

Our Area Regeneration Framework

LOCAL REGENERATION PLAN

TYWYN & BRO DYSYNNI AREA

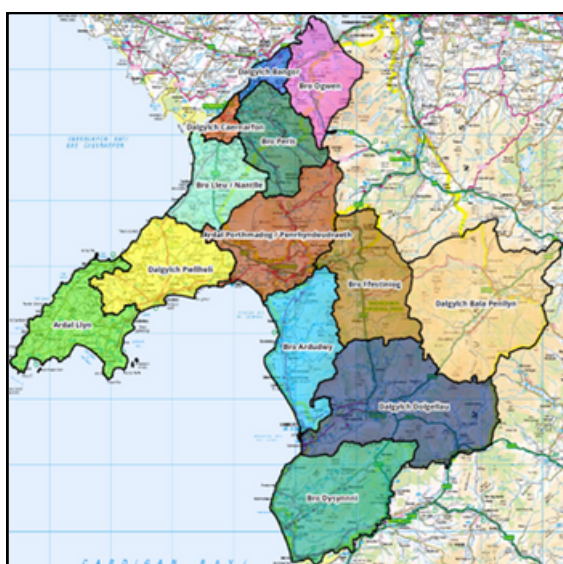


Ebrill 2025



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 Tywyn & Bro Dysynni 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 Framework is therefore to be a guide to investment locally as well as to 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 purpose 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 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 . 298 responses were received from the Tywyn & Bro Dysynni 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)



TYWYN & BRO DYSYNNI AREA 05

TODAY



Tywyn & Bro Dysynni Area is located in the southern part of Gwynedd, which incorporates the historic Dysynni valley and nearby coastal areas including the town of Tywyn. The area includes the communities of Tywyn, Aberdyfi, Bryncrug, Corris, Llangelynnin, Llanegryn, Llanfihangel y Pennant, and Pennal.

Tywyn & Bro Dysynni Area summary in

Strengths

Compares better than the average of Wales or Gwynedd

- **84** – life expectancy for women, higher than the Welsh figure of 82.3
- **80.1** - 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
- **77%** - percentage of the population aged 26-64 who are economically active which is higher than the Welsh figure of 75%
- **13%** of people in income deprivation which is consistent with the Gwynedd average (13%) but lower than Wales (16%)

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

Not comparing the level with the average of Wales or Gwynedd

- **15.8%** - 4-5 year old children who are obese which is higher than the Welsh average of 11.8%
- **5%** high value jobs lower than Gwynedd (11%) and Wales (13%)
- **21%** of houses are holiday homes, which is higher than the average for Wales (3%) and the average for Gwynedd (11%)
- **39%** - who can speak Welsh which is lower than the Gwynedd figure (65%)
- **26.2%** - 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 ease of access to mountains, seaside and countryside(259)
- Environment of the area - Clean air, no pollution etc(193)
- It is a safe area (188)
- Community spirit and camaraderie (130)
- The area is a good place to raise a family(112)
- Heritage and history of the area (110)
- Leisure facilities in the area - Leisure Centre, Cinema, Library (102)
- The ability of the area to attract tourism for economic benefit (97)
- The standard of roads in the area is good (60)

(Source: 'Ardal Ni' Tywyn & Bro Dysynni Area Responses. Number of responses received in brackets)

What is not good about the area?

- Concern locally about the provision of health and welfare and care in the area (174)
- Area not considered a priority - Gwynedd Council has forgotten about the area or with no awareness of the local needs of the area (154)
- Lack of suitable and affordable housing for local people to buy or rent (134)
- High number of second homes and summer homes in the area (122)
- Lack of high paying and full time jobs (116)
- No Recycling Center in the area (111)
- The local economy is fragile - lack of resources and shops closing(108)
- Public transport insufficient in the area (102)
- Poverty and high living costs are a problem in the area (65)

TYWYN & BRO DYSYNNI 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 issue shown having been identified by at least 1 out of 5 responses



