Sir Gaerfyrddin - Archwiliad Manwerthu Canol Tref 2016
Carmarthenshire - Town Centre Retail Audit 2016

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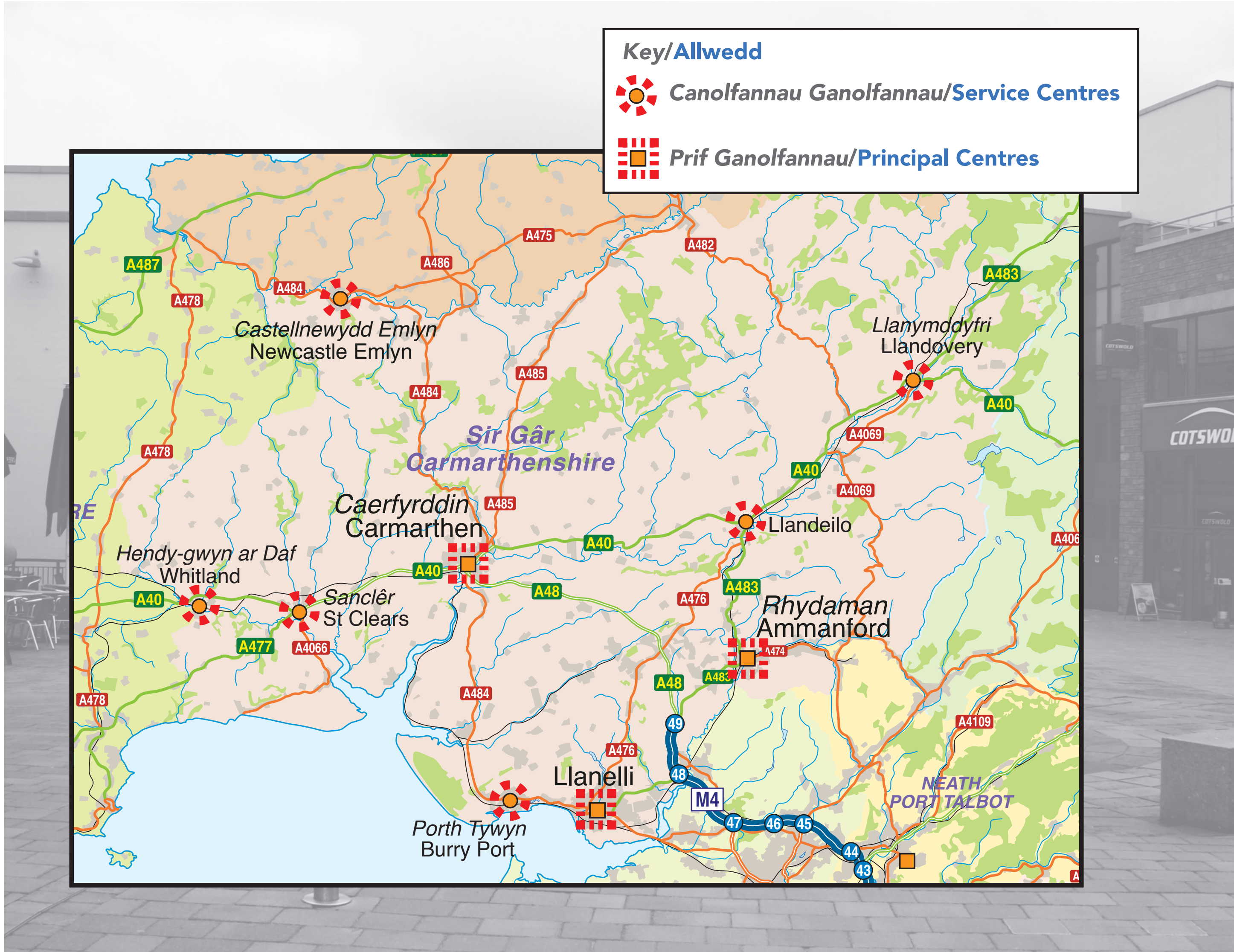
Cyflwyniad
Introduction

Cyflwyniad

Mae'r archwiliad manwerthu hwn yn darparu trosolwg o'r gweithgarwch masnachol yng Nghanolfannau Manwerthu Sir Gaerfyrddin. Bydd yr archwiliad yn ystyried gweithgarwch o fewn Prif Ganolfannau Caerfyrddin, Llanelli a Rhydaman/Cross Hands yn bennaf, ond bydd hefyd yn archwilio gweithgarwch yng Nghanol y Trefi (Canolfannau Gwasanaeth) a nodir ym mholisi RT1 – Hierarchaeth Manwerthu yng Nghynllun Datblygu Lleol (CDLl) Sir Gaerfyrddin.

Introduction

This retail audit seeks to provide an overview of the commercial activity within Carmarthenshire's Retail Centres. The audit will consider activity primarily within the Principal Centres of Carmarthen, Llanelli and Ammanford/Cross Hands, but will also examine activity within the Town Centres (Service Centres) as set out within policy RT1 – Retail Hierarchy of the adopted Carmarthenshire Local Development Plan (LDP).



Diben yr Archwiliad - Methodoleg
Purpose of Audit - Methodology

Diben yr Archwiliad

Bydd yr archwiliad yn cyflwyno gwybodaeth am lefel a gwasgariad gweithgarwch manwerthu a gweithgarwch arall o fewn y priod ganolfannau gydag ailadroddiadau yn y dyfodol yn ystyried newidiadau defnydd gyda golwg ar sefydlu unrhyw batrymau a thueddiadau. Bydd canlyniadau'r archwiliadau hyn yn cael eu defnyddio i oleuo'r broses o fonitro a gweithredu'r CDLl a llywio adolygiadau a mentrau polisi yn y dyfodol.

Bydd canlyniadau'n cael eu defnyddio hefyd fel sail i fentrau adfywio ac adnewyddu canol trefi yn ogystal â darparu tystiolaeth i ategu strategaethau ac uwchgynlluniau yn y dyfodol yn ôl yr hyn sy'n briodol.

Purpose of the Audit

This audit will present information on the level and spread of retail and non retail activity within the respective centres. Future iterations will consider changes of use with a view to establishing any patterns and trends. The outcomes of these audits will be used to inform the monitoring and implementation of the LDP and guide future reviews and policy initiatives.

Results will also be utilised to inform regeneration and town centre renewal initiatives as well as providing evidential support for future strategies and masterplans as and where appropriate.

Methodoleg

Caiff y canlyniadau eu crynhoi o arolygon ar y stryd a gaiff eu cynnal fel rhan o'r gofynion ar gyfer Adroddiad Monitro Blynyddol (AMB) y CDLl yn flynyddol yn ystod mis Mawrth. Dim ond gweithgarwch ar y llawr gwaelod y bydd yr arolwg yn ei ystyried gyda gweithgarwch yn cael ei fesur trwy ffryntiadau yn hytrach nag arwyneb llawr. Mae'r ardaloedd sydd wedi'u cynnwys yn yr archwiliad hwn yn gyson â'r rhai a ddiffinnir yn y CDLl ac mae'r arolwg yn ymwneud â Phrif Ganolfannau (Ardaloedd Twf) a Chanol Trefi (Canolfannau Gwasanaeth).

Cydnabyddir mai 'ciplun mewn amser' yw'r archwiliad gyda natur meddiannaeth ac adeiladau gwag yn newid yn aml. Felly dylid cymryd gofal wrth ddefnyddio canlyniadau'r archwiliad gyda'i ganlyniadau'n cael eu dilysu'n briodol.

Methodology

The results are compiled from annual on street surveys undertaken during the month of March as part of the requirements for the LDP Annual Monitoring Report (AMR) annually during March. The survey only considers activity at a ground floor level with activity measured through frontages as opposed to floorspace. The areas contained within this audit are consistent with those as defined within the LDP and relates to the Principal Centres (Growth Areas) and Town Centres (Service Centres).

It is recognised that the audit constitutes a 'snapshot in time' with the nature of occupancy and vacancy often frequently changing. Care should therefore be taken in utilising the outcomes of the audit with its outcomes validated accordingly.

Prif Ganolfannau
Principal Centres

Sylwebaeth ar y CDLl

Prif Ganolfannau yn hierarchaeth manwerthu'r CDLl sy'n cynrychioli'r haen uchaf sy'n adlewyrchu arwyddocâd y priod ganol tref a safle'r anheddiad o fewn Ardal Twf dynodedig (Polisi SP3) yn y CDLl. Mae'r aneddiadau canlynol wedi'u hadnabod o fewn yr Hierarchaeth Manwerthu (Polisi RT1) fel Prif Ganolfannau:

- *Caerfyrddin*
- *Llanelli*
- *Rhydaman*

Fel gyda phob Prif Ganolfan mae'r darpariaethau o ran polisi cynllunio'n cynnwys Prif Ffryntiad Manwerthu (Polisi RT2) sy'n ceisio diogelu ffryntiadau manwerthu (A1) presennol.

Mae'r ardaloedd hynny yng nghanol y dref a nodwyd fel Ffryntiad Adwerthu Eilaidd (Polisi RT3) yn adlewyrchu amcan y CDLl o ran taro cydbwysedd rhwng amddiffyn y cymeriad manwerthu cyffredinol a darparu ar gyfer amrywiaeth o ddefnyddiau. Wrth wneud hynny mae'n gosod cyfyngiadau o ran newidiadau defnydd gyda'r nod o gynnal y cymeriad manwerthu.

Mae'r dynodiad fel 'canol tref' yn adlewyrchu'r ardal fasnachol ehangach lle gallai'r amrywiaeth o weithgareddau fod o fudd i ffyniant a hyfywedd cyffredinol.

LDP Commentary

Principal Centres within the LDP's retail hierarchy represent the highest tier and reflects the significance of the respective town centre and the settlements position within a designated Growth Area (Policy SP3) with the LDP. The following settlements are identified within the Retail Hierarchy (Policy RT1) as Principal Centres:

- Carmarthen
- Llanelli
- Ammanford

As with all Principal Centres the planning policy provisions include a Primary Retail Frontage (Policy RT2) which seeks to safeguard existing retail (A1) frontage.

Those areas of the town centre identified as Secondary Retail Frontage (Policy RT3) reflect the objective of the LDP in striking a balance between protecting the overall retail character and providing for a diversity of uses. In so doing it places limitations of changes of use with the aim of maintaining the retail character.

The 'town centre' designation reflects the broader commercial area where the diversity of activities may benefit the overall vitality and viability.

Caerfyrddin
Carmarthen

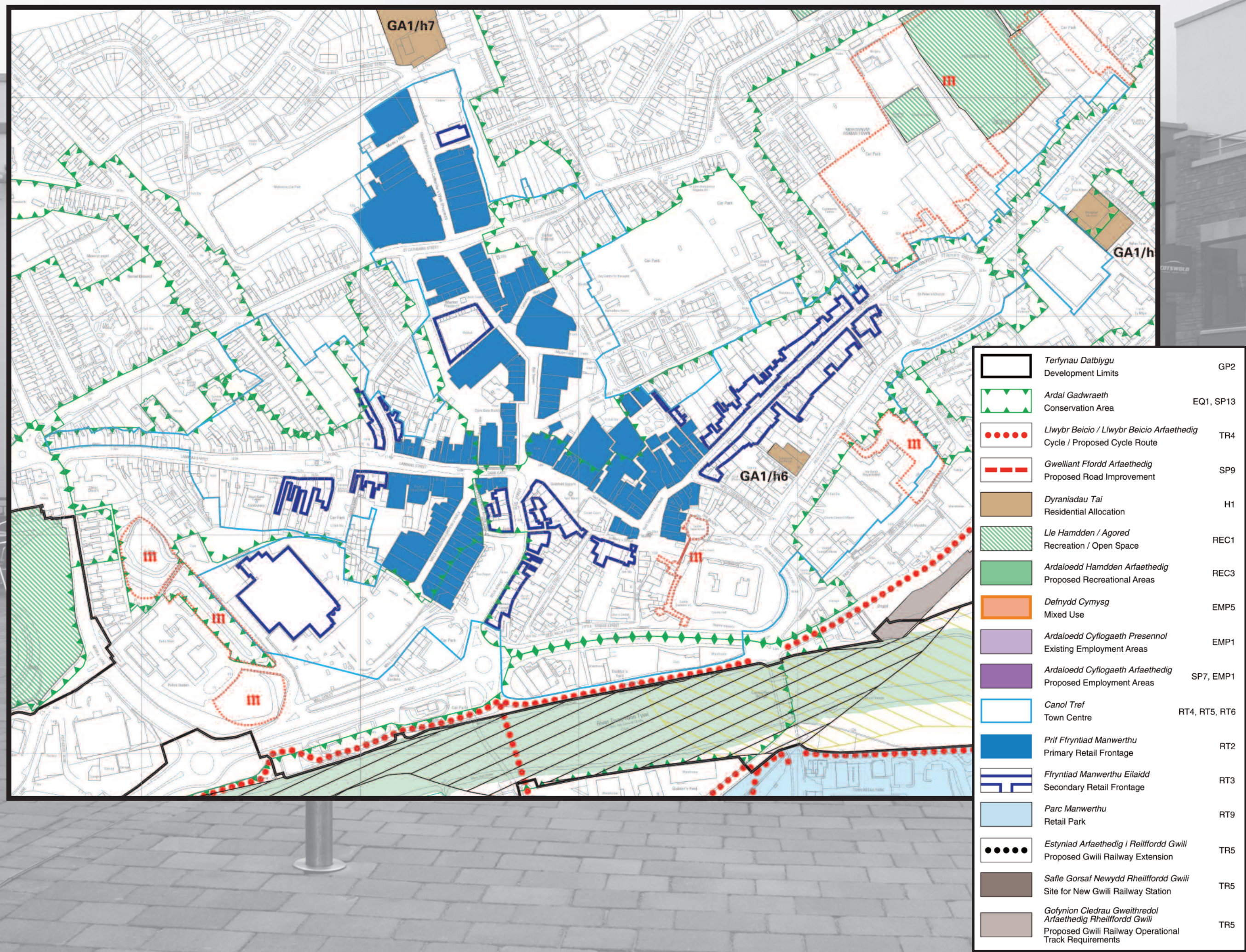
Cefndir

Mae gan Gaerfyrddin ganol tref sydd wedi hen ennill ei blwyf ac sy'n perfformio'n dda gydag arlwy fanwerthu gref. A hithau'n dref farchnad fawr, mae Caerfyrddin yn gwasanaethu ystod eang o gymunedau yn lleol ac yn y rhanbarth ehangach gan gynnig cymysgedd o enwau sydd i'w gweld ar y stryd fawr ledled Prydain a siopau manwerthu lleol ac arbenigol llai. Mae arlwy fanwerthu a masnachol y dref wedi cael ei gwella dros y blynyddoedd diwethaf trwy ddatblygiad Rhodfa'r Santes Catrin sydd yn nhermau manwerthu'n cael ei angori gan siop Debenhams ac yn nhermau hamdden fasnachol gan y sinema aml-sgrîn.

Background

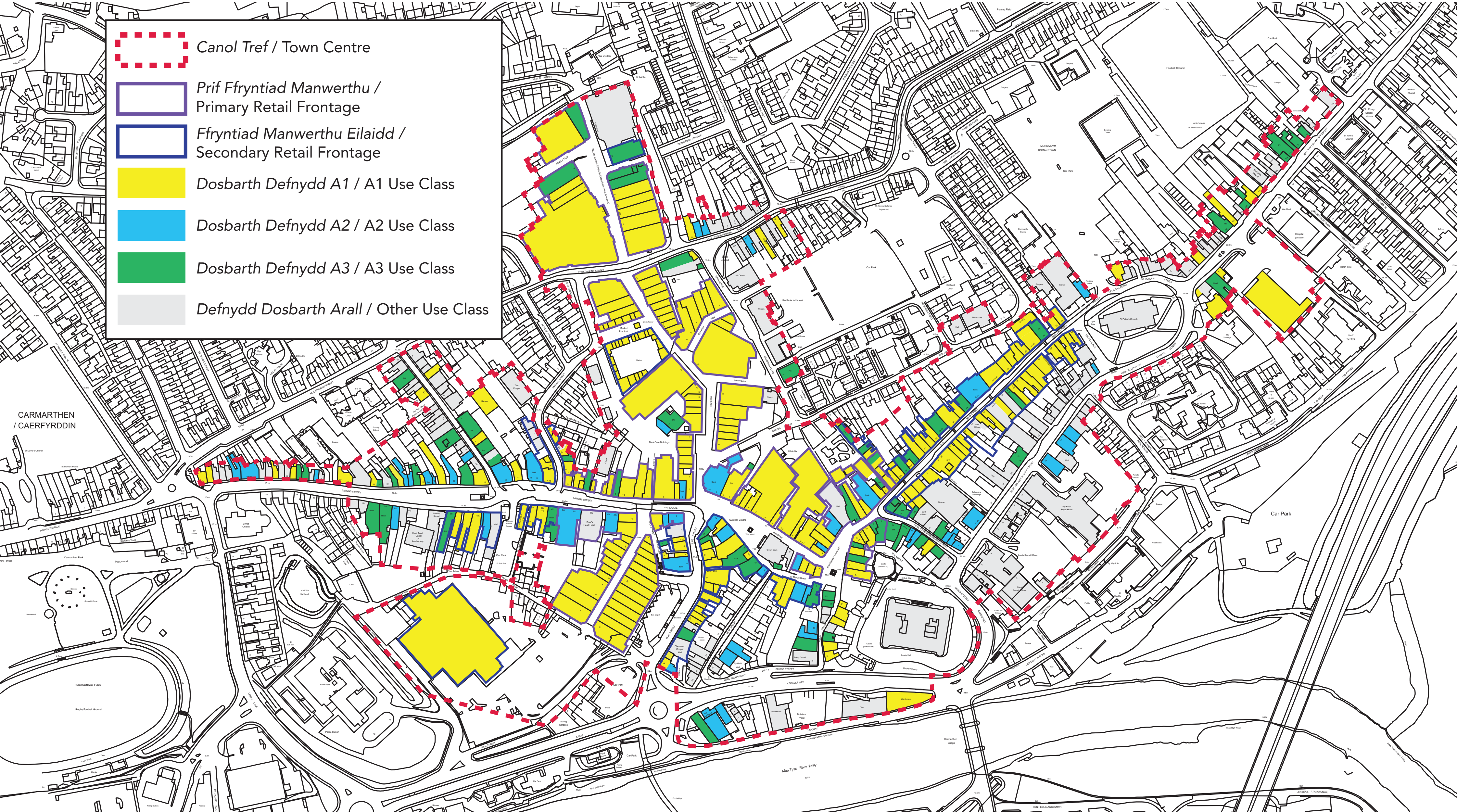
Carmarthen has longstanding and well performing town centre with a strong retail offer. A large market town, Carmarthen serves a wide range of communities both locally and within the broader region offering a mix of national high street names with smaller local and niche retail stores. The retail and commercial offer of the town centre has been enhanced in recent years through the development of the St Catherine's Walk development which in retail terms, is anchored by a Debenhams store and commercial leisure by the multi screen cinema.

