

Retail Survey Data

Pembrokeshire County Council

September 2022 Survey

Contents Page

1.	Introduction and Summary	3
2.	Data for Town Centres	9
3.	Maps	18

Introduction and Summary

This document includes survey data and maps from a Pembrokeshire Town Centre Survey conducted in September 2022. The following Town Centres were surveyed:

- Fishguard
- Haverfordwest
- Milford Haven
- Narberth
- Pembroke
- Pembroke Dock

Please note that Pembrokeshire Coast National Park Authority (PCNPA) conducted the survey for town centres in their planning jurisdiction area. These have been added to this report and highlighted in grey. The PCNPA survey was conducted in June 2022).

The survey focused on those properties within the identified Pembrokeshire Local Development Plan (LDP) Town Centre Boundaries for these Town Centres. These boundaries are shown on the maps in Section 3 of this report.

The Local Development Plan is currently under review and a Deposit consultation was undertaken from January to March 2020. However, due to the Covid-19 pandemic and the publication of guidance by Natural Resources Wales (NRW) on phosphate levels in riverine Special Areas of Conservation in January 2021 a number of allocated sites in the Deposit LDP 2 need to be re-assessed. The Authority will not be in a position to know which sites can be retained in the plan until further information is received and additional research is undertaken. There will be a delay in the LDP 2 timetable and an amended Delivery Agreement will be prepared which will include a return to the Deposit Plan stage. A second Deposit Plan will be published for public consultation in the future, the timing of which is uncertain and is dependent on the release of information and outcomes of research. Changes to retail policy, retail boundaries and designations were proposed as part of the Deposit plan consultation and any proposed amendments will be consulted on as part of the re-Deposit Plan consultation.

Impact of Covid-19

The World Health Organisation declared Covid-19 a global pandemic on 11 March 2020. Since this date, there were a number of enforced closures on all non-essential retail, services and hospitality between the period March 2020 to August 2021. This year's retail survey was undertaken in September 2022 which is over 12 months since any restrictions regarding opening were in force.

Collection of information

For each commercial property the following information was collected:

- Whether the ground floor was occupied or vacant
- The use class of the ground floor using the Town and County Planning (Use Classes) Order 1987 (as amended).

Desk top analysis of maps has provided a gross floorspace for all retail units.

For vacant properties subsequent searches of historic planning files and previous surveys were used to help determine the last known use class, where possible.

The tables in the analysis section include information on:

A Class use classes:

The numbers of properties that were identified as being A1, A2 or A3 within the Use Classes Order.

- A1 uses are shops of all types including supermarkets and retail warehouses. A1 uses also include hairdressers and sandwich bars (except those selling hot food) and some show rooms.
- A2 uses are those offering financial and professional services to visiting members of the public, including banks, building societies, estate agents and betting offices. An amendment was made to the Use Classes Order in Wales¹ in October 2022 which omits betting offices from Use Class C2 and places Betting Shops in the Sui Generis category.
- A3 uses are food and drink outlets including restaurants, bars, pubs and take-aways.²

Type of Class A property:

Disaggregating those units into A1, A2 and A3 use classes helps to provide a clearer picture of the type of service that a unit is providing. A1 units are generally comparison or convenience in nature, however some A1 uses offer services (such as a hairdresser or post office). A2 and A3 use classes are generally of a service nature. The types of unit are divided into the following:

- Comparison unit: Those units selling products of a durable nature to the general public. These are products such as clothing, electronics, music or books.

¹ The Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022 came into force on 20 October 2022 and also made changes to Use Class C3 Dwellinghouses which is defined as use as a sole or main residence. The amendment inserted Use Class C5 Dwellinghouses, used otherwise than as a sole or main residences and Use Class C6: Short-term lets.

² Please note the A3 use class has been further amended in England, however this amendment does not currently apply in Wales.

- Convenience unit: Those units selling products of a non-durable nature to the general public. These are products such as food or toiletries.
- Service unit: Those units offering a service to the general public. These are services such as hairdressers, betting shop or estate agent.

Summary of survey data

The number of vacant A class units has decreased in the last year across all town centres apart from Milford Haven which remained the same. The percentage of vacant A class units decreased by 4% or 5% in Fishguard, Haverfordwest, Milford Marina, Narberth, Pembroke and Pembroke Dock town centres.

Vacancy rates remain above Wales' national average³ for Fishguard, Haverfordwest, Milford Haven and Pembroke Dock. The vacancy rate for Pembroke town centre is below the Welsh average for Quarter 3.2022. Narberth and Milford Marina are significantly below the Welsh average vacancy rate.

In Fishguard town centre, the vacancy rate of A Class premises decreased from 22% in 2021 to 17% in 2022. The Old Factory Shop has opened during the past year which is occupying a large retail floorspace in High Street. The retail survey recorded the opening of a small number of independent units in Fishguard town centre.

The vacancy of A class units in Haverfordwest town centre decreased by nine units with 21% vacancies in 2022. Haverfordwest has the highest overall number of vacant units in all use classes, with a total of 58 vacant units within the town centre. A range of types of shops have closed in Haverfordwest town centre, in part due to the ongoing decline of the high street with the closure of national stores such as New Look and Mountain Warehouse which relocated to Withybush Retail Park. There has been an overall increase in the number of A3 (Food and Drink) premises in the town and a small decrease in both A1 (Retail) and A2 (Financial and Professional Services) uses.

The town centre of Milford Haven recorded 28 vacant A Class Units in the town centre which was unchanged from the 2021 survey. The overall A Class Vacancy rate increased from 29% to 30% due to the overall decrease in number of A class units (due to the movement of a Betting Shop from the A use class to Sui Generis). Milford Haven town centre has the highest vacancy rate of town centres in Pembrokeshire and is significantly higher than the national average. This may be in part due to the success of Milford Haven Marina. There has been a turnover in both the closure and opening of small independent units.

³ Vacancy rate 16.6% in Q3 for town centres, Wales average, 2022 (Wales Retail Consortium).

Milford Haven Marina recorded no vacant units for the first time since the survey has been undertaken. The survey results show an increase in four A1 Retail uses. The uptake of premises in Milford Haven Marina has been pronounced in the last 2 years as the 2020 retail survey recorded 8 vacant units. This may be explained in part due to the opening of a new hotel in 2022.

Narberth continues to be a thriving town centre with the number of A Class vacancies having decreased from 8 units to 4 units. The town recorded a 5% A Class vacancy rate. Since the 2021 Retail Survey was undertaken, Hwb Food Court has opened and Narberth town centre continues to have a large number of independent shops. Narberth town centre is popular and attracts both locals and tourists.

The town centre of Pembroke has experienced a decrease in vacancies from 19% to 15% with a total of 16 A class units vacant. There has been a turn over of new businesses particularly in the A1 Retail use.

The vacancy rate has decreased from 24% to 19% in Pembroke Dock with 20 vacant A class units.

The only town centre to record a decrease in comparison shop units was Haverfordwest, with the other town centres remaining unchanged or experienced an increase in comparison stores. The level of convenience units was largely unaffected in all retail centres. The level of service based units increased in all centres other than Milford Haven and Milford Haven Marina, with the largest increase recorded in Fishguard and Haverfordwest. As in previous surveys many Pembrokeshire Town Centres have a larger proportion of service based units than the national average. In some instances this reflects the importance of tourism to a centre and indicates high levels of cafes and restaurants. In other cases it is indicative of a struggling town centre with low levels of comparison goods shopping provision.

There has been no change in the high street presence of betting shops (see Table 2.8). There has been an increase in the number of charity shops (see Table 2.9) and an increase in the number of hairdressers, barbers and beauty salons (see Table 2.10). Clothing stores continue to decline in number across the town centres.

The South West Wales Regional Retail Study (2017) provided analysis of the relative strengths and weaknesses of Pembrokeshire's town centres, based on the 20016 retail survey, consultant's visits to the centres and a household telephone survey. The survey suggests that this analysis of the relative strengths and weaknesses of Pembrokeshire's Town Centres continues to be relevant.

Additional influences on the occupation of units within town centres other than Covid-19 is the impact of Brexit, the reduction in the presence of banks and building societies on the high street, and the national strategy of some large scale retailers including discounters and fashion retailers. National chain

clothes shops have continued to close in Haverfordwest which is thought to be as a result of the ongoing decline of the high street and growth of online shopping.

LDP Policy GN.12 'Town Centre Development' requires proposed developments to not create a concentration of more than a third non A1 (retail) uses within a primary frontage. The retail survey shows that the following retail centres have less than two thirds A1 uses in the primary frontage: Fishguard; Narberth and Pembroke. When vacant A1 uses are also deducted, the following town centres have less than two thirds occupied A1 uses in the primary frontage: Fishguard; Haverfordwest; Narberth; Pembroke and Pembroke Dock. It is surprising that Narberth, which is a well performing and popular town centre has less than two thirds A1 uses within the primary retail area. It is also interesting that Milford Haven town centre has a high occupancy rate of 80% occupied A1 uses within the primary retail area, yet Milford Haven town centre has the highest overall vacancy rate in Pembrokeshire (see Table 2.6).

