

14 SOCIO-ECONOMICS

14.1 Introduction

14.1.1 This Chapter, prepared by Arup, reports the likely effects of the Proposed Development in terms of Socio-economics in the context of the Site and surrounding area. In particular it considers the likely direct and indirect effects on employment, housing, social infrastructure, and community cohesion on existing and future residents, businesses/public sector/other organisations on the current Site and in the surrounding neighbourhood, as well as visitors. The assessment considers potential effects during both construction and operation of the Proposed Development.

14.1.2 This Chapter (and its associated appendices) is not intended to be read as a standalone assessment and reference should be made to the front end of this ES (Chapters 1 – 6), as well as the final chapters, ‘Summary of Residual and Cumulative Effects’ and ‘Conclusions’ (Chapters 21 - 22).

14.2 Legislation, Policy and Guidance

14.2.1 The relevant legislation, policy and guidance are listed below.

Legislative Framework

14.2.2 The applicable legislative framework is summarised as follows:

- Welsh Government, Well-being of Future Generations (Wales) Act 2015

14.2.3 The Well-being of Future Generations (Wales) Act 2015 is about improving the economic, social, environmental and cultural well-being of Wales. The process of improvement would have to include actions that are in accordance with the sustainable development principles. Any action a public body takes in carrying out sustainable development must include set and published well-being objectives that are designed to achieve each of the well-being goals, and public bodies need to consider the impact that their decisions could have on people living in Wales in the future.

Planning Policy

14.2.4 The applicable planning policy is summarised as follows:

- Future Wales: The National Plan 2040 (February 2021)

14.2.5 National planning policy for Wales is set out in Future Wales: The National Plan 2040, published in 2021. The Plan is the national development framework for Wales and aims to address key national priorities through the planning system over the next 20 years. These include developing and sustaining a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving health and well-being of Welsh communities. The three main National Growth areas of the Plan are employment, housing and infrastructure.

14.2.6 Policies in the plan that are relevant include aspirations to support councils and public bodies that are using their land and resources to make places more sustainable (policy 3), supporting and protecting rural communities and the rural economy by bringing money and work to rural areas (policies 4 and 5) and protecting and enhancing natural capital, biodiversity and green infrastructure as well as renewable energy initiatives (policies 9, 16,17 and 18).

Planning Policy Wales (PPW) (Edition 11, February 2021)

14.2.7 The PPW sets out the land use planning policies of the Welsh Government. The PPW's main objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the economic, social, environmental and cultural well-being of Wales.

Cardiff Local Development Plan 2006 – 2026 (LDP) (Adopted January 2016)

14.2.8 The Cardiff LDP is used by the Council to guide and manage development, providing a basis by which planning applications are determined. The Cardiff LDP sets out to respond to Cardiff's main social and economic needs in a way that respects environmental qualities and provides a framework for building new infrastructure while carefully managing impacts.

Guidance

14.2.9 In line with established best practice, the assessment has drawn on the following applicable guidance:

- The Green Book, HM Treasury (2020)
- Homes and Communities Agency (2014) Additionality Guide (4th Edition)
- Homes and Communities Agency (2015) Employment Density Guide (3rd Edition)

14.3 Assessment Methodology and Significance Criteria

Scope of the Assessment

14.3.1 The Socio-economics assessment will consider potential impacts in relation to the following:

- Housing
- Employment
- Social Infrastructure (includes education, healthcare, recreation and community facilities)
- Community Cohesion (includes community networks, access and participation in public spaces)

Key receptors

14.3.2 The following receptors and applicable development phases are scoped in the assessment as outlined in the Table 14.1.

Table 14.1: Scope of Assessment			
Receptor	Assessment	Construction	Operation
People seeking employment	Employment	In-scope	In-scope
Future businesses/public sector organisation on site	Employment	Scoped out	In-scope
Existing businesses/public sector/third sectors organisations on site	Employment and Community Cohesion	In-scope	In-scope
Existing businesses/public sector/third sector organisations in surrounding area	Employment and Community Cohesion	In-scope	In-scope
People seeking residential accommodation	Housing	Scoped out	In-scope
Future residents	Social Infrastructure and Community Cohesion	Scoped out	In-scope
Existing residents	Social Infrastructure and Community Cohesion	In-scope	In-scope
Visitors	Employment, Social Infrastructure and Community Cohesion	In-scope	In-scope

Effects Not Considered within the Scope

14.3.3 As proposed through the Scoping Report submitted (Appendix 5.1), the Socio-economic assessment, focusses on employment, housing, social infrastructure, and community cohesion. Other topics, including the impact on tourism, amenity effects for local residents and businesses, and traffic disruption for local businesses were not

included in the scope due to being addressed in other chapters or requiring more detailed information and analysis than can be provided at this point in time.

Extent of the Study Area

14.3.4 There is currently no set guidance or policy which sets out an approved approach to defining appropriate study areas. Study areas have been defined based on an understanding of the local and regional geographic context and the socio-economic effects on these geographies. The study areas are;

- Pan-neighbourhood (Butetown, Grangetown and Splott Wards):
 - A 1-mile radius from the Site is used to assess the impacts of the Proposed Development on healthcare provision. This is the reasonable distance residents would expect to travel for health care.
 - A 2-mile radius from the Site is used to assess the impacts of the Proposed Development on early years and primary education provision. A 3-mile radius from the Site is used to assess the impacts of the Proposed Development on secondary education provision. These are the maximum statutory walking distances children are expected to travel to school as set out by the Education Act (1996).
- Neighbourhood (Butetown Ward) will be used to assess the impacts on employment, community cohesion, and social infrastructure
- City (the administrative area of Cardiff) will be used to assess the impacts on employment and housing
- Regional (Cardiff Capital Region) will be used to assess the impacts on employment

Consultation Undertaken to Date

14.3.5 An EIA Scoping Report was prepared and submitted to Cardiff Council on 17th June 2021. The EIA Scoping Report sets out the proposed scope for the assessment of socio-economics. At the time of writing, a Scoping Opinion had not yet been received. No further consultation has been undertaken with any statutory consultees in preparing this assessment.

Assessment Methodology

14.3.6 The method of baseline data collection and assessment is in accordance with current guidance and industry best practice. Full details are provided in Appendix 14.1.

14.3.7 The Socio-economic assessment establishes the relevant baseline conditions in relation to demographic and economic conditions in the vicinity of the Site. When assessing the effects, it is necessary to identify additional outputs; the assessment is therefore concerned with identifying additionality. The Treasury defines additionality in The Green Book (2020) as: ‘...a real increase in social value that would not have occurred in the absence of the intervention being appraised.’ To compare the effects to the baseline on housing, employment and social infrastructure, the estimated population change, and employment effects of the proposal are quantified.

14.3.8 The assessment considers both beneficial and adverse potential significant impacts of the Proposed Development on sensitive receptors during the construction and operational phases. Where a potential significant adverse effect is identified during the iterative design process mitigation measures will be proposed for incorporation into the design to avoid this. This may include, for example, provision of, or contributions to, social infrastructure. In addition, as the Proposed Development will create new communities, enhancements to maximise community cohesion will also be recommended to the design team for incorporation into the design.

14.3.9 There is no definitive approach to assessing the significance of socio-economic effects. The assessment is therefore based on convention and professional judgement, drawing on our own experience. It also considers the value and sensitivity of receptors from the baseline socio-economic characteristics based on their importance, size and potential for substitution, as well as the magnitude of the net additional impact based on qualitative and quantitative evidence (where applicable).

14.3.10 The Socio-economic assessment is likely to have some points of overlap or alignment with the Health assessment (Chapter 15 of this ES).

Significance Criteria

14.3.11 Given the lack of published/accepted guidance in relation to the assessment of socio-economic effects, the significance criteria below have been developed on the basis of best practice and have been tested through a number of previous, similar projects. Where necessary and relevant, professional judgement has been applied in arriving at significance conclusions.

14.3.12 Significance of an effect is defined as a function of:

- Receptor sensitivity;

- Magnitude of effect (either adverse or beneficial); and
- Temporal scale (temporary or permanent).

14.3.13 Effects that are deemed to be significant for the purposes of this assessment are those that are described as being of a moderate or major beneficial or adverse level. Major effects are where accepted limits or standards are exceeded. Moderate effects, within accepted limits or standards, but close to reaching the relevant threshold may be determined as significant, although there may be scenarios where such effects are considered not significant based on the specific circumstances being considered and professional judgement. Minor effects, well within accepted limits or standards, or negligible effects, will be determined as not significant. Professional judgement will be used where accepted limits or standards are not available.

14.3.14 The level of effect will be assessed based on the magnitude of change as a result of the Proposed Development and the sensitivity of the receptors. Table 14.2 outlines the methodology for determining receptor sensitivity.

Table 14.2: Receptor Sensitivity	
Sensitivity	Examples of receptor/resource
Very low	Very low importance and rarity, potential for substitution
Low	Low importance and rarity, potential for substitution
Medium	Medium importance and rarity, limited potential for substitution
High	High importance and rarity, limited potential for substitution
Very High	Very high importance and rarity, very limited potential for substitution

14.3.15 Table 14.3 outlines the methodology for determining magnitude.

Table 14.3: Magnitude	
Magnitude	Examples of receptor/resource
Very low	An adverse or beneficial effect that would be likely to result in little or no change to baseline conditions for a large number of businesses, individuals, groups of individuals or other receptors.
Low	An adverse or beneficial effect that would be likely to result in minor changes to baseline conditions for a large number of businesses, individuals, groups of individuals or other receptors.

Medium	An adverse or beneficial effect that would be likely to result in partial changes to baseline conditions for a large number of businesses, individuals, groups of individuals or other receptors.
High	An adverse or beneficial effect that would be likely to result in major changes to baseline conditions for a large number of businesses, individuals, groups of individuals or other receptors.
Very High	An adverse or beneficial effect that would be likely to result in total changes to baseline conditions for a large number of businesses, individuals, groups of individuals or other receptors.

