

Our Area Regeneration Framework

LOCAL REGENERATION PLAN

DOLGELLAU AREA

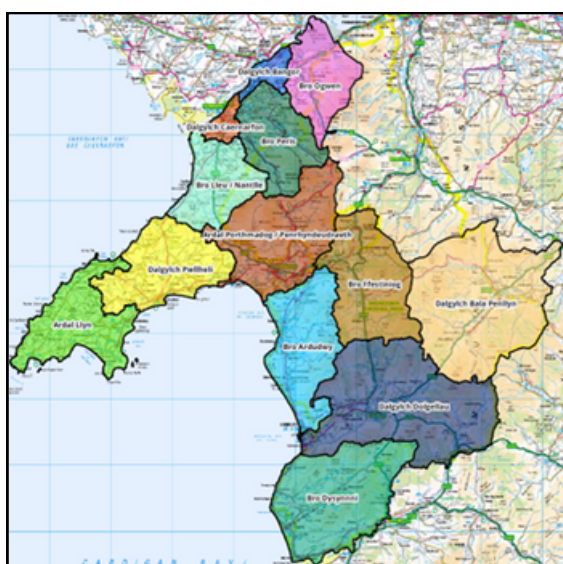


April 2025



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 Dolgellau 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.

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

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



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 councilors receiving 9 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 organized 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 . 273 responses were received from the Dolgellau 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 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.

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)



DOLGELLAU AREA TODAY

05

Dolgellau area is located in South Snowdonia and the town of Dolgellau is central to the area. This area plan includes the communities of Llanelltyd, Ganllwyd, Mawddwy, Brithdir, Llanfachreth, Rhydyman, Dolgellau, Arthog and Corris.



Dolgellau Area summary in figures

Strengths

Compares better than the average of Wales or Gwynedd

- **85** – life expectancy for women, higher than the Welsh figure of 82.3
- **80.5** of men's life expectancy, higher than the Welsh figure of 78.3
- **12.3%** - percentage of children who are obese below 13% for Gwynedd
- **1.93** – (rate per 100) anti-social behavior recorded by the Police lower than 2.52 for Gwynedd
- **83.8** – percentage of adults (ages 25-64) with a qualification higher than 80.6% for Wales
- **9%** - percentage of people in income deprivation lower than 13% for Gwynedd

Weaknesses

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

- **79.5%** - a percentage that enjoys good or very good health which is lower than the Gwynedd figure (81.1%)
- **5.77%** - high value jobs lower than 13.6% for Wales
- **13%** - percentage of houses that are holiday homes higher than the figure for Gwynedd (11%) and Wales (3%)
- **34%** - probability of houses in poor condition higher than Gwynedd (29%) and Wales (19%)
- **62%** - percentage who can speak Welsh slightly less than the Gwynedd figure of 65%

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(236)
- It is a safe area (181)
- History and heritage of the area(141)
- Community spirit and camaraderie (136)
- Quality walking and cycling routes and the Coastal Path (104)
- The Welsh language and culture (92)
- Good place to raise a family(90)
- Facilities such as local shops, cafes and restaurants (88)

(Source: Responses from the Dolgellau 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 (129)
- No opportunities to keep young people in the area(126)
- Concern locally about health, welfare and care provision in the area (123)
- Lack of high paying and full time jobs(110)
- There is a high number of second homes and summer homes in the area (109)
- The public transport network in the area is insufficient (101)
- There is concern about the condition of roads, traffic and parking in a number of locations (72)
- Broadband infrastructure(71)
- Perception that the police are not sufficiently visible in the area (62)

DOLGELLAU AREA IN 15 YEARS

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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 the Dolgellau Area 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 health and care resources locally | 137 |
| 2 | Plans to ensure housing that suits the needs of local people | 104 |
| 3 | Plans to create work and high value jobs | 102 |
| 4 | Plans to support local businesses to establish and thrive | 94 |
| 5 | A greener area - renewable energy, reducing the use of plastic, car charging points, tree planting schemes etc. | 90 |
| 6 | Plans to respect and enjoy the area's environment | 81 |
| 7 | Upgrade broadband infrastructure | 75 |
| 8 | Plans to develop the food production sector locally | 58 |
| 9 | Plans to make better use of public buildings and Penarlâg Offices in Dolgellau | 55 |
| 10 | Plans to tackle poverty | 54 |

