

Project Application Form

Section 1 – Applicant and Project Summary				
Project Title	Strategic Acquisition of a Farm as part of future proposed plans for Lampeter Vocational learning centre			
Region	Mid Wales			
Local Authority Name:	Ceredigion County Council			
Address:	Penmorfa			
Town/County:	Aberaeron			
Postcode:	SA46 0PA			
Project Lead:	Name:	Position: Corporate Manager, Growth and Enterprise		
Contact Details:	Telephone:		Mobile:	
Email Address:				
Application type	Development Funding <input type="checkbox"/> Project Delivery <input checked="" type="checkbox"/> Place Making Grant <input type="checkbox"/>			
Total Cost/TT Contribution (%) (Please note a maximum intervention of 70% for all application types)	Total Cost £2,000,000	TT Grant Requested £	TT Loan Requested £2,000,000	100 %
Detailed Project Costs	Please complete Annex 1 attached to provide detailed project costs.			
Outputs	Please complete Annex 2 attached to provide details of the project's proposed outputs/outcomes			

Section 2 – Project Description – please ensure all questions are answered	
Please describe your proposed project.	
<p>Project Overview: The proposed project involves the strategic acquisition of a farm to establish a vocational training facility at the Lampeter campus of Trinity St Davids University. This initiative aims to create a regionally significant educational hub that will provide hands-on, practical training in various agricultural and environmental disciplines.</p> <p>The farm that is proposed to be purchased is in the link:</p>	



Farm building and land shown in relation to the University campus

Project Objectives:

The following represents the high level objectives for the acquisition of the farm as part of a proposed wider development of a key vocational training facility at Lampeter, that would also incorporate the emerging proposals for a Tlr Glas centre.

1. Enhance Vocational Education: The primary objective is to enhance vocational education by providing students with real-world, practical experience in farming and related activities. This will bridge the gap between theoretical knowledge and practical application, preparing students for careers in agriculture, environmental management, and sustainable development.
2. Support Regional Development: By establishing a vocational training facility, the project will contribute to the economic and social development of Ceredigion and the wider the Mid Wales region. It will create opportunities for local employment, support local businesses, and promote sustainable agricultural practices.
3. Promote Sustainable Practices: The facility will emphasize sustainable farming practices, including regenerative farming, renewable energy use, and conservation techniques. This aligns with the Welsh Government's objectives for sustainability and environmental stewardship.
4. Foster Community Engagement: The project will foster strong community engagement by collaborating with local farmers, businesses, and organizations. It will serve as a resource for the community, offering workshops, training programs, and outreach activities.

Project Components:

1. **Farm Acquisition:** The acquisition of a suitable farm is the first step in the project. The farm, which is currently available on the market and directly neighbours the campus in Lampeter, will provide the necessary infrastructure and land for the vocational training facility.
2. **Facility Development:** The development of training facilities, including classrooms, and practical training areas, will be undertaken. This will ensure that students have access to state-of-the-art resources and equipment.
3. **Curriculum Design:** A comprehensive curriculum will be designed to cover various aspects of agriculture, including crop production, livestock management, agribusiness, and environmental conservation. The curriculum will be developed in consultation with industry experts and stakeholders.
4. **Green Infrastructure:** The project will incorporate green infrastructure elements, such as renewable energy systems, water conservation measures, and biodiversity enhancement. This will demonstrate best practices in sustainable development and reduce the facility's environmental footprint.
5. **Active Travel Provisions:** To support multimodal transport and reduce dependency on cars, the project will include provisions for active travel, such as cycling and walking paths. This aligns with the town's active travel plan and promotes healthy, sustainable transportation options.

A key stage of the proposed project is the acquisition of the farm, the opportunity for which has emerged recently, as a farm has come on to the market in a location that is ideally located and will enable the proposed development at Lampeter to be significantly enhanced.

