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Planning Design Economics

Barry Waterfront

Environmental Statement
CHAPTER L

Socio-Economic Impacts

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1.0 Introduction and Background

1.1 This Chapter assesses:

1. How the Proposed Development is likely to directly affect the local and regional economies during its construction and operation in terms of capital investment, employment generation and the local labour market; and,
2. The effects of the proposed housing element within the local area on population, housing, commuting patterns, education, health, retail, leisure and community facility provision.

1.2 The main issues covered in this Chapter are:

1. The extent of the labour catchment area of the Proposed Development;
2. Current socio-economic and labour market conditions within the defined labour catchment area;
3. The existing level of employment at Barry Waterfront;
4. Direct employment associated with the Proposed Development;
5. Indirect and induced employment associated with the spending of occupying firms within the Proposed Development and their employees;
6. Temporary construction employment generated by the Proposed Development;
7. Impacts on population and the local labour market arising from the Proposed Development; and,
8. Any impacts from residents of the Proposed Development on demand for education, health and other community facilities in the area.

1.3 Impacts on different factors are assessed for a worst case situation assuming that the scheme is fully built out. It is not possible to assess the likely socio-economic impacts of the proposed scheme over time in a robust way and this is not a normal requirement of Environmental Statements.

1.4 The actual costs of addressing any identified significant impacts of the proposed scheme are not assessed in this Chapter. This is not a normal requirement of Environmental Statements but is a matter that is normally dealt with through negotiations on Section 106 Agreement obligations relating to the scheme.

1.5 Issues of how proposed facilities within the scheme will be funded or managed are dealt with in the Planning Statement. They are not considered as part of this Environmental Statement which instead focuses on assessing the impacts of the scheme.

2.0 Policy Context

2.1 As the application site lies within the Vale of Glamorgan, policies in the Vale of Glamorgan Unitary Development Plan are relevant. Consideration is also given to Planning Policy Wales, the Wales Spatial Plan and the emerging Vale of Glamorgan Local Development Plan.

Wales Spatial Plan 2008 Update

2.2 The Vision of the Wales Spatial Plan is to sustain communities in Wales by tackling the challenges presented by population and economic change and to increase Wales' competitiveness.

2.3 The promotion of a sustainable economy represents one of the five Spatial Plan themes. The economic vision is for an innovative, high value-added economy which creates wealth and promotes the spreading of prosperity throughout Wales. It also seeks to ensure that the economy adds to the quality of life and to the standard of the living and working environment in Wales.

2.4 This theme of social inclusion is reflected in the strategy for the South East Wales Spatial Plan Area. This seeks to encourage key settlements (including Barry) as successful employment and service hubs and attractive and distinctive places within which to live.

Planning Policy Wales (March 2002)

2.5 Planning Policy Wales emphasises the Assembly Government's commitment to building a modern and more diverse economy and highlights its objectives for economic development which are to:

1. Enhance the economic success of urban areas, helping businesses to maximise their competitiveness;
2. Support initiative and to avoid placing unnecessary burdens on enterprise;
3. Respect and encourage diversity in the local economy;
4. Promote new technologies; and,
5. Ensure that development for enterprise and employment is in line with sustainability principles, respecting the environment in its location, scale and design.

2.6 Planning Policy Wales also seeks to promote social equity in terms of access to housing, services and facilities for all sectors of the community.

Vale of Glamorgan Unitary Development Plan

2.7 The UDP provides a land-use policy base to support the aims of the Council's Community Strategy which seeks to strengthen the local economy through a range of measures including:

1 Undertaking urban regeneration initiatives;
2 Developing tourism;
3 Enhancing town centres;
4 Promoting the Vale of Glamorgan as a location for investment;
5 Providing information and advice on sites and premises and environmental and sustainability issues; and where appropriate,
6 Offering financial assistance to training and businesses.

2.8 The UDP describes Barry as a key employment area for the Vale but recognises that it shares many of the problems of dereliction, lack of investment and unemployment that characterise the South Wales Valleys. In response to such challenges, it highlights the role of partnerships in the regeneration of brownfield sites.

2.9 The UDP emphasises the Council's commitment to supporting the local economy and local economic development through a range of measures including the provision of a choice and range of sites. Specifically, it states that the policies will assist the Council to:

1 Strengthen the local economy;
2 Widen job opportunities for local residents by improving access to employment and training;
3 Improve the economic infrastructure of the Vale;
4 Set out strategic policies for development, conservation and transportation that will enable the local economy to growth in a sustainable framework; and,
5 Improve the urban fabric and enhance the physical and natural environment of the Vale.

Emerging Vale of Glamorgan Local Development Plan

2.10 The Vale of Glamorgan LDP Draft Preferred Strategy is rooted in a vision for the Vale as a safe, clean and attractive area where individuals and communities have opportunities to improve their health, prosperity and well-being.

2.11 A number of key objectives are established. These include the efficient and effective use of land; the sustainable use and management of natural resources; and the development of a diverse and sustainable local economy that meets the needs of the Vale of Glamorgan and those of the wider South East Wales Region.

2.12 Barry is identified as a key settlement and a main location for the concentration of development opportunities. As such, it is considered to have a key role in the creation of a strong and sustainable city region for South East Wales.

3.0 Assessment Methodology and Significance Criteria

Assessment Methodology

3.1 This assessment first established the baseline position in terms of local economic conditions, current employment on the site, and the provision of education, health and community facilities in the area, before examining the potential impacts of the Proposed Development and their significance. Opportunities for the mitigation of any adverse effects and the enhancement of positive effects are then examined.

3.2 Published Government and local authority statistics – including the 2001 Census, the Annual Business Inquiry – and economic strategy documents relating to the area have been drawn upon.

Significance Criteria

3.3 In the absence of any generally accepted criteria for assessing the significance of socio-economic impacts, the scale of any impacts is assessed in relation to the magnitude of change against the sensitivity of the baseline position. In some cases this cannot be quantified or measured, so the nature and context of the impact is considered more generally. Impacts are identified as either positive (beneficial) or negative (adverse), while their magnitude can be classified as 'negligible', 'minor', 'moderate' or 'major'.

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

Table L1 Matrix for Determining the Significance of Effects

4.0 # Baseline Conditions

4.1 This section establishes the baseline for the assessment of impacts associated with the Proposed Development. It provides a context for the assessment of the socio-economic and community impacts of the Proposed Development by identifying the area likely to be most strongly affected by it and by describing the current socio-economic conditions within this area. Any future impacts can be measured against this baseline context.

Area of Impact

4.2 The application site is located in Barry, in the South East of the Vale of Glamorgan. Given the nature of the Proposed Development, its location in relation to other settlements and the role and economic significance of Cardiff, the most significant impacts are likely to be concentrated within the Vale of Glamorgan itself.

4.3 Although the potential economic linkages and travel to work patterns mean that some effects of the development will be spread over a wider area, the main economic impacts will be concentrated in the labour catchment area of the Proposed Development – the area from which it would draw the majority of its workforce. As such, whilst it is anticipated that there will be a in-flow and an out-flow of workers to the Proposed Development from surrounding local authorities, the labour catchment is defined as comprising the administrative area of the Vale of Glamorgan.

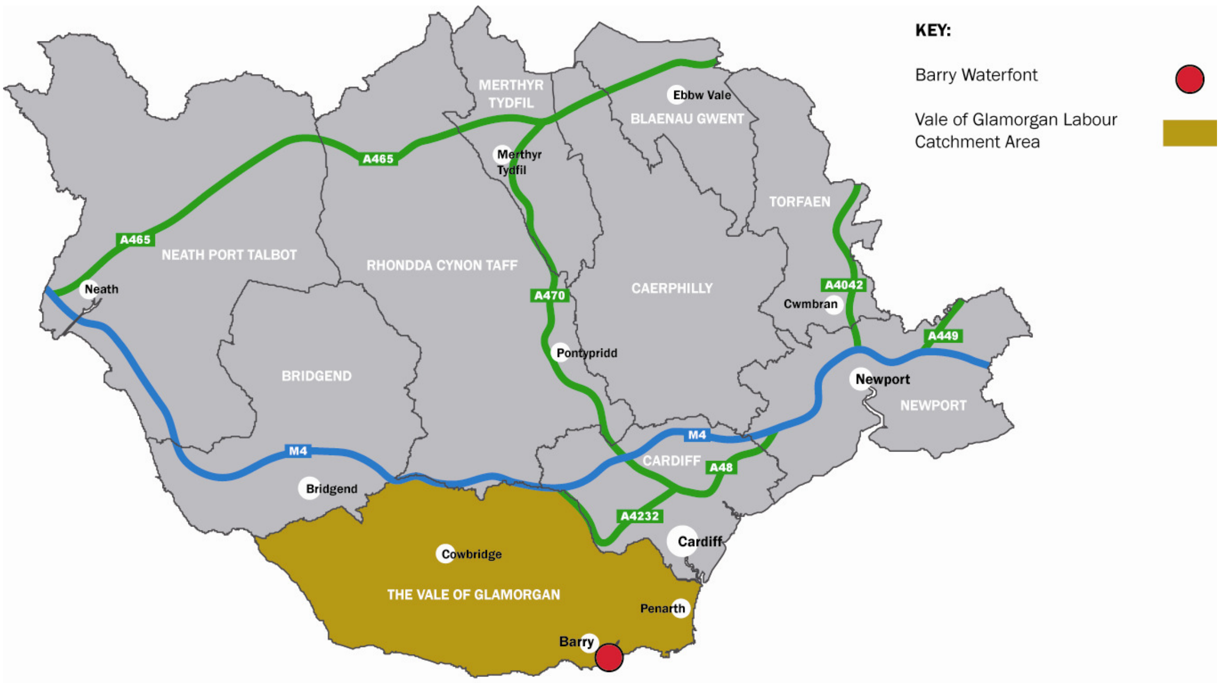

Fig 1 Labour Catchment Area

Socio-Economic Factors

4.4 Key economic characteristics and trends in this labour catchment area (referred to as the local area or local economy) are summarised below. All tables with supporting statistical data are contained in Appendix L1.

