

# Our Area Regeneration Framework

## LOCAL REGENERATION PLAN

### BRO LLEU / NANTLLE AREA

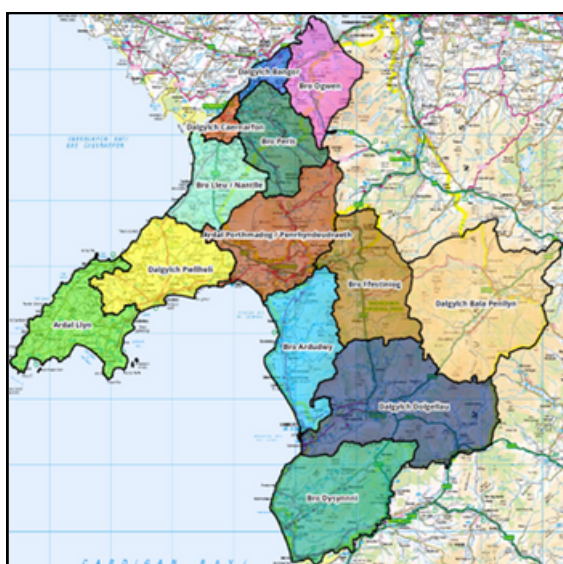


Draft February 2025



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 Bro Lleu / Nantlle area.



Local Regeneration Areas:  
Bangor Area, Dyffryn Nantlle 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.

Following 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 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 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 15 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. 211 responses were received from Lleu / Nantlle 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)



# BRO LLEU/NANTLLE AREA TODAY

The historic area of Bro Lleu Nantlle is located in the North-Western part of the County and includes the geographical area of Dyffryn Nantlle. The area includes the town of Penygroes and the communities of Llanllyfni, Llandwrog, Llanwnda and Chlynnog.



# 05



## Bro Lleu / Nantlle Area Summary in Figures

### Strengths

Compares better with the average of Wales or Gwynedd

- **83.7** - women's life expectancy, higher than the Welsh figure of 82.3
- **80.1** - life expectancy for men, which is higher than the Welsh figure of 78.3
- **2.34** - (rate per 100) anti-social behavior recorded by the Police which is lower than Gwynedd's figure of 2.52 and Wales 2.55
- **83.3%** - percentage of adults with a qualification that is higher than the Gwynedd average (83%) and higher than Wales (80%)
- **79%** - percentage of the population aged 26-64 who are economically active which is higher than the Welsh figure of 75%
- **79%** - who can speak Welsh which is higher than the figure for Gwynedd (65%) and Wales (19%)

### Weaknesses

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

- **11.9%** - children aged 4-5 who are obese which is slightly higher than the Welsh average of 11.8%
- **5.9%** high value jobs lower than Gwynedd (11%) and Wales (13%)
- **15%** of people in income deprivation which is higher than the Gwynedd average (13%) but lower than Wales (16%)
- **5%** of houses are holiday homes, which is higher than the Welsh average (3%) but lower than Gwynedd (11%)
- **21.3%** - percentage of the population living with a long-term illness or disability that is higher than 20.5% for Gwynedd

*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 ease of access to mountains, seaside and countryside (171)
- The Welsh language and culture (122)
- Heritage and history of the area (99)
- It is a safe area (99)
- Walking and cycling routes in the area (95)
- The development of the new Health and Wellbeing Center which is underway in Penygroes (85)
- Community spirit and camaraderie (81)
- Good highway links (54)

*(Source: Responses from the Ardal Ni Bro Lleu / Nantlle Area. 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 (89)
- Lack of high paying and full time jobs (89)
- Rubbish, clutter and the general appearance of the area is a problem (81)
- The public transport network in the area is insufficient (79)
- Lack of provision and activities for young people e.g. youth club and safe place for young people to gather (73)
- Concerns about current health, welfare and care provision in the area (72)
- Poverty and high living costs are a problem in the area (70)
- The local economy is fragile - lack of resources and shops closing (68)
- High number of second homes and summer homes in the area (57)
- The damaging effect of cuts to public services on the area (49)

# BRO LLEU / NANTLLE 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



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

**What changes would you like to see happen in Bro Llew / Nantlle over the next 15 years that would make the area a better place to live?**

Ranc	Main Issues / Priorities	Number
1	Plans to strengthen the area's health, care and well-being resources	99
2	Plans to ensure suitable and affordable housing for local people to buy or rent	98
3	Plans to secure work and high value jobs locally	92
4	More facilities for young people in the area and plans to encourage them to take an active part in the community by joining local committees etc.	89
5	Plans to tackle poverty	78
6	A greener area - environmental improvements, tree planting, renewable energy, plastic free area, charging points and a plan to ensure the area is ready to cope with climate change e.g. floods	77
7	Legislation and plans to get better control of holiday homes and second homes	68
8	Plans to develop accessible, integrated and suitable public transport for local needs	66
9	More support for businesses to thrive locally	62
10	Upgrade broadband infrastructure	45
11	Plans and support for activities that promote the Welsh language and culture and that support learners of the language	43
12	An effective Sustainable Tourism Plan to better manage tourism and maximize the economic potential for local people	43

