

Our Area Regeneration Framework

LOCAL REGENERATION PLAN

BANGOR AREA

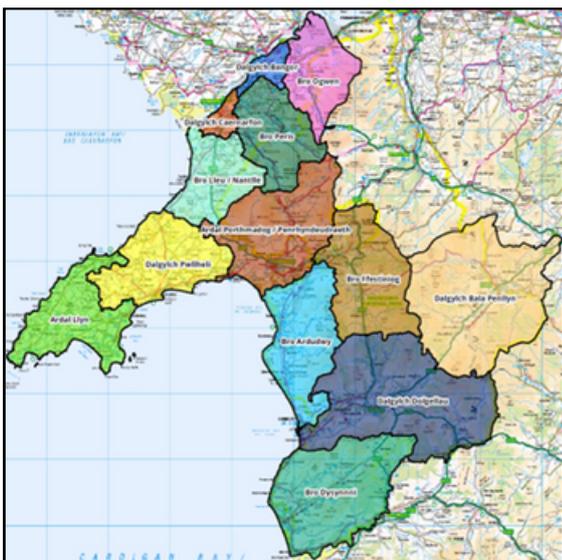


April 2025



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 Bangor area.



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

'Regeneration' has been defined as an intentional 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.

Following an engagement process in 2022 and listening to the opinions of local people, the framework 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 Framework is therefore to be a guide to investment locally as well as influence 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 ambition 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

- Based on Assets: building on the strengths of the area
- 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 aim of the Our Area (Ardal Ni) campaign was to hold a conversation with local communities 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 12 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.
- 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. 344 responses were received from the Bangor 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/en/Residents/Have-your-say/Consultation-results/2022/Canlyniadau-Ardal-Ni/Our-Area-2035-Results.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

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

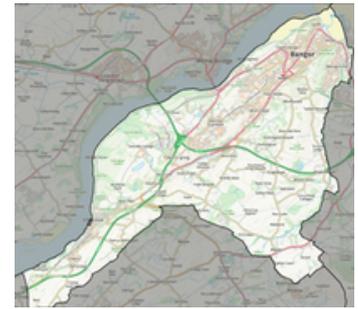
Information will be considered when developing initial work
- Gwynedd and Mon Local Development Plan 2015 - 2026



BANGOR AREA TODAY

05

The Bangor Area is located on the banks of the Menai with the city of Bangor as its centre. This plan covers an area which includes Bangor City Council, Glasinfryn, Pentir and Felinheli Community Councils.



Bangor Area Summary in figures

Strengths

Compares better with the average of Wales or Gwynedd

- **84.2%** - percentage enjoying good or very good health, higher than Gwynedd's figure of 81.1%
- **82.3** - life expectancy for women consistent with a Welsh figure of 82.3
- **£31,822** – the median net income of Bangor households which is higher than the average of Gwynedd (£26,452) and Wales (£26,931)
- **83.1%** - adults (aged 25-64) with a qualification which is higher than the Welsh figure of 80.6%
- **3%** - which is a percentage of houses that are holiday homes which is consistent with the figure for Wales (3%) and lower than the Gwynedd average of 11%

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

- **77** – life expectancy of men which is lower than the average of Gwynedd (78.9) and Wales (78.3)
- **91.4%** of homes with access to broadband, lower than the Welsh figure of 93.1%
- **1.42** (rate per 100) burglaries recorded by the Police higher than the average of Gwynedd (which is 0.64) and Wales (0.98)
- **3.93** (rate per 100) anti-social behavior recorded by the Police which is higher than the figure for Gwynedd (2.52) and Wales (2.55)
- **72%** in employment, which is lower than the Welsh average of 75%
- **12.3%** of children are obese, slightly higher than the Welsh average (11.8%)

Residents' opinion about the area

What is good about the area?

- The fact that there is a University in the area (184)
- The heritage and history of the area and the fact that Bangor is a cultural and diverse city (134)
- It is a safe area (125)
- The Welsh language and culture (106)
- Community spirit and friendliness of the area (104)
- Good public transport (105)
- Quality walking and cycling routes (82)
- Health resources in the area (81)

(Source: Bangor Area Responses. Number of responses received in brackets)

What is not good about the area?

- High Street in decline and not enough being done to revive it (296)
- Lack of suitable and affordable housing for local people to buy or rent (166)
- The local economy is fragile and does not create good jobs for local people (157)
- Impact of student housing on residential areas (154)
- Problems relating to parking, road conditions and traffic in many parts of the area (124)
- Bangor has lost its identity, lack of collaboration to hold events and create a community buzz (121)
- Negative attitudes about the area (87)
- Closure of youth clubs (79)
- Lack of quality and safe walking and cycling routes (76)
- Concerns locally about the provision of health, welfare and care for older people in the area (71)

BANGOR 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 issues shown having been identified by at least 1 out of 5 responses