14.3.16 Table 14.4 outlines the overall significance matrix used for the EIA. Effects can be beneficial or adverse.

		Magnitude of Change				
		Very Low	Low	Medium	High	Very High
Sensitivity	Very Low	Negligible	Negligible	Negligible	Minor	Minor
	Low	Negligible	Negligible	Minor	Moderate	Moderate
	Medium	Negligible	Minor	Moderate	Major	Major
	High	Minor	Moderate	Major	Major	Major
	Very High	Minor	Moderate	Major	Major	Major

14.4 Baseline Conditions

14.4.1 A comprehensive baseline was prepared to support the assessment of socio-economic impacts for the Proposed Development. This covers a broad range of topics to build up an understanding of the people that live and work in the area, as well the existing housing stock and provision of social infrastructure. The topic areas and specific themes in Table 14.5 are considered.

Subject	Sub-topics
Demographic	Population, age structure, ethnicity, deprivation
Economic	Economic activity, skills levels, employment by sector, economic performance
Housing	Housing tenure, household composition and size (including overcrowding), housing size
Social Infrastructure	Analysis of existing supply of social infrastructure, specifically GPs, primary schools, secondary schools, community centres, youth clubs, and open space/play space.

Study Area

14.4.2 The baseline examines baseline data relevant to the Proposed Development at four scales to draw meaningful comparison and inform the likely sensitivity of receptors. The geographies chosen for the assessment of different baseline topics reflects the scale of impact for the related assessment theme (for example, construction employment is expected to generally have a wider geographical impact than healthcare needs). It includes

- Neighbourhood (Butetown Ward)
- Pan-neighbourhood (Butetown, Grangetown and Splott Wards)
- City (Cardiff)
- Regional (Cardiff Capital Region)

Demographics

Population and Age Profile

14.4.3 According to 2018 data, Butetown has a population of 13,737 with 11,330 residents aged between 16-64. This makes up around 3% of the population of Cardiff which is 481,082 in 2021. Population density in Butetown is 2,600 per square kilometre (km), slightly higher than the population density of Cardiff which has 2,500 per square km. Overall, Butetown has a much younger age profile than Cardiff and Wales as shown in Figure 14.1. More specifically, Butetown has a high percentage of individuals aged 15 to 40.

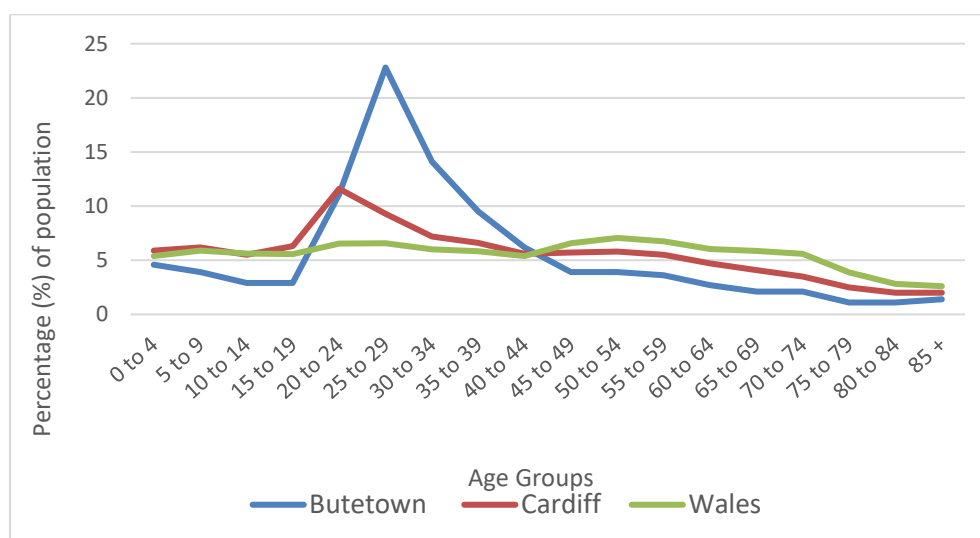


Figure 14.1. Age Profile

Source: ONS population estimates 2018

Deprivation

14.4.4 Policy KP13 of the Cardiff Local Development Plan states that developing successful neighborhoods, tackling deprivation, and improving quality of life is vital for the successful progression of the city of Cardiff. Currently, the eight LSOAs that make up Butetown vary on their level of multiple deprivation as indicated in Figure 14.2. Butetown 01 LSOA is the most deprived as it ranks in the top 10% most deprived areas in Wales, followed by Butetown 03 LSOA which ranks in the 10-20% most deprived areas in Wales. On the other hand, Butetown 02, 04, 05, 06 and 07 LSOAs are part of the 50% least deprived areas in Wales. Overall, the Local Authority of Cardiff has 214 LSOAs from which 39 are within the 10% most deprived LSOAs in Wales. This accounts for 18.2% of those located in Cardiff and 2% of those in Wales overall.

NB. Due to ward boundary changes, LSOAs may no longer align with the ward boundaries

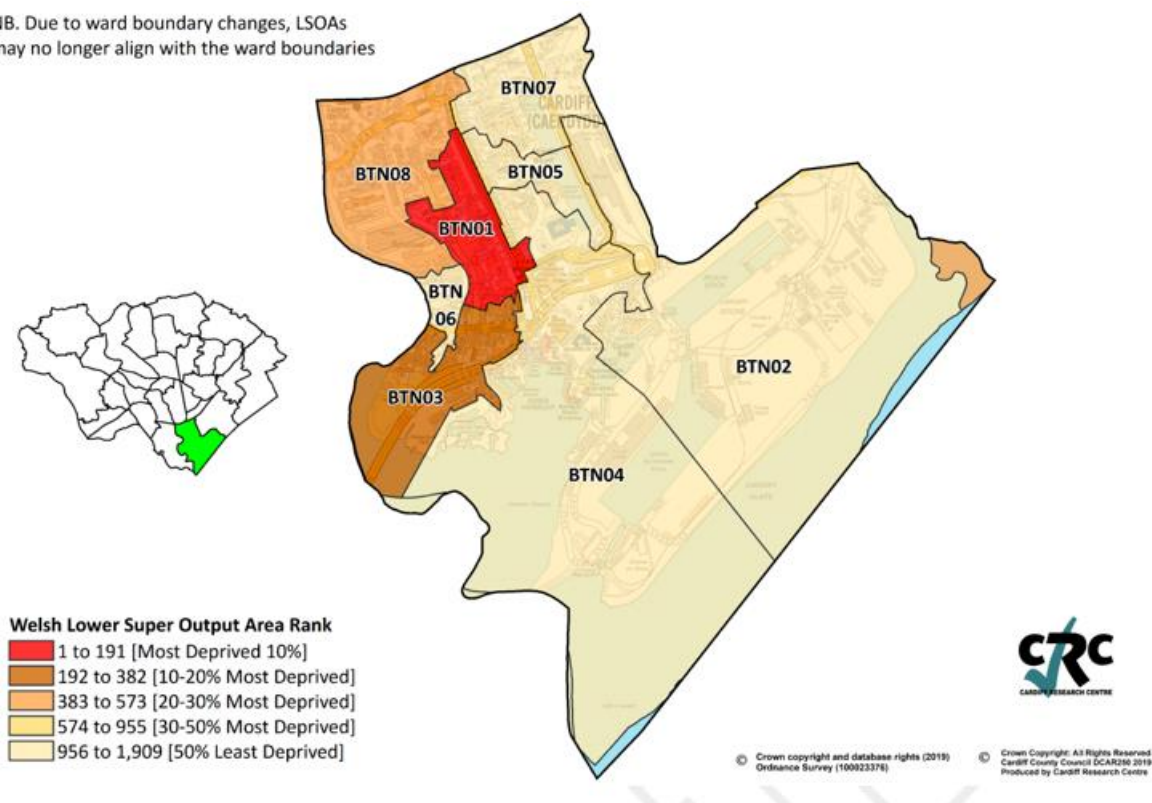


Figure 14.2. Welsh Index of Multiple Deprivation Overall Ranks: Butetown (2019)

Source: WIMD (2019)

Ethnicity

14.4.5 According to 2011 Census data for Butetown and 2021 data for Cardiff, Butetown has a larger percentage minority population than the Cardiff Local Authority. Asians, Blacks, Arabs, mixed ethnicity groups and other ethnic groups were higher in Butetown than Cardiff, as shown in Table 14.6.

Table 14.6: Ethnicity Profile		
	Butetown (%)	Cardiff (%)
White	65.7	84.7
Asian	9.7	8
Black	11.3	2.4
Arab	6.2	1.4
Mixed Ethnicity	5.7	2.9
Oher ethnic group	1.5	0.6

Source: Census 2011, World Population Review 2021

14.4.6 In 2011, the country of birth of 64.5% of Butetown’s residents was Wales and 19.8% of residents were born in England. Residents born in Somalia, Poland, India and Scotland, each made up 1 to 2% of Butetown’s population.

Economic

Current employment on Site

14.4.7 The Site currently supports employment at the Red Dragon Centre, Travelodge, and Cardiff County Hall. Cardiff Council has provided estimates for the number of jobs (although FTE was not provided) for the Cardiff County Hall and Red Dragon Centre. They estimate that there are 150 jobs in the Red Dragon Centre and 2,600 people use Cardiff County Hall as their base. The head count or full-time equivalent (FTE) figure was requested but has not been provided at the time of writing.

14.4.8 Policy KP9 of the Cardiff Development Plan states that provision will be made for a range and choice of new employment sites in order to meet future economic and employment needs. In addition, Policy KP10 mentions that appropriate uses within the Central and Bay Business areas include new offices, residential and commercial leisure uses. Lastly, Policy EC4 of the Plan deals with the protection of offices in the Central and Bay Business areas of Cardiff from inappropriate changes of uses and states that alternative use of office premises will be permitted only where it can be

demonstrated that there is no need to retain the office site/premises and will depend on the demand for offices.

