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## DELIVERABLE D.T2.2.2

### **Existing policies on local/regional level assessment reports: pilot site in Borgo San Dalmazzo, Italy**

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Work package: **T2 – Assess AILs: assessment procedure (pilot-based)**

Activity: **A.T.2.2: Co-assessment of AILs actual conditions and socio-economic context**

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# 1 INTRODUCTION

Policy framework is one of the important bases to pursue any intervention in the territory. The Alpine area is first influenced by the macro-regional policies such as Alpine Convention and EUSALP as the macro-regional strategy of the region which set the global goals and guidelines for the region. In addition, each test area is influenced by the policies on the lower governance levels, including the national, regional and local level. The idea of the WPT2 is to evaluate the situation in the testing areas in a comprehensive way, covering environmental, social, economic and spatial issues (see Figure 1). As a frame for these detailed assessments, a separate policy reports are created as deliverable D.T2.2.2. This deliverable is part of the collection of four regional reports (prepared by regional partners) which further serve as an input for activity A.T2.3 Co-assessment procedure synthesis and evaluation, more precisely the D.T2.3.1 Final Comparative Report, and are important as an input for the feasibility study for potential development opportunities for the TAs.

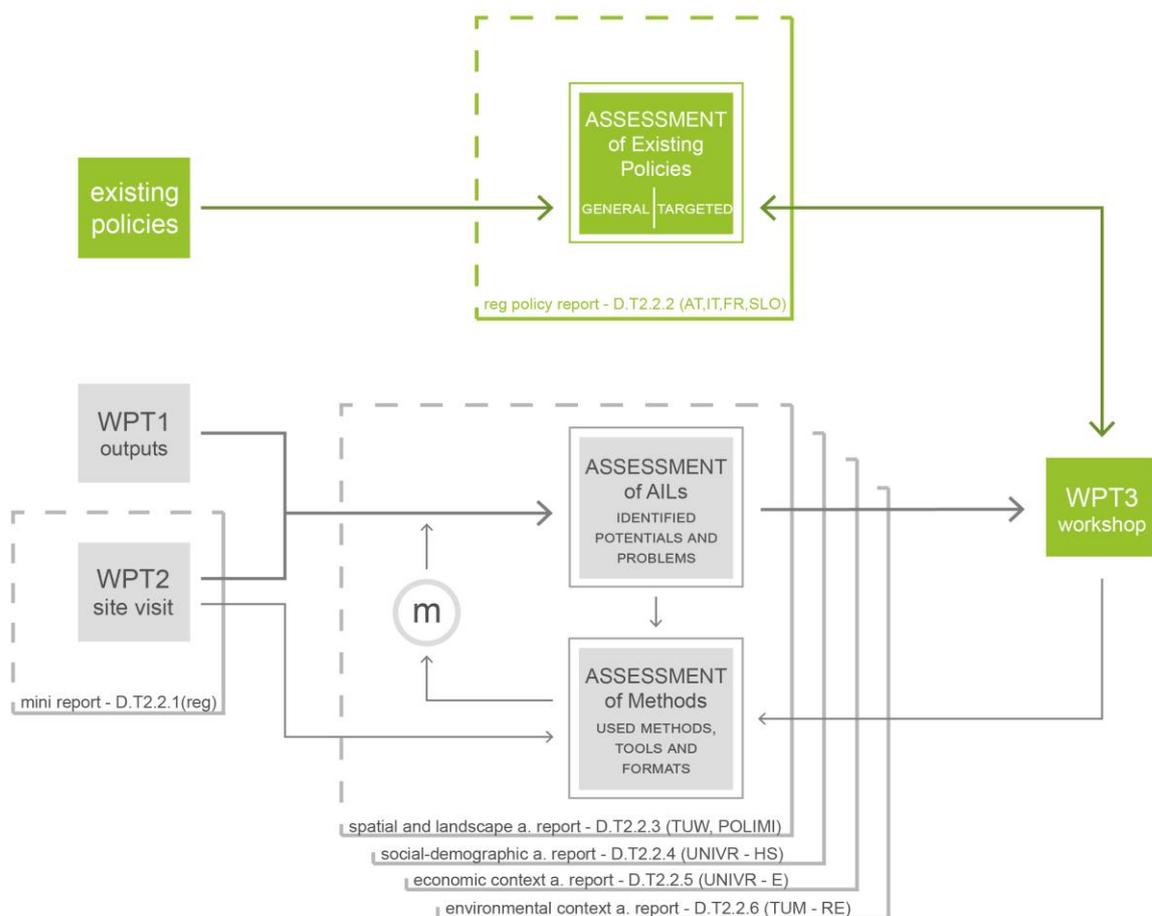


Figure 1: Scheme of the assessment framework, with the emphasised policy assessment

The aim of this deliverable is to collect and evaluate existing policies in each of the test areas with regards to industrial brownfield sites' redevelopment. Thus, the analysis objective is to find out how well the current policies enable and support the implementation of opportunities identified in D.T2.2.3 – D.T2.2.6 and further elaborated in WPT3. First basic question of the analysis is, if industrial brownfield sites are a policy issue in the selected areas at all or if there is any governmental attention to the topic existing at the moment. Each regional report is crucial to further valorise successfulness of the policies and strategies to enable ALL transformations. Analysis of policies is focused on recommendations of types and funding mechanisms, models for transformations, possibilities for the development of innovative funding models to facilitate the regeneration in the small and medium-sized towns in the Alpine region.