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

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

Rank	Main Issues / Priorities	Number
1	Plans to develop and regenerate the High Street	260
2	Develop plans to meet the needs of young people in the area	154
3	A greener area - renewable energy, reducing the use of plastic, car charging points, tree planting schemes etc.	150
4	Plans to keep the area's communities clean and tidy	137
5	Plans to tackle negative attitudes and build pride in the city and the surrounding area	106
6	Plans to maintain and develop public footpaths and cycle paths	101
7	Giving more attention to the areas beyond Bangor city centre	91
8	Plans to organise and promote more events such as fairs locally	75

BANGOR PLACEMAKING PLAN

In 2023, a Placemaking Plan was developed for Bangor as part of a citywide regeneration strategy from Cyngor Gwynedd. The Placemaking Plan acts as a guide to further make Bangor a more attractive, successful, and sustainable city. By engaging with organizations and stakeholders, various projects were identified throughout the city that would contribute to enhancing Bangor's facilities and offerings.



[QR Code to the Placemaking Plan-](#)

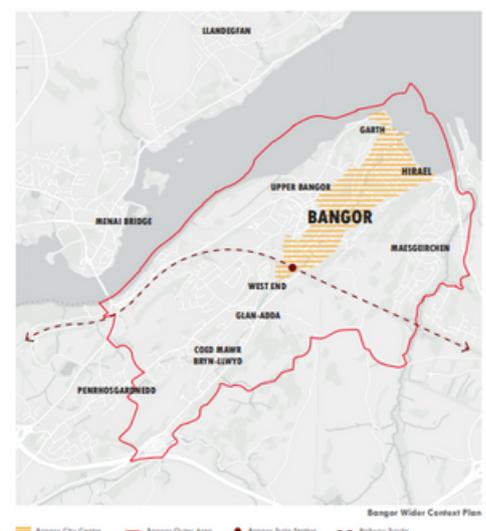


[Link to the Placemaking Plan](#)



Focus area - Bangor City Center

Following feedback from public consultations, the City Center was established as a focus area for the Placemaking Plan. The emphasis was on improving the high street and surrounding areas, which would then lead to benefits for the city as a whole. The projects outlined in the Placemaking Plan mirror those on page 8 of the Ardal Ni Plan, which specifically focuses on the development and regeneration of the High Street.



ACTION PLAN

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
	1.1	Bangor City Centre Placemaking Plan	Cyngor Gwynedd	Welsh Government	Operational	Yr 1-2
	1.2	Bangor Health and Wellbeing Centre	Health Board	Cyngor Gwynedd, Welsh Government	Development	Yr 3-5
B1. Plans to develop and regenerate the High Street	1.3	The development of the North Wales Medical School in Bangor	Bangor University	Health Board, Welsh Government	Development	Yr 1-3
	1.4	High Street property	ADRA	Cyngor Gwynedd, NWH	Operational	Yr 1-2
	1.5	High Street environmental improvements	Bangor City Council	Welsh Government, Cyngor Gwynedd	Operational	Yr 1-2
	1.6	Ty Cyfle : Adult Education Centre on High Street	Grwp Llandrillo Menai	Welsh Government	Development	Yr 1-2
	1.7	Bangor city centre Signage Scheme	Cyngor Gwynedd	Welsh Government, City Council	Operational	Yr 1-2
	1.8	Stones Shout Out <i>Improve 5 buildings including the Cathedral</i>	Diocese of Bangor	Various	Operational	Yr 3-5
	1.9	City Centre wi-fi provision	Cyngor Gwynedd	Menter Mon	Operational	Yr 1-2
	1.10	Storiell Improvements <i>External improvements</i>	Cyngor Gwynedd	Welsh Government	Operational	Yr 1-2
	1.11	High Street property improvement scheme, Bangor	Cyngor Gwynedd	Bangor City Council	Operational	Yr 1-2
	1.12	Digital Signal Processing Centre	Bangor University	Ambition North Wales, Welsh and UK Government	Operational	Yr 1-5

ACTION PLAN (CONTINUED)

09

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Key Issue	Ref	Project	Lead	Partners	Status	Timetable
B2. Develop plans to meet the needs of young people in the area	2.1	'Y Nyth' Development	Cwmni Fran Wen	Arts Council, Welsh Government; Cyngor Gwynedd	Operational	Yr 1-2
	2.2	Showzone Nurturing <i>performance skills</i>	Showzone	MaesNI	Operational	Yr 1-2
	2.3	Our Lady's School <i>Moving the school to the old Ysgol Glanadda site</i>	Cyngor Gwynedd	Welsh Government	Operational	Yr 1-2
	2.4	Improvements to Bangor's play areas	Bangor City Council	Cyngor Gwynedd	Operational	Yr 1-2
	2.5	Maesgeirchen Youth Club	Bangor City Council	Cyngor Gwynedd; MaesNi	Operational	Yr 1-2
	2.6	Coed Mawr Youth Club	Bangor City Council	Cyngor Gwynedd	Operational	Yr 1-2
	2.7	Hirael School <i>A £3 million plan to improve and upgrade</i>	Cyngor Gwynedd	Welsh Government	Operational	Yr 1-2
	2.8	Plan to extend play and socialising opportunities for children and young people (County Plan)	Cyngor Gwynedd	Agencies	Development	Yr 1-5
B3. A greener area - renewable energy, reducing the use of plastic, car charging points, tree planting schemes etc.	3.1	<i>College Park Improvements</i>	Bangor University	Welsh Government; Cyngor Gwynedd	Operational	Yr 1-2
	3.2	Maestryfan Play Area	Maestryfan Community Group	Cyngor Gwynedd	Operational	Yr 1-2
	3.3	Bible Garden Improvements	Diocese of Bangor	Cyngor Gwynedd	Development	Yr 1-2
	3.4	Hirael Bay flood defence improvements	Cyngor Gwynedd	Welsh Government	Operational	Yr 1-2
	3.5	Bangor train station improvements	Transport for Wales	Welsh Government, Cyngor Gwynedd	Development	Yr 1-2