Income

14.4.9 According to 2015 data, the Butetown ward has a median household income of £33,706. This is higher than both the median household incomes of the Cardiff Local Authority and Wales overall, which stand at £27,265 and £24,271 respectively. As indicated in Figure 14.3 Butetown has a higher median household income than the majority of Cardiff's wards. Only 9 out of the 28 other wards have a higher median household income than Butetown.

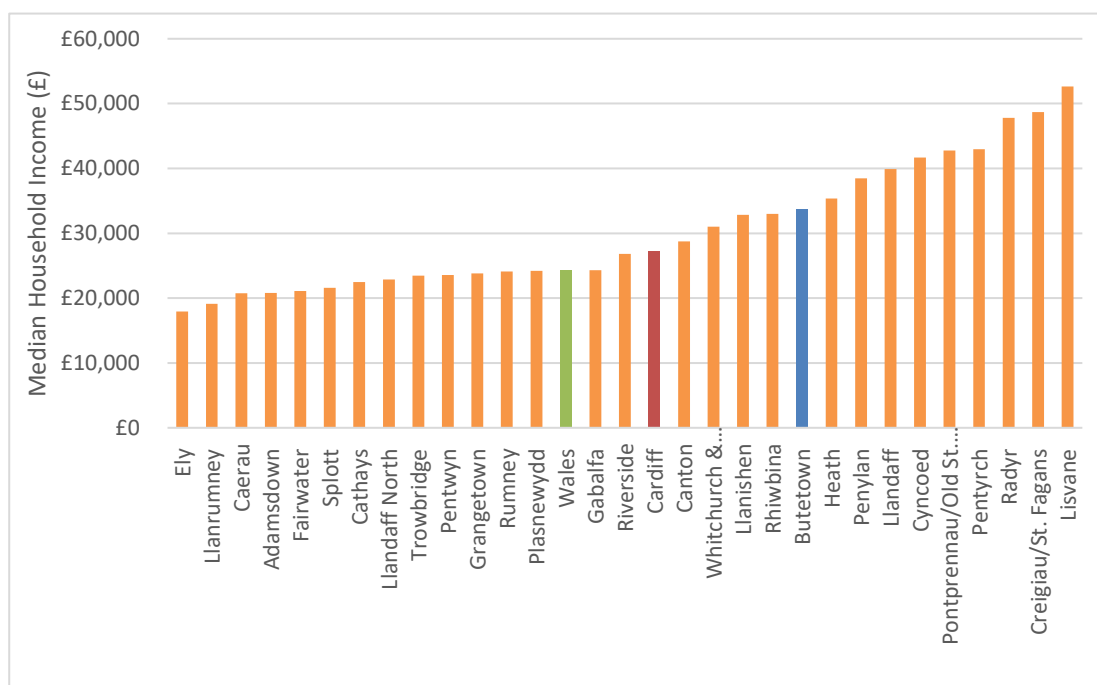


Figure 14.3. Median Household income by Cardiff Ward

Source: Paycheck, CACI 2015

14.4.10 23.8% of households in Butetown are below 60% of the median income average in Great Britain and hence are considered to be in income poverty. Butetown has a lower percentage of households in income poverty than Cardiff (30.8%) and Wales overall (34.5%). Compared to the other Cardiff wards, Butetown has a relatively low percentage of households in income poverty as 18 out of the 28 other wards have a higher percentage of households in income poverty, as shown in Figure 14.4.

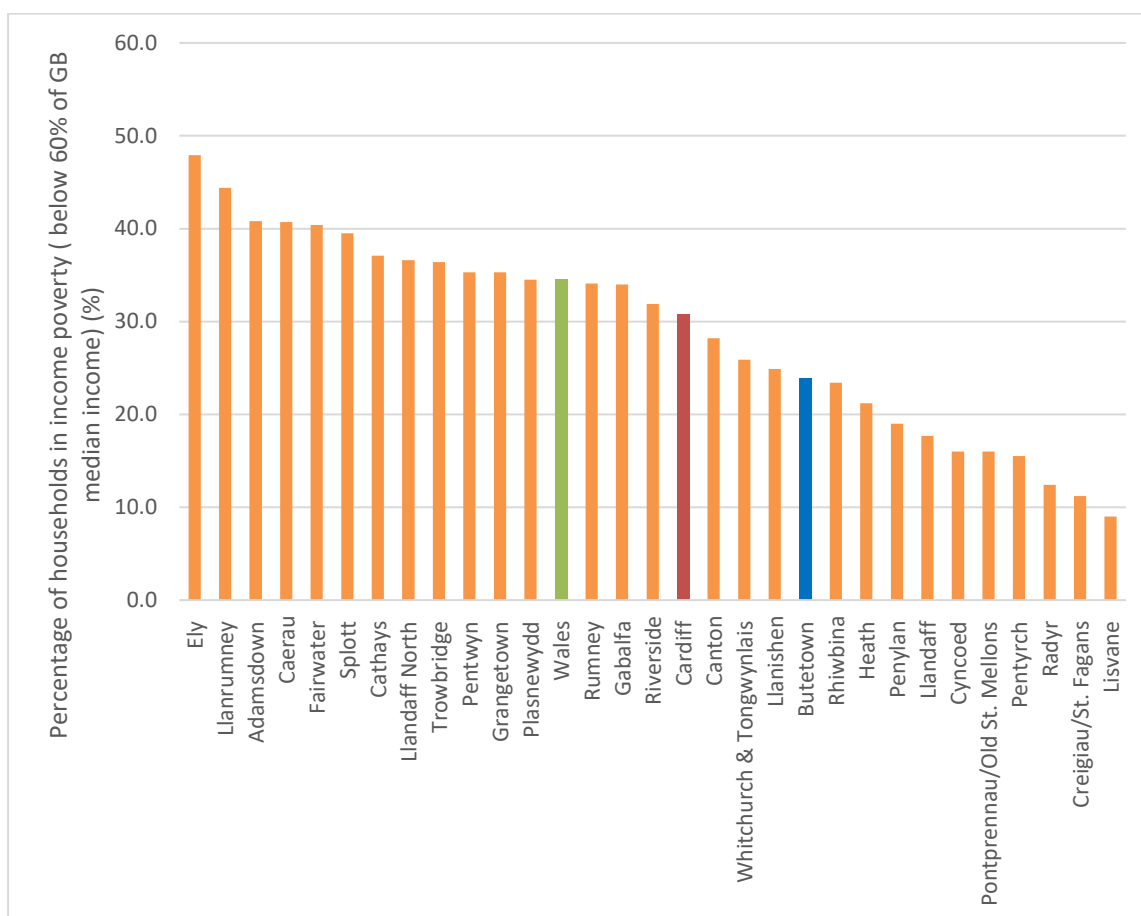


Figure 14.4. Percentage of households in income poverty by Cardiff Ward

Source: Paycheck, CACI 2015

Economic Activity

14.4.11 Table 14.7 shows the economic activity rates among the working-age population of Butetown and Cardiff using a combination of 2020 data and data from the 2011 Census. In total, 80.5% of working age residents of Butetown are considered economically active. This compares to 76.4% for Cardiff and 75.7% for Wales. However, the unemployment rate in Butetown (7.3%) is higher than the unemployment rate in Cardiff (3.8%) and the national unemployment rate (3.7%). The economic inactivity rate is lower in Butetown (19.5%) compared to Cardiff overall (23.6%) and compared to the national average (24.3%).

Table 14.7: Employment and economic activity			
	Butetown	Cardiff	Wales
Economically active	80.5%	76.4%	75.7%
Employed	74.6%	74.5%	63%
Unemployed	7.3%	3.8%	3.7%
Economically inactive	19.5%	23.6%	24.3%

Source ONS 2011, ONS 2020

Skills and Occupations

14.4.12 According to 2011 Census data, Butetown residents have the highest percentage of employees in professional occupations (29.8%), followed by associate professional and technical occupations (19.1%). Comparably, the highest occupations for people living in Cardiff and Wales are also professional occupations (27.7% and 20.3% respectively) and associate professional and technical occupations (18.8% and 14.7% respectively). Process plant and machine operatives comprise the lowest percentage of occupations of Butetown residents (2.4%) followed by skilled trades (5.1%) and personal services (5.8%).

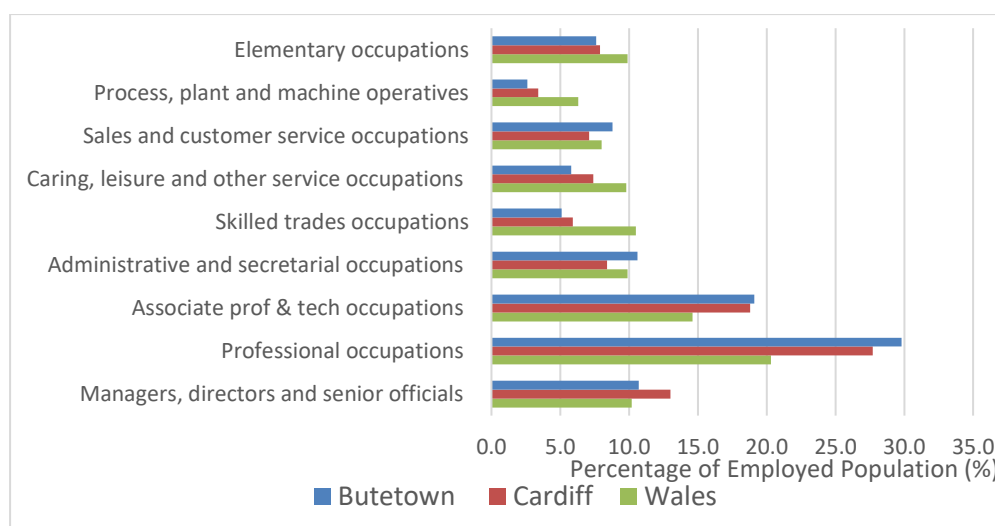


Figure 14.5. Employment by occupation

Source: ONS 2011, ONS 2020

Qualifications

14.4.13 According to 2011 Census data, in Butetown 52.5% of the workforce has NVQ4 qualification and above. This percentage is slightly higher than in Cardiff (49.5%) and much higher than in Wales overall (38.8%) in 2020. However, the percentage of population having NVQ3, NVQ2 and NVQ1 qualifications in Butetown is lower than both the Cardiff and Wales Counterparts. Butetown has a higher than national average level of residents with no qualifications (11%) compared to Cardiff (5.1%) and Wales (7.6%). Within the Cardiff Capital Region the only local authorities with over 46% of their population having level 4 qualifications or above were Cardiff, the Vale of Glamorgan and Monmouthshire (ONS 2020).