Canol Tref Caerfyrddin (GA1): CDLl Mabwysiedig - Detholiad
Carmarthen Town Centre (GA1): Adopted LDP - Extract



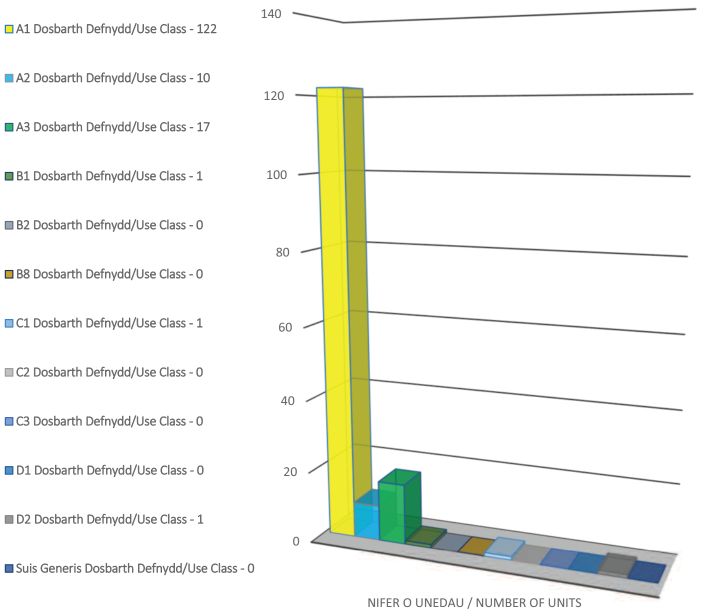
Caerfyrddin: Dosbarth Defnydd

Carmarthen: Use Class

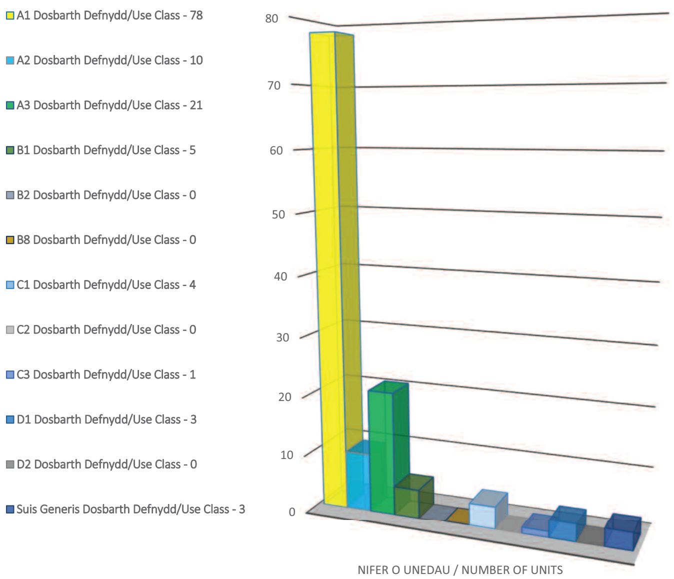


Caerfyrddin: Dosbarth Defnydd
Carmarthen: Use Class

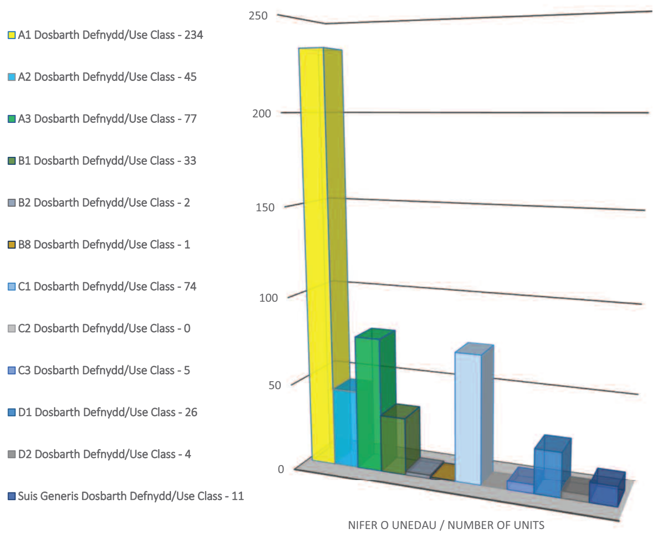
Prif Ffryntiad Manwerthu Caerfyrddin
Carmarthen Primary Retail Frontage



Ffryntiad Manwerthu Eilaidd Caerfyrddin
Carmarthen Secondary Retail Frontage

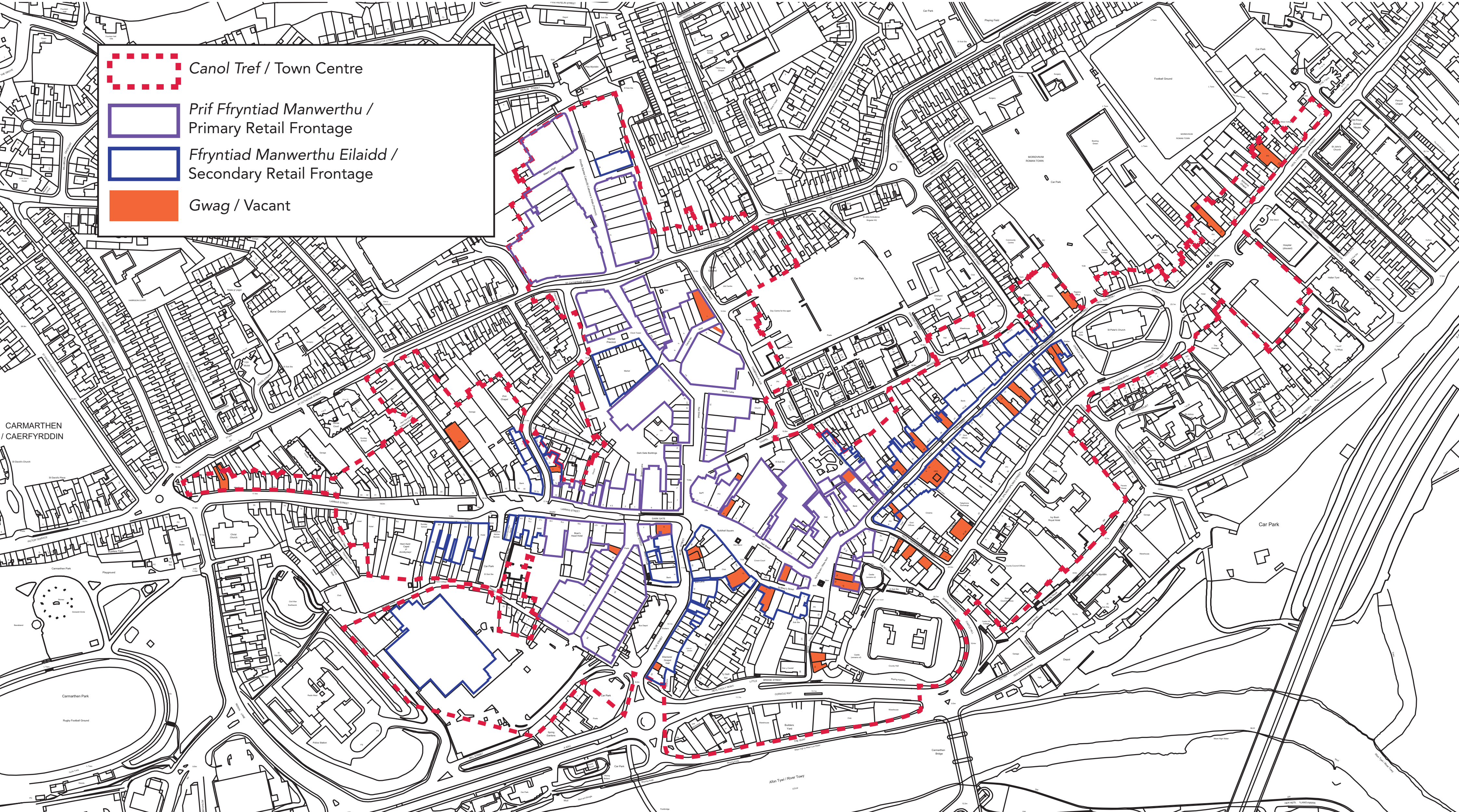


Canol Tref Caerfyrddin (gan gynnwys Ffryntiad Manwerthu Prif ac Eilaidd)
Carmarthen Town Centre (Including Primary and Secondary Retail Frontage)



Caerfyrddin: Unedau Gwag

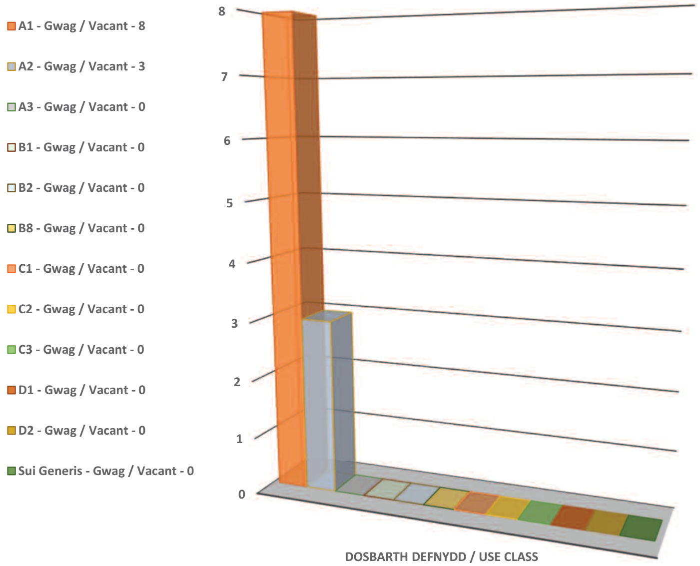
Carmarthen: Vacant Units



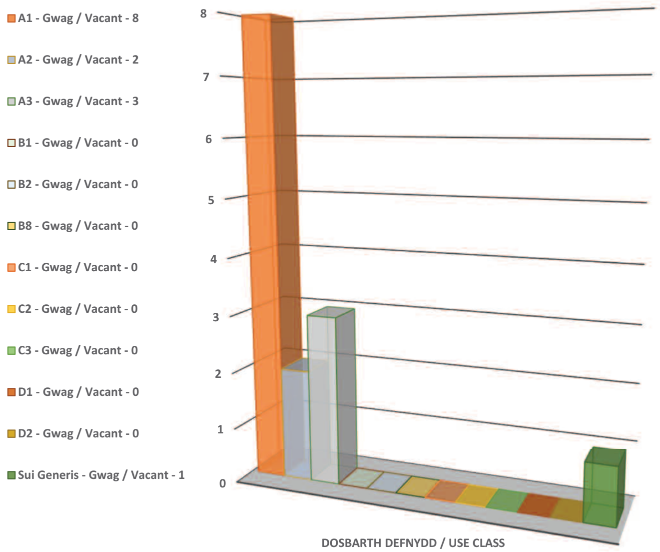
Caerfyrddin: Cyfraddau Llefydd Gwag fesul Dosbarth Defnydd

Carmarthen: Vacancy Rates by Use Class

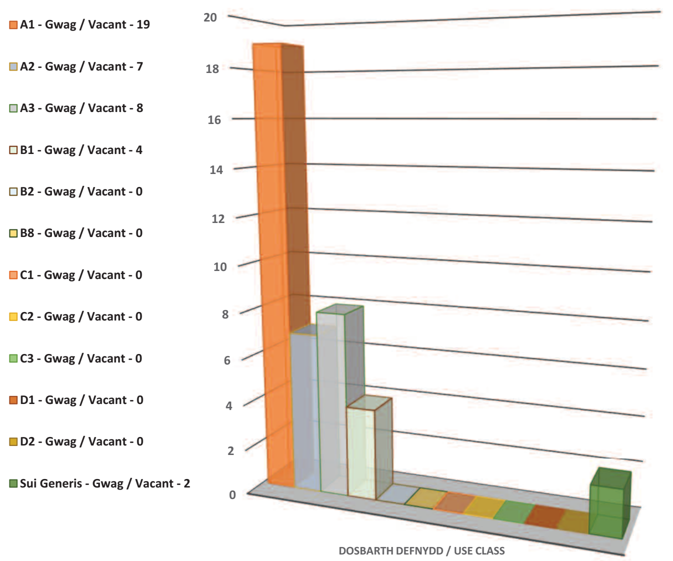
Prif Ffryntiad Manwerthu Caerfyrddin
Carmarthen Primary Retail Frontage



Ffryntiad Manwerthu Eilaidd Caerfyrddin
Carmarthen Secondary Retail Frontage

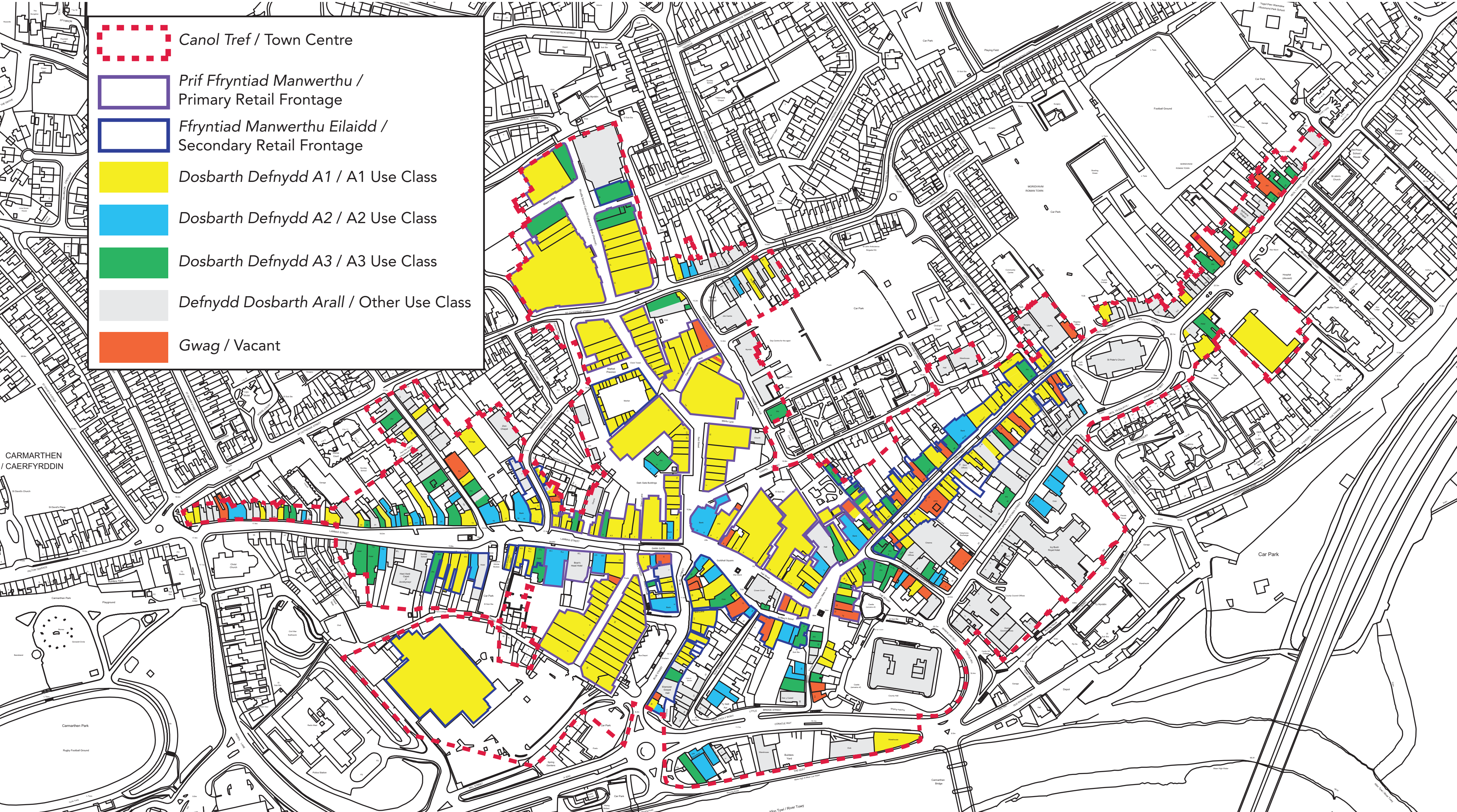


Canol Tref Caerfyrddin (gan gynnwys Ffryntiad Manwerthu Prif ac Eilaidd)
Carmarthen Town Centre (Including Primary and Secondary Retail Frontage)



Caerfyrddin: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)

Carmarthen: Activity by Use Class (including Vacant Units)

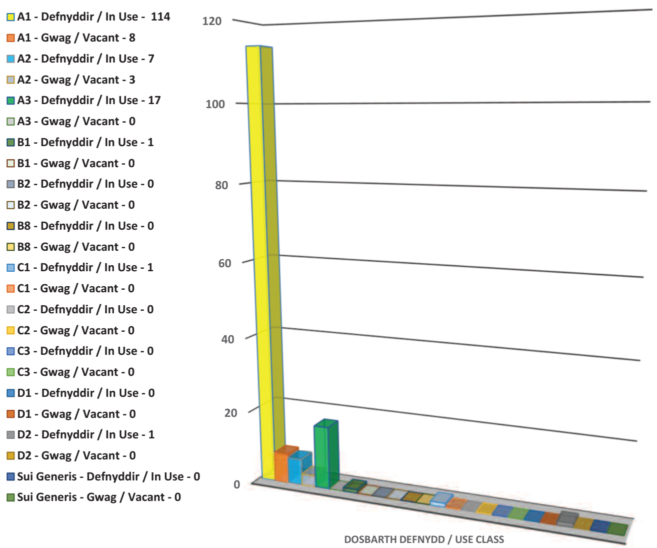


Caerfyrddin: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)

Carmarthen: Activity by Use Class (including Vacant Units)

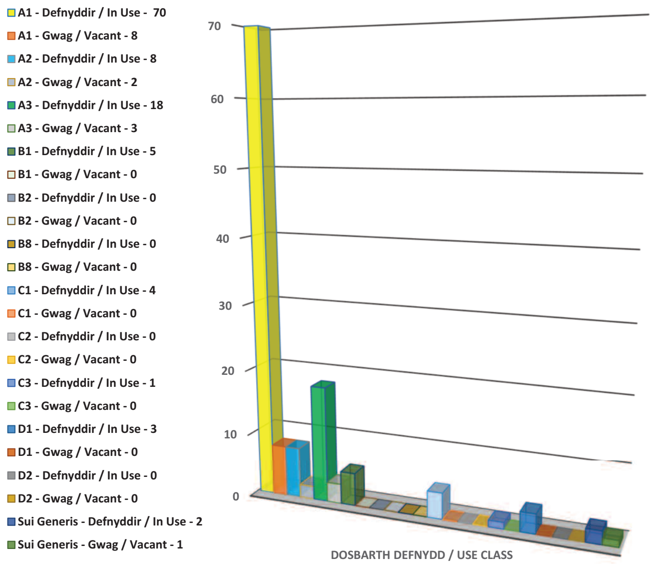
Prif Ffryntiad Manwerthu Caerfyrddin

Carmarthen Primary Retail Frontage



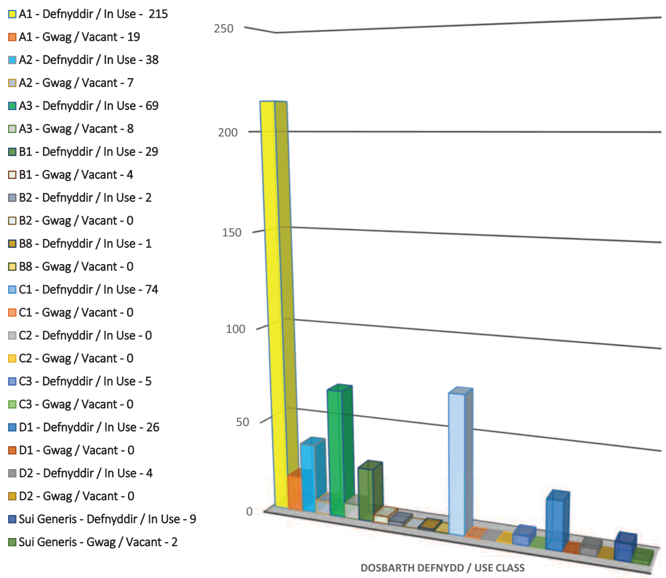
Ffryntiad Manwerthu Eilaidd Caerfyrddin

Carmarthen Secondary Retail Frontage



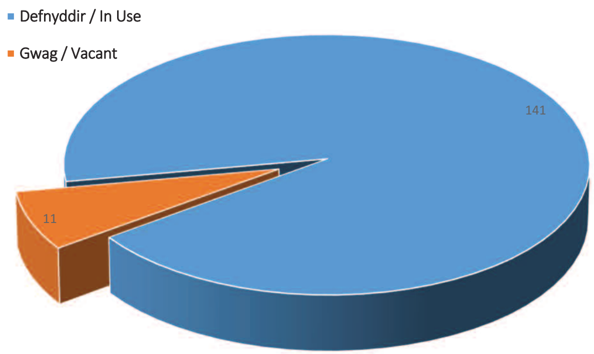
Canol Tref Caerfyrddin (gan gynnwys Ffryntiad Manwerthu Prif ac Eilaidd)

Carmarthen Town Centre (Including Primary and Secondary Retail Frontage)



