

Y Pwyllgor Menter a Busnes

Lleoliad:
Ystafell Bwyllgora 1 – Senedd

Dyddiad:
Dydd Iau, 24 Tachwedd 2011

Amser:
11:30

Cynulliad
Cenedlaethol
Cymru

National
Assembly for
Wales



I gael rhagor o wybodaeth, cysylltwch a:

Siân Phipps
Clerc y Pwyllgor
029 2089 8582
enterprise.committee@wales.gov.uk

Agenda

Cyfarfod anffurfiol (11:15 – 11:30)

1. Cyflwyniad, ymddiheuriadau a dirprwyon

2. Ymchwiliad i adfywio canol trefi: sesiwn i graffu ar waith y Gweinidog (11:30–12:30)

EBC(4)-10-11 Papur 1, 2 & 3

Huw Lewis, y Gweinidog Tai, Adfywio a Threftadaeth
Steffan Roberts – Pennaeth Ardal Adfywio Aberystwyth
Rosemary Thomas – Pennaeth yr Is-adran Gynllunio
Chris Warner – Pennaeth Polisi – Adfywio

Eitem 2

Y Pwyllgor Menter a Busnes

Dyddiad: 12 Hydref 2011

Amser: 10.00 hyd 11.00 am

Teitl: Papur tystiolaeth ar y Gyllideb Ddrafft:
Agweddau ar Adfywio ym mhortffolio'r Gweinidog Tai,
Adfywio a Threftadaeth

Cyflwyniad

1. Mae'r papur hwn yn darparu gwybodaeth ariannol gefndirol i'r Pwyllgor mewn perthynas â chynlluniau gwariant y dyfodol ar gyfer rhan Adfywio portffolio'r Gweinidog, fel a amlinellir yn y Gyllideb Ddrafft. Mae adfywio strategol, adfywio ffisegol ac adfywio etifeddol yn rhan o orchwyl y Pwyllgor hwn. Mae'r agweddau eraill ar bortffolio'r Gweinidog, sef Tai a Threftadaeth, yn rhan o orchwyl y Pwyllgor Cymunedau, Cydraddoldeb a Llywodraeth Leol.
2. Mae Atodiad A yn cynnwys dadansoddiad o'r Gyllideb Ddrafft ar gyfer y llinellau Adfywio fesul Cam Gweithredu, a fesul Llinell Wariant y Gyllideb (BEL) ar gyfer pob Cam Gweithredu.

Trosolwg o'r Gyllideb

3. Gellir crynhoi ffigurau'r gyllideb ddrafft ar gyfer Adfywio fel a ganlyn:

Maes y Rhaglen Wariant	Llinell sylfaen 2011-12 £'000	Cyllideb Ddrafft 2012-13 £'000	Cynlluniau Dangosol 2013-14 £'000	Cynlluniau Dangosol 2014-15 £'000
Refeniw	14,489	14,336	14,397	14,397
Cyfalaf	55,343	51,477	45,888	45,888
Cyfanswm	69,832	65,813	60,285	60,285

4. Bu'r broses o bennu'r gyllideb eleni yn un llai manwl. Roedd y cylch cynllunio'r gyllideb a gafodd ei gynnal y llynedd yn un cynhwysfawr, gan fod rhaid torri cyllidebau arfaethedig. Roedd y toriadau a wnaed i'r cyllidebau cyfalaf yn arbennig yn rhai sylweddol.
5. Un newid yn unig a wnaed i'r cynllun 3 blynedd a gafodd ei amlinellu yng nghylch cynllunio'r gyllideb y llynedd. Er mwyn cefnogi ymrwymiadau a wnaed eisoes mewn perthynas ag Awdurdod Harbwr Bae Caerdydd, cafodd £0.3 miliwn o gyllid ar gyfer 2012-13 a £0.1 o

gyllid ar gyfer 2013-14 ei drosglwyddo o'r Cam Gweithredu *Rhoi Ardaloedd Adfywio Strategol ar Waith* i'r Cam Gweithredu *Rheoli'r Broses Adfywio Etifeddol*. O ganlyniad, mae'r gyllideb hon wedi cael ei chario ymlaen i 2014-15.

