

**LAND AT CHANNEL VIEW, GRANGETOWN  
CARDIFF**

**ENVIRONMENTAL STATEMENT**

**VOLUME 2  
CHAPTER 12: SOCIO ECONOMIC IMPACT**

## INTRODUCTION

- 12.1 This chapter of the Environmental Statement (ES) has been prepared by Amity Planning. Amity Planning contains a combined wealth of experience amongst its RTPI chartered members of both undertaking and assessing Environmental Statements.
- 12.2 The proposed development will impact upon the existing residents who reside within the boundaries of the application site and there is potential to impact upon occupiers and users of the wider surrounding area. Therefore, this chapter examines the potential socio-economic and community impact of the proposed development. This chapter firstly considers the legislative and policy background with regard to socio economic impact and then proceeds to analyse the baseline socio-economic conditions within the surrounding geographical area. The analysis of the baseline socio-economic conditions then enables an assessment to be made regarding the potential impacts of the proposed development upon these baseline conditions. From this assessment an identification of the potential impacts and recommendations regarding mitigation can be made.
- 12.3 The socio-economic study begins by identifying and summarising the relevant policy context – both national and local policies – in order to consider how the proposed residential development integrates with relevant socio-economic policies and objectives.
- 12.4 The chapter then proceeds to provide both a qualitative and quantitative assessment of the potential impacts of the proposed Channel View development upon the baseline socio economic conditions identified within the geographical area of the proposed development site and the wider Cardiff area. Assessment is provided of the impact of the proposed development during both the construction and operational phases.
- 12.5 The socio-economic baseline conditions and impacts are identified taking into account the definition of the impact area and a range of community stakeholders. Impacts are estimated according to a categorisation of significance which is detailed further below.
- 12.6 Where adverse socio economic impacts of the proposed development are identified appropriate mitigation is recommended. An overview is provided of the nature and significance of likely residual effects. The impact measurement takes into account whether there are mitigation measures which can suitably address the negative impacts. The mitigation measures follow the impact which is, in turn, followed by an assessment of residual impacts.

## **Socio-Economic Topics**

- 12.7 The assessment within this chapter considers the likely significant impacts of the proposed development upon the baseline conditions under the following topics:
- Land Use;
  - Access to the Site;
  - Population;
  - Economic and Employment Profile;
  - Deprivation;
  - Healthcare Services;
  - Education;
  - Housing;
  - Recreation and Tourism;
  - Crime;
  - Potential for Adverse Reaction;
  - Wider Area of Influence.
- 12.8 Secondary data was reviewed, a site visit made, discussions taken place with relevant Local Authority Officers and consultation with residents and the general public throughout the surrounding area.

## **Community Stakeholders**

- 12.9 To identify community impacts, a range of community stakeholders were considered. Stakeholders are people, groups and organisations who will be affected by the project or who will affect the project.
- 12.10 Neighbours are the groups of people living within the streets immediately surrounding the site. The views of and impact upon the general public within the wider ward of Grangetown are also considered within the chapter due to the potential for indirect impacts upon this population and due to the development site including an area of public open space which is used by the wider community.
- 12.11 The range of community stakeholders is considered in the description of baseline conditions, the identification of impacts, the recommendation of mitigation measures and also the assessment of residual impacts.
- 12.12 In order to measure the impacts, factors of permanence, reversibility, and of well-being are used. Permanency refers to the duration of the impact's effect. Reversibility refers to the recovery once the source of impact has ceased. Well-being refers to the financial, physical and emotional well-being, daily routines, and changes in the way people live.

## LEGISLATIVE AND POLICY CONTEXT

### Future Wales - The National Plan 2040

- 12.13 The Future Wales document forms the highest tier of development plan which focuses upon national issues and challenges and seeks to provide solutions:

*‘Future Wales – the National Plan 2040 is our national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities’.*

*‘Good planning ensures the right development is put in the right place. This helps to create healthy, vibrant places with strong community spirit. It protects the natural environment and the historic environment. It means we can enjoy quality leisure time near our homes and benefit from more local job opportunities, avoiding spending hours on stressful commutes. Future Wales is a plan promoting development that enhances our wellbeing and our quality of life. It is a framework to help us focus on achieving big ambitions when we develop and regenerate our cities, towns and villages’.*

- 12.14 Future Wales has been produced to support and help deliver the aims of the Economic Action Plan. Sustainable economic development and the infrastructure necessary to support such economic development is key. The document also provides an understanding of the requirement for new housing and particularly affordable housing over the next twenty years:

*‘Housing Good quality affordable homes are the bedrock of communities and form the basis for individuals and families to flourish in all aspects of their lives. Future Wales provides evidence of the need for housing across Wales at both a national and regional level. This evidence demonstrates the need for a focus on increasing the delivery of social and affordable homes. The Welsh Government is targeting its housing and planning interventions towards achieving this aim within the broader context of increasing supply and responding to different needs, including our ageing society and climate change.*

*Over the next 20 years (2019 – 2039) the estimate of the additional housing need in Wales, under the central estimate, is around 110,000. During the initial five years (2019-20 to 2023-24) it is estimated that on average 7,400 additional homes will be required annually, with close to two-thirds of these homes needed in South East Wales, just over a fifth in South West Wales and the remaining additional homes largely in North Wales, with only a relatively small number needed in Mid Wales. (The sum of the regional estimates of additional housing need may differ slightly from the Wales estimate.) The housing need estimates also indicate that the provision of affordable homes should become a key focus for housing delivery. It is estimated over the next five years (2019-20 – 2023-24), under the central estimate, that on*

*average the estimated annual additional homes are split almost equally between affordable housing (social housing or intermediate rent) and market housing. This represents an average of approximately 3,500 (48%) affordable homes and 3,900 (52%) market homes per year over the five year period’.*

## **Planning Policy Wales, Edition 11 (February 2021)**

12.15 Planning Policy Wales puts socio-economics at the heart of its aspirations as is evident from the following text which has been extracted from the document:

‘Productive and Enterprising Places are those which promote our economic, social, environmental and cultural well-being by providing well-connected employment and sustainable economic development. These places are designed and sited to promote healthy lifestyles and tackle the climate emergency. This is done by making them: easy to walk and cycle to and around; accessible by public transport; minimising the use of non-renewable resources; and using renewable and low carbon energy sources’.

12.16 Planning Policy Wales (PPW) highlights the following seven goals and aspirations:

- A Prosperous Wales;
- A Resilient Wales;
- A Healthier Wales;
- A more Equal Wales;
- Cohesive Communities;
- A Vibrant Culture and thriving Welsh Language
- A Globally Responsible Wales;

12.17 PPW emphasises that development is expected to:

- Look to the long term to consider how they can be flexible to adapt to future employment needs and practices, including responding to relevant future trends, the decarbonisation of our energy system, how people will move around or communicate in the future and safeguard the resources which may be needed by future generations.
- Prevent problems from occurring or getting worse such as the generation of carbon emissions, poor air quality and waste and the depletion of our natural resources which will need to be managed for many years to come.
- Be integrated to ensure that common issues are considered and accommodated early on, such as equipping our homes and businesses with the necessary digital and physical infrastructure and ensuring we have the right natural resources to do so.
- Collaborate to strategically plan for our employment, energy, waste and mineral needs. These are areas where ‘larger than local’ issues need to be addressed by

planning authorities with the involvement of other agencies and communities to ensure sustainable outcomes are delivered across Wales.

12.18 In summary PPW promotes sustainable economic development, appropriate provision of a wide range of housing stock appropriate to the local community, the encouragement of a broad range of tourism opportunities, sport and recreation facilities, along with the provision of infrastructure to deliver appropriate levels of services such as health care and education. The following paragraphs are particularly relevant:

12.19 Promoting Healthier Places, (paragraphs 3.19 and 3.24):

*'The built and natural environment is a key determinant of health and well-being. The planning system has an important role in shaping the social, economic, environmental and cultural factors which determine health and which promote or impact on well-being in line with the Healthier Wales goal. The way places work and operate can have an impact on the choices people make in their everyday lives, including their travel and recreational choices and how easy it may be to socialise with others.*

*Disadvantaged and deprived communities tend to be disproportionately affected by health problems. There are links between the built and natural environment and health throughout a person's lifetime and an understanding of the wider determinants of health should be a key component of development plan preparation. The planning system should identify proactive and preventative measures to reduce health inequalities. This will include enabling opportunities for outdoor activity and recreation, reducing exposure of populations to air and noise pollution, promoting active travel options and seeking environmental and physical improvements, particularly in the built environment.*

*Planning authorities have a role to play in the prevention of physical and mental illnesses caused, or exacerbated, by pollution, disconnection of people from social activities (which contributes to loneliness) as well as the promotion of travel patterns which facilitate active lifestyles. The planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity. This will include considering the provision of, and access to, community and health assets, such as community halls, libraries, doctor's surgeries and hospitals. Health impacts should be minimised in all instances, and particularly where new development could have an adverse impact on health, amenity and well-being. In such circumstances, where health or amenity impacts cannot be overcome satisfactorily, development should be refused.*

*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. The way a development is laid out and arranged can influence people's behaviours and decisions and can provide effective mitigation against air and noise pollution. Incorporating drinking water fountains or refill stations for reusable bottles in public spaces is a simple and effective way of making places healthier and of reducing unnecessary waste. Effective planning can provide calming, tranquil surroundings as well as stimulating and sensory environments, both of these make an important contribution to successful places.*

*Where significant effects on human health are likely to arise as a result of development plans or individual development proposals, environmental impacts should be considered in full knowledge of the likely consequences for health'.*

12.20 Accessibility, (paragraph 3.49 – 3.51):

*'Spatial strategies should support the objectives of minimising the need to travel, reducing reliance on the private car and increasing walking, cycling and use of public transport. Spatial strategies should be informed by the development of an integrated planning and transport strategy, which takes into account the transport considerations set out in the Active & Social Places chapter 4, as well as the transport infrastructure considerations contained in the Productive & Enterprising Places chapter 5.*

*A broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. Planning authorities should adopt policies to locate major generators of travel demand, such as housing, employment, retailing, leisure and recreation, and community facilities (including libraries, schools, doctor's surgeries and hospitals), within existing urban areas or areas which are, or can be, easily reached by walking or cycling, and are well served by public transport.*

*Higher densities should be encouraged in urban centres and near major public transport nodes or interchanges, to generate a critical mass of people to support services such as public transport, local shops and schools'.*

12.21 Housing (paragraphs 4.2.1 – 4.2.2):

*'Planning authorities must understand all aspects of the housing market in their areas, which will include the requirement, supply and delivery of housing. This will allow planning authorities to develop evidence-based market and affordable housing policies in their development plans and make informed development management decisions that focus on the creation and enhancement of Sustainable Places. 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.

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;*
- *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'.*

#### 12.22 Retail and Commercial Development (paragraph 4.3.1-4.3.2):

Retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services which support the needs of local communities. They are highly accessible to different modes of transport and are the most sustainable locations for new development.

Retail and commercial centres should be identified in development plans and include established city, town, district, local, village and neighbourhood centres, which provide a range of shopping, commercial and leisure opportunities as well as places of employment, education, civic identity and social interaction. Opportunities to live in these centres, combined with their good public transport links, make them the most sustainable places'.

#### 12.23 Community Facilities (paragraph 4.4.1)

*'Community facilities perform various functions which cover a broad range of activities and services that can be delivered by the public, private and third sectors. Community facilities contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable places. They can include schools, cultural facilities, health services, libraries, allotments and places of worship'.*

#### 12.24 Recreational Spaces (paragraph 4.5.1):

*'Recreational spaces are vital for our health, well-being and amenity, and can contribute to an area's green infrastructure. They provide a place for play, sport, healthy physical activity and a place to relax often in the presence of nature, and they contribute to our quality of life. Networks of high quality, accessible green spaces and recreation spaces will also promote nature conservation, biodiversity and provide enjoyable opportunities for residents and visitors to participate in a wide range of physical activities. These activities are important for*



*the well-being of children and adults and for the social, environmental, cultural and economic life of Wales’.*

## **Technical Advice Notes (TANs)**

12.25 The following TANs are considered to be of relevance to the development proposals:

Technical Advice Note 2: ‘Planning and Affordable Housing’ (June 2006);

Technical Advice Note 16: ‘Sport, Recreation and Open Space’ (January 2009);

Technical Advice Note 18: ‘Transport’ (March 2007);

Technical Advice Note 23: ‘Economic Development’ (February 2014).

## **Local Planning Policy**

12.26 The Cardiff Local Development Plan – 2006 to 2026, which was adopted in January 2016 sets out both the Local Authority’s aspirations, strategy for development and relevant planning policy by which the proposed development will be assessed.

12.27 The LDP vision is as set out in the 10 year, ‘What Matters’ Strategy (2010-2020) which is that “By 2020...Cardiff will be a world class European capital city with an exceptional quality of life and at the heart of a thriving city-region”.

12.28 The LDP identifies 7 agreed strategic outcomes which are sought:

1. People in Cardiff are healthy;
2. People in Cardiff have a clean, attractive and sustainable environment;
3. People in Cardiff are safe and feel safe;
4. Cardiff has a thriving and prosperous economy;
5. People in Cardiff achieve their full potential;
6. Cardiff is a great place to live work and play; and
7. Cardiff is a fair, just and inclusive society.