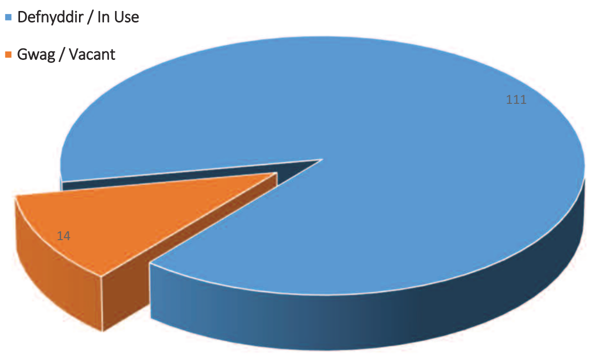
Cyfraddau Llefydd Gwag

Vacancy Rates



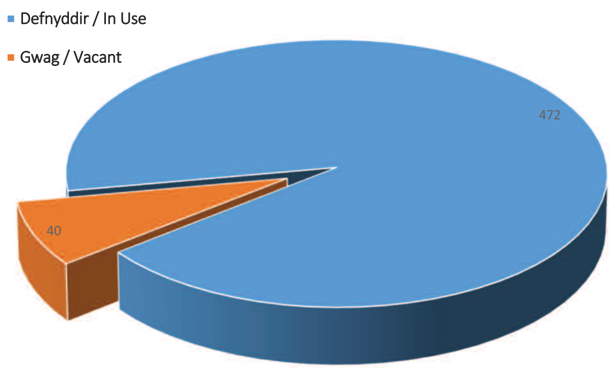
Cyfraddau Llefydd Gwag

Vacancy Rates



Cyfraddau Llefydd Gwag

Vacancy Rates



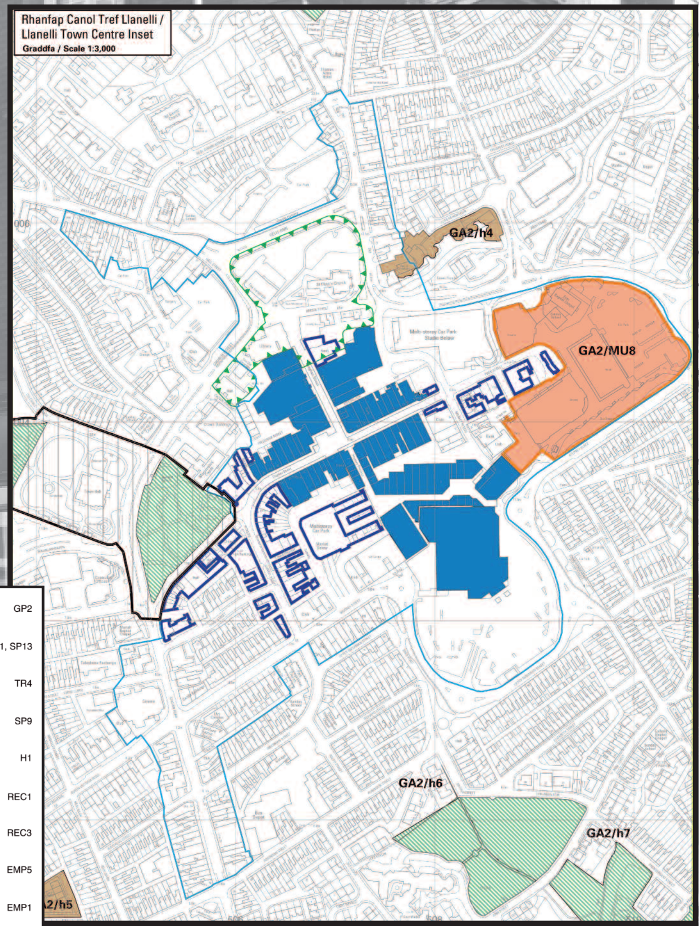
Llanelli
Llanelli

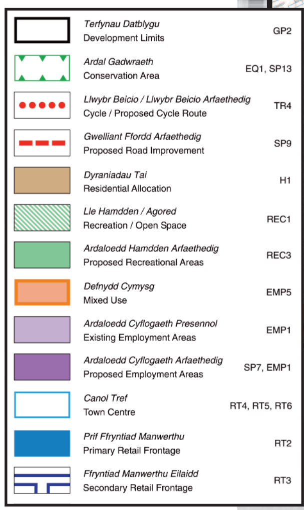
Cefndir

Mae Llanelli'n ganolfan fanwerthu sydd wedi ennill ei phlwyf ac sydd wedi'i lleoli yn ne ddwyrain y gornel. A hithau'n dref â threftadaeth ddiwydiannol gref, mae gan Lanelli a chanol y dref rôl fanwerthu sefydledig sydd wedi cael ei hategu dros y blynyddoedd diwethaf gan arlwyau y tu allan i'r dref. Er gwaethaf yr her a'r gystadleuaeth o du'r datblygiadau y tu allan i'r dref mae'r dref yn cadw craidd manwerthu sy'n cynnwys cymysgedd o siopau sydd i'w cael dros Brydain i gyd a siopau lleol. Mae'r datblygiad ym 'Mhorth y Dwyrain', sy'n cynnwys sinema Odeon, wedi arwain at adfywio rhan o ganol y dref yn sylweddol, gan hefyd ehangu arlwy canol y dref i gynnwys hamdden fasnachol. Dylid cyfeirio hefyd at y buddsoddiadau parhaus o ran adnewyddu eiddo mewn rhannau eraill o ganol y dref fel rhan o'r grant Lleoedd Llewyrchus Llawn Addewid. Mae hyn wedi dangos llwyddiant nodedig o ran adfywio ardaloedd yng nghanol y dref a gwella adeiladau er mwyn gallu gwneud defnydd effeithiol ohonynt unwaith eto.

Background

Llanelli is an established retail centre located in the south east of the County. A town with a strong industrial heritage Llanelli and its town centre, has an established retail role which has in recent years been supplemented by out of town offers. Despite the challenge and competition from the out of town developments the town retains a retail core containing a mix of national and local stores. The development at 'Eastgate', which includes an the Odeon cinema has seen a significant regeneration of part of the town centre, whilst also broadening the town centres offer to include commercial leisure. Reference is also had to the ongoing investments in terms of property refurbishment elsewhere within the town centre as part of the Vibrant and Viable Places grant. This has demonstrated notable success in regenerating areas of the town centre and in bringing properties back into effective use.



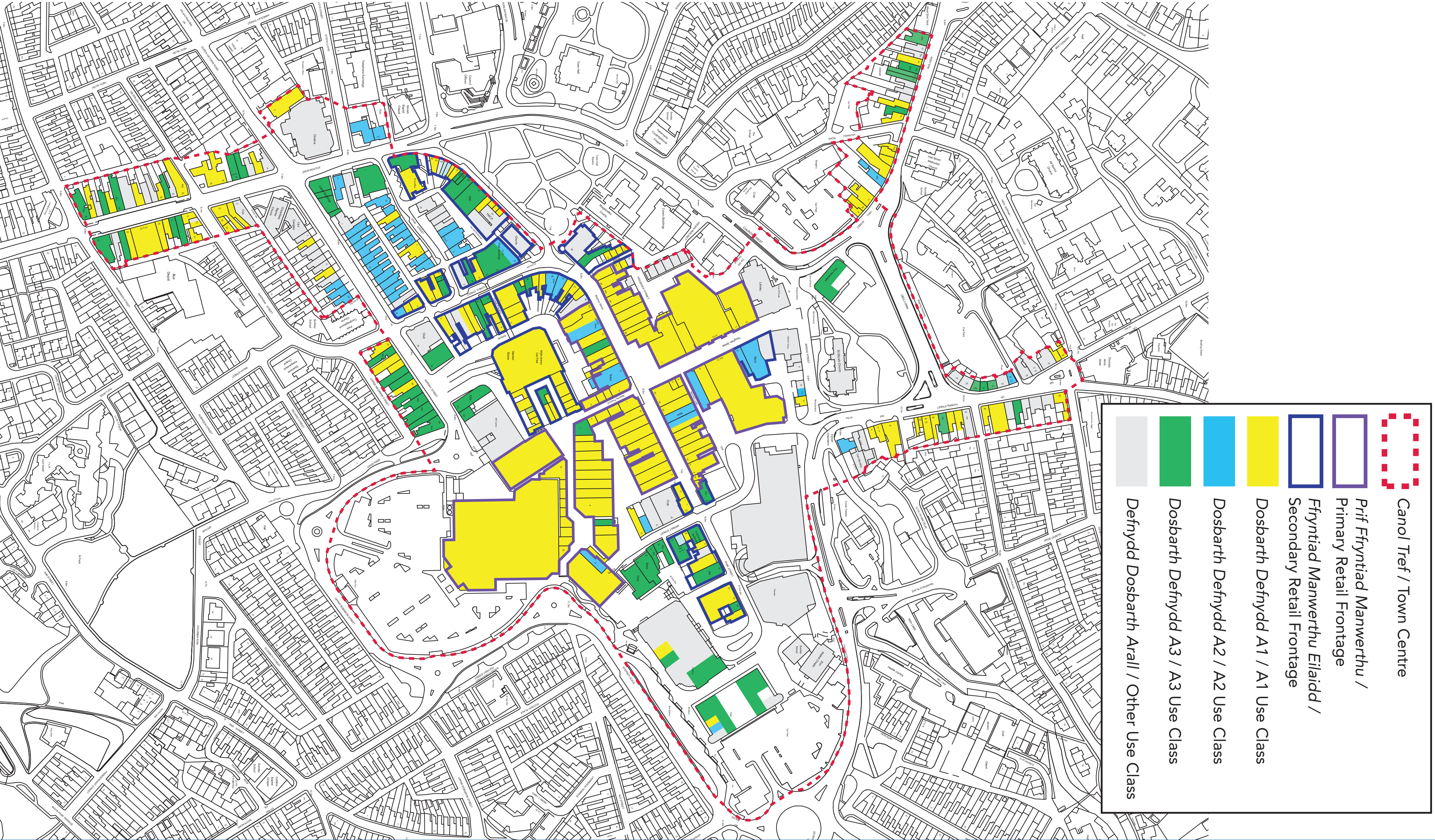


Canol Tref Llanelli (GA2): CDLl Mabwysiedig - Detholiad

Llanelli Town Centre (GA2): Adopted LDP - Extract

Llanelli: Dosbarth Defnydd

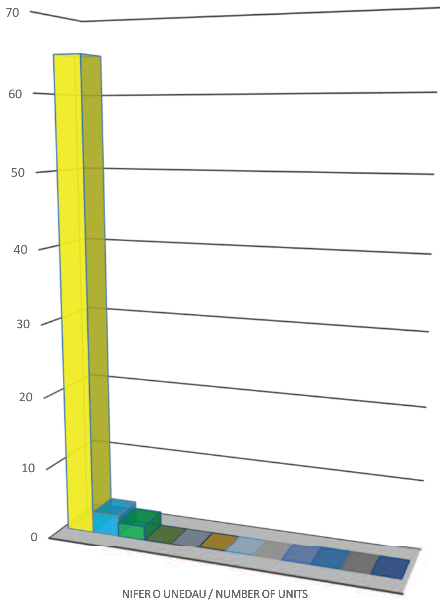
Llanelli: Use Class



Llanelli: Dosbarth Defnydd
Llanelli: Use Class

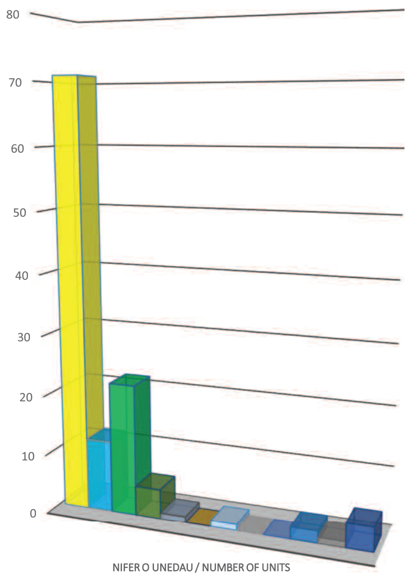
Prif Ffryntiad Manwerthu Llanelli
Llanelli Primary Retail Frontage

- A1 Dosbarth Defnydd/Use Class - 65
- A2 Dosbarth Defnydd/Use Class - 3
- A3 Dosbarth Defnydd/Use Class - 2
- B1 Dosbarth Defnydd/Use Class - 0
- B2 Dosbarth Defnydd/Use Class - 0
- B8 Dosbarth Defnydd/Use Class - 0
- C1 Dosbarth Defnydd/Use Class - 0
- C2 Dosbarth Defnydd/Use Class - 0
- C3 Dosbarth Defnydd/Use Class - 0
- D1 Dosbarth Defnydd/Use Class - 0
- D2 Dosbarth Defnydd/Use Class - 0
- Suis Generis Dosbarth Defnydd/Use Class - 0



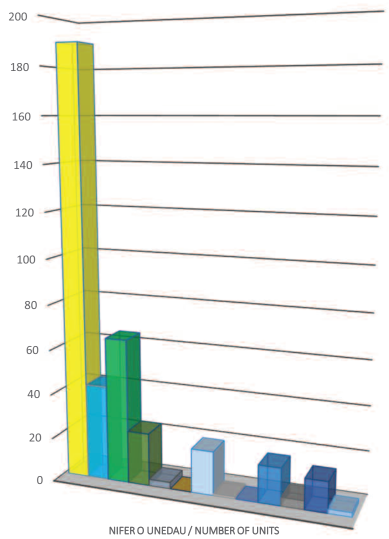
Ffryntiad Manwerthu Eilaidd Llanelli
Llanelli Secondary Retail Frontage

- A1 Dosbarth Defnydd/Use Class - 71
- A2 Dosbarth Defnydd/Use Class - 12
- A3 Dosbarth Defnydd/Use Class - 22
- B1 Dosbarth Defnydd/Use Class - 5
- B2 Dosbarth Defnydd/Use Class - 1
- B8 Dosbarth Defnydd/Use Class - 0
- C1 Dosbarth Defnydd/Use Class - 1
- C2 Dosbarth Defnydd/Use Class - 0
- C3 Dosbarth Defnydd/Use Class - 0
- D1 Dosbarth Defnydd/Use Class - 2
- D2 Dosbarth Defnydd/Use Class - 1
- Suis Generis Dosbarth Defnydd/Use Class - 4



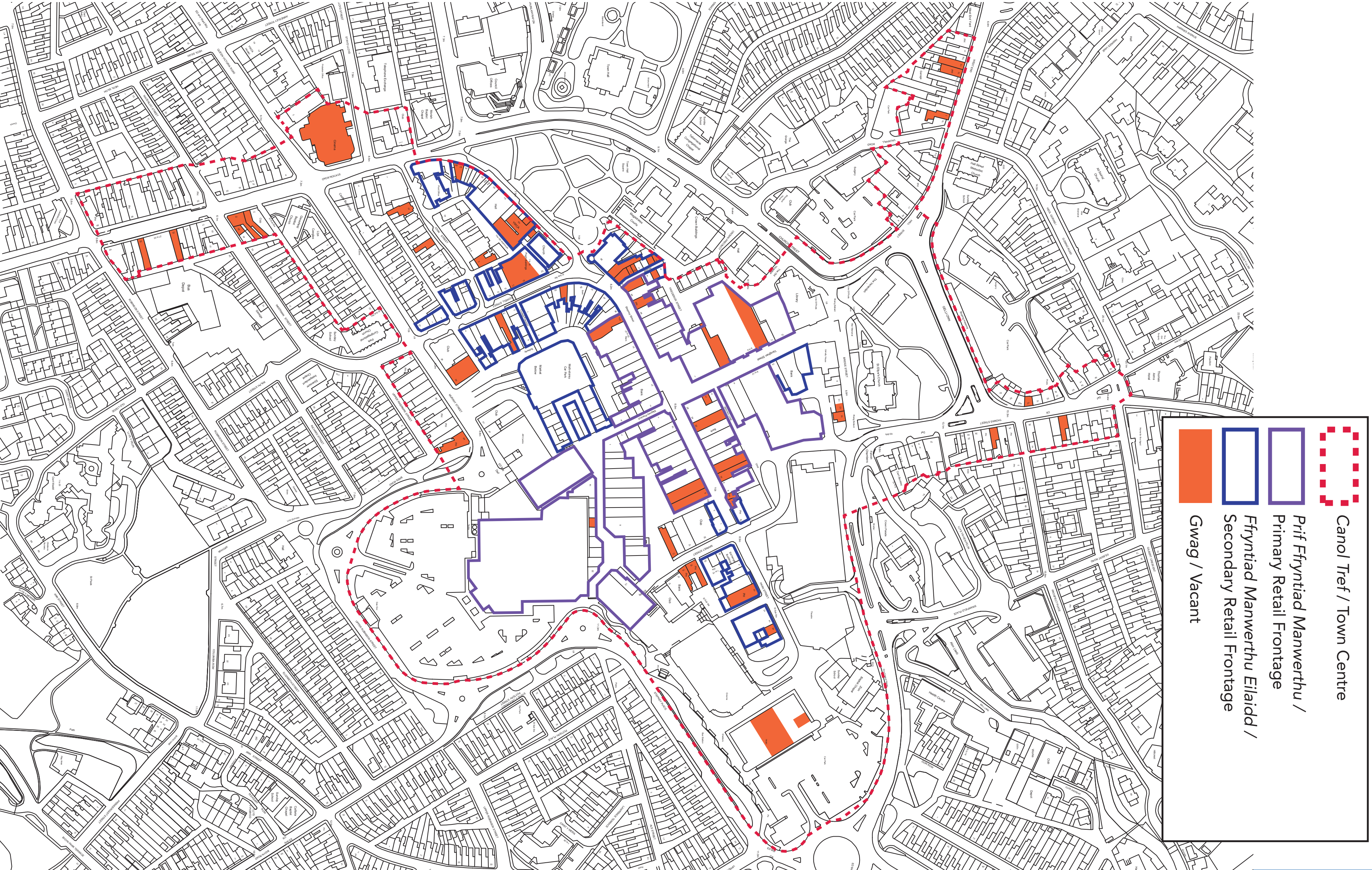
Canol Tref Llanelli (gan gynnwys Ffryntiad Manwerthu Prif ac Eilaidd)
Llanelli Town Centre (Including Primary and Secondary Retail Frontage)

- A1 Dosbarth Defnydd/Use Class - 190
- A2 Dosbarth Defnydd/Use Class - 43
- A3 Dosbarth Defnydd/Use Class - 65
- B1 Dosbarth Defnydd/Use Class - 24
- B2 Dosbarth Defnydd/Use Class - 3
- B8 Dosbarth Defnydd/Use Class - 0
- C1 Dosbarth Defnydd/Use Class - 20
- C2 Dosbarth Defnydd/Use Class - 1
- C3 Dosbarth Defnydd/Use Class - 0
- D1 Dosbarth Defnydd/Use Class - 17
- D2 Dosbarth Defnydd/Use Class - 4
- Suis Generis Dosbarth Defnydd/Use Class - 14
- Not Classified / Heb Ddosbarth - 2