## 2 TERMINOLOGY

Throughout the document there are several terms used characteristic for the policy analysis. In this section the definitions are provided in order to have a common understanding of the words.

Action plan - a sequence of steps that must be taken, or activities that must be performed well, for a strategy to succeed. An action plan has three major elements (1) Specific tasks: what will be done and by whom. (2) Time horizon: when will it be done. (3) Resource allocation: what specific funds are available for specific activities.

Actors' network – a graphical representation or description of all stakeholders engaged in a certain process and their relations in terms of distance, power of relations, direction of influence and frequency of the contacts.

Financial incentive – a governmental measure that provides founding to deliver certain objectives; it can be in a form of subvention or loan, granted by the state or European Union, private investment

Governance/administrative framework - structure of a government and reflects the interrelated relationships, factors, and other influences upon the institutions. It tells about the delineated power and the governing or management roles in an organization or overall. It includes description of the rules, procedures, and other informational guidelines.

Institutional framework – descriptive or/and graphic representation of all institutions and stakeholders (public, private, non-governmental) relevant to adapt or/and deliver a certain policy document, measure etc.

Policy document – a document, adopted by either a ministry, a regional or local administration, that sets the objectives and guidelines for the development of a certain sector, geographical area or policy field. In the case of this report we consider as policies the following types of documents: legislation and other regulations, strategies, programmes, action plans and spatial plans.

Policy analysis – a systematic assessment of policy alternatives to inform the public, stimulate debate and lead to a desired course of action. It includes data collection and interpretation to clarify the causes and effects of public problems.

Spatial plan - A set of documents that consists of textual and graphical elements. It indicates a strategic direction for the development of a given area, states the policies, priorities, programmes and land allocations that will implement the strategic direction and influences the distribution of people and activities in spaces of various scales. Spatial plans may be developed for urban planning, regional planning, environmental planning, landscape planning, national spatial plans, or spatial planning at the Union level.

Strategy - a plan of action designed to achieve a long-term or overall aim, usually written in a form of a policy document.

Transformation model - is the framework for the redevelopment of the AIL that helps us to understand the organisation and relations between the elements, important for the successful transformation, such as local planning department, local decision makers, investors, public participation, needs of the locals etc. The Transformation model helps to understand the problems and opportunities of the AIL and acts as a framework to guide towards a successful redesign. The transformation model helps to manage site complexity by setting up key segments needed addressing and how to address them. In so doing it reduces the complexity of the transformation problems.

## 3 GOVERNMENTAL FRAMEWORK

### 3.1 ADMINISTRATIVE FRAMEWORK

In Italy, there are 4 administrative levels and divided as:

- first level: 15 Regional Authorities and 5 Autonomous Regional Authorities;
- second level: 110 Provinces and 2 Autonomous Provinces;
- third level: about 8000 Municipalities or communes;
- Fourth level: more than 35.000 villages.

AILs are considered to be at the local level, since the National level is a framework at a big scale.

In Italy, the local level consists of regions, provinces, towns and villages. All of them enjoy political and administrative autonomy.

The organs of the regional government are: the regional council, a popularly elected deliberative body with power to pass laws and issue administrative regulations; the regional committee, an executive body elected by the council from among its own members; the president of the regional committee. Participation in national government is a principal function of the regions. The regions

have administrative competence in all fields in which they have legislative competence. Additional administrative functions can be delegated by state laws. The regions have the right to acquire property and the right to collect certain revenues and taxes. The state has powers of control over the regions.

The organs of the commune, the smallest local government unit, are the popularly elected communal council, the communal committee, or executive body, and the mayor. The communes have the power to levy and collect limited local taxes and they have their own police, although their powers are much inferior to those exercised by the national police. The communes issue ordinances and run certain public health services and they are responsible for some services as public transportation. Regions have some control over the activity of the communes. Communal councils may be dissolved for reasons of public order or for continued neglect of their duties.

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### 3.1.1 TERRITORIAL DEVELOPMENT

The Italian institutional scheme for territorial planning is hierarchic.

At the national level, a relatively high amount of planning instruments has a visionary approach, setting the general goals or the agenda of principles for spatial planning on the long-term. Common types of instruments are: national spatial plans or territorial development strategies.

At the sub-national (regional) level strategic or framework-setting instruments are typical, defining concrete policies and references for decision making and providing a frame of reference for a coordinated action.

