

CORWEN & EDEYRNION TOWN & AREA PLAN

“LOOKING FORWARD TOGETHER”

2013 – 2020

Revised 12/11/2013

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Introduction

Denbighshire County Council has adopted a strategic aim of being “a high performing council closer to the community”.

To help achieve this aim, the County Council **invited** the town and community councils and the businesses, community and voluntary sectors in each of its main towns and the smaller outlying communities which relate to them to join together to develop “town plans”. These will be living documents which will be subject to regular reviews and will set out

- **the current situation in the towns**
- **the key challenges and opportunities which they will face over the next decade**
- **a vision for each town which will provide it with a sustainable future, and**
- **realistic and achievable actions which will deliver that vision.**

Thus in 2011/12 Denbighshire County Council developed a Town Plan for Corwen which identified community needs and priorities for the town. It did not however address the needs and priorities of the smaller rural communities associated with Corwen. The Council agreed in 2013 to expand the Plan to cover these more rural communities.

Together, these documents form the [Corwen Town & Edeyrnion Area Plan](#).





CORWEN TOWN PLAN

“LOOKING FORWARD TOGETHER”

2013 – 2020

Revised 29/07/2013

CORWEN

Corwen sits at the foot of the Berwyn Mountains at the western end of the Dee Valley. Corwen is well known for its strong association with Owain Glyndwr, one of Wales' most renowned heroes, with Corwen and its surrounding area being his ancestral homeland. The Owain Glyndwr Society is a well established community group in the town.

Corwen and its surrounding area have several interesting historic buildings such as Llangar Church, Rug Chapel, the Owain Glyndwr Hotel, the Church of Saints Mael and Sulien and Corwen Manor which was originally a workhouse.

Corwen is in the Clwydian Range & Dee Valley Area of Outstanding Natural Beauty **and sits by the River Dee**. The hillfort Caer Drewyn is one of the best preserved Iron Age hillforts in Wales. A variety of walks access the natural beauty of the area.

Corwen has a leisure centre with a swimming pool, fitness suite and sauna, squash courts and all weather pitch. The town has a Sports Pavilion with pitches and there has been a major investment in play equipment in the adjacent War Memorial Park. The town has a Healthy Living Centre with co-working office space set up for different organisations to use.

Ifor Williams Trailers is a major employer in the Corwen area along with Corwen Forestry, Wholebake, Bart Spices, Ruth Lee and the agricultural sector. Rhug Estate to the west of Corwen runs a very successful organic food shop and restaurant and is also the venue for the "Cneifio Corwen Shears" lamb shearing competition which takes place each year at the end of July.

The A5 trunk road runs through Corwen town centre.

The population of the town of Corwen is 2,325.

The town also serves a number of rural villages and settlements including Cynwyd, , Llandrillo, Carrog, Glyndyfrdwy, Gwyddelwern, Betws Gwerfil Goch, Melin y Wig and Bryneglwys and these communities are the home to a further **2,330** people.

Where we are now

(The actual figures are shown in the Statistical Appendix.)

People

Compared to the county as a whole, the Corwen ward has

- fewer people aged over 65 (and there are significantly fewer in the town of Corwen),
- the same percentage of over 85's,
- more young people under 15,
- more households claiming housing or Council Tax benefit, and
- fewer households are overcrowded.