Industry profile

14.4.14 The largest industry sector in Butetown is Wholesale and Retail which provides 11.5% of the area’s jobs. In addition, Human Health & Social Work Activities and Professional, Scientific and Technical activities account for 10.7% and 10.5% respectively. The smallest industry sectors in Butetown are Mining and Quarrying (0.2%), Water Supply, Sewage and Waste Management (0.6%) and Electricity Gas, Stream and Air Conditioning Supply (2.1%). Comparably, Cardiff’s three largest sectors are Human & Social Work Activities (14.1%), Wholesale and Retail (13.1%) and Education (10.3%).

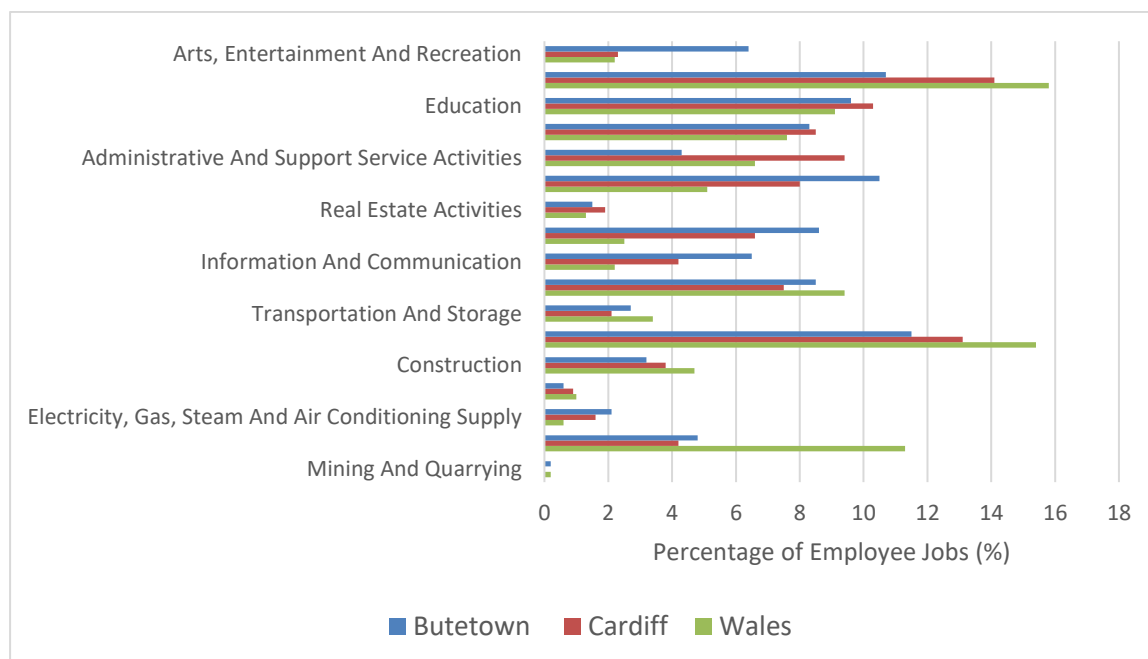


Figure 14.6. Employee jobs by industry

Source: ONS 2011, ONS 2021

Productivity

14.4.15 Currently, Cardiff Capital Region generates 51% of the total Gross Value Added (GVA) in Wales. GVA in the city of Cardiff is higher than the UK average but all other localities within the Cardiff Capital Region have lower GVA. Overall, the services sector is much larger than the production sector in terms of GVA in both Cardiff and Wales. The sectors with the highest GVA in Cardiff are financial and insurance activities, real estate activities and human health and social work activities (Table 14.8).

Table 14.8: GVA per industry in current prices 2018		
Industry	Cardiff GVA in current prices (£million)	Wales GVA in current prices (£million)
Production Sector	1,544	14,776
Services Sector	9,537	46,399
Manufacturing	868	11,248
Construction	689	4,279
Wholesale and retail trade, repair of motor vehicles	961	6,292
Transportation and storage	251	1,883
Accommodation and food service activities	333	2,254
Information and communication	594	2,131
Financial and insurance activities	1,674	3,052
Real estate activities	1,205	7,808
Professional, scientific, and technical activities	739	2,375
Administrative and support service activities	531	2,473
Public administration and defence	958	4,924
Education	837	4,047
Human health and social work activities	1,064	7,092
Arts, entertainment and recreation	177	810
Other service activities	199	1,155

Source: ONS 2018

Housing

Tenure

14.4.16 According to 2011 Census data 48% of households in Butetown are privately rented though a private landlord or a letting agency. 32% of households are owned from which 21.6% are owned with a mortgage or a loan, 9.3% are owned outright and 1.1% are partly owned and partly rented. 12% of households are socially rented from the local authority and 8% are socially rented through a registered social landlord. Comparably, in Cardiff 63% of households are owner occupied and 20% are privately rented. 9% of households are socially rented from a local authority and a further 8% are rented from a registered social landlord.

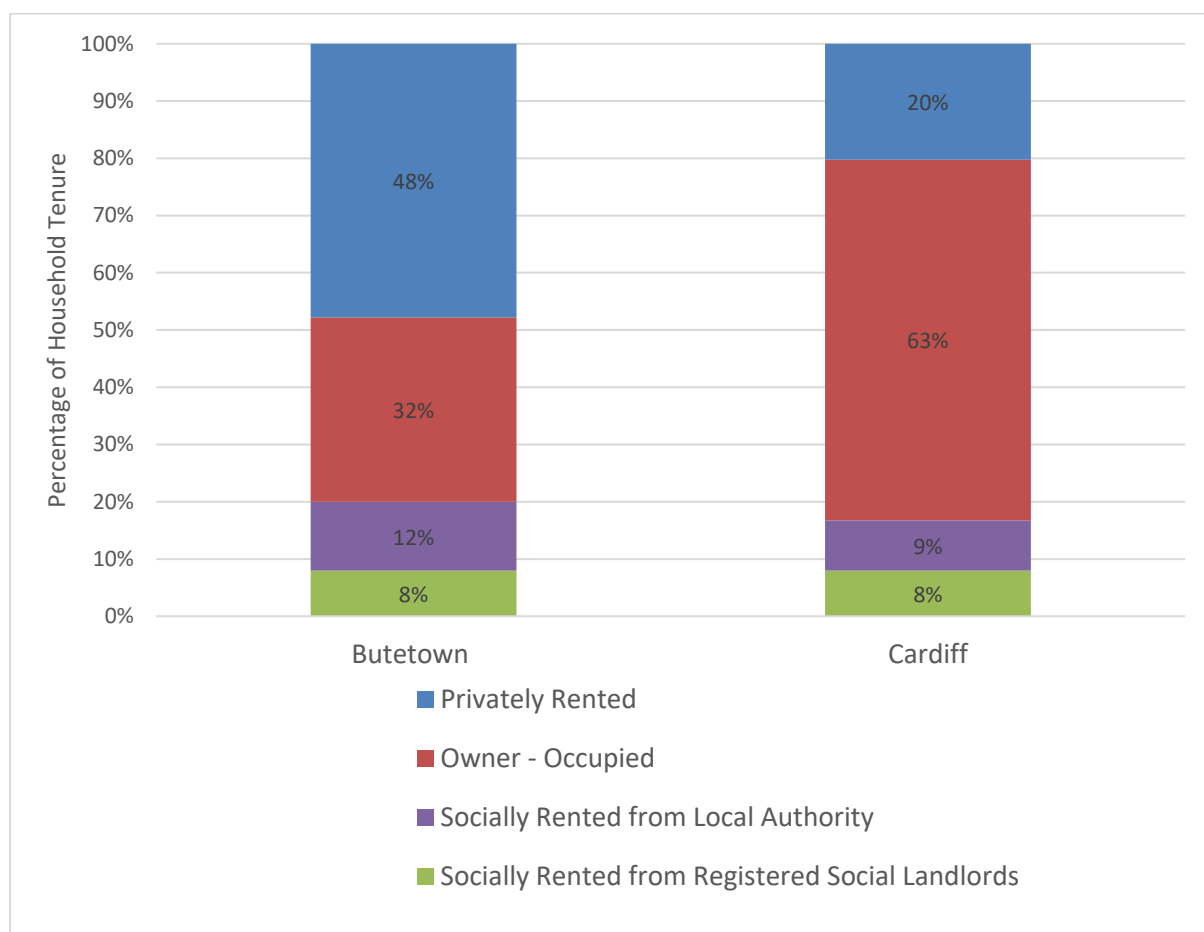


Figure 14.7. Household tenure

Source: ONS 2011, StatsWales 2020

Housing types

14.4.17 From all the household dwellings located in Butetown 99% are shared dwellings with two household spaces. In addition, in terms of household spaces by dwelling, 81.8% of dwellings are flats, maisonettes or apartments, 79.8% of which are purpose-built blocks of flats or tenements, 1.4% are part of a converted or shared house and 0.6% are located in a commercial building. Moreover, 18.2% of dwellings in Butetown are whole houses or bungalows from which 11.9 are terraced, 4.9% are semi-detached and 1.4% are detached.

14.4.18 In Cardiff, 72.7% of household dwellings are whole houses or bungalows. Of those, 30.4% are terraced houses, 28.8% are semi-detached and 14% are detached houses. In addition, 27.3% of dwellings in Cardiff are Flat, maisonettes or apartments from which 20.6% are purpose-built block of flats or tenements, 5.8% are part of a converted or shared house and only 0.9% are in a commercial building.