Y Rhaglen Lywodraethu

6. Mae rhaglen adfywio Llywodraeth Cymru yn cynnwys cyfres integredig o gamau gweithredu a buddsoddiadau a dargedir sydd wedi'u cynllunio i atal y dirywiad yn ardaloedd difreintiedig Cymru a sicrhau bod yr ardaloedd hynny yn cael eu hadnewyddu mewn modd cynaliadwy.
7. Mae ein cyllideb yn rhannu yn unol â'r llinellau canlynol:

Rhoi Ardaloedd Adfywio Strategol ar Waith

8. Mae ein cyllidebau ar gyfer Ardaloedd Adfywio yn cefnogi cyfres o ymyriadau â ffocws, wedi'u cynllunio ar gyfer ardaloedd penodol, mewn rhannau o Gymru lle yr ydym o'r farn y gallwn gydweithio ag asiantaethau lleol i fynd i'r afael ag angen difrifol, gan gynnwys, yn benodol, achosion lle ceir mwy nag un math o amddifadedd. Rydym yn gweithio gyda phartneriaid ar draws y sectorau cyhoeddus, preifat a gwirfoddol i ddatblygu a chyflwyno cynlluniau gweithredu cydgysylltiedig a chyfannol i fynd i'r afael ag anghenion lleol a chyfleoedd a geir yn lleol, gan ddefnyddio ein cyllid i ysgogi buddsoddiad ychwanegol. Ar hyn o bryd, mae gennym saith Ardal Adfywio (Blaenau'r Cymoedd, Cymoedd y Gorllewin, Môn a Menai, Arfordir Gogledd Cymru, Aberystwyth, Abertawe a'r Bari). Caiff buddsoddiadau o'n Hardaloedd Adfywio eu defnyddio fel arian cyfatebol ar gyfer prosiectau a ariennir gan Ewrop; mae'r prosiect mwyaf o'u plith yn rhan o Barc Rhanbarthol y Cymoedd, sef partneriaeth yr ydym yn ei chynnal ar ran mwy na 40 o sefydliadau.

Rheoli'r Gwaith o Sefydlu Ardaloedd Adfywio Etifeddol

9. Rydym hefyd yn darparu cyllid ar gyfer dau brif faes â blaenoriaeth arall, sef:
 - Newport Unlimited - cyllid ar gyfer yr unig Gwmni Adfywio Trefol (URC) yng Nghymru, sef cwmni y mae Llywodraeth Cymru a Chyngor Dinas Casnewydd yn berchen arno ar y cyd. Cafodd URC ei sefydlu yn 2003 i weithio gyda'r sector cyhoeddus a'r sector preifat i wireddu newid ffisegol sylweddol ac i gryfhau economi Casnewydd drwy brosiectau adfywio i wella'r dirwedd, creu swyddi newydd, denu buddsoddiad a sicrhau bod y ddinas yn llewyrchus yn y dyfodol;
 - Awdurdod Harbwr Caerdydd - cyllid ar gyfer Cyngor Caerdydd i sicrhau bod yr ardal ym Mae Caerdydd a reolir gan Awdurdod yr Harbwr yn cael ei chynnal a'i chadw i safon ddiogel, a bod yr

ardal yn gweithredu mewn modd diogel, yn unol â goblygiadau statudol Awdurdod yr Harbwr o dan Ddeddf Morglawdd Bae Caerdydd 1993.

10. Mae'r llinell yn y gyllideb ar gyfer Ardaloedd Adfywio Etifeddol dros gyfnod y Cynllun 3 blynedd, o £8.2 miliwn i £8 miliwn (refeniw), ac o £3.4 miliwn yn 2011/12 i £2 miliwn yn 2014/15 (cyfalaf) fel rhan o'r toriadau arfaethedig i'r cyllid ar gyfer Awdurdod Harbwr Caerdydd (refeniw) a Newport Unlimited (cyfalaf). Bydd y rhaglen ar gyfer Newport Unlimited yn dod i ben yn 2013/14, felly ffigur wrth gefn yw'r dyraniad ar gyfer 2014/15 ar hyn o bryd.

Groundwork Cymru ac Ymddiriedolaethau Adfywio'r Meysydd Glo

11. Rydym yn darparu cyllid craidd i Groundwork Cymru ac Ymddiriedolaethau Adfywio'r Meysydd Glo. Ceir mwy o eglurhad o swyddogaethau'r sefydliadau hyn ar eu gwefannau - <http://www.wales.groundwork.org.uk/> a <http://www.coalfields-regen.org.uk/contactingus/wales/>. Mae hyn yn gyfanswm o £1.1 miliwn o refeniw, a £0.250 miliwn o gyfalaf yn 2011/12. Mae'r sefyllfa ar gyfer cyfnod y Cynllun yn cael ei hadolygu ar hyn o bryd.