Community

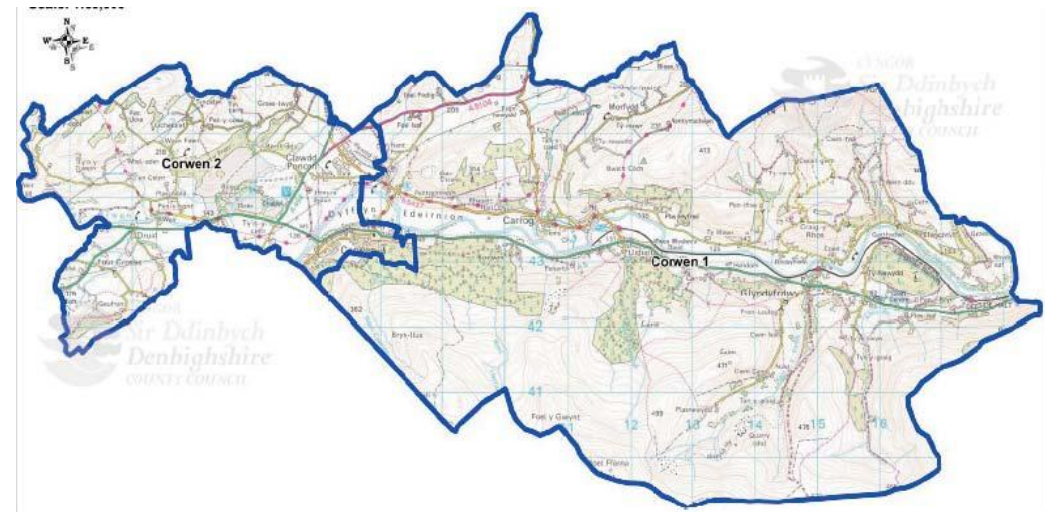
Compared to the county as a whole, more people in the town of Corwen

- have been born in Wales, and
- significantly more people can speak Welsh.

The crime rate in Corwen is lower than the average rate for the County, particularly for incidences of violence against the person, criminal damage and theft and handling.

The Welsh Government uses a formula to measure deprivation. Wales is split into 1896 areas which are smaller than County Council wards which are called "Lower Super Output Areas". Each of these areas is then ranked with the most deprived given a score of 1 and the least deprived as score of 1896. The scores in different years are not directly comparable because the way in which the index is calculated changes over time.

Lower layer super output area	Ranking in 2005	Ranking in 2008	Ranking in 2011
Corwen 1	1094	1074	1161
Corwen 2	907	963	940



Map showing the Lower Super Output Areas in Corwen

Jobs

Compared to the county as a whole,

- a higher percentage of people work in manufacturing
- a higher percentage of people work in agriculture
- more people commute more than 20km to work, and
- a lower percentage of people of working age claim Job Seekers' Allowance.

Average annual household incomes in Corwen are higher than the average for the County.

The place

Corwen currently has one of the highest percentages of vacant town centre retail units in the County. This figure is also higher than the national average. However, at least three of the units are subject to enquiries or are under development and once these are back in use, the vacancy rate will be much lower than either that for the County or the UK.

Vacancy rates for retail premises – Autumn 2011

Corwen	15.6%	(7 units)
UK	13.3%	(Colliers International)

The principal visitor attraction in the Corwen area currently is the Rhug Estate, which has around 350,000 visitors a year. The railway is also expected to be very popular when it arrives in the town. The line to Carrog currently carries c 100,000 passengers per annum.

There are 44 bed spaces in graded visitor accommodation in the town and there is also a 5* “restaurant with rooms” nearby at Llandrillo.

There is a proposal for a Hydro scheme in the town.

Future challenges and opportunities

People

Primary school provision is currently being reviewed in the area.

Community

There is a lack of community buildings in the town.

The Pavilion is in a dangerous state of repair.

There is no disabled access to the first floor in the Library/One Stop Shop.

The British Legion Clubhouse is in a poor condition but still in use.

There are thriving Beavers and Cubs groups in the town.

The civic amenity provision for the disposal of household waste is currently a very limited service.

Jobs

The construction of an extension to the Llangollen railway and a new temporary 4 car platform east of the town centre is scheduled for completion in 2014. An increase in footfall of up to 90,000 people is expected when the railway extension is complete.

There is an aspiration amongst local organisations to develop and operate visitor facilities which would complement the extension of the railway including a new railway museum and an attraction in the adjacent former chapel.

A further extension would bring the railway closer to the town centre and this would encourage passengers to disembark and spend more time in Corwen. Including an 8 car platform and a loop in the second extension would enable trains hauled by steam locomotives to the town which would make the journey a more attractive proposition altogether.

Place

There are some strong brands associated with the area including Ifor Williams Trailers, Rhug Estate Organic Farm and the Llangollen Railway.

The Arts Council for Wales has indicated a willingness to part fund an arts trail in Corwen.

The privately owned Commerce House is a prominent building on the A5 which is in a very poor state of repair.

Possible development of an Owain Glyndwr trail by the Owain Glyndwr Society.

The appearance of the old fire station building needs some attention.