Retail Planning Policy

In September 2022 the authority published an Interim Advisory Note on Development in Town Centres which provides guidance on the application of planning policy and material considerations when determining planning applications in town centres. Since Pembrokeshire's Local Development Plan was adopted in February 2013 there has been a significant change to the development plan position with the publication of Future Wales – The National Plan 2040 (February 2021). National planning policy has also been updated in Planning Policy Wales (Edition 11, 2021) and Technical Advice Note 4: Retailing and Commercial Development (November 2016). Future Wales and national planning policy takes a more permissive approach to support multi-functional and vibrant town centres. The Interim Advisory Note communicates areas where LDP policy is not in conformity with Future Wales and national planning policy. The two main areas of policy are;

- LDP Policy GN.12 Town Centre Development (criterion 2) seeks to restrict primary frontage areas to retail A1 uses, with no more than a third of non-A1 uses permitted. Table 2.5 below shows that three town centres of Fishguard, Narberth and Pembroke have less than two thirds A1 use within the primary retail frontage areas. When vacant properties are also discounted Haverfordwest and Pembroke Dock also have less than two thirds occupied A1 use within the primary retail area. Future Wales Policy 6 adopts a 'Town Centre First' approach to support new commercial, retail, education, health, leisure and public service facilities within town centres. In decision making, significant weight will be applied to Future Wales as the most recently adopted development plan policy to support multi-functional town centres.
- LDP Policy GN.12 Town Centre Development (criterion 4) does not permit a change of use to a residential use (Use

Class C3) on a ground floor in a primary or secondary retail frontage. Future Wales states that “As well as non-residential development, town centres are an appropriate location for new homes” (reasoned justification to policy 6, page 71). The interim guidance note states that residential uses will continue to be restricted on the ground floor in primary retail areas, and residential uses may be considered appropriate on a ground floor within secondary retail frontage areas.

Data for Town Centres 2022

2.1 Number of Class A units

A1: Uses are shops of all types including supermarkets and retail warehouses. A1 uses also include hairdressers and sandwich bars (except those selling hot food) and some showrooms.

A2: Uses are those offering financial and professional services to visiting members of the public, including banks, building societies and estate agents.

A3: Uses are food and drink outlets including restaurants, bars, pubs and take-aways.

Town	Occupied A1	Occupied A2	Occupied A3	Occupied Mixed A Class	Vacant A Class	Total A Class	% Vacant A Class	Total number of units vacant (all use classes excluding residential)
Fishguard	44	10	22	2	16	94	17%	20
Haverfordwest	97	37	31	1	45	211	21%	58
Milford Haven	41	9	14	2	28	94	30%	33
Milford Marina	16	0	8	0	0	24	0%	0
Narberth	47	9	22	2	4	84	5%	5
Pembroke	53	15	22	2	16	108	15%	26
Pembroke Dock	57	15	12	0	20	104	19%	22
Tenby	No breakdown available	No breakdown available	No breakdown available	No breakdown available	11	184	6%	No breakdown available
Saundersfoot	No breakdown available	No breakdown available	No breakdown available	No breakdown available	0.5	66	1%	No breakdown available
St Davids	No breakdown available	No breakdown available	No breakdown available	No breakdown available	3	60	5%	No breakdown available
Solva	No breakdown available	No breakdown available	No breakdown available	No breakdown available	1	14	7%	No breakdown available
Newport	No breakdown available	No breakdown available	No breakdown available	No breakdown available	0	29	0%	No breakdown available

Note:

- Data is for ground floor units only.
- No breakdown available: National Park Survey dated June 2022.

- Wales' vacancy rate for Town Centres was 16.6 in Quarter 3 2022 (Welsh Retail Consortium).
- 0.5 denotes a property is subdivided.

2.2 Class A units Ground Floor floorspace (gross m sq) 2022

Desk top analysis of maps has provided a gross floorspace for all retail units.

A1 occupied floorspace	A1 occupied floorspace	A2 occupied floorspace	A3 occupied floorspace	Mixed A Class occupied	Vacant A Class	Grand Total
Fishguard	7775	1052	3187	404	2159	14577
Haverfordwest	17944	5579	4460	141	6914	35038
Milford Haven	5310	1152	2261	603	3924	13250
Milford Marina	1210	0	724	0	0	1934
Narberth	4360	580	3049	1035	372	9396
Pembroke	7227	2005	4317	359	3307	17215
Pembroke Dock	10491	2129	1356	0	2675	16651
Tenby	No breakdown available	No breakdown available	No breakdown available	No breakdown available	1887	-
Saundersfoot	No breakdown available	No breakdown available	No breakdown available	No breakdown available	49	-
St Davids	No breakdown available	No breakdown available	No breakdown available	No breakdown available	240	-
Solva	No breakdown available	No breakdown available	No breakdown available	No breakdown available	155	-
Newport	No breakdown available	No breakdown available	No breakdown available	No breakdown available	0	-

Note:

- No breakdown available: National Park Survey dated June 2022

2.3 2014 - 2022 Type of Class A Units

A. Unit numbers

Comparison (occupied)

Comparison unit: Those units selling products of a durable nature to the general public. These are products such as clothing, electronics, music or books.

Year	Fishguard	Haverfordwest	Milford Haven	Milford Marina	Narberth	Pembroke	Pembroke Dock
2014 comparison occupied	39	94	30	8	42	34	48
2016 comparison occupied	35	103	30	9	40	35	45
2018 comparison occupied	32	90	34	9	40	33	38
2019 comparison occupied	32	91	31	9	39	33	37
2020 comparison occupied	29	80	29	8	35	33	36
2021 comparison occupied	30	74	26	7	36	30	36

Year	Fishguard	Haverfordwest	Milford Haven	Milford Marina	Narberth	Pembroke	Pembroke Dock
2022 comparison occupied	30	70	29	12	35	34	37

Convenience (Occupied)

Convenience unit: Those units selling products of a non-durable nature to the general public. These are products such as food or toiletries.

Year	Fishguard	Haverfordwest	Milford Haven	Milford Marina	Narberth	Pembroke	Pembroke Dock
2014 convenience occupied	4	2	3	0	4	4	1
2016 convenience occupied	4	2	3	0	4	3	1
2018 convenience occupied	4	3	3	0	4	6	5
2019 convenience occupied	4	3	2	0	4	6	5
2020 convenience occupied	4	3	2	0	4	6	5
2021 convenience occupied	4	3	2	0	4	6	5

Year	Fishguard	Haverfordwest	Milford Haven	Milford Marina	Narberth	Pembroke	Pembroke Dock
2022 convenience occupied	5	3	2	0	5	6	5

Service (occupied)

Service unit: Those units offering a service to the general public. These are services such as hairdressers, betting shop or estate agent.

Year	Fishguard	Haverfordwest	Milford Haven	Milford Marina	Narberth	Pembroke	Pembroke Dock
2014 service occupied	43	106	47	11	42	63	45
2016 service occupied	45	100	49	9	43	65	44
2018 service occupied	43	94	45	11	41	60	40
2019 service occupied	43	91	46	11	40	59	41
2020 service occupied	42	95	42	8	37	54	39
2021 service occupied	37	88	38	14	36	51	40
2022 service occupied	43	93	35	12	40	52	42

Vacant

For vacant properties subsequent searches of historic planning files and previous surveys were used to help determine the last known use class, where possible.

Year	Fishguard	Haverfordwest	Milford Haven	Milford Marina	Narberth	Pembroke	Pembroke Dock
2014 vacant	9	42	21	0	2	7	17
2016 vacant	16	45	18	1	2	8	21
2018 vacant	19	38	23	2	5	9	28
2019 vacant	16	38	18	3	8	9	28
2020 vacant	17	44	17	8	10	15	26
2021 vacant	21	54	28	1	8	21	26
2022 vacant	16	45	28	0	4	16	20

Total A Class

The numbers of properties that were identified as being A1, A2 or A3 within the Use Classes Order.

Year	Fishguard	Haverfordwest	Milford Haven	Milford Marina	Narberth	Pembroke	Pembroke Dock
2014 total A class	95	244	101	19	91	109	111
2016 total A class	100	250	101	19	90	113	111
2018 total A class	98	225	106	22	90	108	111
2019 total A class	93	223	98	23	90	107	112

Year	Fishguard	Haverfordwest	Milford Haven	Milford Marina	Narberth	Pembroke	Pembroke Dock
2020 total A class	92	222	90	24	86	108	106
2021 total A class	94	220	95	22	86	108	107
2022 total A class	94	211	94	24	84	108	104

2.4 Floorspace (sq m gross) A Class 2022

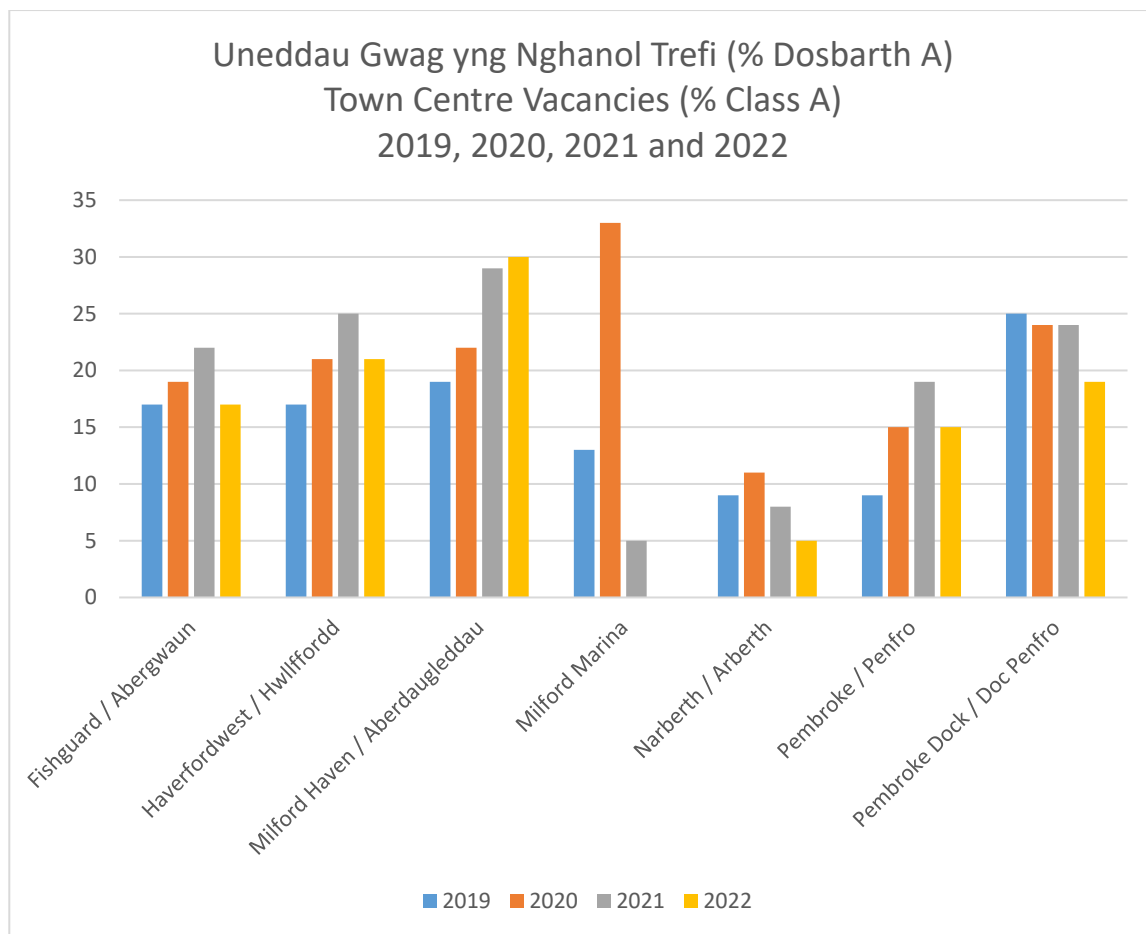
Desk top analysis of maps has provided a gross floorspace for all retail units (occupied)