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

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

Ranc	Main Issues / Priorities	Number
1	Plans to strengthen the health and care resources locally	186
2	Plans to resolve the issue of the Corbett Hotel in Tywyn	142
3	Plans to ensure housing that suits the needs of local people	118
4	A Recycling Centre is needed in Tywyn	110
5	Plans to develop a public transport network that is accessible, integrated and suitable for the local needs of the area	98
6	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	93
7	Plans for providing activities and supporting young people	86
8	Plans to secure work and high value jobs	86
9	Introduce legislation to effectively manage the summer house and second home sector	82
10	A greener area - renewable energy, reducing the use of plastic, car charging points, tree planting schemes etc.	69
11	Plans to strengthen care provision for elderly and vulnerable people	63

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	Tywyn Hospital - re-opening of the Casualty Unit	Health Board	Local organisations	Operational	Yr 1-2
	1.2	Supporting People Hub	Cyngor Gwynedd	Agencies	Operational	Yr 1-2
B2. Plans to resolve the issue of the Corbett Hotel in Tywyn	2.1	Vacant Property Program - enforcement action	Cyngor Gwynedd		Operational	Yr 1-2
B3. Plans to ensure housing that suits the needs of local people	3.1	Cyngor Gwynedd Housing Action Plan	Cyngor Gwynedd	Gwynedd Housing Partners, Welsh Government, Third Sector	Operational	Yr 1-5
	3.2	Aberdyfi Post Office Property Plan	Aberdyfi Community Projects	Local groups	Development	Yr 1-2
B4. A Recycling Center is needed in Tywyn	4.1	No project identified				
B5. Plans to develop a public transport network that is accessible, integrated and suitable for the local needs of the area	5.1	Green Gwynedd: Public Transport (County Plan)	Cyngor Gwynedd	Welsh Government, Transport for Wales and Providers	Preliminary	Yr 3-5
	5.2	Active Travel Routes: Tywyn - Aberdyfi	Cyngor Gwynedd	Welsh Government	Development	Yr 1-2
	5.3	Flexi Bus Service Tywyn area	Cyngor Gwynedd	Welsh Government	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
B6. 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	6.1	Prosperous Gwynedd – Business Development Fund	Cyngor Gwynedd	UK Government	Development	Yr 1-2
	6.2	Prosperous Gwynedd - Town Centres	Cyngor Gwynedd	Welsh Government, Local organisations	Development	Yr 1-2
	6.3	Redevelopment of Aberdyfi Quay	Cyngor Gwynedd	Welsh Government	Operational	Yr 1-2
	6.4	Heritage Shed, Wharf Station, Tywyn	Tal-y-Llyn Railway	National Lottery	Development	Yr 3-5
	6.5	Tywyn Central Plaza	Town Council. Chamber Tourism and Commerce		Preliminary	Yr 3-5
	6.6	Gwynedd and Eryri Sustainable Visitor Economy 2035	Cyngor Gwynedd	Snowdonia National Park	Development	Yr 1-2
	6.7	County schemes such as Recharge, Digital Future, Buy locally, Ffiws, Arfor	Various providers	Cyngor Gwynedd, Welsh Government	Operational	Yr 1-2
	6.8	Welsh Slate WHS Programme	Cyngor Gwynedd	CADW, Local Slate Group	Operational	Yr 1-2
	6.9	Our Designation, Our Pride, Our Future	Cyngor Gwynedd	National Lottery, Local Slate Group	Development	Yr 1-2
	6.10	Menter y Glan - Pennal Community Shop Scheme	Menter y Glan		Development	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
B7. Plans for providing community activities and supporting young people	7.1	Bryncrug Young Farmers Club	Meirionydd CFFI		Operational	Yr 1-2
	7.2	Bryncrug youth club	Canolfan Bryncrug		Operational	Yr 1-2
	7.3	Aberdyfi Football Ground	Aberdyfi Community Council	Golf Club	Operational	Yr 1-2
	7.4	Aberdyfi Playground Plan	Aberdyfi Community Council		Preliminary	Yr 3-5
	7.5	Boathouse and bird hide	Trustees of Ynysmaengwyn		Preliminary	Yr 1-2
	7.6	Refurbishment of St Cadfan's Church and cemetery	Bro Ystumanner ministry area	Diocese of Bangor	Preliminary	Yr 3-5
	7.7	The new bridges of Rhaeadr Dolgoch	Bryncrug Community Council		Preliminary	Yr 3-5
	7.8	Aberdyfi public toilets	Aberdyfi Community Council	Cyngor Gwynedd	Preliminary	Yr 3-5
	7.9	A chat and a cuppa or a pint	Aberdyfi Community Projects	Perthyn, Aberdyfi Advertising and Improvements Committee	Operational	Yr 1-2
	7.10	Abergynolwyn Wagon Project	Tal-y Llyn Railway	Abergynolwyn Community Council	Development	Yr 1-2
	7.11	Development of Sied Egryn in Llanegryn	Neuadd Egryn		Operational	Yr 1-2
	7.12	Re-surfacing Hockey pitch	Dysynni Hockey Club	Byw'n Iach	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
B8. Plans to secure work and high value jobs	8.1	High Street vacant property package	Cyngor Gwynedd		Development	Yr 1-2
	8.2	Prosperous Gwynedd – Supporting Businesses	Cyngor Gwynedd	Various	Operational	Yr 1-2
	8.3	Menter y Glan - hotel room project	Menter y Glan Committee		Operational	Yr 5+
B9. Introduce legislation to effectively manage the summer house and second home sector	9.1	Homely Gwynedd– Council Tax Premium	Cyngor Gwynedd		A county plan that is active	Yr 1-2
	9.2	Homely Gwynedd - Article 4 Instruction	Cyngor Gwynedd	Cyngor Gwynedd Planning Area	Preliminary	Yr 1-3
	9.3	Homely Gwynedd - Article 4 Instruction	Snowdonia National Park Authority	Areas within the National Park	Preliminary	Yr 1-3
B10. A greener area - renewable energy, reducing the use of plastic, car charging points, tree planting schemes etc.	10.1	Work to promote biodiversity and protect the environment	Aberdyfi Climate and Biodiversity Action Group		Operational	Yr 5+
	10.2	Aberdyfi coastal erosion	Aberdyfi Community Council	Cyngor Gwynedd, NRW, Eryri Park, Golf Club	Development	Yr 5+
	10.3	Tywyn Catholic Church's renewable energy measures project	Tywyn catholic church		Operational	Yr 1-2
	10.4	Monitor and maintain Tywyn flood defences	Cyngor Gwynedd YGC	Welsh Government	Operational	Yr 1-2
B11. Plans to strengthen care provision for elderly and vulnerable people	11.1	Provision in Neuadd Pendre Tywyn	Gwynedd elderly people's forum	Neuadd Pendre	Operational	Yr 1-2
	11.2	Age Friendly Gwynedd (County Plan)	Cyngor Gwynedd	A range of organisations and groups	Development	Yr 1-2