Llanelli: Unedau Gwag

Llanelli: Vacant Units

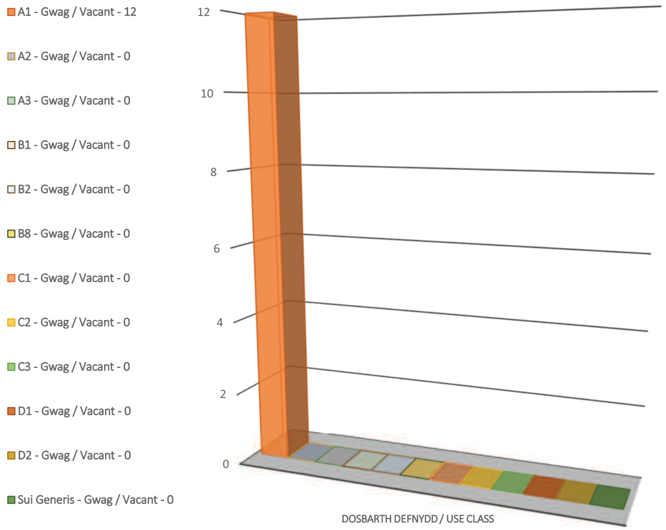


Llanelli: Cyfraddau Llefydd Gwag fesul Dosbarth Defnydd

Llanelli: Vacancy Rates by Use Class

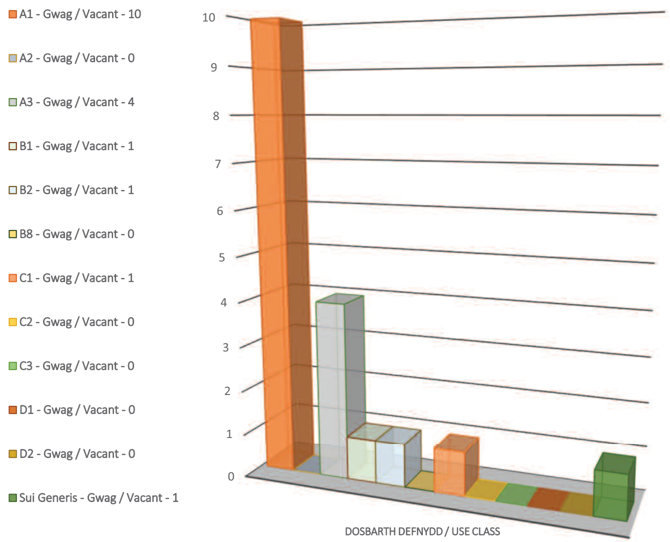
Prif Ffryntiad Manwerthu Llanelli

Llanelli Primary Retail Frontage



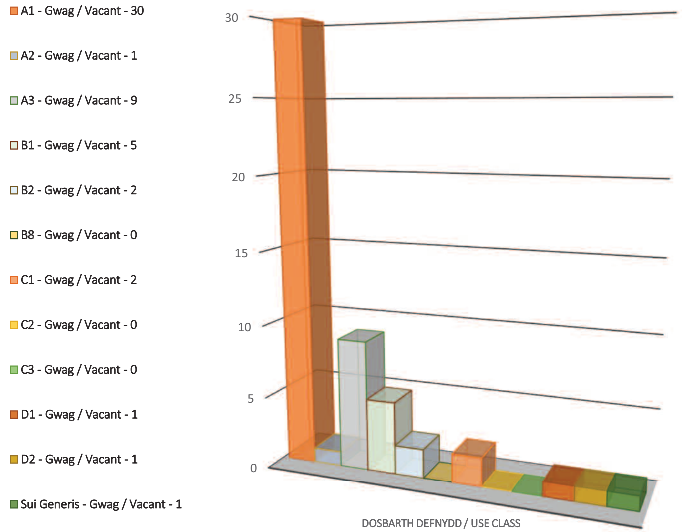
Ffryntiad Manwerthu Eilaidd Llanelli

Llanelli Secondary Retail Frontage



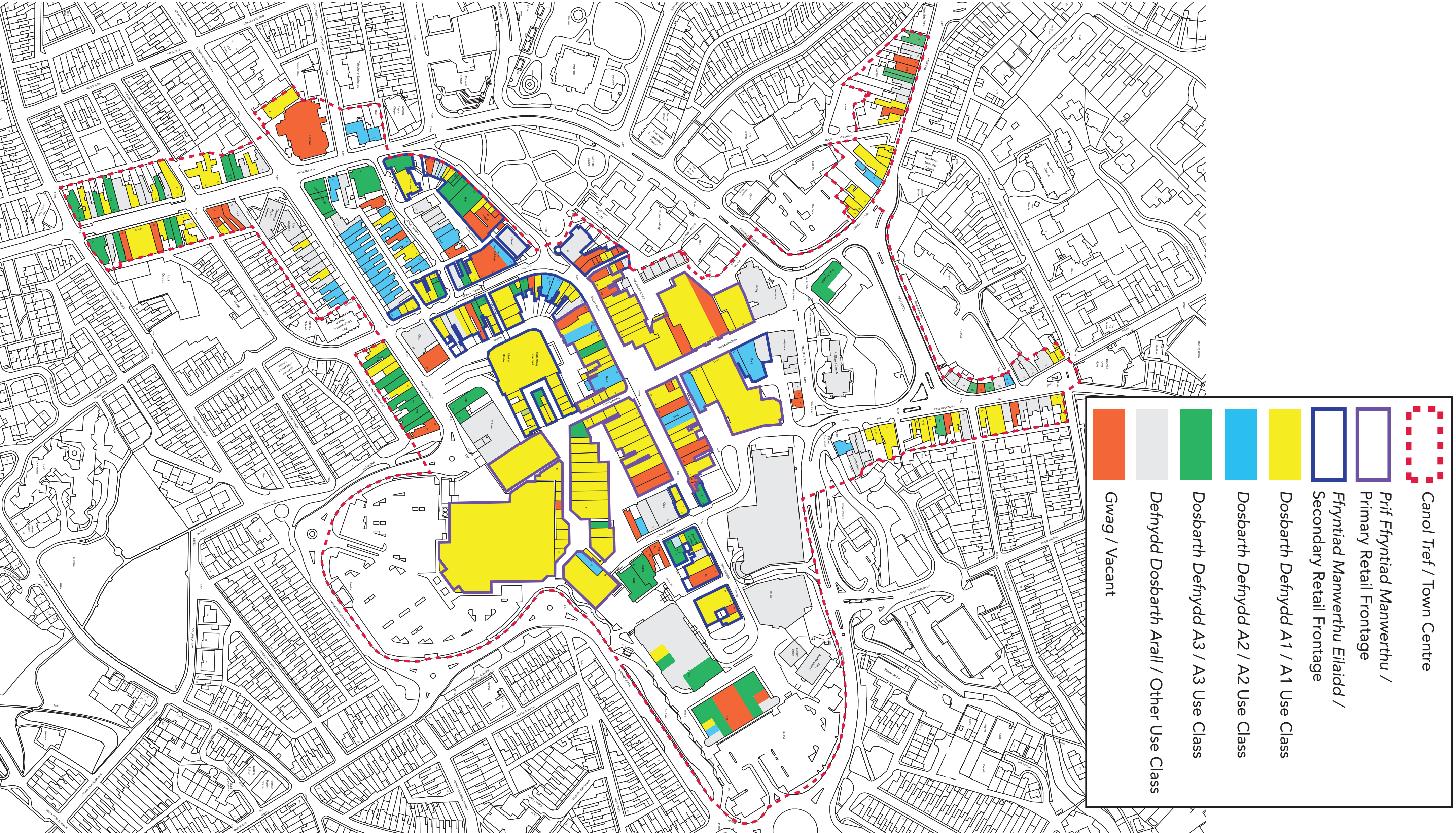
Canol Tref Llanelli (gan gynnwys Ffryntiad Manwerthu Prif ac Eilaidd)

Llanelli Town Centre (Including Primary and Secondary Retail Frontage)



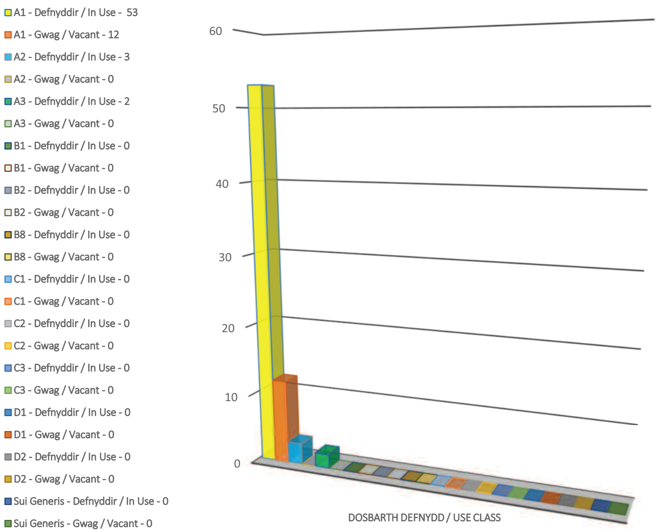
Llanelli: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)

Llanelli: Activity by Use Class (including Vacant Units)

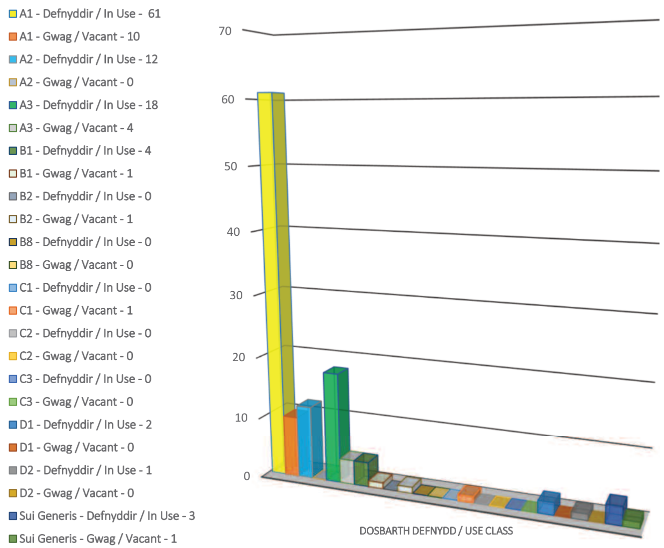


Llanelli: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)
Llanelli: Activity by Use Class (Including Vacant Units)

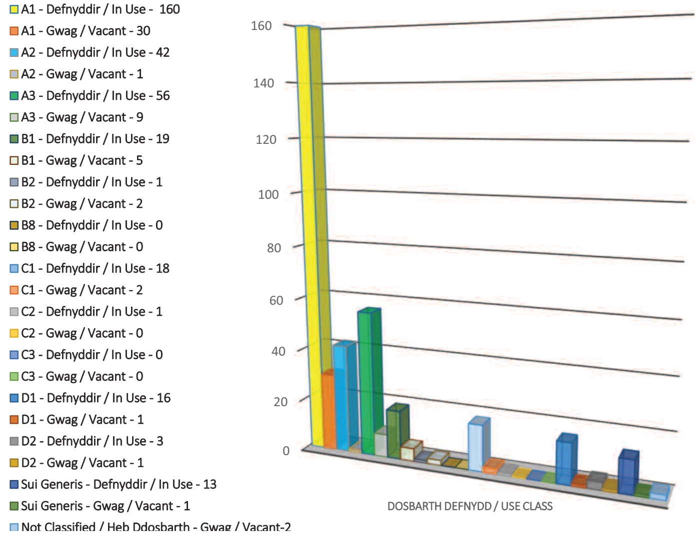
Prif Ffryntiad Manwerthu Llanelli
Llanelli Primary Retail Frontage



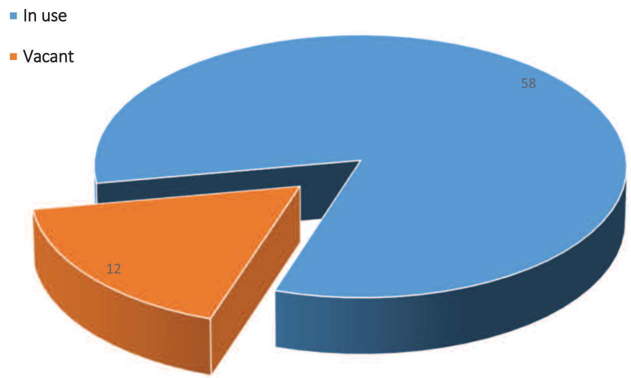
Ffryntiad Manwerthu Eilaidd Llanelli
Llanelli Secondary Retail Frontage



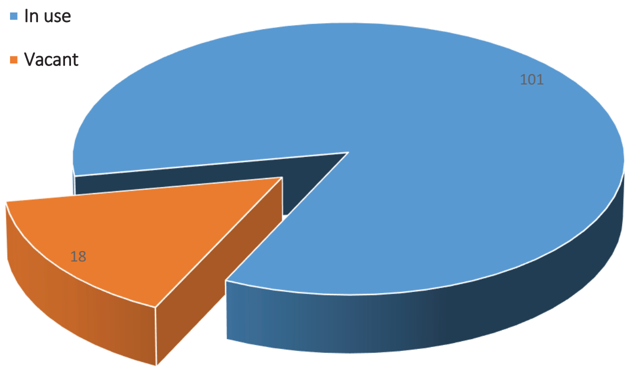
Canol Tref Llanelli (gan gynnwys Ffryntiad Manwerthu Prif ac Eilaidd)
Llanelli Town Centre (Including Primary and Secondary Retail Frontage)



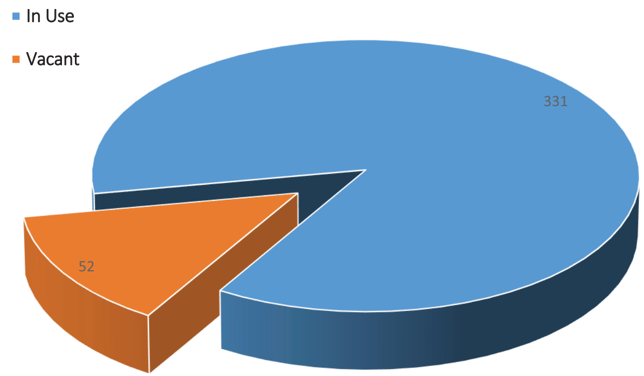
Cyfraddau Llefydd Gwag
Vacancy Rates



Cyfraddau Llefydd Gwag
Vacancy Rates



Cyfraddau Llefydd Gwag
Vacancy Rates



Rhydaman
Ammanford

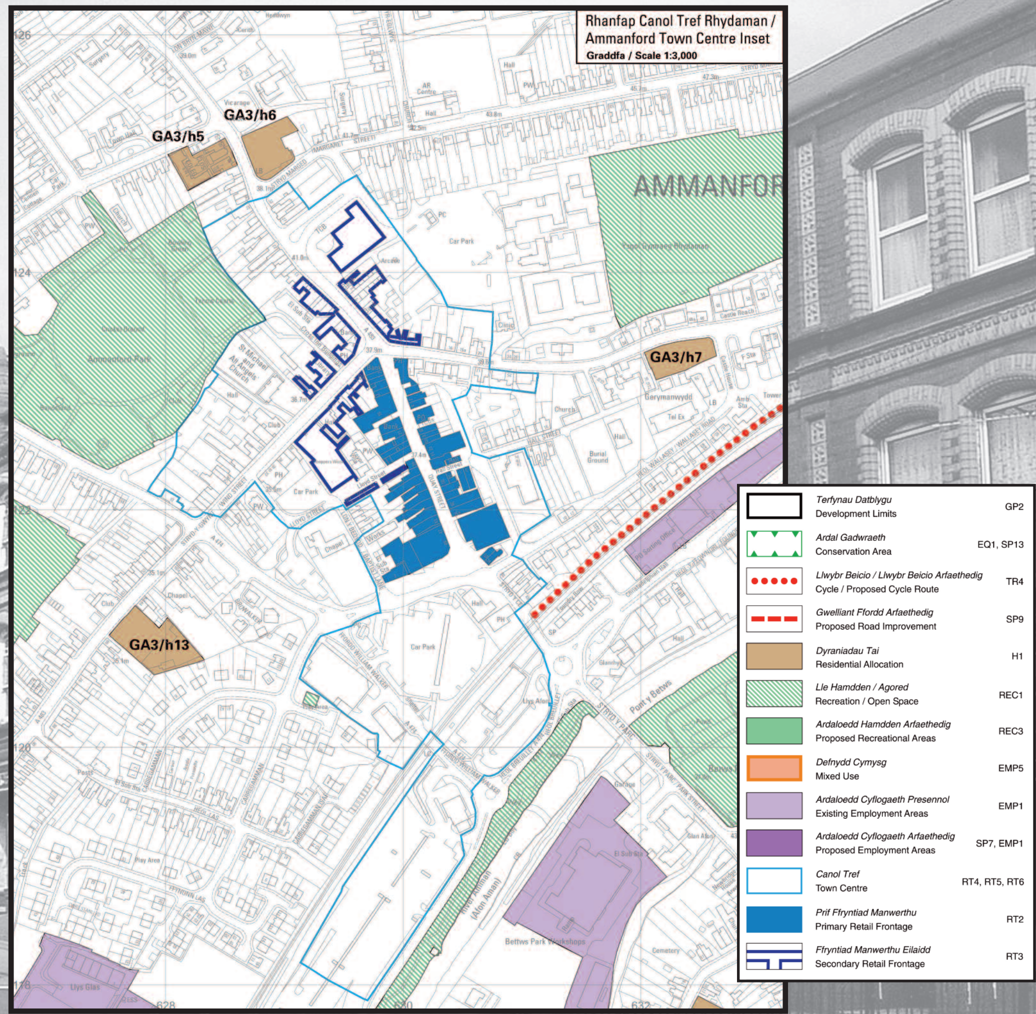
Cefndir

Er bod Rhydaman yn amlwg yn llai na chanolfannau manwerthu Caerfyrddin neu Lanelli, mae'n cyflawni swyddogaeth fanwerthu bwysig yng nghyd-destun ei lleoliad. Fel y ganolfan fanwerthu allweddol yn Ardal Twf Rhydaman/Cross Hands mae'n darparu arlwy stryd fawr bwysig sy'n cynnwys cynrychiolaeth gan nifer o gadwyni Prydeinig sy'n gwasanaethu'r ardal twf a chymunedau ehangach.

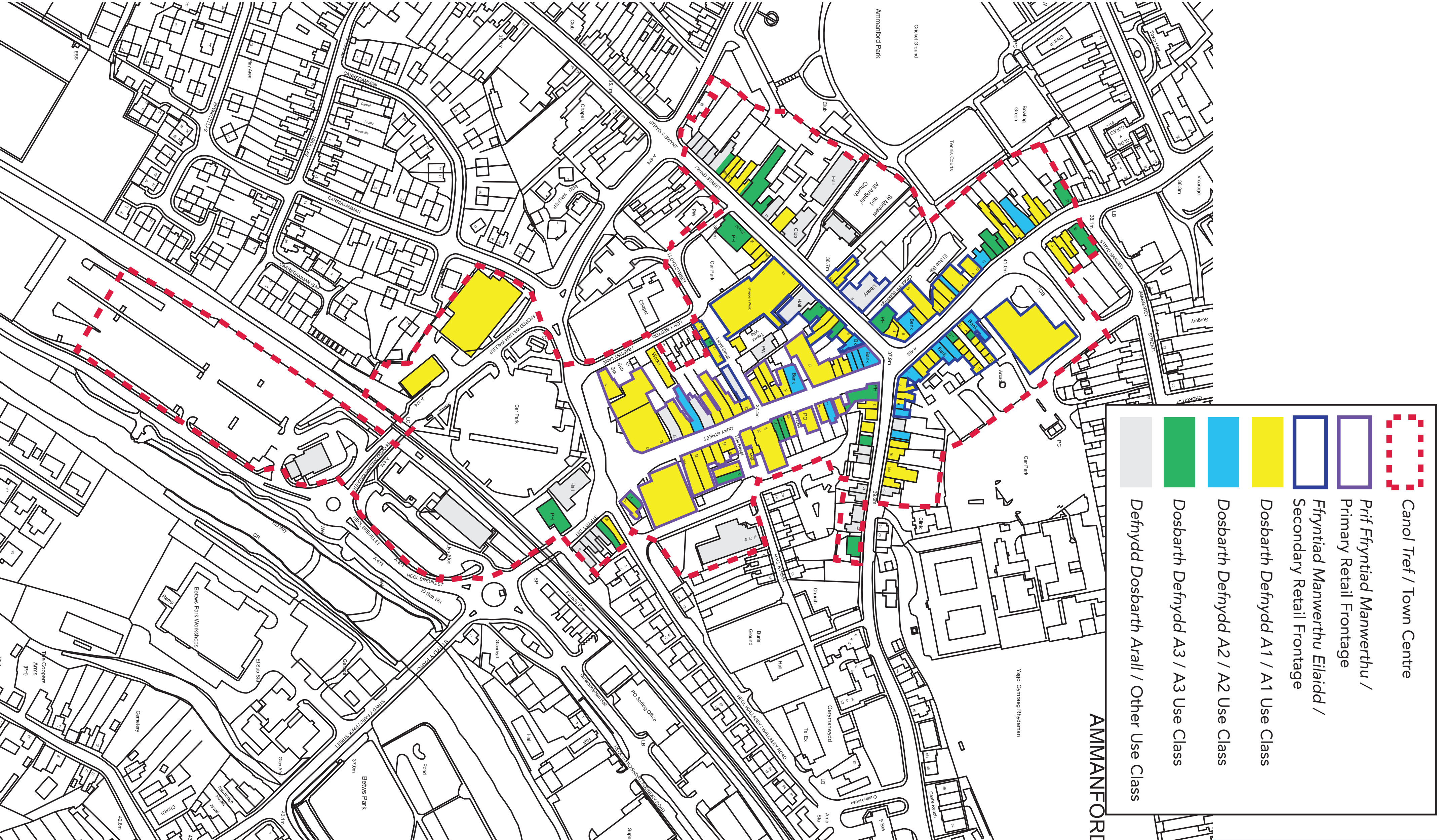
Background

Ammanford whilst is notably smaller than the retail centres of either Carmarthen or Llanelli fulfils an important retail function within the locational context. As the key retail centre within the Ammanford/Cross Hands Growth Area it provides an important high street offer which includes representation from a number of national chains serving both the growth area and wider communities.