4.5 The resident population of the catchment area at 2006 was 123,300[1]. This represents an increase in population of 4,000 or 3.4% since 2001[2]. The Population Projections forecast that this rate of increase will continue to 147,900 in 2031.

4.6 Employment in the catchment area fell by 17.0% (7,200 jobs) between 2001 and 2007[3], a loss which contrasts significantly with Wales as a whole (8.9% growth; 97,000 additional jobs over the same period) (Table A.1, Appendix L1). The main loss in the Vale of Glamorgan can be seen in the public administration, health and education sector. This accounted for 40.0% of all jobs in the local authority area in 2001, compared to 31.4% in 2007. By contrast, the relative importance of this sector fell by 0.3% across Wales over the same period (Table A.2, Appendix L1). Despite this, the public administration, health and education sector continues to represent the highest proportion of employment in the Vale of Glamorgan with distribution, hotels and restaurants providing a further 23.8% of all local jobs in 2007. This is comparable with the relative importance of this sector within Wales (23.3%). The largest sector increase for the catchment area has been in manufacturing, rising from 11.3% to 17.5% of local jobs between 2001 and 2007. This is approximately double the rate of increase that was been experienced in Wales.

4.7 Between 2001 and 2007, the number of VAT registered firms in the Vale of Glamorgan grew by 8.0% mirroring the 8.1% increase across Wales (Table A.4, Appendix L1). The stock of businesses per 10,000 population (Table A.5, Appendix L1) provides an indication of the level of business activity in the local economy. New registrations in VAT registered firms are only slightly lower for the Vale of Glamorgan at 27 per 10,000 resident adult population compared with 28 per 10,000 resident adults in Wales.

4.8 The unemployment rate for the labour catchment area in 2008 was 7.4%. This is substantially higher than the employment rate for Wales (6.0%) (Table A.6, Appendix L1). The number of JSA claimants is below this level as not all unemployed residents opt for support.

[1] Local Authority Population Projections for Wales published by the Welsh Assembly Government in 2008

[2] 2001 Census

[3] Annual Business Inquiry, 2007

4.9 The 2008 Welsh Indices of Multiple Deprivation prepared by the Welsh Assembly Government contains a range of measures to identity the level of deprivation experienced in an area at a super output area scale. A total of 1,896 super output areas cover the whole of Wales of which 78 lie within the Vale of Glamorgan. 53 of the Vale of Glamorgan's super output areas fall within the top half of the table for least deprived areas in Wales. However, 10 of the Vale of Glamorgan's super output area fall within the top quartile of most deprived areas in Wales; all of these fall within of Barry and the immediate surrounding area. 2 of the super output areas, Gibbonsdown 2 and Court 3 have been placed in the top 10% of most deprived areas in Wales (ranks 100 and 115 respectively).

4.10 In conclusion, while the resident population increased by 3.4% between 2001 and 2006, employment fell by 17% over a similar period. Reflecting this, the unemployment level for the Vale of Glamorgan is higher than that of Wales. The Indices of Multiple Deprivation shows that a large number of wards in the Vale of Glamorgan are amongst the least deprived areas in Wales. However, Barry is an anomaly to this having some of the most deprived lower super output areas in Wales. Encouragingly, the number of VAT registered firms in the Vale of Glamorgan is proportionately comparable with Wales as a whole.

Local Labour Market Conditions

4.11 In May 2009, there were 8.6 claimant unemployed workers for every unfilled job centre vacancy in the Vale of Glamorgan. This is much higher than the ratio for the Wales (5.5) (Table A.7, Appendix L1) and indicates a relatively slack local labour market, with limited job opportunities available for the many claimant unemployed workers, and lower prospects of gaining work than in other parts of Wales.

4.12 Among the vacancies in the area, the jobs available are mainly for elementary occupations (31%). Personal service (18%), sales/customer service (14%) and skilled trade (12%) jobs are available within the Vale of Glamorgan. (Table A.8, Appendix L1). In terms of the claimant unemployed and the occupations sought, elementary occupations are in demand by 26% of the claimant unemployed, sales/customer service by 19.4% and skilled trades by 14.1% of the claimant unemployed (Table A.9, Appendix L1).

4.13 Despite the relatively high unemployment levels, economic activity rates – the proportion of the economically active workforce in employment – are fairly high in the Vale of Glamorgan (Table A.10, Appendix L1). In 2008, the economic activity rate for the Vale of Glamorgan was 78.2%, a figure which is slightly higher than that of Wales (75.8%).

4.14 The average wage level of the resident population in the Vale of Glamorgan is about 7% higher than the Welsh average. The average wage level of the workplace population in the Vale of Glamorgan is 8.5% above the Welsh average (Table A.11, Appendix L1). A comparison of the Vale of Glamorgan's resident wage levels with workplace wages shows a difference of only £2.80 per week.

4.15 The local labour force of the Vale of Glamorgan contains broadly the same spread of occupations as that of Wales albeit with slightly higher levels of managers/senior officials (15.8% compared with Wales' 13.1%), and associate professionals and technical occupations (17.8% compared with Wales 15.8%) (Table A.12, Appendix L1). The Vale of Glamorgan has slightly lower levels of less skilled and non professional occupations.

Commuting

4.16 The majority of the local resident labour force (28,184) live and work within the Vale of Glamorgan (Table A.13, Appendix L1).

4.17 In 2001, a total of 24,000 people commuted out of the Vale of Glamorgan for employment purposes whilst 13,000 people travelled into the area to work. This equated to an out-commuting rate of 46% of the resident workforce and an in-commuting rate of 32% of local employees.

1 The top three commuting flows into the Vale of Glamorgan are from Cardiff (4,835 – 11.7% of local employees), Rhondda Cynon Taf (2,660 – 6.5% of local employees) and Bridgend (2,326 – 5.6% of local employees).
2 The top three commuting flows out of the Vale of Glamorgan are to Cardiff (16,714 – 32.1% of the resident workforce), Bridgend (1,910 – 3.7% of the resident workforce) and Rhondda Cynon Taf (1,357 – 2.6% of the resident workforce).

Existing Resident Population at Barry Waterfront

4.18 Completion of the existing residential properties at Barry Waterfront post-dates the 2001 Census and so this source cannot be relied upon to provide a basis for an understanding of the current residential population.

4.19 The original outline planning application for Barry Waterfront was assumed in the Vale of Glamorgan UDP to have potential for 1,400 dwellings. To date, planning permission has been granted for 783 dwellings, of which 687 have been completed. The majority of these properties are relatively small apartments. As such, it is considered that the average household size for the Vale of Glamorgan[4] would overestimate the local population and that it is therefore not applicable in this case. Rather, an average household size of 2 persons per dwellings has been assumed for the assessment of the existing population at Barry Waterfront. This implies a total population of 1,374 persons.

[4] 2.34 – Source: WAG Household Projections for Wales (2006-based)

4.20 No data is presently available on the age or employment profile of the existing population at Barry Waterfront.

Existing Employment at Barry Waterfront

4.21 In addition to being a residential area, Barry Waterfront also contains a number of retail, employment and leisure facilities.

4.22 No jobs presently exist on the application site but existing employment on at Barry Waterfront comprises[5]:

1 Retail park comprising 5,110sqm floorspace (6 units);

2 Morrisons food store comprising 3,200sqm (net) floorspace and petrol filling station; and,

3 A KFC fast food restaurant.

4.23 Looking at just the current employment within Barry Waterfront, the total is approximately 330 jobs (235 FTEs):

Current Use	Floorspace (sqm)	Employment Density	No. jobs generated	FTE jobs
Retail Park	5,110	1 job per 62 sqm	82	58
Morrisons Supermarket	3,200	1 job per 18 sqm	178	125
Petrol Filling Station	-	Estimate based on existing facility elsewhere	6	4
KFC Restaurant	-	NLP survey	65	46
Total jobs at Barry Waterfront	**-**	**-**	**331**	**233**

Sources: NLP, VOA, English Partnerships: Employment Densities

Table L2 Current Employment at Barry Waterfront

4.24 In addition to these facilities, a large number of jobs are available in the Vale of Glamorgan Council offices and at Barry town centre. However, these are outside of the application site and beyond the Barry Waterfront area. As such, they are not incorporated into our assessment of existing employment at Barry Waterfront.

[5] Note: this area does not represent the application site but rather the wider area defined as the recently constructed Barry Waterfront. There is no existing employment on the application site itself.

Indirect and Induced Employment

4.25 Further jobs are supported outside of Barry Waterfront site in the form of *indirect* employment arising from net spending of existing occupiers and businesses on goods, supplies and services from firms within the local and regional economies. In addition, *induced* employment is supported in local shops and services through the wage spending of employees currently based on the site, as well by the spending of employees of their local supplier firms.

4.26 Because of the difficulty in measuring these types of employment directly, it is normal to estimate the level of indirect and induced employment by using an employment multiplier, related to the existing level of direct employment associated with the site. To select an appropriate employment multiplier in this case, figures used or derived in studies of other major developments were considered, while (in the absence of any specifically Welsh guidance) English Partnership's guidelines of multipliers were also considered[6].