ACTION PLAN (CONTINUED)

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
B4. Plans to keep the area's communities clean and tidy	4.1	Clean and Tidy Communities	Cyngor Gwynedd	Local organisations	Operational	Yr 1-2
	4.2	Street Safety	Bangor First	Local businesses	Development	Yr 1-2
B5. Plans to tackle negative attitudes and build pride in the city and the surrounding area	5.1	Environmental activities	Wild Elements		Operational	Yr 1-2
	5.2	Litter Collection support for volunteers to be able to borrow equipment	Wild Elements		Operational	Yr 1-2
	5.3	MaesNi Community	MaesNi	BCT; Cyngor Gwynedd	Operational	Yr 3-5
	5.4	Our Designation, Our Pride, Our Future	Cyngor Gwynedd	National Lottery; Local Slate Group.	Operational	Yr 1-2
	5.5	Sustainable Tourism Plan	Cyngor Gwynedd	Local organisations	Development	Yr 1-2
	5.6	North Wales Police scheme "Clear Hold Build"	North Wales Police	Local organisations	Operational	Yr. 1-2
	5.7	Glanadda Community Centre (improvements to the building)	Committee	Local organisations	Development	Yr 1-2
B6. Plans to maintain and develop public footpaths and cycle paths	6.1	Active travel Plans for connecting Ysbyty Gwynedd and the city centre	Cyngor Gwynedd	Welsh Government	Preliminary	Yr 3-5
	6.2	Active Travel : Love Lane Improvements	Cyngor Gwynedd	Welsh Government	Preliminary	Yr 1-3

ACTION PLAN (CONTINUED)

11

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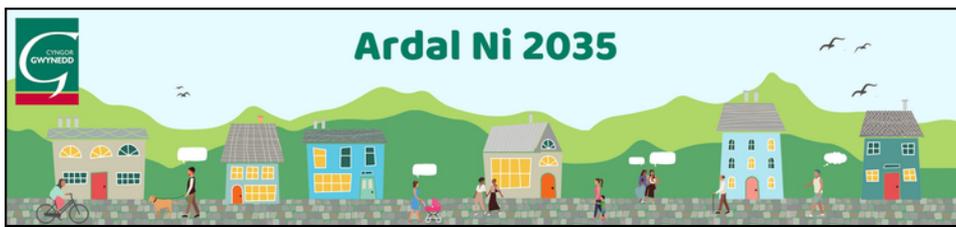
Key Issue	Ref	Project	Lead	Partners	Status	Timetable
B7. Giving more attention to the areas beyond Bangor city centre	7.1	Clean and Tidy Communities	Cyngor Gwynedd	Local organisations	Operational	Yr 1-2
	7.2	Felinheli Regeneration Plan	Menter Felinheli	Local Organisations	Development	Yr 1-2
	7.3	Local area improvements	Local groups	Cyngor Gwynedd	Operational	Yr 1-5
B8. Plans to organise and promote more events such as fairs locally	8.1	Supporting Events (County Scheme)	Cyngor Gwynedd		Development	Yr 1-2
	8.2	Bang Bangor	Cwmni Fran Wen	Various	Development	Yr 1-2

COORDINATING AND MONITORING

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 Bangor 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 the Bangor Area, 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:

- Bangor City Council
- Felinheli Community Council
- Pentir Community Council
- Penrhyn Castle
- Penrhyn House, Bangor
- Maesgeirchen Partnership
- Pontio
- Menter Iaith Bangor
- Bangor First
- Cwmni Fran Wen
- Bangor Civic Association
- Bangor Partnership
- "Maes Ni", Maesgeirchen
- Maestryfan Group
- Bangor First
- Wild Elements
- Bangor Cathedral
- Maes G ShowZone
- Bangor Islamic Centre
- North Wales African Society
- Coed Mawr Centre, Bangor
- Upper Bangor Association
- Bwyd Da Bangor
- Shed, Felinheli
- Felinheli Sailing Club
- Felinheli Football Club