12.29 The policies below are particularly relevant to the assessment of the proposed development from a socio economic perspective:

- KP1 ‘Level of Growth’: *‘The Plan makes provision for 45,415 new dwellings (including a 4,000 dwelling flexibility allowance) to deliver a housing requirement of 41,415 new dwellings and 40,000 new jobs in Cardiff between 2006-2026’.*
- KP6 ‘New Infrastructure’: *This policy ‘Seeks to ensure that new developments, irrespective of their size, location or land use, make appropriate provision for infrastructure. Specific infrastructure requirements will vary in different locations and be dependent upon the scale and nature of proposed development. Infrastructure may be*

*required to facilitate development (essential / enabling) or can be required to make a development acceptable (necessary)'. The policy continues to provide a list of suggestions of infrastructure which may be required, such as, schools, recreational open space and health and social care and community buildings.*

- KP7 'Planning Obligations': This policy seeks to secure obligations to mitigate direct impacts of development. Paragraph 4.100 provides further relevant clarification: *'New development often generates additional demands upon existing services, facilities, infrastructure and the environment. Planning obligations are a means of seeking contributions from developers towards these demands, as well as negotiating benefits that improve the standard of development proposals by providing necessary infrastructure and community benefits'.*
- KP9 'Responding to Evidenced Economic Needs'. This policy states that *'provision will be made for a range and choice of new employment sites including those identified in KP2 for different types of employment and in different geographical locations to effectively deliver the level of growth set out in the plan together with putting in place a framework to protect the role of existing employment land'.*

Paragraph 4.123 provides further clarification of Cardiff's role economically: *'This Policy responds to Cardiff's role as the main economic driver in South East Wales and its operation as a city-region which effectively increases the population to around 1.4 million reflecting its position as capital of Wales and seat of Welsh Government and accounting for 32% of total employment in South East Wales. It delivers the strategic aspirations for economic development in Cardiff through the identification and protection of employment land and premises and opportunities to deliver the key economic growth sectors relating to ICT, energy and environmental technologies, advanced materials and manufacturing, creative industries, life sciences and financial and professional services.*

*At the heart of this approach is recognition that the Cardiff city-region clearly forms a natural economic area and it has consistently made a major positive contribution to the economic growth of Wales. In core city analysis, Cardiff performs well and there is an opportunity to build further on this through continuing to enhance Cardiff's role and also improve linkages and connectivity within the city-region'.*

Paragraph 4.133-4.134 provides an understanding of the importance the Local Authority places upon the range of choice of employment land and premises:

*'It is important to ensure that a range and choice of employment land and business premises are provided to maintain and improve the competitiveness of the city, promote*

*and protect indigenous business and attract inward investment. There has been growing pressure over recent years for the development and redevelopment of employment land and premises for alternative uses (predominantly residential), whether still occupied or where current operations have ceased, which offer a greater level of return for investors. Such development proposals can result in significant losses to the county's stock of employment land and premises.*

*The loss of employment land can be incremental with the loss of one site setting the precedent for the loss of a series of others in a similar location, leading to a gradual erosion of an employment area. Sometimes alternative uses can also fragment a larger business area or sever links between employment uses in an area. Over time pressure for alternative uses result in a cumulative loss of employment sites to the detriment of the local economy. In addition many existing industrial areas are located within the 'southern arc' of deprivation in areas of greatest need for jobs and it is important to retain employment in these locations due to their accessibility'.*

- KP13 'Responding to Evidenced Social Needs':

The policy emphasises the need to develop sustainable neighbourhoods, tackle deprivation and improve the quality of life for all. The policy seeks to achieve these targets through:

- (i) Providing a range of dwelling sizes, types and affordability and seeking to provide 6,646 affordable dwellings over the remainder of the plan period;
- (ii) Supporting the vitality, viability and attractiveness of District and Local Centres, their regeneration, including retail and other commercial development and housing of an appropriate scale;
- (iii) Encouraging a range of social, health, leisure and education facilities and new community facilities which are highly accessible;
- (iv) Supporting the regeneration of deprived communities and maximising the benefits that new communities can bring to adjoining and surrounding communities;
- (v) Encouraging the enhancement of communities through better quality of access to services for all, promoting cultural and wider diversity for all groups in society and creating places that encourage social interaction and cohesion;
- (vi) Developing new cultural and sporting facilities to build upon Cardiff's role as a major tourist, cultural and sporting destination; and
- (vii) Designing out crime and creating safer communities.

Paragraphs 4.155 to 4.159 are key and are reproduced verbatim below:

*'The Plan also supports the viability and attractiveness of District and Local Centres which form an important part of Cardiff's retail hierarchy and of its social, economic and*

*physical fabric. In addition to their primary function of providing local shopping facilities they also accommodate a range of accessible services facilities and employment. This Policy aims to support the retention and provision of local shopping facilities, which remains the primary role of centres and underpins their vitality, attractiveness and viability. Such facilities are also accessible to the local community by public transport, walking and cycling thereby supporting the sustainable transportation objectives set out in the Plan. Furthermore, the Policy also seeks to encourage investment and renewal of the physical fabric of centres.*

*Providing a range of community, health, religious and educational facilities which are accessible to as many people as possible is an essential requirement in order to secure sustainable communities. Such facilities are significant local employers and can contribute towards the regeneration of local areas. Additionally, these services are essential to maintain and improve the quality of life of people living and working in Cardiff.*

*The masterplanning approach which has been adopted to provide a framework for the development of strategic sites fully recognises the potential benefits that new development can bring to adjoining areas. Opportunities can be taken to deliver the aims of this Policy by new development enhancing the quality and range of existing provision of a range of facilities and services.*

*In order to further support the regeneration of deprived communities within the city the LDP will support implementation of the Council's Neighbourhood Improvement Programme (March 2007) and the Communities First Programme, which aim to close the gap between the most deprived neighbourhoods and the city as a whole.*

*In order to secure sustainable communities it is important that the LDP helps promote a culture in which diversity is valued and equality of opportunity is a reality. This can be achieved through a combination of policies within the Plan, particularly those creating places that encourage social interaction and cohesion'.*

- KP14 'Healthy Living': This policy highlights the need to reduce health inequalities through encouraging healthy lifestyles, addressing the social determinants of health and providing accessible health care facilities. This policy is supported by Policy C6 'Health'.

*Paragraph 4.160: 'This Policy accords with the aim in PPW to deliver sustainable development through ensuring that health is considered in new developments. It also assists achievement of a number of PPW objectives regarding travel and access to key community facilities. It reflects the direction that 'health considerations can be material considerations in determining planning applications' (PPW Para. 12.13.8) and accepts*

*that the effect of development on people's health is a key element of sustainable development and its consideration will raise any significant issues which need to be taken into account'.*

*Paragraph 4.163 – 4.165: 'Overall, these policies and guidance conclude that the built and natural environment together with lifestyle behaviours contribute to improving health. Key measures to improve the health of the population include supporting: Active travel such as walking and cycling; Access to well-maintained open spaces for physical activity and food growing; and Access to health care facilities.*

*Such measures will assist in: Achieving and maintaining a healthy weight; Protecting mental health; and Reducing stress levels.*

*Cardiff has a wealth of open spaces and walking and cycling rates to work/school and for leisure are on the increase and it is important to protect and enhance these assets for health improvement'.*

- KP16 'Green Infrastructure': This policy states that developments should demonstrate how green infrastructure has been considered and integrated into proposals. Appropriate compensation will be required where there will be an overall loss of green infrastructure as a result of development. This policy is further supported by Policy C4 'Protection of Open Space' which sets out the criteria for acceptable development on open space.

*'Cardiff's distinctive natural heritage provides a network of green infrastructure which will be protected, enhanced and managed to ensure the integrity and connectivity of this multi-functional green resource is maintained.*

*Protection and conservation of natural heritage network needs to be reconciled with the benefits of development. Proposed development should demonstrate how green infrastructure has been considered and integrated into the proposals. If development results in overall loss of green infrastructure, appropriate compensation will be required.*

*Natural heritage assets are key to Cardiff's character, value, distinctiveness and sense of place. They include the City's:*

- Undeveloped countryside and coastline (EN1 and EN2);*
- Landscape, geological and heritage features which contribute to the City's setting (EN3);*
- Strategically important river valleys of the Ely, Taff, nant Fawr and Rhymney (EN4);*
- Biodiversity interests including designated sites and the connectivity of priority habitats and species (EN5, EN6 and EN7);*
- Trees (including street trees), woodlands and hedgerows (EN8);*

- vi. Strategic recreational routes, cycleways and the public rights of way network (T5,T6 and T8);*
- vii. Parks, playing fields, green play areas and open spaces (C4 and C5); and*
- viii. Growing spaces including allotments, community orchards and larger gardens; and*
- ix. Hollistic integrated surface watermanagement systems (EN10)'.*

C4: 'Protection of Open Space'

*'Development will not be permitted on areas of open space unless:*

- i. It would not cause or exacerbate a deficiency of open space in accordance with the most recent open space study; and*
  - ii. The open space has no significant functional or amenity value; and*
  - iii. The open space is of no significant quality; or*
  - iv. The developers make satisfactory compensatory provision; and, in all cases;*
  - v. The open space has no significant nature or historic conservation importance'.*
- C5 'Provision for Open Space, Outdoor Recreation, Children's Play and Sport': states that all new residential developments will be required to provide for open space, outdoor recreation, children's play and sport. On-site provision will be required for all developments over 14 units and the level of provision required will be based on a minimum of 2.43 hectares (ha) of functional open space per 1,000 projected population. *'Provision for open space, outdoor recreation, children's play and sport will be sought in conjunction with all new residential developments. This policy is aimed at securing the provision or improvement of open space and other appropriate outdoor recreation and sport in conjunction with all new residential developments over 8 units and on site provision of functional open space in conjunction with all new residential developments over 14 units. The appropriate amount of multi-functional green space is based on a minimum of 2.43 hectares of functional open space per 1,000 projected population. All other open space provision will be in addition to the provision of multi-functional green space'.*
  - C6: 'Health'

*'Priority in new developments will be given to reducing health inequalities and encouraging healthy lifestyles through: i. Identifying sites for new health facilities, reflecting the spatial distribution of need, ensuring they are accessible and have the potential to be shared by different service providers; and ii. Ensuring that they provide a physical and built environment that supports interconnectivity, active travel choices, promotes healthy lifestyles and enhances road safety'.*

- C7 'Planning for Schools': Where a need is identified for new and improved schools as a result of development the council will seek contributions towards the cost of additional education provision.

*'Where a need has been identified for new and improved school facilities as a result of development, the Council will seek contributions towards the cost of additional education provision. Negotiated contributions will be fairly and reasonably related in scale and kind to the proposed development. Where appropriate on site provision will be required.'*

*Development of nursery, primary, secondary and sixth form education should:*

- i. Be well designed, well related to neighbourhood services and amenities, and easily accessible by sustainable transport modes; and*
- ii. Include, where appropriate, provision for other appropriate community uses in addition to their educational use'.*

## **Supplementary Planning Guidance**

12.30 The following adopted Supplementary Planning Guidance is considered relevant to the proposed development:

- (i) Managing Transportation Impacts (Incorporating Parking Standards) (July 2018);
- (ii) Residential Design Guidance (January 2017) ;
- (iii) Cardiff Green Infrastructure Draft SPG (November 2017);
- (iv) Waste Collection and Storage Facilities (October 2016);
- (v) Planning Obligations (adopted in January 2017);

12.31 The Planning obligations SPG document provides further guidance on the type and scale of planning obligations for development proposals within Cardiff, and the process for monitoring obligations. The SPG sets out requirements for calculating planning obligations for the following social infrastructure relevant to this assessment:

- Affordable Housing
- Transportation and Highways;
- Public Rights of Way;
- Provision of Functional Open Space;
- Schools and Education;
- Community Facilities;
- Primary Healthcare Facilities;
- District and Local Centres;
- Public Realm, Community Safety and Public Art; and
- Local Training and Employment.

The above list is not exhaustive and will depend upon the impacts of the proposed development.

12.32 Cardiff Council also has an SPG titled: 'Planning for Health and Well Being', which was adopted in (November 2017). The purpose of this Supplementary Planning Guidance (SPG) is:

- *'To provide supporting information and guidance for planners, developers and investors on how our environment and the planning decisions we make, impact on the health and wellbeing of the population.*
- *To help achieve the Council's vision of addressing health inequalities and become a leading city on the world stage as set out in the Capital Ambition Document*
- *To ensure planning decisions contribute to the national and local Well-being Goals set out in the Well-being of Future Generations (Wales) Act 2015.*
- *To offer guidance for addressing the effect of the built and natural environment on health and well-being as part of a strategic approach to tackling the city's health inequalities and promoting healthy lifestyle options.*
- *To provide guidance on appropriate locations for health care facilities.*
- *To be an important material consideration in the determination of planning applications by setting out a range of potential health and well-being related factors that developers should consider when drawing up development proposals'.*



## **ASSESSMENT METHODOLOGY**

- 12.33 The following chapter provides an understanding of the Assessment Methodology & Significance Criteria, including the detailed topic-specific assessment methodology, consultation undertaken and confirmation on how the assessment relates to the standard significance criteria adopted for the EIA (see below):
- Assessment Methodology
  - Significance Criteria
  - Consultation
  - Assumptions and Limitations
- 12.34 There is no published Government guidance regarding the preferred methodology for establishing the socio-economic impacts of development. The following chapter outlines the adopted methodology in identifying the range of likely significant socio-economic effects of the proposed development. This methodology has been formed to generally accepted standards and professional experience.
- 12.35 The following sources of information that define the development have been reviewed and form the basis of the assessment of likely significant impacts upon the prevailing socio-economic baseline conditions:
- (i) The description of development; and
  - (ii) The submitted drawings which form part of the planning application.
- 12.36 The socio-economic chapter begins by identifying the policy context – both national and local policies – in order to consider the impact of the proposed development against the relevant socio-economic policies and objectives. The socio-economic baseline conditions and impacts are identified taking into account the definition of the impact area and a range of community stakeholders. Impacts are estimated according to a categorisation of significance which is detailed further below. The impact measurement takes into account whether there are mitigation measures which can enhance the benefits and address the negative aspects. The mitigation measures follow the impact which is, in turn, followed by an assessment of residual impacts.