At the local level the most planning instruments are regulative. Typically, the preparation of instruments is done by the local planning authority while the implementation lies upon the municipal council.<sup>1</sup>

The Italian administrative framework which supports the transformation of AILs and which are referred to spatial and economic development/investment is composed as below:

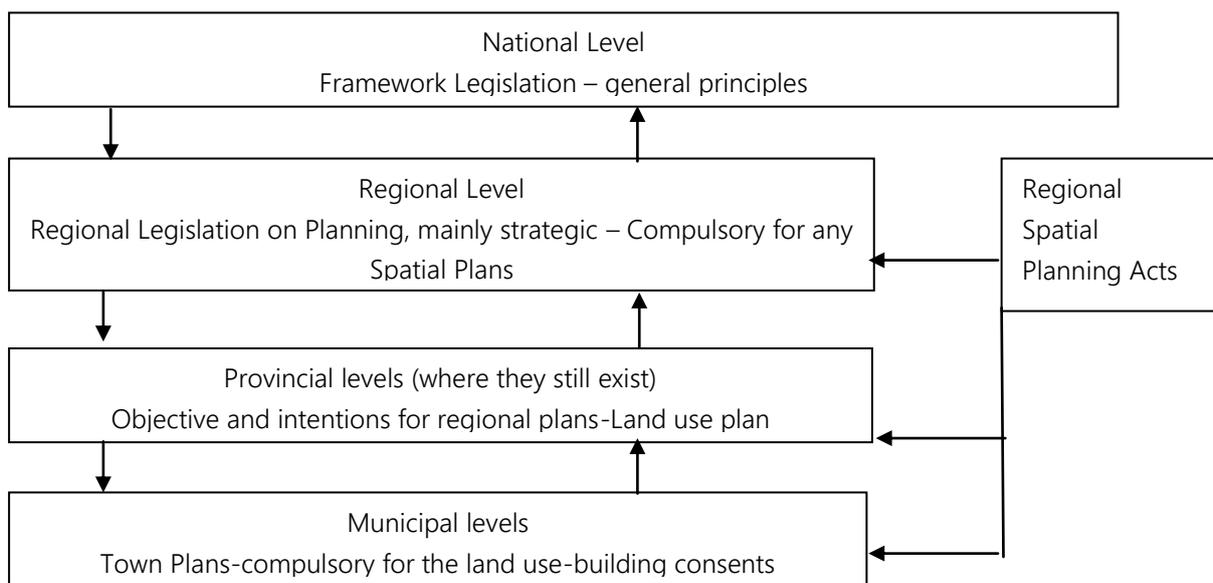
- National level: Strategic Development Guidelines for Inner Areas (*Strategia Nazionale per le Aree Interne, 2017*)
- Regional level: Rural Development Programme (*Piano di Sviluppo Regionale 2014-2020, 2015*), Regional Landscape Plan (*Piano Paesaggistico Regionale, 2017*), Regional Territorial Plan (*Piano Territoriale Regionale, 2011*) Regional mines Plan (*Piano Regionale delle attività estrattive, 2000*), Regional Law nr. 23/2016 "Quarrying Provisions"

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<sup>1</sup> Commission for Territorial Cohesion Policy and EU Budget, "Spatial planning and governance within EU policies and legislation and their relevance to the New Urban Agenda" ISBN 978-92-895-0959-6 doi:10.2863/0251

- Provincial level: Territorial Plan for the Provincial level (*Piano Territoriale di Coordinamento Provinciale, 2004*),
- Local level: Town Plans (*Piano Regolatore Generale di Borgo San Dalmazzo, 1981 – Piano Regolatore di Valdieri, 2016*),

The regional and local levels are in charge of the territorial development. National level defines the legislative framework at the higher level, but only as general framework. The operative levels are at the regional and local level.



*Figure 2: Administrative framework for the country ITALY*

The National level is representing the very general framework with general guidelines about socio economic development for the national territory. The Strategic Development Guidelines for Inner Areas (2017) and the National Urban Law (1150/1942) do not contains any referments to ALLs. They contain indications for the general urban development within the national territory and suggestions about cooperation within municipalities in order to guarantee good management of the territory in terms of clustering. The Provincial level, as the previous one, is another general framework with indication for a balanced development of the territory. National and provincial levels have neutral attitude towards ALLs.

The regional level, is one of the levels more involved in ALLs transformation since it has programming powers towards the territory in terms of socio-economic development but also landscape and urban planning. ALLs can be considered part of these topic. The same explanation can be done for the Municipality levels. Both Valdieri both Borgo San Dalmazzo are active at the same level and have the same influential power for transform the territory. They have, as the Italian Law issued, powers of changing its own territory. Municipalities must implement the decisions taken at the regional level. As well as the other levels, , but as the regional level, the

Municipality level is interested by ALLs transformation since they are part of the local territorial development.