Large and heavy vehicles are using the narrow Green Lane route causing congestion. This could potentially be addressed by directing them to use alternative route following the improvements to the traffic light controlled junction to the west of the town.

The library and One Stop Shop are closed on Wednesdays and on Friday afternoons which could be busy days for the forthcoming railway.

Vision for Corwen

We want Corwen

- **to offer an enviable quality of life which is attractive to residents of all ages,**
- **to have the range of community facilities and transport services required to address the town's relative isolation from larger centres of population,**
- **to be the main centre for manufacturing in the south of the county, and**
- **to offer a brilliant experience for visitors to the area**

Making it happen....

For the people

What we want to achieve	We will achieve this by	This will be led by	By when
Improvement in educational attainment.	Completing the extension and improvement works to the area school at Cynwyd	County Council Modernising Education	1 – 5 years
	Changing the language status of Ysgol Caer Drewyn and Ysgol Carrog to become bilingual schools to increase the use of the Welsh language at these schools	County Council Modernising Education and School Improvement	1 – 5 years
	Securing funding to minor improvements to other schools in the area	County Council Modernising Education	1 – 5 years
Appropriate housing for local people of all ages.	Looking into the provision of affordable units in any residential developments	County Council Planning, & Public Protection	5 – 10 years
	Looking into the provision of extra care units for older people	County Council Housing / Adult & Business Services / Registered Social Landlords	5 – 10 years

Making it happen....

For the community

What we want to achieve	We will achieve this by	This will be led by	By when
More and better facilities for community use.	Securing funding to implement the findings of the feasibility study	South Denbighshire Community Partnership	1 year
	Identifying future funding for the South Denbighshire Community Partnership	South Denbighshire Community Partnership	1 – 5 years
	Determining the future of the Pavilion site	County Council Leisure, Libraries & Community Development, Community Council, Corwen Partnership	1 – 5 years
Easier access to facilities for the disposal of household waste	Looking into the feasibility of a better civic amenity provision	County Council Highways and Environmental Services	1 year

Making it happen....

For jobs

What we want to achieve	We will achieve this by	This will be led by	By when
The benefits to the town from the extension of the Llangollen Railway are maximised	<p>Producing a master plan which would set out the relationship between the temporary platform for the railway, a further extension and the complementary visitor facilities suggested for the immediate area and the link to the town centre .</p> <p>Commissioning a study into the feasibility of the further extension of the railway .</p> <p>Carrying out a cost benefit analysis which would be required for raising the finance needed for the investment including any grant funding which may be available</p> <p>Setting out a financing model showing the mechanisms by which the constituent elements which make up the master plan could be funded including ongoing maintenance liabilities for the station buildings</p>	<p>Private sector. County Council Housing & Community Development</p> <p>County Council Highways and Environmental Services</p>	1 year
New jobs in the manufacturing sector could be accommodated in the town	Proposing the retention of as yet undeveloped employment allocations at Tyn y Lliadiart in the Local Development Plan for Denbighshire 2006-21	County Council Planning, & Public Protection	1 year

Making it happen....