### **Community Stakeholders**

- 12.37 To identify community impacts, a range of community stakeholders were considered. Stakeholders are people, groups and organisations who will be affected by the project or who will affect the project. For the purpose of analysis, community stakeholders are considered to be

- existing occupiers of properties within Channel View Road, Beecher Avenue and South Clive Street, which would be directly impacted upon, along with those within the immediately adjacent properties in Constant Close, Seager Drive, Chatterton Drive and Jim Driscoll Way;
- Users of The Marl; and
- Future residents.

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

### **Definition of Impact Area**

12.39 Impacts are defined for the development site, the direct area of influence, and the wider area of influence, as follows:-

- The development site – Channel View, The Marl, Beecher Avenue and South Clive Street;
- The direct area of influence – The ward of The Grangetown; and
- The wider area of influence – the wider catchment area of Cardiff.

12.40 For the purpose of this study, Cardiff is defined in terms of census data areas within the Cardiff County Council authority.

### **Socio-Economic Topics**

12.41 The socio-economic impact assessment is based upon the defined impact area and baseline conditions for:

- Land Use;
- Access to the Site;
- Population;
- Economic and Employment Profile;
- Deprivation;
- Healthcare Services;
- Education;
- Housing;
- Recreation and Tourism;
- Crime;
- Potential for Adverse Reaction;
- Wider Area of Influence.

12.42 Secondary data was reviewed, a site visit made, and meetings held with the Local Council regarding the impacts local services.

12.43 A range of receptors are identified within these elements and a quantitative and qualitative assessment made of the impacts of the development on these receptors, against the baseline conditions.

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

#### Significance Criteria

12.45 The assessment of the impact of the proposed development upon the identified socio-economic topics will be assessed against a common list of significance criteria for the EIA, which are as follows:

Significance	Definition
Substantial (Beneficial / Adverse)	Considerable effects (by extent, duration or magnitude) or of more than local significance or breaching identified standards or policy.
Moderate (Beneficial / Adverse)	Limited effects which may be considered significant.
Minor (Beneficial / Adverse)	Slight, very short or highly localised effects.
Neutral / Negligible	Barely perceptible or nil significance or effect.

12.46 The following table provides clarity regarding the assessment methodology regarding overall significance of the effects:

Sensitivity of Receptor	Magnitude of Impact			
	Substantial	Moderate	Minor	Negligible
Substantial	Substantial	Substantial	Moderate	Minor
Moderate	Substantial	Moderate	Minor	Negligible
Minor	Moderate	Minor	Negligible	Negligible
Negligible	Minor	Negligible	Negligible	Negligible

## Consultation

- 12.47 Cardiff Council have played an integral part in the formation of the scheme. The Council have also been consulted with regard to the content of the submitted Environmental Statement and a Scoping Report submitted. No specific reference to socio-economic impact was made within the received Scoping Opinion (dated 6<sup>th</sup> January 2020).

## Assumptions and Limitations

- 12.48 The following are assumption and limitations on which basis the assessment work has been undertaken:
- (i) The Environmental Assessment supports a hybrid application, with only a portion of the scheme being in detailed form, the remaining being in Outline form. Therefore, it is inevitable that a degree of flexibility in interpretation will be required for the Outline element of the scheme.
  - (ii) The impact assessment is based upon the figures and plans provided;
  - (iii) The latest baseline data has been utilised at the time of producing this document. However, statistics are continually changing and data is continuously being updated;
  - (iv) The data relied upon has been sourced from the most appropriate sources. However, the data has not been verified by the applicants and there is clearly a reliance upon the accuracy of the data utilised.

## Information Sources

- 12.49 Baseline socio-economic conditions have been established through the interpretation of nationally recognised research and survey information including:
- 2011 Census Data (NOMIS);
  - Business Register and Employment Survey (BRES) (2015);
  - Indices of Multiple Deprivation (WIMD) (2014);
  - Pupil Level Annual School Census (PLASC 2020)
  - Cardiff Schools Admissions Document;
  - UK CrimeStats (2016); and,
  - NHS data on local services and capacity (2016).

## **BASELINE CONDITIONS**

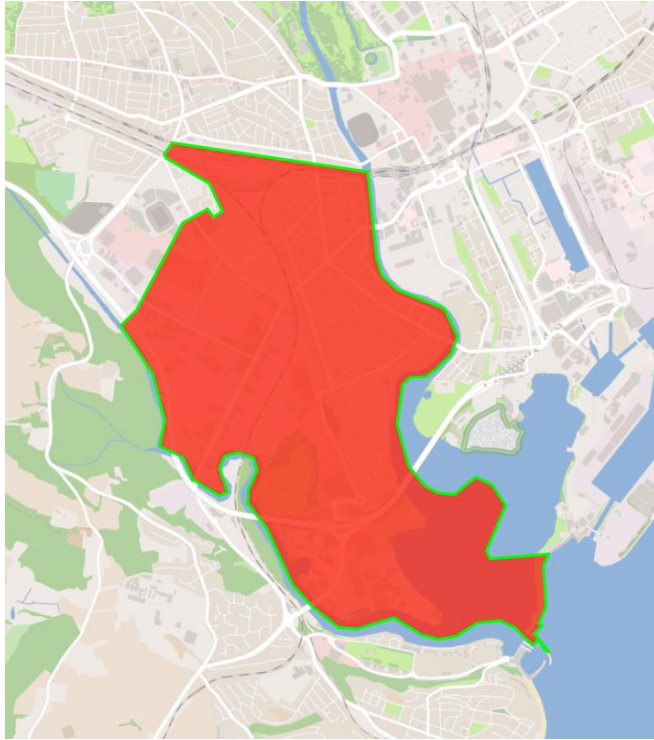
- 12.50 Data was collected on a range of socio-economic topics (please refer to earlier Assessment Methodology section at paragraph 12.33). Socio-economic analysis of the baseline conditions is presented for the three areas of influence; the development site, the direct area of influence and the wider area of influence.
- 12.51 Baseline conditions for the development site include location, land use, access to site and the adjacent residential neighbourhood. The baseline conditions for the direct area of influence encompass population and demographic profile, the economic and employment profile, deprivation, social services, education, housing, recreation and tourism, crime and potential for adverse reaction. The wider area of influence concentrates on the catchment area of the Cardiff County Council administrative authority.

### **The Development Site**

#### *Location*

- 12.52 The Site is located approximately 2.2km to the south of Cardiff City centre. The site is predominantly flat and measures approximately 5.1 hectares. The site comprises of an area of grassland, with some trees and vegetation, which is bordered to the east by the river Taff, along with an area of housing, which consists of a mix of two storey terraced dwellings and two storey blocks of flats to the western and southern sides of the application site.
- 12.53 The site is located in the ward of Grangetown which is the most south westerly ward of the City and extends from within approximately 550 metres from the City Centre down southwards upto the Bay area.

Figure 12.1 Grangetown Ward



#### *Land Use*

- 12.54 The site is currently under the control of Cardiff County Council. The site is a brownfield in nature and is occupied partially by public open space, which forms the southerly portion of the area known as The Marl. The area of public open space consists of the more informal area of the Marl, which contains open grassland and some sporadic trees and vegetation. The remainder of the site consists of 188 residential properties, which are formed by a mix of two storey terraced dwellings or flats, along with associated highway infrastructure.
- 12.55 The site is bordered to the north by the remainder of the Marl and residential properties in the form of two storey dwellings, to the east by residential flats which rise to five storey and the river Taff, to the south are residential properties which range from two to four storey in height. To the west of the site are Ferry Road Park, two storey dwellings and the 14 storey Channel View Flats.

#### *Access to the Site*

- 12.56 The sole means of vehicular access to the site would remain from Channel View Road. Channel View Road provides access directly to Ferry Road or via South Clive Street. Ferry Road provides access to Clive Street and Penarth Road (A4160) beyond, which provides access to the City Centre or to the A4232 or Penarth beyond. Ferry Road also provides access to the Cardiff Bay Retail Park, which includes a range of shops and facilities.
- 12.57 Pedestrian access would not only be possible along the existing footways adjacent to the vehicular access. There is an existing footpath which passes through the Marl and connects

to the residential properties on Channel View Road. The existing pedestrian access is to be retained and additional footpaths are also proposed through the Marl, which would connect to the Cardiff Bay Trail.

### *The Surrounding Neighbourhood*

- 12.58 The surrounding neighbourhood is residential in character, other than for the public open space at the Marl and Ferry Road Park. The remaining properties on Channel View Road, South Clive Street, Jim Driscoll Way, Seager Drive, Constant Close and Chatterton Square along with those within the wider area, will benefit indirectly from the investment in the site. The outlook of these surrounding properties will improve, they will have access to the enhanced public open space and improved public footpaths with better levels of natural surveillance. The surrounding residents will also have access to the proposed community café and potentially a convenience store. There will also likely be job opportunities both during the construction and operational phases of the development for surrounding occupiers.

## **The Direct Area of Influence: Grangetown**

### *Population Profile*

- 12.59 According to 2011 Census data, the ward of Grangetown has a population of 19,385 and the Cardiff authority has a population of 346,090.
- 12.60 The Office for National Statistics released its 2018 mid-year population estimate in June 2019. The ward of Grangetown had an estimated population of 21,902 and Cardiff had a population estimate of 364,200. This represents a population increase for Grangetown of 12.98% compared with a population increase of 5.23% for Cardiff as a whole between 2011 and 2018.

### *Age Profile*

- 12.61 The average (mean) age of the residents of Grangetown at the 2011 Census was 32.7 years. This compares to an average for Cardiff of 36.5 and Wales of 40.6. This shows Grangetown to have on average a younger population than the remainder of the City and the Country and the country as a whole.
- 12.62 The Ward has a working age population of 14,487 and this equates to a percentage of the population of the ward within the working age category of 74%. This percentage is slightly lower than the overall percentage within Cardiff as a whole (75%) and slightly higher than Wales (73%).

- 12.63 Grangetown has a higher than average percentage of children between the ages of both 0-9 at 14.7% compared with Cardiff as a whole at 11.7%.
- 12.64 The percentage of the population of Grangetown between the ages of 25-44 is 37.8%, compared with Cardiff's overall percentage of 29%. For Wales as a whole this figure is 24.69%.
- 12.65 By contrast, the proportion under 16 in the Local Area is 21% compared to 18% both in Cardiff and in Wales, while 8.9% of the Local Area population are over 65 in contrast to 13% in Cardiff and 18% in Wales overall.

#### *Economic and Employment Profile*

- 12.66 Grangetown is predominantly located on former marshland, which was formerly owned by the Cistercians. The land was latterly farmed for several centuries. Following the construction of bridges over the river Taff and the construction of Penarth Road in 1850 the residential area of Grangetown was established.
- 12.67 The occupants of the ward were initially predominantly employed in dockland work and associated activities. The docks were once the export port for half of Britain's iron production and the port was once the biggest exporting port for coal in the world. There were exports of 11 million tonnes of coal from the port at its peak in 1913. However, following this peak there was a gradual decline until the depression of the 1930s and the move away from coal as a fuel led to a gradual decline of the docks.
- 12.68 The proximity of the ward to the City centre and the ease of access for commuters meant that the ward's inhabitants have always been closely linked with the commercial activity within the centre. Throughout the remainder of the twentieth century the docks were in continual decline. The inhabitants of the Grangetown ward have consequently needed to look elsewhere for employment. Due to the close relationship of the ward to the City Centre the historical economic and employment profile of Cardiff will be considered for the purposes of this review.
- 12.69 There are no existing employment uses / opportunities within the proposed development site.
- 12.70 Data from Census 2011 provides an understanding of the education and employment profiles of the ward. Key statistics of relevance are provided within the table below:



Figure 12.2: 2011 Census Data

	Grangetown	Cardiff	Wales
<b>Working Age Residents</b>			
Total No. Working Age Residents	14,487	260,268	2,245,166
<b>Economic Activity</b>			
% Economically Active 2011	70%	67%	66%
% Unemployed 2011	6%	4%	4%
<b>Qualifications</b>			
None	25%	21%	26%
GCSE and A Level Equivalent	36%	42%	45%
Further and Higher Education	31%	32%	24%
Other	8%	5%	4%

12.71 The two statistics of particular note, which are presented within the above table are that the ward has an unemployment rate of 6%, which is 2% higher than Cardiff and Wales as a whole.

12.72 It is also worthy of note that Grangetown has a higher proportion of the population of the ward (25%) have no qualifications, compared to Cardiff (21%) and Wales (26%).

#### *Employment Profile (Residents)*

12.73 There is a lower proportion of high-skilled residents living in the Local Area. Residents working in management, professional and technical occupations represent 42% of local residents in employment – a lower rate than in Cardiff (45%) and in Wales (36%).

12.74 By contrast, the Local Area has a higher proportion of residents (32%) in sales, process and elementary occupations than Cardiff (27%) and Wales as a whole (29%).

#### *Employment Profile (Workers)*

12.75 Data on employment and employees within the Local Area indicates that the two largest employment sectors in the Local Area are Human Health and Social Work Activities (17%) and Wholesale and Retail Trade; repair of motor vehicles 16%.

12.76 Areas of employment which are greater than the overall figures within Cardiff are Professional, scientific and technical activities 7% (Cardiff 6%) and Administrative and support service activities 6% (Cardiff 4%).

12.77 Data available indicates that the sectors providing the greatest levels of employment are Human Health and Social Work Activities 17% (Cardiff 22%), Wholesale and Retail Trade; repair of motor vehicles and motor cycles 16% (Cardiff 15%).

