Sir Gaerfyrddin - Archwiliad Manwerthu Canol Tref - Diweddariad Medi 2020

Carmarthenshire - Town Centre Retail Audit - September 2020 Update

Cyngor Sir Gâr
Carmarthenshire County Council

Pwrpas y Diweddariad Archwilio - Methodoleg
Purpose of this Audit Update - Methodology

Pwrpas y Diweddariad Archwilio

Bydd y diweddariad hwn i'r Archwiliad Canol Tref Adwerthu blynyddol yn cyflwyno gwybodaeth am lefel a lledaeniad gweithgarwch adwerthu ac anfanwerthol o fewn y 3 Prif Ganolfan Adwerthu. Mae'r diweddariad hwn yn ychwanegu ar y prif Archwiliad a gynhaliwyd ym mis Ebrill 2020 ac mae'n ceisio ystyried y newidiadau o ran defnydd a gweithgarwch yng nghanol y trefi yn dilyn y cyfyngiadau symud cychwynnol o ganlyniad i bandemig Covid-19. Bydd canlyniad yr archwiliad hwn a diweddariadau yn y dyfodol yn cael eu defnyddio i lywio'r gwaith o fonitro a gweithredu'r CDLl ac arwain ar adolygiadau a mentrau polisi yn y dyfodol.

Bydd y canlyniadau hefyd yn cael eu defnyddio i lywio adfywio a mentrau i adnewyddu canol trefi yn ogystal â'r rhaglenni a'r strategaethau adfer ar ôl Covid-19.

Purpose of this Audit Update

This update to the annual Town Centre Retail Audit will present information on the level and spread of retail and non-retail activity within the 3 Principal Retail Centres. This update builds on the main Audit undertaken in April 2020 and seeks to consider the changes of use and activity within the town centres following the initial lockdown associated with Covid-19 pandemic. The outcome of this audit and the future updates 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 the post Covid-19 recovery programmes and strategies.

Methodoleg

Lluniwyd canlyniadau'r diweddariad hwn o arolygon stryd a gynhaliwyd yn ystod mis Medi a bydd diweddariadau pellach yn cael eu cynnal i fonitro'r goblygiadau parhaus. Mae'r Arolwg yn ystyried gweithgarwch ar y llawr gwaelod yn unig gyda'r gweithgarwch yn cael ei fesur drwy gyfrwng tu blaen y busnesau yn hytrach nag arwynebedd llawr. Mae'r meysydd sy'n cael eu cynnwys yn yr archwiliad hwn yn gyson â'r rhai a ddiffinnir yn y CDLl mabwysiedig ac yn ymwneud â'r Prif Ganolfannau sef:

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

Methodology

The results of this update have been compiled from on street surveys undertaken during the month of September with further updates to be undertaken to monitor the ongoing implications. 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 defined within the adopted LDP and relate to the Principal Centres of:

- Carmarthen
- Llanelli
- Ammanford

Caerfyrddin
Carmarthen

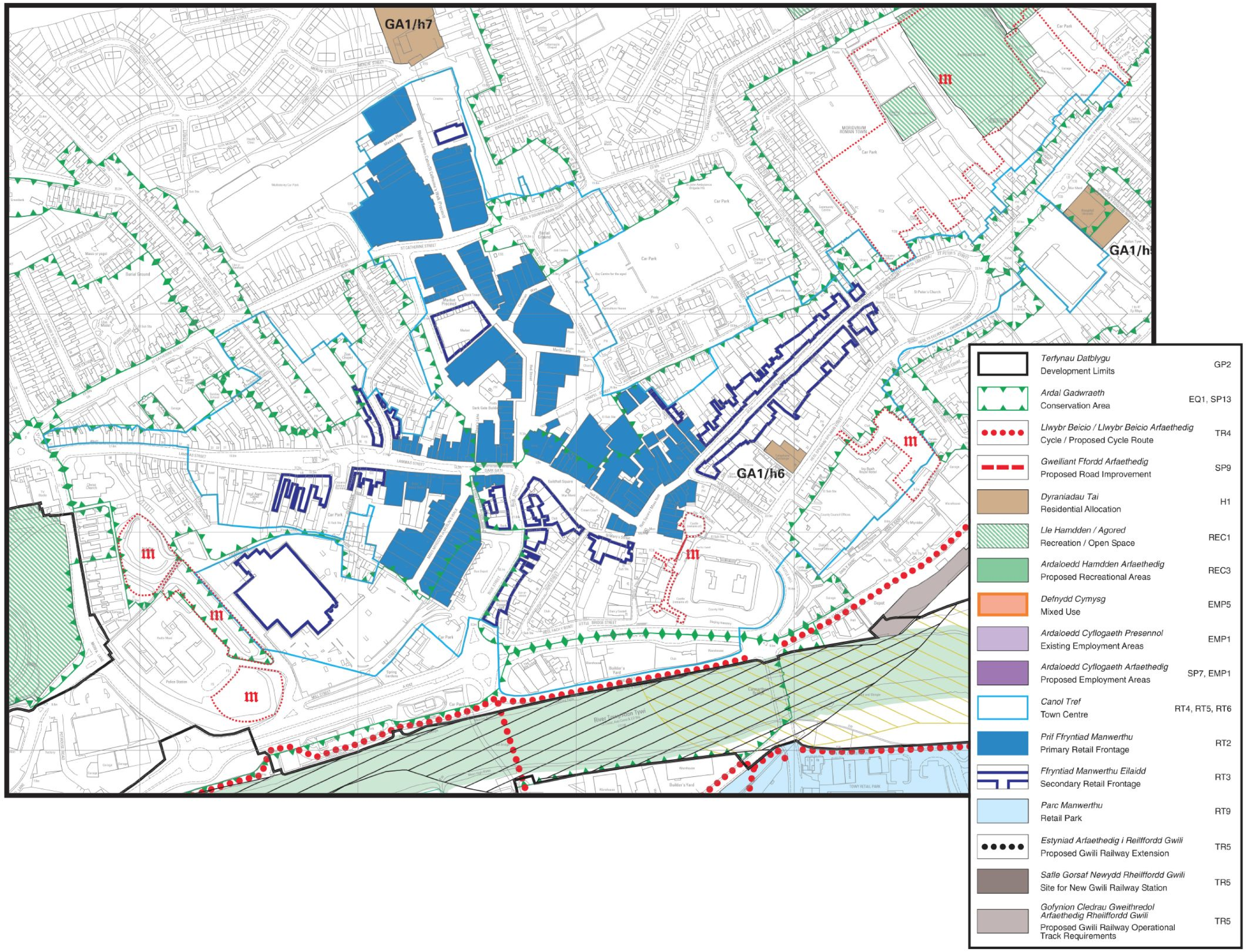
Cefndir

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

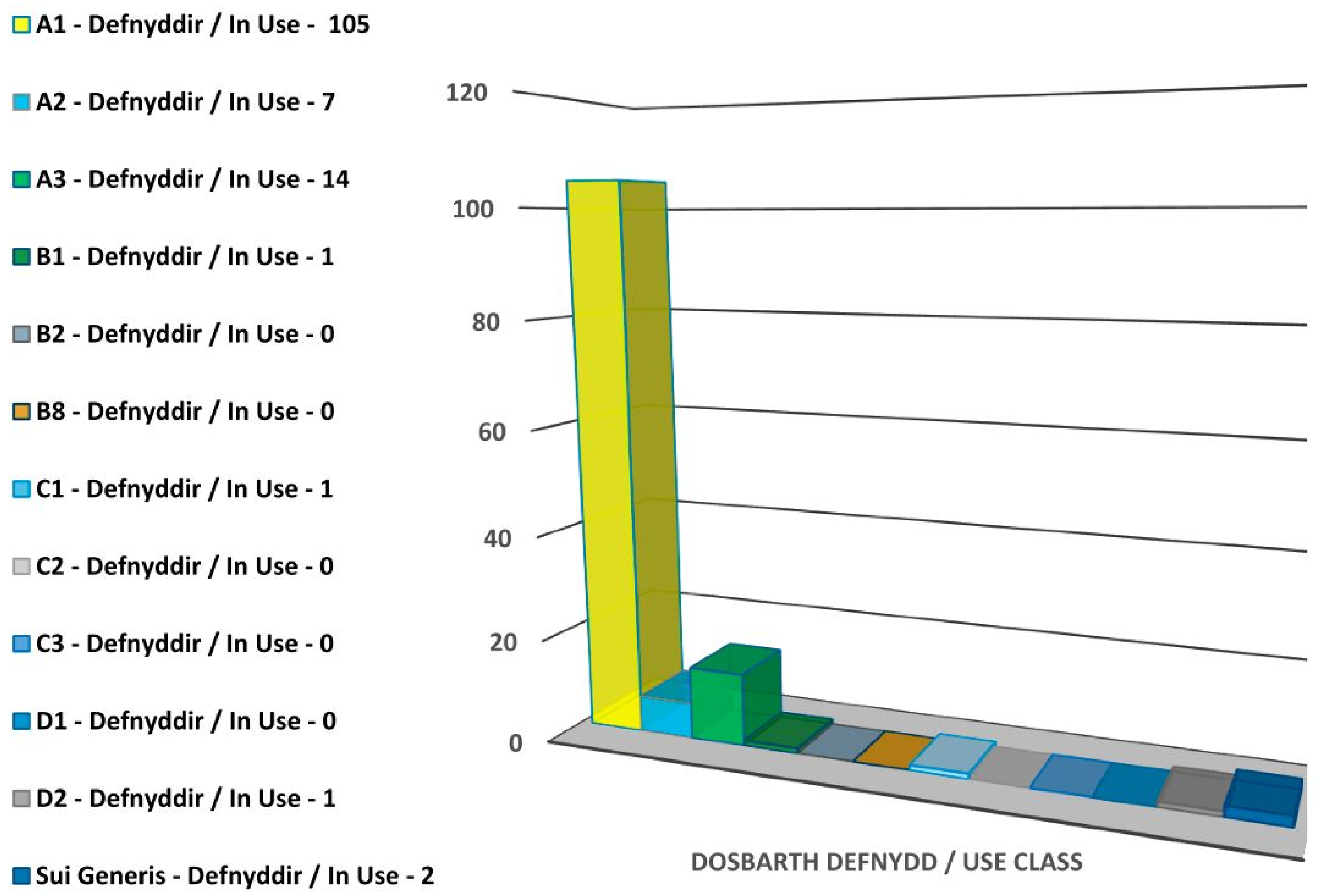


Caerfyrddin: Dosbarth Defnydd

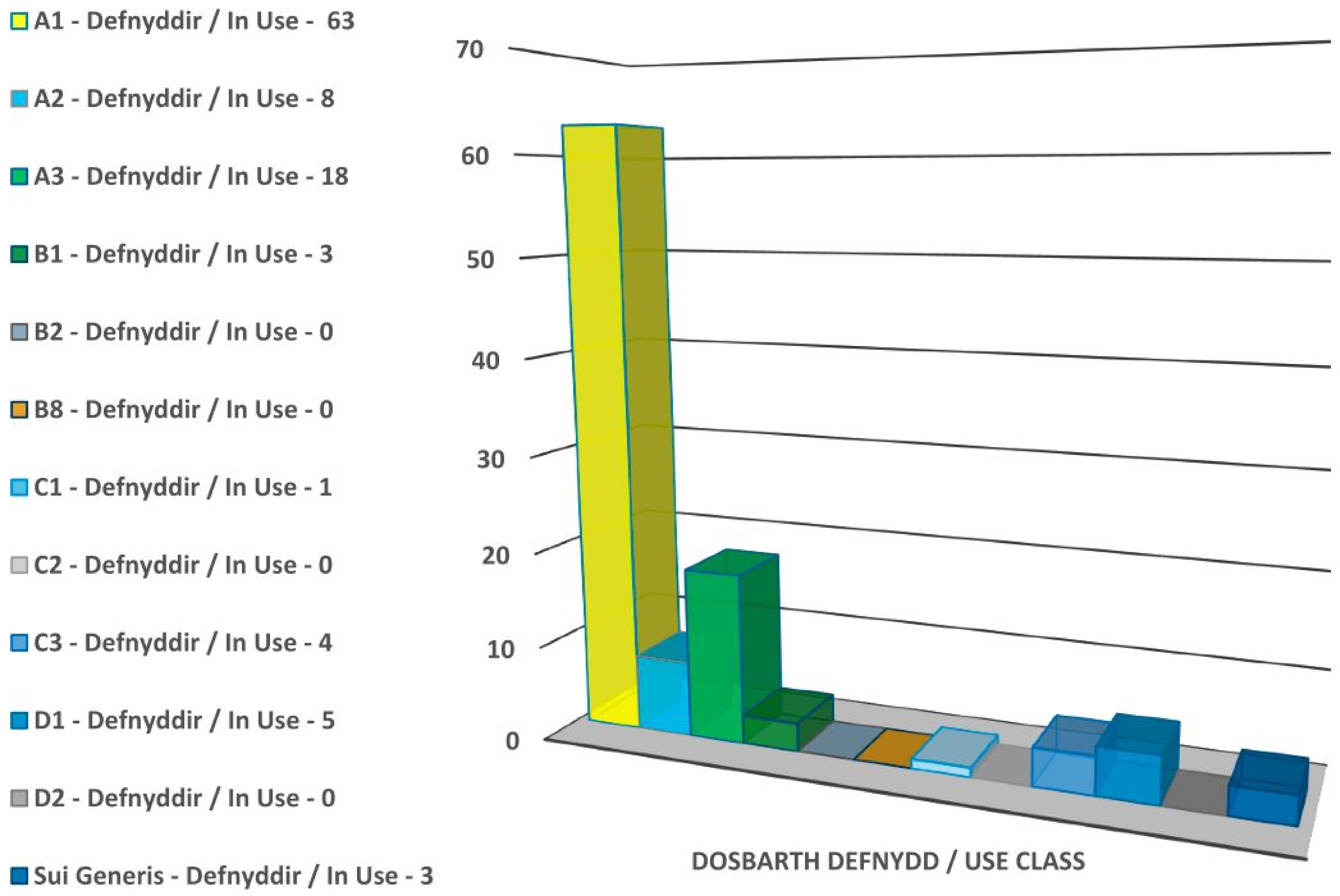
Carmarthen: Use Class

Caerfyrddin: Dosbarth Defnydd
Carmarthen: Use Class

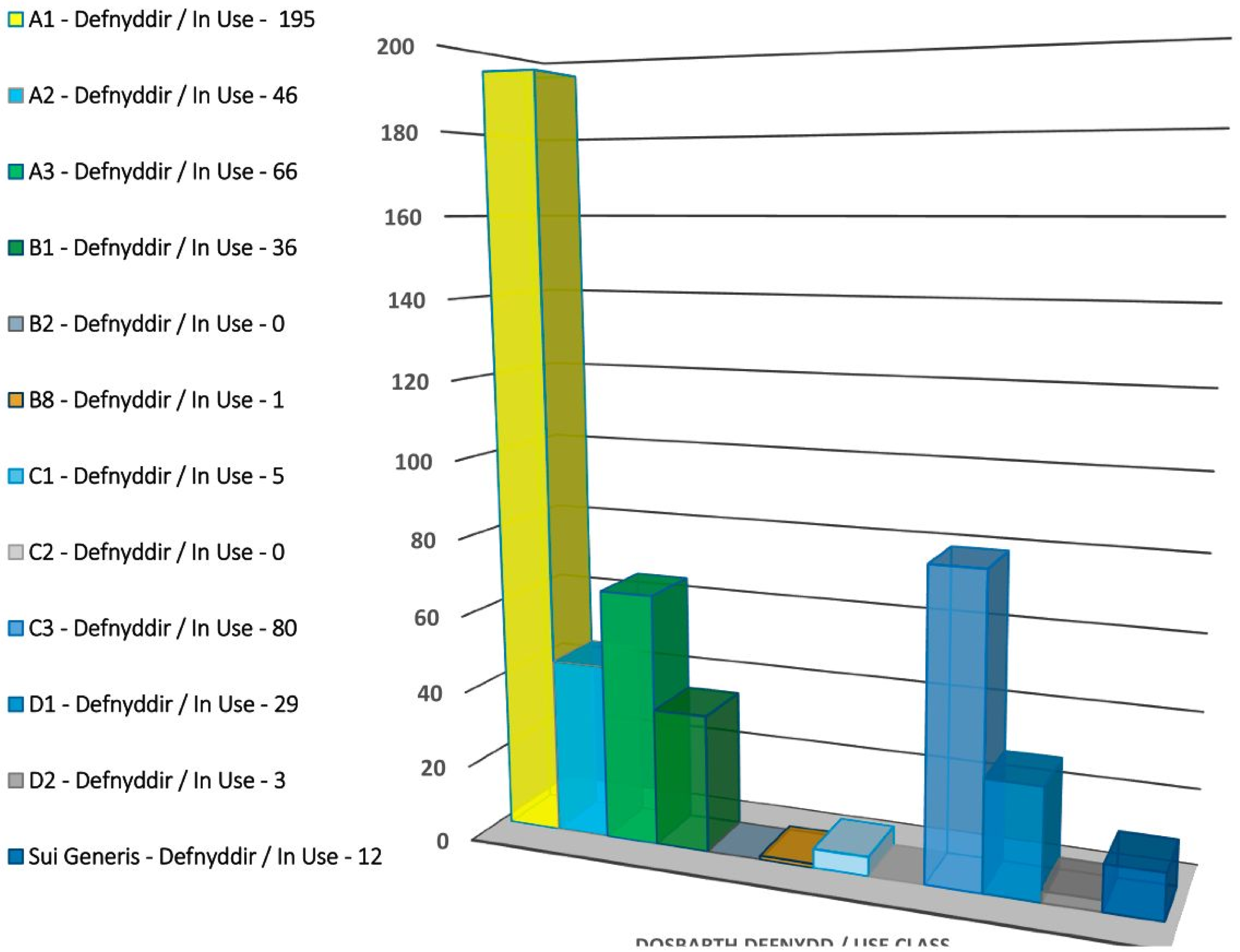
Prif Ffryntiad Manwerthu Caerfyrddin
Carmarthen Primary Retail Frontage



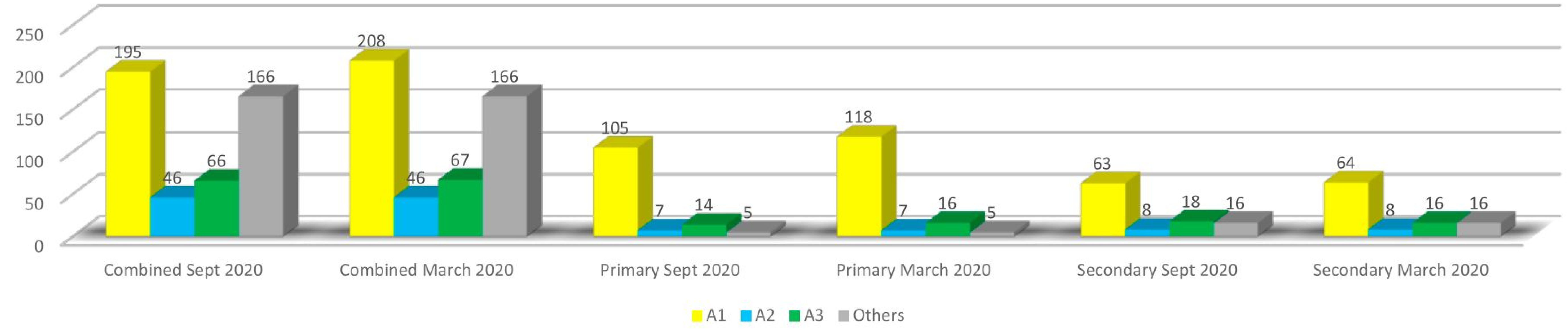
Ffryntiad Manwerthu Eilaidd Caerfyrddin
Carmarthen Secondary Retail Frontage