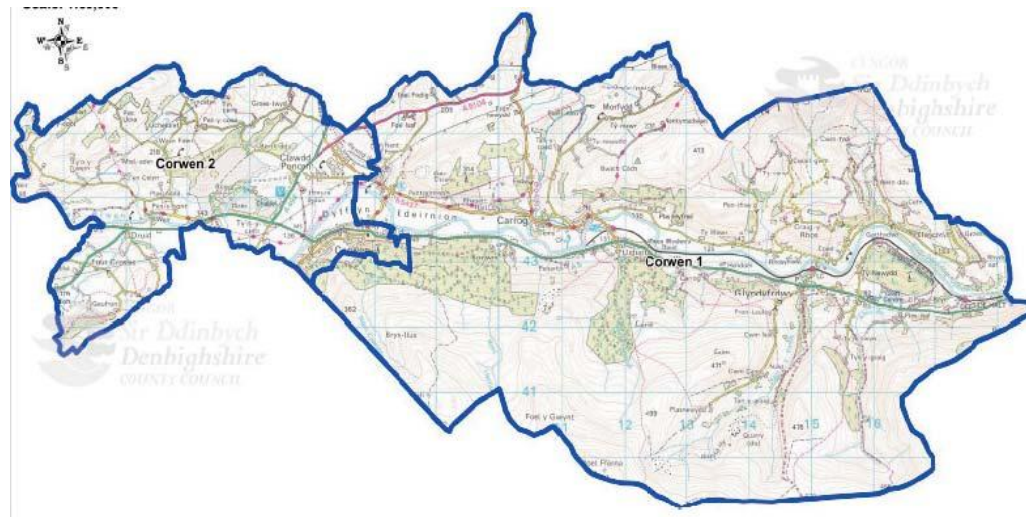
For the place

What we want to achieve	We will achieve this by	This will be led by	By when
The town will look even more attractive	Tackling untidy sites and buildings such as Commerce House and the land between Church House and the Royal Oak using enforcement action where necessary.	County Council Housing & Community Development	1 – 5 years
	Looking at alternative places for parking the gritter.	County Council Highways and Environmental Services	1 – 5 years
Visitors will have a brilliant experience	Improving traffic flows through the introduction of new regulations on the A5.	Welsh Government	1 year
	Looking into developing good links with Rhug Estate Organic Farm which already attracts large numbers of visitors.	County Council Housing & Community Development	1 – 5 years
	Reviewing signage in the area.	County Council Highways and Environmental Services	1 – 5 years
	Refurbishment and manning of Green lane Toilets for expected increase in visitor numbers.	Corwen Community Council	1-2 years

The Links between the Town & Area of Edeyrnion

Corwen developed at a natural cross-roads in the Vale of Edeyrnion . The town is a focus for and has a natural affinity with the following villages: Cynwyd, Llandrillo, Gwyddelwern, Betws Gwerfil Goch, Melin y Wig, Bryneglwys, Carrog and Glyndyfrdwy. The area name of Edeyrnion derives from early medieval times.

This is a mainly rural area dotted with medieval churches and threaded through by the River Dee and the Heritage Railway line. It is renowned for its support of eistedfodau and the first Urdd was held in Corwen in 1929. Owain Glyndwr's ancestral lands are here and he is commemorated every year in September on the anniversary of his investiture as Prince of Wales in 1400.





Edeyrnion Area Plan

Cynwyd, Llandrillo, Gwyddelwern, Betws Gwerfil Goch,
Melin y Wig, Bryneglwys, Carrog and Glyndyfrdwy.

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Making it happen...

For People & the Community

Activity	Econ. Amb. Strat. Ref.	Output	Led by	Start	Finish
Looking into supporting the community in finding a community enterprise use for redundant buildings e.g. the closed school at Glyndyfrdwy and soon to be closed schools at Llandrillo and Bryneglwys.	5.2 3.3	Community group established	DVSC	1 Dec 2013	31Dec 2015
		Meeting(s) with Glyndyfrdwy Enterprise Group .	DCC Economic & Business Development (EBD).		
		Report/Business case	Enterprise group		
		Funding identified & secured for feasibility study	Enterprise group		
		Funding identified & secured for outcome of Study	Enterprise group		
		New Community enterprise use for redundant school. (Subject to Business Case)	Enterprise group		
Looking into supporting village and community hall improvements e.g. staging and sound systems for Betws Gwerfil Goch. General improvements at Gwyddelwern and Melin y Wig.		Meeting with Community Council	DCC Assets & Communities	1 April 2014	31 March 2017
		Report/Business case	DCC Assets & Communities		
		Funding identified & secured.	DCC Assets & Communities		
		Better equipped Halls (subject to Business Case).	DCC Assets & Communities		
Encouraging the setting up of new clubs e.g. a Youth Club in Betws Gwerfil Goch /Melin y Wig area.		Meeting with Community Council	DCC Libraries, Arts & Young People	1 Dec 2013	31 Dec 2014
		Report/Business case	DCC Libraries, Arts & Young People		
		Funding identified & secured	DCC Libraries, Arts & Young People		
		New Youth Club (subject to Business case).	DCC Libraries, Arts & Young People		