Town	Comparison floorspace	Convenience floorspace	Service floorspace	Mixed A class	Vacant	Total
Fishguard	4999	1960	5054	404	2159	14576
Haverfordwest	14766	947	12270	141	6914	35038
Milford Haven	3618	697	4963	47	3923/3609	13248
Milford Marina	906	0	1028	0	0	1934
Narberth	3219	775	3995	1035	372	9396
Pembroke	5136	1001	7412	359	3307	17215
Pembroke Dock	5252	3860	4863	0	2675	16650

2.5 Table showing changes in Class A Vacancy Rates from 2014 to 2022.

Town	2014	2015	2016	2017	2018	2019	2020	2021	2022
Fishguard	10%	9%	16%	15%	20%	17%	19%	22%	17%
Haverfordwest	9%	17%	18%	25% 16%	17%	17%	21%	25%	21%
Milford Haven	14%	21%	18%	20%	23%	19%	22%	29%	20%
Milford Marina	N/A	0%	5%	19%	9%	13%	33%	5%	0%
Narberth	4%	2%	2%	6%	6%	9%	11%	9%	5%
Pembroke	9%	6%	7%	12%	10%	9%	15%	19%	26%
Pembroke Dock	10%	15%	19%	22%	26%	25%	24%	24%	22%
Tenby	7%	3%	4%	5%	7%	4%	4%	8%	6%
Saundersfoot	3%	8%	6%	5%	2%	0%	3%	5%	1%
St Davids	3%	3%	3%	3%	5%	8%	7%	8%	5%
Solva	8%	0%	0%	8%	0%	7%	7%	7%	7%
Newport	8%	0%	0%	8%	0%	7%	7%	7%	0%
National UK Average	13.9%	13.2%	12.5%	12.7%	12.2%	12.4%	12.4%	15.8%	13.9%

2.6 Graph illustrating A Class Vacancy Rates for 2019, 2020, 2021 and 2022.



2.7 Table showing percentage of occupied A1 uses in the primary retail frontage

Town Centre	Total primary retail frontage in metres	Total primary retail frontage in metres with an A1 use (occupied and vacant)	Percentage of primary retail frontage with an A1 use (occupied and vacant)	Total primary retail frontage in metres with an occupied A1 use	Percentage of primary retail frontage with an occupied A1 use
Fishguard	414	183	44%	136	33%
Haverfordwest	1127	749	66%	568	50%
Milford Haven	200	179	90%	141	71%
Milford Marina	39	39	100%	39	100%
Narberth	468	270	58%	259	55%

Town Centre	Total primary retail frontage in metres	Total primary retail frontage in metres with an A1 use (occupied and vacant)	Percentage of primary retail frontage with an A1 use (occupied and vacant)	Total primary retail frontage in metres with an occupied A1 use	Percentage of primary retail frontage with an occupied A1 use
Pembroke	484	249	51%	229	47%
Pembroke Dock	1043	759	73%	649	62%

2.8 Changes in betting shops between 2009 and 2022 (only occupied units shown)

Betting shops: total numbers

Town	2009	2012	2014	2016	2018	2019	2020	2021	2022
Fishguard	1	1	1	1	1	1	0	0	0
Haverfordwest	2	2	2	3	3	3	3	2	2
Milford Haven	2	3	3	3	3	3	2	2	2
Narberth	0	1	1	1	1	1	1	0	0
Pembroke	1	1	2	2	1	2	1	1	1
Pembroke Dock	0	1	2	3	2	2	2	1	1
Total	6	9	11	13	11	11	9	6	6

Town	2009	2012	2014	2016	2018	2019	2020	2021	2022
Newport	0	0	0	0	0	Not applicable	Not applicable	Not applicable	Not applicable
Saundersfoot	0	0	0	0	0	Not applicable	Not applicable	Not applicable	Not applicable
St Davids	0	0	0	0	0	Not applicable	Not applicable	Not applicable	Not applicable
Tenby	2	2	3	2	2	Not applicable	Not applicable	Not applicable	Not applicable
Total	2	2	3	2	2	Not applicable	Not applicable	Not applicable	Not applicable

2.9 Changes in charity shops between 2009 and 2022 (only occupied units)

Charity shops total numbers

Town	2009	2012	2014	2016	2018	2019	2020	2021	2022
Fishguard	1	3	3	2	4	4	4	4	3
Haverfordwest	8	9	12	11	11	11	9	9	12

Town	2009	2012	2014	2016	2018	2019	2020	2021	2022
Milford Haven	3	3	4	3	4	7	4	3	3
Narberth	0	3	3	3	3	3	3	3	3
Pembroke	4	4	4	4	4	4	3	3	3
Pembroke Dock	1	1	7	5	4	6	5	4	6
Total	17	23	33	28	30	35	28	26	30

Town	2009	2012	2014	2016	2018	2019	2020	2021	2022
Newport	-	0	0	0	0	Not applicable	Not applicable	Not applicable	Not applicable
Saundersfoot	0	0	0	0	0	Not applicable	Not applicable	Not applicable	Not applicable
Solva	-	-	0	0	0	Not applicable	Not applicable	Not applicable	Not applicable
St Davids	1	1	1	1	1	Not applicable	Not applicable	Not applicable	Not applicable
Tenby	5	6	4	4	4	Not applicable	Not applicable	Not applicable	Not applicable
Total	6	7	5	5	5	Not applicable			

2.10 Changes in the of premises occupied as barbers/hairdressers and beauty salons between 2020 and 2022 (only occupied units shown)

Barbers / Hairdressers / Beauty

Town	2020	2021	2022
Fishguard	7	6	8
Haverfordwest	10	14	15
Milford Haven	7	8	8
Milford Marina	2	1	0

Narberth	4	5	6
Pembroke	8	10	11
Pembroke Dock	9	11	14
Total	47	55	62

The maps show the use class of properties within the town centre at the time of the retail survey.

The following list gives an indication of the types of use which may fall within each use class.

A1 Shops – Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors.

A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies.

A3 Food and drink - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes, drinking establishments and take-aways.

B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).

B8 Storage or distribution - Use for storage or as a distribution centre. This class includes open air storage.

C1 Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).

C3 Dwelling houses, used as sole or main residences

C5 Dwelling houses, used otherwise than as sole or main residences

C6 Short-term Lets

D1 Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court, non residential education and training centres.

D2 Assembly and leisure - Cinemas, music and concert halls, casinos, bingo and dance halls, swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreation (except for motor sports, or where firearms are used).

Sui Generis - Certain uses do not fall within any use class and are considered a 'unique use'. Such uses include: betting shops, theatres, hostels, scrap yards, petrol filling stations and shops selling and/or displaying motor vehicles, launderettes, taxi businesses and amusement centres.