Cyllid Cyfalaf Cyffredinol Awdurdodau Lleol

12. Yn y cyllidebau Adfywio, ceir llinell ar gyfer cyllid cyfalaf cyffredinol awdurdodau lleol, sy'n gyfanswm o £11.577 miliwn yn 2012-13. Nid yw'r cyllid wedi ei neilltuo, ac o ganlyniad, wedi iddo gael ei ddsbarthu i'r awdurdod lleol fel rhan o'r setliad llywodraeth leol, ni allwn gyfarwyddo'r modd y caiff ei ddefnyddio.

Edrych ymlaen

13. Wrth i'n cyllidebau cyfalaf leihau, rydym yn gweithio'n agos gyda'n partneriaid i sicrhau ein bod yn nodi'r buddsoddiadau strategol a fydd yn gwneud gwahaniaeth go iawn, ac a fydd yn sicrhau bod cynifer â phosibl o gyfleoedd eraill i gael cyllid, er mwyn cynnal y momentwm o newid yn ein Hardaloedd Adfywio.

Huw Lewis AC / AM
Y Gweinidog Tai, Adfywio a Threftadaeth
Minister for Housing, Regeneration and Heritage



Llywodraeth Cymru
Welsh Government

Ein cyf/Our ref SF/HL/6304/11

Nick Ramsey AM
Enterprise and Business Committee
National Assembly for Wales
Cardiff Bay
Cardiff
CF99 1NA

17 October 2011

Dear Nick

ENTERPRISE AND BUSINESS COMMITTEE – TOWN CENTRE REGENERATION

Please see below my response to the additional information requested by the Committee.

1. How many local authorities in Wales have a Local Development Plan that is up to date? Which local authorities are they?

5 local authorities have adopted Local Development Plans. A further 13 local planning authorities have an up-to-date Unitary Development Plan. Details of plan coverage are as follows:

Adopted Local Development Plans (LDP's)	
Local Planning Authority	Date Adopted
Caerphilly	December 2010
Merthyr Tydfil	May 2011
Pembrokeshire National Park	September 2010
Rhondda Cynon Taff	March 2011
Snowdonia National Park	July 2011

Adopted Unitary Development Plans (UDP's)	
Local Planning Authority	Date Adopted
Blaenau Gwent	July 2006
Bridgend	May 2005
Carmarthenshire	July 2006
Denbighshire	July 2002
Gwynedd	July 2009

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Wedi'i argraffu ar bapur wedi'i ailgylchu (100%)

Monmouthshire	June 2006
Neath Port Talbot	March 2008
Newport	May 2006
Pembrokeshire & Pembrokeshire National Park	July 2006 (Joint UDP)
Powys	March 2010
Swansea	November 2008
Vale of Glamorgan	April 2005
Wrexham	February 2005

No UDP / LDP Coverage <i>(Structure Plan Coverage exists for the below LPA's)</i>	
Brecon Beacons National Park	Local Plan 1999
Cardiff	Local Plan 1996
Ceredigion	No Plan
Conwy	No Plan (for part of LPA area) Local Plan Colwyn 1999 Local Plan Llandudno & Conwy 1982
Flintshire	Delyn Local Plan 1983 / Alyn & Deeside Local Plan 2003
Isle of Anglesey	Local Plan 1996
Torfaen	Local Plan 2000

2. Which Local Development Plans address town centre regeneration issues?

Local planning authorities must devise an up-to-date and appropriate evidence base as part of the process of making a Local Development Plan. Most of the authorities who are making progress with their Local Development Plans have undertaken some form of retail assessment. In particular, the following local planning authorities have undertaken specific assessments of town centre or retailing issues as part of their evidence base for their development plans:

Bridgend, Caerphilly, Cardiff, Carmarthenshire, Ceredigion, Conwy, Denbighshire, Isle of Anglesey, Merthyr Tydfil, Monmouthshire, Neath Port Talbot, Newport, Pembrokeshire, Rhondda Cynon Taf, Swansea, Torfaen, Vale of Glamorgan, Wrexham, Brecon Beacons National Park, Pembrokeshire Coast National Park, Snowdonia National Park.