Supporting the creation of an informal grouping of Community Councils for the Edeyrnion area to assist with e.g. grant applications and shared issues.		Initial meeting held & principle established	The Community Councils	1 April 2014	31 March 2015
Looking into supporting improvements to playing fields: -provision of a 'trim trail' at Carrog.		Meeting with Community Council	DCC Public Realm Services	1 April 2014	31 March 2015
		Report/Business case	DCC Public Realm Services		
		Funding identified & secured	DCC Public Realm Services		
		Provision of trim trail (subject to business case).	DCC Public Realm Services		
Looking into improvements to playing fields: - an improved school playing field at Gwyddelwern suitable for inter-school matches..		Meeting with Community Council	DCC Customers and Education Support	1 April 2014	31 March 2015
		Report/Business case	DCC Customers and Education Support		
		Funding identified & secured	DCC Customers and Education Support		
		Provision of trim trail (subject to business case).	DCC Customers and Education Support		
Looking into supporting improvements to playgrounds in Betws Gwerfil Goch & Melin y Wig.		Meeting with Community Council	DCC Housing & Community Development	1 April 2014	31 March 2015
		Report/Business case	DCC Housing & Community Development		
		Funding identified & secured	DCC Housing & Community Development		
		Provision of improvements (subject to business case).	DCC Housing & Community Development		
Seek support for retention of Flexi-Bus (dial a ride) in the Betws Gwerfil Goch/Melin y Wig area and look into a potential extension.	1.1	Meet with Community Councils	DCC Highways and Environmental Services	1 April 2014	31 March 2017
		Report/Business case	DCC Highways and Environmental Services		
		Funding identified & secured	DCC Highways and Environmental Services		
		Flexi-bus supported and extended (subject to Business Case).	DCC Highways and Environmental Services		
Supporting the community in seeking funds to repair the cemetery wall at Gwyddelwern Church.		Meeting with Community Council	DCC Streetscene	1 April 2014	31 March 2015

		Report	DCC Streetscene		
		Funding identified & secured	Community/Parish Council		
		Repaired wall.	Community/Parish Council		
Based upon local housing need seek to achieve appropriate affordable housing provision in residential developments and through identifying new land opportunities		Report/Business case	DCC Community Housing	1 April 2014	31 March 2020
		Funding identified & secured	DCC Community Housing		
		Provision of suitable housing (subject to Business case).	DCC Community Housing		

Making it happen...

for jobs

Activity	Econ. Amb. Strat. Ref.	Output	Led by	Start	Finish
Looking into sources of training and practical support for the community to help them start up or become sustainable cottage industries in sectors such as tourism or outdoor activities where some progress has already been made.	4.1 5.2	Report/Business case	DCC EBD	1 Dec 2014	31 March 2020
		Funding identified & secured	DCC EBD		
		Training & support secured.	DCC EBD		
Drawing up a 'crib sheet' of potentially useful sources of funding to help communities develop sustainable initiatives.	5.2.	Information collated	DVSC/EBD	1 April 2014	31 March 2015
		Information published on DCC website	DCC Customer Services		
		Information promoted	DCC Destination, Marketing & Communication.		
The County Council Tourism section and Destination Marketing & Communications team working with local groups on tourism initiatives and looking at sense of place initiatives to encourage sustainable tourism in rural areas.	6.2	Local groups encouraged to join destination management process	DCC Destination, Marketing & Communication	1 April 2014	31 March 2020
		Report/Business case	DCC Destination, Marketing & Communication		
		Funding identified & secured	DCC Destination, Marketing & Communication		
		Sense of place initiatives delivered	DCC Destination, Marketing & Communication		
Improving mobile phone and broad band coverage.	1.2	Superfast broadband to all properties	DCC EBD	1 Dec 2013	1 April 2014
Seeking to attract a varied mix of retail (including where possible 'brand named' shops), to Corwen to make it more attractive as a place to visit and to do business.	5.1 5.2	Report/Business case	DCC EBD	1 April 2014	31 March 2020
		Funding identified & secured	DCC EBD		
		Corwen more attractive to visit & do business	DCC EBD		

Making it happen...