4.27 Based on these factors, and the economic characteristics of the local economy, an additionality multiplier value of 1.2 has been selected to estimate both indirect and induced employment within the labour catchment area. This implies that 20 additional jobs are supported for every 100 people directly employed on the site at present. Applying this figure to the total number of direct jobs at Barry Waterfront (in FTEs) produces a further 47 indirect/induced jobs supported within the local economy.

Type of Employment	Total	FTE Jobs
Existing direct jobs on site	**331**	**233**
Multiplier of 1.2		
Indirect / Induced Jobs in Local Area	47	47
TOTAL	**378**	**280**

Source: NLP

Table L3 Gross Existing Employment Related to Application Site

4.28 Total employment currently supported in the local area by activities at Barry Waterfront would therefore be approximately 380 jobs (280 FTEs)

4.29 The employment multiplier will be higher across the region to reflect that more expenditure related to the existing operations on site will be retained within this wider area which will therefore be subject to less leakage. Using the same approach as above, a regional multiplier of 1.4 has been adopted. This produces some 95 indirect and induced FTE jobs across the region (including

[6] *Additionality Guide*, English Partnerships, September 2004

45 in the local area) supported by current uses on the site, and some 425 FTE indirect jobs in total.

Retail Facilities

4.30 Within the existing Barry Waterfront development there are a number of retail facilities. The Morrisons supermarket is located off Ffordd Y Mileniwm. It opened in 2001 and is located out-of-centre and formed the first phase of the Barry Waterfront redevelopment. A number of comparison retail units are adjacent to the supermarket. These were developed at the same time and are now occupied by Focus, Halfords, Instore and Argos.

4.31 Other food stores in the local area include:

1 Tesco, Stirling Road – approximately 1,800 sqm (net) and is located in an out of centre location at the junction of Stirling Road/Port Road West.
2 Waitrose, Palmerston Road – approximately 2,300 sqm net, opened in 2004 in an out of centre location along Palmerston Road.
3 Tesco, Culverhouse Cross – the largest food store within the local area, comprising approximately 8,400 sqm (net). It is located adjacent to a number of purpose built retail units including Marks & Spencer (which also has a considerable convenience offer) and a number of bulky goods retailers including Allied Carpets, Comet etc.
4 Tesco, Penarth Haven – approximately 2,300 sqm (net) floorspace in an out of centre location. The store is located adjacent to a large residential area and close to the newly developed International Sports Village.

4.32 Barry town centre has approximately 24,920 sqm gross retail floorspace of which approximately 1,340 sqm is in convenience use, 13,580 sqm is in comparison use and 4,960 sqm is dedicated to retail services. Of the 151 retail units within the town centre, 59 (39%) are comparison retail units, 50 (33%) service units and 9 (6%) convenience units.

4.33 There are a number of multiple as well as independent retailers within Barry town centre. Key multiple retailers include Iceland, Boots, Peacocks, WH Smith, Clinton Cards, Dorothy Perkins, New Look, Burtons, Superdrug, Greggs and Wilkinsons. The largest units within the centre are occupied by Home Bargains, Wilkinsons and the former Woolworths store which is currently vacant.

4.34 The convenience offer within the town centre is relatively poor with the only foodstore being Iceland although a Tesco Express is currently under construction. There are also 2 Greggs the bakers, 2 CTN's, 2 health food shops, a butchers and a greengrocers.

4.35 Services include the key high street banks and building societies, estate agents and travel agents as well as a number of health and beauty outlets, cafés, takeaways and restaurants.

4.36 It is considered that Barry is currently under-performing as a town centre as is not fulfilling its role as the Vale's major town centre shopping area. However, it is still attracting much investment which is a good indication that the retail offer will improve although the town is constrained by the number of small, poor quality units which simply do not meet the requirements of many of the key multiple retailers.

Housing Provision

4.37 In March 2004, there were approximately 53,600 dwellings within the labour catchment area. The average price of dwellings in the Vale of Glamorgan in the 4th quarter of 2006 was £194,303 – substantially higher than the average of £157,010 for Wales as a whole.

Dwelling Type	Vale of Glamorgan		Wales	
	Average Price (£)	% of sales	Average Price (£)	% of sales
Detached	287,400	28.4	233,830	27.6
Semi-Detached	181,039	28.2	144,211	29.7
Terraced	139,752	36.1	114,095	36.5
Flat/Maisonette	153,989	7.3	129,037	6.2
All Dwellings	194,303	100.0	157,010	100.0

Source: Land Registry, cited in Vale of Glamorgan Housing Strategy, 2007-2012

Table L4 Average Dwelling Prices and Sales (4th Quarter 2006)

4.38 These average figures serve to obscure the differences in average house prices across the Vale of Glamorgan, as highlighted below:

Bedrooms	Barry	Cowbridge	Llantwit Major	Penarth
1 bed	£106,000*	£135,000*	n/a	£120,000
2 bed	£105,000	£169,500*	£145,000*	£162,950
3 bed	£124,950	£240,000	£174,950	£179,950
4 bed	£169,950	£389,000	£219,500	£250,000

Source: Vale of Glamorgan Housing Strategy, 2007-2012

Data collected through an internet search. The lower quartile property was taken as an entry level.

** indicates a sample of fewer than 10 dwellings* *n/a no data available*

Table L5 Minimum Entry Levels to the Housing Market

4.39 A total of 4,932 dwellings were constructed in the Vale of Glamorgan between 1 April 1998 and 1 April 2008 – an annual development rate of 493 dwellings. The SEWSPG process has assumed a requirement of 500 dwellings per annum over the period from 2006 to 2021. This represents 8.3% of the regional requirement and is broadly in line with the level of past trends – suggesting that the requirement is deliverable, albeit that consideration should be given to the implications of the current recession upon the delivery of new housing.

4.40 The Joint Housing Land Availability Study was undertaken by the Welsh Assembly Government in 2008. This process demonstrated that the majority of the land supply in the Vale of Glamorgan is concentrated in a small number of large sites, as detailed below. These account for 89% of the 5 year land supply in the Vale of Glamorgan and also make up the main source of potential supply beyond the five year period (87% of 3(i) sites – *'development is unlikely within 5 years by virtue of major physical constraints or other constraints as may be agreed by the Group'*).

Site	Total Units	Remaining	5 year supply	5 years plus
Barry Waterfront	1211	1211	496	715
Cogan Hall Farm	260	66	66	0
Rhoose	600	600	525	75
Penarth Heights	377	377	377	0

Source: Joint Housing Land Availability Study, 2008

Table L6 Land Supply in the Vale of Glamorgan

4.41 The Vale of Glamorgan Housing Strategy highlights the need and geographical distribution of affordable housing. This analysis has revealed the particular requirement for affordable housing in Barry. It also indicates a substantial shortfall in provision in Barry and throughout the Vale of Glamorgan.

Sub-area	Need	Supply	Shortfall
Barry	769	504	265
Penarth	273	118	155
Rural	35	6	29
East Vale	16	0	16
Coastal	242	55	187
Total	**1,335**	**693**	**652**

Source: Vale of Glamorgan Housing Strategy, 2007-2012

Table L7 Geographical Distribution of Affordable Housing Requirements in Vale of Glamorgan

Education Provision

4.42 Any development on the application site that provides additional housing locally may have impacts on education requirements. The impacts of the residential units proposed will be concentrated in the Barry area.

Primary Schools

4.43 Primary Schools should normally be located within 3km of children's homes for children up to 8 years old and within 4.8km for children over 8 years[7]. Primary schools should preferably be within a reasonable walking distance of children's homes, which would ideally be within about 1.5km[8].

4.44 The following primary schools are located relatively closely to the application site:

School	Distance to Site	Age Range	School Capacity	No. on Roll (1/06)	Spare Capacity
Barry Island Primary	Within 400m	4-11	173	148	25
High Street Primary	Within 1000m	4-11	213	212	1
Ysgol Sant Baruc*	Within 1000m	4-11	201	199	2
Ysgol Sant Curig*	Within 1000m	4-11	423	331	92
Gladstone	Within 1000m	4-11	320	361	-41
Romilly Infants	Within 1000m	4-7	262	226	36
Romilly Junior	Within 1000m	7-11	369	336	33
Holton Primary	Approx 1300m	4-11	589	415	174
St Helen's RC Infants	Approx 1300m	4-7	148	140	8
St Helen's RC Juniors	Approx 1300m	7-11	187	217	-30
			2885	**2585**	**300**

[7] Statutory Walking Distance

[8] 83% of 5 – 10 year olds who live within one mile of school walk there – *Travelling to School: A Good Practice Guide*, DfT, 2004.

Source: Vale of Glamorgan Single Education Plan 2006- 2008 ** Note: Welsh Speaking Schools*

Table L8 Primary School Capacity Status Projection

4.45 These schools have a total existing capacity of 2,885 places (2006 data). All except for Gladstone and St Helen's RC Juniors have existing capacity and collectively have a total of 300 spare places. The level of spare capacity is forecast to rise to 392 spaces by 2011 by which time all schools except Gladstone, St Helen's RC Infants and St Helen's RC Juniors will have spare capacity.

4.46 In addition, a further five primary schools are located within 3km of the application site. These are all under-subscribed and have an existing total capacity of 156 places. This capacity is forecast to rise to 170 places by 2011.