At National level we can find the general framework given by the State. It has a long-term timeline with general principles about socio-economic development. In Italy there is still in force the National Urban Law (1150/1942) that has been issued during the fascist period. It is not reflecting the real Italian development. After that, some other Laws improved and modified some parts of the national Law, but at the moment a new Law is lacking. To be specific, there is no direct mention of ALLs, however, in general, it refers to the territorial development.

National territorial development lines include all the instruments through which the State tries to make its territory more homogeneous, to accelerate or regulate its socio-economic development, or to improve the position of an area on a global scale. Even the simple tracing of communication routes, as well as large public works, have repercussions on the structures of an economic life.

The territorial planning also deals with studying and regulating the management processes of the territory and evaluating the consequent evolutionary dynamics, it is the activity through which the overall structure of the environment is defined: it represents one of the functional tools for the analysis and assessment of the effects that specific design actions can have on the territory and is aimed at decreasing and regulating phenomena such as the exploitation of natural resources or disorganized or unregulated economic and technological growth.

At the Regional level, LAMORO's ALLs could be affected by the influence of the following:

- Territorial Regional Plan (*Piano Territoriale Regionale, 2011*): represents the instrument connecting the indications deriving from the regional planning system and the recognition of local vocations. It is based on the principles defined by the European Spatial Development Perspective (ESDP-1999) and is therefore focused on the recognition of the regional polycentric system and its potential, on the principles of subsidiarity and integrated concentration.
- Landscape Plan (*Piano Paesaggistico Regionale, 2017*): it is an important instrument that divides the regional territory in different areas with main aspects such as geographic characteristics, settlements features, identity patterns. The Landscape Plan is compulsory for the local plans: it protects the places of high quality; it governs transformations and promotes the creation of new quality landscapes. The Plan provides, for the first time, a structural interpretation of the landscape features of the Piedmont area, defining policies for the protection and enhancement of the landscape. The structure of the Plan is made up by the recognition of 76 areas of landscape in which the regional territory has been divided, in the definition of objectives for landscape quality and, at a regulatory level, in defining addresses, directives and requirements addressed to the other planning tools. The Pilot Area is included within 3 different landscape development scenarios: Valle Vermenagna (number 56); Valle Gesso (number 55); Cuneo Plan and hills (number 58).

The Plan prefigures an adjustment path that sees the tool in the planning process priority to ensure the shared implementation of policies stemming from the principles of the European Landscape Convention (2000), as well as the more stringent and prescriptive ones contained in the Code of Cultural Heritage and Landscape (*Codice dei Beni Culturali e del Paesaggio D.Lgs 42/2004*).

- Rural Development Programme for the Piedmont Region (*Piano di Sviluppo Regionale 2014-2020, 2015*) aims to improve: competitiveness in agriculture and forestry; the quality of the environment and countryside; life in rural areas; and the diversification of rural economies. Another challenge is reversing the trend of marginalization of mountain areas, including digital divide. The RDP is organised in different Measures/Actions and some of them are dedicated to the marginalisation of mountain areas.
- Documento di Programmazione delle Attività Estrattive (DPAE)-Programming Document for the Mining Activities (2000), that is important since LAMORO AIL is characterized by the mines on the area. The DPAE is the programming document for the Piemonte Region according to the provisions of the Regional Committee Resolution n°27-1247 06/11/2000. DPAE is in charge of managing the development of mining activities with a special focus on the right use of the mining resources (both as a natural resource both as economic resources), the environmental and territorial safeguard. DPAE deals with three different types of natural materials we can find on the Regional territory: aggregates, ornamental stones and stones for industrial use. With the Regional Law n°23 29/10/2016 the active role in the planning of mining activities from the Provinces, went back to the Regional Authority. In this framework, the pre-existent conditions are no more valid and the Regional Authority has the necessity to re-organise the formal competences. From the programming activities, the Regional Authority has to define, in addition, the recent EU directive about Circular Economy stress a lot on the importance of the sustainability of economic activities.
- The Regional Law about Mountain 14 March 2014 (number 3) (*Legge Regionale della Montagna*): it is a regional framework for mountains areas. It has been a pilot experimentation in Italy. It contains general directions for the mountain's areas in Piedmont Region. No information about AILs.
- Provincial Territorial Plan (*Piano Territoriale di Coordinamento Provinciale, 2004*) has the strategic objective of the sustainable development of the society and economy of Cuneo, through the analysis of the critical elements and strengths of the provincial territory and an enhancement of the environment in which all the areas of an extremely diversified can recognize each other. It has been elaborated in the 2004 and the contents are no more updated to the changes of the province. It contains some reflection about the area as ageing of the population, depopulation, industrial crises of mines, new use of the territory under the landscape value.
- The Strategic Plan for the territory of Cuneo province (*Piano Strategico per la Provincia di Cuneo, 2003*): it contains a lot of information, SWOT analysis and a description on the long-

term development – socio-economic development of the territory. However, there is no mention about mines, or abandoned areas.