Strategic Context:

The strategic acquisition of a farm for the development of a vocational training facility at the Lampeter campus of Trinity St Davids University aligns with several key regional and national strategies and policies. This project supports the overarching goals of economic growth, sustainability, and community development as outlined in the Growing Mid Wales Regional Investment Plan, relevant Welsh Government policies, and the Ceredigion Economic Strategy.

Growing Mid Wales Regional Investment Plan

The Growing Mid Wales Regional Investment Plan, part of the UK Shared Prosperity Fund (UKSPF), aims to boost productivity, pay, jobs, and living standards by growing the private sector, especially in areas where they are lagging. The plan focuses on:

Communities and Place: Enhancing the quality of life and economic prospects of communities.

Supporting Local Business: Providing support to local businesses to grow and thrive.

People and Skills: Investing in skills development to meet the needs of the local economy.

Welsh Government Policies

The project aligns with several key Welsh Government policies, including:

- **Programme for Government 2021 to 2026:** This programme sets out ambitious commitments to tackle challenges and improve the lives of people across Wales, focusing on community, equality, and social justice. The vocational training facility will support these goals by providing educational opportunities and promoting sustainable practices.
- **Future Wales – The National Plan 2040:** This plan outlines the Welsh Government's vision for the future development of Wales, emphasising sustainable growth and the well-being of future generations. The project will contribute to this vision by promoting sustainable agricultural practices and supporting the local economy.
- **Well-being of Future Generations (Wales) Act 2015:** This act requires public bodies to consider the long-term impact of their decisions on the well-being of future generations. The vocational training facility will support this by providing education and training that promotes sustainability and resilience.

Ceredigion Economic Strategy

The Ceredigion Economic Strategy 2020-2035 outlines the county's vision for strong, sustainable, and resilient economic growth. The strategy focuses on four priority areas:

- **People:** Inspiring people, developing skills, and promoting health and well-being.
- **Place:** Promoting Ceredigion as a place to live, work, and visit.
- **Enterprise:** Supporting businesses to start up and grow.
- **Connectivity:** Connecting businesses and communities.

The proposed vocational training facility aligns with these priorities by:

- **Developing Skills:** Providing practical training and education in agriculture and environmental management.
- **Supporting Local Businesses:** Collaborating with local farmers and businesses to enhance their capabilities and promote sustainable practices.
- **Promoting Ceredigion:** Enhancing the reputation of Ceredigion as a centre for vocational education and sustainable development.
- **Enhancing Connectivity:** Creating opportunities for collaboration and knowledge sharing between businesses, educational institutions, and the community.

Town Centre First Policy

The Town Centre First policy aims to revitalise town centres by tackling vacancy, combating dereliction, and bringing new life into town centres. It advocates for a holistic, place-based approach to sustainable rural development. The policy supports the creation of vibrant, viable town centres that are attractive places to live, work, and visit.

The proposed farm acquisition and vocational training facility will contribute to the vibrancy of Lampeter by:

- **Economic Activity:** Bringing economic activity to the town through the establishment of a training facility that attracts students, staff, and visitors.
- **Community Engagement:** Engaging with the local community through workshops, training programmes, and outreach activities.
- **Sustainable Development:** Promoting sustainable agricultural practices and contributing to the town's environmental goals.
- **Local Collaboration:** Collaborating with local businesses and organisations to support the town's economic and social development.

By aligning with these strategic priorities, the project will contribute to the economic, social, and environmental well-being of the Mid Wales region, supporting the long-term goals of regional and national development plans.

The **Tir Glas Project** and the **Lampeter Placemaking Plan** are closely aligned in their objectives to enhance the economic, social, and environmental well-being of Lampeter and its surrounding areas. Here are the key connections:

Economic Development and Sustainability

- **Tir Glas Project:** Aims to create a sustainable rural community focused on economic prosperity, environmental responsibility, and cultural heritage. It includes the development of the Academy of Contemporary Food and Drink Wales, the Welsh Timber Research Centre, and the Rural Business and Enterprise Centre.
- **Lampeter Placemaking Plan:** Seeks to reinvigorate and sustain the appeal of the town, incorporating principles of the Ceredigion Local Development Plan. It aims to increase tourism opportunities and maintain Lampeter as a significant service centre for local residents and businesses