# 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 strengthen the area's health, care and well-being resources</b>	1.1	Canolfan Lleu	Grwp Cynefin	Health Board, WG, CG	Development	Yr 1-2
	1.2	Supporting People Hub	Yr Orsaf	Cyngor Gwynedd	Operational	Yr 1-2
	1.3	Lles Nantlle Well-being Network	Multi-Agency Partnership		Development	Yr 1-2
	1.4	Food and Wellbeing project	Yr Orsaf	4 year Lottery Project	Operational	Yr 1-4
	1.5	Dyffryn Nantlle Halls and Centres Forum	Grwp Cynefin	Local community halls and centres; Yr Orsaf; Ty'n Llan	Operational	Yr 1-5
	1.6	Social Activities	Pwyllgor Ardal Nebo a Nasareth		Operational	Yr 5+
<b>B2. Plans to ensure suitable and affordable housing for local people to buy or rent</b>	2.1	Cyngor Gwynedd Housing Action Plan	Cyngor Gwynedd	Gwynedd Housing Partners, Welsh Government, Third Sector	Operational	Yr 1-5
<b>B3. Plans to secure work and high value jobs locally</b>	3.1	Tŷ Gwyrddfai: Decarbonisation Hub	Adra	Bangor University. Private sector, Grŵp Llandrillo Menai	Operational	Yr 1-2
	3.2	Dyffryn Nantlle Enterprise Park	Antur Nantlle		Operational	Yr 1-2
	3.3	Interest Free Loans for Businesses	Antur Nantlle	Menter Mon	Operational	Yr 1-2
	3.4	Glynllifon Rural Economy Hub	Grŵp Llandrillo Menai	North Wales Growth Programme	Development	Yr 3-5



# 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	Circular Economy	Yr Orsaf	Cyngor Gwynedd, Welsh Government	Operational	Yr 1-2
	3.6	Gwynedd Lewyrchus: Business Development Fund	Cyngor Gwynedd	UK Government	Operational	Yr 1-2
	3.7	County schemes such as Recharge, Digital Future, Buy locally, Ffiws, Arfor	Various providers	Cyngor Gwynedd, Welsh Government	Operational	Yr 1-2
<b>B4. More facilities for young people in the area and plans to encourage them to take an active part in the community by joining local committees, etc.</b>	4.1	Cymru Building Ffiws / Entrepreneurship space	Yr Orsaf	Local groups	Operational	Yr 1-2
	4.2	Development of Nantlle Vale Football Club	Nantlle Vale CPD Committee	Local groups	Operational	Yr 1-2
	4.3	Talysarn BMX and Skating Park	Beicio Boncyrs	The Skate Park Group	Developing	Yr 1-2
	4.4	Developing the football field and new teams	CPD Mountain Rangers		Operational	Yr 1-2
	4.5	Ty'n Llan Youth Club	Ty'n Llan		Operational	Yr 1-2
	4.6	Football for girls and boys	The Groeslon Football Team		Development	Yr 1-2
	4.7	Cycle Training	Beicio Boncyrs	App Huw	Development	Yr 1
<b>B5. Plans to tackle poverty</b>	5.1	Supporting People Program with Living Costs	Cyngor Gwynedd	Yr Orsaf	Operational	Yr 1-2
	5.2	Flying Start Area	Cyngor Gwynedd	Welsh Government	Operational	Yr 1-2
	5.3	Provision of support for work	Cyngor Gwynedd	UK Government	Operational	Yr 1-5

# 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
<b>B6. A greener area – environmental improvements, tree planting, renewable energy, plastic free area, charging points and a plan to ensure the area is ready to cope with climate change</b>	6.1	Gwyrdd Ni: Dyffryn Nantlle	Community Climate Action Plan	Yr Orsaf, DEG	Operational	Yr 1-4
	6.2	Food and Wellbeing Project	Yr Orsaf	Various	Operational	Yr 1-4
	6.3	Flood risk management: Dinas Dinlle to the Foryd	Natural Resources Wales	Local organisations	Development	Yr 1-2
	6.4	Improvements to Dinas Dinlle car park	Cyngor Gwynedd	Welsh Government	Operational	Yr 1-2
	6.5	Clean and Tidy Communities	Cyngor Gwynedd	Local Groups	Operational	Yr 1-2
	6.6	Glynllifon Park Management Plan	Cyngor Gwynedd		Operational	Yr 1-2
	6.7	Talysarn Community Garden	Cyfeillion Talysarn a Nantlle	Cyngor Gwynedd, Cist	Operational	Yr 1-2
	6.8	Solar panels and batteries	Canolfan y Fron	Egin	Operational	Yr 1-2
	6.9	Groeslon flood prevention measures	Cyngor Gwynedd (YGC)		Development	Yr 1-2
	6.10	Rhostryfan Park Plan	Trustees	Cyngor Cymuned	Development	Yr 1-2
	6.11	Community Orchard, Gardening club	Pwyllgor Ardal Nebo a Nasareth		Operational	Yr 5+

