

Our Area Regeneration Framework

LOCAL REGENERATION PLAN

PEN LLŶN AREA

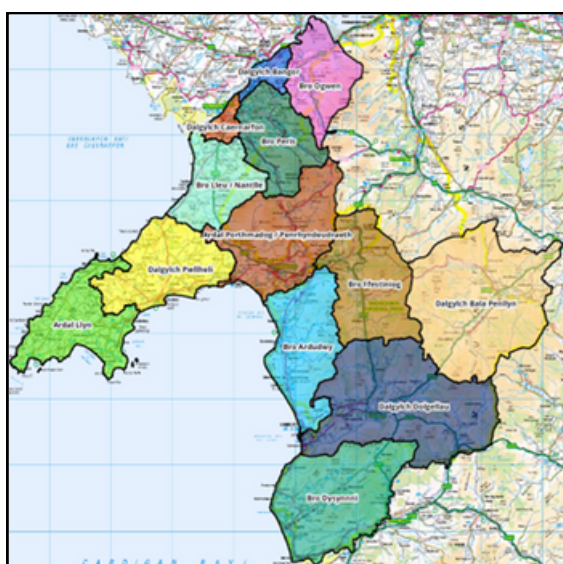


May 2025



In 2021, Cyngor Gwynedd Regeneration Board agreed to develop a new Regeneration Framework. The intention of the Framework is to ensure that proactive steps are in place to ensure collaboration to improve the areas economically, environmentally, socially and culturally.

As part of that Framework, the county has been divided into 13 Local Regeneration Areas and an action plan has been created for each of the areas. This is the action plan for the Pen Llŷn area.



Local Regeneration Areas :
Bangor Area, Dyffryn Ogwen
Area, Bro Peris Area, Caernarfon
Area, Bro Llew / Nantlle Area, Pen
Llyn Area, Pwllheli Area,
Porthmadog / Penrhynedeudraeth
Area, Bro Ffestiniog Area, Bro
Ardudwy Area, Bala Penllyn Area,
Dolgellau Area and Tywyn & Bro
Dysynni Area.

'Regeneration' has been defined as a deliberate effort to improve areas economically, environmentally, socially or culturally. The framework also recognises a key role for communities to identify local priorities; and the contribution of local organisations in developing action plans.

After an engagement process in 2022 and listening to the opinions of local people, the plan includes the vision and priorities of each community for the future. With working in partnership at the core of the arrangements it is hoped that it will provide a clear path to steps that can bring positive change to communities that will change lives for the better. The aim of the plan is therefore to be a guide to investment locally as well as influence on policy decisions in all areas - from health and education to transport and planning.

GWYNEDD REGENERATION FRAMEWORK

02

The Regeneration Framework for Gwynedd focuses on deliberate efforts to improve areas economically, environmentally and socially and culturally in order to create healthy, prosperous, dynamic and sustainable communities ensuring the input and contribution of a wide range of local organisations.

Vision

To develop and support sustainable communities that are healthy, prosperous and dynamic with the confidence to venture, and with the desire and ability to contribute their own solutions to local needs and to take advantage of new opportunities

Our Values

Inclusiveness: we will include more people in our work

Trust: we will respect and trust the people we work with

Collaboration: we will work together to achieve

Whole System Thinking: we will consider the full impact of our actions

Desire for Change : we will challenge convention and take action.

Our Ways of Working

- Asset Based: building on the area's strengths
- Shared ownership: sharing power and the responsibility for our future
- Continuous Development: we will always seek positive changes
- Community leading: we will operate under the guidance of the Community



We will implement the Regeneration Framework in accordance with the Five Ways of Working of the Well-being of Future Generations (Wales) Act 2015



'OUR AREA' ENGAGEMENT

03

The purpose of the 'Our Area' (Ardal Ni) project was to hold a conversation and discuss with local communities in order to identify what is important to residents and how they would like to see their area develop over the next 10-15 years



Consultation and engagement with each community has been a key part of drawing up the action plans. There were three stages to the consultation held under the banner of 'Ardal Ni 2035'

- An initial discussion was held with town and community councils together with local organisations, groups and councillors receiving 17 responses on ideas about what should be the local priorities for the area in the period up to 2035. These responses were used as a basis for the second stage of wider engagement with the public.
- Due to deep concern about the decline of the Welsh language, the Llŷn Community Councils have all designated the area as an Area of higher density linguistic significance. The result is that "Plans to maintain and strengthen the Welsh language", has been added to the list of priorities of the Local Regeneration Plan, Pen Llŷn Area 2035.
- A public engagement campaign was organised to give residents the opportunity to voice their opinion regarding the challenges facing their area, what is important to them and what developments they want to see in their area over the next 10 to 15 years . 359 responses were received from the Pen Llŷn area through an online and paper questionnaire
- Following public sessions, workshops were held with organisations to discuss action plans focusing on the issues and priorities that had been identified locally.