12.78 Areas of employment which are significantly greater than the overall figures within Cardiff are Professional, scientific and technical activities 7% (Cardiff 6%) and Administrative and support service activities 6% (Cardiff 4%). Accommodation and Food Service Activities 8% (Cardiff 7%), Information and Communication 4% (Cardiff 3%), Financial and Insurance Activities 6% Cardiff 5%).

#### *Labour Market*

12.79 The population increase anticipated in Cardiff by the Welsh Government Local Authority Projections is based upon past trends in population change and so is not directly related to any one development proposal. Therefore, the population projections are considered to be an appropriate future baseline. It is however, important to understand that housing land supply will have an impact upon the rate of population change over the coming years. Accordingly, it is not possible to accurately assess the level of future population change in the City if the proposed development were not to be delivered. Notwithstanding this all indications are that Cardiff will remain the main economic driver for South Wales.

#### *Deprivation*

12.80 The median household income in Grangetown (as of 2015) was £23,805, compared with £27,265 for Cardiff and £24,271 for Wales as a whole. It is likely that during the elapsed time since this data was collated wages would have continued to slowly rise until the pandemic has resulted in a reduction in household income over the past year. Therefore, it is considered likely that the household incomes are currently not too dissimilar to those of 2015.

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

12.82 WIMD identifies areas with the highest concentrations of several different types of deprivation. WIMD ranks all small areas in Wales from 1 (most deprived) to 1,909 (least deprived). WIMD is currently made up of eight separate forms of deprivation.

12.83 The forms of deprivation included in WIMD 2019 are:

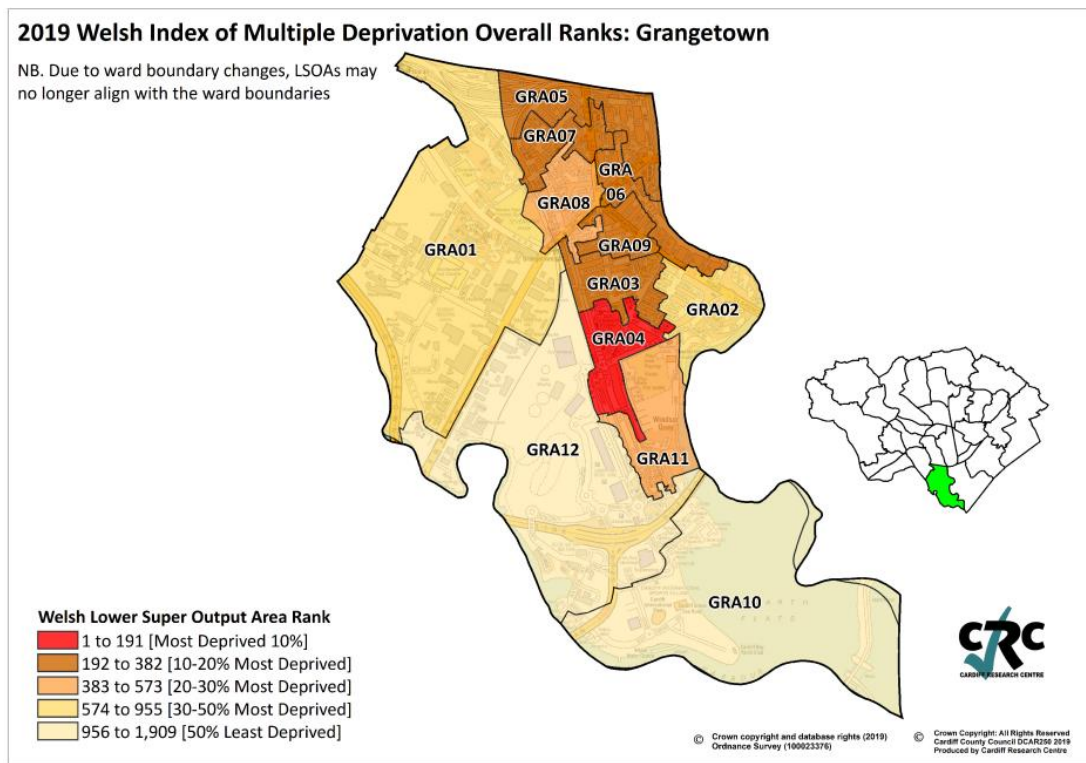
- Income
- Employment
- Health
- Education
- Access to Services
- Housing

- Community Safety; and
- Physical Environment

12.84 In Cardiff there are 203 LSOAs and of these 15.8 were in the most deprived 10% in Wales. There are 12 LSOAs in Grangetown, of these 1 is within the 10% most deprived areas in Wales, 5 are within the most 10-20% most deprived areas and a further 2 are within the 20-30% most deprived areas.

12.85 The map extract below shows how the ward of Grangetown is divided into LSOAs and how each LSOA scored. The application site falls within LSOAs GRA04 (which is ranked 73 overall in Wales for deprivation). A score of 1 to 191 falls within the 10% most deprived areas in Wales. The remainder of the site, GRA11, falls within 383-573, which equates to being within the 30-50% most deprived areas in Wales.

Figure 12.3: 2014 Welsh Index of Multiple Deprivation Grangetown Extract



12.86 The table extracted from the 2014 Welsh Index of Multiple Deprivation Results Report provides the detailed scores overall for each of the LSOAs within Grangetown, along with the scores for each of the different forms of deprivation:

Figure12. 4: 2019 Welsh Index of Multiple Deprivation

LSOA	OVERALL INDEX		Income Domain		Employment Domain		Health Domain		Education Domain	
	Cardiff	Wales	Cardiff	Wales	Cardiff	Wales	Cardiff	Wales	Cardiff	Wales
GRA01	89	796	81	666	81	898	74	619	126	1,288
GRA02	84	666	79	628	80	893	77	660	100	946
GRA03	42	219	45	253	51	493	38	223	59	471
GRA04	15	73	19	86	27	174	8	44	36	215
GRA05	56	347	57	344	91	998	49	308	87	786
GRA06	51	323	60	385	62	602	43	257	94	900
GRA07	47	256	48	292	75	770	39	228	51	371
GRA08	63	426	65	458	92	1,009	69	572	60	499
GRA09	45	240	40	179	59	575	46	288	62	520
GRA10	158	1,647	201	1,877	202	1,890	211	1,906	91	821
GRA11	61	414	58	351	57	557	63	481	46	304
GRA12	159	1,648	191	1,837	203	1,893	200	1,866	116	1,169

Figure12. 5: 2019 Welsh Index of Multiple Deprivation

LSOA	Access to Services Domain		Housing Domain		Community Safety Domain		Physical Environment Domain	
	Cardiff	Wales	Cardiff	Wales	Cardiff	Wales	Cardiff	Wales
GRA01	103	1,259	160	1,497	24	185	71	131
GRA02	116	1,348	61	255	72	514	50	85
GRA03	64	814	4	4	94	716	28	48
GRA04	44	629	18	27	103	783	59	101
GRA05	72	870	14	18	71	503	3	8
GRA06	98	1,225	7	8	69	490	19	37
GRA07	107	1,286	3	3	117	903	4	9
GRA08	110	1,308	2	2	104	793	15	30
GRA09	111	1,313	1	1	93	665	27	46
GRA10	146	1,501	174	1,630	137	1,065	94	204
GRA11	11	414	121	1,142	43	340	205	769
GRA12	133	1,450	195	1,779	36	290	131	313

12.87 The above data shows that LSOA GRA04 is ranked within the 10% most deprived areas overall. However, the data shows that when looking specifically at the Housing Domain areas GRA04, 05, 06, 07, 08 and 09 all fall within the 10% most deprived category.

12.88 It is interesting to note that the percentage of households within Grangetown with no access to a private car or van is 34.7% compared with 29% for Cardiff as a whole.

### Healthcare Services

12.89 Cardiff is well served by local hospitals such as the University Hospital of Wales in the Heath 7.8 Kms from the site and Llandough at a distance of 3.9 Kms. These hospitals provide a complete range of hospital facilities.

12.90 The following healthcare facilities are available within approximately 1KM of the application site.

### GP Surgeries:

- Cardiff Bay Surgery, 45 Cambridge Street, Grangetown (0.5 Km);
- Grangetown Health Centre, Cambridge Street, Grangetown (0.5 Km); and
- The Corporation Road Surgery, 4 Corporation Road, Grangetown (1 Km).

#### Dental Surgeries:

- Dental Surgery, 99 Corporation Road, Grangetown (0.8 Km).  
However, whilst the practice is able to take on additional patients they are only able to accept private patients and not NHS patients, due to a shortfall in funding.

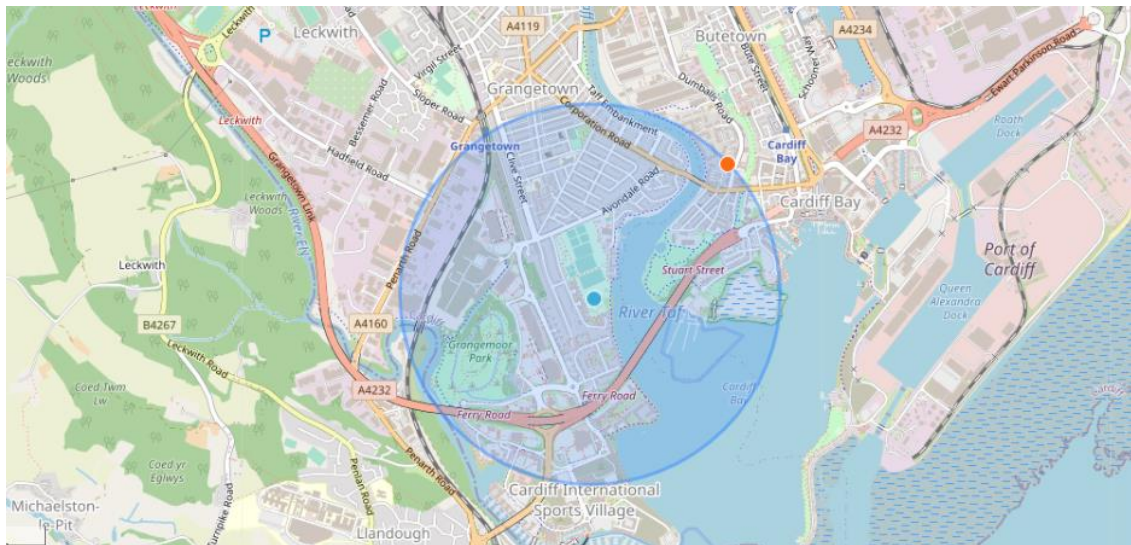
#### Opticians:

- Direct Eyecare Ltd, 42a Corporation Road (0.8 Km).

#### Pharmacies

- Boots, Unit D Cardiff Bay Retail Park (0.5 Km);
- Well, 100 Holmesdale Street, Grangetown (0.6 Km); and
- Well, 178 Claire Road, Grangetown (1 Km).

Figure 12.6: Map identifying 1Km Radius from application site



#### Education

- 12.91 Education in Wales is delivered either through the medium of the English language at 'English Schools' or through the medium of the Welsh language at 'Welsh Schools'. School admissions in Cardiff are managed by prioritising applications from pupils who live within the relevant school catchment area. Applications from outside a school's catchment area are considered where there are surplus places once all pupils living within the catchment have been offered a place – in this scenario surplus places will be allocated to applications from pupils living closest to the school first. There are separate catchment boundaries areas for Welsh and English, primary and secondary schools.

#### Primary Education

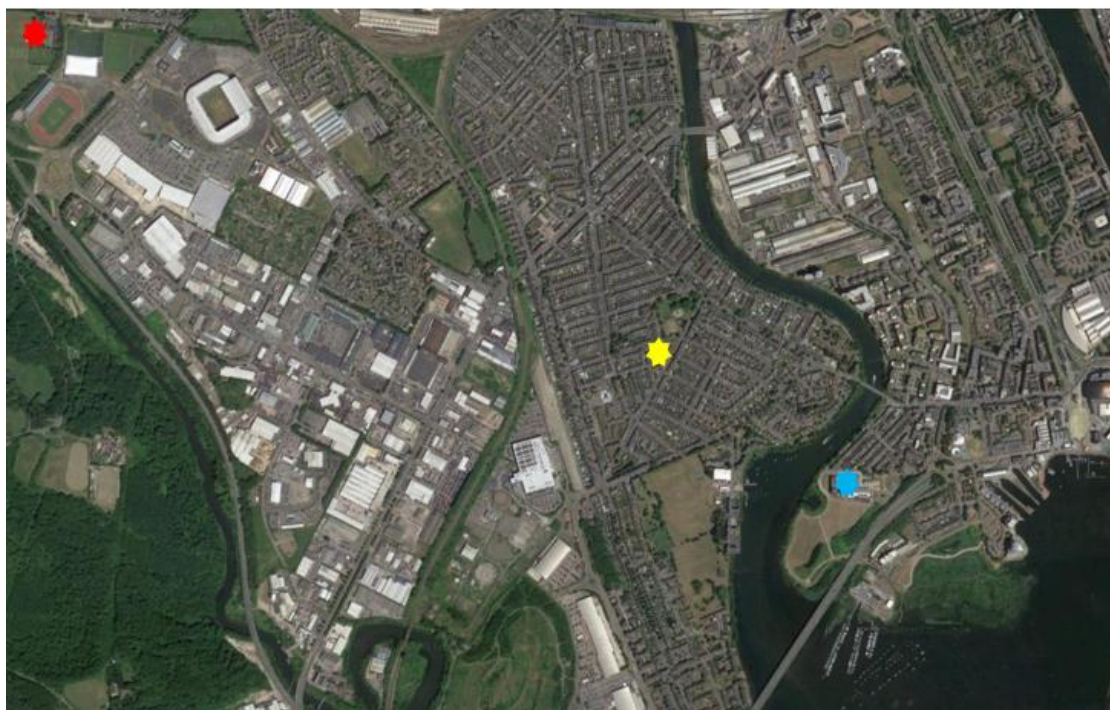
- 12.92 The catchment English primary for the Site is Grangetown Primary (located approximately 750 metres or a 9 minute walk to the north of the application Site).
- 12.93 The catchment Welsh primary is Ysgol Gymraeg Pwll Coch, located to the north, approximately 3km or a 37 minute walk.