Where the evidence base identifies a need for retail-led regeneration policies these should be included in the Local Development Plan.

A comprehensive list of the studies undertaken is included as an appendix to this letter.

3. Has the Welsh Government commissioned research on the impact of out-of-town retail developments on town centres?

The Welsh Government has not undertaken any specific assessment of these impacts, however, impacts are considered as part of the planning process. As noted above, a number of local planning authorities have already undertaken retail assessments which will include an assessment at a local level.

In addition, local planning authorities should consider the likely impact of a proposed out-of-town retail development by requiring a Retail Impact Assessment to accompany a planning application. Whilst it is noted that it is the applicant who will provide this assessment, and may use it to support their application, the local planning authority should

assess the impacts within the context of the national policy framework which advocates a town centre first approach, by application of a sequential test.

4. What view does the Welsh Government take on whether out-of-town or edge of town retail developments can benefit town centres?

Our planning policy clearly advocates that local planning authorities should adopt a sequential test when considering major retail proposals. In essence, this means that applicants should first seek to develop within designated town centres. Only once they have demonstrated that there are no suitable town centre sites should they then consider edge of centre locations. It is only after all other options have been exhausted that applicants should consider out-of-town locations.

In larger urban centres, some local planning authorities have used edge of centre retail development to act as a catalyst for wider regeneration of an area. These are matters that local authorities should consider and evaluate the likely benefits against the impacts of such an approach.

5. Does the Welsh Government still have the power to offer Urban Investment Grants? Has there been any change in recent years to the relevant legislation that modifies the purposes for which Urban Investment Grant can be used?

The Welsh Ministers have numerous powers to make grants in the field of regeneration. Powers set out in Section 126 of the Housing Grants, Construction and Regeneration Act 1996 were transferred to the Welsh Ministers in 1999 and permit the making of grants for the following purposes:-

- securing that land and buildings are brought into effective use;
- contributing to, or encouraging, economic development;
- creating an attractive and safe environment;
- preventing crime or reducing the fear of crime; and
- providing or improving housing or social and recreational facilities, for the purpose of encouraging people to live or work in the area or of benefiting people who live there.

Further powers are set out in Section 1 of the Welsh Development Agency Act 1975, in particular:-

- making land available for development (Section 1(3)(da));
- bringing derelict land into use or improving its appearance (Section 1(3)(h)).

The powers of the Welsh Development Agency transferred to the Welsh Ministers in 2006. All of these powers would be applicable in the field of urban regeneration. It should be noted that terms used to describe particular grant schemes, such as 'Urban Investment Grant', 'Property Development Grant' and 'Regeneration Investment Grant' are not statutory.

The Urban Investment Grant was a Welsh Office gap funding scheme that transferred to the Welsh Development Agency in the late 1990s. More recently the vehicles that have tended to be used have been Property Development Grant and Regeneration Investment Grants. The latter are used to enable derelict land and buildings back into productive use and is used to secure a positive impact from local economic regeneration, improve the local environment and to support schemes which are not financially viable. Basically the grant operates to fund the gap between the gross development costs of a project and its commercial value upon completion. Generally, commercial, retail, leisure, industrial, and residential uses can be included.

I look forward to providing oral evidence to the Committee in due course.

Regards

Huw Lewis AC / AM



Y Gweinidog Tai, Adfywio a Threftadaeth
Minister for Housing, Regeneration and Heritage