School	Distance to Site	Age Range	School Capacity	No. on Roll (1/06)	Spare Capacity
All Saints C/W Primary	Over 1300m	4-11	207	200	7
Cadaxton Primary	Over 1300m	4-11	445	419	26
Jenner Pank Primary	Over 1300m	4-11	295	223	72
Oakfield Primary	Over 1300m	4-11	209	203	6
Ysgol Gwaun y Nant*	Over 1300m	4-11	147	102	45
			1303	**1147**	**156**

Source: Vale of Glamorgan Single Education Plan 2006- 2008 ** Note: Welsh Speaking Schools*

Table L9 Primary School Capacity Status Projection

4.47 The implication of this is that the current space capacity in primary schools in Barry is presently 456 places. This is expected to rise to 562 places by 2011.

Secondary Schools

4.48 Four secondary schools are located in Barry, all of which are located more than 1,300 metres from the site:

School	Distance to Site	School Capacity	No. on Roll (1/06)	Spare Capacity
Barry Comprehensive	Over 1300m	1489	1362	127
Bryn Hafren Comprehensive	Over 1300m	1524	1242	282
St Richard Gwyn R/C	Over 1300m	489	562	-73
Ysgol Gyfun Bro Morgannwg* **	Over 1300m	1062	781	281
		4564	**3947**	**617**

Source: Vale of Glamorgan Single Education Plan 2006- 2008

** Note: Ysgol Gyfun Bro Morgannwg opened in September 2000. The Number on Roll and surplus capacity figures contained in the Single Education Plan (and set out above) relate to Years 7 to 12 as the school was not operating to full capacity (i.e. to Upper Sixth Form level) at the time of publication if the Single Education Plan.*

*** Note: Welsh Speaking Schools*

Table L10 Secondary School Capacity Status Projection

4.49 These schools have a total existing capacity of 4,564 places (2006 data). They all have existing capacity and collectively have a total of 617 spare places. The level of spare capacity is forecast to rise to 758 spaces by 2011.

Nursery Schools

4.50 All of the infants schools detailed in Table L8 have nursery classes which had a total of 416 places in January 2006. In addition, all of the schools except Cadaxton Primary detailed in Table L9 also have nursery classes. These had a total of 234 places in January 2006. As such there was a total capacity for 650 children in nursery classes in Barry in 2006. There were 172 spare places in nursery classes in these schools.

4.51 In addition, there are three nursery schools in the Vale of Glamorgan, all of which are under-subscribed.

Nursery School	School Capacity	No. on Roll (1/06)	Spare Capacity
Bute Cottage	80	77	3
Cadoxton	120	78	42
Cogan	100	40	60
	300	**195**	**105**

Source: Vale of Glamorgan Single Education Plan 2006- 2008

Table L11 Nursery Capacity Status Projection

4.52 Of these, however, only Cadaxton is located in Barry and even this is more than 1,300 metres from the application site.

4.53 The Vale of Glamorgan Single Education Plan also identifies a number of approved registered providers with the Early Years Development Child Care Partnerships. Whilst these are located throughout the Vale of Glamorgan, four are located in Barry. These have a total of 114 places and a capacity of 99 spaces.

Nursery	No. Places	No. on Roll (1/06)	Spare Capacity
Crossways Playgroup	36	3	33
Little Peoples Playgroup	26	0	26
Plant Hapus Playgroup	26	1	25
Westend Playgroup	26	11	15

	114	**15**	**99**

Source: Vale of Glamorgan Single Education Plan 2006- 2008

Table L12 Nursery Capacity Status Projection

4.54 This evidence shows that there is a considerable level of capacity in existing nursery schools in the Vale of Glamorgan and specifically within Barry and so additional requirements are not likely to be required as a result of new residential development.

Health Provision

4.55 The Cardiff and Vale NHS Trust is responsible for the provision of healthcare services in the Vale of Glamorgan.

GP Surgeries

4.56 There are three health centres within 400m of the site which is considered to be a good level of local provision. These collectively have more than 16 doctors and sufficient to accommodate a catchment of more than 30,000 persons[9]:

Health Centre	Distance from Site	Detail of Provision
Waterfront Medical Centre	Within 400m	• 6 doctors • 1 retainer doctor • 5 practice nurses • 8 additional health care staff
High Street Family Practice	Within 400m	• 8 doctors • 4 practice nurses • 1 nurse practitioner • 1 health care assistant
Broad Street Clinic	Within 400m	• NHS clinic
Porthceri Surgery	400-1000m	• 2 doctors • 3 nursing staff
Salisbury Road Surgery	1000-1300m	• 4 doctors • Connected to Willows Surgery

[9] *Shaping Neighbourhoods*, Barton et al, 2003

Ravenscourt Surgery	1000-1300m	• 4 doctors
Court Road Surgery	Over 1300m	• 5 doctors
Willows Surgery	Over 1300m	• Connected to Salisbury Road Surgery

Source: NLP survey

Table L13 Available GP Surgeries

4.57 This highlights that there is an extensive existing provision of GP facilities within the local area around the application site. Whilst the Broad Street Clinic is not a GP surgery and therefore has no capacity, all of the other surgeries have confirmed that they have sufficient capacity to accommodate additional patients[10].

Hospitals

4.58 Two hospitals are situated within the Vale of Glamorgan: Barry Hospital and University Hospital Llandough. Both are operated by the Cardiff and Vale NHS Trust.

4.59 Barry Hospital is a small community hospital located approximately 2km from the application site. It provides a limited range of services focusing mainly on out-patient services. University Hospital Llandough is located on the eastern edge of the Vale approximately 8km away from Barry Waterfront. It is larger than Barry Hospital and provides for a wider range of medical specialities.

4.60 Neither hospital has emergency facilities but these can be found either at the University Hospital of Wales (The Heath) or at Princess of Wales Hospital in Bridgend.

Community Facilities

4.61 Demand for community facilities generated by the Proposed Development will be focused close to Barry Waterfront itself.

Places of Worship

4.62 St Helen's Catholic Church, Mount Pleasant Baptist Church and St John's Methodist Church are located within 1.5km of the proposed development site.

Library Provision

4.63 The County Library is situated at King Square within Barry town centre. It opened in 2007 and provides a wide range of modern facilities and services

[10] Source: NLP telephone survey

including adult education classes, community activities and IT facilities. It is open Monday to Saturday with late night opening until 8pm on Mondays and Thursdays. It is located within 1.5km of the proposed development site.

Community Centres

4.64 Barry has twelve community centres which serve the immediate area. The one located at Barry Island is the closest and lies within 600m of the application site. A number of timetabled activities are on offer including yoga, computer classes and art classes. The main hall is also available to the public for hire at an hourly charge.

4.65 Buttrils community centre is located approximately 1.5km away from Barry Waterfront. It has karate and dog training classes among its timetabled activities and the centre is also available for hire at an hourly charge. A playing field is located adjacent to the centre.

Leisure and Recreation Provision

4.66 Barry Leisure Centre is a large facility located approximately 1km from the proposed development site and is open every day of the week. Facilities include a swimming pool, badminton and squash courts, fitness classes and organised children's programmes.

4.67 There are a number of other leisure facilities commensurate with the scale of the town can be found within Barry, including;

1. 6 Formal Parks;
2. Jenner Park Football Stadium;
3. Millwood Bowling Green;
4. 2 Multi-use Games Areas;
5. 2 Skateboard parks; and,
6. A number of children's play areas.

4.68 In addition, Barry Island Pleasure Park is located adjacent to the applications site. It includes a number of theme park style attractions and has a few shops and cafés.

5.0 Impacts

5.1 This section considers the socio-economic impacts that are likely to be generated by the Proposed Development, as described in Chapter C of the ES.

5.2 In summary, the scheme is to provide:

1 Up to 2,000 dwellings comprising one, two three and four bedroom houses and residential apartments;

2 A 6,525 sqm (gross) foodstore;

3 2,300 sqm (gross) non-food retail floorspace;

4 1,820 sqm café/restaurant floorspace contained within 8 buildings;

5 3,450 sqm Class B1 office floorspace;

6 A 70 bedroom hotel (3,500 sqm); and,

7 A 72 sqm petrol filling station.

Employment Impacts

5.3 The additional employment which would be generated or supported by the Proposed Development will fall within the following categories:

1 Direct employment within the new employment element;

2 Indirect and induced jobs supported in businesses in the surrounding area; and,

3 Temporary employment during the construction of the development.

Direct Employment

5.4 The level of direct employment associated with the Proposed Development has been estimated from a consideration of the ratio between job numbers and floorspace of similar existing facilities in the UK, as well as from published studies of employment densities of such developments.

5.5 As shown below, the number of jobs generated by each use is estimated by applying the appropriate ratio to the amount of floorspace proposed for each. On this basis, the expected number of direct jobs that will be generated by the Proposed Development is approximately 715 additional jobs.

Proposed Use	Proposed new floorspace (GIA) (sqm)	Average Employment Density	No. Jobs Generated
Foodstore	6,525	1 job/18sqm	363
Non-food retail	2,300	1 job/62sqm	37
Class A3 units	1,822	1 job/15 sqm	121
Offices	3,446	1 job/21 sqm	164
Hotel*	3,497 (70 bedroom)	1 job per 3 bedrooms	23
Petrol Filling Station	72	-	6
Total			**714**

Source: NLP/English Partnerships Employment Density, 2001 ** Note: Budget Hotel Assumed*

Table L14 Additional Employment Generation for the Proposed Development

5.6 Based on national patterns in retail and leisure employment, approximately 60% of the 550 new retail, leisure and catering sector jobs will be part-time. 75% of the office jobs are expected to be full-time – a figure that reflects the national average split of full-time/part-time work in B1 related sectors[11]. Overall, this would result in approximately 340 part time and 370 full time jobs on the site, equivalent to 530 Full Time Equivalent (FTE) jobs[12].