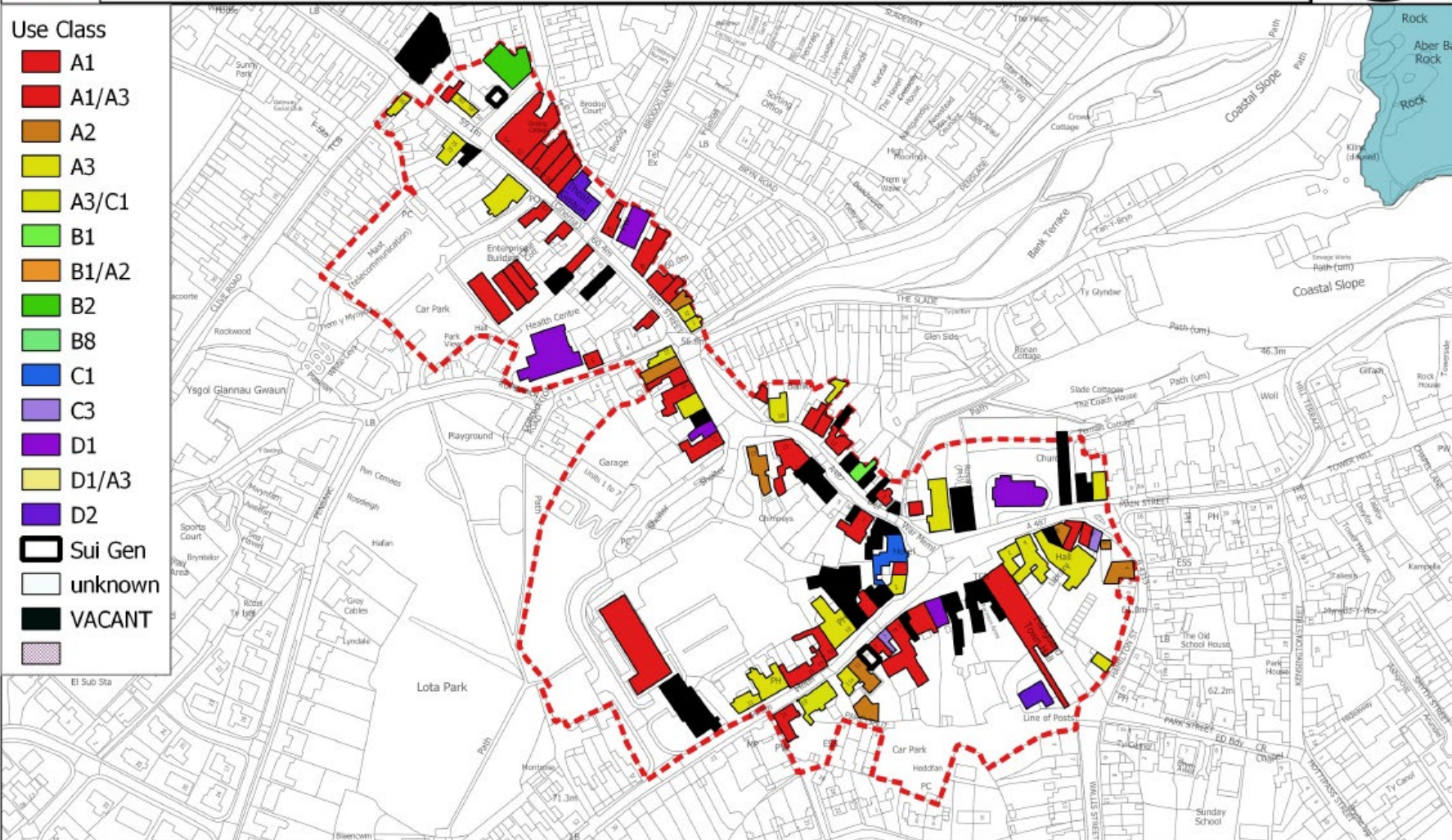
Town Centre Survey 2021/ Arolwg Canol Dref 2021 Fishguard/ Abergwaun



Scale (A4 Print) / Graddfa (Argraffiad A4) 1:2,847.550254

Use Class

- A1
- A1/A3
- A2
- A3
- A3/C1
- B1
- B1/A2
- B2
- B8
- C1
- C3
- D1
- D1/A3
- D2
- Sui Gen
- unknown
- VACANT
-



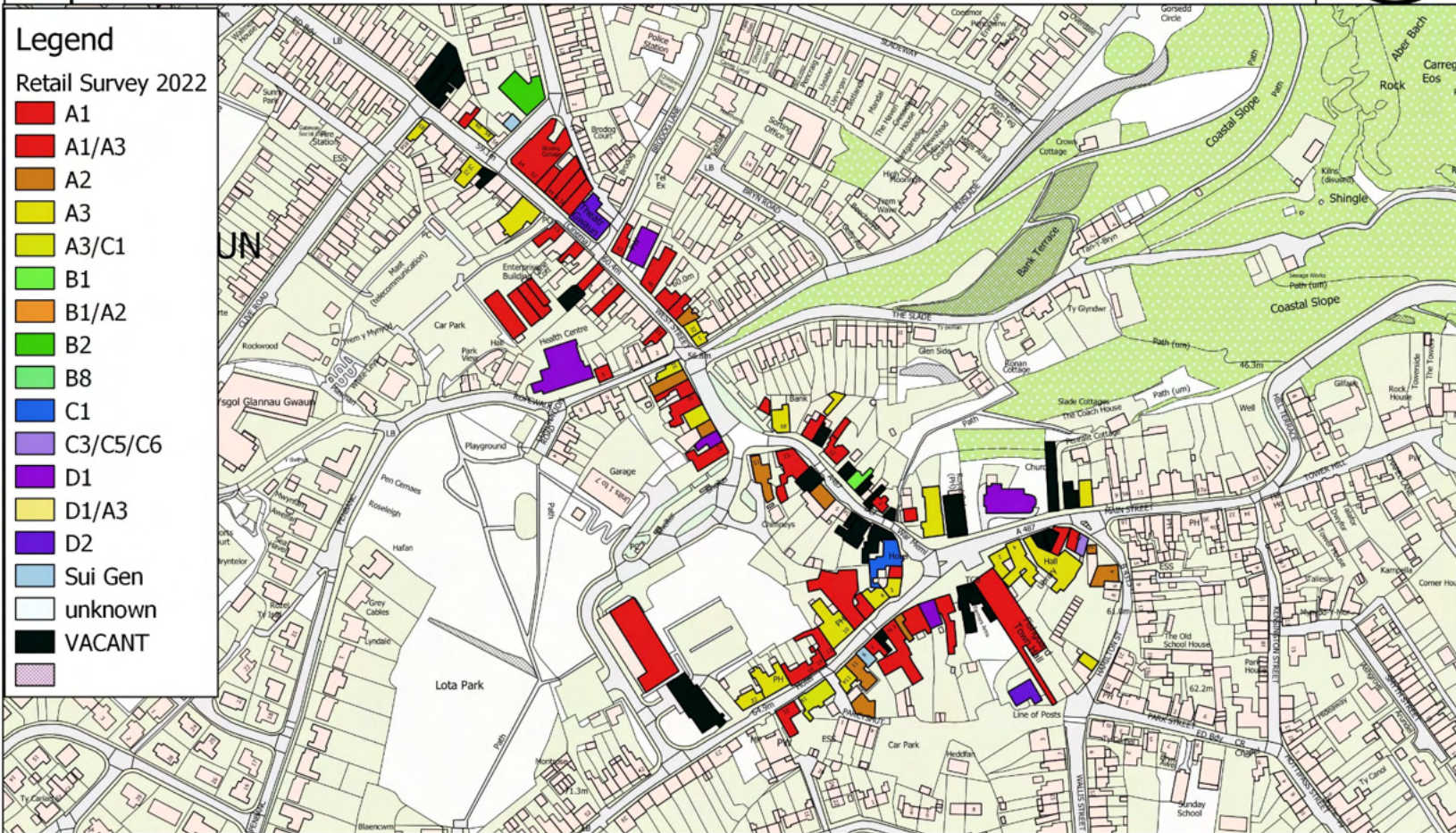
© Crown copyright and database rights 2022 Ordnance Survey 100023344 EUL. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Hawffraint y Goron a hawliau cronfa ddata 2022 Arolwg Ordans 100023344 EUL. Rhoddir trwydded ddirymiadwy, anghyfyngedig a heb freindal i chi i weld y data trwyddedig at ddibenion anfasnachol am y cyfnod y mae ar gael gan Cyngor Sir Penfro Ni chwech ooddi. is-drwyddedu, dosbarthu na owerthu unrhw ran o'r data hwn i drwyddd bartion mewn unrhw ffurf.



Legend

Retail Survey 2022

- A1
- A1/A3
- A2
- A3
- A3/C1
- B1
- B1/A2
- B2
- B8
- C1
- C3/C5/C6
- D1
- D1/A3
- D2
- Sui Gen
- unknown
- VACANT
-



© Crown copyright and database rights 2023 Ordnance Survey 100023344 EUL. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Hawlfraint y Goron a hawliau cronfa ddata 2023 Arolwg Ordans 100023344 EUL. Rhodir trwydded ddirymiadwy, anghyfngedig a heb freindal i chi i weld y data trwyddedig at ddibenion anfasnachol am y cyfnod y mae ar gael gan Cyngor Sir Penfro Ni chechw gopïo, is-drwyddedu, dosbarthu na gwerthu unrhyw ran o'r data hwn i drydydd partion mewn unrhyw ffurf.