12.94 The catchment Welsh Primary will change to Ysgol Gynradd Gymraeg Hamadryad from Sept 2021. The school is 1.2Km or a 15 minute walk from the application site.

12.95 The aerial image below shows all three primary schools in the context of the application site:

Figure 12.7: Aerial Image identifying school with catchment area



**Key**

Schools Within Catchment Area	
	Ysgol Gymraeg Pwll Coch (3KM)
	Grangetown Primary (750 Metres)
	Ysgol Gynradd Gymraeg Hamadryad (1.2 KM)

12.96 The table below shows the number of pupils, capacity and surplus space available at each of the three identified primary schools:

Figure 8: Wales School Census Data, 2015 and Cardiff Schools Admissions Document

School	English / Welsh Medium	Distance from Site	Number of Pupils	Capacity	Surplus Spaces	Surplus Capacity
Ysgol Gymraeg Pwll Coch	Welsh	3KM	327	420	93	28.44%
Grangetown Primary	English	750m	368	420	52	14.13%
Ysgol Gynradd Gymraeg Hamadryad	Welsh	1.2KM	167	420	253	151.49%

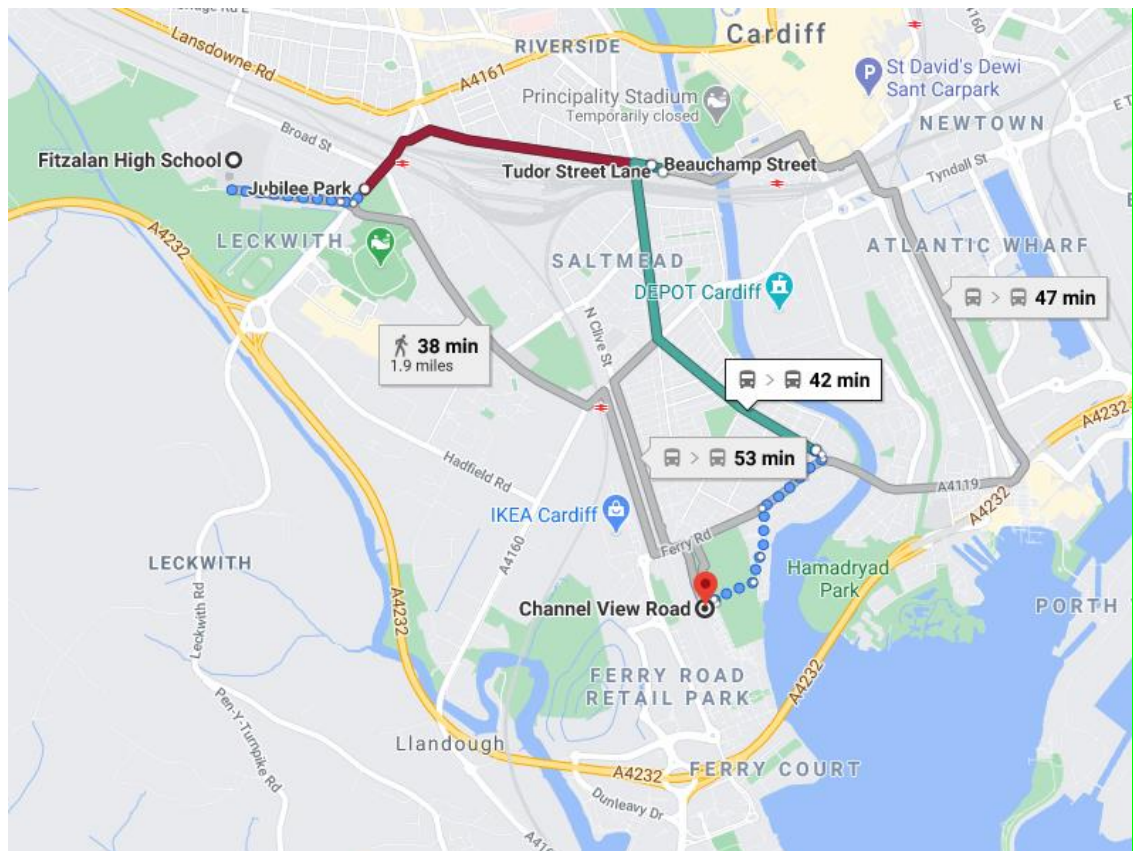
### Secondary Education

12.97 The application site is located within the catchment area of one English medium secondary school (Fitzalan High School) and one Welsh medium school (Ysgol Gyfun Gymraeg Glantaf). The map extracts below identify the schools and provide an approximate distance and travel time to both of the schools.

#### Fitzalan High School

12.98 Fitzalan High School is a distance of 3.1 KM of the application site. The journey time 42 minutes by bus or a 38 minute walk.

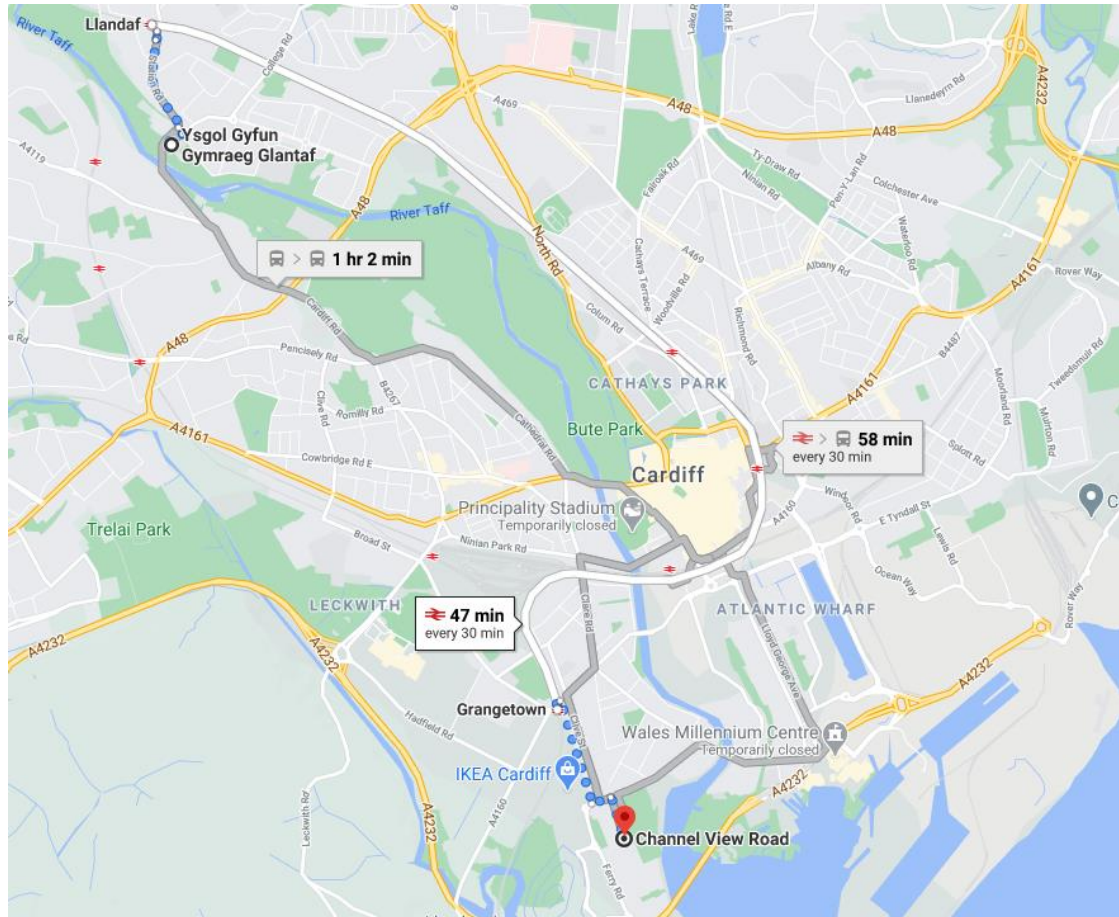
Figure 12.9: Map Identifying Travel Time by Public Transport to Fitzalan High School



*Ysgol Gyfun Gymraeg Glantaf*

12.99 Ysgol Gyfun Gymraeg Glantaf is a distance of 6.6 Km from the application site and is a journey time of 47 minutes by train or 1.02 hours by bus.

Figure 12.10: Map Identifying Travel Time by Public Transport to Ysgol Gyfun Gymraeg Glantaf



12.100 The table below shows the number of pupils, capacity and surplus space available at each of the three identified primary schools:

Figure 11: Wales School Census Data, 2015 and Cardiff Schools Admissions Document

School	English / Welsh Medium	Distance from Site	Number of Pupils	Capacity	Surplus Spaces	Surplus Capacity
Fitzalan High School	Welsh	3.1Km	1363	1430	67	5%
Ysgol Gyfun Gymraeg Glantaf	English	6.6Km	866	1200	334	28%

12.101 The further education is provided locally at the Cardiff and Vale College, which is 2.3Km from the application site. The College currently has circa 30,000 students and provides a comprehensive range of further education courses from University qualifications, A Levels, vocational courses and apprenticeships.



12.102 Cardiff also benefits from having both Cardiff University and Cardiff Metropolitan University which both offer a very wide range of degree level courses.

### *Housing*

12.103 Cardiff is one of the most densely populated areas of Wales. Furthermore, Grangetown is one of the most densely populated wards of Cardiff.

12.104 Within the Grangetown ward the 2011 census recorded 8,261 households. The following table provides an understanding of the breakdown of these households in terms of home ownership / tenure.

*Figure 12: Table providing data on home tenure*

	Grangetown	Cardiff
<b>Households</b>		
Total No. of Households	8,261	142,557
<b>Tenure</b>		
Owned Outright	18%	26.5%
Owned With Mortgage	29.1%	32.6%
Shared Ownership	0.6%	0.4%
Private Rented	33.8%	21.9%
Social Rented	6.8%	9.5%

12.105 The above figures show that the proportion of private rented properties is 11.9% higher in Grangetown compared with the rest of the City. There are also lower levels of home ownership both with or without a mortgage. The number of social rented properties is also 2.7% lower than the overall average for the City.

12.106 Cardiff Council has 7 partner Housing Associations and within total 24,000 units of social rented accommodation. The partner Housing Associations are: Linc Cymru, Wales and West, Taff, Hafod, Cadwyn, Cardiff Community and United Welsh.

12.107 Cardiff Council adopted *'The Cardiff Housing Strategy 2015-2021'* which sets out the Council's aspirations and strategy to achieve these aspirations with regard to quality housing provision. The documents seeks to firstly provide a commitment to understanding the need for housing within the City. Once the need is understood there is a commitment to then develop and improve homes and access to these homes, particularly by those deemed most vulnerable, and to improve neighbourhoods and building stronger communities.

12.108 The Cardiff Housing Strategy evidences that due to the increasing house purchase and rental prices there has been a greater demand for affordable housing, which the Local Authority is committed to meeting.

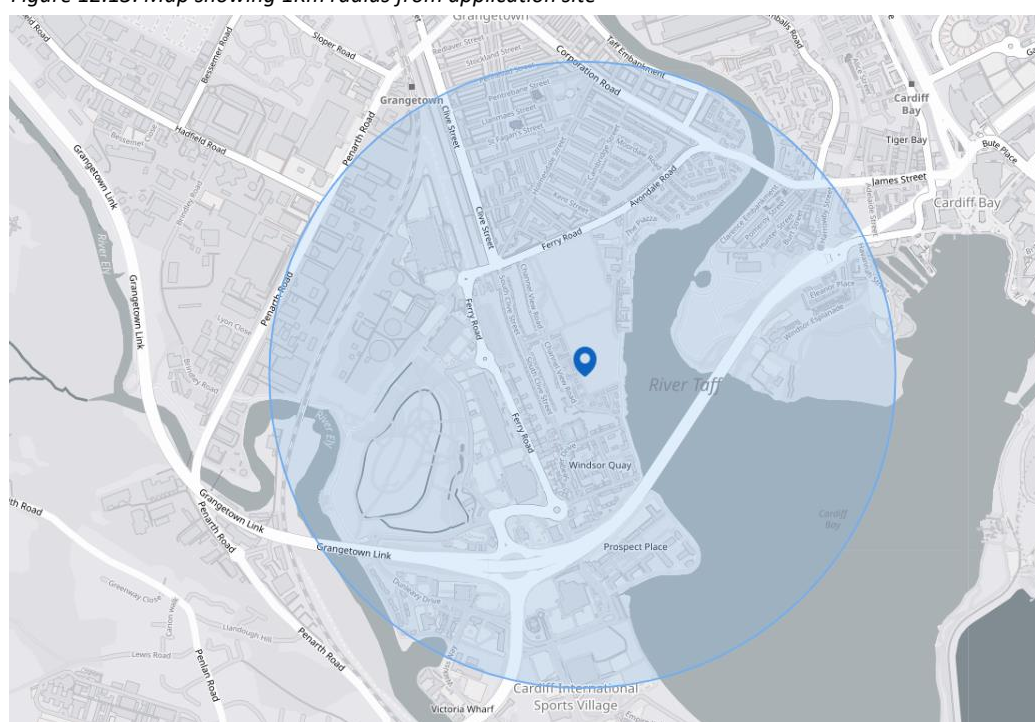
*Recreation and Tourism*

12.109 The application site is well placed for access to the recreation facilities which are available both within the City centre and the Bay areas, which are a short distance away.