Education and Skills Development

- **Tir Glas Project:** Provides vocational training in sustainable farming, food leadership, and timber research, addressing the skills gap in the region and reducing the need for students to travel to England for such courses.
- **Lampeter Placemaking Plan:** Emphasises the importance of education and skills development, particularly through the use of the University and its facilities to strengthen Welsh language adult learning provision

Community Engagement and Well-being

- **Tir Glas Project:** Engages with local businesses, community organisations, and educational institutions to foster strong community ties and support local economic development.
- **Lampeter Placemaking Plan:** Focuses on community well-being, aiming to create a cohesive, well-thought-out plan for the future development of Lampeter. It includes initiatives to improve health and well-being, enhance public spaces, and promote community artwork and landmarks

Environmental Responsibility

- **Tir Glas Project:** Promotes sustainable agricultural practices, renewable energy use, and conservation techniques. It aims to create a net-zero carbon build and operating solutions.
- **Lampeter Placemaking Plan:** Prioritises environmental improvements, such as creating an Open Space Strategy, protecting dark skies, and managing woodland and riverside sites for recreational use

Cultural Heritage and Tourism

- **Tir Glas Project:** Enhances the cultural heritage of the region by promoting local food and drink, timber products, and rural enterprise.
- **Lampeter Placemaking Plan:** Aims to increase tourism opportunities and promote Welsh culture and language within the planning process. It includes initiatives to create new landmarks and renovate existing ones to attract visitors

By aligning with the Lampeter Placemaking Plan, the Tir Glas Project supports the broader vision for the sustainable development of Lampeter, enhancing its economic, social, and environmental landscape.

Rationale:

There is a clear need for enhanced vocational training in agriculture and environmental management in the Mid Wales region. The project addresses this need by providing a dedicated facility for hands-on training and education. The acquisition of the farm is essential to create the necessary infrastructure and resources for the training programs. The requested Transforming Towns funding is crucial to make this project a reality, as it will cover the costs of acquisition, development, and initial operations.

Evidence of Need for Sustainable Farming Vocational Training

The **Tir Glas Strategic Outline Case** highlights several key points demonstrating the need for sustainable farming vocational training in the Mid Wales region:

1. Demographic and Economic Challenges:

- The region has an ageing population and a low birth rate, leading to a shortage of skilled workers.
- There is a net migration of young people to urban areas, resulting in a "brain-drain" effect and lower GVA (Gross Value Added).

2. Skills and Training Gaps:

- There is little opportunity for growth in new and diverse skill sets, particularly in sustainable production in rural economies across the targeted sectors of food, drink, and low-carbon construction using Welsh timber.
- Continuous professional development (CPD) and other professional skills training are limited and often specific to individual skills in individual sectors.
- There is a lack of a true centre for innovative skills delivery targeted by the main agenda for Tir Glas.

3. Sector-Specific Needs:

- The food and drink industry faces challenges such as climate change, biodiversity loss, diet and health issues, local economy/community prosperity, and food security/sovereignty.
- The agricultural and horticultural sectors are dominated by traditional methods, with new and improved processes not permeating quickly enough to address food security and sovereignty concerns.

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Nearest Provision for Sustainable Farming Vocational Training

This proposal will align with and complement other provision nearby including at Coleg Sir Gar at Gelli Aur, where dairy farming is the key focus. The facility will provide vocation training capability that will augment wider provision made available to the industry via programmes such as **Farming Connect**:

Farming Connect provides various courses aimed at increasing farm resilience to climate change and complying with environmental regulations. These courses include grassland systems, livestock nutrition, environmental awareness, and peatland restoration.

Courses are offered through IBERS at Aberystwyth University, which is located in Ceredigion, so this facility will add to the innovation and learning ecosystem that exists in Ceredigion, alongside food industry support provision via Food Centre Wales and Aber Innovation.