Further Details

Digital information has been placed on the Cyngor Gwynedd website:

<https://www.gwynedd.llyw.cymru/cy/Trigolion/Dweud-eich-Dweud/Canlyniadau/2022/Canlyniadau-Ardal-Ni/Canlyniadau-Arolwg-Ardal-Ni-2035.aspx>

Further details are available for each of the 13 regeneration areas including

- Area Assessments (statistical summary of the area)
- Initial Discussions Report (Stage 1)
- Public Engagement Exercise Results Report (Phase 2)

In accordance with the Values and Way of Working that have been identified, the information and feedback from 'Our Area' (Ardal Ni) engagement work has been used in identifying county and local priorities.

COUNTY WIDE AND STRATEGIC PLANS

04

Gwynedd and Anglesey Public Services Board



The results of 'Our Area' (Ardal Ni) were taken into account when preparing the well-being assessments of local areas. For the 2023-28 plan three Well-being Objectives:

- Mitigate the impact of poverty on the well-being of our Communities
- The well-being and success of our children and young people
- Supporting our communities to move towards Zero Net Carbon.

The Cyngor Gwynedd Plan 2023 - 2028

The plan includes a series of projects for the next five years under seven priority areas



TOMORROW'S GWYNEDD

Giving our children and young people the best possible start in life

A PROSPEROUS GWYNEDD

Strengthening the economy and supporting the people of Gwynedd to earn a decent salary

A HOMELY GWYNEDD

Supporting the people of Gwynedd to live in suitable and affordable homes in their communities

A CARING GWYNEDD

Supporting the residents of Gwynedd to live full and safe lives in our communities

A WELSH GWYNEDD

Ensuring that we give our residents every possible opportunity to use the Welsh language in the community

A GREEN GWYNEDD

Protecting the county's natural beauty, and responding positively to the climate change crisis

AN EFFICIENT GWYNEDD

Putting the residents of Gwynedd first and treating them fairly and ensuring that the Council performs effectively and efficiently

Local Planning Authority

Information will be considered when developing initial work

- Gwynedd and Môn Local Development Plan 2015 - 2026
- Review of the Eryri Local Development Plan (2016 - 2031)



PEN LLŶN AREA TODAY

05



The Pen Llŷn Area is located in the Western part of the County, the coastal and rural features of Pen Llŷn are central to it. The Area includes the communities of Nefyn, Llanengan, Botwnnog, Aberdaron, Llanbedrog and Thudweiliog.

Pen Llŷn Area Summary in Figures

Strengths

Compares better with the average of Wales or Gwynedd

- **85.3** - women's life expectancy, higher than the Welsh figure of 82.3
- **81.7** - male life expectancy, higher than the Welsh figure of 78.3
- **1.29** - (rate per 100) anti-social behavior recorded by the Police which is lower than Gwynedd's figure of 2.52 and Wales 2.55
- **78%** - percentage of the population aged 26-64 who are economically active which is higher than the Welsh figure of 75%
- **68%** - who can speak Welsh which is higher than the figure for Gwynedd (65%) and Wales (19%)
- **10%** of people in income deprivation which is below average

Source: Burum Consultancy Report 2021. Note that data has been modified due to differences between the boundaries of some regeneration areas and the boundaries of data sources)

Weaknesses

Does not compare as well as the average of Wales or Gwynedd

- **13.5%** - 4-5 year old children who are obese which is higher than the Welsh average of 11.8%
- **82.9%** - percentage of adults with a qualification which is lower than the Gwynedd average (83%) but higher than Wales (80%)
- **4%** high value jobs lower than Gwynedd (11%) and Wales (13%)
- **30%** of houses are holiday homes, which is higher than the Welsh average (3%) and the Gwynedd average (11%)
- **21.1%** - percentage of the population living with a long-term illness or disability that is higher than 20.5% for Gwynedd

Residents' opinion about the area

What is good about the area?