Proposed Use	Total Jobs	Full-time Jobs	Part-time Jobs	FTE Jobs
Foodstore	363	145	218	254
Non-food retail	37	15	22	26
Class A3 units	121	48	73	85
Offices	164	123	41	144
Hotel	23	9	14	16
Petrol Filling Station	6	2	4	4
Total	**714**	**342**	**372**	**529**

Source: NLP/ONS

[11] Source: NLP analysis of ABI data

[12] Assuming 1 part time job equates to 0.5 of a FTE jobs

Table L15 Full-time/Part-time Jobs in the Proposed Development

5.7 Net employment impacts have been estimated from the gross employment generation estimated above which reflects the addition of new retail, office and leisure floorspace within the scheme.

5.8 Consideration must be given to any job losses that might arise as a result of the Proposed Development. This might include some of the new food and drink, retail and hotel jobs provided on the application site effectively being transfers of existing facilities which lose some to the new development. The nearest foodstore to the application site is a Morrisons supermarket at Ffordd Y Mileniwm. Much of the additional retail capacity can be justified by the additional demand from the proposed residential development and the identified overall shortfall in provision against capacity (see RIA). As a consequence, there will be limited impact on nearby convenience facilities. No displacement is assumed for the leisure elements, which will cater for a growing market for such provision.

5.9 The office provision will generate new opportunities and will thereby contribute towards economic growth within Barry and the Vale of Glamorgan more generally. However, as a worst case and as a broad estimate, it is assumed that approximately 10% of the office jobs will result from the displacement of jobs elsewhere in the local area as some existing businesses relocate to the new premises and existing employment floorspace is not re-let. This equates to about 16 jobs.

5.10 Similarly, as a worst case scenario, it is also assumed that 10% of the hotel jobs would result in the displacement of jobs elsewhere in the local area. This would equate to 2 jobs.

5.11 Taking all of these factors into account, it is assumed that the majority of the jobs created by the Proposed Development will be ‘new’ to the area and will not result in any displacement of existing jobs from elsewhere in the area. The net additional employment resulting from this development is therefore estimated at 696 jobs (512 FTE).

Gross employment generated by proposed development	714
Less job displacement in the local area*	18
Net employment change	**696**

Source: NLP Analysis ** Figure based upon 164 B1 jobs and 23 hotel jobs*

Table L16 Net Employment Change in the Local Area

Indirect / Induced Employment

5.12 The spending of wages resulting from the increase in the number of residents at Barry Waterfront, as well as employees of the companies on the site, and of the local firms supplying goods to these companies will support induced or indirect employment in local shops, services and other firms. As before, these types of employment can be estimated using employment multipliers derived from research on similar operations elsewhere, with adjustments to reflect the specific characteristics of the development, the amount of spending retained in the local area, and local economic and labour market conditions.

5.13 Based on the characteristics of the Proposed Development, its local economic context and labour market, the same combined employment multiplier of 1.2 used at the baseline stage is considered appropriate to estimate indirect and induced employment within the labour catchment area. To reflect job impacts in the wider region, a multiplier of 1.4 is assumed. Applying the local multiplier to the estimated 512 net additional FTE jobs generated by the development produces about 102 more ‘spin off’ jobs in local services and other firms in the local area.

Type of Employment	Total	FTE Jobs
Net additional Jobs	696	512
Multiplier of 1.2		
Indirect / Induced Jobs in Local Area	102	102
TOTAL	**798**	**614**

Table L17 Indirect/Induced Employment in the Local Area

5.14 Across the wider South East Wales region, a similar calculation indicates that approximately 898 net additional, permanent jobs would be generated in total.

Type of Employment	Total	FTE Jobs
Net additional Jobs	696	512
Multiplier of 1.4		
Indirect / Induced Jobs in South East Wales	205	205
TOTAL	**901**	**717**

Source: NLP

Table L18 Indirect/Induced Employment in the South East Wales

5.15 Should the commercial areas increase, this would have a positive impact on employment generation.

Temporary Construction Employment

5.16 Construction employment has been estimated based on the construction cost for the development and localised infrastructure of £150 million[13]. An average 30% of the total cost is typically accounted for by labour costs, which equates to £45 million. Dividing this figure by the gross average cost of construction (mean) in Wales in 2008[14], produces approximately 1,950 person-years of employment.

5.17 An alternative approach is to divide the total construction cost by the average turnover per construction sector employee in the UK, which was £110,969 in 2007[15]. This produces approximately 1,350 person-years of construction employment.

5.18 This indicates that between 1,350 and 1,950 person-years of construction work would result directly from the Proposed Development. Since the construction of this development would extend to a 9 year period, an overall average of approximately 150 to 215 job opportunities could be created directly each year. In economic terms, there is a convention that 10 temporary construction jobs are equivalent to 1 Full Time Equivalent (FTE) job, so up to approximately 200 FTE construction jobs will result in total.

5.19 In addition, it is also likely that some businesses in the local area, as well as in the regional economy, would benefit from the trade linkages that would be established to construct the development. This means that further indirect jobs would be supported locally in suppliers of construction material and equipment. Local businesses would generally also benefit to some extent from temporary increases in expenditure as a result of the direct and indirect employment effects of the construction phase.

5.20 Applying an employment multiplier of 1.2 to the FTE construction employment indicates that a further 40 FTE indirect / induced jobs could be supported in the local area as a result of such construction related expenditure.

5.21 Drawing together these various effects of the construction phase, the construction of the new development could generate up to 1,990 temporary

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[13] This figure relates to direct construction expenditure only and excludes other costs such as land acquisition costs, professional fees, etc.

[14] £23,100 based on Annual Survey of Hours and Earnings, ONS, 2008

[15] BERR/Small Business Service

jobs (240 FTE) in the labour catchment area, a proportion of which would be based in the local area.

5.22 Based on the preceding sections, the most significant impacts of the Proposed Development on the local economy would be:

1 A capital investment of about £150 million;
2 An increase of 700 direct jobs based on the site (510 FTE), all of which would be additional to the area;
3 800 net additional direct and indirect jobs spread across the local area;
4 900 net additional direct and indirect jobs spread across the South East Wales region (including those in the local area); and,
5 Up to 1,990 temporary construction jobs spread over a 9 year period.

5.23 The direct employment generation arising from the Proposed Development will (690 jobs) will be equivalent to 2% of total employment in the Vale of Glamorgan in 2007. Within the Barry Waterfront area, it would equate to a gross job increase of some 210%. On this basis, these employment impacts can be assessed as major beneficial.

Impact on the Local Labour Market

5.24 The impact on the local labour market of the 700 net additional permanent jobs on site likely to be generated directly by the Proposed Development must be considered in the context of the future balance of employment land labour supply in the Vale of Glamorgan. The skill levels required by these jobs and the skills available in the local workforce also need to be considered.

5.25 As noted above, 4,300 people of working age are unemployed in the Vale of Glamorgan. This equates to an unemployment rate of 7.4% – above the Welsh average. 70% of the unemployed people in the Vale of Glamorgan (3,027 persons) are registered for unemployment benefit. Unemployment has been rising rapidly in recent months as a result of the national recession and, as a lagging indicator, it may continue to rise for at least a further 12 months.

5.26 Additionally, almost 40% of the claimant unemployed were, according to the latest data, seeking work in the following occupation sectors:

1 Managers and senior officials;
2 Professional occupations;
3 Administrative and Secretarial occupations; and,
4 Sales and customer service occupations.

5.27 This figure amounts to 1,185, which in quantitative terms exceeds the number of new jobs in these types of occupations likely to be generated by the scheme. If all of the jobs created by the Proposed Development were drawn from the local labour market, the local unemployment level might be expected to fall to 6.2% (assuming that all other variables remain the same).

5.28 It is likely that the new jobs generated by the Proposed Development will be filled from a variety of potential sources of labour supply, drawn mainly from those already living in the local catchment area. These will include unemployed workers, people entering or re-entering the labour markets and also some workers transferring from existing jobs in the area. The new jobs that are to be created will be varied in terms of their type and staff requirements. However, a large number of the new jobs would be available on a flexible, part time basis and would not require high skill levels. As such, they will be accessible to residents of nearby areas seeking this type of employment.

5.29 On balance, impacts on the local labour market can be assessed as major beneficial.

Housing Impacts

5.30 The Proposed Development will increase the number of dwellings in the Vale of Glamorgan by approximately 2,000. This will represent a 3.75% increase in the existing number of dwellings in the catchment area and a 300% increase in the number of dwellings presently at Barry Waterfront. Of the proposed dwellings there will be approximately:

1 280-750 apartments;

2 250 – 550 2 bedroom houses;

3 250 – 650 3 bedroom houses; and,

4 125 – 410 4 bedroom houses.

5.31 As such, the Proposed Development will make an important contribution towards the achievement of the housing requirement for the Vale of Glamorgan.

5.32 The current mix will provide between 1,400 and 1,600 private market housing units and potentially up to 600 affordable residential units, dependant upon scheme viability. These are to be provided as a mix of social rented and intermediate residential units. This supply of affordable housing is very high in comparison with the level of provision that has been achieved in recent years in the Vale of Glamorgan:

Area	No. Units Delivered 2004/2007	No. Units: RSL Pipeline Schemes 2007/10
Barry Waterfront	61	20
Barry	91	189
Rhoose	7	-
St Athan	2	16
Llantwit Major	2	-
Penarth	66	-
Vale of Glamorgan Homebuy	-	15
TOTAL	229	240

Table L19 Delivery of Affordable Housing in Vale of Glamorgan

5.33 The new dwellings that are to be provided at Barry Waterfront will benefit from very good public transport accessibility, as well as proximity to a wide range of shops, services and other facilities. Given the scale of the housing (and the affordable housing) requirement in the Vale of Glamorgan and specifically within Barry which is defined by the LDP Draft Preferred Strategy as one of the two key settlements, the impact of the Proposed Development upon local housing can be assessed as major beneficial.