Students Traveling to England for Vocational Training

Many students from Wales, including those from Ceredigion, travel to England for vocational training in sustainable farming due to the limited availability of such courses locally. Notable institutions in England offering these courses include:

1. Hartpury College:

- Located in Gloucestershire, Hartpury College offers a range of agriculture diplomas, T Levels, and apprenticeships. Students have access to a 360-hectare estate and on-site commercial farm, where they can gain practical experience in sustainable farming practices
- The college also offers an MSc in Sustainable Agriculture, providing advanced training in sustainable farming techniques and agri-tech innovations.

2. Biodynamic Agricultural College:

- Located in Stroud, Gloucestershire, it offers a certified two-year full-time apprentice training program in biodynamic farming.

3. Schumacher College:

- Based in Devon, it offers a range of short and long-term courses in ecological food systems and sustainable agriculture.

4. Warwickshire College:

- Provides various long-term flexible distance learning courses in organic farming and vegetable growing.

These points collectively highlight the need for the Tir Glas project to address these challenges and support the sustainable development of the Mid Wales region by providing targeted vocational training in sustainable farming. This will help retain local talent and reduce the need for students to travel to England for their education.

Unlocking future investment

The acquisition of the farm has the potential to unlock wider investment that has been identified through the development of the Tir Glas proposals – a total investment of £18.1m has been costed, for which further detailed development work is being considered.

Engagement:

The project will involve extensive engagement with stakeholders, including local farmers, businesses, community organizations, and educational institutions. Consultations will be held to gather input and ensure that the project meets the needs and expectations of the community.

- The wider Tir Glas development has been subject to widescale discussions between the University and key partners in the private and public sectors in the town of Lampeter and throughout Ceredigion and the mid Wales region.
- The discussions around the tir Glas project are currently paused as the University discusses its future direction, but proposals for this project are still actively being developed by Ceredigion County Council in early engagement with Trinity St Davids University.
- The application for loan funding to acquire the far is driven purely by opportunity to acquire a farm that is located immediately adjacent to the University campus. Due to the commercial sensitivity around this, no wider engagement for this specific part of the project has or will be conducted.

Standards:

The project will adhere to relevant standards, including the Welsh Development Quality Requirements (WDQR), BREEAM, and Planning Policy Wales Edition 11. Statutory consents will be obtained to ensure compliance with planning, equality, and environmental regulations.

Any future development of the centre on the location of the farm would be done in compliance with all regulatory standards, including those associated with environmental regulations (as the farm is located in the banks of the River Teifi)
Statutory Consents: <ul style="list-style-type: none"> Any development will be carried out with full disclosure and consultation with all relevant statutory and local consultees.
Delivery: <p>A detailed project plan with a timeline for delivery will be developed, including key milestones for planning, design, procurement, acquisition, and construction. The project will be managed by a dedicated team with experience in capital project delivery and governance.</p> <p>For this stage of the development, the project involves the strategic acquisition of the farm, which is likely to be completed within 6-9 months</p>
Governance <ul style="list-style-type: none"> The acquisition will follow the appropriate Governance arrangements within Ceredigion County Council, which will be the sole partner involved in the acquisition of the asset.
Projects Including Private Sector Partners <ul style="list-style-type: none"> The background of the applicant and previous capital project delivery experience The financial strength of the applicant Does the applicant have any related companies? Is the applicant delivering any other Transforming Towns / Welsh Government supported projects?
Sustainability: <p>The project will incorporate sustainability principles, including energy efficiency, carbon reduction, and long-term maintenance plans. It will contribute to the local authority's decarbonisation strategy and promote sustainable development practices.</p> <p>Plans for Future Sustainability of the Project and Assets</p> <p>The Tir Glas project has been designed with a strong focus on sustainability to ensure its long-term viability and positive impact on the environment and community. Key sustainability plans include:</p> <p>Sustainable Farming Practices: The vocational training facility will promote sustainable farming practices, including organic farming, regenerative agriculture, and low-impact winemaking. This will help reduce the environmental footprint of agricultural activities in the region.</p>

Energy Efficiency: The buildings will be equipped with energy-efficient systems, including LED lighting, high-efficiency HVAC systems, and smart building technologies to monitor and optimize energy use.