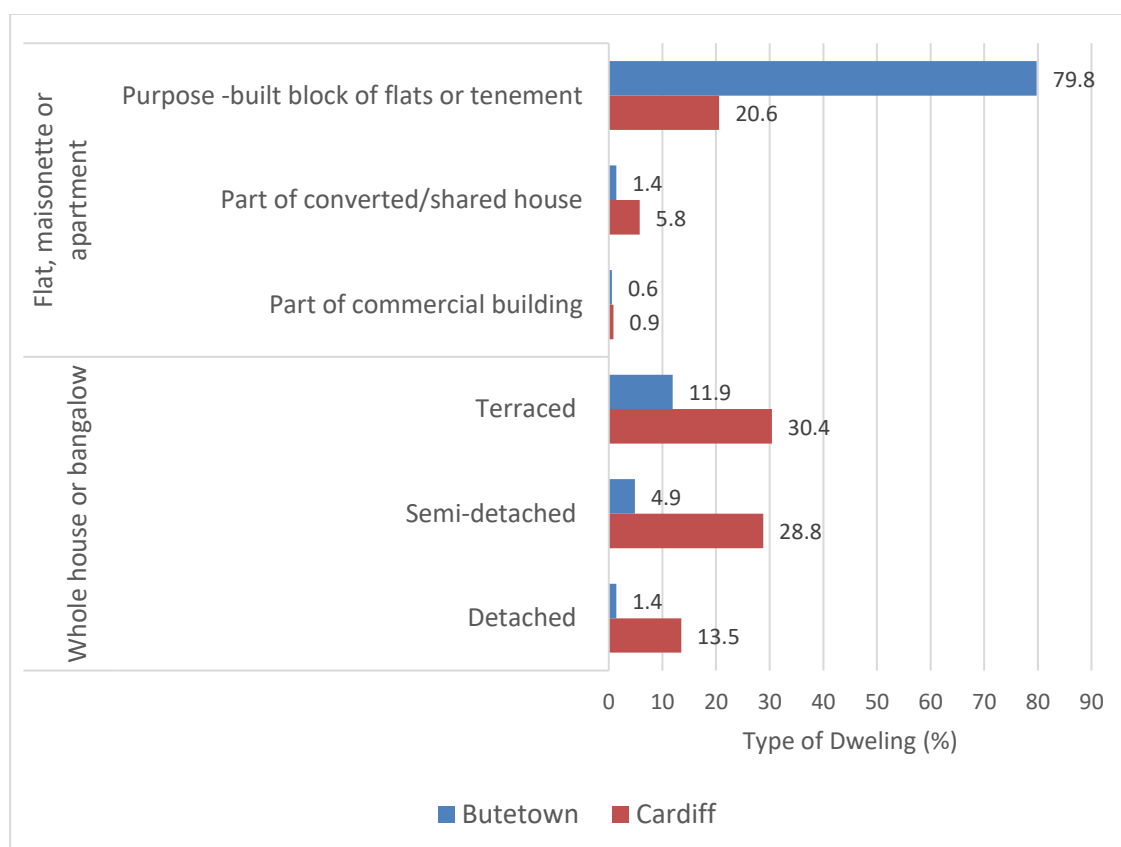


Figure 14.8. Household spaces by dwelling

Source: ONS 2011

House Prices

14.4.19 According to 2014 Land Registry data, the average price of a terraced property in Cardiff was £179,879 whereas the average price for a semi-detached and a detached property was £218,066 and £341,177 respectively. The average private rent per month in Cardiff for a 1-bedroom property was £559, for a 2-bedroom property it was £689 and for a 3-bedroom property it was £857.

Household Composition and Size

14.4.20 Additionally, in terms of household composition, 41.4% of households in Butetown are one person households. This does not include one person households with individuals aged 65 and over as this accounts for a further 5.8%. 14.2% of Butetown households are inhabited by cohabitating couples with no children, 7.5% by married or same sex civil partnership couples with no children and 6.1% by married or same sex civil partnership couples with children. Cardiff has 22.2% of households in the category of one person households with 10.8% of one person households with individuals that are aged 65 and over. In addition, 13.8 % of households are inhabited by married or same sex civil partnership couples with children, 9.9% with no children and 6.1% with unmarried, cohabitating couples with no children. 7.7% of households are inhabited by a lone parent with children, a category that is 4.2% higher than in Butetown.

14.4.21 As shown in Table 14.9, the average household size in Butetown is 1.9. The average number of rooms per household is 3.7 and the average number of bedrooms per household is 1.9. This compares with an average household size of 2.3 in the local authority of Cardiff with an average number of 5.4 rooms and 2.8 bedrooms. According to Welsh Government 2011–based projections, average household size in Cardiff is expected to reduce from 2.3 to 2.2 until 2036.

Table 14.9: Household size		
	Butetown	Cardiff
Average household size	1.9	2.3
Average number of rooms per household	3.7	5.4
Average number of bedrooms per household	1.9	2.8

Source: ONS 2011

Housing Targets and Planning policy

14.4.22 According to the LDP some of the main objectives related to housing need in Cardiff include:

- To provide new homes required to support the economic progression of the city and to respond to population change, continued in-migration and evidenced demand for affordable and family housing so that social needs can be addressed.
- To provide a range and choice of new homes of different tenure, type and location that meets specific needs such as the provision of affordable housing, family accommodation, housing for the elderly, the disabled and students and pitches for the gypsy and traveller community.
- To maximise the use of the existing building stock through refurbishment, retro-fitting and empty homes initiatives.

14.4.23 The proposed level of housing provision mentioned in Policy KP1 in the LDP is 41,415 dwellings until 2026 as well as 40,000 new jobs, for a period that started in 2006. The housing provision figure was informed by past household projections that predicted a higher population rise (33%) than more recent population and household projections. The latest 2018 based projections showed lower levels of increase for population and households, specifically 8% lower for the former and 10% lower for the latter. However, Cardiff is still expected to experience significant growth in the future, specifically 8% growth up to 2036.

14.4.24 Brownfield sites are expected to play an important role, potentially providing up to half of the housing provision. However, due to the limited supply of brownfield site, greenfield sites will also encourage high levels of affordable and family housing. The LDP proposes 5 strategic greenfield housing allocations that could deliver a total of 13,450 homes by 2026.

14.4.25 In addition, according to the LDP, a total of 16,521 new dwellings were built in Cardiff in the period between 2006 and 2019. This represents 40% of the overall dwelling requirement. In addition, plan-led approaches over the last 3 years have encouraged the delivery of new homes at levels not seen in the last 10 years. For instance, in the year 2018/19 there were 1,444 completions of new homes. This represents a 43% increase in completion of new homes than the previous year. Interestingly, in the last

9 years, there were 725 annual house completions on average. In terms of affordable housing, the plan sets a target of 6,646 affordable housing units to be delivered between 2014 and 2026.

Social Infrastructure

Health

14.4.26 According to Policy C6 on Health from the Cardiff Local Development Plan, priority in new developments will be given to reducing health inequalities and encouraging healthy lifestyles. It is important to identify sites for new health facilities that are accessible, can be shared by different service providers and consider the spatial distribution of need. The Policy aims to improve the health of Cardiff's population and reduce health inequalities by securing new health facilities in areas most at need and ensuring that health is a key consideration in new developments.

14.4.27 Baseline conditions for the Atlantic Wharf, Butetown Masterplan are established through a search of existing GP surgeries within a one-mile radius of the development Site in Butetown. For each GP surgery, the number of GPs and registered patients is included and subsequently, the overall ratio of GPs to registered patients is calculated.

14.4.28 As shown in Appendix 14.1, there are eight GP surgeries located within a one-mile radius of the Proposed Development. According to the Butetown Medical Practice website, new registrations are not accepted for the next six months. However, this is likely to change by 2032 when the Proposed Development is expected to be completed. For that reason, it is assumed that all eight GP surgeries are accepting patients, suggesting that there is sufficient GP capacity.

14.4.29 More specifically, a total of 60,150 patients are registered across these surgeries, which collectively provide 37 GPs. This equates to a current GP-patient ratio of 1:1,626. Considering the provision standard of 1,800 patients per GP, 174 patients per GP on average, would be able to register in the future.

Education

14.4.30 Policy C7 of the Cardiff Local Development Plan states that additional education provisions should be encouraged when there is a need for new and improved school facilities as a result of development. The Council should ensure that there is a sufficient number of nursery, primary and secondary schools in Cardiff and that these can meet the needs of the population. In case there is no overall surplus of school

places in the future, additional primary and secondary education provision will be required as a result of greenfield or brownfield developments.

14.4.31 Baseline conditions for the masterplan are established through searches for existing education facilities within specified distances from the development Site. For each education facility, the existing capacity and number of children on roll is recorded to establish the overall surplus or deficit in school places.

14.4.32 Education facilities have been divided into nursery and primary schools and secondary schools. Nursery and primary schools have been grouped together because many education establishments offer both nursery and primary education services. Nursery and primary schools were searched within a two-mile radius from the development Site whereas secondary schools were searched within a three-mile radius from the development Site. This is due to the assumption that at secondary level, students are able to travel larger distances than primary school students and hence they may be willing to travel further to attend a preferred school. However, it is important to acknowledge that there are a range of factors affecting the locational choices made by different families when choosing nursery and primary school for their children such as proximity to places of work, proximity to sibling's schools etc.

14.4.33 As shown in Appendix 14.2 there are 31 nursery and primary schools within a two-mile radius from the development Site. Across these facilities there is an overall surplus of 547 places compared to capacity. Similarly, as shown in Appendix 14.3 there are 6 secondary schools within a three-mile radius from the development Site and an overall surplus of 753 places compared to capacity.