- The urban town plans of Borgo San Dalmazzo Municipality and Valdieri Municipality (*Piano Regolatore Generale di Borgo San Dalmazzo, 1981 – Piano Regolatore di Valdieri, 2016*), they contain general rules for the development of the residential, commercial and industrial areas as well as mining areas. Recently (in 2013), the Town Plan of Borgo San Dalmazzo decreased its building capacity due to the closure of the mine. The two town plans do not contain reference to the mining sites, they only contain the rules for the use of these areas.
- Socio-Development plan of the union of Mountain Municipalities (*Piano Pluriennale di sviluppo socio-economico, 2005-2009 Comunità Montata delle Valli Gesso e Vermenagna*): it contains some reflection about the difficulties to merge the mining activities with environmental issues. The Plan also explains at very general level that the industrial decline of the Italcementi will bring the valleys into an unemployment situation with a lot of doubts about the young population of the areas.
- Rapporto Cave Legambiente – Research (2005 / 2017) about mines by Legambiente (environmental NGO): this local NGO proposes a research about the exploitation of the territory through the mines. They have collected technical information and (historical) pictures. They proposed an environmental solution after the closure of the mining sites; however, this is not a policy pertaining document.

## 3.2 REGIONAL/LOCAL ACTORS' NETWORK

Each actor involved in AIL issue of the pilot area, boasts a different range of competences and spheres of influence on the decision-making process.

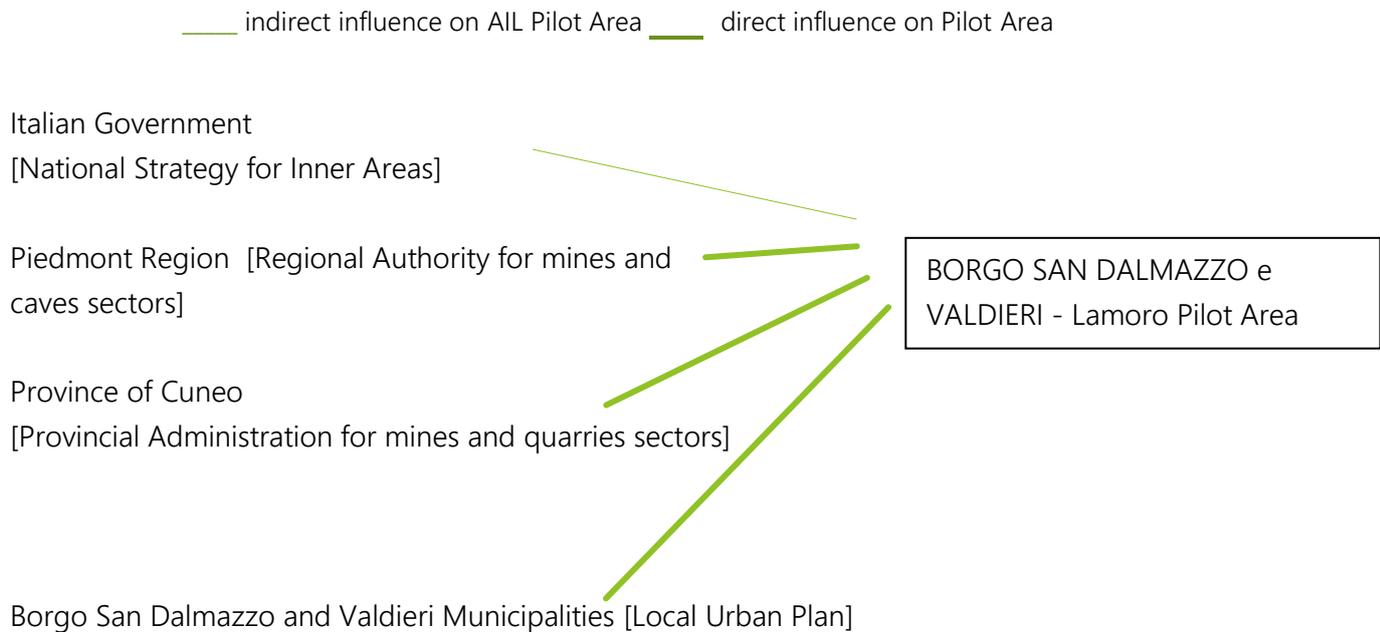
The following figure show how one of them acts on the basis of its own spheres of influence to which specific policy tools refer.

Italian Government that works on national level: through its reference document, *National Strategy for Inner Areas" (Strategia Nazionale per le Aree Interne, 2017)*, where the mountain areas are not mentioned, could only exercise an indirect competence on the pilot area of Borgo San Dalmazzo and consequently, it *doesn't* specifically take into account the AIL issue.

Despite, by Regional and Provincial level, the AILs issues directly involve several institutional actors through two Governmental Departments specifically dedicated to the regulation of mining activities, acting not only for the regulation of mining activities but also to enhancement of the disused mining heritage for tourism, cultural and museum purposes, as well as for the reuse of underground voids. Thus, these two departments could be considered full-fledged efficient policy tool.