Canol Tref Rhydaman (GA3): CDLl Mabwysiedig - Detholiad
Ammanford Town Centre (GA3): Adopted LDP - Extract

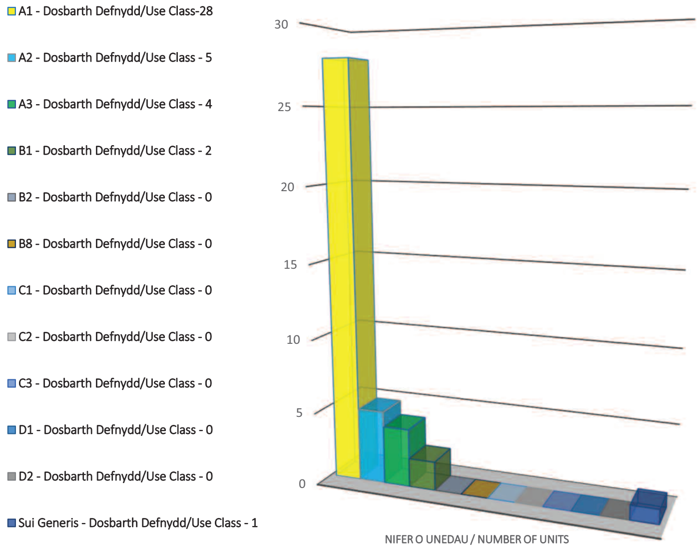


Rhydaman: Dosbarth Defnydd
Ammanford: Use Class

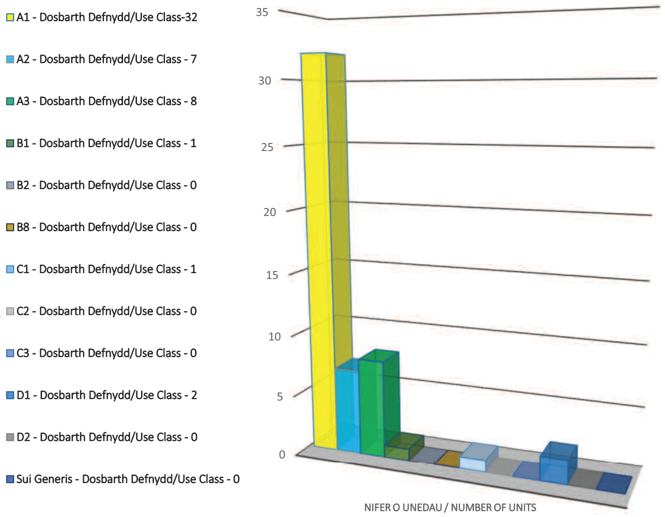


Rhydaman: Dosbarth Defnydd
Ammanford: Use Class

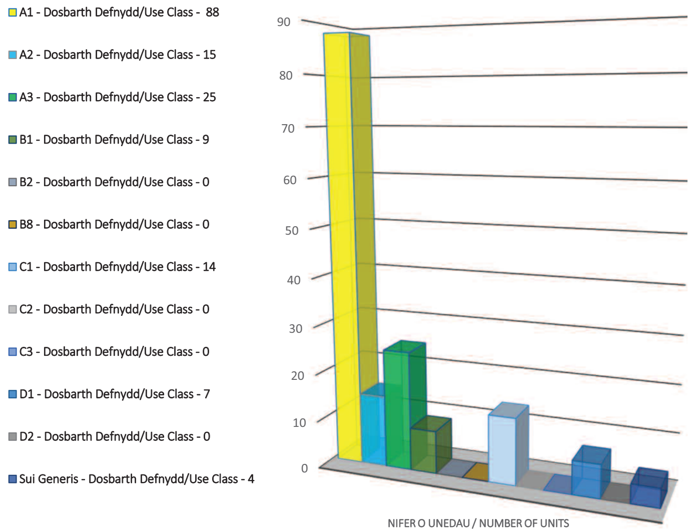
Prif Ffryntiad Manwerthu Rhydaman
Ammanford Primary Retail Frontage



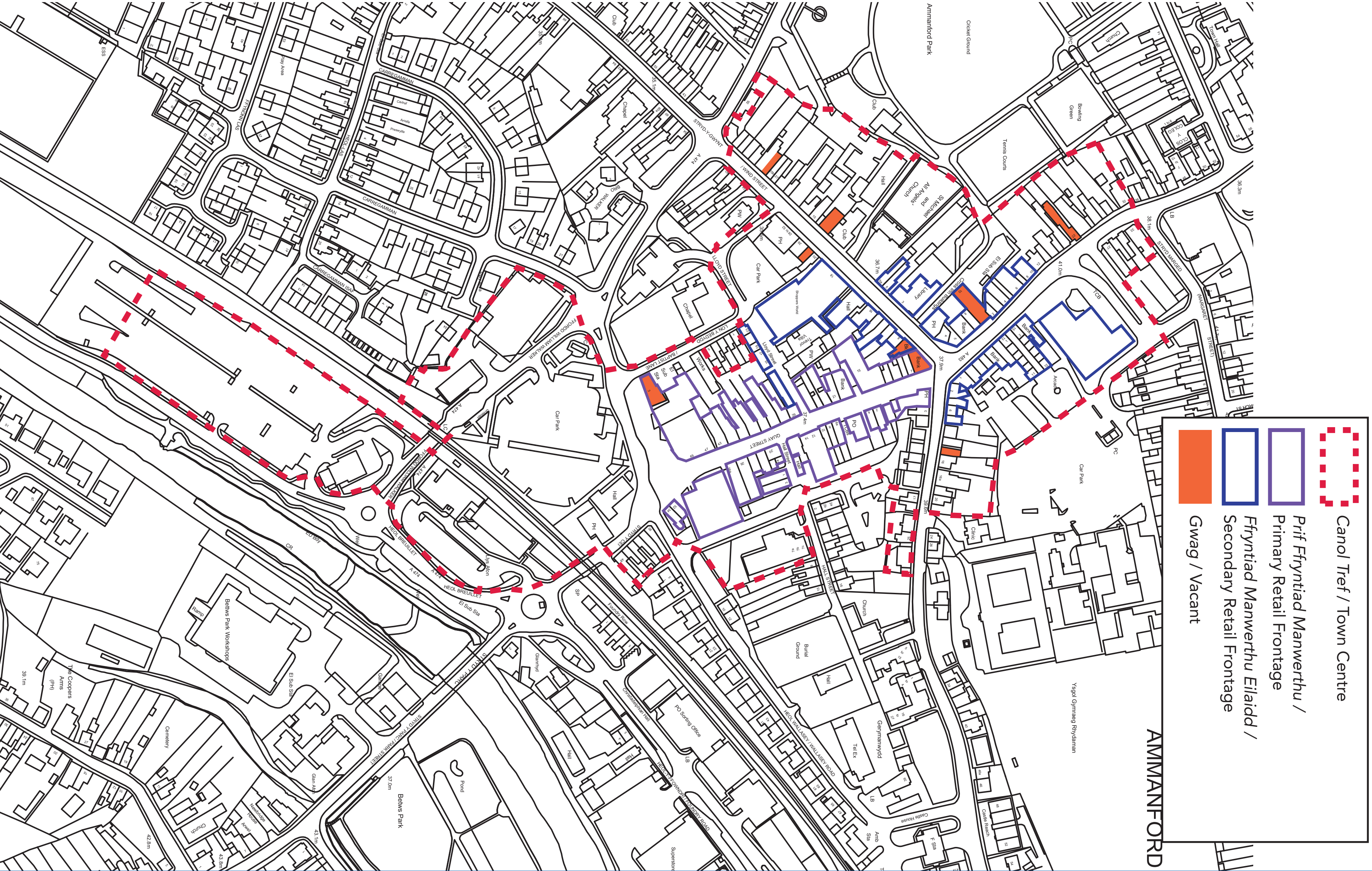
Ffryntiad Manwerthu Eilaidd Rhydaman
Ammanford Secondary Retail Frontage



Canol Tref Rhydaman (gan gynnwys Ffryntiad Manwerthu Prif ac Eilaidd)
Ammanford Town Centre (Including Primary and Secondary Retail Frontage)

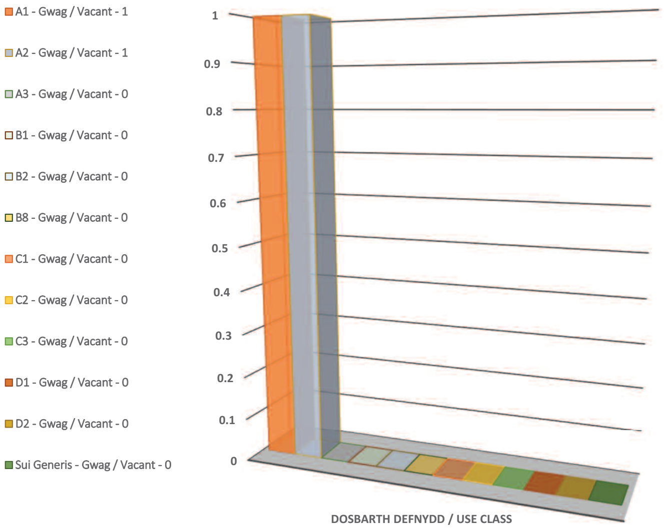


Rhydaman: Unedau Gwag
Ammanford: Vacant Units

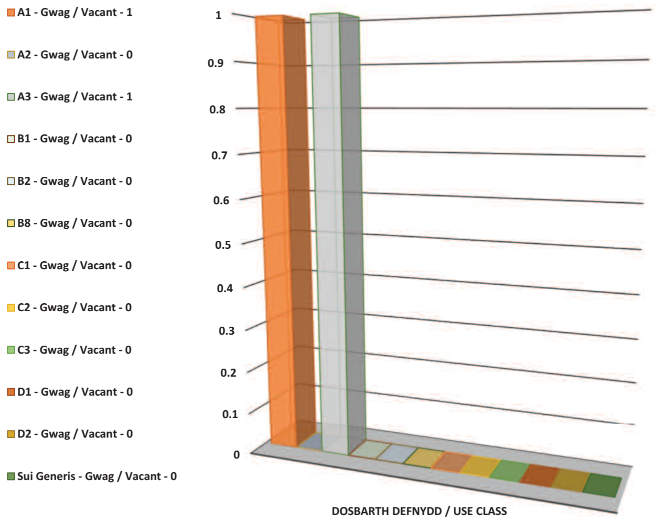


Rhydaman: Cyfraddau Llefydd Gwag fesul Dosbarth Defnydd
Ammanford: Vacancy Rates by Use Class

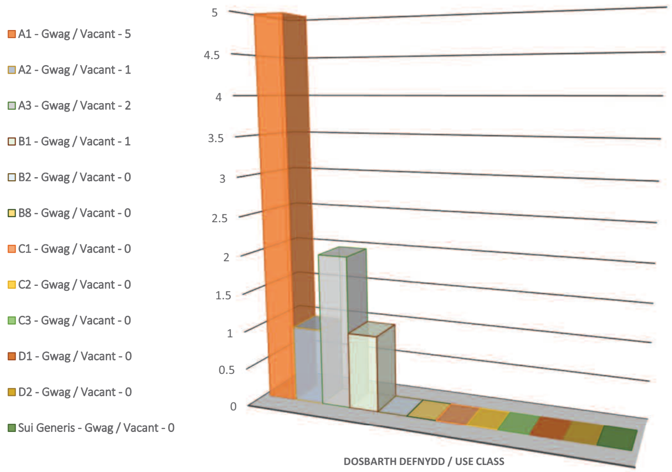
Prif Ffryntiad Manwerthu Rhydaman
Ammanford Primary Retail Frontage



Ffryntiad Manwerthu Eilaidd Rhydaman
Ammanford Secondary Retail Frontage

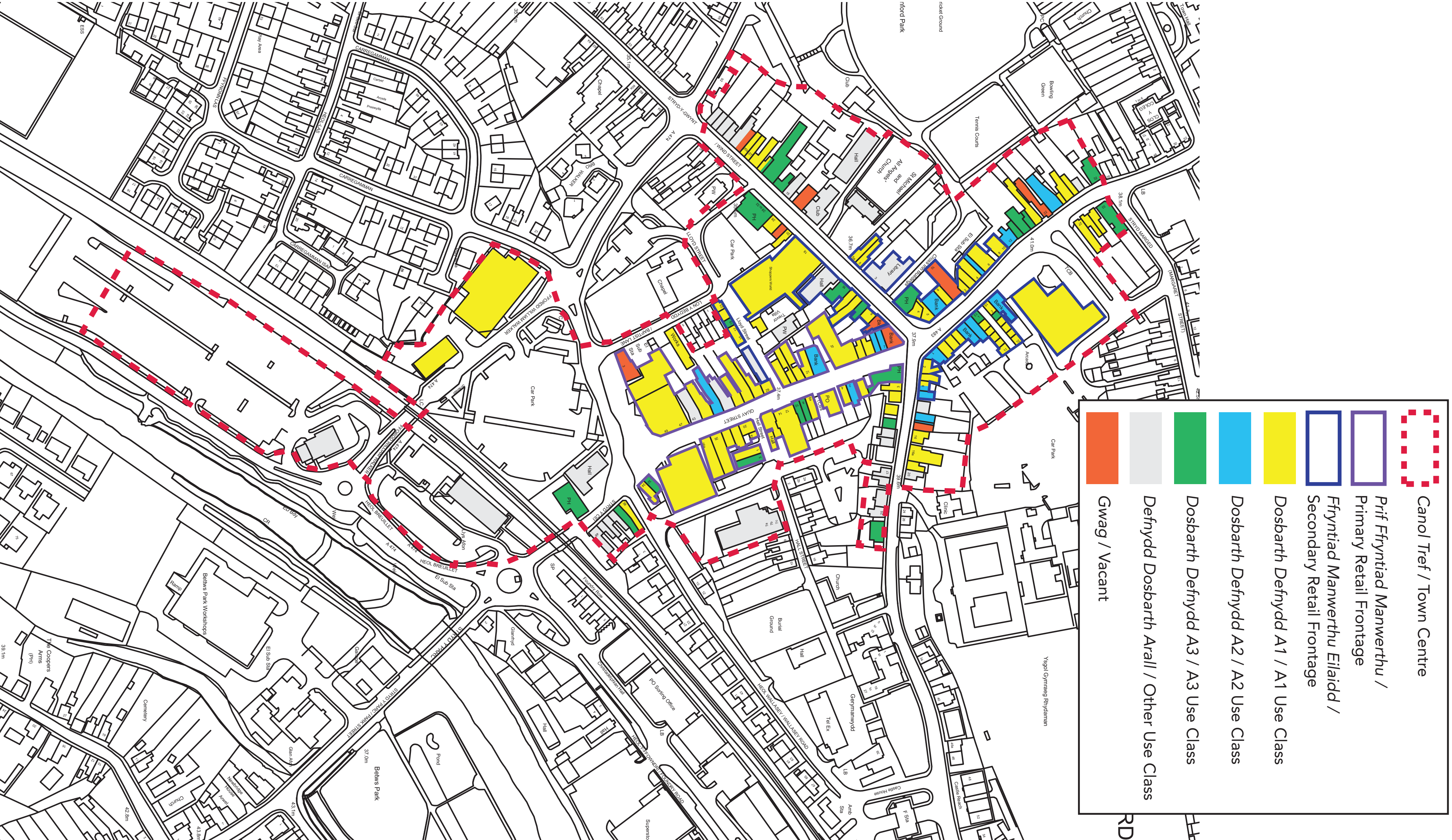


Canol Tref Rhydaman (gan gynnwys Ffryntiad Manwerthu Prif ac Eilaidd)
Ammanford Town Centre (Including Primary and Secondary Retail Frontage)



Rhydaman: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)

Ammanford: Activity by Use Class (including Vacant Units)

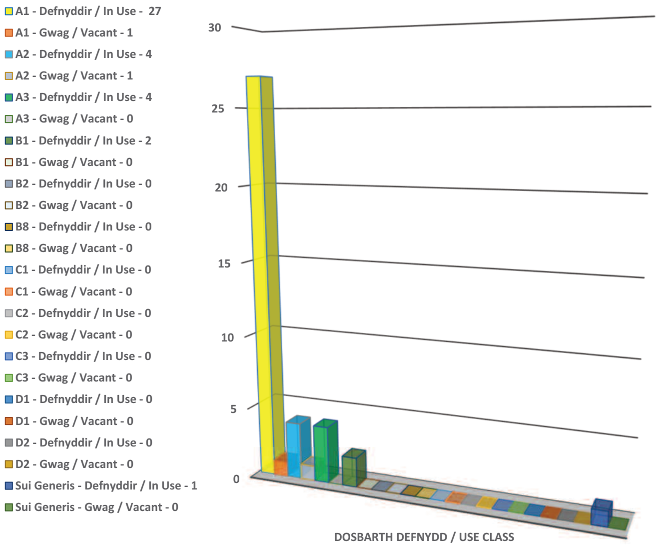


Rhydaman: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)

Ammanford: Activity by Use Class (including Vacant Units)

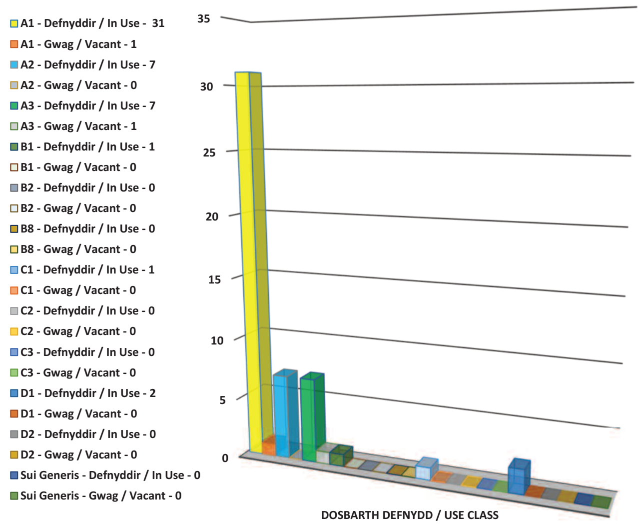
Prif Ffryntiad Manwerthu Rhydaman

Ammanford Primary Retail Frontage



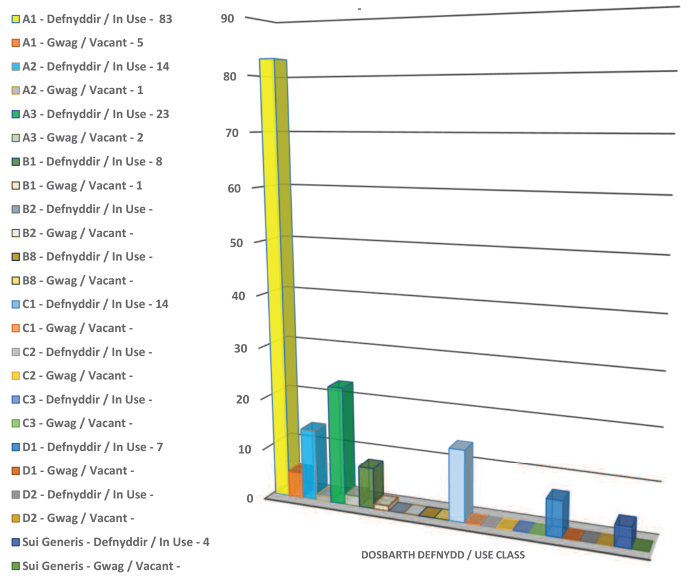
Ffryntiad Manwerthu Eilaidd Rhydaman

Ammanford Secondary Retail Frontage



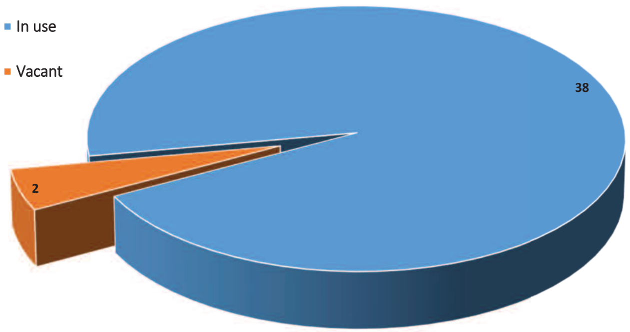
Canol Tref Rhydaman (gan gynnwys Ffryntiad Manwerthu Prif ac Eilaidd)