Population Impacts

5.34 As set out above, it is estimated that the current population of the existing 687 apartments at Barry Waterfront is 1,374. The proposed housing mix is detailed above. Given the larger scale of many of the proposed dwellings, it is anticipated that the average household size of the proposed development will reflect the average for the Vale of Glamorgan[16]. This means that the proposed 2,000 dwellings could be expected to generate a maximum of some 4,680 residents.

5.35 In reality, a proportion of the new homes are likely to be occupied by existing local residents buying first homes or trading up. In the case of the proposed affordable units, these will most likely be occupied by existing key workers and other local residents on Housing Association or Council waiting lists. Additionally, a small proportion will stand vacant at any one time.

[16] 2.34 – Source: WAG Household Projections for Wales (2006-based)

5.36 It is therefore difficult to estimate what the net increase in residents in the area would be overall, since some residents relocating to the new development could free up existing dwellings for occupation across the catchment area. A fair assumption is that all of the residents of the affordable housing and a reasonable proportion of the residents of the open market dwellings will already live in the local area.

5.37 In this context, the potential population figure of 4,680 set out above represents a maximum level of change. This represents 3.8% the population of the Vale of Glamorgan[17] and 340% of the existing population in Barry Waterfront. This additional population will be important in contributing towards in increased level of vitality and viability in Barry Waterfront as well as that of Barry town centre which is easily accessible from the site. The impact of the Proposed Development upon local housing can be assessed as major beneficial.

Impact on Commuting

5.38 Consideration has been given to the potential impacts on commuting patterns arising from the increase in the resident population, as well as from the new permanent jobs which would result from the Proposed Development. This is based on an analysis of commuting data in the 2001 census for the Vale of Glamorgan. In 2001 the Vale of Glamorgan experienced out-commuting of some 24,000 resident workers, equivalent to 46% of the resident workforce.

5.39 As a worst case scenario, it is reasonable to assume that the level of commuting arising from the proposed increase in resident population at Barry Waterfront will be similar to the existing pattern within the Vale of Glamorgan. Assuming that 46% of the additional economically active residents from the new development commute out of the Vale of Glamorgan[18], a broad estimate is a maximum of 1,000 additional people commuting out of the local authority area to work each day. This equates to 4.2% of the existing out-commuting flows. In reality, however, because the population figures represent a worst case scenario (maximum) and, given the large amount of employment that will be generated on-site, out-commuting should be less than this.

5.40 The majority of retail and catering jobs generated by the Proposed Development are likely to be filled locally. However, as a worst case scenario, it can be assumed that the level of in-commuting arising from the B1 element of the Proposed Development will be similar to the existing pattern into the Vale of Glamorgan. Assuming that 31.5% of the new B1 jobs will therefore be filled by in-commuters, a broad estimate is a maximum of 50 additional people

[17] 123,300 (2006 baseline). Source: Local Authority Population Projections for Wales

[18] Based upon the current proportion of working age to total population (59.8%) (Source: Local Authority Population Projections for Wales) and the current proportion of working age population that is economically active (78.2%) (Source: Annual Population Survey 2008)

commuting into the local authority area to work each day. This equates to less than 0.4% of the existing in-commuting flows. In reality, current levels of unemployment and specific measures to target employment to local people would result in the actual level of in-commuting being less than this.

5.41 As a result, the increase in commuting levels can be assessed as negative but minor in magnitude.

Impact on Education Facilities

5.42 The number of school age pupils that are likely to be generated by the Barry Waterfront development can be assessed by using the Vale of Glamorgan's child yield methodology as detailed in its Planning Obligations SPG. This applies a different yield factor to educational stage (i.e. nursery, primary, secondary and sixth form).

5.43 In estimating the child yield, we have assumed the development of 2,000 dwellings. This approach results in a total of 1,252 children, as follows:

Pupil Age	Pupil Yield per Dwelling	Pupil Yield
Nursery	0.1	200
Primary	0.278	556
Secondary	0.208	416
Sixth Form	0.04	80
Total		**1,252**

Source: Vale of Glamorgan Planning Obligations SPG

Table L20 Estimates of Pupil Yield

5.44 This model indicates that over 25% of the additional population would be children of school age. This compares to the figures contained within the latest WAG population projections, which show that in 2006, children accounted for 20% of the total population in the Vale of Glamorgan, a figure that is forecast to fall to 19% by 2011 and 18.5% by 2021. In this context, the pupil yield figures set out above should be viewed as representing a worst case scenario.

5.45 It is also considered that the pupil yield figures set out above are likely to overestimate the number of school age children for the following additional reasons:

1 The development will contain a significant number of smaller properties which are less likely to be occupied by families with children; and,

2 As detailed above, a large proportion of the residents that are expected to live in the Proposed Development will already be local residents and any with children may already be attending local state schools. In particular, any residents of affordable properties are very likely to already be residents in the Vale.

5.46 The Vale of Glamorgan Single Education Plan sets out the forecast capacity of primary and secondary schools in Barry over the period to 2011. This shows that by 2011, there will be a spare capacity of 392 places within the ten primary schools in Barry and that there will be 206 spare places within the 7 schools that are located within 1,000 metres of Barry Waterfront. In the slightly wider context, there are anticipated to be 562 spare places in the 15 primary schools located within 3km of Barry Waterfront.

5.47 It is anticipated that the first occupations will commence in 2011 and that the demand for additional school places will be phased over time. No data is presently available to show the anticipated number of spare places beyond this date. However, the level of spare capacity in local primary schools at 2011 is sufficient to meet approximately half of the emerging need whilst there is capacity to meet all of the emerging need within existing primary schools in Barry (within the 3km locational requirement). In the longer term, as a result of falling school roles, it is likely that there will be scope for additional places within existing schools to meet the increased demand that will result from the Proposed Development.

5.48 The Single Education Plan shows that by 2011, there will be a spare capacity of 758 places within the four secondary schools in Barry. Again, it is anticipated that the first occupations will commence in 2011 and that the demand for additional school places will be phased over time. No data is presently available to show the anticipated number of spare places beyond this date. However, the level of spare capacity in secondary schools in 2011 is substantially in excess of the requirement that is likely to be associated with the Proposed Development.

5.49 Barry Comprehensive, Bryn Hafren Comprehensive and Ysgol Gyfun Bro Morganwg have sixth forms. Although no specific data is available to show the level of capacity that is available for sixth form pupils in these schools, the total anticipated capacity in 2011 exceeds the likely demand for secondary and sixth form places that is expected to be generated by the Proposed Development.

5.50 In the light of these considerations, it is evident that the impact of the Proposed Development upon primary education requirements will be adverse but negligible in scale. There will be no adverse impact upon secondary education provision.

Impact on Nursery Provision

5.51 Based upon the formula contained in the Vale of Glamorgan's planning obligations SPG, it is estimated that the Proposed Development is likely to result in an additional 200 children of nursery age. As set out above, it is considered that this is above the actual number of children that will be supported by the development.

5.52 Although it is not anticipated that all of these children would require nursery school places, this increase is likely to have some impact upon local provision. Local authorities are required to offer 12.5 hours per week of free early education to 3 and 4 year olds. There may also be some need for child care for 0-4 year olds by working parents. However, there is no requirement for parents to send their children to nursery and some parents will wish to look after their children at home. Many parents will only require a part time space and some would prefer to send their children to nurseries that are close to their place of work rather than close to home.

5.53 In this context, the requirement for the provision of 200 nursery school places from the Proposed Development is considered to be an over-estimate. However, for the purposes of assuming a worst-case scenario, this figure has been taken for the basis of our assessment.

5.54 As noted earlier, a number of the primary schools in the vicinity of Barry Waterfront have nursery places. These had a total of 172 spare places in January 2006 although no data is available in respect of the future capacity of these classes. It is assumed that these places are for pupils aged 3 to 4 only and not for younger children.

5.55 In Jaunary 2006, Cadoxton Nursery School had 42 spare places. It is expected to have 30 spare places by 2011. Again, it is assumed that these places would be restricted to those aged 3 to 4 only.

5.56 The Single Education Plan states that capacity within local play groups was forecast to be 100 by January 2007. No further data is available on future growth in capacity.

5.57 In addition, there will be additional capacity in private nurseries, the level of which has not been quantified.

5.58 This data indicates an existing capacity of over 310 places in public sector nurseries. This is above the (worst case scenario) pupil generation yield associated with the Proposed Development.

5.59 In the light of this, it is evident that there will be sufficient capacity to accommodate the worst case scenario demand emanating from the scheme. It is reasonable to expect that the private sector would respond to any additional level of demand by providing a new facility of expanding existing ones.

5.60 Given the level of capacity that exists for nursery facilities in the local area, it is not anticipated that the Proposed Development would have any adverse impact. Indeed, the generation of additional demand might serve to enhance the viability of existing facilities. As such, and given the expectation that new private sector provision would be likely to respond to any additional demand for provision, the impact of the Proposed Development is expected to be minor beneficial.

Impact on Health Facilities

5.61 Most of the impact on health care provision from the Proposed Development is likely to be focused in the Vale of Glamorgan, within the Cardiff and Vale NHS Trust area.

5.62 Taking the maximum anticipated population increase (4,680) as the worst case scenario, this would equate to an additional 670 patients for each surgery identified in Table L12. This equates to an additional 160 patients for each GP within the local area.

