

# Our Area Regeneration Framework

## LOCAL REGENERATION PLAN

### BALA AND PENLLYN AREA

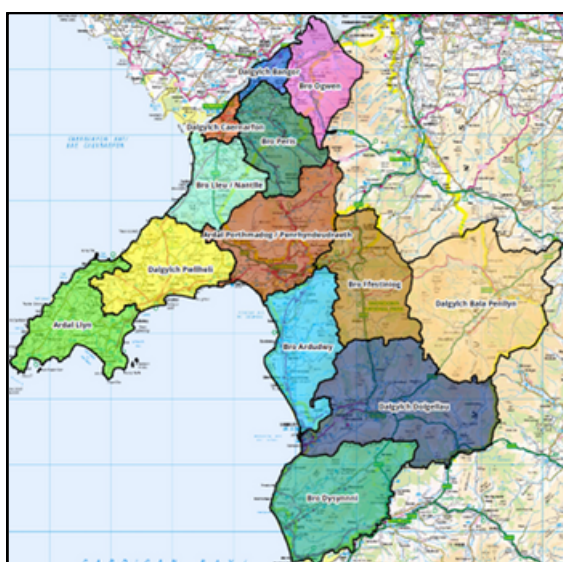


November 2024



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 Bala and Penllyn Area.



Local Regeneration Areas:  
Bangor Area, Dyffryn Ogwen  
Area, Bro Peris Area, Caernarfon  
Area, Bro Lleu / 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 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 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, 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 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 7 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 . 201 responses were received from the Bala and Penllyn 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

## Eryri 2020 Snowdonia National Park Partnership Plan



A Statutory Management Plan which has been developed by the National Park Authority in partnership with a range of partners which focus on three areas, namely

**Environment**  
**Health Wellbeing and Communities**  
**Eryri Economy**

## Local Planning Authorities

Information will be considered when developing initial work

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



# BALA AND PENLLYN AREA TODAY

05

The Bala and Penllyn area is located in the eastern part of the County, with the town of Bala at the centre of the area. The area includes the town communities of Bala, Llandderfel, Llanuwchllyn, Llangywer and Llanycil.



## Bala and Penllyn Area Summary in figures

### Strengths

Compares better than the average of Wales or Gwynedd

- **84.5** - women's life expectancy, higher than the Welsh figure of 82.3
- **78.7** - male life expectancy, higher than the Welsh figure of 78.3
- **9.9%** - 4-5 year old children who are obese which is lower than the Welsh average of 11.8%
- **1.57** - (rate per 100) anti-social behavior recorded by the Police which is lower than Gwynedd's figure of 2.52 and Wales 2.55
- **84.2%** - percentage of adults with a qualification that is higher than the average of Gwynedd (83%) and Wales (80%)
- **82%** - percentage of the population aged 26-64 who are economically active which is higher than the Welsh figure of 75%
- **76%** - who can speak Welsh which is higher than the figure for Gwynedd (65%) and Wales (19%)
- **11%** of people in income deprivation which is lower than the average of Gwynedd (13%) and Wales (16%)

### Weaknesses

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

- **5.7%** high value jobs lower than Gwynedd (11%) and Wales (13%)
- **7%** of houses are holiday homes, which is above the Welsh average (3%) but less than the Gwynedd average (11%)
- **43%** - the probability of houses in poor condition which is higher than the figure for Gwynedd (29%) and Wales (19%)

*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)*

## Residents' opinion about the area

### What is good about the area?

- The natural environment and proximity to mountains, Llyn Tegid and the countryside(140)
- A good place to raise a family(121)
- The Welsh language and culture (119)
- Community spirit and camaraderie (97)
- Good local health and care service and provision(88)
- The area's ability to attract tourism for economic benefit (82)
- Provision of education and good schools (68)
- Local produce and businesses in the area (40)

*(Source: Bala and Penllyn 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(119)
- Lack of high paying and full time jobs (100)
- High number of second homes and holiday homes in the area (95)
- Geographical distance from facilities and services (73)
- The public transport network in the area is inadequate(70)
- Drug and alcohol abuse(70)
- Obstacles within the field of planning and building developments(61)
- There is concern about parking in a number of locations (46)
- Broadband / poor web connection(45)
- No passion or leadership locally for change (42)
- Concerns about the impact of tourism on the local environment(40)