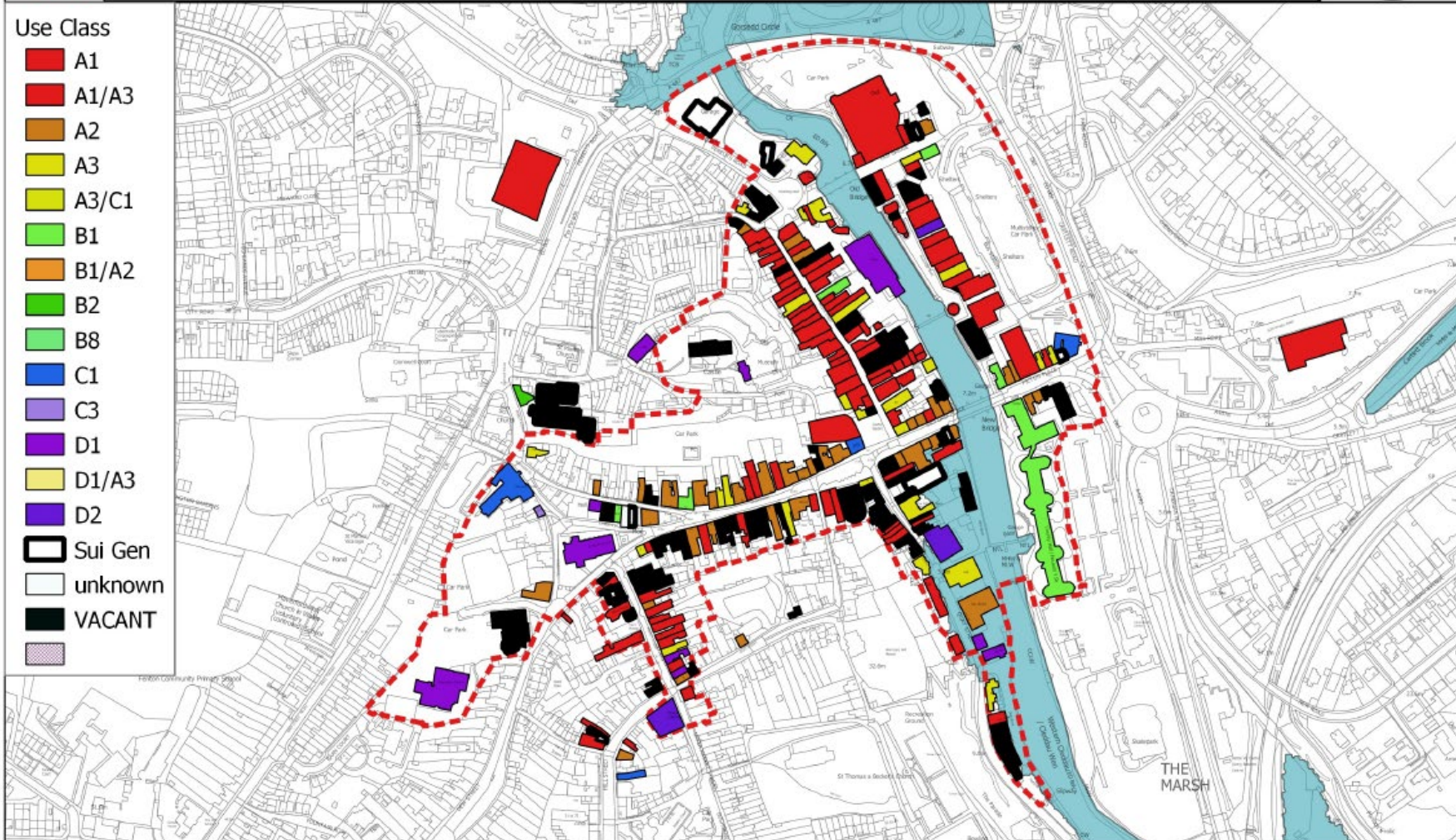
Town Centre Survey 2021/ Arolwg Canol Dref 2021 Haverfordwest/ Hwlfordd



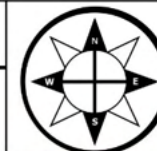
Scale (A4 Print) / Graddfa (Argraffiad A4) 1:4,489.086004

Use Class

- A1
- A1/A3
- A2
- A3
- A3/C1
- B1
- B1/A2
- B2
- B8
- C1
- C3
- D1
- D1/A3
- D2
- Sui Gen
- unknown
- VACANT
-



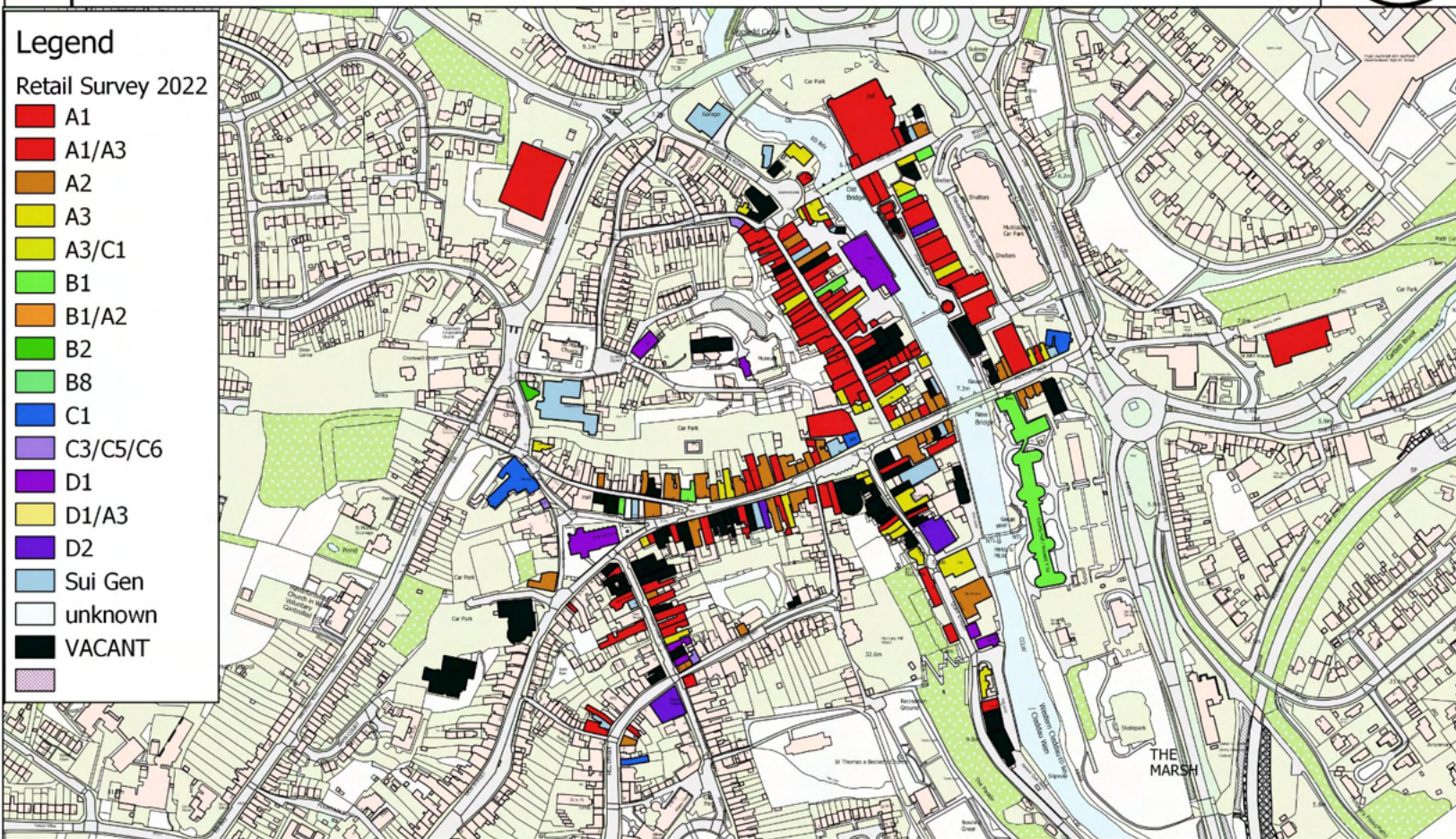
© Crown copyright and database rights 2022 Ordnance Survey 100023344 EUL. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Hawffraint y Goron a hawliau cronfa ddata 2022 Arolwg Ordnans 100023344 EUL. Rhoddir trwydded ddirymiadwy, anghyfyngedig a heb freindal i chi i weld y data trwyddedig at ddbenion anfasnachol am y cyfnod y mae ar gael gan Cymgor Sir Penfro Ni chechw ooolo, is-drwddedu, dosbarthu na awerthu unrhw ran o'r data hwn i drwdddd partion mewn unrhw ffurf.



Legend

Retail Survey 2022

- A1
- A1/A3
- A2
- A3
- A3/C1
- B1
- B1/A2
- B2
- B8
- C1
- C3/C5/C6
- D1
- D1/A3
- D2
- Sui Gen
- unknown
- VACANT
-



© Crown copyright and database rights 2023 Ordnance Survey 100023344 EUL. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Hawfraint y Goron a hawliau cronfa ddata 2023 Arolwg Ordans 100023344 EUL. Rhoddir trwydded dirymiadwy, anghyfngedig a heb freindal i chi i weld y data trwyddedig at ddibenion anfasnachol am y cyfnod y mae ar gael gan Cyngor Sir Penfro Ni chechw gopïo, is-drwyddedu, dosbarthu na gwerthu unrhyw ran o'r data hwn i drydydd partion mewn unrhyw ffurf.



Town Centre Survey 2021/ Arolwg Canol Dref 2021 Milford Haven/ Aberdaugleddau



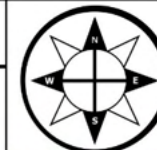
Scale (A4 Print) / Graddfa (Argraffiad A4) 1:2,316.843388

Use Class

- A1
- A1/A3
- A2
- A3
- A3/C1
- B1
- B1/A2
- B2
- B8
- C1
- C3
- D1
- D1/A3
- D2
- Sui Gen
- unknown
- VACANT