# 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 Theme	No	Project	Lead	Partners	Status	Timetable
<b>B7. Legislation and plans to get better control of holiday homes and second homes</b>	7.1	Gwynedd Glyd – Council Tax Premium	Cyngor Gwynedd	-	County Plan which is active	Yr 1-2
	7.2	Homely Gwynedd - Article 4 Direction	Cyngor Gwynedd	Cyngor Gwynedd planning area	Operational	Yr 2
	7.3	Article 4 Direction in Eryri	Snowdonia National Park Authority	Areas within the National Park	Article 4 Direction takes effect from 1 June 2025	Yr 1
<b>B8. Plans to develop accessible, integrated and suitable public transport for local needs</b>	8.1	Community Transport Plan	Yr Orsaf	O ddrws i drws, Partneriaeth Ogwen, Dref Werdd	Operational	Yr 1-2
	8.2	A Green Gwynedd – Public Transport	Cyngor Gwynedd	Welsh Government, Transport for Wales and Providers	County Plan - preparation	Yr 1-2
<b>B9. More support for businesses to thrive locally</b>	9.1	Business Support Service Wales	Business Wales	Cwmpas	Operational	Yr 1-3
	9.2	Prosperous Gwynedd	Cyngor Gwynedd	Various	Operational	Yr 1-2
	9.3	Commercial property ownership	Antur Nantlle	Local Businesses	Operational	Yr5+
	9.4	Ty'n Llan, Llandwrog	Menter Ty'n Llan		Operational	Yr 3
	9.5	Marchnad Lleu workshops	Marchnad Lleu		Operational	Yr 3

# 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 Theme	No	Project	Lead	Partners	Status	Timetable
<b>B10. Upgrade broadband infrastructure</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	Very fast broadband: Penygroes Interchange	Openreach Ltd	Cyngor Gwynedd	Operational	Yr 1-2
<b>B11. Plans and support for activities that promote the Welsh language and culture and that support learners of the language</b>	11.1	Our Designation, Our Pride, Our Future	Cyngor Gwynedd	National Lottery, Local Slate Group	Operational	Yr 1-2
	11.2	Welsh Slate WHS Program - Interpretation Plans	Cyngor Gwynedd	CADW, Local Slate Group	Operational	Yr 1-2
	11.3	Clwb y Groeslon	Groeslon Hall	Hunaniaith	Operational	Yr 1-2
	11.4	Dorothea Project	Dorothea Pumped Hydro	Bangor University	Preliminary	Yr 3-5
	11.5	Cae'r Gors Welsh - drop-in and classes	Cyfeillion Cae'r Gors		Preliminary	Yr 1-2
	11.6	Nantlle Valley Heritage Hub	Yr Orsaf		Development	Yr 1-2
	11.7	Welsh Learners Session	Yr Orsaf		Operational	Yr 1-2
<b>B12. An effective Sustainable Tourism Plan to better manage tourism and maximize the economic potential for local people</b>	12.1	Gwynedd and Eryri Sustainable Visitor 2035 Strategic plan	Cyngor Gwynedd	Eryri National Park Authority, Local organisations	Preliminary	Yr 1-2
	12.2	Cycling holiday package	Beicio Boncyrs	App Huw	Development	Yr 1

# 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 Bro Lleu / Nantlle 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 Bro Lleu / Nantlle, 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:

- Llanllyfni Community Council
- Llandwrog Community Council
- Llanwnda Community Council
- Clynnog Fawr Community Council
- Antur Nantlle
- Siop Griffiths
- Menter Ty'n Llan Llandwrog
- Ffrindiau Penygroes
- Ffrindiau Llandwrog
- Nebo and Nasareth Local Committee
- Penygroes Hall
- Canolfan Llanwnda
- Llanllyfni Memorial Hall
- Canolfan Talysarn
- Groeslon Hall
- Carmel Village Hall
- Canolfan Y Fron
- Nantlle Vale Football Club
- Llys Llywelyn
- Talysarn Skate Park
- Mountain Rangers Football Club
- Talysarn Celts Football Club
- Iwth Pen
- Dyffryn Nantlle Young Farmers
- Cymdeithas Hanes Dyffryn Nantlle
- Canolfan Hanes Uwchgwyrfai
- Marchnad Lleu
- Dyffryn Nantlle Band
- Celtest Talysarn