APPENDIX - DETAILS OF LOCAL PLANNING AUTHORITY RETAIL STUDIES

Planning Authority	Retail Documents	Date	Consultant
Bridgend	<ul style="list-style-type: none"> - Background Paper 7 – Retail Review - Bridgend County Retail Needs Planning Study 2007 to 2021, Final Report - Bridgend County Borough Council Retail Needs Planning Study: Update June 2010 	<ul style="list-style-type: none"> March 2011 January 2008 June 2010 	<ul style="list-style-type: none"> CACI Ltd CACI Property Consulting
Caerphilly	<ul style="list-style-type: none"> - Retailing Deposit Local Development Plan up to 2021 	<ul style="list-style-type: none"> October 2008 	
Cardiff	<ul style="list-style-type: none"> - Background Paper No.3: District and Local Centres 	<ul style="list-style-type: none"> March 2009 	
Carmarthenshire	<ul style="list-style-type: none"> - Carmarthenshire Retail Study 2009 	<ul style="list-style-type: none"> February 2010 	<ul style="list-style-type: none"> Nathanial Litchfield & partners
Ceredigion	<ul style="list-style-type: none"> - Ceredigion Local Development Plan Topic Paper Retail 	<ul style="list-style-type: none"> 2008 	
Conwy	<ul style="list-style-type: none"> - Background Paper 15 Retail Study 	<ul style="list-style-type: none"> March 2011 	
Denbighshire	<ul style="list-style-type: none"> - Denbighshire Retail and Leisure Study main report - Update of the Quantitative Retail Capacity Analysis from the Denbighshire Retail and Leisure Study 	<ul style="list-style-type: none"> February 2003 September 2006 	<ul style="list-style-type: none"> Roger Tym & Partners Roger Tym & Partners
Flintshire	<ul style="list-style-type: none"> No Documents Available 		
Gwynedd	<ul style="list-style-type: none"> No Documents Available 		
Isle of Anglesey	<ul style="list-style-type: none"> - Local Development Plan 	<ul style="list-style-type: none"> 2006 	

	Evidence Base - Retail		
Merthyr Tydfil	- Topic Paper, Hearing Session 5 Retail Strategy and Policies		
Monmouthshire	- Monmouthshire Retail and Leisure Study.	April 2010	Drivers Jonas Deloitte
Neath Port Talbot	- Retail Topic Paper	September 2011	
Newport	- Retail Study of Newport	September 2010	Colliers not LDP Doc
Pembrokeshire	- Background Paper for Local Development Plan: Retail Main Towns - Background Paper for Local Development Plan: Local Retail Centres	July 2008 April 2009	
Powys	No Documents Available		
Rhondda Cynon Taf	- Porth Town Centre Regeneration Strategy - Treorchy Town Centre Regeneration Strategy - Pontypridd Regeneration Strategy Final Report - Llantrisant Old Town Regeneration Strategy - Supplementary Report on proposed town centre Llantrisant - Tonyrefail Town Centre Regeneration Strategy - Ferndale Regeneration Strategy - Mountain Ash Town Centre Regeneration	24th January, 2003 September 2003 July 2005 5th August 2005 March 2008 7 June 2006 7 November 2006	Camlin Lonsdale, Ove Arup & Partners, King Sturge, Simon Fenton Partnership Hyder Consulting & Sutton Davies NLP Hyder Consulting

		<p>Strategy</p> <ul style="list-style-type: none"> - Rhondda Cynon Taf County Borough Council Retail Capacity Assessment Quantitative Update - Rhondda Cynon Taf Retail Study: Supplementary Report on Proposed Town Centre Llantrisant, 2008 - Explanatory Memorandum on LDP Retail Evidence following changes to Pontypridd Commitments 	<p>2002</p> <p>March 2008</p> <p>March 2008</p> <p>December 2009</p>	<p>RPS</p> <p>NLP</p> <p>NLP</p> <p>NLP</p>
Swansea		Issues Paper Retailing and Shopping Centres Swansea Local Development Plan Retailing		
Torfaen		<ul style="list-style-type: none"> - Torfaen Retail & Leisure Study – Main Report - Torfaen Retail Study Update 2011 	<p>September 2007</p> <p>January 2011</p>	<p>GVLA Grimley</p> <p>GVLA Grimley</p>
Vale of Glamorgan		<ul style="list-style-type: none"> - Vale of Glamorgan Local Development Plan Retail Planning Study - Vale of Glamorgan Local Development Plan Retail Planning Study 	<p>September 2008</p> <p>May 2009</p>	<p>CACI Limited</p> <p>CACI Limited</p>
Wrexham		- Background Paper 6: Retail	June 2010	
Brecon Beacons National Park		- Retail Issues Paper	May 2010	
Pembrokeshire Coast National Park		- Retail Background Paper	January 2009	
Snowdonia National Park		- Background Paper 12 Retail Assessment	Spring 2009	

Huw Lewis AC / AM
Y Gweinidog Tai, Adfywio a Threftadaeth
Minister for Housing, Regeneration and Heritage



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Welsh Government

Ein cyf /Our ref: SF/HL/6538/11

Nick Ramsey AM
Chair - Enterprise and Business Committee
National Assembly for Wales
Cardiff Bay
CF99 1NA

07th November 2011

Dear Nick,

I am pleased to submit additional information to the Committee ahead of my appearance on the 24th November.