Community Facilities

14.4.34 Policy C1 of the Cardiff Local Development Plan states that proposals for new and improved community facilities should be encouraged. Community centres are non-commercial facilities that are used by local communities for leisure and social purposes and include community halls, community learning, leisure centres, libraries and youth centres. The Policy mentions that any new development should ensure that adequate local community facilities are provided to avoid putting a strain on existing facilities and to meet the future demand of the local community. The provision of community facilities should be integrated with new developments as these facilities secure sustainable local communities and are valuable in generating employment and attracting people to live within an area.

14.4.35 Additionally, Policy C2 of the Cardiff Local Development Plan specifies that if new proposals cause the loss or change of community facility uses, an alternative facility of at least equal quality and scale should be provided to meet community needs. Otherwise, it should be clearly demonstrated that the existing provision is surplus to the needs of the community. The Policy highlights the importance of community facilities in encouraging social interaction, improving well-being and reducing inequalities between communities, and applies to any commercial or non-commercial use that provides a social or welfare benefit to the community.

14.4.36 According to best practice, one community facility should provide community services for 7,000 to 11,000 people.

14.4.37 For the masterplan, baseline conditions have been established through a search for existing community facilities within a two-mile radius of the development Site. Community facilities in this analysis include community halls and youth clubs but exclude sports and religious facilities. The community facilities are shown in Appendix 14.3.

Open Space Provision

14.4.38 Supplementary Planning Guidance (SPG) documents for Cardiff have defined open space within the following categories:

- formal recreation
- informal recreation
- children's play space
- amenity space

14.4.39 According to the Cardiff Local Development Plan, the requirement for open space provision in proposed developments is informed by policy EC2 which states that *“provision for open space, public realm, leisure, food and drink and child-care facilities will be appropriate in office, industrial and warehousing development provided the facility is of an appropriate scale and nature intended primarily to meet the needs of workers in the vicinity, therefore not attracting significant levels of visitor traffic into the area, or exacerbating existing traffic conditions”*.

14.4.40 In addition, policy C5 of the Cardiff Local Development Plan states that *‘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’.

14.4.41 Policy C5 applies to all new housing development, redevelopment schemes, conversions and mixed-use developments that contain any kind of housing or student accommodation. The Policy also states that improving the provision of open space in South Cardiff is especially important due to local communities having poorer access to areas of open space.

14.4.42 Moreover, the Policy indicates that there is a shortage of open space and recreation facilities in central and inner parts of the city of Cardiff and any opportunities to provide open space will be sought by large-scale commercial development in accordance with Policy KP7 on Planning Obligations as well as by all new residential developments.

14.4.43 As a general rule, it is stated that for developments of 14 or more dwellings, open space on-site is calculated from the projected population of the development. Importantly, the Cardiff Open Space Standard provides a minimum standard of 2.43 hectares (ha) of functional open space per 1,000 population. It is also noteworthy that open space should be designed in line with Cardiff Open Space SPG guidelines.

14.4.44 In terms of play space and according to the Cardiff Green Infrastructure SPG, children’s play space is any space that is specifically designed for children’s play with fixed play activities such as swings, slides or multi-units and more natural play environments. Policy C5 of the Cardiff Local Development Plan above sets out the basis for open space provision within new developments. The Policy provides the base-line level open space needed for functional recreation purposes and includes children’s play space. According to the Cardiff Open Space Standard, a minimum area of dedicated children’s play space provision is 0.25 ha per 1000 population.

Sensitive Receptors

14.4.45 Receptor identification is based on baseline data conditions. Receptor inclusion and appraisal of receptor sensitivity uses professional judgement and previous experience. This is explained within the ‘justification’ column of Table 14.10. Some receptors identified in the EIA Scoping Report have been combined to avoid repetition in the assessment.

Table 14.10: Sensitivity of receptors			
Assessment	Receptor	Sensitivity	Justification
Construction Employment	People seeking employment	Medium	To identify the ‘net change’ in construction employment.
Construction Employment	Existing businesses / public sector / third sector organisation on on-site and in surrounding area	Low	To identify the effects of construction disruption and moving to new premises on-site. However, due to the planned phasing of the Proposed Development, the existing on-site businesses will be moved into their new premises before their existing premises are demolished.
Construction Community Cohesion	Existing residents and businesses / public sector / third sector organisation on-site and in the surrounding area	Medium	To identify the effects of construction disruption on community cohesion.
Construction Community Cohesion	Visitors	Low	The Site and surrounding neighbourhood include several visitor attractions.
Operation Employment	People seeking employment	Medium	To identify the ‘net change’ in on-site employment, covering both numbers and types of jobs compared to existing on-site employment

Table 14.10: Sensitivity of receptors			
Assessment	Receptor	Sensitivity	Justification
Operation Employment	Existing and Future businesses / public sector / third sector organisation on-site	Medium	To identify the effects of the operation of businesses on-site
Operation Employment	Existing businesses / public sector / third sector organisations in surrounding area	Medium	To identify the effects of the operation of existing businesses near the Proposed Development.
Operation Housing	People seeking residential accommodation in Cardiff	Medium	The LDP sets out a need for new housing and sets targets for new dwellings by 2026. There does not appear to be an overcrowding issue in Butetown and Cardiff, with number of bedrooms matching or exceeding average household size.
Operation Social Infrastructure	Existing and future residents	Low – High	Variable sensitivity dependent on adequacy of existing provision.
Operation Social Infrastructure	Visitors	Low – High	Visitors are likely to use some social infrastructure such as open space and play space. Sensitivity dependent on adequacy of existing provision.
Operation Community Cohesion	Existing and future residents	Medium	Existing neighbourhood residents have an established community and new residents have greater reliance on the new development to provide this. There is significant severance in the Butetown ward between historic communities and new

Table 14.10: Sensitivity of receptors			
Assessment	Receptor	Sensitivity	Justification
			communities. There are also pockets of significant deprivation.
Operation Community Cohesion	Visitors	Medium	The Proposed Development includes significant tourist attractions which add to the existing tourist offer near the Site.
Operation Community Cohesion	Existing and future businesses / public sector / third sector organisations on-site and in the surrounding area	Medium	See justification for existing and future residents.

Limitations

14.4.46 The assessment is reliant on data provided by Cardiff Council and other third parties such as Robertson Property Ltd and Live Nation.

14.5 Assessment of Effects

Design Solutions and Assumptions

14.5.1 For the purpose of the socio-economic assessment, it has been assumed that the Proposed Development will be delivered in phases, such that current occupiers of the Site (Cardiff County Hall and Red Dragon Centre) will move into new premises in the Proposed Development prior to the demolition of their current premises.

Assessment of Construction Effects

Employment - People seeking employment

14.5.2 Arena and Hotel: Phase 1 of the Proposed Development includes the enabling works and construction of the Arena and Hotel, and associated infrastructure and landscaping. Cardiff Council and Robertson Property have provided an estimate of 600 gross full time construction jobs for the Arena and Hotel between 2022 and 2025. Not all of these will be additional. Assuming leakage (jobs taken by those outside of the local area) and displacement (jobs taken by those already working on local

construction projects), the Arena and Hotel will support approximately 285 net additional full-time equivalent (FTE jobs at a wider scale (Cardiff Capital Region), of which 150 jobs will be taken by those living in Cardiff. Details on the calculations and assumptions and rationale can be found in Appendix 14.6. This will increase the employment opportunities for current and future residents in Butetown, Cardiff and the wider region.

- 14.5.3 Masterplan: The construction of the masterplan of the Proposed Development will further create additional construction jobs. Using an estimate provided by Cardiff Council, the approximate number of gross direct FTE supported is estimated to be 600 between 2025 and 2030. As not all of these will be additional, the same leakage and displacement assumptions that were used for the Arena and Hotel construction have been applied, resulting in the masterplan supporting approximately 285 net additional FTE jobs at a wider scale (Cardiff Capital Region), of which 150 jobs will be taken by those living in Cardiff. Details on the calculations and assumptions can be found in Appendix 14.6.
- 14.5.4 There may also be significant expenditure on construction materials and services for all phases of construction of the Proposed Development. This will have positive benefits for the local economy and jobs through supply chain expenditure.
- 14.5.5 However, the 2020 update of HMT Green Book provides new local jobs multipliers according to whether jobs are in “tradable” or “non-tradable” sectors. These multipliers calculate the effect of expenditure in the local economy as a result the new jobs. Construction is considered a non-tradable sector, meaning that its goods and services are manufactured and consumed locally. There are no multipliers provided for non-tradable sectors by the new HMT Green Book guidance. Therefore, to take a conservative approach, it is assumed that there are no multiplier effects for these jobs and that the net indirect and induced employment resulting from additional construction jobs is zero.
- 14.5.6 The magnitude of change is *low to medium* due to the 570 net additional FTE jobs at Wales level and the length of time that construction will take place, resulting in a moderate permanent beneficial effect. While the additional construction jobs are low when compared with the overall size of the construction sector in Wales, which has an annual GVA of over £4 billion, the masterplan is a significant investment in the local area and can deliver a wide range of benefits to Butetown in the long term. Given the

medium sensitivity of people seeking employment, this would have a moderate beneficial effect which is **significant**.

Employment - Existing businesses / public sector / third sector organisations on-site and in surrounding area

14.5.7 The Proposed Development will involve the clearance of the existing employment land and floorspace on the Site. This includes the current Red Dragon Centre, Travelodge hotel, and Cardiff County Hall premises. The Proposed Development will be phased so that existing occupiers can re-locate to the new premises in the Proposed Development, prior to the demolition of their current premises. If existing employers decide to continue on-site operation, they will have some disruption to their functioning and incur costs to move, however the phasing will allow them to move with minimal disruption to their operations and they will not have to find alternative premises. As the Red Dragon Centre and Travelodge and many of the existing employers in the surrounding area are in the arts, entertainment, recreation, accommodation and food service sectors; which rely on footfall and visitors, they may be negatively impacted by ongoing construction of the Proposed Development deterring customers, but this should be minimal if the construction zones are adequately segregated and the traffic and pedestrian routes are maintained.. Conversely, they could see some benefit with construction workers potentially staying and spending locally.