Finally, the local actors, specifically Borgo San Dalmazzo e Valdieri Municipality, acting direct in strictly conjunction with the citizenship and the bodies of civil societies, through a specific local

urban plan – *Piano Regolatore* by which they could decide the future use of the abandoned areas, even if until now it remains a pending instance.



*Figure 3: A scheme of connections between the actors in your region/city*

**Table 1: Relevant regional/local actors, responsible for the transformation of AILs**

Name (of the institution)	Type (select among administration, private company, NGO, civil initiative, education, etc.)	Role (describe here what role they have for the AILs transformation, e.g. management of the funding, decision making, lobbying etc.)	Level of influence 1 – minor influence, 2 – moderate influence, 3 – major influence
Italian Government		It provides general framework of rules and strategies to achieve, at local level, important environmental goals.	1
Piedmont Region	Regional Authority for mines and quarries sectors	Decision making with powers of programming the socio-territorial development of the territory	2
Province of Cuneo	Provincial administration for mines activity	General framework with indication for a balanced development of the territory	2

Municipalities of Borgo San Dalmazzo, Valdieri, Roaschia, Robilante ed Entracque	Public Administration (Mayors)	Decision making with powers of changing its own territory. Municipalities must implement the decisions taken at the regional level.	3
ASBUC Committee di Andonno	Civil Society organization	Significant influencer of local and provincial issues, strictly connected with Legambiente, historical Italian Ngo for environmental preservation	2
Local Community Organization	ACLI, Pro Loco, etc...	Local actors with a marginal influence on the decision-making policy	1
Local management Institutions	Parco Naturale Alpi Marittime; Parco Fluviale Gesso e Stura	Management bodies of natural area's reserve, they have a managerial power and could exercise a small influence on ALLs issues.	1
Trade associations	Confindustria Cuneo, CIA, Confagricoltura Cuneo Etc...	Trade associations with a limited sphere of influence	1

During this phase of the project we could work side by side with Borgo San Dalmazzo and Valdieri mayors that, furthermore confirming to be key stakeholder for the successful development of the trALL project., helping us to define a coherent and useful stakeholder list. Under their suggestions we could deepen the role of each actors nominated in the table and determinate the key ones, such as for example (Piedmont Region, Asbuc Committee etc...).

## 4 POLICY ANALYSIS

### 4.1 INTRODUCTION

We have collected 9 documents. The most important part is coming from the legislative framework at regional level and in particular from Landscape/Urban spatial Planning. ALLs in general are mentioned by none of the identified documents.

About ALLs, there are no specific policies: this is a negative aspect. In any case, ALLs even if are not clear mentioned in any analysed documents, can be traced in the same documents under the

words “territorial development”, “sustainable development”, “balanced territorial development” “socio-economic development” since AILs can be counted as a part of the territorial development.

It is possible linking the documents to AILs through the terms like: marginalised areas, depopulation and industrial crises, but there are no documents that would cite the complex situation of AILs.

## 4.2 NATIONAL LEVEL

At the national level, the juridical relevance of the “mountain” topic finds its foundation in the art. 44, second paragraph of the Italian Constitution: “The law takes measures in favour of mountain areas”. The national interest is in favour of the protection and enhancement of mountain territories (1), concerning with the physical characteristics of the mountain environment and the anthropic factors associated with them (limited local community size, isolation, etc.) (2) and the requirements of maintaining the socio-economic and environmental vitality of these areas (3).

With the national Law n. 97 of 1994 a cultural change occurred: the legislator intervenes to support a territory that presents some peculiarities, but also many potentialities (the mountain is no longer seen as a problem but as a resource). Anyway, after this Law, no other specific legislative interventions at the national level were adopted for the mountain territories (the mountain became a transversal issue and no direct measures were adopted).

The most relevant cross-sectoral policy document at the national level is the “National Strategy for Inner Areas” (*Strategia Nazionale per le Aree Interne, 2017*). Inner Areas are defined as territories substantially far from centres offering essential services such as education, mobility, healthcare... and thus characterized by depopulation and degrade. Demographic trends, access to healthcare and adequate education provision are just some of the essential criteria to define and classify Inner Areas: these areas currently cover approximately 60% of the Italian territory and hosting nearly 13.540 million people<sup>2</sup>.

Many of the Inner Areas have undergone a process of marginalisation since the 1950s; these areas, however, contain much untapped natural and human capital, seen as strategic for the recovery and growth of Italy’s economic system. Interventions targeted to safeguard, rehabilitate and revitalise inner territorial areas have been thus deemed necessary to overcome the urban/rural dichotomy and put a new perspective on the concept of service accessibility.

There is a partial overlap between the inner areas and the mountain areas even if only 65% of the territory classified as “peripheral inner areas” can be classified as well as the mountain territory.