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



Caerfyrddin: Cymhariaeth (mewn defnydd) 2020
Carmarthen: 2020 In Use Comparison

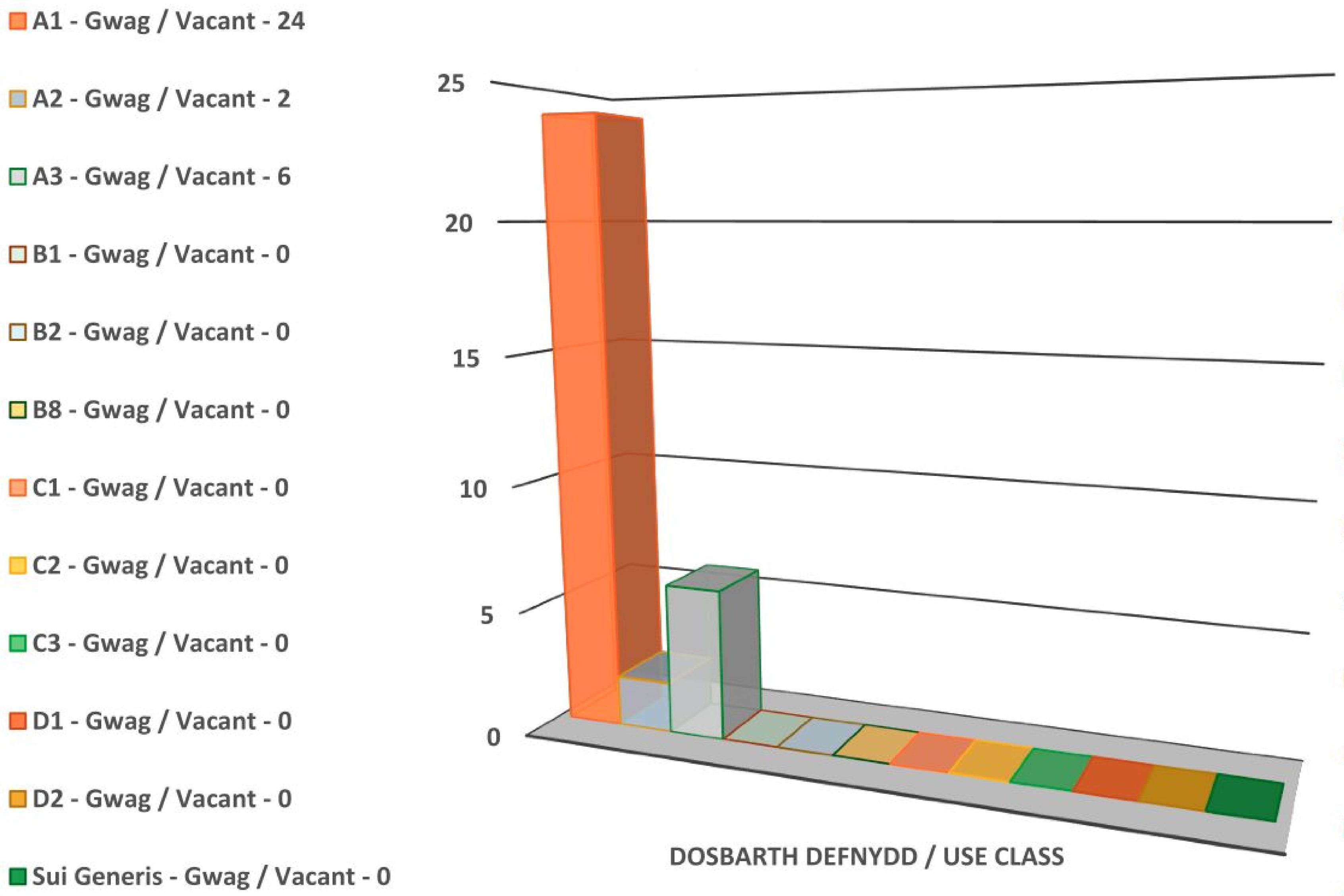


Caerfyrddin: Unedau Gwag

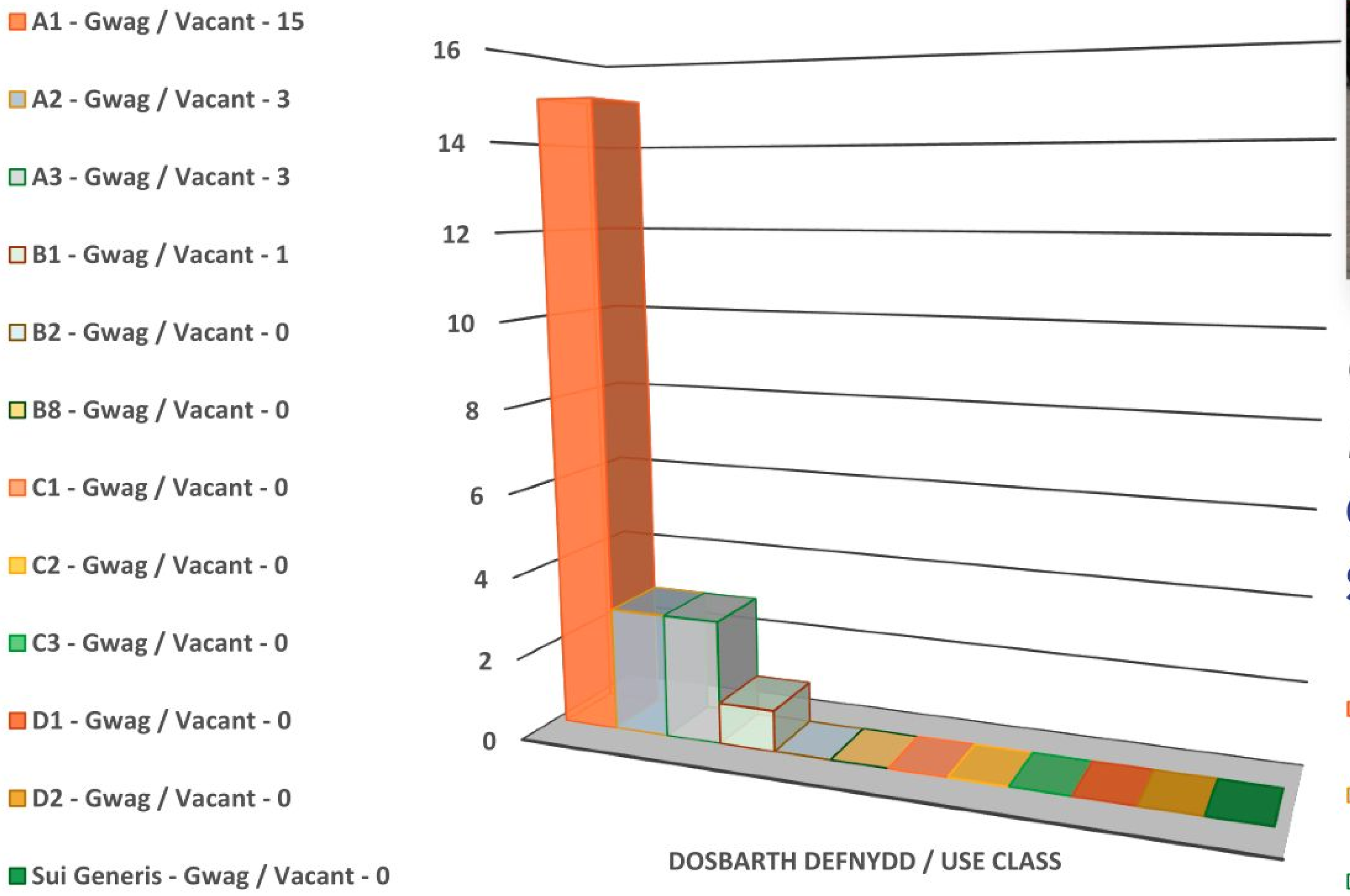
Carmarthen: Vacant Units

Caerfyrddin: Cyfraddau Llefydd Gwag fesul Dosbarth Defnydd
Carmarthen: Vacancy Rates by Use Class

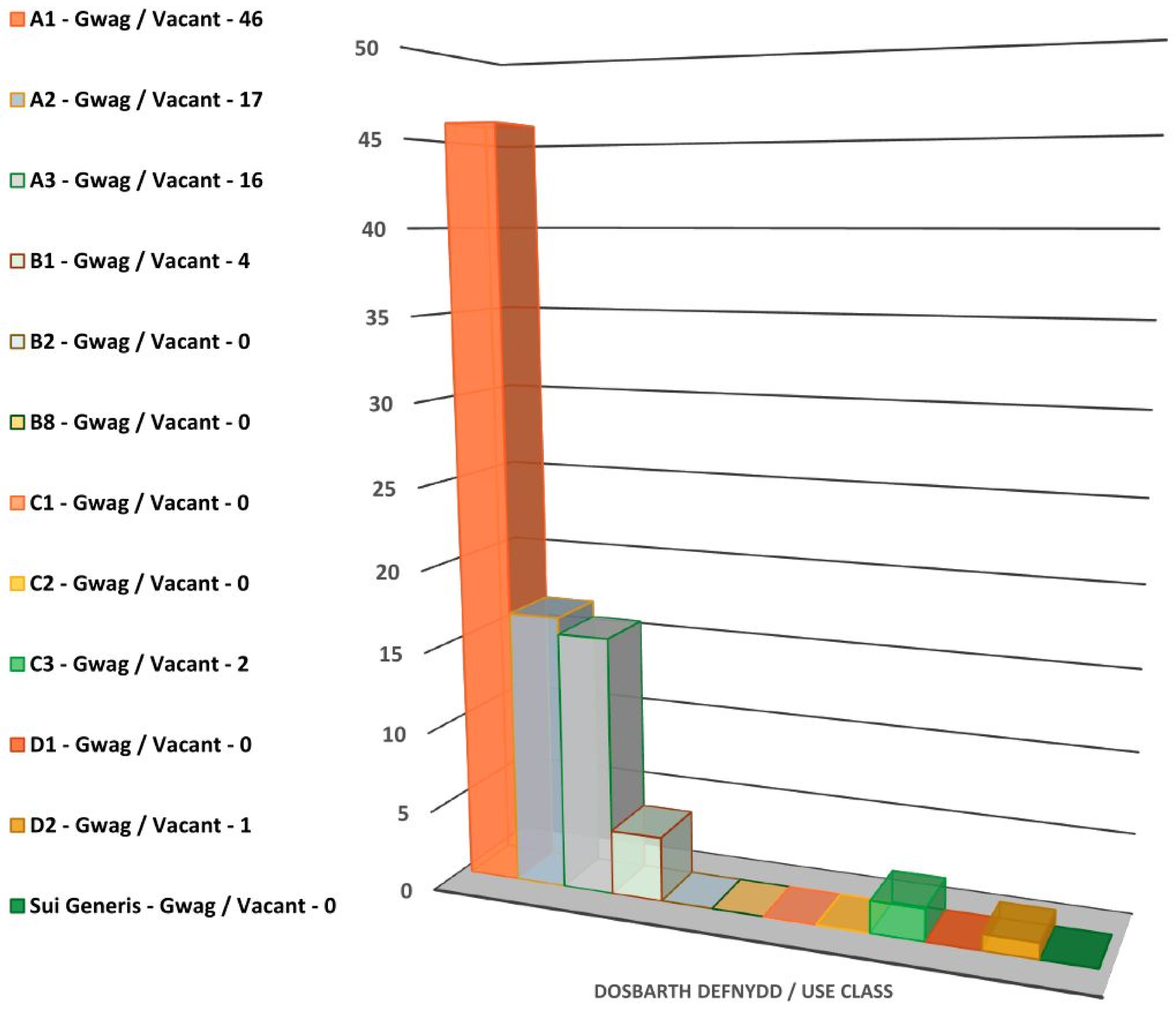
Prif Ffryntiad Manwerthu Caerfyrddin
Carmarthen Primary Retail Frontage



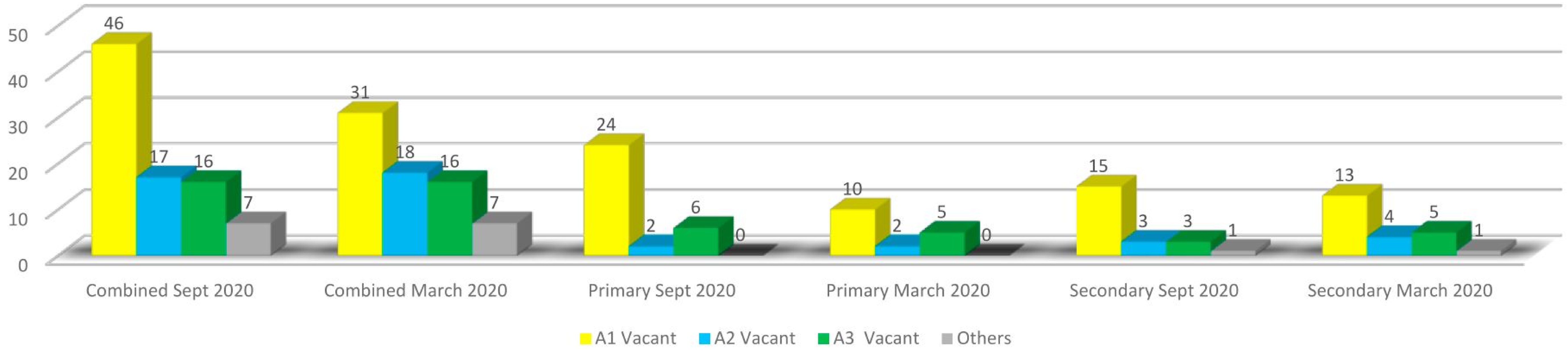
Ffryntiad Manwerthu Eilaidd Caerfyrddin
Carmarthen Secondary Retail Frontage



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



Caerfyrddin: Cymhariaeth (nifer o safleoedd gwag) 2020
Carmarthen: 2020 Vacancy Rates Comparison

