

Organisational response

Report title: Sustainable development? – making best use of brownfield land and empty buildings

Completion date: January 2024

| Ref | Recommendation | Organisational response Please set out here relevant commentary on the planned actions in response to the recommendations | Completion date Please set out by when the planned actions will be complete | Responsible officer (title) |
|-----|---|--|--|-----------------------------|
| R1 | <p>To enable stakeholders to assess potential sites councils should create a systematic process to find and publicise suitable sites for regeneration:</p> <ul style="list-style-type: none"> • this should draw on data already held by councils, as well as external data sources to develop a composite and more complete picture of sites; and • where known, key barriers should be named to help efforts to overcome them | <p>The Ceredigion LDP volume 2 Allocated Sites Schedule available here The Current Ceredigion Local Development - Ceredigion County Council sets out the greenfield/ brownfield status of every allocation in the plan and the annual monitoring report – sets out the percentage development of Brownfield land annually as well as providing an annual review of the current status of all allocated sites available here Annual Monitoring Report for the - Ceredigion County Council . Brownfield land more generally (ie not allocated) is not recorded by the LPA on a specific data set. However the council has adopted an Empty Property Action Plan available here Report- Empty Property Action Plan.pdf (ceredigion.gov.uk) which outlines the approach the authority will adopt to bring back empty properties into use – with the individual list being regularly updated as properties come back into use. The authority relies on council tax data to assess the ‘empty status’ of properties across the county. Whist the LPA are not adverse to the recommendations herewith, this would be undermining the LDP process which undertakes this work in allocating sites and setting out their viability and constraints, to undertake this work for all brownfield land countywide and constraint checking said sites as well as establishing landowner intentions would be resource intensive a suitable threshold would need to be established and support found for authorities to adopt such an approach.</p> | <p>Completed - those actions outlined opposite are statutory duties - and have already been completed and are annually reported.</p> | <p>RHP</p> |

R2

To help ensure that regeneration activity and the shaping of the environment is informed by the needs of communities Councils should increase opportunities for community-based involvement in regeneration, both in plan-making and actual development.

The Council has co-ordinated a programme of work to develop new Place Plans.

These are community-led documents that are driven by the relevant Town or Community Council setting out local guidance and identifying specific issues such as shaping future land use and development, allocated sites, open space, community facilities and local aspirations.

These plans are held by the local Town Councils representing their locality/community. Further information can be found [here](#).

The place planning work was then further evolved by the Council through securing funding from the UK Government's Community Renewal Fund. Throughout 2022 and 2023 – community consultation and engagement was [sought](#) to further refine proposals into a vision and a plan to direct future regeneration opportunities and investment. The plans are available [here](#).

The LPA holds a placemaking website with a number of strategy documents that are useful to towns and developers that include action plans on regeneration, green infrastructure and conservation areas and are continuing to develop this regeneration resource.

[Placemaking - Ceredigion County Council](#) The LPA also offer pre-preapplication advice to a range of community interest groups and community land trusts and developers to support their regeneration activity at early stages.

Completed – plans are in place and development aims are part of the work programme.

RHP

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| | | <p>The authority has recently introduced the Community Housing Scheme which is a shared equity product to support local people to purchase homes in their community – the scheme specifically supports those people who purchase a registered empty property with upto double the amount of shared equity than those purchasing an occupiable home Community Housing Scheme - Ceredigion County Council</p> <p>The council has also introduced the Empty Homes Grant Scheme which can provide grants of upto £25,000 to bring empty properties back into use and is available to applicants of the community housing scheme above. Ceredigion County Council</p> | | |
| R3 | <p>To provide focus and impetus to developing brownfield sites Councils should review their current regeneration approaches and where appropriate set clearer, more ambitious regeneration policies and targets. Together these should:</p> <ul style="list-style-type: none"> • set out the approach and expectations of the council; • set out how their approach will be resourced; and • set out how the approach aligns with national policy goals and regional planning priorities | <p>The Council has an Economic Strategy that has recently been updated and adopted and also outlines regeneration approaches of the authority and is available here Boosting Ceredigion's Economy: A Strategy - Ceredigion County Council</p> <p>A Town Regeneration Plan exists for each of the County's towns. They clearly set out the ambition and vision for each town, developed by the local community.</p> <p>Enabling investment is then secured via available funding from Welsh Government, the key fund being the Transforming Towns programme.</p> | <p>Complete – plans are in place for towns. The ability to deliver depends on government funding – which is still subject to ongoing discussion. The exact programme of works would be overseen by the Transforming Towns Programme Board.</p> | RHP |

Conversations are ongoing with Welsh Government to identify the scope and quantum of funding available for the next round – and a pipeline scheme (informed by the place and town plans) is being identified.

In replacement plan preparation once the phosphates issue is resolved community engagement will be a central tenant of LDP / SDP preparation where sites and policies for regeneration will be discussed and developed.