*Public Open Space / Sports and Community Facilities*

12.110 The map below shows a 1km radius from the application site:

Figure 12.13: Map showing 1Km radius from application site



12.111 There are numerous areas of public open space and sports facilities within 1 Km of the application site, as listed below:

Figure 14: List of Outdoor Facilities

	Facility	Description
1.	The Marl	Grass and artificial and tarmacadam sports pitches / courts, children’s play area, skate ramp and open space, immediately adjacent to the application site.
2.	Grangemoor Park	Open Space traversed by footpaths
3.	Hamadryad Park	Open Space, children’s play area and Cardiff Bay Trail
4.	Ferry Road Park	Woodland walk
5.	Cardiff Bay Wetlands Reserve	Circa 8 Hectares accessible by gravel driveway and boardwalks.

6.	Channel View Leisure Centre	Outdoor and indoor 3G pitches, dance studio, climbing wall, gym and fitness classes.
7.	Cardiff City Rowing Club	Rowing club which welcomes new members of all ages and abilities and has senior, junior and novice squads.
8.	Cardiff International Sports Village	Ice Rink, white Water Canoeing and Kayaking Centre and Cardiff International Pool and Gym.

12.112 There are 5 areas of public open space within 1Km of the application site, and a further 3 sports facilities (including the Cardiff International Sports Village and all the facilities within).

12.113 The most significant area of open space within 1Km of the application site is the Cardiff Bay Wetland Reserve, located to the east of the application site. The Wetland Reserve combined with Hamadryad Park which adjoins the wetlands reserve. Together these sites provide a combined area of approximately 14 Ha of open space and facilities including play space (Windsor Esplanade Play Area) and full-size grass football pitches.

#### *Community Organisations*

12.114 Grangetown has a healthy community with some community organisations to serve the local residents of the ward and further community organisations that serve the authority as a whole. The local councillors for the Grangetown ward are:

- Councillor Ashley Lister (Labour)
- Councillor Abdul Sattar (Labour); and
- Councillor Lynda Thorne (Labour).

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

#### *Community Facilities*

12.116 Grangetown has reasonably limited local community facilities in the immediate vicinity. The Grangetown Library and Hyb is located on Havelock Place and provides a wide range of services and facilities including a library, reading club and computer facilities. Due to the pandemic this facility is temporarily closed. Channel View Leisure Centre, which is located on Jim Driscoll Way provides a wide range of facilities, which are not only sporting but also provides rooms and a dance studio for hire by local groups.

12.117 There are many of places of worship across the south western portion of the City but those best placed for use by residents in this area are:

- Grangetown Baptist Church;
- St Paul's Church;
- Ebenezer Church;

- Grangetown Mosque
- Shree Swaminarayan Temple

12.118 Grangetown has historically had a healthy sporting community with the following clubs remaining:

- The Grangetown Boys Club (Football);
- Bay Dragons Cricket Club;

12.119 The ward was also formerly know for being a stronghold for baseball, with two teams Grange Albion and Grange Catholics but unfortunately these teams have both now been disbanded and the Welsh Baseball League discontinued in 2018 due to a lack of participants.

12.120 There are also a range of Social / interest clubs available within the ward, including:

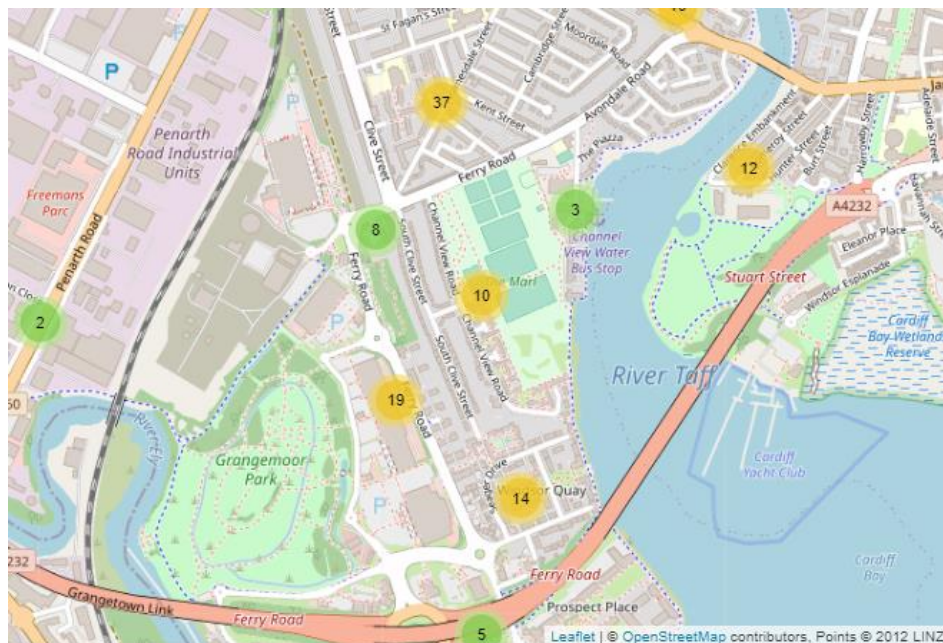
- Grangetown Community Centre;
- Lyndon Social Club and Institute
- Grangetown Community Choir
- Grangetown Community Action: and
- Grange Pavilion.

### Crime

12.121 Within the period of November 2019 - October 2020 2,683 crimes were recorded for the Grangetown Ward of the City.

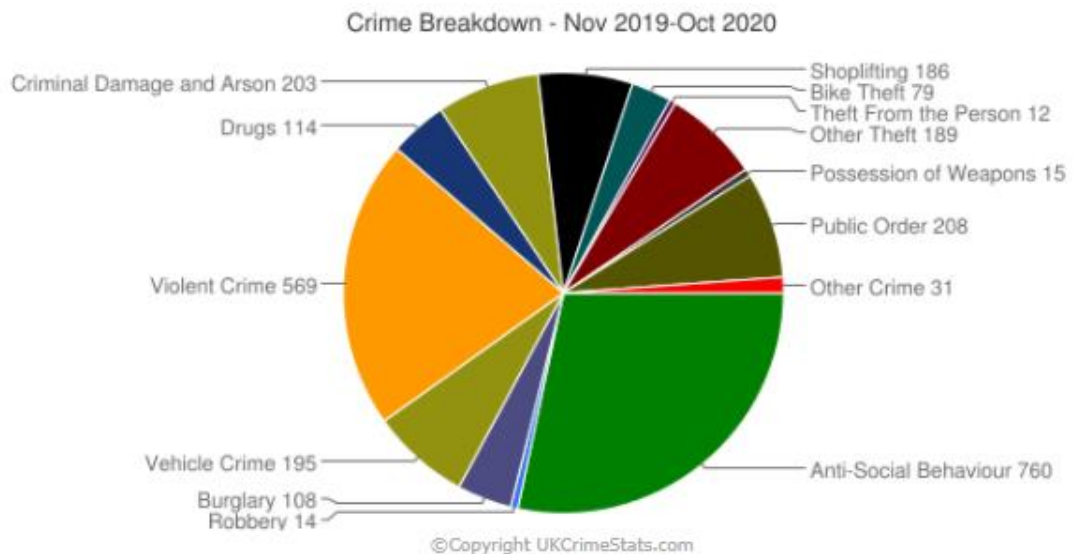
12.122 The below map shows the incidents of crime recorded and their approximate location:

Figure 12.15: UK Crime Stats Map Extract



12.123 The pie chart below provides a broad understanding of the breakdown of crimes within Grangetown for the period of November 2019 – to October 2020:

Figure 12.16: UK Crime Stats



12.124 The recorded crime rate for January 2021 for Cardiff as a whole was 11.75. In Grangetown 261 crimes were recorded and this provided a crime rate of 13.54. Grangetown was ranked 29<sup>th</sup> out of 37 wards for the crime rate for January 2021.

#### *Police Presence*

12.125 There are 6 PCSO's and 3 police constables in the Grangetown area. There is currently no information available regarding attendance at meetings with the general public to discuss issues and concerns in the area and it is assumed that this is due to the Covid pandemic. There are no currently identified priorities of the police in the Grangetown area.

#### *Potential for Adverse Reaction*

12.126 Cardiff Council undertook a consultation exercise between 30<sup>th</sup> October and 27<sup>th</sup> November 2020. Cardiff Council has published 'Channel View Development: Resident Survey 2020, Research Findings December 2020', which provides the following explanation of the consultation process:

*'The consultation and survey was aimed at gathering information and views from local residents to develop the design and facilities of Channel View and also that of other proposed development in the area in the future.'*

*'A bilingual, online survey was promoted on the Council's social media channels, through partner organisations and sent to residents from Grangetown that were members of the*

*Councils Citizens Panel. Details of the consultation were also promoted on Cardiff Council's website'.*

*'1200 flyers promoting the survey and consultation website were delivered to addresses within the blue area on the map below, as well as letters sent to residents within the red area'*

Figure 12.17: Map showing extent of direct public consultation



12.127 Posters and paper copies were distributed to stakeholders and local businesses to help promote the consultation and reach as many people as possible.

12.128 In response to the consultation process 404 responses were received. The respondents held the following views:

61% supported the redevelopment, with a large proportion supportive of the creation of more affordable housing.

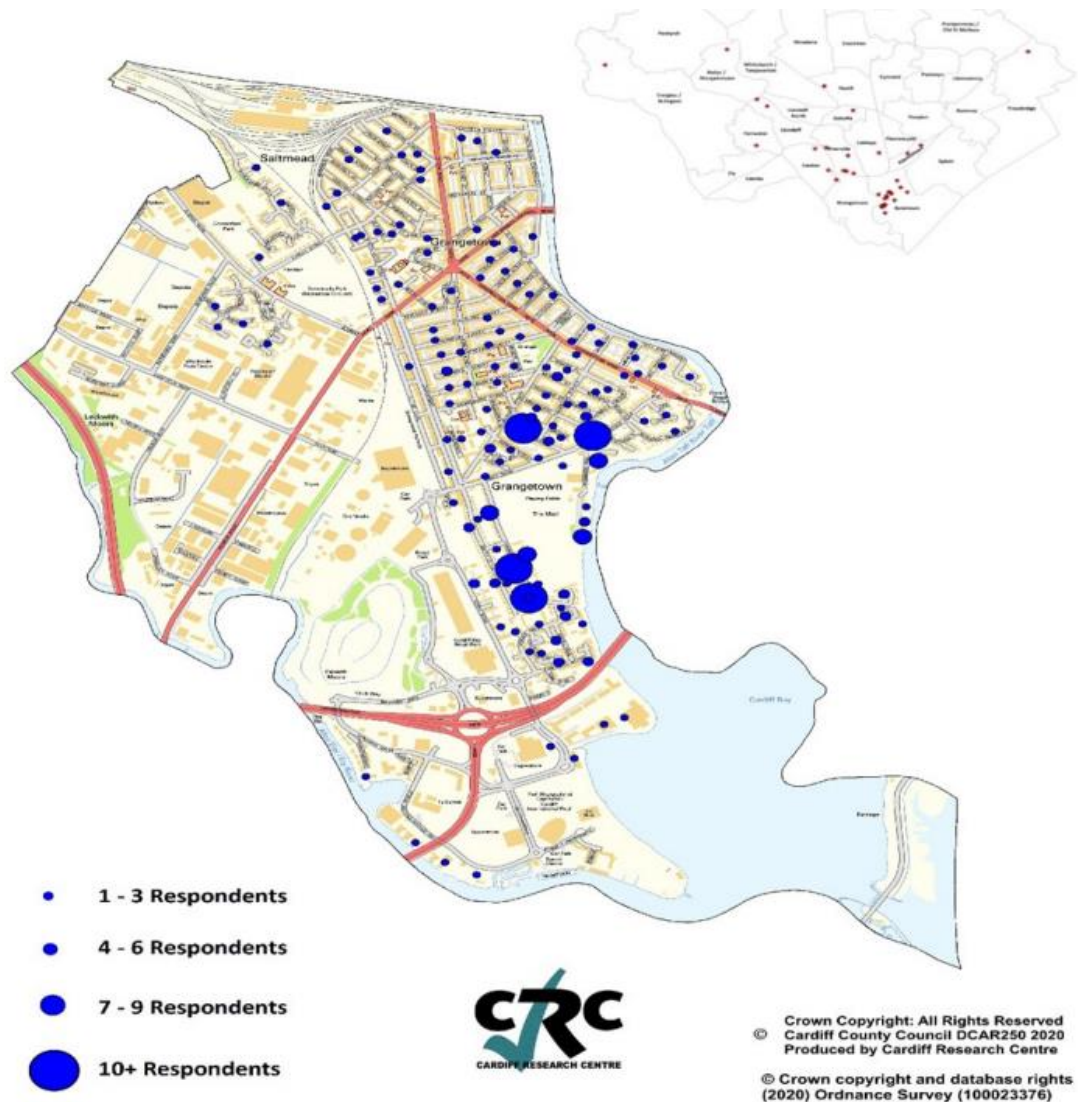
25% were neutral

14% did not support the development – The predominant reason for this was the loss of green space on the Marl.

The map extract below provides an understanding of where the respondents live / work:



Figure 12.18: Respondents represented cartographically



12.129 91% of respondents use the Marl, with 88% using the Marl more than once a week. The main uses of the Marl were for exercise and training and walking the dog. Antisocial behaviour and fear of crime and dog mess were the top barriers to using the Marl.