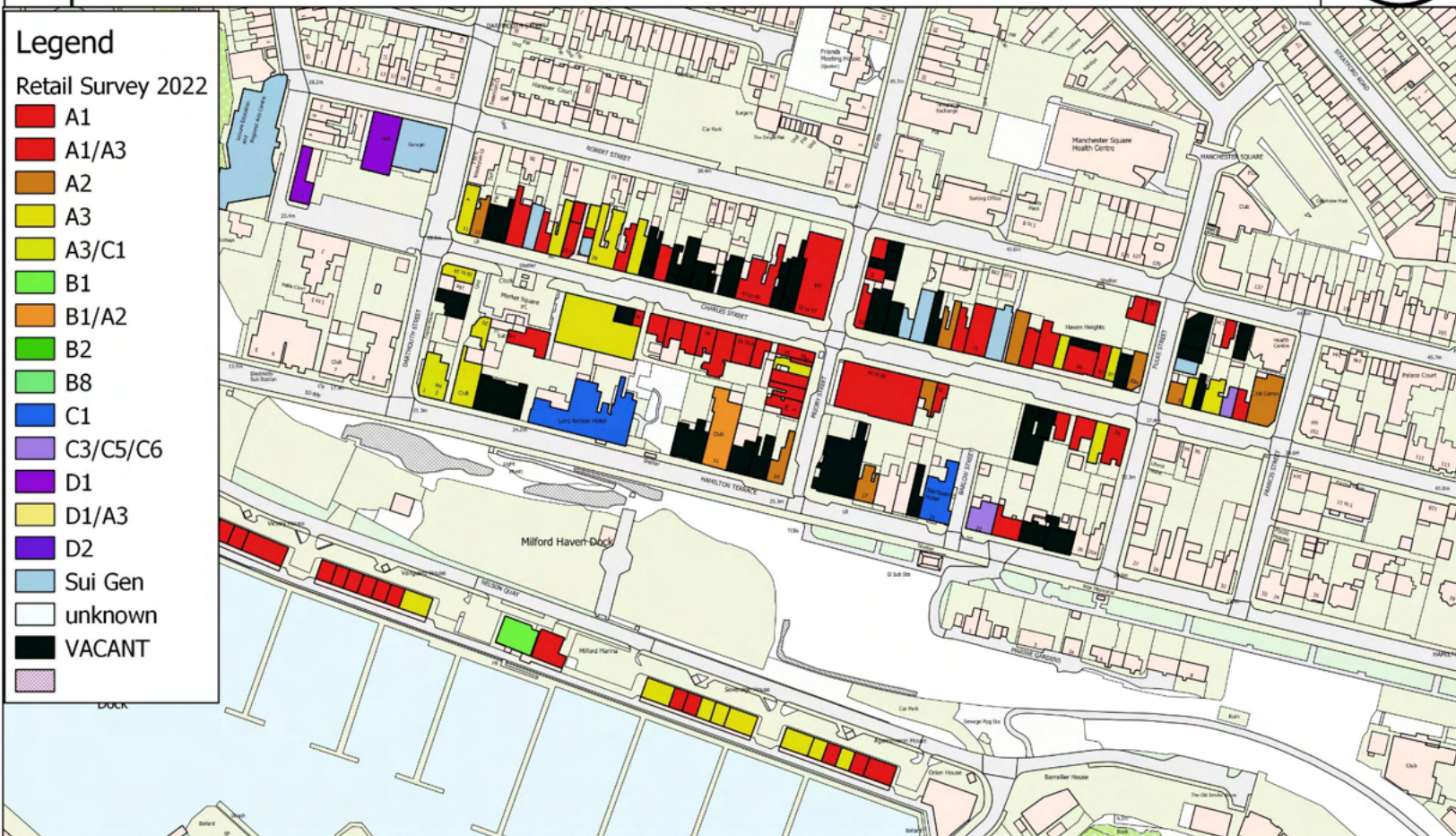
© Crown copyright and database rights 2022 Ordnance Survey 100023344 EUL. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Hawffraint y Goron a hawliau cronfa ddata 2022 Arolwg Ordans 100023344 EUL. Rhoddir trwydded ddinymiadwy, anghyfngedig a heb freindal i chi i weld y data trwyddedig at ddibenion anfasnachol am y cyfnod y mae ar gael gan Cyngor Sir Penfro. Ni cheiwch oopio, is-dirwddedu, docbarthu na owerthu unrhw ran o'r data llwn i dirwdd cartion mewn unrhw fffurf.



Legend

Retail Survey 2022

- A1
- A1/A3
- A2
- A3
- A3/C1
- B1
- B1/A2
- B2
- B8
- C1
- C3/C5/C6
- D1
- D1/A3
- D2
- Sui Gen
- unknown
- VACANT
-



© Crown copyright and database rights 2023 Ordnance Survey 100023344 EUL. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Hawlfraint y Goron a hawliau cronfa ddata 2023 Aroing Ordans 100023344 EUL. Rhoddir trwydded ddirymiadwy, anghyfyngedig a heb freindal i chi i weld y data trwyddedig at ddiibenion anfasnachol am y cyfnod y mae ar gael gan Cyngor Sir Penfro Ni chechw gopïo, is-drwyddedu, dosbarthu na gwerthu unrhyw ran o'r data hwn i drydydd partion mewn unrhyw ffurf.



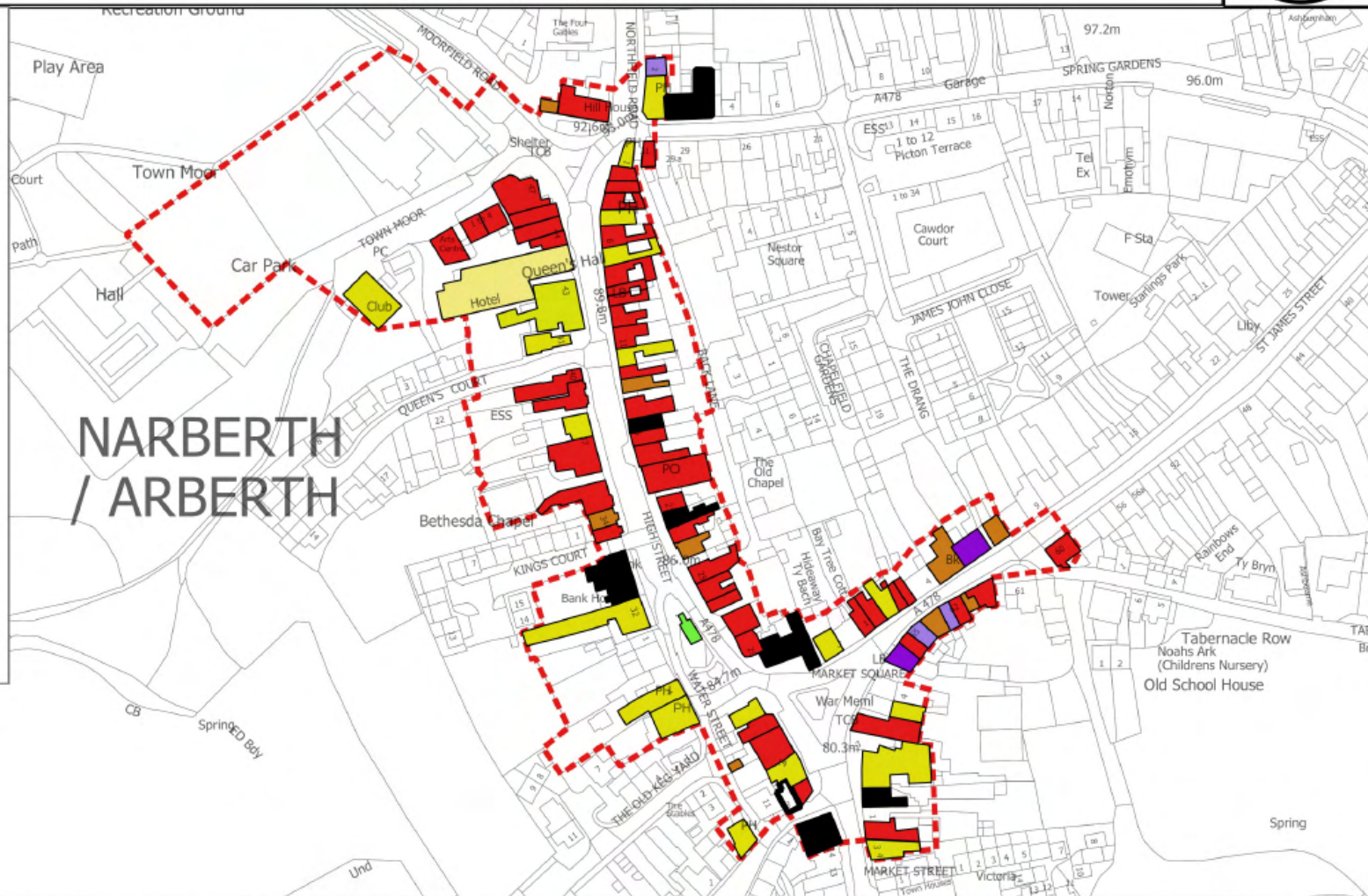
Town Centre Survey 2021/ Arolwg Canol Dref 2021 Narberth/ Arberth



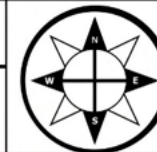
Scale (A4 Print) / Graddfa (Argraffiad A4) 1:2,098.527882

Use Class

- A1
- A1/A3
- A2
- A3
- A3/C1
- B1
- B1/A2
- B2
- B8
- C1
- C3
- D1
- D1/A3
- D2
- Sui Gen
- unknown
- VACANT