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<sup>2</sup> UVAL (Public Investment Evaluation Unit), 2014, *A Strategy for Inner Areas in Italy: definition, objectives, tools and governance*, Rome Court Authorisation No. 513/2004 (electronic version)

Inner areas and mountain areas cannot be confused: the characterization of socioeconomically inner areas are characterized by a significant distance between them and the essential services, through inner areas are characterized by the distance between the centre and essential services characterizes the inner areas, while a more morphological and physical description linked to the disadvantage characterizes the mountain areas.

Compared with other countries, Italy's territory is extraordinarily polycentric with a wide and diversified network of small and medium-sized Municipalities. The Strategy for Inner Areas, with its gradual, integrated and monitored approach, aims to improve inner area residents' quality of life, contributing to national development and to the European Union aim of achieving territorial cohesion.

The National Strategy for Inner Areas (Strategia Nazionale per le Aree Interne, 2017) is national in scope and involves actions at all government levels, input from the various available European funds, and ordinary intervention from Municipalities, Regions and central Government. In fact, the Italian Inner Areas strategy is based on a multi-level governance that involves different institutional subject working strictly with local territories. For this reason, the Regional Authorities are called to select some pilot areas for which to activate resources at different levels to implement development projects.

The areas selected by Piedmont Region and by the National Committee for Inner Areas are: Valli Maira and Grana, Valle Ossola, Valle Bormida and Valli di Lanzo. These areas show a particularly high degree of socio-economic marginality and a low level of accessibility, but with a clear institutional leadership and a vision of strategic development of the area, evidenced by interesting elements of innovation, as well as a strong cultural identity and a strong sense of belonging to the territory. However, these areas do not match with the pilot area identified in trAILS project (pilot area in Piedmont, Municipality of Borgo San Dalmazzo).

To summarise, the national documents and the implementation strategy of Piedmont Region do not make explicit reference to the so-called AILs, but the theme of mountain areas and the aim of fighting depopulation and degrade of these areas remains a priority: the 4 selected areas are mountain areas and the objective pursued by the policy documents consists in economic repositioning and in the diversification of the local production model in a sustainable perspective, integrating the industrial and the rural dimensions, in response to the deindustrialization underway in these areas. However, the pilot area in Piedmont (Municipality of Borgo San Dalmazzo) is not classified as a part of the Inner Areas by the Piedmont Region and the National Committee, even though the pilot area has similar characteristics.

The AILs can be inserted in the environmental reconversion as a fundamental topic of the Documento di Programmazione delle Attività Estrattive (DPAE)-Programming Document for the Mining Activities (2000). With the closure of the mines, the environmental impact must be solved with technical solution, as required by the Regional Plan (above mentioned). In this sense, the

environmental reconversion can return a local cultural heritage (the mines as labour culture) for the local community.

### 4.3 REGIONAL LEVEL

We analysed 5 documents from the Regional Level:

- Territorial Regional Plan (*Piano Territoriale Regionale, 2011*);
- Landscape Plan (*Piano Paesaggistico Regionale, 2017*);
- Rural Development Programme for the Piedmont Region (*Piano di Sviluppo Regionale 2014-2020, 2015*);
- Programming Document for the Mining Activities (Documento di Programmazione delle Attività Estrattive (DPAE), 2000);
- Regional Law, nr. 23 /2016

The documents are representing the framework in which spatial planning and economic development can be inserted. These plans don't describe any model for transformation, only general remark towards social cohesion, environmentally friendly development and economic reconversion

The Regional Operative Plans (ROP), from the 1990s programming period, have dedicated to the industrial reconversion of economic depressing areas since the industrial crises had a very strong impact on the territory. AILs have not been mentioned and also in the more recent ROP ERDF we cannot find any specific references to AILs. We can trace the logic of AILs in the objective of the territorial competitiveness search and the territorial competition in order to reach better economic positions.

By the Regional Law nr. 23 / 2016, not only the the aspects concerning the planning and operation of the mining activity have been regulated, through a series of implementing regulations, but also the enhancement of the disused mining heritage for tourism, cultural and museum purposes, as well as for the reuse of underground voids, also promoting the partnership between the public body and the private subjects.

## 4.4 LOCAL LEVEL

### 4.4.1 STRATEGIC DOCUMENTS

We can find two documents:

- Socio-Development plan of the union of Mountain Municipalities (*Piano Pluriennale di sviluppo socio-economico, 2005-2009* Comunità Montata delle Valli Gesso e Vermenagna): starting from an analysis of the socio-economic context, it proceeds to an evaluation of the main positive and problematic elements that could condition, favorably or negatively, the possibilities of the territorial development.  
it contains some reflection about the difficulties to merge the mining activities with environmental issues. The Plan also explains at very general level that the industrial decline of the Italcementi will bring the valleys into an unemployment situation with a lot of doubts about the young population of the areas. It is not up to date, so we cannot consider it as a current plan.
- Rapporto Cave Legambiente – Research (2005) about mines by Legambiente (environmental NGO): this local NGO proposes a research about the exploitation of the territory through the mines. They have collected technical information and (historical) pictures. They proposed environmental solution after the closure of the mining site as cultivation project aimed at recovering the exhausted and abandoned fronts of the areas. At the same time a recovery plan of Tetto Miola quarry was developed by a private body that want to turn the site in a residential compound by leveraging the view of the old owen.