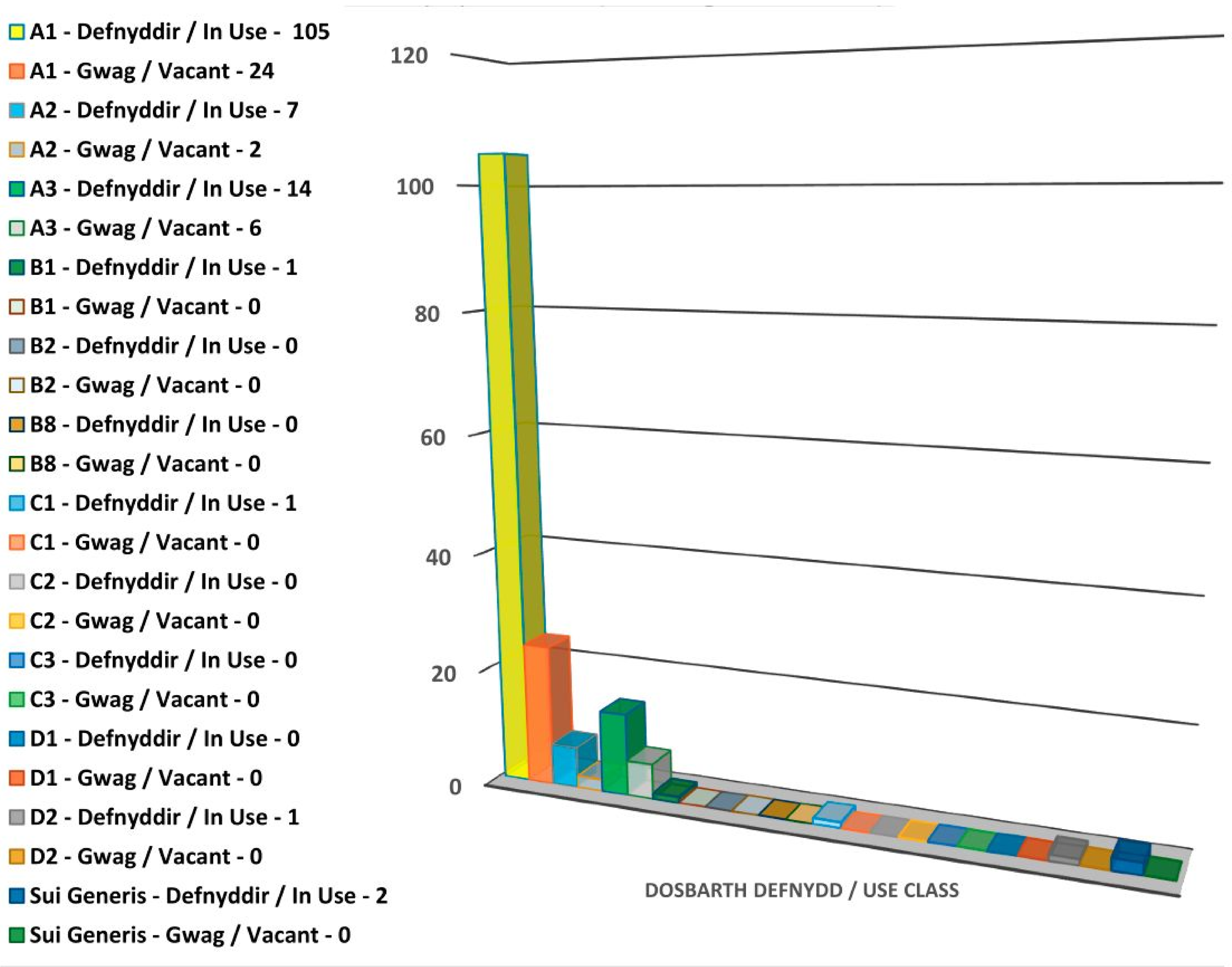


Caerfyrddin: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)

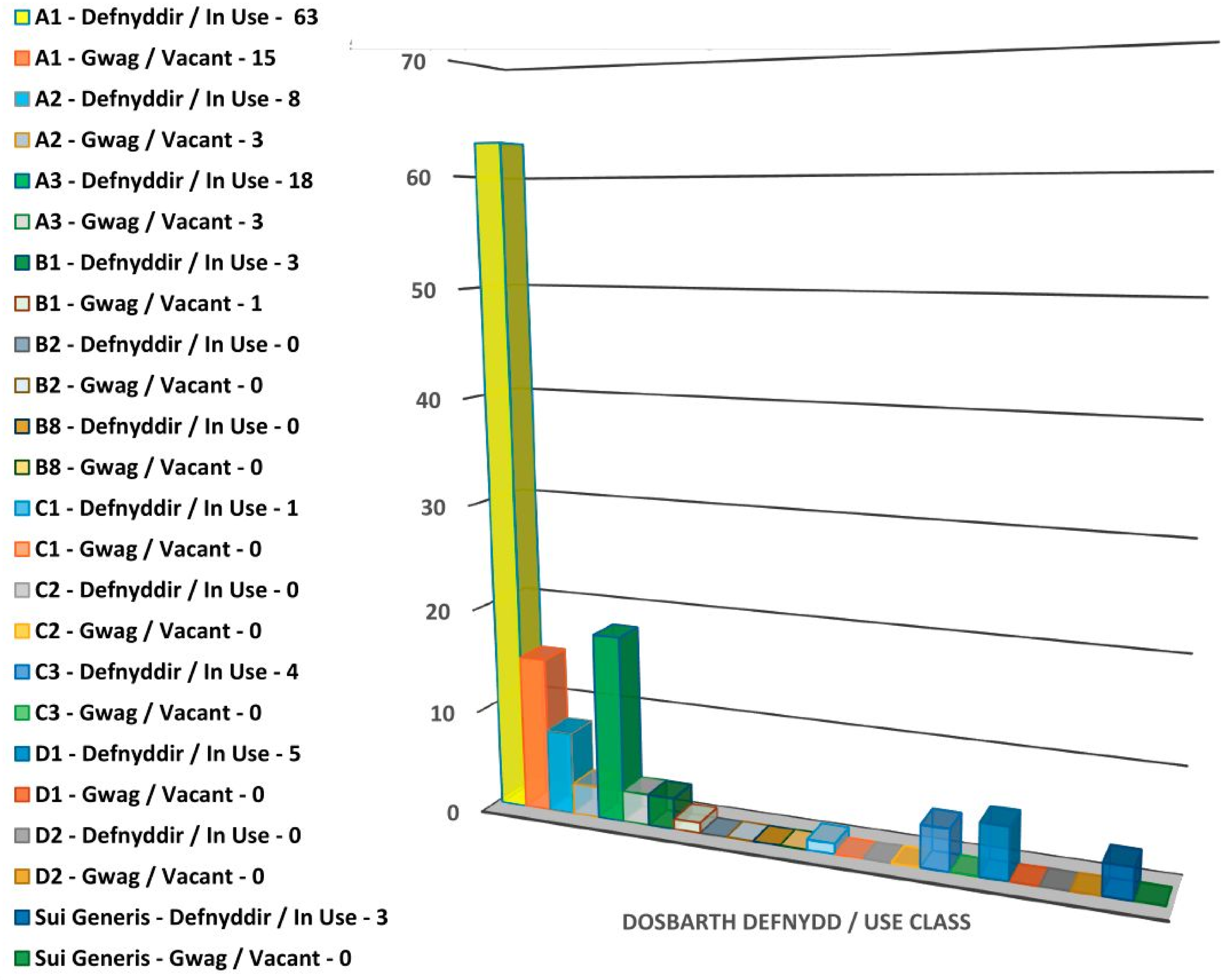
Carmarthen: Activity by Use Class (including Vacant Units)

Caerfyrddin: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)
Carmarthen: Activity by Use Class (including Vacant Units)

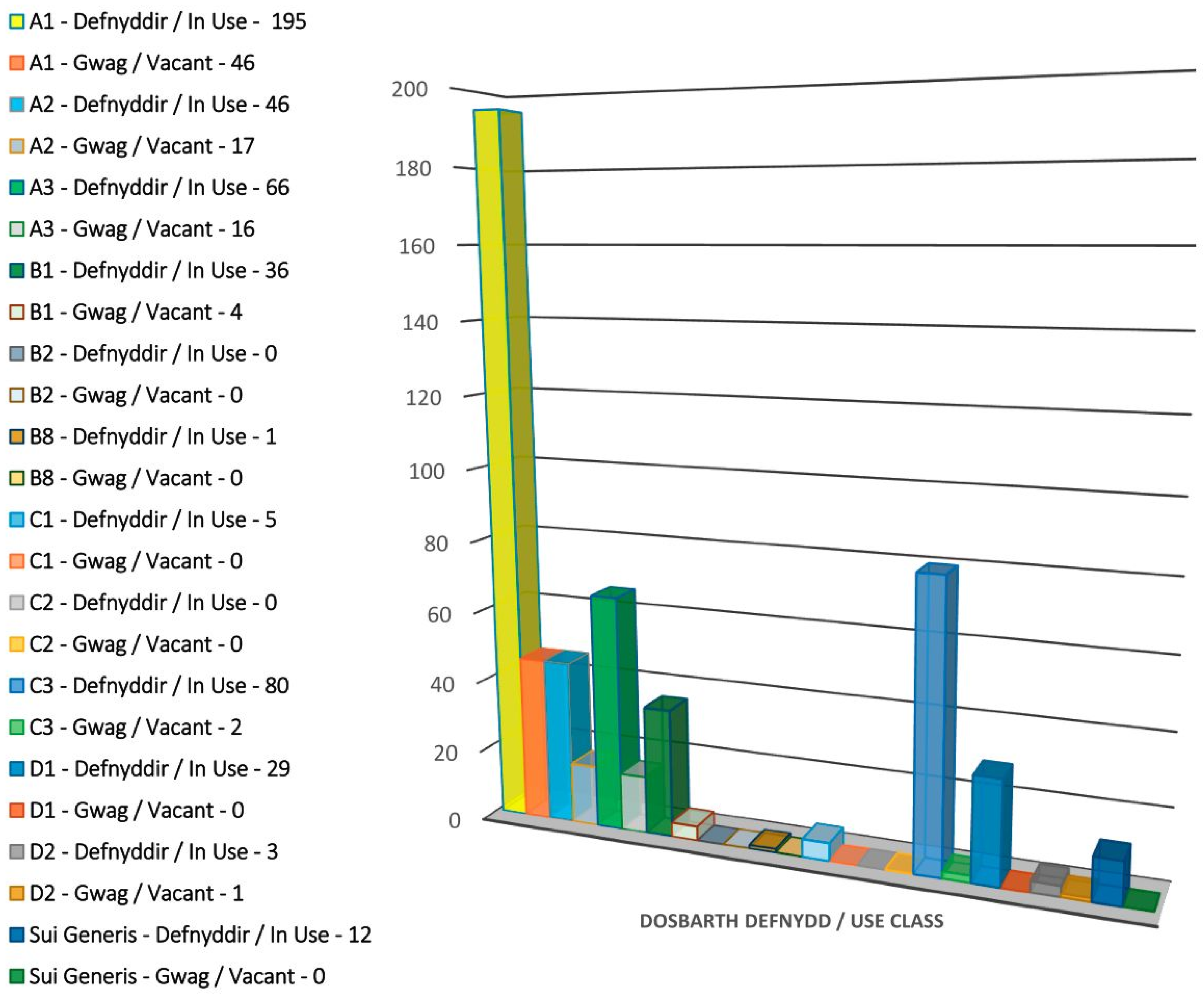
Prif Ffryntiad Manwerthu Caerfyrddin
Carmarthen Primary Retail Frontage