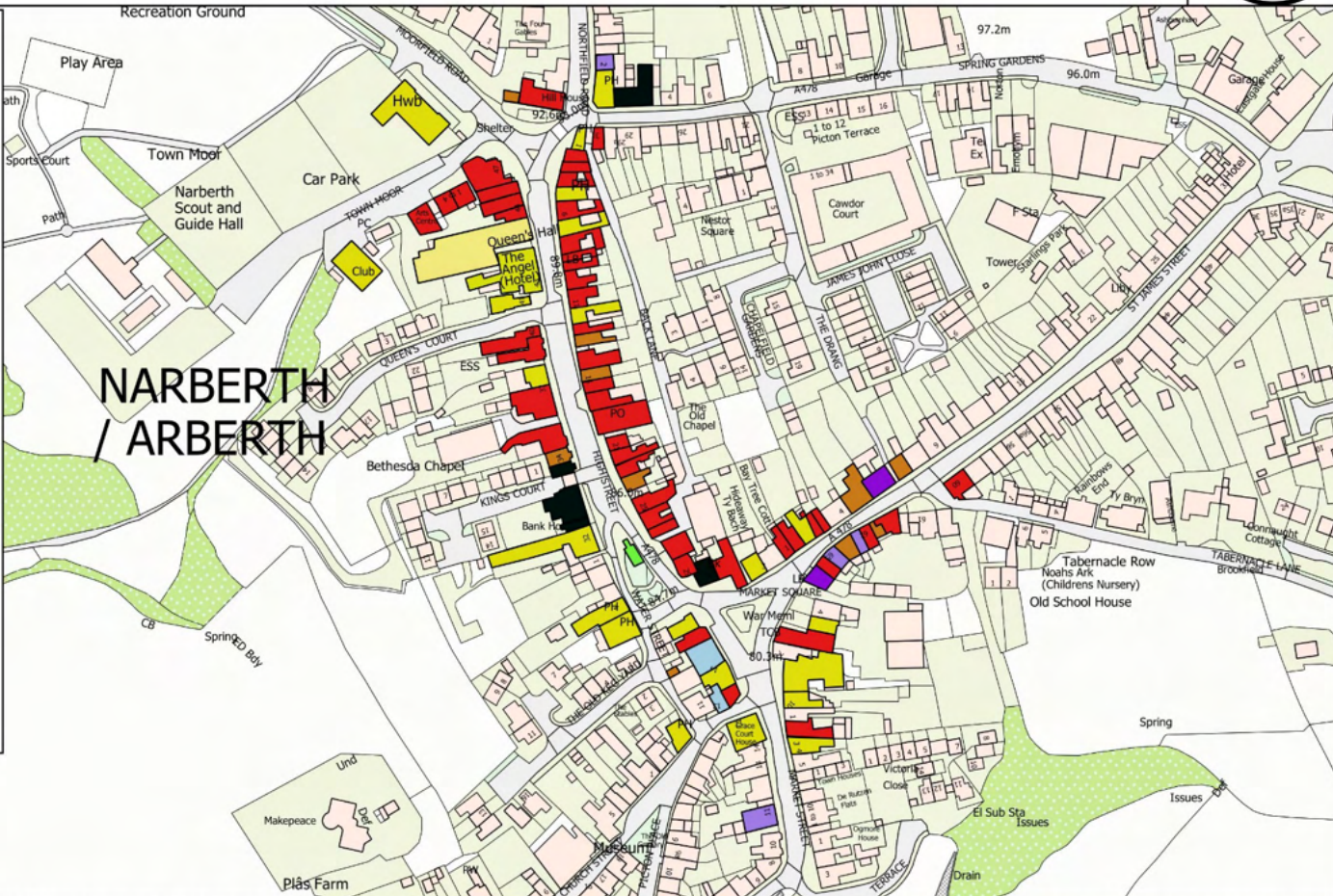
© Crown copyright and database rights 2022 Ordnance Survey 100023344 EUL. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Hawffraint y Goron a hawliau cronfa ddata 2022 Arolwg Ordans 100023344 EUL. Rhoddir trwydded ddirymiadwy, anghyfyngedig a heb freindal i chi i weld y data trwyddedig i ddibenion anfasnachol am y cyfnod y mae ar gael gan Cyngor Sir Penfro Ni chewch ooolo. is-drwddedu. dosbarthu na owerthu unrhw ran o'r data hwn i drwdded partion mewn unrhw ffurf.



Legend

Retail Survey 2022

- A1
- A1/A3
- A2
- A3
- A3/C1
- B1
- B1/A2
- B2
- B8
- C1
- C3/C5/C6
- D1
- D1/A3
- D2
- Sui Gen
- unknown
- VACANT
-



© Crown copyright and database rights 2023 Ordnance Survey 100023344 EUL. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Hawlfraint y Goron a hawliau cronfa ddata 2023 Aroing Ordans 100023344 EUL. Rhoddir trwydded ddirymiadwy, anghyfyngedig a heb freindal i chi i weld y data trwyddedig at ddibenion anfasnachol am y cyfnod y mae ar gael gan Cyngror Sir Penfro Ni chechw gopïo, is-drwyddedu, dosbarthu na gwerthu unrhyw ran o'r data hwn i drydydd partion mewn unrhyw ffurf.



Town Centre Survey 2021/ Arolwg Canol Dref 2021 Pembroke/ Penfro



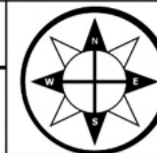
Scale (A4 Print) / Graddfa (Argraffiad A4) 1:3,879.627059

Use Class

- A1
- A1/A3
- A2
- A3
- A3/C1
- B1
- B1/A2
- B2
- B8
- C1
- C3
- D1
- D1/A3
- D2
- Sui Gen
- unknown
- VACANT



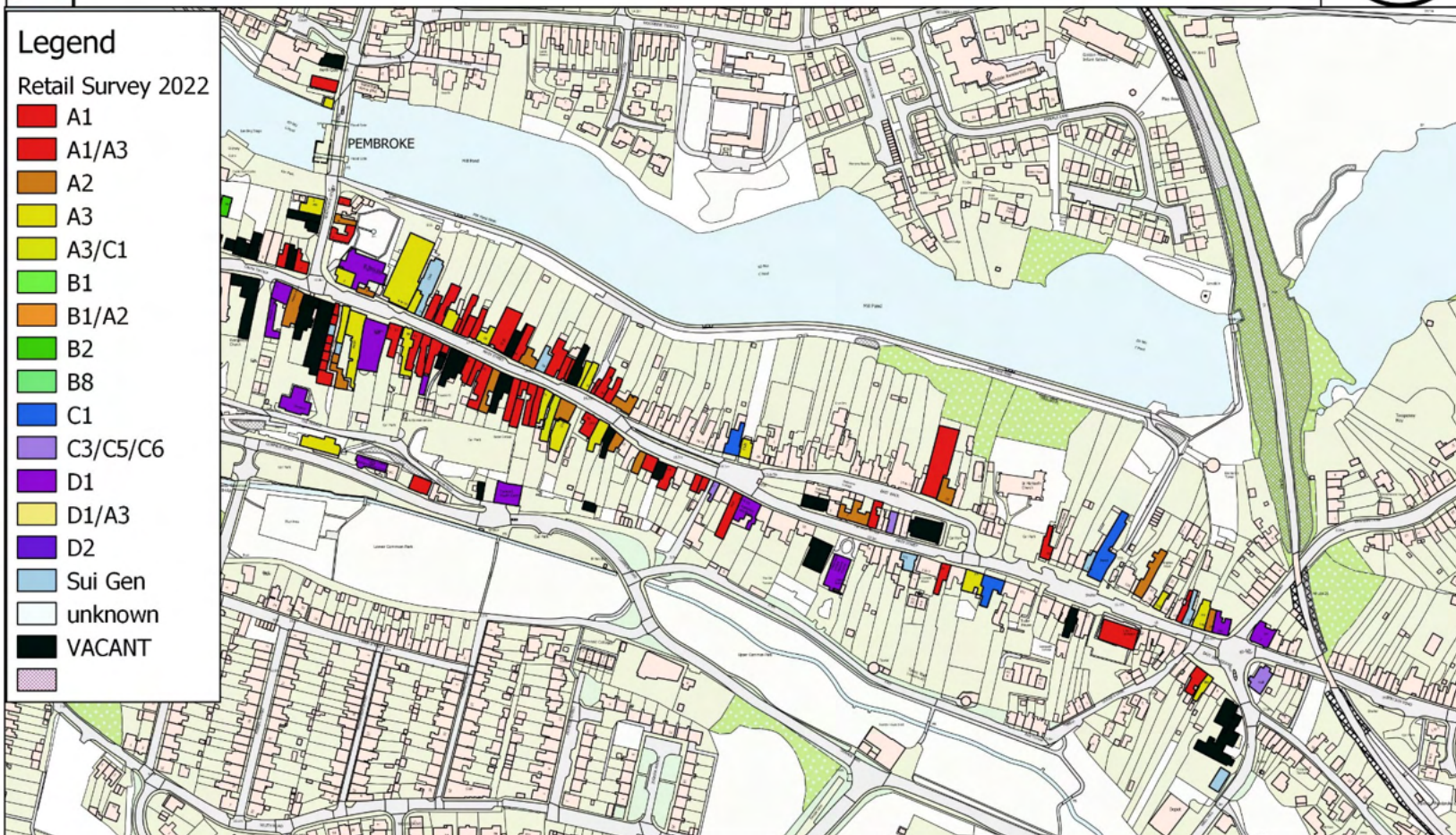
© Crown copyright and database rights 2022 Ordnance Survey 100023344 EUL. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Hawffraint y Goron a hawliau cronfa ddata 2022 Arolwg Ordans 100023344 EUL. Rhoddir trwydded ddirymiadwy, anghyfngedig a heb freindal i chi i weld y data trwyddedig at ddibenion anfasnachol am y cyfnod y mae ar gael gan Cyngor Sir Penfro Ni chewch oolco, is-drwddedu, dosbarthu na owerthu unrhw ran o'r data hwn i drwydd bartion mewn unrhw ffurf.



Legend

Retail Survey 2022

- A1
- A1/A3
- A2
- A3
- A3/C1
- B1
- B1/A2
- B2
- B8
- C1
- C3/C5/C6
- D1
- D1/A3
- D2
- Sui Gen
- unknown
- VACANT
-



© Crown copyright and database rights 2023 Ordnance Survey 100023344 EUL. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Hawlfraint y Goron a hawliau cronfa ddata 2023 Arolwg Ordnans 100023344 EUL. Rhoddir trwydded ddirymiadwy, anghyfyngedig a heb freindal i chi i weld y data trwyddedig at ddibenion anfasnachol am y cyfnod y mae ar gael gan Cyngor Sir Penfro Ni chechw gopïo, is-drwyddedu, dosbarthu na gwerthu unrhyw ran o'r data hwn i drydydd partion mewn unrhyw ffurf.