for the place

Activity	Econ. Amb. Strat. Ref.	Output	Led by	Start	Finish
Community Councils involved in prioritization for road repair and maintenance.		Highways to request maintenance prioritization from Community Council	DCC Highways and Environmental Services	1 April 2014	31 March 2015
		Agreed schedule of Highways improvements	DCC Highways and Environmental Services		
		Community Council to report ongoing maintenance issues via DCC website:- www.denbighshire.gov.uk/en/resident/parking-roads-and-travel/report-an-issue/report-an-issue.aspx	Community Council		
Looking into provision of 40 mile per hour speed limit signs on the main road through Bryneglwys.		Meeting with Community Council	DCC Highways and Environmental Services	1 April 2014	31 March 2015
		Report/Business Case	DCC Highways and Environmental Services		
		Provision of signs (subject to Business case)	DCC Highways and Environmental Services		
Look into provision of 20 mile per hour speed limit signs by the school at Cynwyd.		Meeting with Community Council	DCC Highways and Environmental Services	1 April 2014	31 March 2015
		Report/Business Case	DCC Highways and Environmental Services		
		Provision of signs (subject to Business case)	DCC Highways and Environmental Services		
Look into provision of double yellow lines on the side road leading from the A5 at Llidiart y Parc to the Carrog bridge over the River Dee.	1.1	Report/Business case	DCC Highways and Environmental Services	1 April 2014	31 March 2016
		Discussions with Welsh Government	DCC Highways and Environmental Services		
		Provision of double yellow lines (subject to Business case)	DCC Highways and Environmental Services		

Looking at the speed limit on the section of the A5 (which is a trunk road under Welsh Government control), at Llidiart y Parc..Reviewing the safety of the junction of the side road to Carrog & the Railway station with the A5.	Report/Business case	DCC Highways and Environmental Services	1 April 2014	31 March 2016
	Discussions with Welsh Government	DCC Highways and Environmental Services		
	Improved safety on this section of the A5 (subject to Business case)	DCC Highways and Environmental Services		
Resolving Dog fouling issues: Community Councils will contact Denbighshire County Council who has an active policy of pursuing offenders.	Community Councils to report incidents using DCC website:	Community Councils	1 April 2014	31 March 2015
	Resolved dog fouling issues	DCC Planning & Public Protection		

Area Plan Priorities

1. Supporting the community in finding a community enterprise use for redundant buildings e.g. the closed school in Glyndyfrdwy and the soon to be closed schools in Llandrillo & Bryneglwys. Estimated Costs: 5k to match fund a grant application for a feasibility study.
2. Encouraging the setting up of new clubs e.g. a Youth Club in Betws Gwerfil Goch /Melin y Wig area. Estimated Costs: materials and additional staff hours 3k.
3. Looking into sources of training for the community to help them start up or become sustainable cottage industries in sectors such as, but not exclusively, tourism or outdoor activities. Estimated Costs: 10k to match fund project grant applications.

How will we know if we are on track?

Annual reviews of progress will be undertaken by the County Council together with the **Town & Community** Councils. More regular updates will also be provided to the County Council's Member Area Groups and to the wider community through County Voice and through press releases made by Denbighshire County Council. The Plan will be treated as a living document in which aspirations can be added or removed according to changes in circumstances.

Who was involved in the production of this plan?

This plan was produced by Denbighshire County Council following consultations with County Council Councillors and Services, Ward members, the Community Councils of Cynwyd, Llandrillo, Carrog, Glyndyfrdwy, Gwyddelwern, Betws Gwerfil Goch, Melin y Wig and Bryneglwys, and the wider community.

For further information contact:
econ.dev@denbighshire.gov.uk

Statistical Appendix

Percentage of...	In the ward for Corwen	In Denbighshire	In the surrounding Rural Area
Young people aged 15 or under	16.0	18.1	17.5
All people aged 65 or over	19.8	21.1	19.9
People aged 85 or over	2.5	2.8	1.9
People claiming housing or Council Tax benefit	9.3	9.6	4.7
Overcrowded households	2.5	3.0	0.7
People born in Wales	64.7	58.1	61
People over 3 years of age who can speak, read or write Welsh	35.8	18.6	53
Working residents employed in the public sector	30.1	35.7	30.2
Working residents employed in manufacturing	18.1	9.1	10.0
Working residents employed in agriculture	5.4	2.3	10.0

Source: Office for National Statistics - 2011 Census

Corwen Ward includes Glyndyfrdwy and Carrog

Rural Area covered: Melin y Wig, Betws GG, Llandrillo, Cynwyd, Gwyddelwern and Bryneglwys