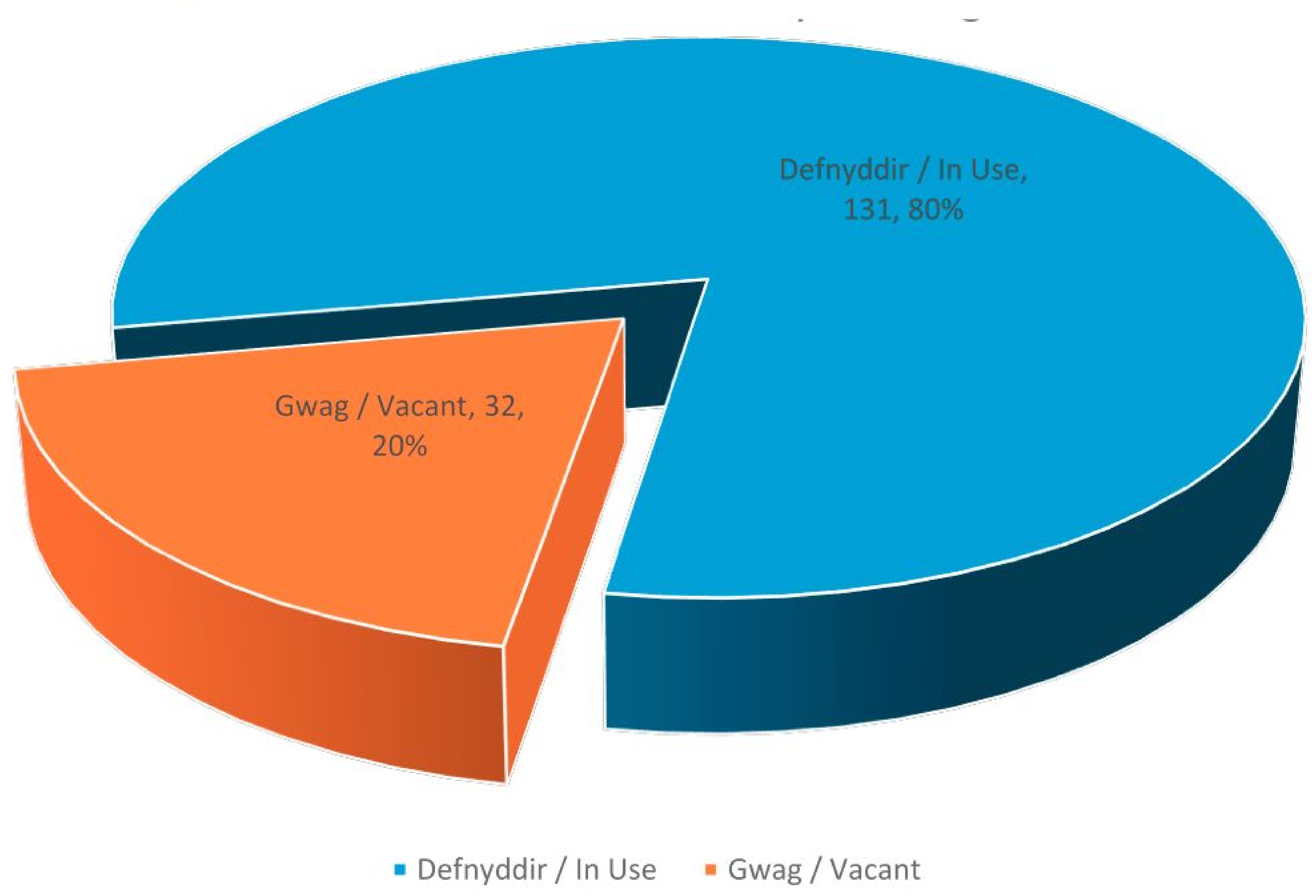
Ffryntiad Manwerthu Eilaidd Caerfyrddin
Carmarthen Secondary Retail Frontage



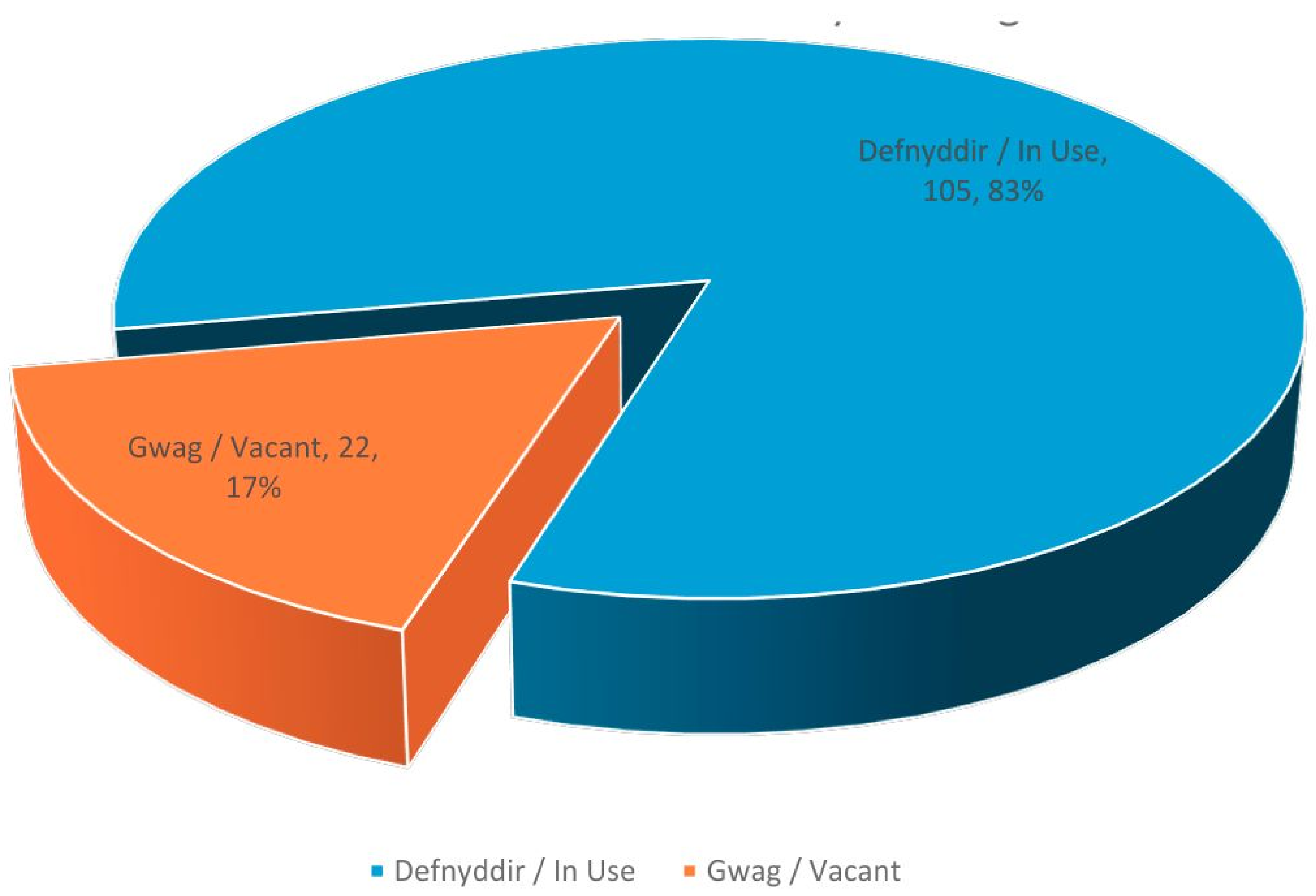
Canol Tref Caerfyrddin (gan gynnwys Ffryntiad Manwerthu Prif ac Eilaidd)
Carmarthen Town Centre (Including Primary and Secondary Retail Frontage)