Cadw's role in regeneration and sustainability

The historic environment makes Wales and its people distinctive; it helps give us our identity. Conservation areas and historic buildings, whether or not they are on the statutory lists, give towns their character.

Our policies and actions for the historic environment aim to help people in Wales to gain a sense of the heritage around them – an appreciation of what makes their community special, how it has developed and what they can do to protect and promote it for the benefit of present and future generations. It promotes civic pride.

Research published last year demonstrated that conservation of the historic environment contributes significantly to the Welsh economy through heritage regeneration schemes, employment opportunities, skills development and tourism. There is a strong economic case for regenerating historic buildings, for the benefit of the building and also the wider area and community. Castles in Cadw's care, such as Caernarfon (160,000 visitors in first 6 months of 2011/12), Conwy (140,000) and Caerphilly (68,000), attract large numbers of visitors, providing significant economic benefit to the town centres.

Cadw has carried out a number of characterisation studies across Wales which highlight the distinctiveness of a particular place and what makes it special. Characterisation work provides an information base that enables regeneration activities to be informed by historic character, and to sustain or enhance the sense of place. In taking this initiative forward, Cadw works closely with local authorities, who recognise the potential for characterisation to help drive the planning process in a number of areas.

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Wedi'i argraffu ar bapur wedi'i ailgylchu (100%)

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Characterisation studies now routinely support the Heritage Lottery Fund's Townscape Heritage Initiatives, for example in Dolgellau, Aberdare and Merthyr Tydfil. Such schemes across Wales are proving successful in acting as an important catalyst for economic and community regeneration in town centres through historic building repair and restoration. The initiative is driven by funding partnerships of key interests, including my officials in Cadw and Regeneration.

THIs are tightly focussed within conservation areas, but the HLF expects similar standards to be adopted beyond the limits of the initiative. Characterisation studies take a broader geographical focus, enabling the THIs to be integrated with their wider urban context. In Merthyr, characterisation helps to ensure connectivity between various heritage-led regeneration projects and their wider townscape context. In Cefn Mawr, Wrexham, the characterisation study has been used to inform an updated Conservation Area Character Assessment and Conservation Area Management Plan, both of which assisted Wrexham County Borough Council in securing funding for Phase II of the Cefn Mawr Townscape Heritage Initiative. It is anticipated that all three documents will be adopted as Supplementary Planning Guidance with public consultation due to commence in January 2012.

Characterisation studies also have a role in promoting community engagement in local heritage. In Snowdonia, the Dolgellau characterisation study was a key document in the National Park Authority's successful Stage 2 THI bid for the Dolgellau conservation area. Funding from the THI enabled the Dolgellau Partnership of leading town interests, including the tourist association, to print bi-lingual copies of the study which, together with a book of old photographs of the town, is being used to promote awareness of and civic pride in local history, as well as being a point of interest for visitors. The funding raised is being reinvested in eligible historic environment awareness raising projects and the study is also informing local planning decisions.

Other regeneration activity can make an important contribution to sustaining character and distinctiveness. Cadw is working with regeneration officials on town improvement grants and housing renewal proposals in Aberystwyth, to help ensure that they respect traditional character and performance, and make a positive contribution to the distinctive quality of the townscape.

Characterisation provides a framework that can ensure an integrated approach to urban planning. In Holyhead, for example, characterisation work, undertaken in close collaboration with the local authority, will help identify opportunities to enhance and reinforce the historic character of the town. This will help ensure the successful integration of both conservation activity and new development, and support the promotion of the town as a distinctive destination.

My officials are also working closely with the Vale of Glamorgan Council to ensure that regeneration activity in Barry, and especially in Barry Island, draws on historic character to reinforce its sense of place.