- The natural environment and convenience to mountains, seaside and countryside (285)
- It is a safe area (215)
- The Welsh language and culture (183)
- The area's ability to attract tourism for economic benefit (152)
- Heritage and history of the area (147)
- Quality walking and cycling routes and the Coastal Path (126)
- Community spirit and camaraderie, social activities and community facilities (111)
- The area is clean and tidy (96)
- Local produce and businesses in the area (84)
- Facilities such as shops, cafes and restaurants (82)

(Source: Ardal Ni Pen Llŷn Area Responses. Number of responses received in brackets)

What is not good about the area?

- Lack of suitable and affordable housing for local people to buy or rent (176)
- Lack of high paying and full time jobs (165)
- There is a high number of second homes and holiday homes in the area (154)
- The public transport network in the area is insufficient (115)
- Lack of provision and activities for young people (108)
- Poverty and high living costs are a problem in the area (105)
- Concern locally about the provision of health and welfare and care in the area (104)
- There is concern about roads and parking in a number of locations (92)
- Broadband and internet connection are poor (85)

PEN LLŶN AREA IN 15 YEARS

06

The list below shows responses received during the 'Our Area' (Ardal Ni) public consultation. The issues are set out in the number of responses received, with the main issues highlighted as they were identified by at least 1 out of 5 responses



The main local issues which have been identified during the work of Our Area

What changes would you like to see happen in the Pen Llŷn Area over the next 15 years that would make the area a better place to live in?

Ranc	Main Issues / Priorities	
1	Schemes to ensure housing that suits the needs of local people	157
2	Schemes to support local businesses and enterprises and promote local products that would also attract more businesses which will create high value jobs for the area	145
3	Schemes to secure work and high value jobs	142
4	Introduce legislation to effectively manage the summer homes and second homes sector	118
5	A greener area - renewable energy, reducing the use of plastic, car charging points, tree planting schemes etc	113
6	Schemes to strengthen the health and care resources locally	112
7	Review of Planning Policies	97
8	Schemes to develop a public transport network that is accessible, integrated and suitable for the local needs of the area	84
9	An effective Sustainable Tourism Plan to better manage tourism and maximize the economic potential for local people	81
10	More schemes to provide activities and support for young people	80
11	Schemes to tackle poverty	78
12	Broadband building upgrade	76
13	Plans to maintain and strengthen the Welsh language <i>*See page 3</i>	

ACTION PLAN

07

It is anticipated that there will be an opportunity to review collaboration arrangements between active organisations in the area. By working in partnership there will be an opportunity to link together activities below, and to respond to gaps by planning additional activities

Key Issue	Ref	Project	Lead	Partners	Status	Timetable
B1. Schemes to ensure housing that suits the needs of local people	1.1	Cyngor Gwynedd Housing Action Plan	Cyngor Gwynedd	Gwynedd Housing Partners, Welsh Government, Third Sector	Operational	Yr 1-5
	1.2	Renovation of Tŷ Plas	Capel Carmel	Local organisations, Funders	Preliminary	Yr 1-2
B2. Schemes to support local businesses and enterprises and promote local products that would also attract more businesses which will create high value jobs for the area	2.1	Support and promote local products	Canolfan Congl Meinciau	Hwb Menter Cywain Producers	Preliminary	Yr 1-2
	2.2	A local and sustainable product	Llyn Maritime Museum / Volunteer subgroups	Cymdeithas gwenynwyr	Preliminary	Yr 1-2
	2.3	Town centre empty property package	Cyngor Gwynedd	Welsh Government	Operational	Yr 1 -2
	2.4	Prosperous Gwynedd – Business Development Fund	Cyngor Gwynedd	Various	Preliminary	Yr 1 -2
	2.5	Micro-business and Fishing Order	Bardsey Island Trust	Bangor University, Maritime Department	Preliminary	Yr 1 -2
	2.6	County schemes such as Recharge, Digital Future, Buy locally, Ffiws, Arfor	Various providers	Cyngor Gwynedd, Welsh Government	Operational	Yr 1-2
	2.7	Former Abersoch School Building	Llanengan Community Council / Menter Rabar	Perthyn Cwmpas Cyngor Gwynedd	Development	Yr 1-2
B3. Schemes to secure work and high value jobs	3.1	Work skills centre	Canolfan Congl Meinciau	Training providers, business sector	Preliminary	Yr 1-2