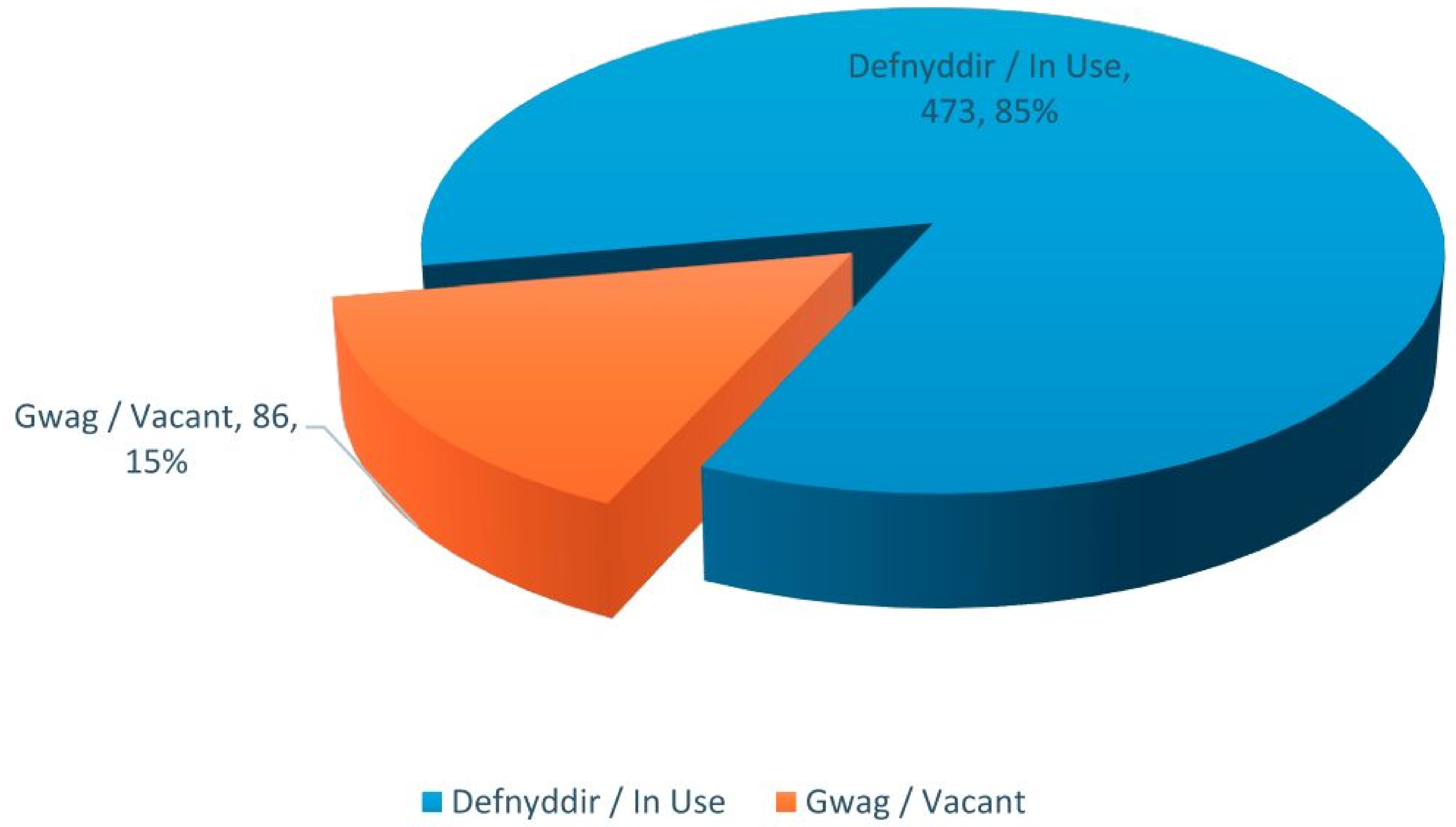
Cyfraddau Llefydd Gwag
Vacancy Rates



Cyfraddau Llefydd Gwag
Vacancy Rates



Cyfraddau Llefydd Gwag
Vacancy Rates



Llanelli

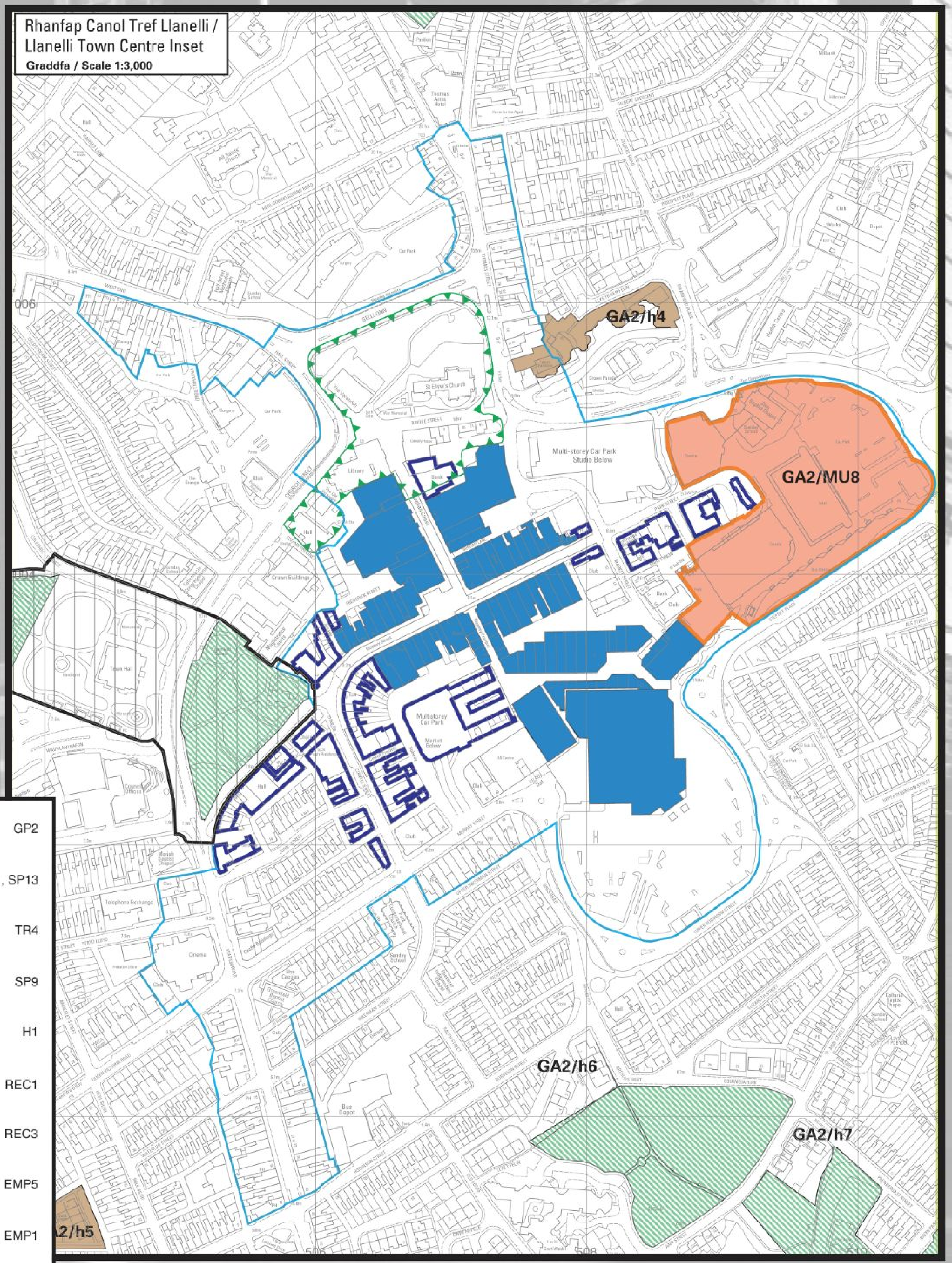
Llanelli

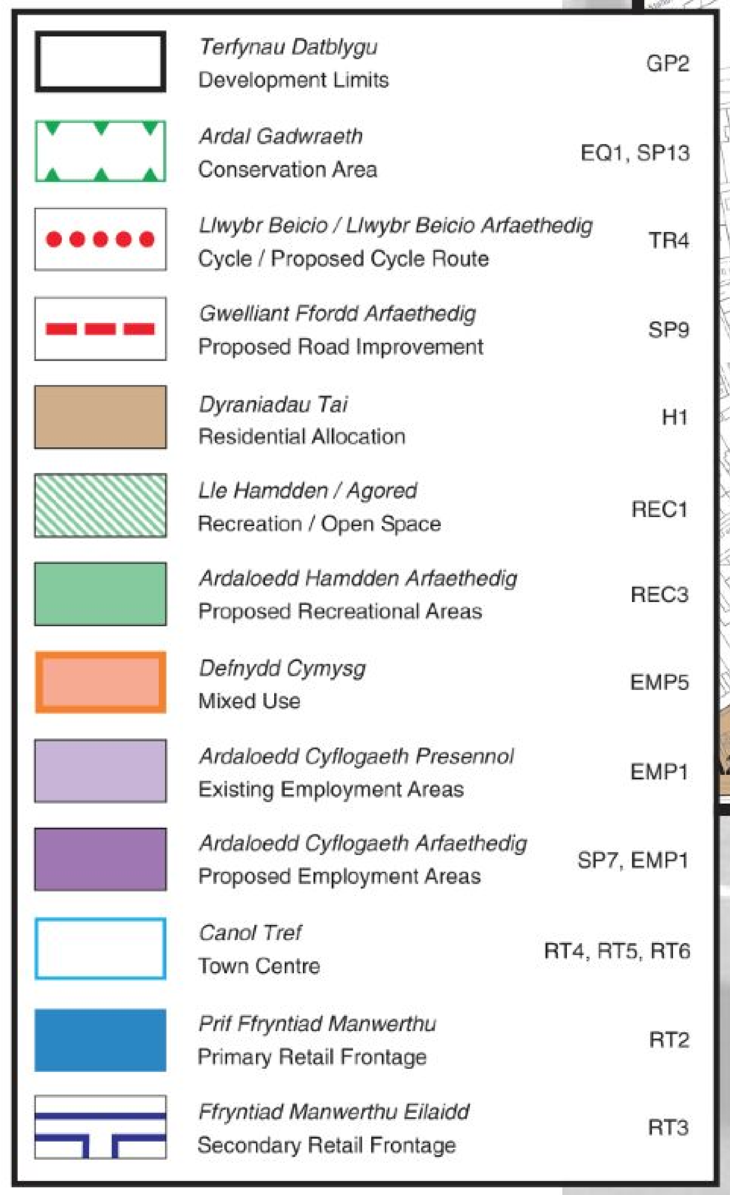
Cefndir

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.





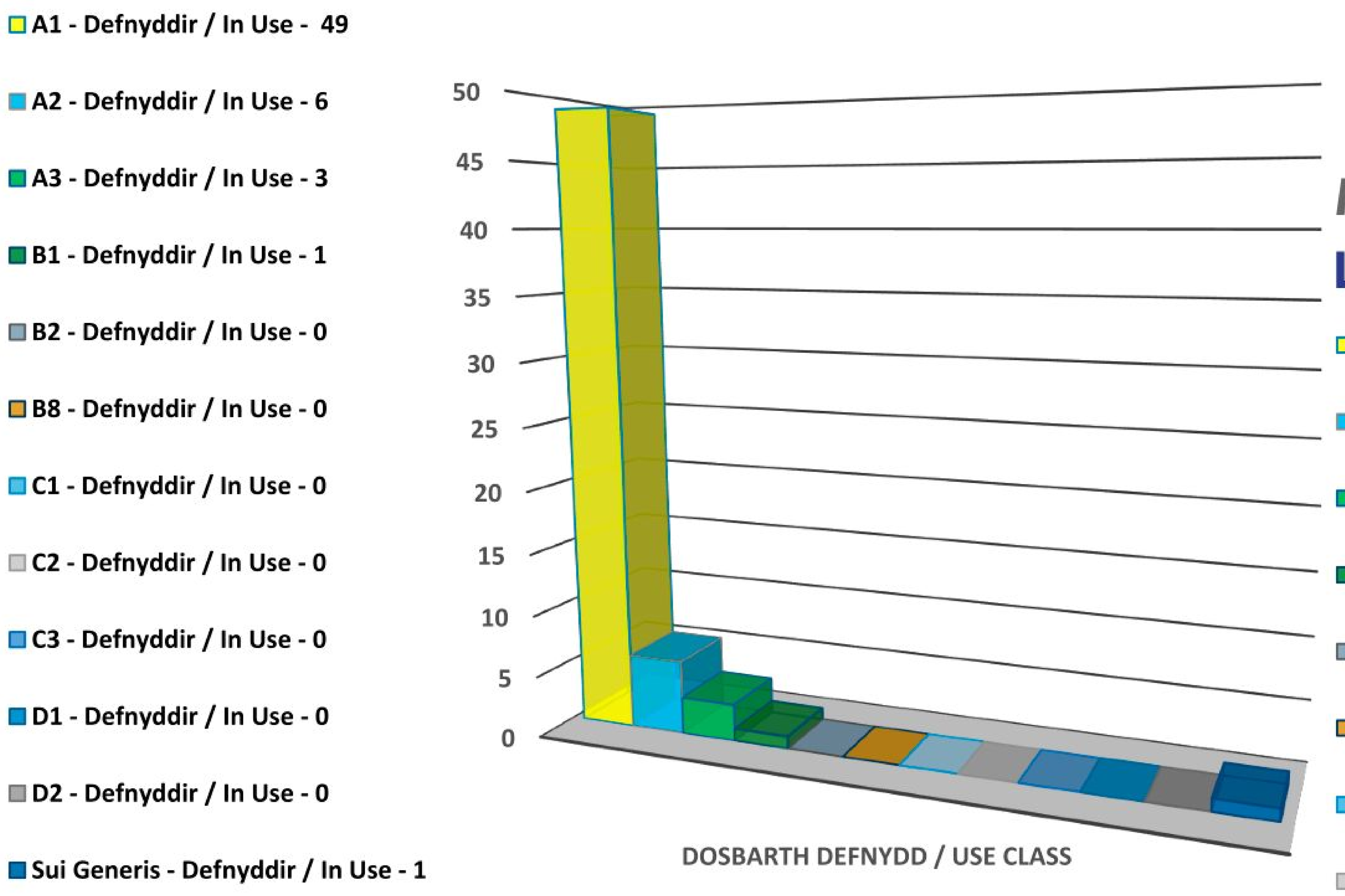
Canol Tref Llanelli (GA2):
CDLl Mabwysiedig - Detholiad
Llanelli Town Centre (GA2):
Adopted LDP - Extract