5.63 All of the surgeries in Barry have identified that they do have capacity to accommodate additional patients and so it is anticipated that the medical requirements of the additional population could be accommodated by the existing provision of GP surgeries within the town.

5.64 In the worst case event that not all of the additional residents could be accommodated in existing surgeries, the additional requirement (based upon a requirement for one GP per 1,900 people which is an approximate indicator for standards of provision nationally) is likely to be very limited.

5.65 Given the increase in population, there will be some additional demand placed upon local hospitals but the enhancement of hospital facilities in the local area over time could reasonably be expected to accommodate planned population growth.

5.66 The impact of the Proposed Development upon the demand for health facilities can be assessed as negligible.

Impact on Retail Facilities

5.67 Full details relating to the impact of the proposed retail facilities are contained within the separate Retail Assessment report.

5.68 Barry tops the retail hierarchy for the Vale of Glamorgan. However, it is considered that the town is currently not fulfilling this role with a number of poor quality shops and a lack of opportunity for expansion within the town centre. There is also considered to be a lack of attractive large foodstores with non-food offers and a lack of modern retail units suitable for current multiple retailer requirements. Against this background, the retail element of the scheme which will extend to 8,825sqm and will include:

1 A 6,525 sqm (gross) foodstore; and,

2 2,300 sqm (gross) non-food retail floorspace.

will be important in improving the existing offer, providing key retailers which are currently lacking within the town centre with potential units that they can move straight into and thereby encouraging a claw back of expenditure.

5.69 This offer will be important in improving local shopping facilities for local residents and will help to claw back expenditure from other centres outside the catchment area and out-of-centre stores.

5.70 The increase in floorspace can be accommodate by growth within the Catchment Area between 2007 and 2012, a clawback of expenditure that is presently being lost to surrounding centres and existing capacity for additional convenience floorspace.

5.71 It is considered that the biggest impacts will be on the existing large foodstores within and beyond the catchment area such as Morrisons in Barry, Tesco in Barry, Tesco at Culverhouse Cross and Asda at Cardiff Bay. The majority of these foodstores are out of centre and as such should not be accorded any protection against competition. Therefore, the proposed impacts on these stores are acceptable.

5.72 In terms of impacts on existing centres and other retail destinations Culverhouse Cross and Barry town centre will experience the largest diversions of trade. Again, as Culverhouse Cross is an out of centre Retail Park it is considered that any impact upon this development is considered acceptable.

5.73 It is similarly considered that the comparison and convenience trade impact upon Barry town centre will be acceptable and will not detrimentally affect its vitality and viability and thus is considered acceptable.

5.74 In the light of the benefits that it will offer in respect of the improved retail offer, enhancement of Barry as a retail centre, reduction in leakage and acceptable impact upon the town centre, the impact of the Proposed Development upon the demand for retail facilities can be assessed as positive and moderate in magnitude.

Impact on Community Facilities

5.75 Barry is served by a range of community facilities, as detailed above. The Proposed Development is likely to result in a significant increase in the local population and will give rise to greater demand for community facilities at Barry Waterfront. The availability of good quality public transport connections close to the application site means that any additional demand could be spread across the 12 local community centres. This additional level of patronage would be important in sustaining activity within these existing community centres. It would also help to encourage increased integration between the new community at Barry Waterfront and the existing community in the surrounding area.

5.76 The increased resident population might also generate an increased local demand for library services. The nearest library is in Barry town centre and, as the largest facility in the Vale of Glamorgan, is both modern and well equipped. There is no widely accepted way of assessing the potential impact of the Proposed Development upon demand for library services and such impact is likely to be moderated by the fact that not all of the new residents will actually use the library. The maximum population increase associated with the Proposed Development represents approximately 10% of the catchment of a larger library[19].

5.77 The impact of the Proposed Development upon the demand for library services and community facilities, which would result in community integration, is considered to be beneficial albeit minor in magnitude.

Impact on Leisure and Recreation Facilities

5.78 Barry is well served by a range of existing leisure and recreation facilities. The Proposed Development will include provision for a range of cafés and restaurants (1,820sqm). Since leisure is a growth sector generally and the additional population will create additional demand for such provision locally, these new facilities are unlikely to adversely affect established facilities in Barry.

5.79 For a development of this scale, the Vale of Glamorgan's Public Open Space policy in the adopted Unitary Development Plan would result in a requirement of 7.3ha of outdoor space and 2.7ha of children's play space. Discussion with the Council has confirmed that the rigid application of these guidelines is not appropriate at Barry Waterfront. Whilst children's formal play facilities would be met in full there will be flexibility in the way in which other forms of public open space are provided, including a quality public realm along the waterfront, dual use of any educational facilities including all weather facilities, and the creation of new public green spaces.

5.80 As a result of this approach an appropriate level of provision will emerge through the design process with the emphasis on securing a quality public realm and landscape structure appropriate for the scheme rather than simply a prescribed quantum of Public Open Space.

5.81 In the light of this, the impact of the Proposed Development upon the demand for community facilities can be assessed as minor positive.

[19] Catchment area of larger libraries indicated as 40,000 generating 200,000 visitors p.a., DCMS Standards and Assessment

Conclusion

5.82 These impacts are summarised below:

Theme	Impact	Magnitude
Employment	Positive	Major
Labour Market	Positive	Major
Housing	Positive	Major
Population	Positive	Major
Commuting	Negative	Minor
Education	Negative	Negligible
Nursery	Positive	Minor
Health	Negligible	Negligible
Retail	Positive	Moderate
Community Facilities	Positive	Minor
Leisure and Recreation	Positive	Minor

Table L21 Summary of Impacts

5.83 5.3 Whilst the increased local population resulting from the Proposed Development will increase demands upon local education, health and other community facilities it is assessed that there is capacity to absorb these increases within existing infrastructure.

6.0 Mitigation Measures and Residual Impact

Mitigation Measures

6.1 The social and economic impacts of the proposed development are principally on employment generation, the labour market, housing (including affordable housing) and population. Since the impacts on these matters are assessed as positive, there is no requirement for mitigation in these cases. Other socio-economic effects (relating to nursery, health and leisure and recreation) are also positive although the scale of these benefits is less significant. However, there is also no need for mitigation in respect of these matters. Similarly, the impact of the Proposed Development upon community facilities will serve to encourage integration between the new residents and those already living in the local area, an important benefit.

6.2 The potential net increase of 690 jobs is the most positive impact and it should be possible to further increase the benefit associated with this gain through the local employment benefits of the Proposed Development through measures such as encouraging local recruitment for the new job opportunities that are created by the construction and operation phases.

6.3 Other initiatives to be considered in relation to employment and training opportunities for the local population would include:

1 Providing the opportunity for local labour resources to be used where possible, including encouraging recruitment through local press and job centres;

2 If feasible, establishing a recruitment and/or training centre for construction workers on the site; and,

3 If feasible, the provision of retail and leisure skills training facilities in conjunction with local skills partners.

6.4 These measures would be subject to discussion with the Vale of Glamorgan Council and could be delivered in conjunction with other employment initiatives.

6.5 Minor adverse impacts are expected to be associated with the Proposed Development in respect of commuting levels. However, as previously stated, the increased level of commuting that has been tested represents a worst case scenario. In reality, the number and variety of jobs that are to be available at Barry Waterfront will serve to reduce the likely level of out-commuting. The highly sustainable location of Barry Waterfront represents a key way by which this impact will be mitigated. The application site is located close to the town's three railway stations – Barry Island, Barry town centre and Barry Dock – and pedestrian and cycle links will be provided as part of the layout of the scheme to allow for easy access to these stations. In addition, the road hierarchy within the scheme will facilitate the provision of bus services throughout the development area, thereby further mitigating any adverse impact arising from increased commuting levels. For those people that do decide to commute by private car, off-site highway improvements are proposed to mitigate any adverse impacts arising directly from the development.

6.6 Negligible adverse impacts are also expected to be associated with the Proposed Development in respect of education provision. As has been shown, there is sufficient capacity in the town's secondary schools to accommodate the additional number of pupils that are to be generated by the Proposed Scheme. In addition, there is sufficient capacity within primary schools within 3km of Barry Waterfront to meet emerging needs, even though this additional requirement may not be fully met within the nearest schools. A review of catchment areas by the Council might serve to address this matter. The likely impact upon education requirements will also be mitigated by the reality that the increase in demand will occur gradually over a period of some 10-15 years (the time between the first occupations and the anticipated final occupations).

6.7 The impact of the Proposed Development upon education will be further offset by the safeguarding of a site for the development of a primary school.

Residual Impact

6.8 After the provisions detailed above to deal with the increased commuting levels and the increase in demand for primary school places the residual impacts for both will be insignificant.

6.9 In addition, the benefits employment and the local labour market associated with the Proposed Development will be further increased as a result of the provision of training opportunities and local recruitment.

6.10 As no other mitigation measures are required or proposed, the residual impacts of other elements will be no different from those initially identified.

7.0 Summary and Conclusions

7.1 Based on the preceding sections, the most significant impacts of the proposed development upon will be:

1 A capital investment of about £150 million;

2 An increase of 700 direct jobs based on the site (510 FTE), all of which would be additional to the area;

3 800 net additional direct and indirect jobs spread across the local area;

4 900 net additional direct and indirect jobs spread across the South East Wales region (including those in the local area);

5 Up to 1,990 temporary construction jobs spread over a 9 year period;

6 Up to 2,000 additional dwellings including an element of affordable housing;

7 An increase in the resident population of Barry Waterfront of approximately 4,600 people; and,

8 A stronger and more attractive retail centre.

7.2 The development will involve some transfer of existing jobs from the surrounding area but will make an important contribution to reducing local levels of unemployment and enhancing the strength of the local economy.