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. Plans to strengthen the health and care resources locally | 1.1 | Supporting People Hub | Cyngor Gwynedd | Lle yn y Dre , Dolgellau Town Council | Operational | Yr 1-2 |
| | 1.2 | Development of Dolfeurig Centre, Dolgellau | Cyngor Gwynedd | Health board. Welsh Government | Development | Yr 1-2 |
| | 1.3 | Local Information Centre | Dolgellau Partnership | Local Organisations | Operational | Yr 1-2 |
| B2. Plans to ensure housing that suits the needs of local people | 2.1 | Cyngor Gwynedd Housing Action Plan | Cyngor Gwynedd | Gwynedd Housing Partners, Welsh Government, Third Sector | Operational | Yr 1-5 |
| B3. Plans to secure work and high value jobs | 3.1 | Prosperous Gwynedd – Town Centre Dolgellau town plan (placemaking) | Cyngor Gwynedd | Welsh Government, local organisations | Development | Yr 1-2 |
| | 3.2 | County schemes such as Recharge, Digital Future, Buy locally, Arfor | Various providers | Cyngor Gwynedd, Welsh Government | Operational | Yr 1-2 |
| B4. Plans to support local businesses to establish and thrive | 4.1 | Development of the Partnership Programme | Dolgellau Partnership | Various organisations | Development | Yr 1-2 |
| | 4.2 | Prosperous Gwynedd – Supporting Businesses | Cyngor Gwynedd | Various | Operational | Yr 1-2 |
| | 4.3 | Dolgellau Innovates | Ty Newyddion | Ffiws Project (Menter Mon and others) | Development | Yr 1-2 |
| | 4.4 | Datblygiad Ty Siamas | Ty Siamas | | Operational | Yr 3-5 |
| | 4.5 | music scene | Doldrum Escape Project | Cader Rocks | Operational | Yr 1-2 |
| | 4.6 | Dolgellau Family Center | Cylch Meithrin Dolgellau | Cyngor Gwynedd | 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 |
|--|------|--|--|-----------------------------------|-------------|-----------|
| B5. A greener area - renewable energy, reducing the use of plastic, car charging points, tree planting schemes etc. | 5.1 | Aran River Hydro Local Energy Project | Dolgellau Partnership | | Development | Yr 3-5 |
| | 5.2 | Dinas Mawddwy to Mallwyd walking route | Cwmni Nod Glas | Cyngor Gwynedd | Development | Yr 1-2 |
| | 5.3 | Dolgellau Rugby Club's energy efficiency project | Dolgellau Rugby Club | | Operational | Yr 1-2 |
| | 5.4 | Community Gardens/ Green Spaces (Felin Uchaf and Ffynnon Fair) | Dolgellau Town Council/Dolgellau Partnership | Specific Groups | Development | Yr 1-2 |
| B6. Plans to respect and enjoy the area's environment | 6.1 | Clean and Tidy Communities | Cyngor Gwynedd | Local organisations | Operational | Yr 1-2 |
| | 6.2 | Fairbourne Flood Risk Management Plan | Natural Resources Wales | Cyngor Gwynedd | Operational | Yr 1-2 |
| | 6.3 | Dolgellau Flood Prevention Plan | Natural Resources Wales | Cyngor Gwynedd | Operational | Yr 5+ |
| | 6.4 | Recreational Pavilion on the Marian Dolgellau | Marian Committee, Cricket Club | | Operational | Yr 1-2 |
| | 6.5 | Dinas Mawddwy tidying up plan | Cwmni Nod Glas | Tidy Our Area, Keeping Wales Tidy | Development | Yr 1-2 |
| | 6.6 | Dolgellau Community Garden: raised beds | Dolgellau Allotments Community | Local organisations | Operational | Yr 1-2 |
| | 6.7 | Developing the story about Dr John Davies, Mallwyd | Cwmni Nod Glas Church in Wales | | Development | Yr 2-5 |
| | 6.8 | The Quaker Trail and exhibition | Dolgellau Partnership | | Operational | Yr 1-2 |
| | 6.9 | Dolgellau Skate Park | Dolgellau Town Council | | Preliminary | Yr 2-5 |
| | 6.10 | Seasonal Beach access improvement scheme | FRAG | Cyngor Gwynedd | Development | Yr 1-2 |