### 4.4.2 PLANNING DOCUMENTS

From the planning documents we have analysed the town plan of the Municipality of Valdieri (*Piano Regolatore Generale Comunale di Valdieri, 2016*) and the town plan of the Municipality Borgo San Dalmazzo (*Piano Regolatore Generale Comunale di Borgo San Dalmazzo, 1981*).

Unfortunately, we cannot find any definition, any citation referring to the abandoned industrial sites or a new re-use.

However, we have found an interesting research by Legambiente NGO dealing with the reuse of the brownfield sites and a list of national G.P. (Rapporto Cave Legambiente –2017). Assuming that the mining activity could be practiced for a certain length of time, the research contains general remarks on how to use the abandoned industrial sites as green areas, for example:

- by implementing a proper cultivation, conducted by appropriate cultivation methods and according to a suitable project;

- by revitalising the area by a process of reforestation with native plants;
- by restoring hydrogeological balance through the creation of artificial lakes;
- by recovering the abandoned areas for tourist and naturalistic uses.

## 4.5 IDENTIFICATION OF THE GAPS

The overall assessment of the policy coverage of AILs transformation is not covered at all. Our regional territory has many industrial abandoned areas but they are not regulated by precise rules. At the national level, the National Urban Law (1150/1942) was drafted when the economic and socio-development conditions were very different from the current ones, for this reason it may see under certain aspects outdated. It could update by creating a consolidated law able to establish general line guide on the topic able to alleviate the high fragmentation of the actual legal framework.

On the other hand, these areas have a strategic importance due to their geographical position and historical aspects: they should be counted as an important landmark of the regional territory, under the aspect of cultural and historical heritage. The first step, towards this direction, was already done thanks to the regional law 23/2016 that, among its main objectives, aiming at enhance the touristical and cultural value of the disused areas.

AILs could be a good opportunity for the redevelopment of marginalised areas like pilot area. By reason of its geographical position, stuck between Alpes and the city of Cuneo, in this moment Borgo San Dalmazzo result to be a place without a defined identity. No longer an industrial city it seems to be so far to rethinking itself as a touristic destination. So, AILs could facilitate the process of market a new identity, strictly connected with the nature of its territory, that makes it the ideal place to create a logistic hub at the service of the mountain areas.

Unfortunately, there is no specific legislation or guidelines dedicated to abandoned areas.

Very often, the AILs areas are reconverted in commercial sites through feasibility plans with private actors and the participation (sometimes) with public administrations, in line with the strategic objectives defined by all the actors involved under a shared decision-making process.

The major problems of these areas are represented by the environmental pollution and exploitation of the territory and, even if the Piedmont Region and Cuneo Province, as institutional bodies, authorized the installation of any companies with high-risk of environmental impact in respect of the legal requirements of the National Law, no action of reconversion is defined compulsory by the national regional institutional framework.

Furthermore, the reconversion in this sense can claim a big amount of financial resources which is not in the hand of the Local Public Administrations.

## 5 CONCLUSION

The land-use planning interventions in the field of land re-use and brownfield regeneration are much more focusing on the monitoring of changing land uses at the strategic and local level, than the practical interventions. In any case the major efforts are towards urban/metropolitan areas due to the fact of the land soil consumption and the building market requests. Rural/marginalised areas outside the urban centres are not involved in any strategic development plans. The local level should establish the land-use planning level while the central government should give the supervision on setting central objectives.

The problem of the brownfield regeneration uses to be understood mainly as a part of local development management, but the framework for local planning and managing activities is given not only by the direct interventions towards regeneration processes from the higher levels, but in several cases indirectly by the localization decisions for the investments influenced by the national and regional policies as well.

Although the brownfield regeneration strategies have to be the integrated parts of development policies, they are primarily linked with the planning and development strategies under the responsibility of local governments. National policies focus on the identification of the brownfields and on the need of external interventions to regenerate them but any brownfield regeneration strategy needs a local component to examine the wider impacts of the intervention regarding the surroundings.

The municipalities can play an active role in promoting brownfield regeneration by providing a complex policy framework integrating the sectorial policies (fiscal – subsidies, allowances, taxes, environmental - limits, fees, directions, orders, social-benefits, public services and resources- raw materials, financial, infrastructure, human capacities). The co-ordination of sectorial policies, allocation of the resources, coordination of the exploitation of the sources in time and space is crucial role of the spatial development planning and especially land-use planning.

In general, there is still a lot of confusion and low awareness about what brownfield regeneration really means: this weak point can be overcome only by systematic planning initiative and international cooperation.

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