7.3 The housing element of the scheme will be important in contributing to meeting housing needs in the area. It is not expected to generate a significant additional demand for local doctors, nursery or leisure and recreation facilities beyond existing levels of provision. The adverse impacts upon education and commuting have been tested as worst case scenarios and it is not anticipated that the level of impact would be substantial. The impacts upon education will be negligible whilst the impact upon commuting will be minor in nature. The impact of this is that the overall impact of the proposal upon these elements will be negligible.

8.0 Abbreviations

1	Full Time Equivalent	FTE

9.0 References

1 Annual Business Inquiry 2007

2 Annual Survey of Hours and Earnings 2008

3 Census of Population 2001

4 Local Authority Population Projections for Wales 2008

5 Local Authority Household Projections for Wales 2008

6 Planning Policy Wales

7 Vale of Glamorgan adopted UDP

8 Vale of Glamorgan Local Development Plan Preferred Strategy

9 Vale of Glamorgan Community Strategy

10 Vale of Glamorgan Single Education Plan 2006-2008

11 Vale of Glamorgan Housing Strategy 2007-2012

12 Vale of Glamorgan Joint Housing Land Availability Assessment 2008

13 Vale of Glamorgan Planning Obligations SPG

14 Wales Spatial Plan 2008 Update

Appendix 1 Socio Economic Indicators

	2001	2007	% Change
Vale of Glamorgan	42,300	35,100	-17.0
Wales	1,089,600	1,186,600	8.9

Table A.1 Change in Employment 2001 - 2007 Source: Annual Business Inquiry 2007

	Vale of Glamorgan (%)		Wales (%)	
	2001	2007	2001	2007
Agriculture and fishing	0.16	1.11	0.24	1.40
Energy and water	0.90	0.89	1.15	0.57
Manufacturing	11.33	17.49	10.70	13.56
Construction	4.29	4.62	5.38	5.02
Distribution, hotels and restaurants	21.58	23.75	26.18	23.26
Transport and communications	5.68	4.51	5.74	4.33
Banking, finance and insurance, etc	11.65	11.38	12.06	14.07
Public administration, education & health	40.07	31.36	32.91	32.60
Other services	4.34	4.88	5.63	5.18
Column Total	100	100	100	100

Table A.2 Employment by Industrial Sector (%) Source: Annual Business Inquiry 2007

	Vale of Glamorgan			Wales		
	2001	2007	% Change	2001	2007	% Change
Agriculture and fishing	100	100	0.0	12,000	16,600	38.3
Energy and water	400	400	0.0	9,700	6,800	-29.9
Manufacturing	4,800	3,800	-20.8	190,600	160,900	-15.6
Construction	1,800	1,900	5.6	50,400	59,500	18.1
Distribution, hotels and restaurants	9,100	9,200	1.1	258,800	276,100	6.7
Transport and communications	2,400	2,000	-16.7	49,200	51,400	4.5
Banking, finance and insurance, etc	4,900	4,200	-14.3	124,000	167,000	34.7
Public administration, education & health	17,000	11,500	-32.4	341,700	386,800	13.2
Other services	1,800	2,000	11.1	53,200	61,500	15.6
Column Total	42,300	35,100	-17.0	1,089,600	1,186,600	8.9

Table A.3 Change in Employment Structure in Labour Catchment Area Source: Annual Business Inquiry 2007

	2001	2007	2001-2007 % Change
The Vale of Glamorgan	2,935	3,170	8.0
Wales	80,780	87,340	8.1

Table A.4 Change in Number of VAT Registered Firms Source: ONS data from NOMIS

	VAT Registrations per 10,000 resident adults 2007
The Vale of Glamorgan	27
Wales	28

Table A.5 VAT registrations based upon 10,000 adult population Source: Department for Business Innovations and Skills

	No. of unemployed	Unemployment Rate (%)
Vale of Glamorgan	4,300.0	7.4
Wales	81,100.0	6.0

Table A.6 Unemployment Rates Source: Annual Population Survey 2008

	Live Unfilled Vacancies*	No. of Claimant Unemployed	Unemployed/Vacancy Ratio
Vale of Glamorgan	347	2,992	8.67
Wales	14,116	76,980	5.5

Table A.7 Job Vacancies and Unemployment Indices Source NOMIS 2009 * those for which a jobseeker can actively apply

Occupation	**Vale of Glamorgan**	**%**	**Wales**	**%**
1 : Managers and Senior Officials	10	3	474	3
2 : Professional Occupations	18	5	498	4
3 : Associate Professional and Technical Occupations	31	9	1,779	13
4 : Administrative and Secretarial Occupations	16	5	1,082	8
5 : Skilled Trades Occupations	41	12	1,122	8
6 : Personal Service Occupations	64	18	1,451	10
7 : Sales and Customer Service occupations	50	14	3,051	22
8 : Process, Plant and Machine Operatives	8	2	1,438	10
9 : Elementary Occupations	109	31	3,221	23
Column Total	**347**	**100**	**14,116**	**100**

	Vale of Glamorgan	%	Wales	%

Table A.8 Availability of Occupation by Job Vacancies Source: NOMIS 2009

	Vale of Glamorgan	**%**	**Wales**	**%**
Occupation Unknown	0		65	0.1
Managers and Senior Officials	165	5.5	2,855	3.7
Professional Occupations	95	3.1	2,110	2.7
Associate Professional and Technical Occupations	155	5.1	3,675	4.7
Administrative and Secretarial Occupations	340	11.3	7,095	9.1
Skilled Trades Occupations	425	14.1	10,395	13.4
Personal Service Occupations	140	4.6	3,955	5.1
Sales and Customer Service occupations	585	19.4	12,080	15.5
Process, Plant and Machine Operatives	335	11.1	13,780	17.7
Elementary Occupations	785	26.0	21,705	27.9
Column Total	**3,020**	100	**77,710**	100

Table A.9 Sought After Occupation by Claimant Unemployed Source: NOMIS 2009

	Economically Active	All People	%
Vale of Glamorgan	58,000	74,200	78.2
Wales	1,356,900	1,789,700	75.8

Table A.10 Economic Activity Source: Annual Population Survey 2008

	Resident Analysis	Workplace Analysis
Vale of Glamorgan	543.3	540.5
Wales	506.7	498.1

Table A.11 Average Weekly Wage (Gross) of Full Time Workers Source: Annual Survey of Hours and Earnings 2008

	Vale of Glamorgan	%	Wales	%
Managers and Senior Officials	7,200	15.8	130,200	13.1
Professional Occupations	6,700	14.7	136,500	13.7
Associate Professional and Technical Occupations	8,100	17.8	157,700	15.8
Administrative and Secretarial Occupations	6,500	14.3	129,100	13.0
Skilled Trades Occupations	1,300	2.9	51,100	5.1
Personal Service Occupations	4,900	10.7	119,200	12.0
Sales and Customer Service occupations	3,400	7.5	100,700	10.1
Process, Plant and Machine Operatives	1,700	3.7	48,400	4.9
Elementary Occupations	5,800	12.7	124,000	12.4
Column Total	45,600	100.0	996,900	100.0

Table A.12 Occupational Breakdown of Labour Force Source: Annual Population Survey 2008

Inflow from	Total No.	Outflow to	Total No.
The Vale of Glamorgan	28184	The Vale of Glamorgan	28184
Cardiff	4835	Cardiff	16714
Rhondda, Cynon, Taff	2660	Bridgend	1910
Bridgend	2326	Rhondda, Cynon, Taff	1357

Table A.13 Commuting Work Flows into and out of the Vale of Glamorgan Source: Census 2001

Appendix 2 Schools Capacity Forecast

School	Distance to Site	Age Range	School Capacity	No. Places Forecast		
				2009	2010	2011
Barry Island Primary	Within 400m	4-11	173	161	163	161
High Street Primary	Within 1000m	4-11	213	199	193	198
Ysgol Sant Baruc	Within 1000m	4-11	201	199	199	197
Ysgol Sant Curig	Within 1000m	4-11	423	352	346	355
Gladstone	Within 1000m	4-11	320	329	323	331
Romilly Infants	Within 1000m	4-7	262	222	218	222
Romilly Junior	Within 1000m	7-11	369	313	315	291
Holton Primary	Approx 1300m	4-11	589	403	381	383
St Helen's RC Infants	Approx 1300m	4-7	148	154	154	158
St Helen's RC Juniors	Approx 1300m	7-11	187	202	191	197
All Saints C/W Primary	Over 1300m	4-11	207	203	201	202
Cadaxton Primary	Over 1300m	4-11	445	411	411	407
Jenner Pank Primary	Over 1300m	4-11	295	207	205	204
Oakfield Primary	Over 1300m	4-11	209	197	205	200
Ysgol Gwaun y Nant	Over 1300m	4-11	147	115	125	120
			4188	3667	3630	3626

School	Distance to Site	School Capacity	No. Places Forecast		
			2009	2010	2011
Barry Comprehensive	Over 1300m	1489	1367	1344	1319
Bryn Hafren Comprehensive	Over 1300m	1524	1215	1185	1164
St Richard Gwyn R/C	Over 1300m	489	474	459	438

Ysgol Gyfun Bro Morgannwg*	Over 1300m	1062	910	911	885
		4564	3966	3899	3806

Nursery School	Capacity	No. on Roll (1/06)	Spare Capacity
Cadaxton	120	78	42
Crossways Playgroup	36	3	33
Little People's Playgroup	26	0	26
Plant Hapus St Nicholas Hall Playgroup	26	1	25
Westend Playgroup	26	11	15
	234	93	141