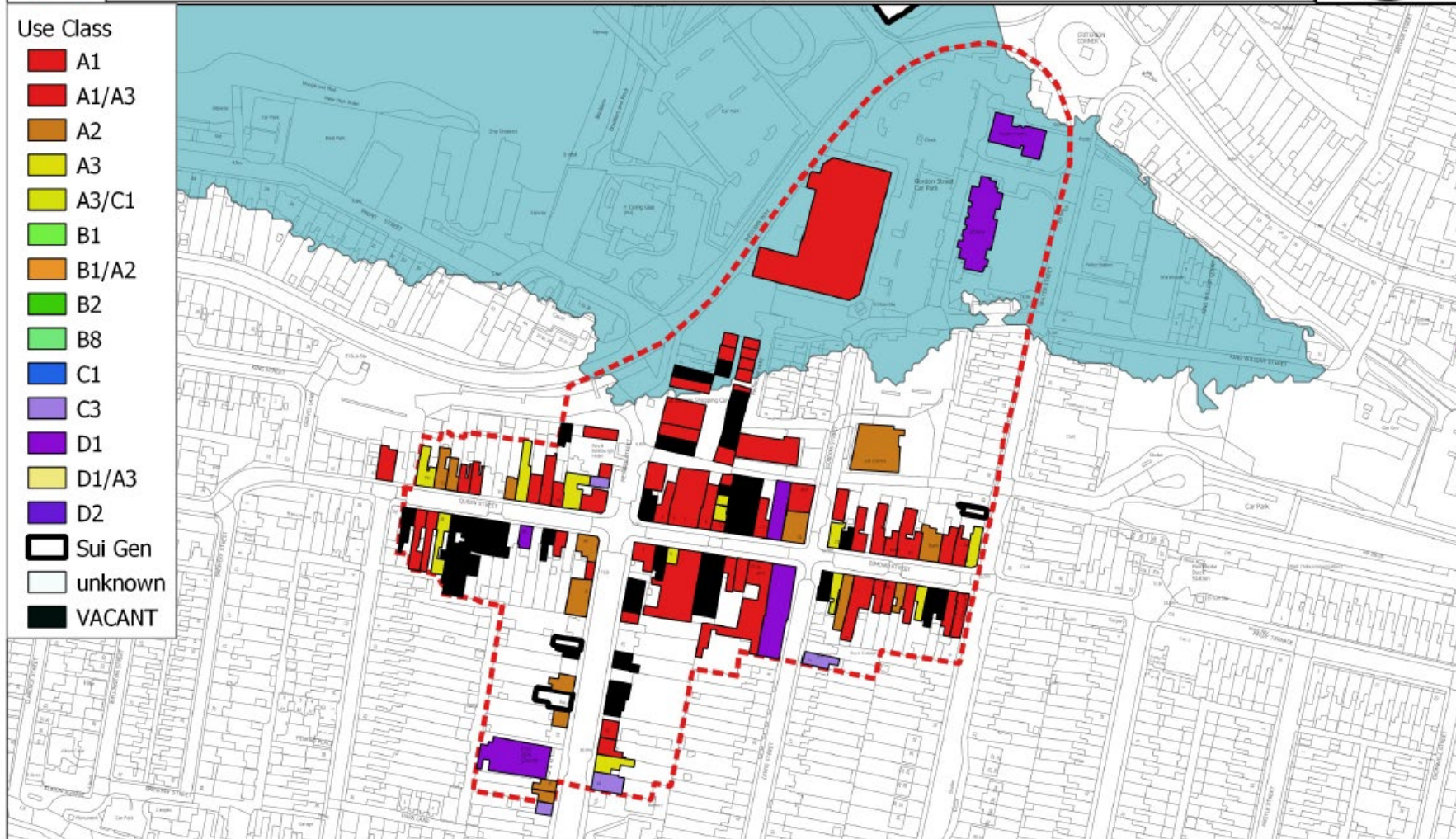
Town Centre Survey 2021/ Arolwg Canol Dref 2021 Pembroke Dock/ Doc Penfro



Scale (A4 Print) / Graddfa (Argraffiad A4) 1:2,790.57993

Use Class

- A1
- A1/A3
- A2
- A3
- A3/C1
- B1
- B1/A2
- B2
- B8
- C1
- C3
- D1
- D1/A3
- D2
- Sui Gen
- unknown
- VACANT



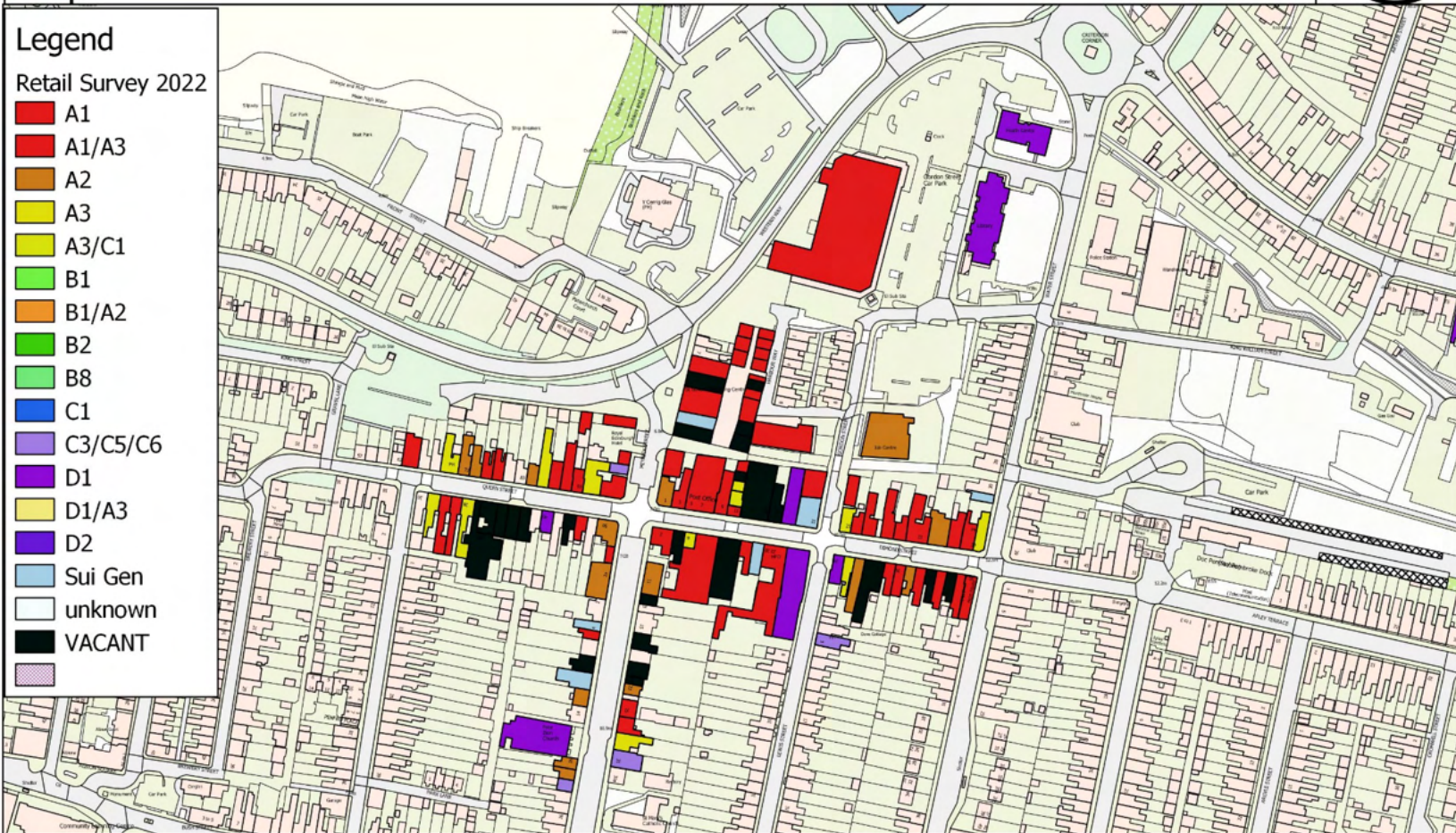
© Crown copyright and database rights 2022 Ordnance Survey 100023344 EUL. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Hawffraint y Goron a hawliau cronfa ddata 2022 Arolwg Ordnans 100023344 EUL. Rhoddir trwydded ddirymiadwy, anghyfngedig a heb freindal i chi i weld y data trwyddedig at ddibenion anfasnachol am y cyfnod y mae ar gael gan Cyngor Sir Penfro. Ni cheuwch ooolo. is-drwddedu. dosbarthu na owerthu unrhw ran o'r data hwn i drwdded oarton mewn unrhw ffurf.



Legend

Retail Survey 2022

- A1
- A1/A3
- A2
- A3
- A3/C1
- B1
- B1/A2
- B2
- B8
- C1
- C3/C5/C6
- D1
- D1/A3
- D2
- Sui Gen
- unknown
- VACANT
-



© Crown copyright and database rights 2023 Ordnance Survey 100023344 EUL. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Hawlfraint y Goron a hawliau cronfa ddata 2023 Aroing Ordnans 100023344 EUL. Rhoddir trwydded ddirymiadwy, anghyfngedig a heb freindal i chi i weld y data trwyddedig at ddibenion anfasnachol am y cyfnod y mae ar gael gan Cyngor Sir Penfro Ni chechw gopïo, is-drwyddedu, dosbarthu na gwerthu unrhyw ran o'r data hwn i drydydd partion mewn unrhyw ffurf.