Community Engagement: The project will engage with local communities and stakeholders to ensure that the benefits of the project are widely shared and that local needs and priorities are addressed.

These sustainability measures have been incorporated into the project development from the outset, ensuring that they are integral to the design, construction, and operation of the facilities.

Ceredigion County Council's Decarbonisation Strategy

Ceredigion County Council has a comprehensive decarbonisation strategy in place, aiming to achieve net zero carbon emissions by 2030

The strategy includes a range of measures to reduce carbon emissions across the county, including energy efficiency improvements, renewable energy generation, and sustainable transport initiatives.

The Tir Glas project will contribute to the Council's decarbonisation strategy by:

- **Reducing Carbon Emissions:** The net zero carbon buildings and sustainable farming practices will significantly reduce carbon emissions associated with the project.
- **Promoting Renewable Energy:** The project will incorporate renewable energy sources such as solar panels and wind turbines to generate clean energy on-site.
- **Energy Efficiency Savings**
The project is expected to contribute to significant energy efficiency savings. By incorporating energy-efficient systems and renewable energy sources, the project will reduce energy consumption and associated costs. The exact monetary value of these savings will depend on various factors, including energy prices and usage patterns, but it is anticipated that the project will achieve substantial cost savings over its lifetime.
- **Reduction in Carbon Emissions**
The Tir Glas project will lead to a reduction in carbon emissions over and above those achieved by current building regulations. The net zero carbon buildings and sustainable farming practices will significantly reduce the project's carbon footprint. While the exact figure in tCO₂ will be determined through detailed carbon accounting, it is expected that the project will achieve a substantial reduction in carbon emissions, contributing to the Council's goal of net zero carbon by 2030.

Section 3 – Funding Package

Funder Details	Current Status (Agreed / Secured / Awaiting Decision)	Date Final Decision received or expected	2022-23 (£)	2023-24 (£)	2024-25 (£)	Total (£)
Totals						

Section 4 – Final checklist

Please tick (✓) to confirm the following:

Strategy	Is the project supported by a placemaking plan/ masterplan? Please confirm yes or no.	
If yes, please specify which plan(s) is/are in place or in development.	Name of Plan: Lampeter Placemaking plan	
Please confirm whether the place plan named above is published or is in development.	If published please include a link here: Lampeter Town regeneration strategy: ro_190_wp2_lampeter_regeneration-strategy.pdf	
Regional Endorsement	Please confirm your project has been endorsed by Regional Partners.	
Project Application - Due diligence of non-local authority organisations.	Please confirm that due diligence of all non-local authority grant recipients has been undertaken and is satisfactory.	
Place Making Grant Application - Due diligence of non-Local Authority organisations.	Please confirm that you will ensure that due diligence of all non-Local Authority grant recipients will be undertaken and is satisfactory.	
Risk Management	Please confirm you have a risk register in place and that it will be reviewed throughout the life of the project. Please submit a copy of the risk register with your completed application.	
Procurement	Please confirm that the project has/or will be procured in accordance with local authority standing orders	
Statutory Authority and Subsidy Control – Is your project compliant?		

<p>Based on the five UK subsidy criteria would Transforming Towns funding be considered a subsidy in relation to this project.</p> <p>If yes, is the use of the Funding compatible with the applicable agreements contained in the World Trade Organisation rules, UK-EU Trade and Cooperation Agreement, any Free Trade Agreement involving the UK the Northern Ireland Protocol and any relevant domestic legislation?</p>	
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Section 5 - Signature & Date	
<p>Declaration This must be signed by the Section 151 Officer on behalf of the lead local authority.</p> <p>I confirm that the information detailed in this application form, including annexes and appendices, is to the best of my knowledge and belief, accurate in all respects. I confirm this project has been endorsed by the Regional Partnership.</p>	
Name (Print)
Signature
Position in Organisation
Date