COORDINATING AND MONITORING

11

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 Tywyn & Bro Dysynni 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 Tywyn & Bro Dysynni 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 Tywyn & Bro Dysynni organizations including:

- Tywyn Town Council
- Aberdyfi Community Council
- Pennal Community Council
- Llangylenin Community Council
- Llanegryn Community Council
- Llanegryn Community Council
- Bryncrug Community Council
- Talyllyn Railway
- Bro Ysytumanner (Mission Area; churches)
- Pendre Tywyn Hall
- Aberdyfi Village Hall
- Canolfan Pennal
- The Centre, Llwyngwrl
- Neuadd Egryn, Llanegryn
- Shed Egryn, Llanegryn
- Y Ganolfan, Abergynolwyn
- Aberdyfi Literary Institute
- Tywyn and Bryncrug Football Club
- Dyfi Sailing Club
- Aberdyfi Golf Club
- Bryncrug Young Farmers Club
- Tywyn Chambare of Tourism & Commerce
- The Tywyn and District Historical Society
- Greener Tywyn
- Tywyn Garden Society/Club
- Community projects Ltd
- Abergynolwyn Energy
- Rotary Club
- Magic Lantern Cinema
- Tywyn Baptist Church
- Aberdyfi Advertisements and Improvements Committee
- Tyfu Dyfi