# BALA AND PENLLYN AREA IN 15 YEARS

# 06

The list below shows responses received during the 'Our Area' (Ardal Ni) public consultation. The issues are ranked according to the number of responses received, with the issues listed being identified by at least 1 out of 5 responses



## Main local issues identified during the Our Area work

**What changes would you like to see happen in the Bala and Penllyn area over the next 15 years that would make the area a better place to live?**

Ranc	Main Issues / Priorities	Number
1	Plans to ensure housing that suits the needs of local people	96
2	Plans to maintain and develop public footpaths and cycle paths and develop green spaces	94
3	Develop plans to meet the needs of young people in the area	91
4	Plans to support local businesses and enterprises and promote local products it would also attract more businesses which will create high value jobs for the area	71
5	Plans to develop a local public transport network that is accessible, integrated and suitable for the needs of the area	70
6	A greener area - renewable energy, reducing the use of plastic, car charging points, tree planting schemes etc.	70
7	An effective Sustainable Tourism Plan to better manage tourism and maximize the economic potential for local people	64
8	Plans and support for activities that promote the Welsh language and culture and that support learners of the language	49
9	Plans to protect the agricultural industry in the area	47
10	Broadband infrastructure upgrade	45
11	Plans to facilitate the process of enabling communities to take control of their own local assets in order to meet the needs of the area	41

# 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
<b>B1. Plans to ensure housing that suits the needs of local people</b>	1.1	Cyngor Gwynedd Housing Action Plan	Cyngor Gwynedd	Gwynedd Housing Partners, Welsh Government, Third Sector	Operational	Yr 1-5
	1.2	Purchase Swn y Gwynt house for local housing	Menter Gymunedol Llanuwchllyn	Cyngor Gwynedd. Llanuwchllyn Community Council	Development	Yr 1-2
	1.3	Purchase Ty Capel Cynllwyd	Maurice Vaughan Charity	Cyngor Cymuned Llanuwchllyn	Development	Yr 1-2
<b>B2. Plans to maintain and develop public footpaths and cycle paths and develop green spaces</b>	2.1	Complete Llwybr Tegid - a path from Bala to Llanuwchllyn	Cyngor Gwynedd/ Snowdonia National Park / Trunk Roads Agency	Urdd Gobaith Cymru, Llanuwchllyn Community Council	Development	Yr 1-2
	2.2	Footpath from Frongoch to Bala	Snowdonia National Park	Llandderfel Community Council	Development	Yr 3-5
<b>B3. Develop plans to meet the needs of young people in the area.</b>	3.1	Development of Canolfan Bro Tegid facilities for young people	Cwmni Pum Plwy Penllyn	Bala Town Council	Development	Yr 3-5
	3.2	Development of facilities and activities for children and young people in Llandderfel	Llandderfel Playground Committee	Llandderfel Community Council	Development	Yr 1-2
	3.3	Development of the Glan-llyn Camp Indoor Activities Centre	Urdd Gobaith Cymru.		Development	Yr 1-2
	3.4	Development of Bala Sports Pavilion Facilities	Bala and Penllyn Sports Association	Bala Town Council	Development	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
	3.5	Porch project for Neuadd Gywair	Hall Trustees		Operational	Yr 1-2
<b>B4. Plans to support local businesses and enterprises and promote local products would also attract more businesses that will create high value jobs for the area.</b>	4.1	Menter yr Eagles – the development of a community pub and the development of Llanuwchllyn Church as an asset to the community	Menter Gymunedol Llanuwchllyn	Llanuwchllyn Community Council	Development	Yr 1-2
	4.2	Develop the Bala Food Festival to add value to local produce.	Cwmni Pum Plwy Penllyn	Bala Town Council.	Development	Yr 1-2
	4.3	The Red Dragon Project	Llyn Tegid Railway		Development	Yr 3-5
	4.4	Town Centre Art Scheme	Bala Town Council	Cyngor Gwynedd	Preliminary	Yr 1-2
	4.5	Town of Bala 'Placemaking' scheme	Bala Town Council	Cyngor Gwynedd	Preliminary	Yr 1-2

