per day on Retail (A*C)	£889.00 – £1183.00
F	Total Worker Expenditure per annum on Food and Beverage (D*261)	£198,862.00 – 264,654.00
G	Total Worker Expenditure per annum on Retail (E*261)	£232,029.00 – 308,763.00
H	Average turnover per employee in Food and Beverage ²³	£19,806
I	Average turnover per employee in Retail ²⁴	£32,555
J	Food and Beverage Jobs created (F/H)	11 - 13
K	Retail Jobs created(G/I)	7 - 9

²³ Based upon the turnover divided by the average number of employees in Section I from the Business Population Estimates averaged between 2018 – 2020.

²⁴ Based upon the turnover divided by the average number of employees in Section G from the Business Population Estimates averaged between 2018 – 2020.

Floorspace provision

- 13.5.26. The Scheme is anticipated to deliver 1,134 sq. m (NIA) of office floorspace. The Neath Port Talbot City Council Economic Assessment and Employment Land Provision Report (2012) identified that there was an additional demand for 12,000 sq. m of office space. The Scheme would assist in the delivery of employment space.
- 13.5.27. The provision of 1,134 sq. m (NIA) of Office space would be a significant addition in light of the additional 12,000 sq. m of office space needed. The magnitude of additional office space is considered to be medium positive. The sensitivity of businesses in the local area in high-growth sectors that could benefit from additional floorspace is high. Therefore the effect of the Scheme on floorspace provision for the local businesses and the high growth sector is predicted to be major beneficial.

Housing

- 13.5.28. According to the Unitary Authority of Neath Port Talbot Joint Housing Land Availability Study (JHLAS) (2019), there is a supply of 3,628 units for the period 2019-2024. The Proposed Development will construct 140-170 new homes per year from 2025-2046, if consented. Therefore, there is a insufficient supply of suitable housing sites to meet the demand for new homes in the short and medium term.
- 13.5.29. Therefore, it is anticipated that the Scheme will have a minor positive impact on the housing market. The receptor sensitivity is low. Therefore the effect of the Scheme on the local housing market is predicted to be minor positive.

Education infrastructure

- 13.5.30. The Proposed Development is likely to result in a not insignificant number of additional pupils – 355 primary school; and 270 secondary school. The baseline indicates that primary schools are over their capacity (209), whilst secondary schools do have capacity (363).
- 13.5.31. However, the Proposed Development includes land for the development of a primary school or through school. Whilst details of this are to be confirmed, this will likely accommodate the existing shortfall and additional pupils, resulting a **minor positive** impact.

Health care infrastructure

- 13.5.32. The baseline condition evidences that there is a good provision of healthcare infrastructure, including hospitals, GP surgeries and dentists, serving the Proposed Development – within walking distance too.
- 13.5.33. There is no on-site provision of healthcare infrastructure proposed at this stage. While overall, the population arising from the Proposed Development will place additional pressure upon the existing health care infrastructure, the baseline conditions indicate that there is existing capacity within GP surgeries. As such, the Proposed Development will likely result in a **negligible/minor adverse** effect.

Access and availability of open space

- 13.5.34. Standards for open space provision are set out in Table 13.8. Using the average household size²⁵ in Neath Port Talbot in 2021 of 2.28 and the Proposed Development of 2,000 dwellings, we can assess the provision of open space from the Proposed Development against the standards.
- 13.5.35. At a macro level, the Proposed Development will include 58.1ha of green infrastructure, which is comprised of retained woodland, proposed woodland, proposed enhanced dry grassland, proposed enhanced amenity grassland and proposed attenuation basins. In addition to this the Proposed Development includes 23ha of school recreational grounds, 58.1ha of amenity and natural green space, 3.5km of surfaced recreational paths and 0.68km of gravel recreational paths.
- 13.5.36. Based on the Proposed Development and the average household size, the NPTC open space and green space SPD would require 7.30ha of outdoor sport; 1.14ha of children's play; 2.51ha of informal space; and 0.87ha of allotments. The GI plan for the Proposed Development indicates that 23.2ha of outdoor sport is proposed – largely associated with the school site; 11.6ha of children's play – which are located around the Site; and 58.1ha of informal space. The Proposed Development does not include any allotments.
- 13.5.37. Based on the provision of these open space and green space types, it is assessed that the Proposed Development largely satisfies the requirements of the SPD, with the exception of allotment space. It is understood that NPTC are reviewing the provision of allotments within the county borough and that sufficient provision, on a county borough basis, may be available.
- 13.5.38. On the basis of the (over) provision of open space and green space, it is assessed that the Proposed Development will have a **minor positive** effect.

13.6. Additional Mitigation, Compensation & Enhancement Measures

- 13.6.1. It is anticipated no adverse impacts will arise due to the Scheme. Subsequently, this alleviates any needs for additional mitigation.

13.7. Cumulative Effects and Residual Impacts

- 13.7.1. The potential for likely significant effects on the environment resulting from committed developments in the area coming forward at the same time as the Scheme have been considered. No significant cumulative effects have been identified in either the construction or operational phases of the Proposed Development and no significant cumulative effects are likely to occur. Similarly, the majority of the residual impacts are either minor positive or negligible.

13.8. Assessment Summary

- 13.8.1. The baseline research found that the population in the Unitary Authority of Neath Port Talbot is forecasted to grow by 3.9% over 2018-2035, slower than the Welsh average over the same period.

²⁵ <https://statswales.gov.wales/Catalogue/Housing/Households/Estimates/averagehouseholdsize-by-localauthority-year>

Consistent with population trends in the Wales, the demographic profile of Neath Port Talbot shows an ageing population.

- 13.8.2. The employment rate within Neath Port Talbot for the working-age population in 2020 stood at 72.5%, which was higher than the Wales average (72.0%). Neath Port Talbot has a slightly lower proportion of its population with an NQF level 4 and above qualification (29.3%) compared to the Wales average (41.4%). As well as the proportion of the population in Administrative and secretarial occupations (14.1%), is higher than the Wales average (9.9 %).
- 13.8.3. Due to the increase in employment from the Scheme, the GVA anticipated being generated between £3.94 - £5.20 million per annum. In addition, the worker expenditure from on-site jobs is expected to total £0.43 - £0.57 million per annum, which could generate a further 11-13 food and beverage jobs, and 7-9 retail jobs.
- 13.8.4. The Scheme is expected to deliver 1,134 sq. m of office floorspace. The Neath Port Talbot City Council Economic Assessment and Employment Land Provision Report (2012) estimated an additional need of 12,000 sq. m of office floorspace. Therefore, the Scheme is anticipated to have a **moderate beneficial** effect in supporting local businesses and high growth sectors.
- 13.8.5. It was also identified that Neath Port Talbot had a higher unemployment rate than surrounding areas. Thus, the Scheme is anticipated to have a **major positive** impact on the Neath Port Talbot employment market.
- 13.8.6. The Proposed Development includes land for the development of a primary school or a through school. Whilst details of this are to be confirmed, this will likely identify the existing shortfall and additional pupils, resulting a **major positive** impact on education.
- 13.8.7. There is no on-site provision of healthcare infrastructure proposed at this stage. While overall, the population arising from the Proposed Development will place additional pressure upon the existing health care infrastructure, the baseline conditions suggest that there is existing capacity within GP surgeries. As such, the Proposed Development will likely result in a **negligible/minor adverse** effect.
- 13.8.8. The proposed provision of open space and green space is largely in line with, and exceeds, the standards set out in the SPD. Whilst the Proposed Development does not propose any allotments, it is assessed that the quantum of other open and green space types will result in a **minor positive** effect.