Privacy Notice – Welsh Government Grants
<p>Summary</p> <p>The Welsh Government provides a wide range of grant schemes to help deliver our policies and create a fairer, more prosperous Wales.</p> <p>This privacy notice explains how Welsh Government will handle personal data across all grant schemes for the purpose of:</p> <ul style="list-style-type: none"> Assessing grant applications or request for grant funding monitoring the performance of schemes

- ensuring that grants have been paid out in line with the eligibility and subsidy control conditions for the schemes
- evaluating and reviewing the impact, performance and costs of the schemes
- researching the effectiveness of the schemes and supporting future policy development

Before we provide grant funding to you and during the term of the grant award, we undertake checks for the purposes of preventing fraud and money laundering, and to verify your identity. These checks require us to process personal data about you. 'You' are an individual or an organisation. If you are an organisation, reference to 'you' or 'your' includes your officers.

Lawful processing

The Welsh Government will be the data controller for any personal data you provide in relation to your grant application or request for grant funding. We will process it in line with our public task and the official authority vested in us to prevent fraud and money laundering, and to verify identities. Such processing is also a requirement of the grant funding you have requested and will help us assess your eligibility to receive the grant funding.

What we process and share

The data you provide or we collect from publicly available sources may be shared with fraud prevention agencies if we suspect or detect fraud. The data may include but is not limited to your:

- name
- date of birth
- residential address and address history
- contact details such as email address and telephone numbers
- financial information
- employment details, including your National Insurance number
- device identification including your IP address

We, and fraud prevention agencies, may use this information, including any personal data, to prevent fraud and money laundering, and to verify your identity. We and fraud prevention agencies may also enable law enforcement agencies to access and use your personal data to detect, investigate and prevent crime.

Fraud prevention agencies can hold your personal data for different periods of time, depending on how that data is being used. Please contact us for more information. If you are considered to pose a fraud or money laundering risk, your data can be held by fraud prevention agencies for up to 6 years from its receipt.

Consequences of processing

If we, or a fraud prevention agency, determine that you pose a fraud or money laundering risk, we may refuse to provide the grant funding you have requested, and we may stop providing existing grant funding to you. If you would like to know more, please contact us for more information using the details provided below.

A record of any fraud or money laundering risk will be retained by the fraud prevention agencies, and may result in others refusing to provide services, financing or employment to you. If you have any questions about this, please contact us for more information using the details provided below.

Data transfers

Some fraud prevention agencies may transfer your personal data outside of the European Economic Area. Where they do, they impose contractual obligations on the recipients of that data. Those obligations require the recipient to protect your personal data to the standard required in the European Economic Area. They may also require the recipient to subscribe to 'international frameworks' intended to enable secure data sharing.

We will keep personal information in accordance with our retention policy. If your application is successful your personal data can be kept for up to 10 years after the date when you, as grant recipient, are free from all conditions relating to the grant awarded and all payments have been made.

If you are unsuccessful your details will be kept for one year after the date you provided them.

Your rights

Under the data protection legislation, you have the right:

- to access the personal data the Welsh Government holds on you
- require us to rectify inaccuracies in that data
- to (in certain circumstances) object to or restrict processing
- for (in certain circumstances) your data to be 'erased'
- to lodge a complaint with the Information Commissioner's Office (ICO) who is the independent regulator for data protection.

If you want to exercise any of these rights, please contact us using the details provided below.

For further details about the information the Welsh Government holds and its use, or if you want to exercise your rights under the data protection legislation, please see contact details below:

Data Protection Officer

Welsh Government
Cathays Park
CARDIFF
CF10 3NQ

Email: dataprotectionofficer@gov.wales

Rydym yn croesawu gohebiaeth yn Gymraeg / We welcome correspondence in Welsh.

Information Commissioner's Office

Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF

Telephone: 01625 545 745 or 0303 123 1113

Website: ico.org.uk