Llanelli: Dosbarth Defnydd

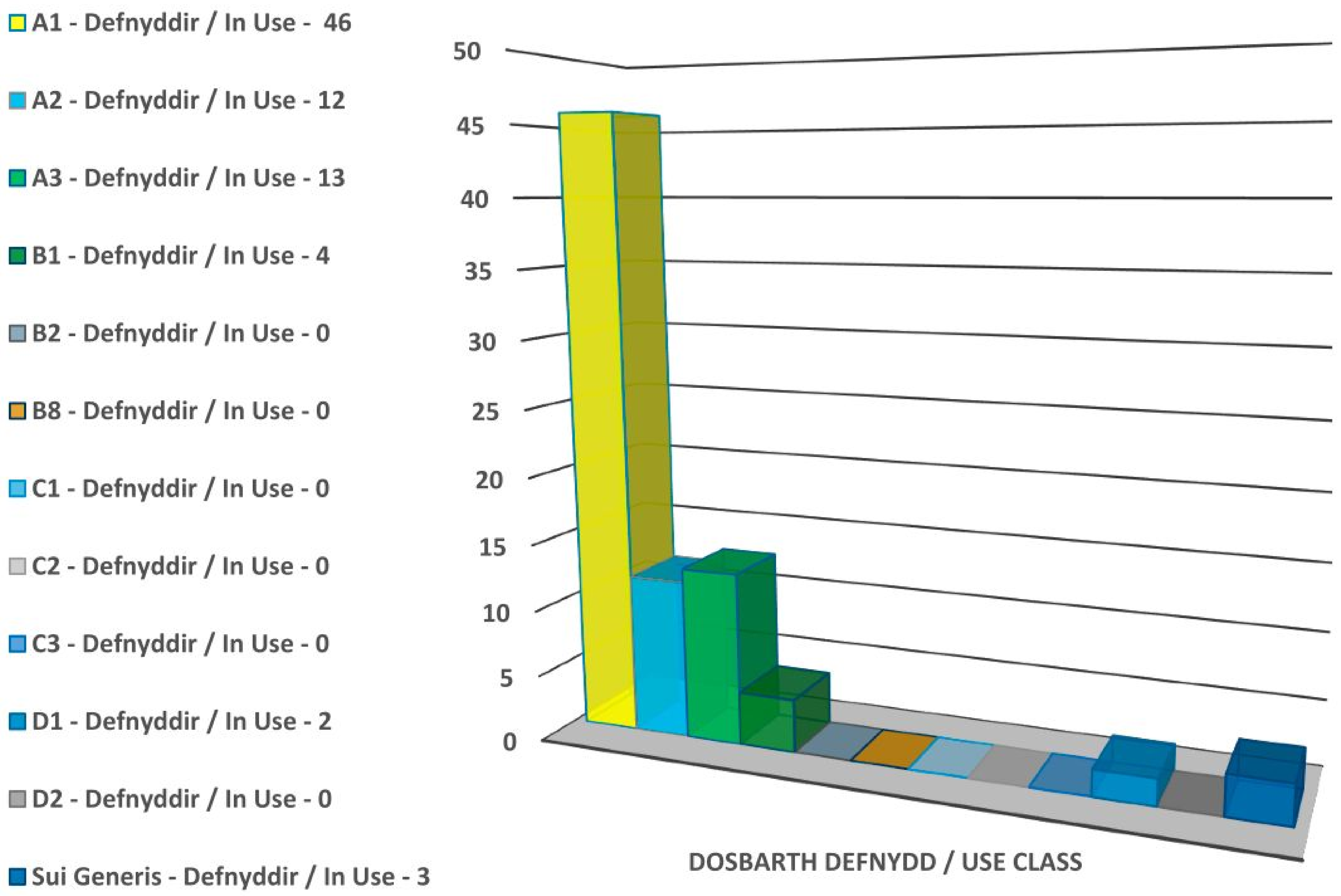
Llanelli: Use Class

Llanelli: Dosbarth Defnydd
Llanelli: Use Class

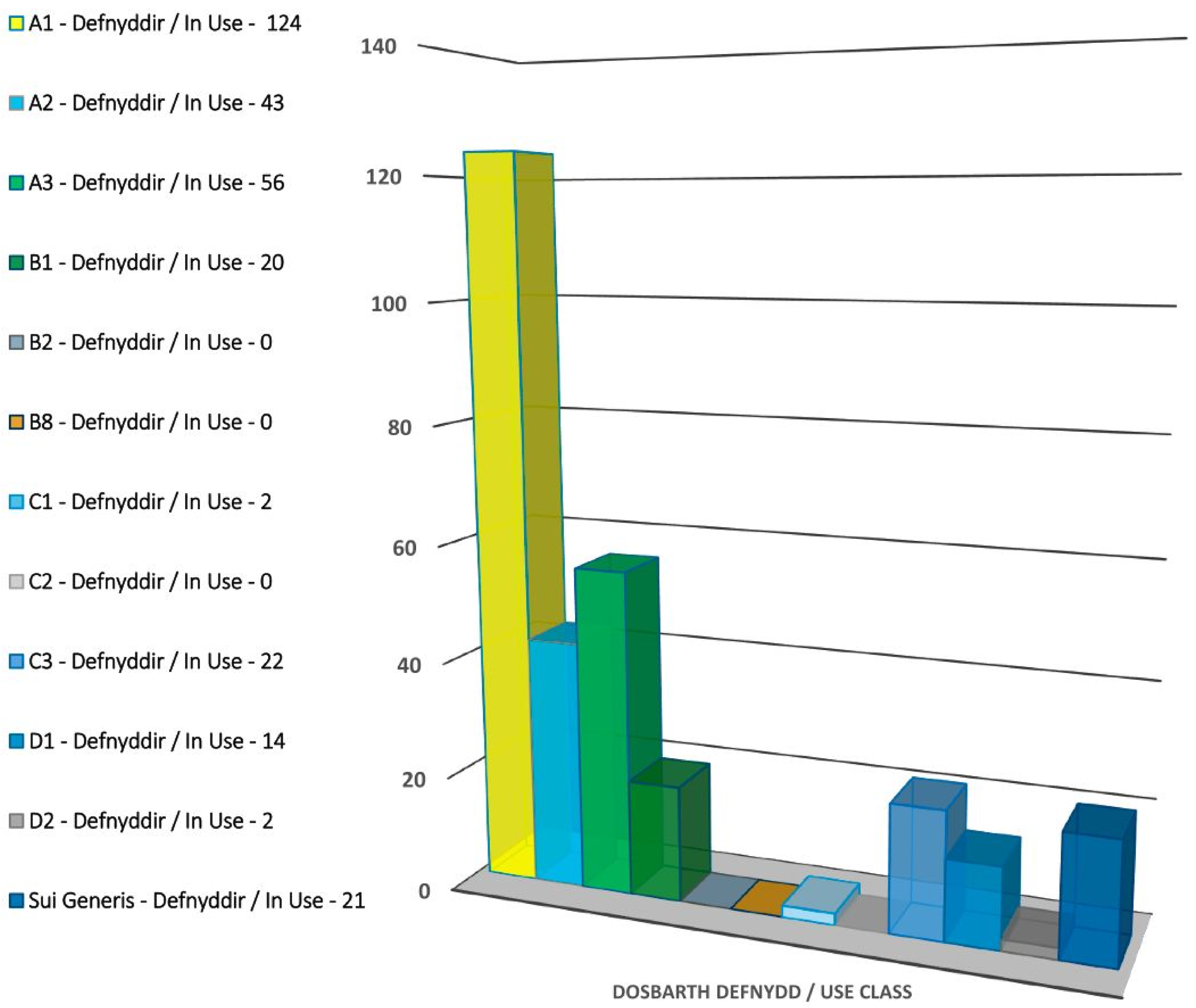
Prif Ffryntiad Manwerthu Llanelli
Llanelli Primary Retail Frontage



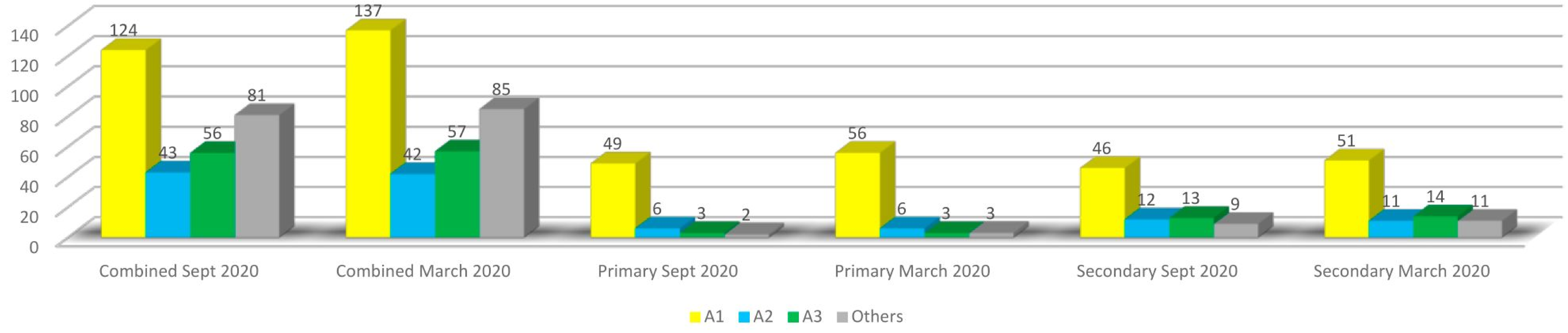
Ffryntiad Manwerthu Eilaidd Llanelli
Llanelli Secondary Retail Frontage