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Main Issue	Ref	Project	Lead	Partners	Status	Timetable
<b>B5. Plans to develop a local public transport network that is accessible, integrated and suitable for local needs.</b>	5.1	Transport Plan Community	Cwmni Pum Plwy Penllyn	Cyngor Gwynedd	Preliminary	Yr 1 -2
	5.2	The Friendly Town of Bala	Bala Town Council	Cyngor Gwynedd	Preliminary	Yr 1-2
	5.3	Green Gwynedd- Public Transport	Cyngor Gwynedd	Welsh Government, Transport for Wales and Providers	County Plan - preparation	Yr 1-2
<b>B6. A greener area - renewable energy, reducing the use of plastic, car charging points, tree planting schemes etc.</b>						
<b>B7. Tourism Plan Sustainably effective to better manage and maximize tourism of the economic potential for local people</b>	7.1	Gwynedd and Eryri Sustainable Visitor 2035 Plan	Cyngor Gwynedd	SNPA, Local organisations	Operational	Yr 1-2
<b>B8. Plans and support for activities that promote the Welsh language and culture and that support learners of the language</b>	8.1	Development of facilities at Neuadd y Parc	Neuadd y Parc committee	Llanycil Community Council	Development	Yr 3-5
	8.2	Development and upgrading Neuadd Maesywaun	Neuadd Maesywaun committee	Llanycil Community Council	Preliminary	Yr 1-2
	8.3	Penllyn Heritage Interpretation (Bob Roberts information boards)	Cantref	Town and Community Councils	Preliminary	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	Partner	Status	Timetable
	8.5	Develop and support the Theatr Derek Williams	Theatr Derek Williams	Bala Town Council	Development	Yr 1-2
	8.6	Support to ensure sustainability of the local weekly paper 'y Cyfnod'	Cwmni Pum Plwy Penllyn		Development	Yr 1-2
	8.7	Tryweryn memorial	Tryweryn memorial committee	National campaign	Development	Yr 1-2
<b>B9. Plans to protect the agricultural industry in the area.</b>	9.1	Buy Local campaign	Cyngor Gwynedd	UK Government	Operational	Yr 1-2
<b>B10. Broadband Infrastructure Upgrade</b>	10.1	'The Last Few %' Scheme	Ambition North Wales	Cyngor Gwynedd, Welsh & UK Governments	Preliminary	Yr 3-5
	10.2	Access Broadband Cymru Grant scheme	Welsh Government		Preliminary	Yr 3-5
	10.3	Providing a very fast bandeang : Bala Exchange	Openreach Ltd	Cyngor Gwynedd	Operational	Yr 2-4
<b>B11. Plans to strengthen care provision for elderly and vulnerable people.</b>	11.1	Supporting People Hub	Cyngor Gwynedd	Cwmni Pum Plwy Penllyn	Operational	Yr 1-2
	11.2	The Friendly and Accessible Town of Bala	Bala Town Council	Cyngor Gwynedd	Development	Yr 1-2
	11.3	Age Friendly Gwynedd (County Scheme)	Cyngor Gwynedd	A range of organisations and groups	Development	Yr 1-2

# COORDINATING AND MONITORING

11

The Action Plan aims to incorporate the projects and activity of a wide range of organisations that contribute to the regeneration and improvement of the Bala and Penllyn 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 Bala and Penllyn 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:

- Llanuwchllyn Community Council
- Llandderfel Community Council
- Llanycil Community Council
- Llangywer Community Council
- Canolfan Henblas Y Bala
- Canolfan Deulu Y Bala
- Neuadd y Parc Committee
- Bala Rugby Club
- Gwersyll Urdd Glan Llyn
- Theatr Derek Williams
- Neuadd Maesywaun Committee
- Bala hockey club
- Cantref
- Llyn Tegid Railway
- Menter yr Eagles
- The Bala and Penllyn Sports Association
- Parc Heol y Castell Committee
- Llandderfel entertainment committee
- Cwmni Pum Plwy Penllyn
- Bala Town Council
- Neuadd Bentref Llanuwchllyn Committee
- Neuadd Gywair Committee
- Derfel Hall Committee