ACTION PLAN (CONTINUED)

08

It is anticipated that there will be an opportunity to review collaboration arrangements between active organisations in the area. By working in partnership there will be an opportunity to link together activities below, and to respond to gaps by planning additional activities

Key Issue	Ref	Project	Lead	Partners	Status	Timetable
	3.2	Restoration of Melin Daron	Melin Daron Ltd	Local organisations	Preliminary	Yr 1-2
B4. Introduce legislation to effectively manage the summer homes and second homes sector	4.1	Homely Gwynedd-Council Tax Premium	Cyngor Gwynedd		Operational	Yr 1-2
	4.2	Homely Gwynedd-Dwyfor pilot	Cyngor Gwynedd	Welsh Government	Preliminary	Yr 1-2
B5. A greener area - renewable energy, reducing the use of plastic, car charging points, tree planting schemes etc	5.1	Sustainable landscapes Sustainable Places	Cyngor Gwynedd	Welsh Government	Operational	Yr 1-2
	5.2	Clean and Tidy Communities	Cyngor Gwynedd	Local organisations	Operational	Yr 1-2
	5.3	Gwyrdd Ni	DEG	Local organisations	Operational www.gwyrddni.cymru	Yr 1-2
	5.4	Bardsey Island Renewable Energy	Bardsey Island Trust	Menter Môn	Preliminary	Yr 3-5
	5.5	Re-roofing and solar scheme	Abersoch Hall	User groups	Preliminary	Yr 1-2
	5.6	Retrofit for everyone	Ynni Llŷn	Local contractors	Preliminary	Yr 1-2
	5.7	Training	Ynni Llŷn	Local organisations	Preliminary	Yr 1-2
	5.8	Improvements to improve warmth and sustainability	Llŷn Maritime Museum	Friends of the Museum	Preliminary	Yr 1-2
	5.9	Land and Sea Projects - Maintaining and expanding diverse habitats	Cyngor Gwynedd	A range of organisations	Operational	Yr 1-2
	5.10	Medicinal Garden - the history of the Bryn Canaid Physician	Plas Carmel	Felin Uchaf	Preliminary	Yr 1-2
	5.11	Traditional skills and promotion project	Llŷn Old Machinery Association	Local organisations	Preliminary	Yr 1-2

ACTION PLAN (CONTINUED)

09

It is anticipated that there will be an opportunity to review collaboration arrangements between active organisations in the area. By working in partnership there will be an opportunity to link together activities below, and to respond to gaps by planning additional activities

Key Issue	Ref	Project	Lead	Partners	Status	Timetable
	5.12	Crwydro - promote Llŷn paths	Canolfan Treftadaeth a Natur Llŷn, Llangwnnadi	Tudweiliog Community Council, Nefyn Town Council	Operational	Yr 1-2
	5.13	Dolydd Llŷn - create meadows	Dolydd Llŷn	AONB Llŷn Residential homes, Schools	Preliminary	Yr 1-2
	5.14	Seed storage bank for Llŷn	Had.Cymru	Gwyrdd Ni, Felin Uchaf, Cwmpas	Preliminary	Yr 1-2
	5.15	Pen Llŷn and Sarnau Special Conservation Area Grants	Cyngor Gwynedd	Welsh Government, NRW, ENP	Operational	Yr 1-2
	5.16	Electric vehicle	O Ddrws i Ddrws	Local organisations	Preliminary	Yr 1-2
B6. Schemes to strengthen the health and care resources locally	6.1	Local events and activities	Tafarn yr Heliwr	Local organisations	Operational	Yr 1-2
	6.2	Opportunities to improve well-being	Eco Amgueddfa	Heritage attractions in the area	Preliminary	Yr 1-2
	6.3	Create a natural play area for children	Oriel Plas Glyn y Weddw	Cyfeillion Plas Glyn y Weddw	Preliminary	Yr 3-5
	6.4	Stwna - Follow-on to Lôn i Les project	O Ddrws i Ddrws	Local establishments and attractions	Operational	Yr 1-2
	6.5	Supporting People Hub	Cyngor Gwynedd	Congl Meinciau Enterprise Centre	Operational	Yr 1-2
B7. Review of Planning Policies	7.1	Local Development Plan	Cyngor Gwynedd		Preliminary	Yr 3-5
B8. Schemes to develop a public transport network that is accessible, integrated and suitable for the local needs of the area	8.1	Fflecsi Llŷn Transport Service	O Ddrws i Ddrws	Various	Operational	Yr 1-2
	8.2	Green Gwynedd: Public Transport (County Plan)	Cyngor Gwynedd	Welsh Government, Transport for Wales and Providers	Preliminary	Yr 3-5
	8.3	Llwybr Penrallt Nefyn – Morfa Nefyn	Nefyn Town Council	Cyngor Gwynedd, Local Businesses, Consumers	Operational	Yr 1-2