12.130 The top 3 community facilities requested by respondents were:

- Allotments
- Playground
- Community Gardens

12.131 The top 3 facilities requested for the Destination Space on the Marl were:

- Café or Community Building
- Community Orchard

- Outdoor Eating Space

12.132 Some concerns have been voiced by local residents within the local press that they have concerns that they will be relocated outside of the area. The Council are committed to offering a new home on the site to everyone who is required to move.

### **The Wider Area of Influence**

12.133 The jurisdictional area of Cardiff County Council covers a predominantly urban area, with high population density levels. Generally, it predominantly comprises of urban area to the centre with some semi-urban and rural hinterland at the outer edges of the authority.

12.134 Cardiff is the key main economic driver for the south-east Wales region, covering a geographical area of over 140 square Kms. Cardiff County Council authority has a population of approximately 367,000 living in 151,000 homes. The area has 29 electoral wards, of which 13 are Communities First Areas (including Grangetown). Strategic highway links with the wider region are provided by the M4, A4232, and A48. A range of bus and rail services provides public transportation links across the region.

12.135 The Cardiff Housing Strategy 2016-2021 identifies that within the Cardiff Authority Area 31% of dwellings are terraced houses, 29% are semi detached houses, 26% are flats and 14% are detached houses (2011 Census). The majority (72%) of social sector properties have 1 or 2 bedrooms, whilst in the private sector 66% of properties have 3 or more bedrooms.

12.136 According to the Cardiff Housing Strategy the 2011 Census data shows that the owner occupied market has reduced since 2001 from 69.2% to 59.2%. Furthermore, the private rented sector has almost doubled from 11.1% to 21.9%. The private rented sector is now larger than the social sector which has remained at circa 17%.

12.137 The Cardiff Housing Strategy advises that 2765 households on the waiting list for social housing, this equates to 29%, are living in overcrowded properties. 2477 households (26% of the waiting list) have a medical need to move.

12.138 There are currently almost 2000 over 50s on the housing waiting list.

12.139 The Local Housing Market Assessment calculated existing housing needs at 10,0006 households and annual newly arising need at 2,236 households. *'This includes those that lack their own accommodation or live in unsuitable housing and who cannot afford to meet their needs in the market'*.



12.140 According to 'Cardiff Housing Strategy 2016-2021' published by Cardiff County Council 'To meet demand, Cardiff needs to build 2,024 affordable properties per year for the next 5 years'. (LHMA March 2015).

## **POTENTIAL IMPACTS**

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

- Land Use;
- Access to the Site;
- Population;
- Economic and Employment Profile;
- Deprivation;
- Healthcare Services;
- Education;
- Housing;
- Recreation and Tourism;
- Crime;
- Potential for Adverse Reaction;
- Wider Area of Influence.

### **Impact on Land Use**

12.142 The proposed development would result in the re-development of a portion of the existing public open space as part of the Marl to provide additional residential properties. The remainder of the land proposed for redevelopment is currently in residential use. The residential element of the existing site consists of 188 residential units. The proposed development is for 359 residential units.

12.143 The proposals include the planting of new trees and part of this scheme to enhance the ecological and amenity value of the public open space.

12.144 In conclusion the impact of the development upon land use is considered to be moderate adverse, due to the loss of public open space.

### **Impact on Access**

12.145 The vehicular access to the site will remain unchanged and will be from Channel View Road, which links to Ferry Road. The southerly end of Channel View Road will be redesigned as part of the redevelopment, to enable the reconfiguration of the residential plots.

12.146 The public rights of way which lead from Channel View Road through the Marl will be retained. Furthermore, there will be additional and enhanced permeability through the

residential development to and within the Marl. The pedestrian routes will benefit from improved natural surveillance and will become more attractive pedestrian routes. The proposed development will also deliver enhanced pedestrian links to the Cardiff Bay Trail.

12.147 The proposals would also provide a new pedestrian access through the western side of South Clive Street (as a continuation from Beecher Avenue) through to Ferry Road Park. Presently there is no direct pedestrian link to Ferry Road Park or the retail park beyond and residents are required to take lengthy detours either north or south to access the Cardiff Bay Retail Park. Accordingly the proposed development would significantly improve access for pedestrians.

12.148 As mentioned in earlier in this chapter, the safety of this route will also improve through increase natural surveillance.

12.149 In conclusion the impact of the development upon access is considered to be substantial beneficial, due to the increased number and quality of public footpaths improving permeability through the site.

### **Impact on Neighbouring Residents**

12.150 The public consultation process which has been enacted by Cardiff Council has shown that there is overwhelming support for the redevelopment of the site. As advised in paragraph 12.125 earlier in this chapter 61% of those who responded to the public consultation process supported the redevelopment. A significant proportion of those in favour of the development welcomed the provision of more affordable housing.

12.151 It is inevitable that a portion of the neighbouring population will have reservations regarding the proposed redevelopment. However, only 14% of those who responded to the public consultation had objections to the development. The predominant cause for concern was the loss of green space on the Marl. Other areas of concern were a shortage of parking, a desire for more family homes and not flats and concerns regarding increasing density of population in the area.

12.152 The proposed development would result in the loss of a small portion of the Marl. However, the proposals also include significant betterment to the park, with new hard and soft landscaping and tree planting. The Marl would greatly benefit from the propose landscaping, as the area is somewhat featureless and pedestrian connectivity through the park and to the Cardiff Bay Trail would be greatly improved. The proposed development would also deliver much needed affordable housing, not only 188 units of high quality replacement housing but also an additional 171 units.

12.153 On balance, it is considered that the impact on neighbouring residents is moderate beneficial.

### **Impact on Population Change**

12.154 There will be a direct increase in the population of Grangetown as a result of the construction of the residential units which the redevelopment of the site would provide. It is difficult to provide an estimation of the population of the proposed development at this stage, due to the hybrid nature of the application and the fact that we currently only have some surety regarding the composition of phase 1 of the development. However, we do know that 188 of the units will be replacement and as such would be comparable in size to those proposed to be demolished. The increase in population would be generated by the additional 171 units.

12.155 The average household size in Grangetown, recorded by the 2011 Census consisted of 2.30 people. Therefore, using this average occupancy figure and multiplying it by the number of additional dwellings provides a population increase of 393 people. This is of course a very rough indication of the potential additional population. Furthermore, indications are that dwelling occupancy rates are slowly continuing to fall and this may, over time, further impact upon the number of occupants residing within the development.

12.156 The overall population of Grangetown was estimated by the Office for National Statistics estimated that in mid 2018 Grangetown had a population of 21,902 and Cardiff had a population estimate of 364,200. Therefore, an estimated population increase of 393 represents only a 1.8% increase in the population of the ward or a 0.11% increase in the population of the City.

12.157 Furthermore, Cardiff Council committed to the provision of 41,415 new dwellings and 40,000 new jobs within the Local Development Plan period (upto 2026). Accordingly, the resultant increase in population has been accounted for and measures put in place to accommodate the resultant requirements for infrastructure to serve this significant increase in population.

12.158 On balance, it is considered that the impact of the development upon population levels will be negligible.

### **Impact on Economic and Employment Profile**

12.159 The project is likely to broaden the economic base by providing employment opportunities associated with the construction phase of the proposed development, which is temporary. It is also likely that some existing businesses in the Grangetown area will gain additional patronage from these new residents. Also, if construction materials and services are sourced locally, existing manufacturing and industrial businesses will be reinforced. Overall, it is

considered that the proposed development will have a moderate beneficial impact on the economic base.

### **Construction Phase Employment**

12.160 The proposed development is likely to create a number of jobs during the construction phase. In a statement to the House of Commons by the Secretary of State for Communities and Local Government (28th March 2011), it was stated that the Government estimates that 'every new house supports 4 jobs in house building and 2 more in related industries'. To this end, it is estimated that the Channel View development would create 1436 jobs in the house building industry together with 718 jobs in other related industries. However, it should be stressed that contracts will range in duration in the course of the construction phase. In conclusion, it is considered that the impact on construction stage employment is major beneficial.

### **Operation Phase Employment**

12.161 The application is to be submitted in hybrid format, with Phase A of the scheme being submitted in Full and the remainder of the scheme in Outline format. The proposals for the development do not include any industrial or employment related uses, other than the potential for a community café and a convenience store, which would deliver a small number of permanent jobs. However, it is also important to understand that, the majority of the proposed scheme would be for affordable housing, with a smaller portion being open market housing. Therefore, the management and maintenance of the affordable housing would generate additional employment opportunities. The proposed over 55s accommodation will also likely generate employment opportunities for the management of the accommodation and related to any element of care provided on site. As such, it is possible to say that the proposed development will lead to the creation of permanent employment opportunities. Therefore, it is considered that the impact on the operational phase employment is moderate beneficial.

12.162 On balance, it is considered that the impact on the economic and employment profile will be major beneficial.

### **Deprivation**

12.163 The measure of deprivation for Wales is the Welsh Index of Multiple Deprivation 2014 (WIMD). The WIMD analyses deprivation through several categories, including Health, Community Safety, Housing and Physical Environment.

12.164 As highlighted earlier in this chapter there are 12 LSOAs in Grangetown, of these 1 is within the 10% most deprived areas in Wales, 5 are within the most 10-20% most deprived areas and a further 2 are within the 20-30% most deprived areas.

12.165 The proposed development would result in a significant improvement in the quality and design of the housing stock within the area. The quality of housing is closely linked to health. The Parliamentary Office of Science & Technology published a Postnote in January 2011 regarding the link between housing quality and health:

*'The quality of the home has a substantial impact on health; a warm, dry and secure home is associated with better health. In addition to basic housing requirements, other factors that help to improve well-being include the neighbourhood, security of tenure and modifications for those with disabilities'.*

*'Overall the Building Research Establishment (BRE) has calculated that poor housing costs the NHS at least £600 million per year'.*

*'The exact relationship between poor housing and health is complex and difficult to assess. However, research based on the various sources of housing and health data suggests that poor housing is associated with increased risk of cardiovascular diseases, respiratory diseases and depression and anxiety. Housing-related hazards that increase the risk of illness include damp, mould, excess cold and structural defects that increase the risk of an accident (such as poor lighting, or lack of stair handrails). The elderly are particularly at risk of health problems relating to accidents and excess cold in the home'.*

12.166 The proposed development would undoubtedly improve not only the quality of the housing stock within the area and provide purpose built accommodation for over 55s but would also provide the following benefits:

- Improved natural surveillance with a view to improving safety and reducing the risk of crime;
- Enhanced public open space; and
- Improvements to the hard landscaping within the neighbourhood and supplementing with additional soft landscaping and tree planting.

12.167 On balance, it is considered that the impact on deprivation levels will be moderate beneficial.

### **Impact on Healthcare Services**

12.168 The additional population will put pressure on the existing healthcare infrastructure. There is no evidence that doctors are at capacity and it is fair to assume that the population increase from the proposed development is not significant enough to create significant strains on service delivery. However, as widely accepted there is a national shortage of NHS dental care. This is reflected locally and as stated earlier in this chapter the existing local 'Dental Surgery' at 99 Corporation Road, Grangetown (0.8 Km from the application site) is

only able to take on additional private patients and not NHS patients, due to a shortfall in funding.

- 12.169 On balance, it is considered that the impact on social and support services will be minor adverse.

## **Education**

- 12.170 The additional residential population is likely to include a notable amount of children due to the number of family housing units proposed at the application site, who will require the support of the existing educational network. Cardiff benefits from a comprehensive network of schools and higher educational facilities to cover all levels. The additional school age population generated by the development will have an impact insofar as there being greater demand for places in certain establishments. However, all three local primary schools: Ysgol Gymraeg Pwll Coch, Grangetown Primary and Ysgol Gynradd Gymraeg Hamadryad have sufficient surplus capacity to provide places to new residents. Furthermore, there is available secondary school capacity at both Fitzalan High School and Ysgol Gyfun Gymraeg Glantaf, as detailed earlier in this chapter.

- 12.171 On balance, it is considered that the impact on education provision will be minor adverse.

## **Housing**

- 12.172 The proposed development would demolish 188 existing dwellings, which are aged housing stock, which do not benefit from achieving modern environmental standards, thermal efficiency and are nearing the end of their natural lifespan. The proposed development would enable the a comprehensive and wholistic approach to be taken to the redevelopment of the whole site, to achieve a residential development which has a better relationship with the Marl, improved natural surveillance, hard and soft landscaping and high quality homes.
- 12.173 The development would predominantly provide affordable homes, although there will be some open market provision on site. Cardiff Council adopted 'The Cardiff Housing Strategy 2015-2021' sets out the Council's commitment to provide and improve homes particularly by those deemed most vulnerable, and to improve neighbourhoods and building stronger communities.
- 12.174 The Cardiff Housing Strategy evidences that due to the increasing house purchase and rental prices there has been a greater demand for affordable housing, which the Local Authority is committed to meeting.
- 12.175 In conclusion, it is considered that the impact on housing will be substantial beneficial.