Ammanford Town Centre (Including Primary and Secondary Retail Frontage)



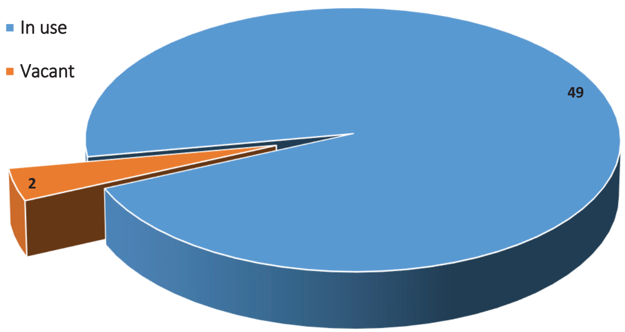
Cyfraddau Llefydd Gwag

Vacancy Rates



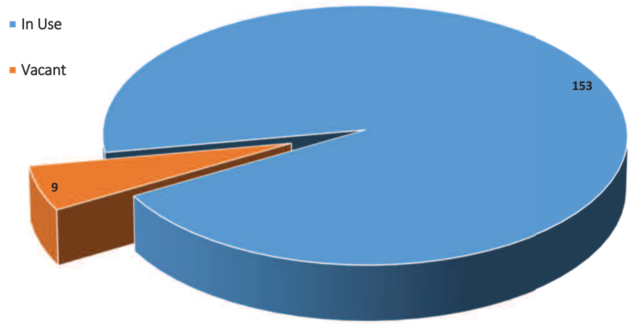
Cyfraddau Llefydd Gwag

Vacancy Rates



Cyfraddau Llefydd Gwag

Vacancy Rates



Canol Trefi (Canolfannau Gwasanaeth)
Town Centres (Service Centres)

Sylwebaeth ar y CDLl

Mae dosbarthu ac adnabod Canol Trefi (Canolfannau Gwasanaeth) trwy bolisi RT5 yn y CDLl yn adlewyrchu rôl y briod ganolfan a safle'r anheddiad yn yr hierarchaeth aneddiadau. Mae'r aneddiadau canlynol wedi'u nodi yn yr Hierarchaeth Manwerthu (Polisi RT1) fel Canol Trefi:

- *Porth Tywyn*
- *Llandeilo*
- *Llanymddyfri*
- *Castellnewydd Emlyn*
- *Sanclêr*
- *Hendy-gwyn ar Daf*

Wrth adnabod canolfannau o'r fath mae'r CDLl yn cydnabod eu rôl o ran gwasanaethu eu cymunedau a'r manteision o ran cynaliadwyedd a chynwysoldeb cymdeithasol. Mae'r CDLl yn cydnabod hefyd nad dim ond unedau manwerthu sy'n amlwg mewn canolfannau o'r fath. Fodd bynnag, mae Polisi RT5 yn y CDLl mabwysiedig yn ceisio darparu fframwaith i ystyried cynigion nad ydynt yn ymwneud â manwerthu ar loriau gwaelod. Yn hyn o beth mae'n ceisio sicrhau bod cymeriad manwerthu a ffyniant a hyfywedd canolfannau o'r fath yn cael eu cynnal.

Mae canolfannau o'r fath yn aml yn canolbwyntio ar ddiwallu anghenion manwerthu trigolion a chymunedau ehangach trwy ystod o arlwyau. Gallant hefyd gael eu nodweddu gan gymysgedd o ddefnyddiau canol tref gan gynnwys hamdden a swyddfeydd sydd, ar y raddfa briodol, yn gwella'u cyfraniad i'r ardal a'r ffyniant a hyfywedd. Nodir hefyd bod canol trefi o'r fath, yn hanesyddol, yn cynnwys adeiladau preswyl hefyd, sy'n nodweddiadol o gymeriad ardaloedd o'r fath a'r cymysgedd traddodiadol o ddefnyddiau.

LDP Commentary

The classification and identification of Town Centres (Service Centres) through policy RT5 of the LDP reflects the role of the respective centre and the settlements position within the settlement hierarchy. The following settlements are identified within the Retail Hierarchy (Policy RT1) as Town Centres:

- Burry Port
- Llandeilo
- Llandovery
- Newcastle Emlyn
- St Clears
- Whitland

In identifying such centres the LDP recognises their role in serving their communities and the sustainability and social inclusivity benefits. The LDP also recognises that such centres are not solely dominated by retail units. Policy RT5 of the adopted LDP does however seek to provide a framework for the consideration of non retail proposals on ground floors. In this respect it seeks to ensure the retail character and vitality and viability of such centres is maintained.

Such centres are often focused on meeting the retail needs of residents and broader communities through a range of offers. They can also be characterised by a mix of town centre uses including leisure and office which at the appropriate scale enhance their contribution to the area and the vitality and viability. It is also noted that historically such town centres also incorporate residential properties, this typifies the character of such areas and the traditional mix of uses.

Porth Tywyn (Canolfan Gwasanaeth)
Burry Port (Service Centre)

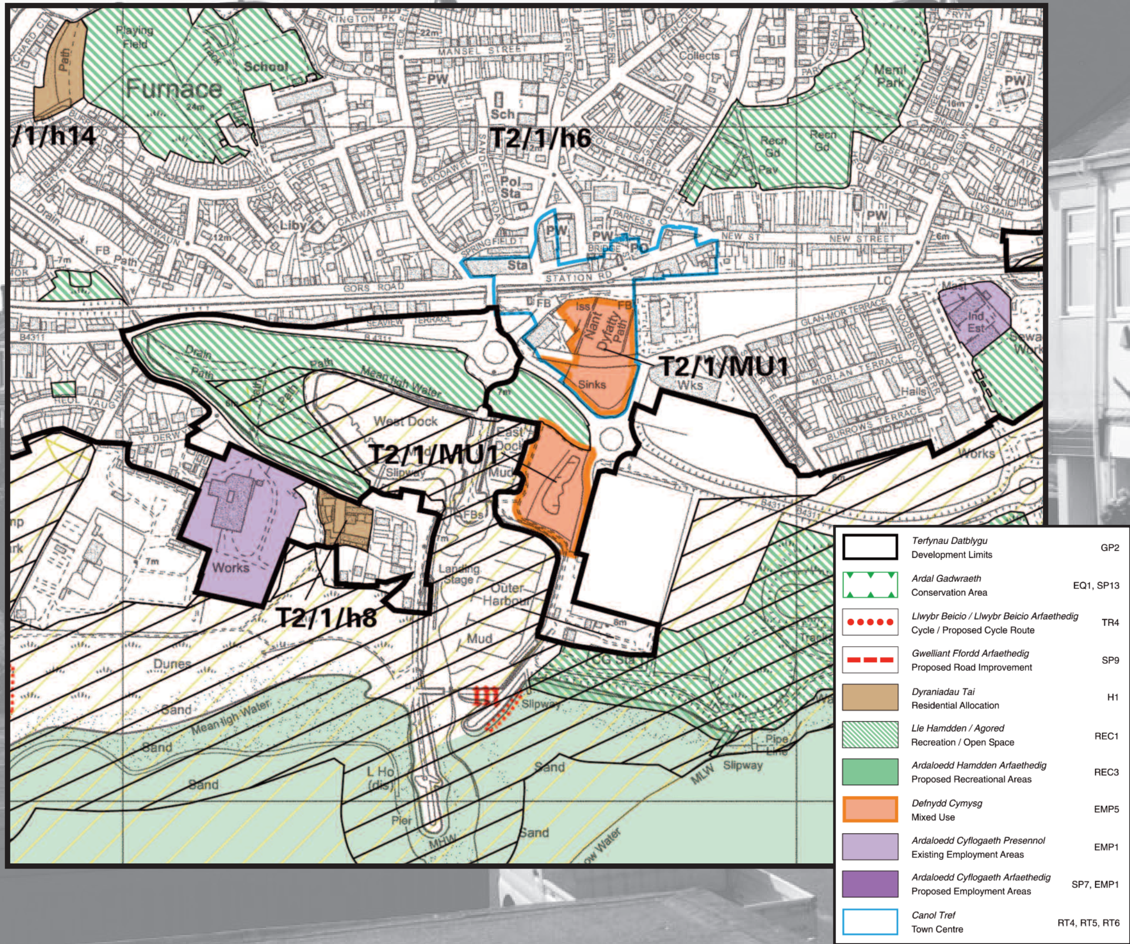
Cefndir

Mae ffin canol tref Porth Tywyn yn darparu arlwy fanwerthu leol sy'n cynnwys cymysgedd o fanwerthwyr hwylustod a chymharol. A hithau wedi'i chanoli ar Heol yr Orsaf mae ffin canol y dref yn cael ei rhannu gan y llinell reilffordd ac yn cynnwys dyraniad defnydd cymysg T2/1/MU1 sydd â ffocws ar ddatblygu darpariaeth fanwerthu addas.

Background

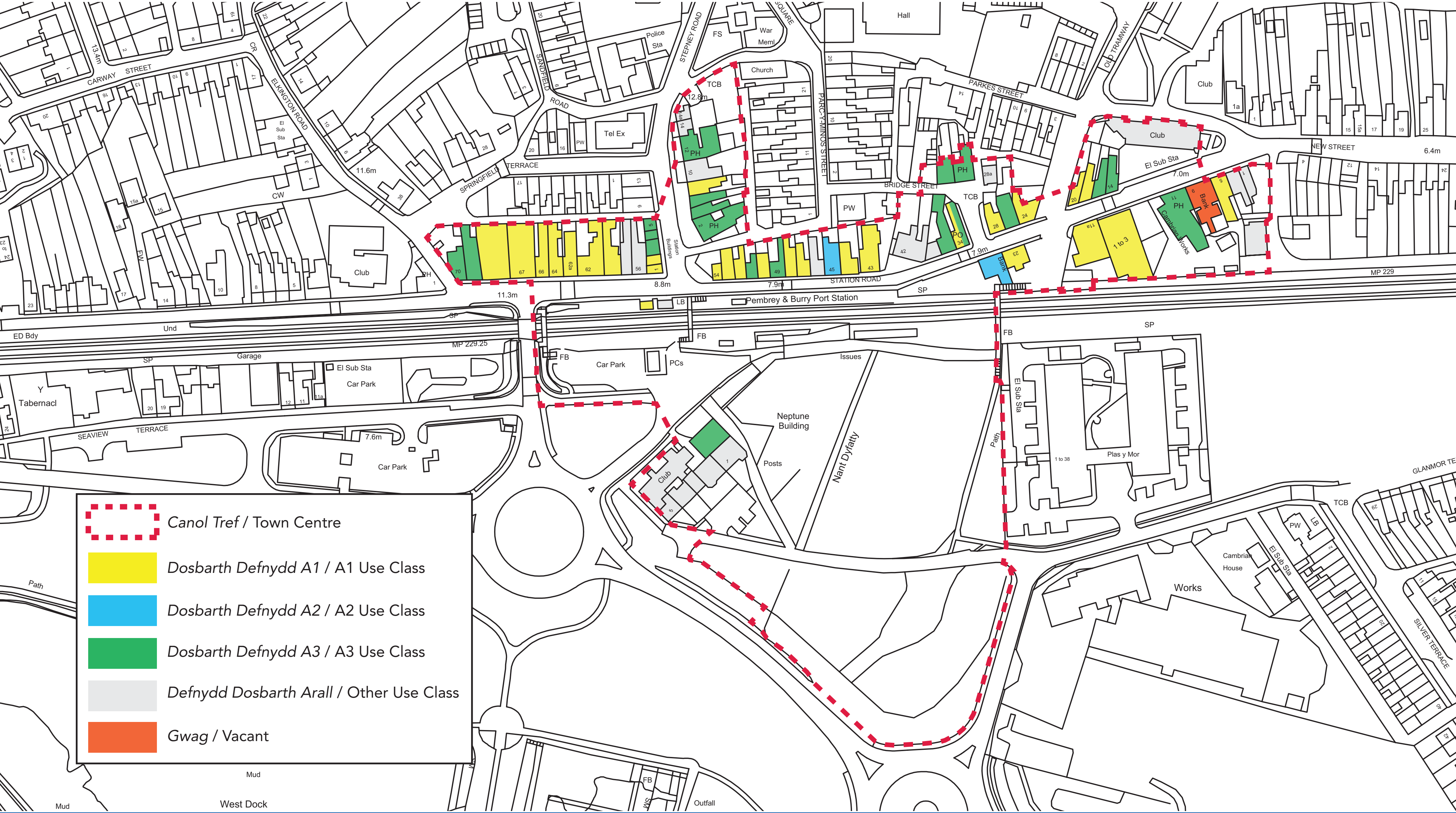
The town centre boundary for Burry Port provides local retail offer incorporating a mix of convenience and comparison retailers. Centred on the Station Road the town centre boundary is dissected by the railway line and incorporates T2/1/MU1 mixed use allocation which provides an opportunity to deliver a suitable retail provision.

Porth Tywyn (T2/1): CDLl Mabwysiedig - Detholiad
Burry Port (T2/1): Adopted LDP - Extract



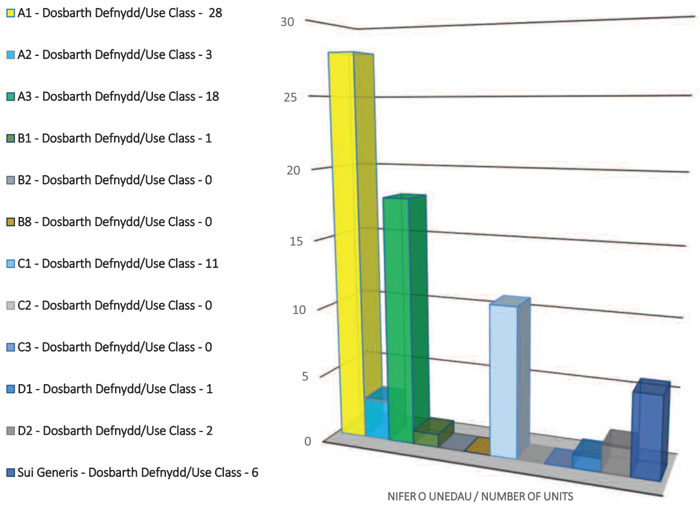
Porth Tywyn: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)

Burry Port: Activity by Use Class (including Vacant Units)

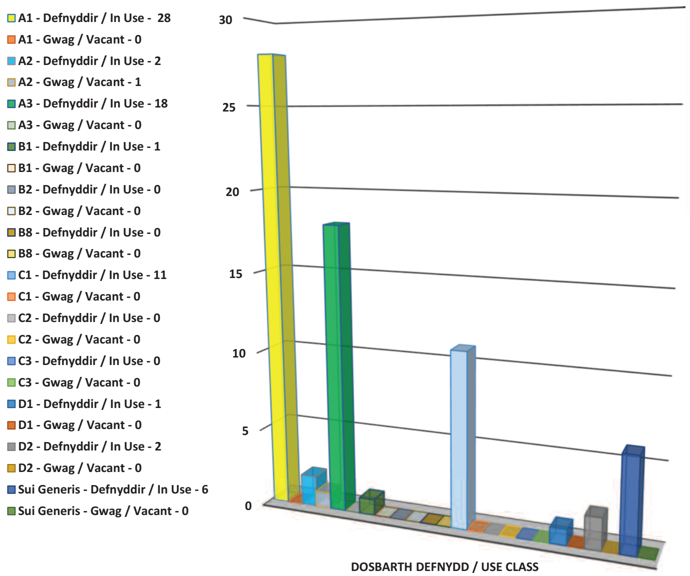


Porth Tywyn (Canolfan Gwasanaeth)
Burry Port (Service Centre)

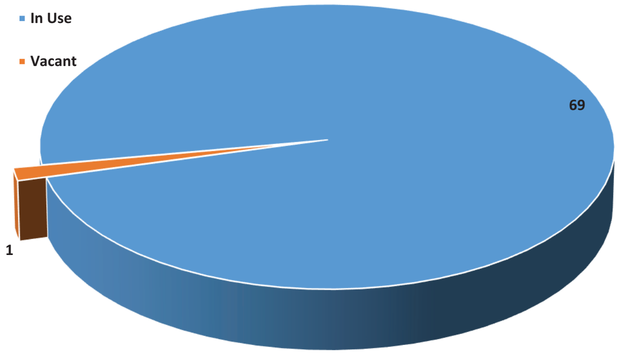
Porth Tywyn: Dosbarth Defnydd
Burry Port: Use Class



Porth Tywyn: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)
Burry Port: Activity by Use Class (Including Vacant Units)



Porth Tywyn: Cyfraddau Llefydd Gwag
Burry Port: Vacancy Rates



Llandeilo (Canolfan Gwasanaeth)
Llandeilo (Service Centre)

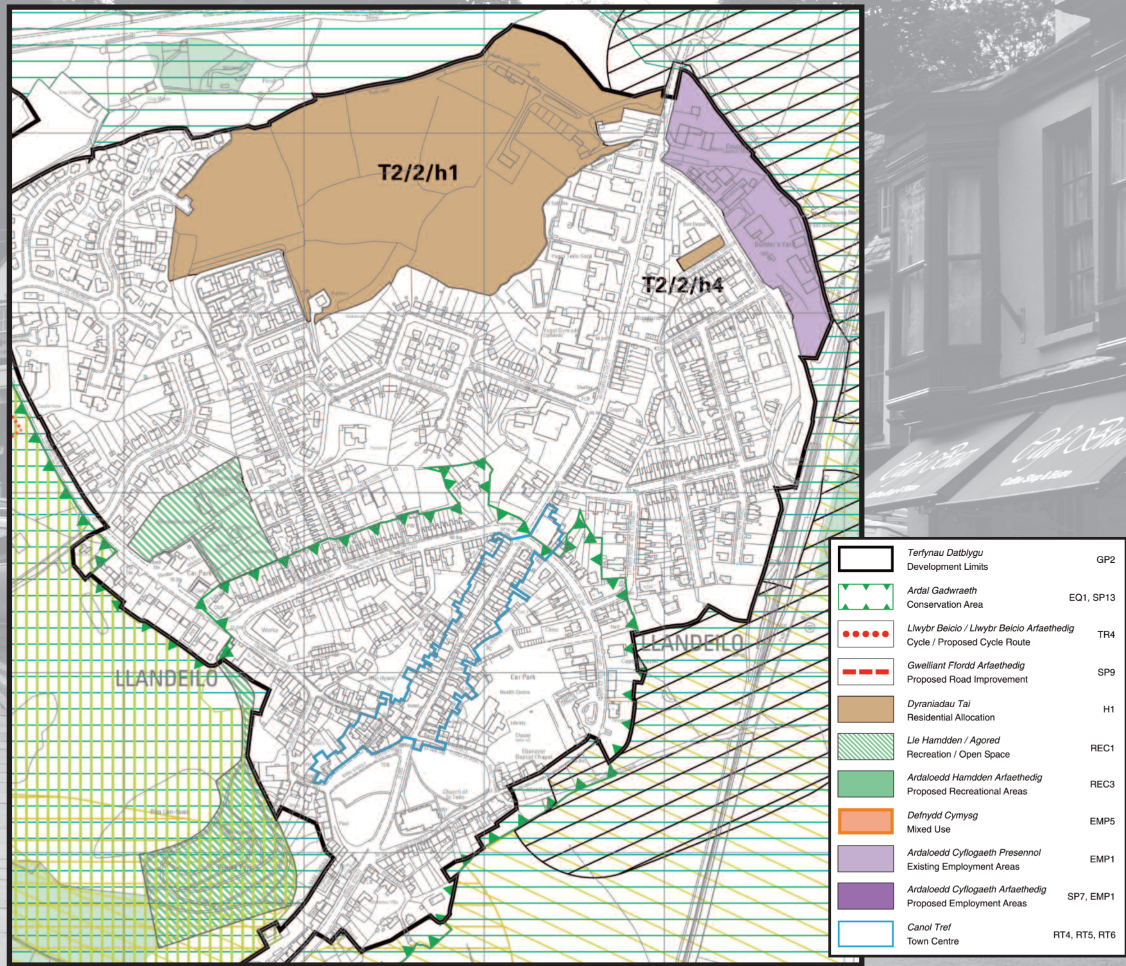
Cefndir

Mae gan Landeilo ganolfan fanwerthu sy'n adlewyrchu ei statws fel tref farchnad a'i chefnwlad ehangach. Mae'r arlwy fanwerthu'n darparu ar gyfer gofynion lleol ac mae hefyd yn datblygu enw a lefel o ddarpariaeth i wasanaethu marchnadoedd manwerthu arbenigol. Yn hyn o beth mae'r anheddiad wedi llwyddo i ennill ei blwyf fel cyrchfan yn nhermau manwerthu.