An understanding of historic character can usefully inform master planning exercises and design briefs for redevelopment. The characterisation study of Cefn Mawr is currently being used to inform a planning brief for the Acrefair Works Site (formerly the British Ironworks site and subsequently Air Products). The 11.38 hectare site is located within the Buffer Zone of the Pontcysyllte Aqueduct and Canal World Heritage Site and is expected to be developed for a mixture of residential and commercial use. The characterisation study will be used to ensure the careful integration of any new development within the historic context of the site. The study will also be used in future master planning for the former Flexys site. Through its proximity to, and historical associations with, the World Heritage Site,

redevelopment of this site will have a direct impact upon the Outstanding Universal Value of the World Heritage Site. The study will be used in the formulation and consideration of development proposals within the Pontcysyllte Aqueduct and Canal World Heritage Site and Buffer Zone in conjunction with the World Heritage Supplementary Planning Document, on which there is an ongoing consultation. In Caernarfon, a study of the water-front is informing emerging proposals for the redevelopment of the Slate Quays.

My officials are working closely to support other historic building and monument restoration programmes that have made a significant contribution to the revitalisation of town centres. A major project of works by Cadw to Swansea Castle will help make the castle a focal point of the city. Once the work is completed, visitors will be able to visit the castle for the first time in four decades, benefiting residents and visitors. Outside the city centre, Cadw is working with the University and the City and County of Swansea on the steering group of the Cu@Swansea project for the regeneration of the Hafod Copper works, together with a characterisation study which the council intends to adopt as a driver for local planning that will integrate the copper-works project with the surrounding area.

Cadw encourages the development of comprehensive programmes for heritage-led regeneration that integrate area-based schemes, individual projects and broader planning objectives. It is working closely with regeneration officials, as well as with Merthyr Tydfil County Borough Council and the HLF, in the delivery of the built heritage strategy for Merthyr. The Authority is using this strategy actively to drive regeneration in the town, including the designation of Pontmorlais as a Conservation Area which has led to a successful bid for a THI scheme. Other town-centre heritage projects include the adaptation of the grade II* listed former Town Hall (a building at risk) as an arts centre, and the re-use of a former chapel as a theatre.

Finally, studies have shown that tourism expenditure from evening events has a considerable impact on the local economy. Cadw has been developing a programme of evening events which will offer a new visitor experience, and is currently considering options to introduce "illuminata" - a digital sound and light show, to Caernarfon. Cadw believes that, by working in partnership with local organisations such as Galeri offering evening events, and outside the usual tourism season, it can deliver economic benefits to the region.

Grants the Welsh Government currently provides to support town centre regeneration

The Welsh Government has a range of policy levers and grant mechanisms to draw upon to support town centre regeneration. These are often not delivered in isolation but as part of a wider regeneration strategy and working in partnership with many other organisations.

Our involvement ranges from the historic and built environment, housing, business support, transport and tourism.

The main interventions are provided as a summary in the Appendix of my evidence paper to the Committee.

Urban Investment Grants

The powers set out in sections 126-128 of the Housing Grants, Construction and Regeneration Act 1996 were conferred on the National Assembly in 1999 and were subsequently transferred to the Welsh Ministers in 2007. These powers allow the Welsh Ministers to give grants in respect of regeneration and development.

Reference has been made to Section 130 of the 1996 Act. This section created functions in respect of the Welsh Development Agency. Following the abolition of the Agency in 2006, those functions are no longer necessary and Section 130 is no longer in force.

There appears to be some confusion in this respect. Allow me to clarify with a brief history of Section 130 of the Housing Grants, Construction and Regeneration Act 1996.

- 1976 The WDA is established and has grant-making powers in accordance with the 1975 Act;
- 1996 The Secretary of State is given specific grant-funding powers in the field of regeneration and housing in accordance with sections 126 -128 of the 1996 Act: this power covers England, Wales and Scotland;
In Wales, Section 130 of the 1996 Act provides that the Secretary of State may ask the WDA to carry out his functions under Sections 126 -128 of the 1996 Act;
- 1999 The National Assembly takes over the functions of the Secretary of State under the 1996 Act;
- 2006 The WDA is abolished. Section 130 of the 1996 Act and Section 10A of the 1975 Act are both repealed. So, the National Assembly can give grants in accordance with Section 126-128 of the 1996 Act (and Section 130 is no longer needed);
- 2007 The powers of the National Assembly (under the 1996 Act) are transferred to the Welsh Ministers.

Although the terms used to describe particular grant schemes, such as 'Urban Investment Grants', are not statutory the scope and function for what they were previously used could be undertaken via the Powers set out in Section 126-128 of the Housing Grants, Construction and Regeneration Act 1996.

Yours sincerely,



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Y Gweinidog Tai, Adfywio a Threftadaeth
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