ACTION PLAN (CONTINUED)

10

It is anticipated that there will be an opportunity to review collaboration arrangements between active organisations in the area. By working in partnership there will be an opportunity to link together activities below, and to respond to gaps by planning additional activities

Key Issue	Ref	Project	Lead	Partners	Status	Timetable
B9. An effective Sustainable Tourism Plan to better manage tourism and maximize the economic potential for local people	9.1	Gwynedd and Eryri Sustainable Visitor 2035 Plan	Cyngor Gwynedd	Local organisations	Operational	Yr 1-2
	9.2	Promote digital resources	Bangor University / Eco Amgueddfa	Llyn Landscape Project, Council Gwynedd Heritage attractions	Preliminary	Yr 1-2
	9.3	Storws Project	Bardsey Island Trust	AONB Unit Local heritage organisations	Operational	Yr 1-2
	9.4	External workshop space	Oriel Plas Glyn y Weddw	Friends of Plas Glyn y Weddw	Preliminary	Yr 1-2
	9.5	Bardsey Island Housing Renovation	Bardsey Island Trust	Eco Amgueddfa, Plas Carmel, Felin Uchaf, Aberdaron Community Council	Operational	Yr 3-5
	9.6	Transformation of Plas Bach	Oriel Plas Glyn y Weddw	Cyfeillion Plas Glyn y Weddw	Preliminary	Yr 3 - 5
	9.7	Upgrading a historic chapel	Capel Carmel	Local organisations	Operational	Yr 1-2
	9.8	Cilfachau - local heritage interpretation project	Capel Carmel	Local organisations	Preliminary	Yr 1-2
	9.9	Improvements to Capel Newydd Nanhoron	Capel Newydd Nanhoron Trust	AONB Llyn AHF Cymru	Preliminary	Yr 1-2
	9.10	Renovation of Aberdaron Church	Aberdaron Community Council	Local organisations	Preliminary	Yr 1-2
	9.11	Restoration of a Chapel on Bardsey Island	Bardsey Island Trust	Local organisations	Preliminary	Yr 1-2
	9.12	Enwau'r Arfodir- a digital project educating about coastal names	Plas Carmel	Local organisations	Preliminary	Yr 1-2

ACTION PLAN (CONTINUED)

11

It is anticipated that there will be an opportunity to review collaboration arrangements between active organisations in the area. By working in partnership there will be an opportunity to link together activities below, and to respond to gaps by planning additional activities

Key Issue	Ref	Project	Lead	Partners	Status	Timetable
	9.13	Development of Artists in Residence project	Bardsey Island Trust	Local organisations	Operational	Yr 1-2
	9.14	Development of cultural tourism website	Cymdeithas Penygraig	GwyrddNI Cymunedoli	Preliminary	Yr 1-2
B10. More schemes to provide activities and support for young people	10.1	Etifeddiaeth Enlli (Bardsey Legacy)	Bardsey Island Trust	Local schools, Coleg Meirion Dwyfor, Heritage organisations, Local producers	Operational	Yr 1-3
	10.2	Improvements to the centre	Canolfan Adloniant Aberdaron	Local organisations	Development	Yr 1-2
	10.3	Nefyn Football Club	Improve accessibility and upgrade the pitch	Facility users	Preliminary	Yr 1-2
	10.4	Improve facilities	Llanbedrog Village Hall	Local organisations	Preliminary	Yr 1-2
	10.5	Improvements to the Hall	Mynytho Village Hall	Local organisations	Preliminary	Yr 1-2
	10.6	Improving Club facilities to increase community participation	Abersoch Golf Club	Local organisations	Preliminary	Yr 1-2
B11. Schemes to tackle poverty	11.1	Cyngor Gwynedd	Supporting People Cost of Living Programme	Various	Operational	Yr 1-2
	11.2	O Ddrws i Ddrws	Petha' Llŷn Library	Benthyg, Gwynedd Libraries, Nefyn Town Council	Preliminary	Yr 1-2
	11.3	Cyngor Gwynedd	Support for work	UK Government	Operational	Yr 1-5
B12. Broadband building upgrade	12.1	North Wales Ambition	'The Last Few %' Scheme	Cyngor Gwynedd, Welsh & UK Government	Preliminary	Yr 3-5
	12.2	Welsh Government	Access Broadband Cymru Grant scheme		Preliminary	Yr 3-5
B13. Plans to maintain a strengthen the Welsh language	13.1	Welsh Welcome Scheme (Cynllun Croeso Cymraeg)	Cyfeillion Llŷn	Cymdeithas Pen y Graig, Community Councils	Preliminary	Yr 1-2
	13.2	Canolfan Croeso Gymraeg	Cymdeithas Pen y Graig	Menter Llŷn, Community / town Councils	Preliminary	Yr 1-2