Background

Llandeilo has an established retail centre reflective of its market town status and serves a broader hinterland. The retail offer makes provision for local requirements whilst also developing a reputation for quality provision serving niche retail markets. In this respect the settlement has been successful in establishing itself as a destination in retail terms.

Llandeilo (T2/2): CDLl Mabwysiedig - Detholiad
Llandeilo (T2/2): Adopted LDP - Extract

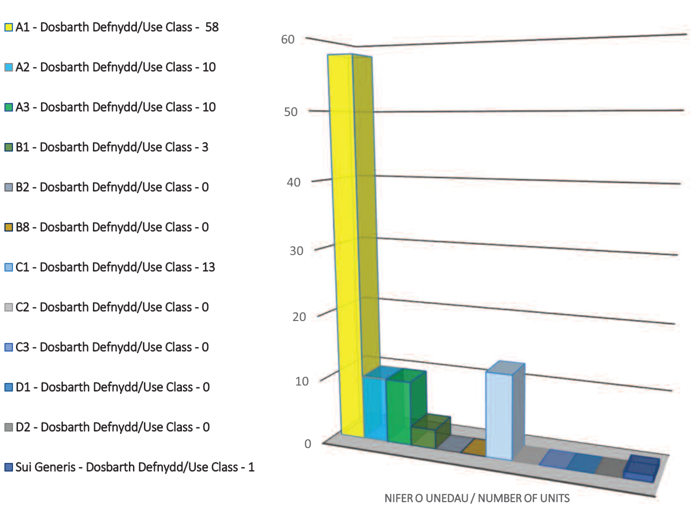


Llandeilo: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)

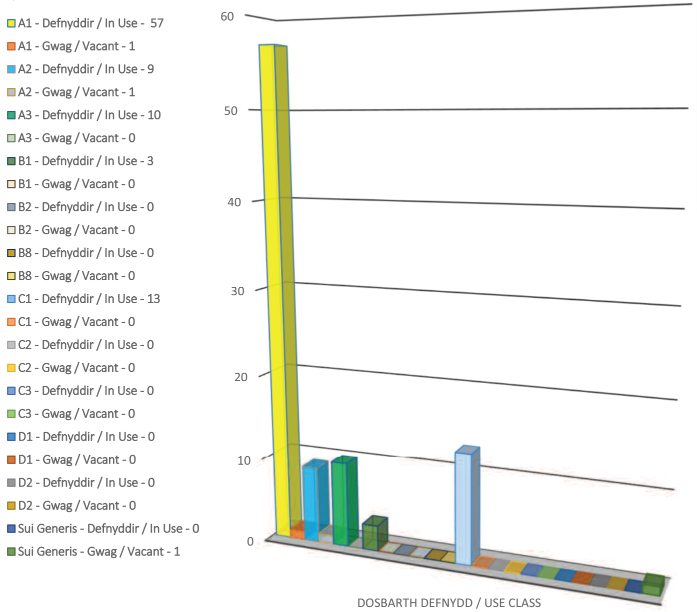
Llandeilo: Activity by Use Class (including Vacant Units)

Llandeilo (Canolfan Gwasanaeth)
Llandeilo (Service Centre)

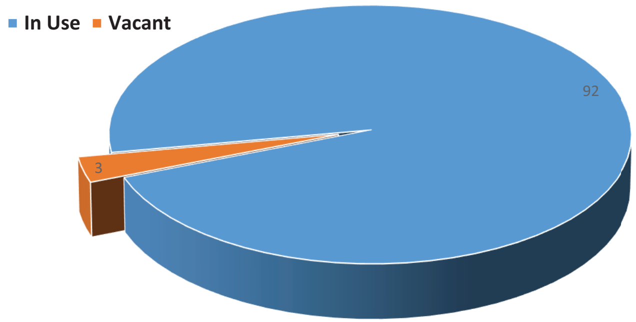
Llandeilo: Dosbarth Defnydd
Llandeilo: Use Class



Llandeilo: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)
Llandeilo: Activity by Use Class (Including Vacant Units)



Llandeilo: Cyfraddau Llefydd Gwag
Llandeilo: Vacancy Rates



Llanymddyfri (Canolfan Gwasanaeth)
Llandovery (Service Centre)

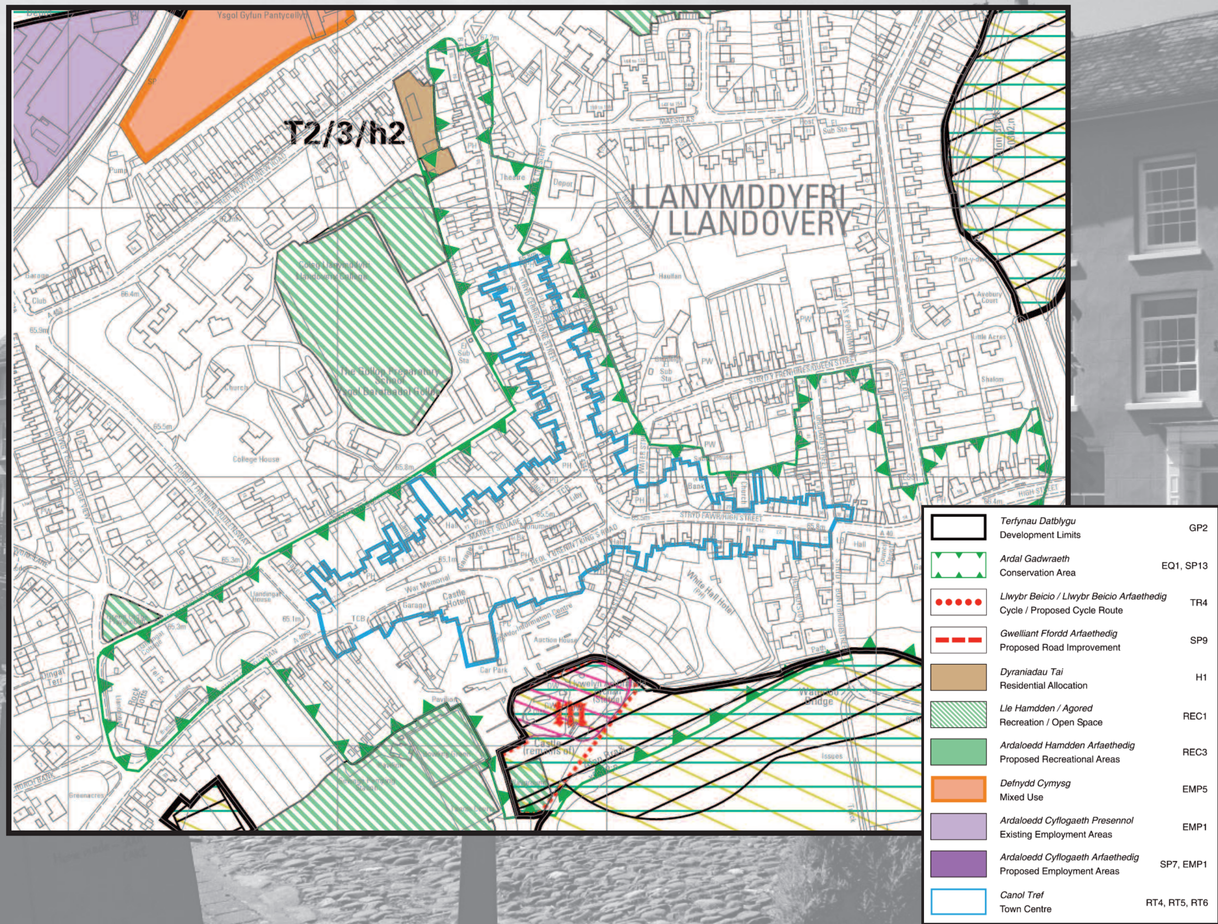
Cefndir

Yn hanesyddol, mae'r anheddiad wedi cyflawni rôl fanwerthu bwysig gan wasanaethu cymuned ehangach. Mae'r dref farchnad hon, sydd â chanol tref hanesyddol yn ffocws iddi, yn cynnwys adwerthwyr annibynnol a lleol yn bennaf ac ychydig iawn o gadwyni Prydeinig sydd yno.

Background

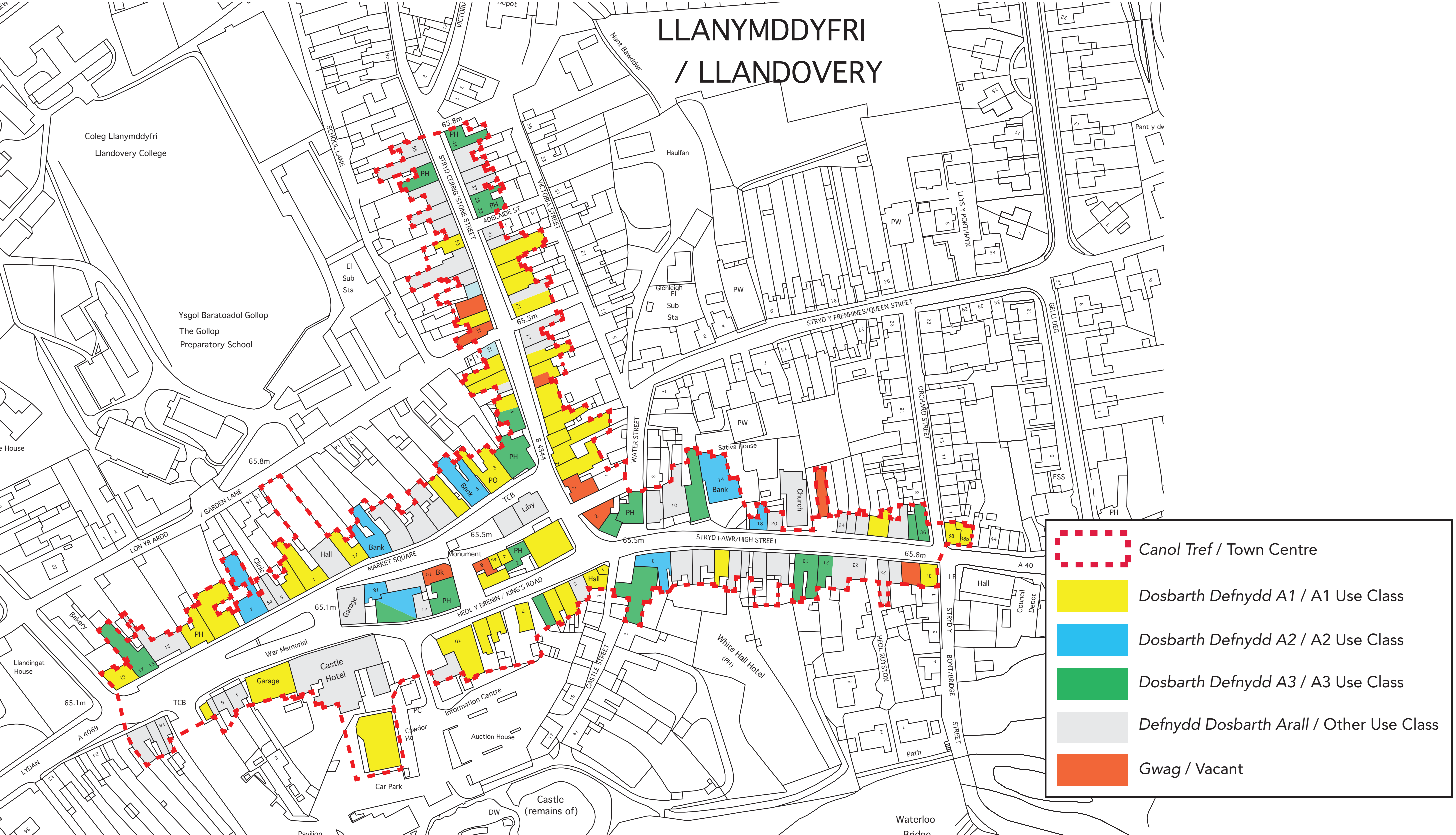
The settlement has historically performed an important retail role serving a wider community. Focused around an historic town centre this market town incorporates predominately independent and local retailers with limited national chain representation.

Llanymddyfri (T2/3): CDLl Mabwysiedig - Detholiad
Llandovery (T2/3): Adopted LDP - Extract



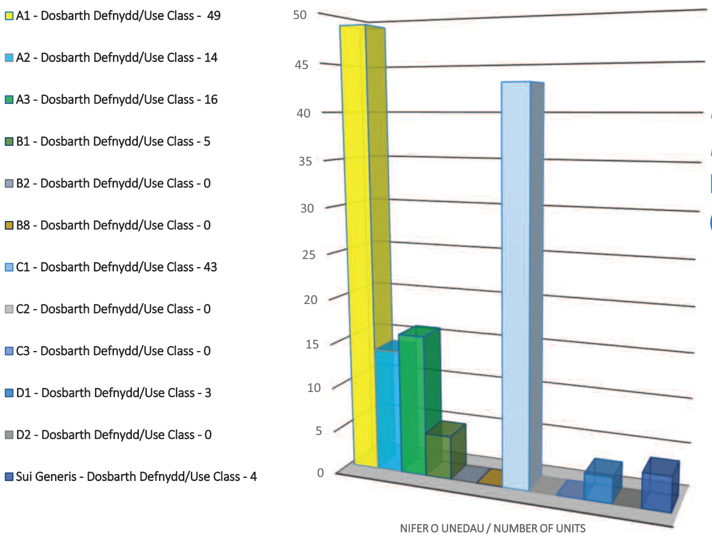
Llanymddyfri: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)

Llandovery: Activity by Use Class (including Vacant Units)

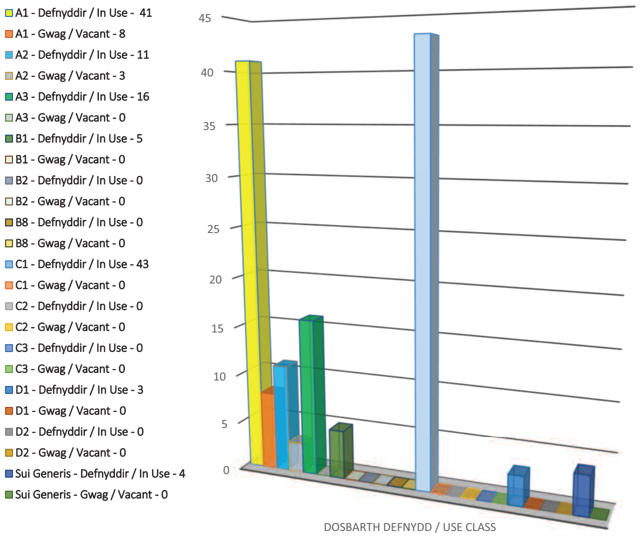


Llanymddyfri (Canolfan Gwasanaeth)
Llandovery (Service Centre)

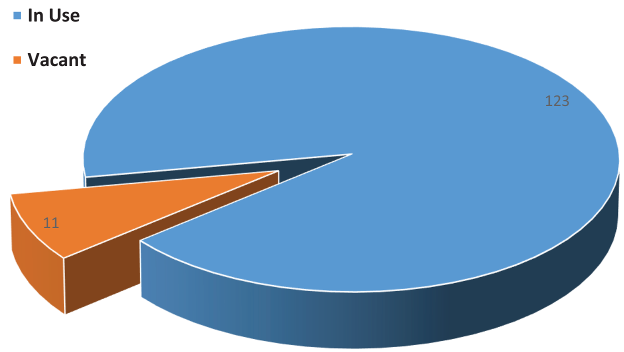
Llanymddyfri: Dosbarth Defnydd
Llandovery: Use Class



Llanymddyfri: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)
Llandovery: Activity by Use Class (Including Vacant Units)



Llanymddyfri: Cyfraddau Llefydd Gwag
Llandovery: Vacancy Rates



Castellnewydd Emlyn (Canolfan Gwasanaeth)

Newcastle Emlyn (Service Centre)

Cefndir

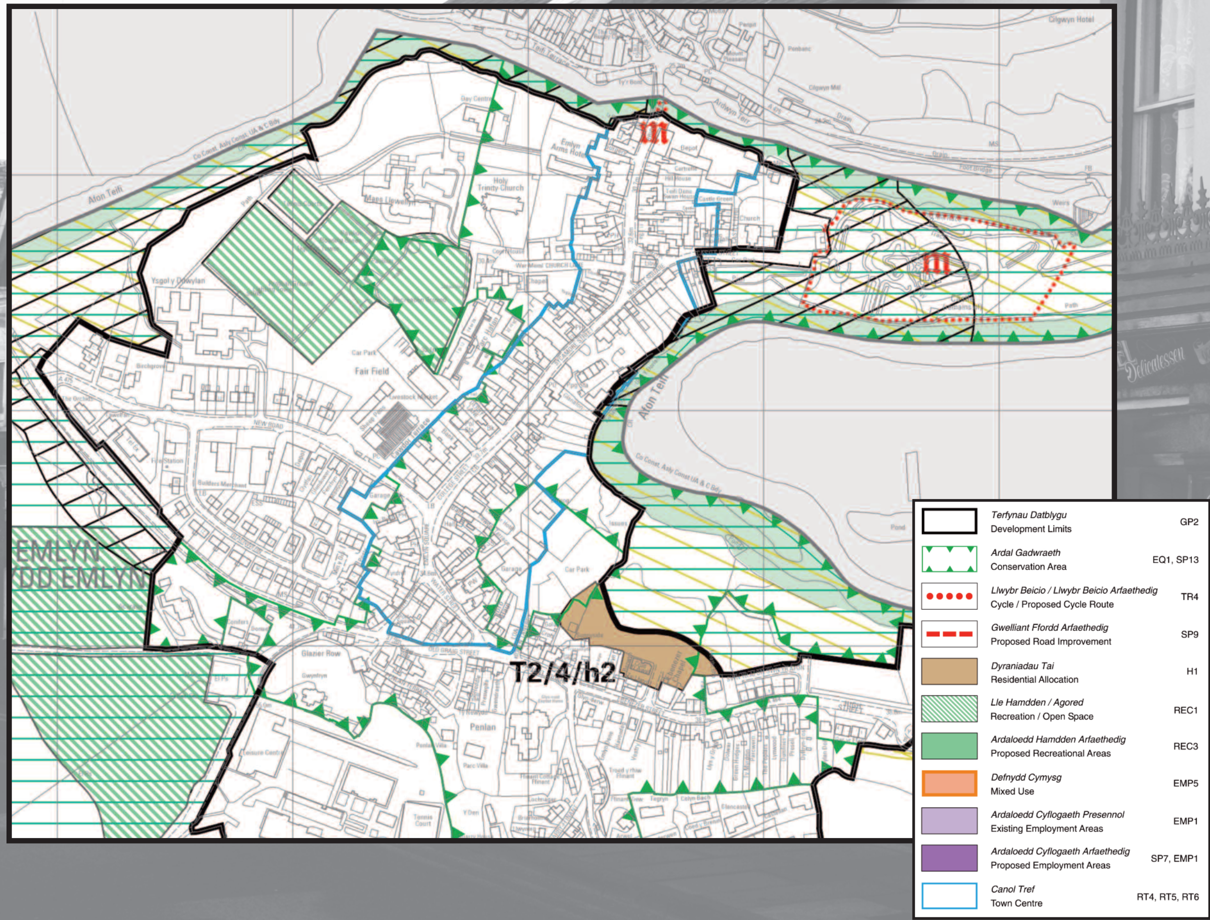
A hithau'n gwasanaethu ardal eang, mae Castellnewydd Emlyn yn dref farchnad wledig bwysig â chanol tref sydd wedi ennill ei blwyf. Yn nhermau manwerthu, caiff yr anheddiad ei wasanaethu gan gymysgedd o ddarpariaeth gymharol a hwylustod gyda chanol y dref yn cynnwys manwerthwyr annibynnol a lleol yn bennaf gyda rhai cadwyni Prydeinig.