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| Key Issue | Ref | Project | Lead | Partners | Status | Timetable |
|---|------|---|----------------------------|--|-------------|-----------|
| B7. Upgrade broadband infrastructure | 7.1 | 'The Last Few %' Scheme | Ambition North Wales | Cyngor Gwynedd, Welsh & UK Governments | Preliminary | Yr 3-5 |
| | 7.2 | Access Broadband Cymru Grant Scheme | Welsh Government | | Preliminary | Yr 3-5 |
| | 7.3 | Providing a very fast bandeang : Dolgellau Exchange | Openreach Ltd | Cyngor Gwynedd | Operational | Yr 2-4 |
| B8. Plans to develop the food sector locally | 8.1 | Buy Locally | Cyngor Gwynedd | UK Government | Operational | Yr 1-2 |
| B9. Plans to make better use of public buildings and Penarlâg Offices in Dolgellau | 9.1 | Development of Bontddu Village Hall | Village Hall Committee | | Operational | Yr 2-5 |
| | 9.2 | Development of Brithdir Village Hall | Village Hall Committee | Cyngor Gwynedd | Operational | Yr 1-2 |
| | 9.3 | Dinas Mawddwy Village Hall Improvements | Dinas Mawddwy village Hall | | Development | Yr 1-2 |
| | 9.4 | Improving the toilets of Dinas Mawddwy | Cwmni Nod Glas | Cyngor Gwynedd | Development | Yr 1-2 |
| | 9.5 | Sports Room, Dinas Mawddwy | Dinas Mawddwy village hall | Funders, youth groups | Development | Yr 1-2 |
| | 9.6 | Managing of Assets Review Scheme | Cyngor Gwynedd | | Development | Yr 3-5 |
| | 9.7 | Safe Access for All Fairbourne Village Hall | Fairbourne Village Hall | | Development | Yr 1-3 |
| B10. Plans to tackle poverty | 10.1 | Supporting People with Living Costs Programme | Cyngor Gwynedd | Various | Development | Yr 1-2 |
| | 10.2 | Support for work | Cyngor Gwynedd | UK Government | Operational | Yr 1-5 |

COORDINATING AND MONITORING

10

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 Dolgellau 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 Dolgellau 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:

- Dolgellau Town Council
- Arthog Community Council
- Corris Community Council
- Ganllwyd Community Council
- Brithdir Community Council, Llanfachreth, Rhydymain
- Mawddwy Community Council
- Cwmni Nod Glas
- Cwmni Ty Siamas
- Dolgellau Partnership
- Wnion Local Energy
- Brithdir Village Hall
- Llanfachreth Village Hall
- Rhydymain Village Hall
- Ganllwyd Village Hall
- Friog and Fairbourne Village Hall
- Llanelltyd Village Hall
- Bontddu Village Hall
- Dinas Mawddwy Village Hall
- Corris Institute
- Aberangell Village Hall
- Pantperthog Community Centre
- Dolgellau Rugby Club
- Dolgellau Cricket Club
- Football club
- Sesiwn Fawr Dolgellau
- Dolgellau Town Park Committee
- Dolgellau Music Club
- Dolgellau Rotary Club
- Braich Goch Corris
- Theatr Fach (DADs)
- Upper Corris Community Group
- Mawddach Wholefood Cooperative
- Meirionydd Beekeepers Association
- Marian Mawr Committee
- Llanelltyd Community Council
- Dolgellau Allotment Group