COORDINATING AND MONITORING

12

The Action Plan is intended to incorporate the projects and activity of a wide range of organisations that contribute to the regeneration and improvement of the Pen Llŷn Area. This is a live document, and will be updated from time to time.

As part of the Regeneration Framework, arrangements for monitoring and coordinating the work program will be established in Pen Llŷn, taking into account existing collaboration structures and arrangements.

A short annual report will be prepared including an update on the action plan and all related projects, and any progress during the period.



Thank you for the contributions of representatives from local organisations including:

- Llŷn Partnership
- Eco Amgueddfa Partnership
- Canolfan Fenter Congl Meinciau
- Canolfan Deunant Aberdaron
- Cylch Meithrin Aberdaron
- Friends of Eglwys Newydd Aberdaron
- Aberdaron Playground
- Aberdaron Tourism
- Aberdaron Sailing Club
- Plas Carmel
- Aberdaron Women's Institute
- Melin Daron
- Bardsey Island Trust
- Rhiw Village Hall
- Rhoshirwaun Village Hall
- Menter Felin Uchaf
- Abersoch Village Hall
- Cylch Meithrin Abersoch
- Cylch Meithrin Sarnbach
- Abersoch & District Trade and Tourism Association
- Abersoch playground
- Merched y Wawr
- Abersoch Women's Institute
- Bore Paned 50 Abersoch and District
- Capel Newydd Nanhoron
- Sarn Village Hall
- Sarn Snooker Club
- Ynni Llŷn
- Friends of Llandegwning Church
- Canolfan Bryncroes
- Sarn Women's Institute
- Cylch Meithrin Bryncroes
- Bryncroes Playground
- Merched y Wawr Bryncroes
- Rhiw Young Farmers Club
- Llanw Llŷn
- Llanbedrog Village Hall
- Cylch Meithrin Llanbedrog
- Oriel Plas Glyn y Weddw
- Canolfan Gymdeithasol Llanengan
- Llanengan Parish Heritage Group
- Mynytho Village Hall
- Merched y Wawr Mynytho
- Ymddiriedolaeth Drefol Nefyn
- Y Ganolfan Nefyn
- Nefyn Town Council
- Tudweiliog Community Council
- Botwnnog Association Council
- Aberdaron Community Council
- Llanengan Community Council
- Llanbedrog Community Council
- Llŷn Maritime Museum
- Menter Llŷn, Nefyn
- Tafarn yr Heliwr Nefyn
- O Ddrws i Ddrws
- Drws Agored
- Cylch Meithrin Nefyn
- Merched y Wawr Nefyn
- Nefyn Football Club
- Capel Ceido
- Porthdinllaen Young Farmers Club
- Canolfan Morfa Nefyn
- Morfa Nefyn Playground
- Cylch Meithrin Morfa Nefyn
- Merched y Wawr Morfa Nefyn
- Canolfan Edern
- Edern Playground
- Cylch Meithrin Edern
- Canolfan Tudweiliog
- Llŷn Heritage and Nature Centre, Llangwnadl
- Yr Hen Ysgol, Llangwnadl
- Y Dinasyddion, Dinas
- Canolfan Llaniestyn
- Merched y Wawr Llaniestyn
- Rhodwyr Llŷn
- Aging Well Nefyn
- Sustainable Abersoch