## Recreation and Tourism

- 12.176 The application site is well served by public open space and sports facilities, including 5 areas of public open space within 1 Km of the application site. The latest open space survey (May 2019) recognised the Marl as comprising a mixture of formal and informal recreational open space and amenity open space which has also been defined as Accessible Natural greenspace (ANG).
- 12.177 Despite the proximity of public open space to the application site the overall figures for recreational open space set out in the open space survey acknowledge that the Grangetown ward as a whole has a deficit of 37.99 hectares of recreational open space (based on the 2.43 ha per 1,000 population standard).
- 12.178 The proposed development would result in the loss of a portion of the Marl, including a football pitch. The loss of open space would need to be assessed against Policy C4 of the adopted Local Development Plan (LDP) and approved Supplementary Planning Guidance (SPG) set out the Green Infrastructure SPG and the Protection and Provision of Open Space in New Developments Technical Guidance Note, November 2017 (TGN).
- 12.179 Policy C4 of the adopted LDP seeks to protect open space that has significant functional (including land that can accommodate formal/or informal recreational uses), conservation, environmental or amenity value through only allowing proposals where:
- They would not cause or exacerbate a deficiency of open space in accordance with the most recent open space study; and
  - The open space has no significant functional or amenity value; and
  - The open space is of no significant quality; or
  - The developers make satisfactory compensatory provision; and in all cases
  - The open space has no significant nature or historic conservation importance.
- 12.180 The loss of the public open space at the Marl would exacerbate a deficiency in open space. However, the matter cannot be assessed in isolation and needs to be assessed in terms of its current value. The area of the Marl to be lost is predominantly featureless open space, which is of low landscape quality and does not provide significant amenity or ecological value. The proposed development would involve the development of a portion of the Marl. However, the proposals would significantly enhance soft landscaping on the Marl by introducing new planting and botanical / arboricultural and ecological interest. Furthermore the proposals would significantly improve pedestrian permeability through the park. The results of the proposed works would be to improve natural surveillance to the benefit of safety and security by constructing a greater number of properties with a view over the Marl and by providing more footpath routes through the park. The area of the Marl to be developed does not have any historical or significant nature value. On balance it is



considered that the development would comply with the provisions of LDP Policy C4 and the guidance contained within supplementary guidance.

12.181 The proposals would also improve access to the Ferry Road Park by means of a new footpath linking through from South Clive Street, which will provide a link between areas of green space and a significantly reduced walk from the development through to the Cardiff Bay Retail Park.

12.182 On balance, it is considered that the impact on recreation and tourism will be minor adverse.

### **Community Facilities**

12.183 The proposed development would not result in the loss of any community facilities.

12.184 The proposals include the provision of a new facility in the form of a community café, which would be available for residents of the development and the wider Grangetown community.

12.185 The increase in the population of the area would likely contribute to greater support for local groups and organisations. It is likely that there will be a slight increase the usage of the available resources / organisations as a result of the development which is considered to benefit the local community since the classes and facilities are likely to incur a fee and the increase usage will have a positive impact on the economy of the centre which is likely to benefit the available facilities.

12.186 It is not possible to accurately predict exactly how many residents will wish to patronise any of the places of worship in the Grangetown area. However, it is fair to say that there will be some persons who will wish to join/attend such places of worship, which will have a beneficial impact on such places, many of whom are struggling to maintain existing congregations.

12.187 Overall, it is considered that the additional population created by the residential development would have a positive impact through increased patronage and potential membership.

12.188 Accordingly, it is concluded that the impact on community facilities and groups will be minor beneficial.

### **Crime**

12.189 Within the period of November 2019 - October 2020 2,683 crimes were recorded for the Grangetown Ward of the City.

12.190 A high proportion of the crimes recorded in Grangetown relate to anti-social behaviour. The proposed development has been designed to improve natural surveillance of the Marl and public footways which will permeate through the development and the public open space.

12.191 Accordingly, it is concluded that the impact upon crime rates will be moderate beneficial.

### **Potential for Adverse Reaction**

12.192 The local community have been widely consulted as part of the design process for this scheme. The respondents to the consultation process were significantly in favour of the proposed development and this was predominantly due to a need for more affordable homes.

12.193 As reported earlier within the chapter one of the main aspirations for respondents to the consultation process was a desire for a café or community building. The scheme proposes to provide such a feature with a community café.

12.194 A significant proportion of the respondents to the consultation process were concerned regarding the loss of public open space on the Marl. It is considered that once the local community see the improvements which are proposed for the Marl being implemented then such concerns were dissipate.

12.195 On balance, it is considered that the potential for adverse reaction to the development will be neutral. There are many benefits to the development and these appear to be recognised by the local community. However, the detail of the plans regarding how the Marl will be improved and the quality of the execution will likely determine the reaction of the public.

### **The Wider Area of Influence**

12.196 The proposed development will not impact upon the jurisdictional area of Cardiff and the local authority area will still comprise of a mix of predominantly high population density level, across predominantly urban and suburban areas.

12.197 The proposals will not directly impact upon Cardiff's position as the main economic driver for the South-east Wales region. However, the proposals will result in a small increase in the overall population of the City, which will provide additional workforce and an increase in consumers for local businesses.

12.198 The proposed residential development is unlikely to materially alter the proportions of dwelling type prevalent in Cardiff. The predominant provision of affordable housing within the proposed development will positively contribute towards the identified shortfall within the authority and for locally identified need and local desire for additional affordable homes.

- 12.199 It is hoped that the provision of new, high quality housing will contribute to an improvement in the standard of living within Grangetown. Furthermore the redevelopment of the site is likely to specifically improve health standards within the local community due to the strong links between wellbeing and the quality of housing. This improvement in the standard of living and potentially health within this portion of the ward should have a minor positive impact upon the wider Cardiff area.
- 12.200 Regarding the economic impact on the authority, apart from the short term impact as a result of construction stage employment, it is unlikely that the proposed development will materially impact on the percentage of persons who are economically active. As such, the prevailing employment structure of Cardiff will continue as is. In conclusion, it is considered that the impact on the wider area of Cardiff is likely to be negligible.

## **MITIGATION MEASURES**

### **Land Use**

- 12.201 The proposed development will result in the loss of an area of the Marl, which is an area of public open space which is valued and used by the local community. The loss of a portion of this land requires mitigation. The mitigation is proposed in the form of improvements to the open space. At present the southern portion of the Marl is an open and somewhat featureless area, with little botanical or ecological interest. Other than a football pitch, which is proposed to be replaced elsewhere on the Marl there are no features to be lost. The proposed mitigation includes new planting and the introduction of new footpaths through the Marl and upgrading of existing footpaths.

### **Improving Accessibility**

- 12.202 Residents should be encouraged, wherever possible, to walk or cycle when making trips from their home within Grangetown and the wider City. The proposed development includes additional footpath provision, such as the new footpath through to the Ferry Road Park, which will provide a pedestrian connection to the Cardiff Bay Retail Park, along with wider footpath improvements. The proposed development is also connected with the wider proposals for a new footbridge over the river Taff, which will provide significant improvements to connectivity.
- 12.203 Residents should also be encouraged to make the best use of public transport resources to make trips further afield. There are bus stops located directly on Channel View Road, along with South Clive Street and Ferry Road which provide regular bus links to the surrounding area including Cardiff City Centre. Cardiff City Centre also provides train links throughout the UK via Cardiff Central Railway Station.

### **Improving Impact on Quality of Life**

- 12.204 It has been acknowledged that the Grangetown ward has an existing deficit of public open space. The proposed development will further exacerbate the deficit of public open space. However, it is considered that whilst the Marl provides a large area of public open space, it is currently lacking in both landscape and ecological quality and is capable of significant enhancement to the benefit of the both immediately surrounding residents and the wider Grangetown community. Furthermore, it is contended that the enhancements proposed would provide significant betterment which would outweigh the detriment of the loss of a portion of the Marl.

### **Improving Impact on Neighbouring Residents**

12.205 Significant effort has been made to ensure that residents of the properties to be demolished and replaced as part of the proposed development, those within the immediately surrounding area and within the wider Grangetown area have been consulted regarding the proposed development. Furthermore the public have been encouraged to provide their thoughts and any concerns regarding the proposed development, to explain what matters currently detract from their enjoyment of the area and to share their desires regarding how the development should be designed and what goals / facilities are needed most. Feedback has been analysed and taken into consideration when designing the scheme. It has been encouraging for the Council to understand that the local community are largely supportive of the proposed scheme.

### **Improving Impact on Local Economy**

12.206 Significant efforts will be made to encourage local sourcing of materials and services for use in construction. Likewise, efforts will be made to utilise existing local skilled and unskilled workers in the construction phase. These opportunities will be advertised in local media to ensure the local communities are aware of the employment possibilities associated with the scheme. There is potentially an opportunity for the development of unskilled workers through on-site training to enhance skill levels to improve employability of workers of the construction phase.

### **Improving Impact on Social and Support Service Provision**

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

12.208 Discussions with Cardiff City Council Education Officers have confirmed that, at the time of writing, there is capacity in local schools that could accommodate the a proportion of the school place demand generated by the proposed development. An accurate assessment of the potential of the development to generate demand for school places will only be fully possible as the project progresses and subsequent reserved matters applications are submitted for phases of the development. It may be that a financial contribution will be required in due course to cover any shortfall in school places. The exact amount of financial contributions will be decided upon submission of the planning applications.

12.209 The proposed development will provide well in excess of the 20% affordable housing required on site. The proposed development will also provide a wide range of accommodation types and sizes (from 1 bed flats to 4 bed houses and over 55s

accommodation), to ensure that the development caters for all required accommodation types.

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

## **RESIDUAL IMPACTS**

12.209 Following consideration of the potential impacts of the development on socio-economic and community interests during the construction and operation phases, and also the implementation of described mitigation measures, the residual impact of the scheme is summarised in Table 12.1.

12.210 Table 12.1 demonstrates that the proposed development is likely to result in positive impacts to socio-economic factors and community interests. The mitigation measures proposed would allow for the removal, or at least the lessening of impacts such that they cannot be considered as significant.

Figure 12.19: Summary of residual effects of the proposal together with mitigation measures

Potential Impact Area	Description of Impact		Description of Mitigation Measures	Description of Residual Impact	
	Description	Significance		Description	Significance
Land use (construction and operational phases)	Loss of public open space  Impact on Rights of Way network.	Moderate adverse	Enhancement of the remaining Marl with new planting and footpaths.  Rights of Way network to be retained and enhanced.	Loss of public open space	Minor Adverse
Impact on access (construction and operational phases)	Potential temporary disruption to Right of Way during construction  Temporary construction traffic along Ferry Road, Channel View Road and South Clive Street.  Retention and enhancement of public footpaths as part of final scheme.	Minor adverse	Improvement to public footpaths throughout the development and across the Marl, linking to the Cardiff Bay Trail. Including increased overlooking of the footpaths by the new residential properties.  Improved access to the site via Ferry Road Park.  Formal footpaths through site	Improved accessibility to the site, within the site and to the wider area including Glebelands, Glan Usk School and Bank Street.	Substantial Beneficial
Impact on neighbouring residents (construction and access phases)	Expected mixed reactions from adjacent residents over construction impacts.  Long term improvement in outlook / views to local residents.	Minor adverse	Continued public consultation.  Enhancements to the Marl.  Adoption of a Construction Environmental Management Plan to manage construction phase.	Reduced adverse reactions from local residents.  Recognition of scheme benefits	Moderate beneficial



			High quality housing layout including landscaping which takes account of existing neighbours.		
Impact on population change (operational phase)	Increase in permanent population as predicted, in accordance with the wider Council predictions for the City.	Negligible	None	Increase in permanent population as predicted by Council forecasting.	Negligible
Impact on economic base (construction and operational phases)	Provide employment opportunities  Additional patronage for existing business in local area	Moderate beneficial	Potentially source materials locally  2,154 employment opportunities throughout the construction will be generated  Use of local workforce and advertise new employment opportunities through construction phase locally	Increased skills and experience of construction personnel  Affordable housing will aid employment opportunities in affordable housing association sector  Ongoing maintenance and security employment opportunities will be available in perpetuity	Major beneficial
Impact on Healthcare services (operational phase)	Significant pressures on healthcare service capacities as a result of additional population.	Minor adverse	Additional council tax revenue directed to emergency service provision and refuse	An increase in funding to enable a greater number of NHS dental places and capacity at doctors surgeries.	Neutral
Impact on Education	Increased pressures on School capacities as a result of additional child population.	Minor adverse	Financial contributions may be necessary to cover a shortfall in school places but this will need to be	No school capacity issues remain.	Neutral

			assessed in due course with each phase of the development.		
Housing Provision	Increased provision of affordable housing.	Substantial Beneficial	None	Increased provision of affordable housing.	Substantial beneficial
Impact on community facilities and groups	Increased use of public library  Increased paying patronage of clubs and local community groups.  Increased interest in community facilities	Moderate beneficial	None	Increased use of public library.  Increased paying patronage of clubs and local community groups.  Increased interest in community facilities.	Moderate beneficial
Crime	Increased natural surveillance of the Marl and public footpaths through the site.	Moderate beneficial	None	Increased natural surveillance of the Marl and public footpaths through the site.	Moderate beneficial
Impact on Cardiff	The authority will continue to comprise of a mixture of urban, semi-urban and rural hinterland  The population will increase slightly  The mix of dwellings proposed will not materially change the dwelling type prevalent in Cardiff.	Negligible	None	The authority will continue to comprise of a mixture of urban, semi-urban and rural hinterland  The population will increase slightly  The mix of dwellings proposed will not materially	Negligible

	The proposed development will contribute to the provision of much needed affordable housing.			change the dwelling type prevalent in Cardiff.	
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## **SUMMARY AND CONCLUSIONS**

12.211 This chapter has assessed the potential socio-economic and community impacts of the Channel View Road development. It has considered that the planning policy context, outlined the baseline conditions, identified the potential impacts, recommended mitigation and an assessment of residual impacts.

12.212 The project is in line with national and local socio-economic policies and objectives. The application site is placed in a socio-economic environment where employment opportunities and improvements to the levels of deprivation currently experienced are greatly welcomed. Almost all the identified impacts are positive. A range of mitigation measures are presented aimed at ensuring that the development is integrated into the community.