14.5.8 The magnitude of change is low due to the phasing of the Proposed Development, resulting in a temporary negative effect. Given the low sensitivity of the receptor, this would have an adverse temporary negligible effect which is **not significant**.

Community Cohesion - Existing residents and businesses / public sector / third sector organisations on site and in the surrounding area

14.5.9 Existing businesses on the Site and near the Proposed Development which rely on footfall and visitors may be negatively impacted by ongoing construction of the Proposed Development deterring customers. Existing businesses and employers will be required to re-locate once new premises are available in the Proposed Development.

14.5.10 The sensitivity of the receptor is medium. The impact is temporary and low. This would produce a minor adverse effect which is **not significant**.

Community Cohesion – Visitors

14.5.11 The Site and surrounding neighbourhood include several visitor attractions. Construction may cause disruption and impede way-finding for visitors.

14.5.12 The sensitivity of the receptor is low and the magnitude of the impact is low. The effect is temporary, adverse and negligible. This would produce an effect which is **not significant**.

Assessment of Operational Effects

Employment - People seeking employment

14.5.13 The full application for the Arena and Hotel development and wider outline application for the masterplan would provide employment opportunities providing levels of growth within the designated Bay Business Area in line with Policy KP10 and contributing to new jobs in line with Policy KP1. The Site is located within the Bay Business Area where the provision of new offices, residential and commercial leisure uses is supported, therefore it is considered to be consistent with the desired land uses and therefore is considered to accord with the LDP Policies.

14.5.14 The operational employment in the Proposed Development will focus on arts, entertainment and recreation as well as accommodation and food service activities. This is driven by substantial retail, food and drink, hotel and leisure, and culture uses such as museums. These sectors have a higher percentage of jobs in Butetown than Cardiff or Wales, indicating that the skills are available locally, as shown in the baseline. Butetown residents also are employed in the sales and customer service occupations at a higher rate. There will also be space for business uses, which is aligned with the high number of Butetown and Cardiff residents working in professional occupations. Butetown has a high economic activity rate, but also high unemployment, compared to Cardiff. There are also pockets of significant deprivation within Butetown.

14.5.15 The Arena and Hotel elements of the Proposed Development will support approximately 333 gross full-time equivalent (FTE) jobs at the Cardiff scale. Not all of these jobs will be additional, due to approximately 22 FTE jobs being transferred from current Travelodge and 180 FTE jobs from the current Motorpoint Arena. After leakage of jobs going to those outside of Cardiff and displacement of existing jobs are removed, the net direct jobs supported by the Arena and Hotel is estimated at

approximately 73 FTE. Calculations, methodology and assumptions are detailed in Appendix 14.7. It should also be noted that the majority of the Arena staff will be part-time and casual staff which will fluctuate over time. The Arena is designed to accommodate up to 770 casual event staff. As the jobs in the Arena and Hotel are non-tradable, there are no multiplier effects which create additional indirect and induced jobs in the local area, as per the updated guidance in the 2020 HMT Green Book.

14.5.16 The masterplan elements of the Proposed Development will likely support approximately 3,700 gross full-time equivalent (FTE) jobs at the Cardiff scale. Not all of these jobs will be additional, due to jobs being transferred from the current Red Dragon Centre and Cardiff Council offices, as well as factoring in leakage and displacement from jobs going to people outside of Cardiff and or displacing other activity. Therefore, the net direct jobs supported by the masterplan are estimated to be approximately 1,300 FTE. Most of the jobs are in non-tradable sectors, and therefore have no multiplier effects which create additional indirect and induced jobs in the local area, as per the updated guidance in the 2020 HMT Green Book. It is assumed that some of the B1 business spaces in the Proposed Development will accommodate the current Cardiff County Hall-based jobs. The Cardiff County Hall-based jobs that will be accommodated in the business spaces are not new jobs to the local economy and therefore they will not generate a multiplier effect. However, it is likely that there will be some new additional jobs that will be accommodated in some of the B1 business spaces and that these will generate some indirect and induced impacts. Currently these potential additional jobs are not quantified because there is not enough evidence to support any assumptions. Calculations, methodology and assumptions are detailed in Appendix 14.7.

14.5.17 Given the existing employment profile, new employment opportunities are likely to be accessible and beneficial to local residents in Butetown and Cardiff, particularly in the context of nearby areas with significant deprivation.

14.5.18 The magnitude of change is medium. The receptor sensitivity is medium, resulting in a moderate beneficial effect which is permanent and **significant**.

Employment – Existing and future businesses / public sector / third sector organisations on-site and in surrounding area

14.5.19 Existing businesses will be provided with new, upgraded premises, and better pedestrian links into the Site. New visitor attractions, such as the Arena and cultural

venues are likely to drive additional footfall and visitors to the Butetown area, bringing additional visitor spend. The Proposed Development’s uses are complementary to the existing arts, leisure and tourism businesses and organisations in the surrounding area. Arts, entertainment and recreation and accommodation and food services make up £510m of Cardiff’s annual Gross Value Added (GVA) of over £11bn.

14.5.20 For receptors currently on the Site, this magnitude of the change would be low. As the receptor sensitivity is medium, this would result in a minor permanent beneficial effect which is **not significant**.

14.5.21 For receptors in the surrounding area, this magnitude of the change would be low. As the receptor sensitivity is medium, this would result in a minor permanent beneficial effect which is **not significant**.

Housing - People seeking residential accommodation in Cardiff

14.5.22 The proposed level of housing provision mentioned in the LDP is 41,415 dwellings until 2026, of which 6,646 affordable housing units are to be delivered. From 2006 to 2019, 16,521 new dwellings were built in Cardiff, a number that represents roughly 40% of the overall dwelling requirement.

14.5.23 The Proposed Development will provide 1,000-1,100 mixed size and tenure residential dwellings, across the Bute East Dock Quarter, Mixed-Use Quarter and Waterfront Quarter. This will contribute towards the target of 45,415 new homes (including a 4,000 dwelling flexibility allowance) required during the LDP plan period and outlined under Policy KP1. All residential units will be flats, 20% of which will have 1-bedroom, 70% will have 2-bedrooms and 10% will have 3-bedrooms. This is similar to current household spaces by dwelling in Butetown, as 81.8% of dwellings are flats, maisonettes or apartments. Moreover, an indicative housing tenure mix of 80% market and 20% affordable housing is proposed to be delivered. The indicative housing size mix of market and affordable dwellings is provided in Table 14.11.

Table 14.11: Indicative housing size mix across both market and affordable housing tenures		
Dwelling size (number of bedrooms)	Proportion of total market and affordable residential units across the three masterplan quarters (based on 1,050 units)	Total number of market and affordable residential units across the three masterplan quarters (based on 1,050 units)
1 bedroom	20%	210
2 bedrooms	70%	735
3 bedrooms	10%	105

14.5.24 The number of market and affordable residential units provided within the Proposed Development, will contribute towards meeting the LDP target of 41,415 dwellings until 2026. However, many more residential units are required to be provided in Cardiff until 2026 in order for the target to be met. Therefore, the impact is judged to be of low magnitude. The receptor sensitivity is medium, resulting in a minor beneficial permanent effect which is **not significant**.

Social Infrastructure – Existing and future residents and visitors seeking social infrastructure

14.5.25 Population projections of future residents residing within the Proposed Development were calculated based on data received on the number, type, tenure and size of residential units, in order to assess potential population pressures on existing social infrastructure services. The data received was complemented with assumptions made regarding the maximum number of people that could be residing in each residential unit. A more detailed explanation of the methodology used for calculating the maximum population that could be residing within the Proposed Development can be found in Appendix 14.5.

14.5.26 According to the calculations mentioned above, the maximum population within the Proposed Development and across all three quarters would be 3,045. Assuming that this population will have a similar age profile to Butetown overall, 435 individuals will be up to 19 years old and therefore requiring education services, 2,369 individuals will be working age and 237 individuals will be more than 64 years old.

Social Infrastructure – Healthcare - Existing and future residents seeking social infrastructure

14.5.27 In terms of healthcare services, within a one-mile radius from the Development Site, there are 37 GPs and a current GP-patient ratio of 1:1,626. Considering the provision standard of 1,800 patients per GP, there is an average surplus of 174 patients per GP. More detailed information on the GP surgeries can be found in Appendix 14.1.

14.5.28 The additional 3,045 new residents of the Proposed Development will place additional demand upon local healthcare facilities. Taking a worst-case scenario in which, all new residents register with a local GP, the additional residents would increase the overall practice list size to 1,708 patients per GP which does not exceed the provision standard of 1,800 patients per GP.

14.5.29 The receptor sensitivity, in this case existing residents of the neighbourhood and future residents of the Proposed Development seeking healthcare, would be low and the impact is judged to be of low magnitude. This will produce a negligible permanent effect which is **not significant**.

Social Infrastructure – Education - Existing and future residents seeking social infrastructure

14.5.30 In terms of education services, there are 31 nursery and primary schools within a two-mile radius of the Proposed Development and 6 secondary schools within a three-mile radius of the Proposed Development. Across these education facilities there was an overall surplus of 547 nursery and primary school places and an overall surplus of 753 secondary places compared to capacity. More detailed data on the nursery/primary schools and on the secondary schools can be found in Appendices 14.2. and 14.3 respectively.

14.5.31 The increase in the number of residents that are below 19 years old and residing within the Proposed Development, will increase the demand for nursery, primary and secondary school places. Based on the assumption that the resident population will have a similar age profile to Butetown overall, it was possible to estimate the number of pupils that will require nursery and primary school education services (aged 0-9) and the number of pupils that will require secondary school education services (10-19). It is estimated that there would be 259 additional nursery and primary school pupils and 176 additional secondary school pupils. These numbers do not exceed the overall surplus numbers of both nursery and primary school places and secondary places.

14.5.32 The receptor sensitivity, in this case existing neighbourhood and future residents of the Proposed Development seeking nursery and primary education services or secondary school places would be low, and the impact is judged to be of low magnitude. This would produce permanent negligible adverse effect which is **not significant**.