Background

Serving a wider area Newcastle Emlyn represents an important rural market town with an established town centre. In retail terms the settlement is served by a mix of comparison and convenience provision with the town centre predominately independent and local retailers with some national representation.

Castellnewydd Emlyn (T2/4): CDLl Mabwysiedig - Detholiad

Newcastle Emlyn (T2/4): Adopted LDP - Extract

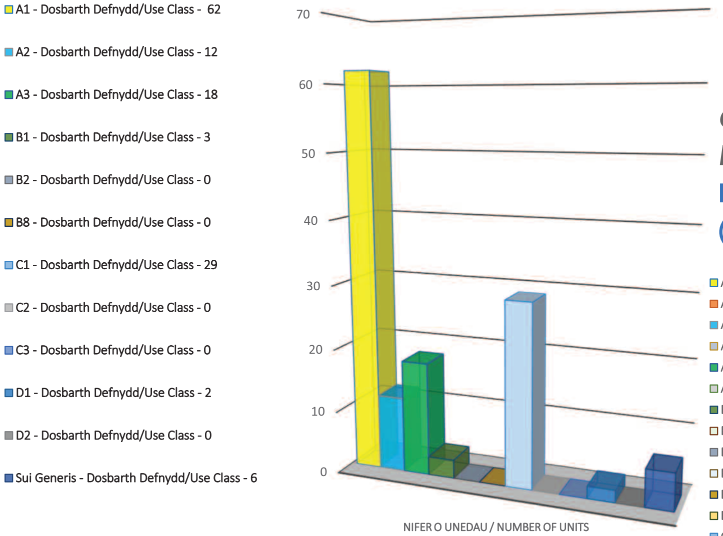


Castellnewydd Emlyn: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)

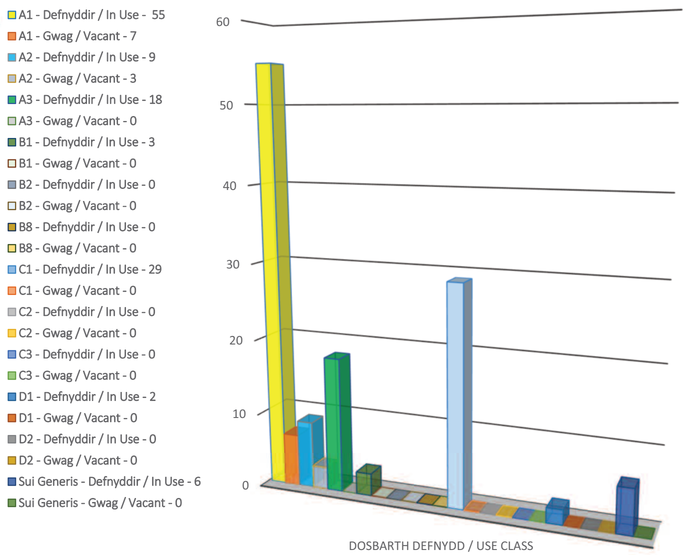
Newcastle Emlyn: Activity by Use Class (including Vacant Units)

Castellnewydd Emlyn (Canolfan Gwasanaeth)
Newcastle Emlyn (Service Centre)

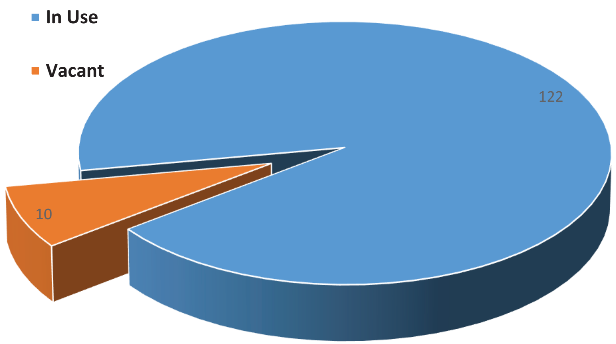
Castellnewydd Emlyn: Dosbarth Defnydd
Newcastle Emlyn: Use Class



Castellnewydd Emlyn: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)
Newcastle Emlyn: Activity by Use Class (Including Vacant Units)



Castellnewydd Emlyn: Cyfraddau Llefydd Gwag
Newcastle Emlyn: Vacancy Rates



Sanclêr (Canolfan Gwasanaeth)
St. Clears (Service Centre)

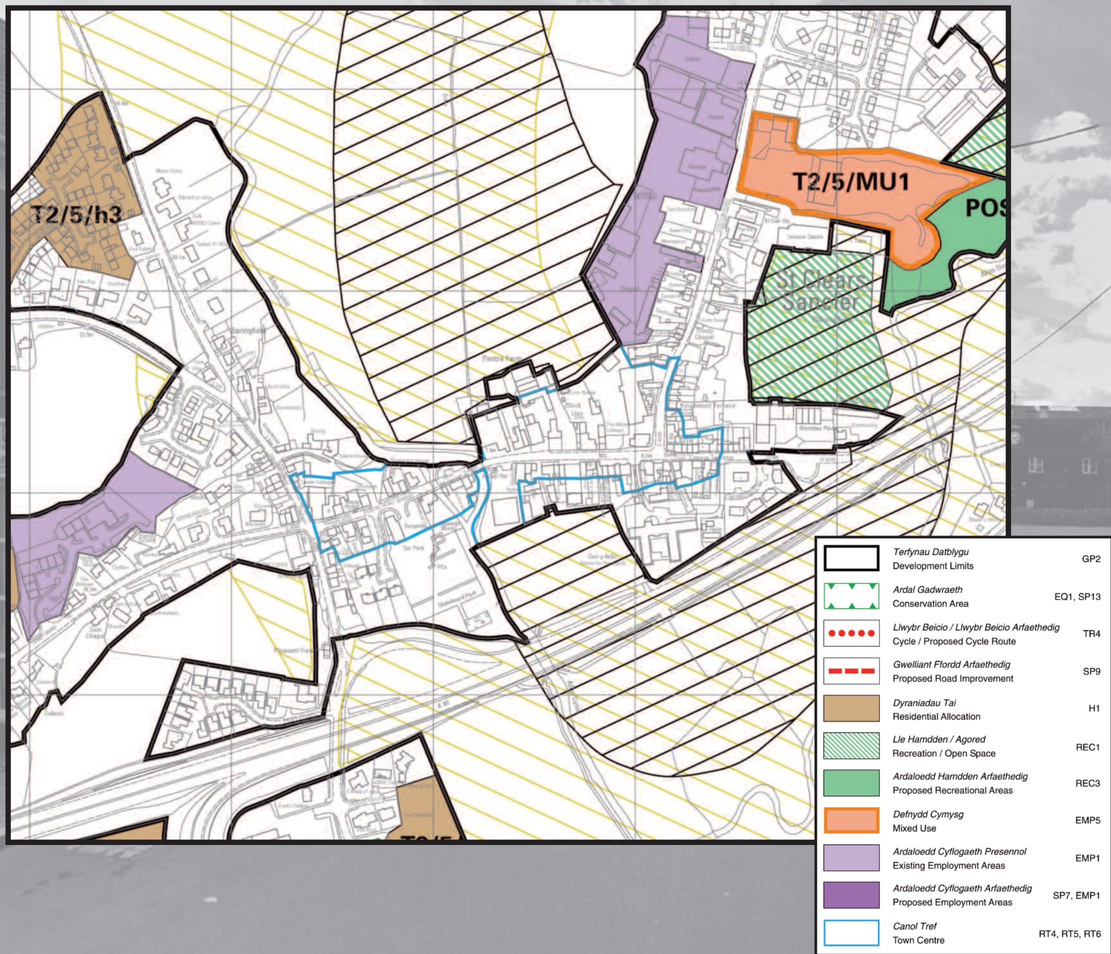
Cefndir

Mae'r arlwy fanwerthu yn Sanclêr wedi'i lleoli'n bennaf o fewn ffiniau canol y dref ac yn cynnwys darpariaeth leol ar y cyfan. Mae'n cynnwys cymysgedd o fanwerthwyr hwylustod a chymharol ac yn cynnwys arlwy eang gyda chynrychiolaeth gyfyngedig o blith siopau'r stryd fawr sydd i'w cael ledled Prydain.

Background

The retail offer within St. Clears is predominately focused within the town centre boundary and broadly on meeting local provision. Incorporating a mix of convenience and comparison retailers there is limited national high street representation.

Sanclêr (T2/5): CDLl Mabwysiedig - Detholiad
St. Clears (T2/5): Adopted LDP - Extract

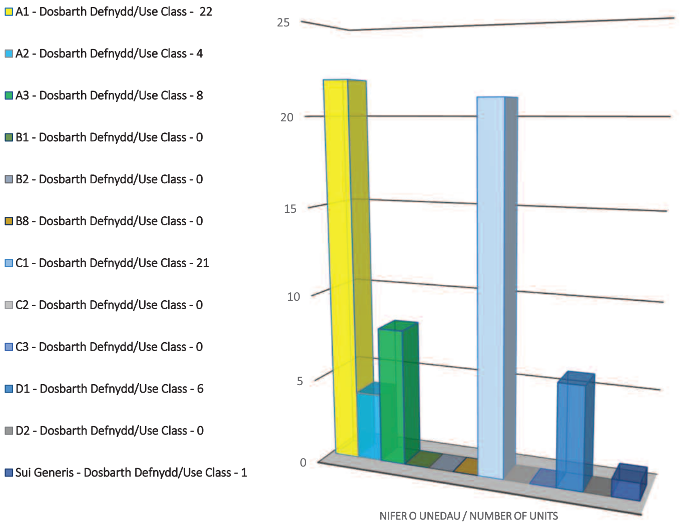


Sanclêr: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)

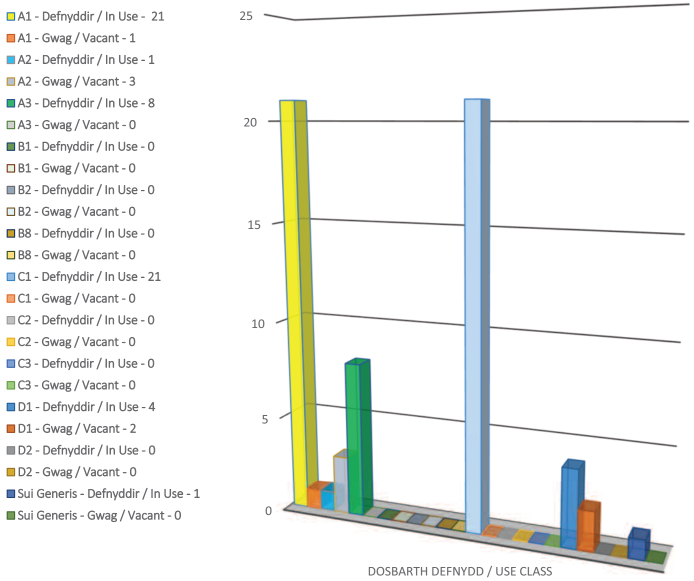
St. Clears: Activity by Use Class (including Vacant Units)

Sanclêr (Canolfan Gwasanaeth)
St. Clears (Service Centre)

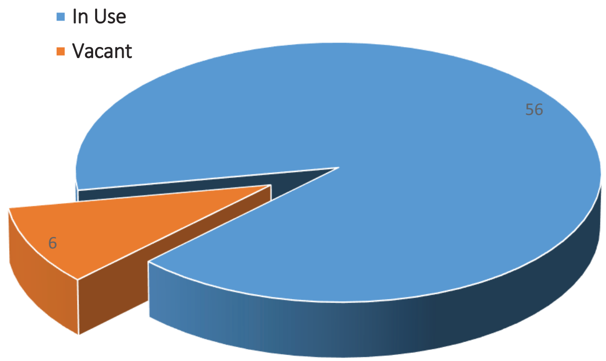
Sanclêr: Dosbarth Defnydd
St. Clears: Use Class



Sanclêr: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)
St. Clears: Activity by Use Class (Including Vacant Units)



Sanclêr: Cyfraddau Llefydd Gwag
St. Clears: Vacancy Rates



Hendy-gwyn ar Daf (Canolfan Gwasanaeth)

Whitland (Service Centre)

Cefndir

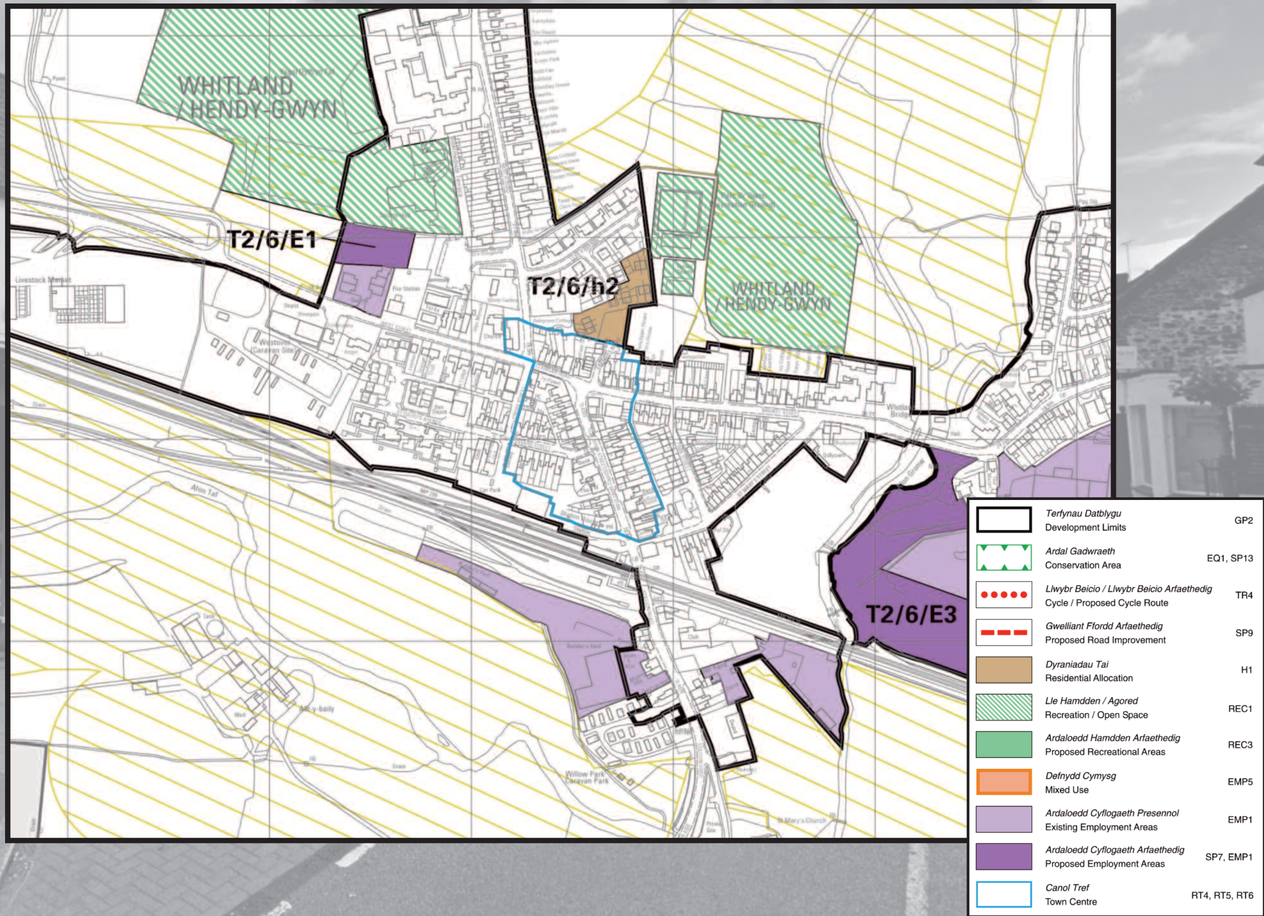
A hithau wedi'i chanoli'n bennaf ar Stryd Sant Ioan, mae Canolfan Wasanaeth Hendy-gwyn ar Daf, fel y Canolfannau Gwasanaeth mewn aneddiadau eraill, yn darparu arlwy fanwerthu bwysig sy'n gwasanaethu'r gymuned leol ac ehangach. Yn nhermau manwerthu, caiff yr anheddiad ei wasanaethu gan gymysgedd o ddarpariaeth gyda chanol y dref yn cynnwys manwerthwyr annibynnol a lleol yn bennaf a'r gynrychiolaeth o blith manwerthwyr sy'n gweithredu ledled Prydain yn gyfyngedig i fanwerthwyr hwylustod.

Background

Focused predominately on St. John's Street, Whitland, as with other Service Centre settlements, it provides an important retail offer serving the local and wider community. In retail terms the settlement is served by a mix of provision with the town centre predominately consisitng of independent and local retailers with national representation limited to convenience retailers.

Hendy-gwyn ar Daf (T2/6): CDLl Mabwysiedig - Detholiad

Whitland (T2/6): Adopted LDP - Extract

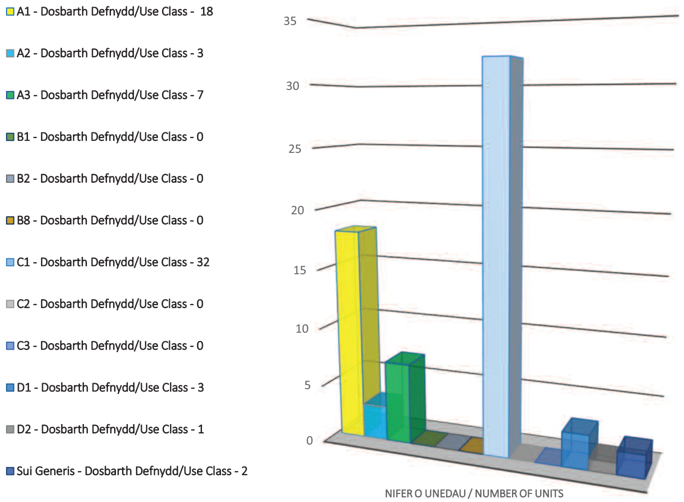


Hendy-gwyn ar Daf: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)

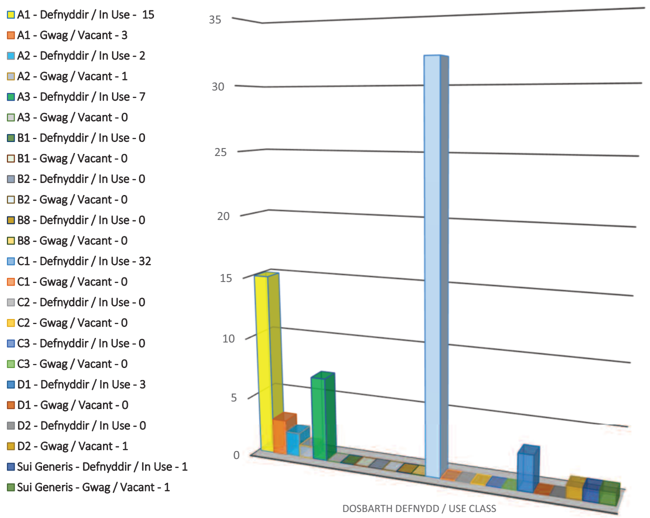
Whitland: Activity by Use Class (including Vacant Units)

Hendy-gwyn ar Daf (Canolfan Gwasanaeth)
Whitland (Service Centre)

Hendy-gwyn ar Daf: Dosbarth Defnydd
Whitland: Use Class



Hendy-gwyn ar Daf: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)
Whitland: Activity by Use Class (Including Vacant Units)



Hendy-gwyn ar Daf: Cyfraddau Llefydd Gwag
Whitland: Vacancy Rates