
Brownfields Seminar 21 March 2005

UK Experience within a Czech Context

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 - Determining priorities and subsequent action
 - Remediation, regeneration or both?
 - Other key issues relating to Brownfields in the Czech Republic

The Brownfield Regeneration Strategy Project

- Project implemented by a consortium of international and Czech consultancy companies during the period Oct 2003 – Oct 2004

– Parsons Brinckerhoff



– DTZ



– OSA Projekt



– Invest Servis



Project Management and Funding

- 100% financed through the EU Phare 2001 programme



- Managed by CzechInvest on behalf of the Ministry of Trade and Industry



- Finished on 30 September 2004 (i.e. a 12 month project, since it was started on 01 October 2003)



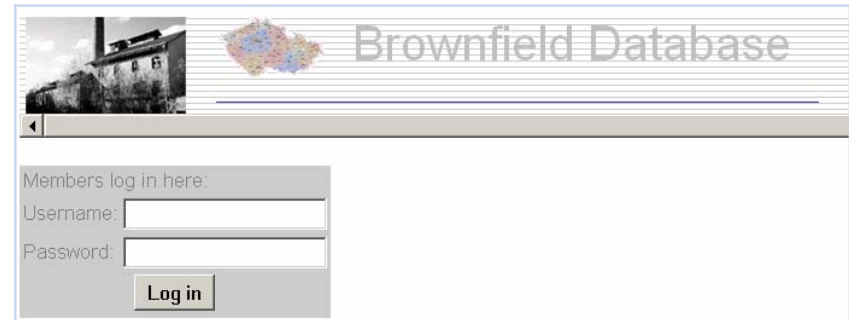
Main Objectives

- To help CzechInvest develop a medium-/long term strategy for regenerating derelict or under-used Brownfield sites
- To make recommendations concerning the establishment of National and Regional Brownfield Regeneration Units
- To develop and populate a Brownfield Sites database
- To implement 5 demonstration projects in two pilot regions (Usti and Moravia-Silesia)



Outputs 1 - Reports and Papers

- Brownfield Strategy Document
- BRU Business Plan
- Communications Plan
- Property Market Review
- Database description and operations manual
- Manual for the Remediation of Contaminated Land
- Pre-Feasibility Site reports
- Project Progress Reports



Outputs 2 - Demonstration Site Documentation

- In 8 sections, for each of 5 sites, as follows:
 - Proposal for site re-use
 - Reclamation Framework
 - Composite Regeneration Programme
 - Review of Existing Buildings (for re-furbishment or demolition)
 - Environmental Impact Assessment
 - Property Development Appraisal
 - Economic Impact model
 - Marketing Material





Results

- **Brownfield Sites database created covering 2 Regions**
 - basis for a national Czech Brownfield Sites Database (or even a national Development Land Database)
- **Process developed for classifying and prioritising brownfield sites**
- **National Brownfield Regeneration Strategy produced**
- **Regional Brownfield Regeneration Units established in 2 Regions**
- **Manual for the Remediation of Contaminated Land produced**
- **5 Demonstration Site developments have been planned and their implementation has been successfully initiated**
 - Total development area in excess of 85 Ha
 - Potential to create more than 4,000 new job opportunities

Brownfields in Context

- Brownfield project identified and categorised over 1000 sites in 2 regions
- 106 sites with a combined area of 986 ha were highlighted for more detailed assessment and analysis using a fairly detailed system of analysis (43 of these (443 ha) in Moravia-Silesia Region and 63 (518 ha) in Ústí Region]
- A more simple 8 category system (next slide) was then used to re-assess these sites
- This confirmed that the key determinant for future commercial development potential was *location* (near transport links, centres of population, universities etc.)
- If poorly located sites can't be regenerated for commercial purposes, what can they be used for?

Brownfields in Context

Category	Little or No contamination	Well Located	Few or No Existing Buildings	Number of sites In M-S	Number of sites In Usti	Development Attractiveness	Potential Public Subsidy
1a	✓	✓	✓	1	2	High  Low	Low  High
1b	✓	✓	X	13	30		
2a	✓	X	✓	0	0		
2b	✓	X	X	0	0		
3a	X	✓	✓	1	1		
3b	X	✓	X	28	30		
4a	X	X	✓	0	0		
4b	X	X	X	0	0		

43 sites
totalling
443 ha.

63 sites
totalling
543 ha.

Future Use

- In the Czech Republic, it is generally assumed that an ex-industrial sites should continue to be used as industrial sites in the future

However

- There is currently too much land zoned for industry (and commerce), and much of it is poor quality and in the wrong place

Therefore

- Planning authorities must be prepared to consider alternative uses for brownfield sites, other than industry/commerce

Future Use

- Assess potential future demand (for future industrial and commercial land and non-industrial and commercial land use types (residential, leisure open space, forests etc), on a region by region basis)
- Review and revise local and regional zoning master plans (to take account of the future projected demand for industrial and commercial land)
- Determine total amount of brownfield land according to its development potential (for both industrial/commercial and non-industrial/commercial re-development, on a region by region basis)
- **SET TARGETS** for the potential contribution Brownfields can make to meeting the estimated, future demand (for both industrial/ commercial and non-industrial/commercial development, on a region by region basis)
- Relax planning regime to make it easier to re-zone brownfield sites for other uses

Determining Future Priorities and Action

- Draw up a list of priority sites, on a region by region basis, in the following categories
 - Sites suitable for future industrial and commercial use
 - Sites suitable for Housing, leisure and other non-industrial/commercial use
 - Sites that are a current or potential future risk to public health
- Allocate lead responsibility for overseeing the regeneration of specific priority sites to either Ministry of Industry, Ministry of Regional Development and Ministry of Environment
 - MI to lead on industrial and commercial sites
 - MRD to lead on housing, leisure and other non-industrial/commercial use sites
 - ME to lead on sites that are a current or potential future risk to public health
- Allocate appropriate budgets to each ministry
- SET APPROPRIATE REGENERATION TARGETS

Determining Future Priorities and Action

- Establish a Brownfield Regeneration Agency (BRA) to implement programmes for the remediation and future development of all priority Brownfield Sites, on behalf of (and funded by) all ministries.
- The BRA should be able to:
 - Exercise some limited compulsory purchase powers
 - Buy and hold land up to some agreed limits
 - Carry out remediation
 - Facilitate re-development in partnership with private sector (by providing grants and technical assistance)
 - Access appropriate technical advice and assistance
- The State needs to demonstrate leadership and commitment, by removing some of the barriers to re-development and committing sufficient resources to stimulate effective regeneration

Other Key Issues

- Regional land development strategies should be developed to combine greenfield and brownfield development and allow for;
 - some immediate development of greenfield sites
 - a gradual, planned reduction in the future amount of available greenfield land
 - the future regeneration of some, but not all, brownfield sites
- Sufficient funds need to be made available to accomplish the task
 - The five demonstration sites identified during the Brownfield project will each cost between 4-6 million euros to bring them to a state where they are ready for development (in addition to a considerable amount of funds that have already committed to at least 2 of these sites)
- Sufficient time needs to be allowed to regenerate brownfield sites
 - on average, 2-3 years for remediation and a further 5-10 years for re-development i.e. a total period of 7-13 years

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THANK YOU