Social Infrastructure – Community Facilities - Existing and future residents seeking social infrastructure

14.5.33 In terms of community facilities, there are 14 community halls or youth centres within a two-mile radius from the Proposed Development, providing an array of space and

resources for community and voluntary groups, charities, art groups and youth clubs. More detailed information on these community facilities can be found in Appendix 14.4.

14.5.34 Considering the worst-case scenario in which all 3,045 new residents will join a community facility and based on recognised best practice of one community centre having between 7,000 to 11,000 people, the receptor sensitivity to changes in capacity of existing community facilities would be low and the impact low and permanent. This would produce a permanent negligible adverse socio-economic effect which is **not significant**.

Social Infrastructure –Open Space - Existing and future residents and visitors seeking social infrastructure

14.5.35 As outlined within the Landscape Masterplan Report which accompanies the planning submission, the Site currently contains approximately 3.96ha of open space and as part of the Proposed Development approximately 0.7ha of open space would be retained and 3.26ha would be removed. However, to compensate this loss 6.27ha of open space would be provided within the masterplan in the following categories, which align with the open space typologies in TAN 16:

- Multi-functional green space;
- Green corridors;
- Outdoor sports facilities;
- Provision for children and young people;
- Civic spaces;
- Green verges/buffers; and
- Water.

14.5.36 6.97ha of open space and a maximum population calculation of 3,045 means that there are 2.24ha of open space per 1000 population. This is below the Cardiff open Space Standard of 2.43ha per 1,000 population.

14.5.37 As part of these total figures, part of Silurian Park (3,505sqm) would need to be removed to accommodate the development of the Arena Quarter. However, this loss would be compensated, and a gain reached by Phase 3 of the masterplan development when the multi-functional green space proposed around Atlantic Square and The Vista is delivered. Furthermore, the masterplan would introduce a number of

new open space typologies within the site including civic spaces, provision for children and young adults and water and remove significant areas of surface level car parking and hard standing. The new provision would both significantly increase the amenity value of the open space offering in this part of Cardiff Bay, whilst improving biodiversity and providing new areas of water connecting the site back to its historic dockland use.

14.5.38 The Proposed Development would also significantly improve the variety of open space and would not result in a deficiency. The proposed open space would almost double the amount of useable open space within the Site, offering a wider variety of open space typologies and contributing to functionality and biodiversity, thereby fulfilling multiple purposes in line with PPW11 and the requirements of Policy C4 and Policy KP3.

14.5.39 The Proposed Development would also provide a significant amount of outdoor space, outdoor recreation, children's play and sport for the proposed residential population with reference to Policy C5. The illustrative proposals for this part of the masterplan would both complement the existing facilities within the area and account for the increased population within the Site.

14.5.40 Although the Proposed Development does not quite meet the standard for open space, the quality and provision of open space would be improved over current conditions.

14.5.41 For both existing and future residents and visitors, the magnitude of the impact is low. The receptor sensitivity of both sets of receptors is medium. This results in a permanent minor beneficial effect which is **not significant**.

Community Cohesion: Existing and future residents, businesses / public sector / third sector organisations on site and in the surrounding area and visitors

14.5.42 Community cohesion is an important issue for Butetown, as it is a neighbourhood of significant contrasts. There are historic and new communities, residential areas, tourist destinations, corporate offices and The Senedd. There are areas of significant prosperity and others of significant deprivation. There is also significant severance as a result of the A4234, and Lloyd George Avenue and the rail line alongside it. The area has an ethnically diverse population, which is also young and economically active, but also suffers from significant unemployment.

- 14.5.43 The masterplan will respond to Policy KP13 by providing a range of dwelling sizes, types and affordability whilst providing a range of leisure and employment led facilities improving the quality of life for all, both within existing and future communities.
- 14.5.44 Affordable housing will be provided on Site, with 20% of units planned to be affordable. The housing mix also reflects the neighbourhood current types of housing, which are predominantly flats.
- 14.5.45 The employment which will be supported also reflects the mix of local skills and sectors well, as detailed in the assessment of employment effects. The Site would provide employment opportunities to help address the high unemployment rates in the neighbourhood as well as the areas of deprivation.
- 14.5.46 The issue of severance will be addressed by improved pedestrian links to the southern end of Lloyd George Avenue and footbridge across and A4232. However, the Arena and Hotel border an existing residential area to the north and east of the Proposed Development Site. This area is currently the Cardiff County Hall car park and the southern corner of Silurian Park. Residents bordering the Site at these points may perceive increased severance with the area due to the buildings of the Arena and Hotel, however pathways are being maintained.
- 14.5.47 Existing and future residents on-site and in the surrounding areas will have access to additional cultural, leisure, food and drink, and retail amenities in the new Arena, Red Dragon Centre, Event Square, Cultural Quarter including the WMC Academy, This is Wales visitor attraction and the Contemporary Art Museum. Future visitors will also benefit from the enhanced tourism and leisure offer.
- 14.5.48 For existing and future residents of the Proposed Development and in the surrounding area the magnitude of the impact is medium and beneficial. As the receptor sensitivity is medium, this results in a permanent beneficial major effect which is **significant**.
- 14.5.49 For existing and future residents bordering the Arena and Hotel, the magnitude of the impact is low and adverse. As the receptor sensitivity is medium, this results in a permanent minor adverse effect which is **not significant**.
- 14.5.50 For visitors, the magnitude of the impact is high and beneficial. As the receptor sensitivity is medium, this results in a permanent beneficial major effect which is **significant**.

14.6 Mitigation

Mitigation of effects from Construction

14.6.1 No significant adverse socio-economic effects have been reported, however, the construction management measures proposed through other chapters of this ES will also help in minimising potential amenity effects on local residents and businesses.

14.6.2 In order to bring the greatest benefit to the local communities and economy, Cardiff Council and its delivery partners should continue work to engage with a range of local partners including suppliers, local colleges and schools, to develop opportunities around apprenticeships and work placements. Should consent be granted, Cardiff Council will seek to work with their contractors to access relevant job fairs and promote opportunities within the local economy and supply chain.

Mitigation of effects from Operation

14.6.3 No significant adverse socio-economic effects have been reported during the operational phase of the proposed development and therefore no specific mitigation measures are considered necessary.

14.6.4 Cardiff Council should seek to maximise the local employment, economic and community cohesion benefits by working with future tenants of the Proposed Development and local colleges and employment organisations to identify opportunities for apprenticeships and training and communicate employment opportunities to local residents. Steps can also be taken to make the enhanced arts, cultural and leisure offerings accessible to local residents, particularly from deprived areas. These are simply possible opportunities which would require further development to identify and define. The development of a Social Value Strategy for the Proposed Development will help to define and identify opportunities and set out a plan for delivery and monitoring.

14.7 Residual Effects

14.7.1 The assessment of effects has not identified any adverse significant effects and therefore no specific mitigation measures have been provided, therefore there are no residual effects.

14.8 Assessment of Cumulative Effects

14.8.1 Further analysis and detail is required to fully assess the cumulative effects of other

developments and effects on receptors. There is a potential for cumulative impacts in terms of construction which is determined by the availability of the workforce and overall impact on the supply chain if multiple developments were to proceed at the same time. More detail would also be needed to assess the cumulative impacts on social infrastructure of other proposed developments in Butetown and the surrounding area.

14.9 Conclusion

14.9.1 The Proposed Development will provide a number of socio-economic benefits to Butetown, Cardiff and the Cardiff Capital Region. Effort should be taken to maximise these benefits for the existing local community. No significant adverse socio-economic effects have been identified (see Tables 14.12 and 14.13).

Table 14.12: Summary of Construction Effects					
Assessment	Receptor	Sensitivity	Magnitude of effect	Temporal effect	Significance
Employment	People seeking employment	Medium	Low to Medium	Permanent	Moderate beneficial Significant
Employment	Existing businesses / public sector / third sector organisations on-site and in surrounding area	Low	Low	Temporary	Negligible negative Not significant
Community Cohesion	Existing residents and businesses / public sector / third sector organisations on site and in the surrounding area	Medium	Low	Temporary	Minor negative Not significant
Community Cohesion	Visitors	Low	Low	Temporary	Negligible negative Not significant

Table 14.13: Summary of Operational Effects					
Assessment	Receptor	Sensitivity	Magnitude of effect	Temporal effect	Significance
Employment	People seeking employment	Medium	Medium	Permanent	Moderate beneficial Significant
Employment	Existing businesses / public sector / third sector organisations on-site	Medium	Low	Permanent	Minor beneficial Not significant
Employment	Existing residents and businesses / public sector / third sector organisations in the surrounding area	Medium	Low	Permanent	Minor beneficial Not significant
Housing	People seeking residential accommodation in Cardiff	Medium	Low	Permanent	Minor beneficial Not significant
Social Infrastructure - Healthcare	Existing and future residents and visitors seeking social infrastructure	Low	Low	Permanent	Negligible adverse Not significant
Social Infrastructure - Education	Existing and future residents and visitors seeking social infrastructure	Low	Low	Permanent	Negligible adverse Not significant
Social Infrastructure – Community	Existing and future residents and	Low	Low	Permanent	Negligible adverse Not significant



Table 14.13: Summary of Operational Effects					
Assessment	Receptor	Sensitivity	Magnitude of effect	Temporal effect	Significance
Facilities	visitors seeking social infrastructure				
Social Infrastructure – Open space	Existing and future residents and visitors seeking social infrastructure	Medium	Low	Permanent	Minor beneficial Not significant
Social Infrastructure – Open space	Visitors	Low	Medium	Permanent	Minor beneficial Not significant
Community Cohesion	Existing and future residents of the Proposed Development and in the surrounding area	Medium	Medium	Permanent	Major beneficial Significant
Community Cohesion	Existing and future residents bordering the Arena and Hotel	Medium	Low	Permanent	Minor adverse Not significant
Community Cohesion	Visitors	Medium	High	Permanent	Major beneficial Significant