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

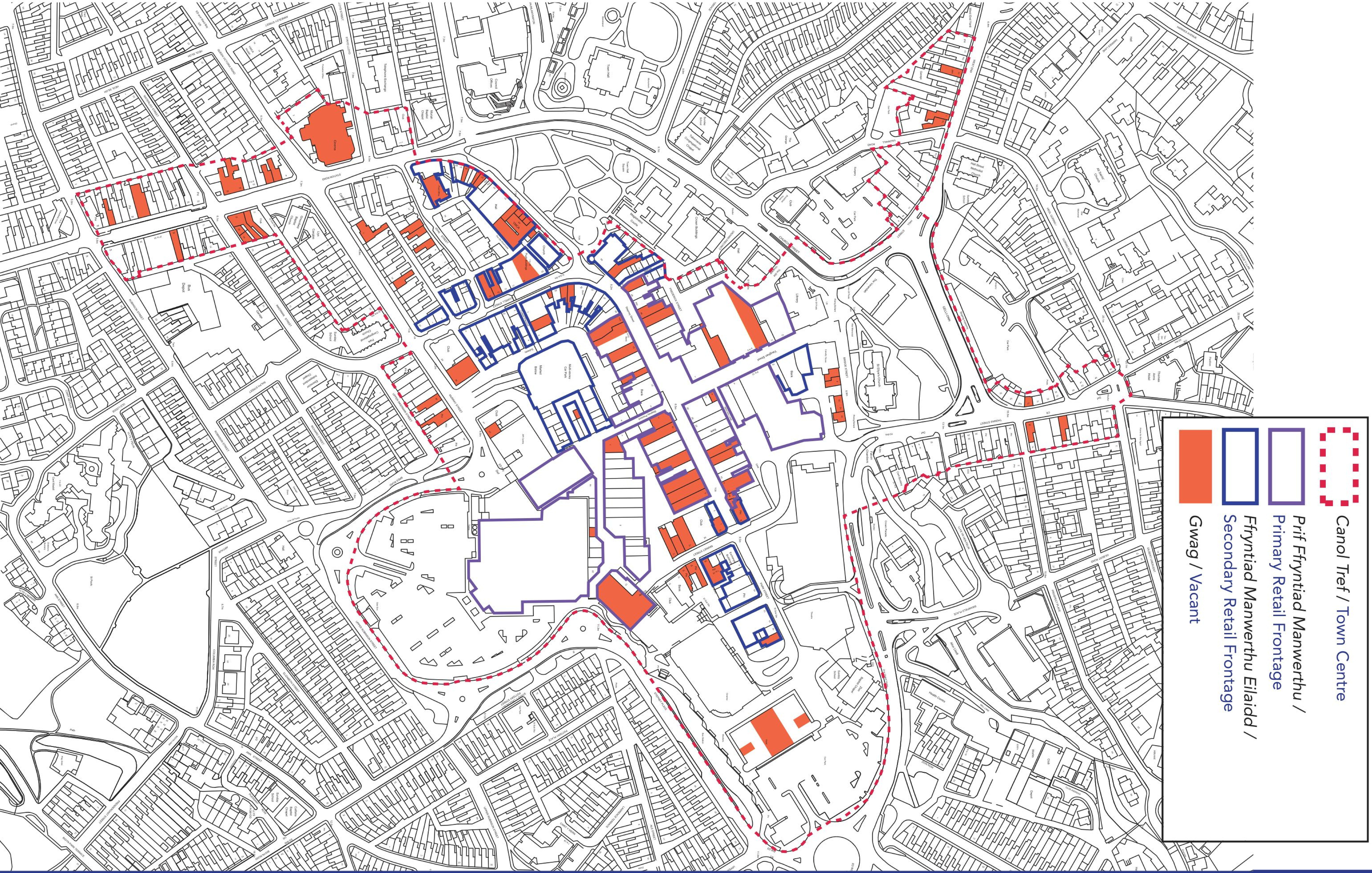


Llanelli: Cymhariaeth (mewn defnydd) 2020
Llanelli: 2020 In Use Comparison



Llanelli: Unedau Gwag

Llanelli: Vacant Units

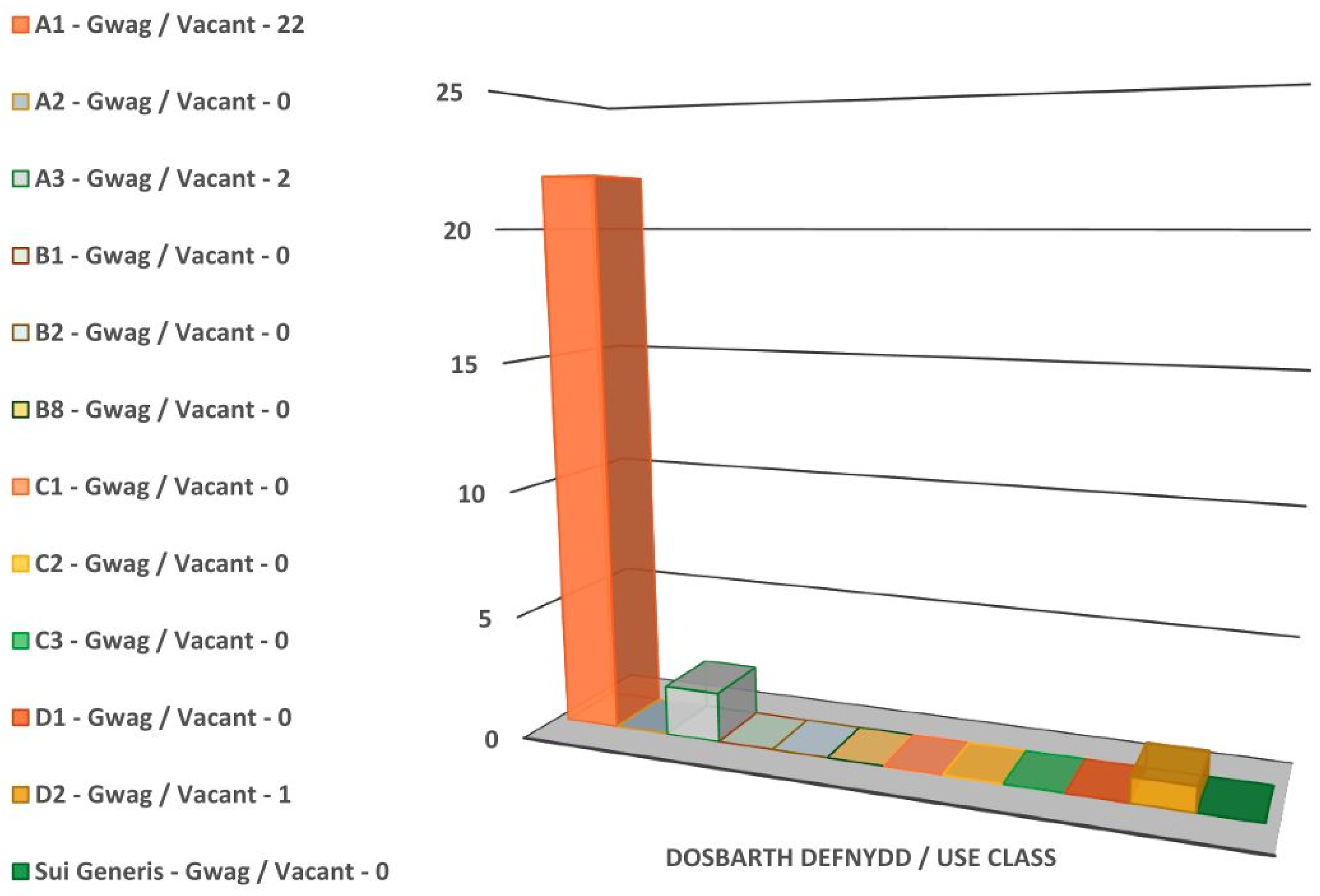


Llanelli: Cyfraddau Llefydd Gwag fesul Dosbarth Defnydd

Llanelli: Vacancy Rates by Use Class

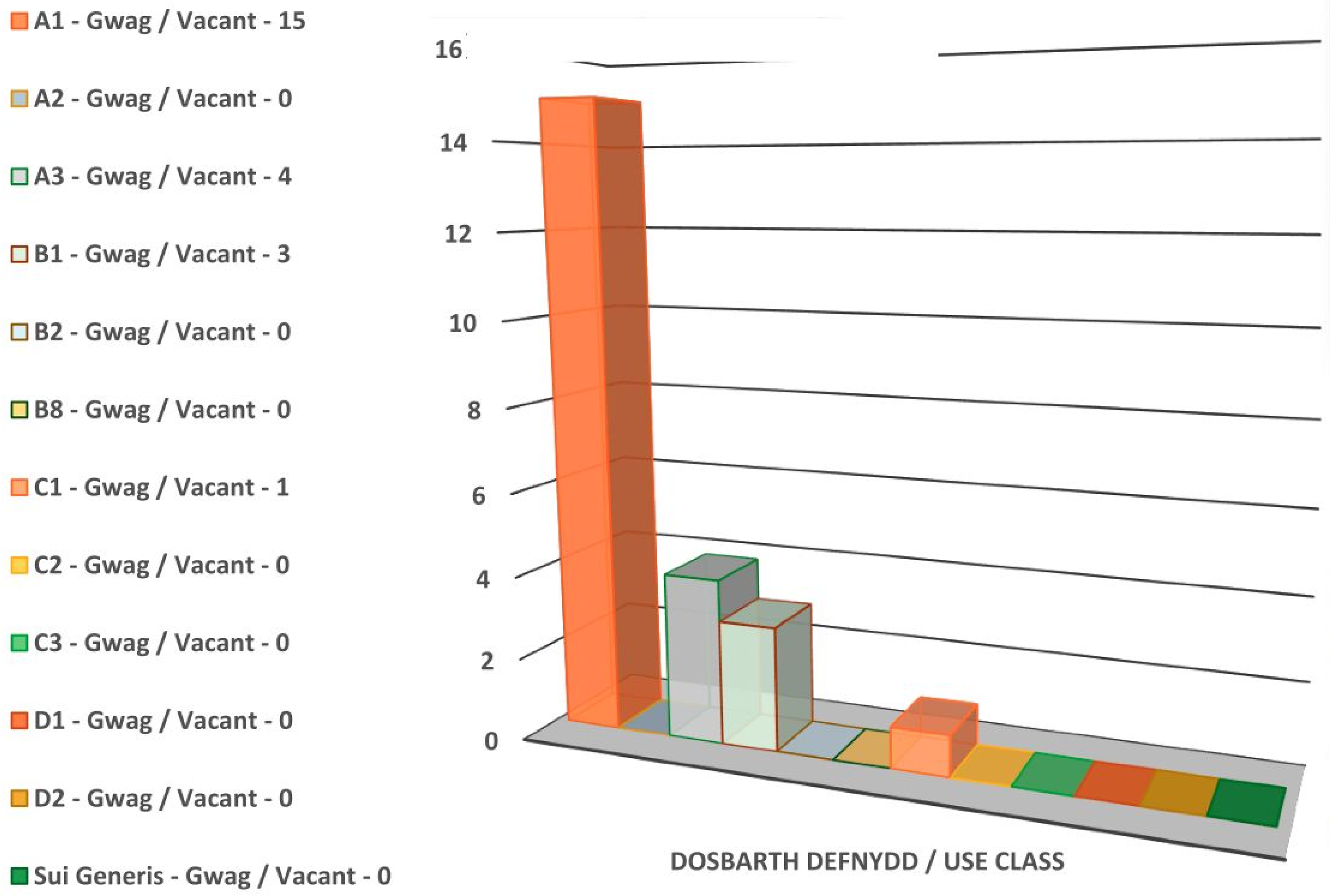
Prif Ffryntiad Manwerthu Llanelli

Llanelli Primary Retail Frontage



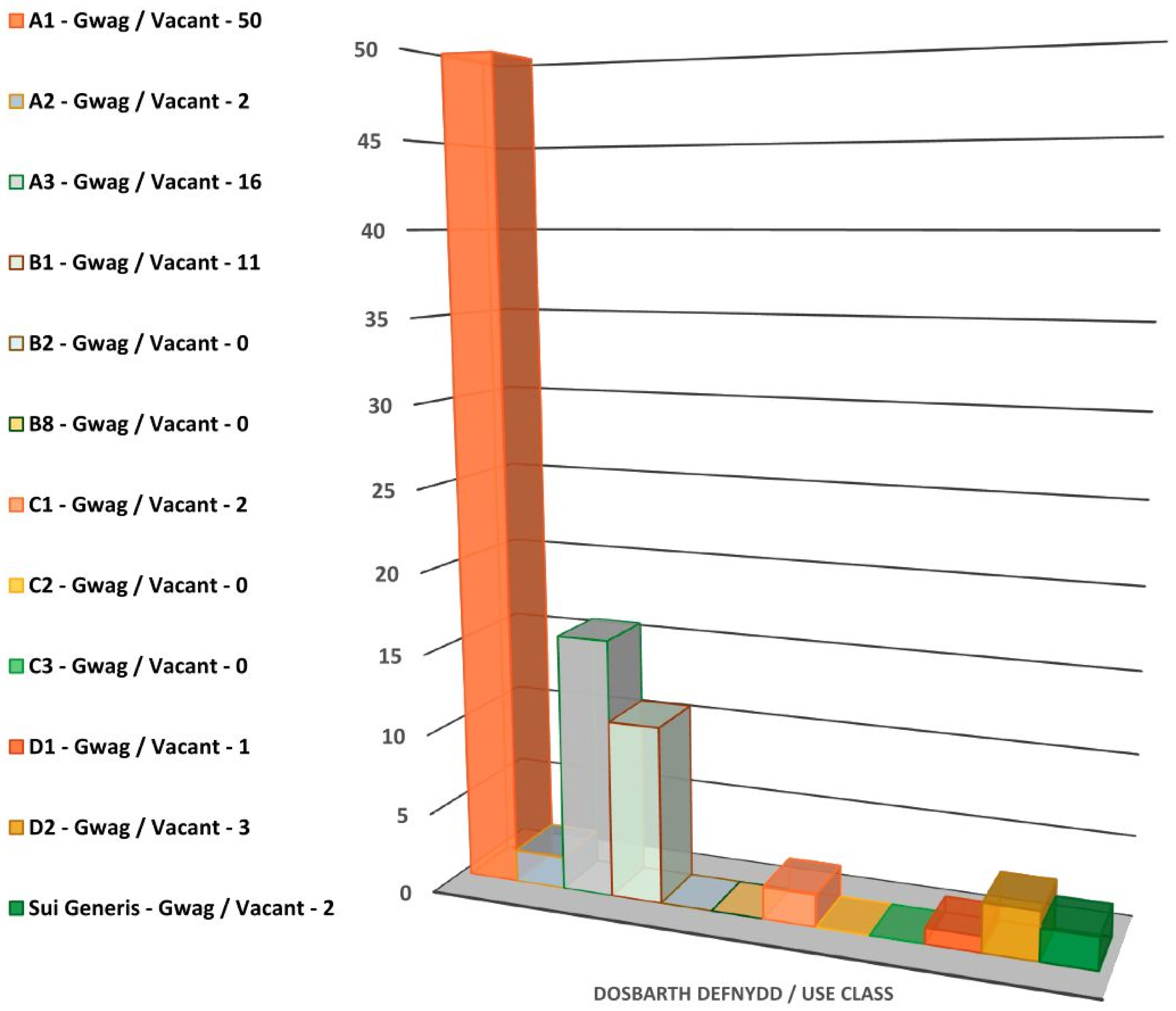
Ffryntiad Manwerthu Eilaidd Llanelli

Llanelli Secondary Retail Frontage



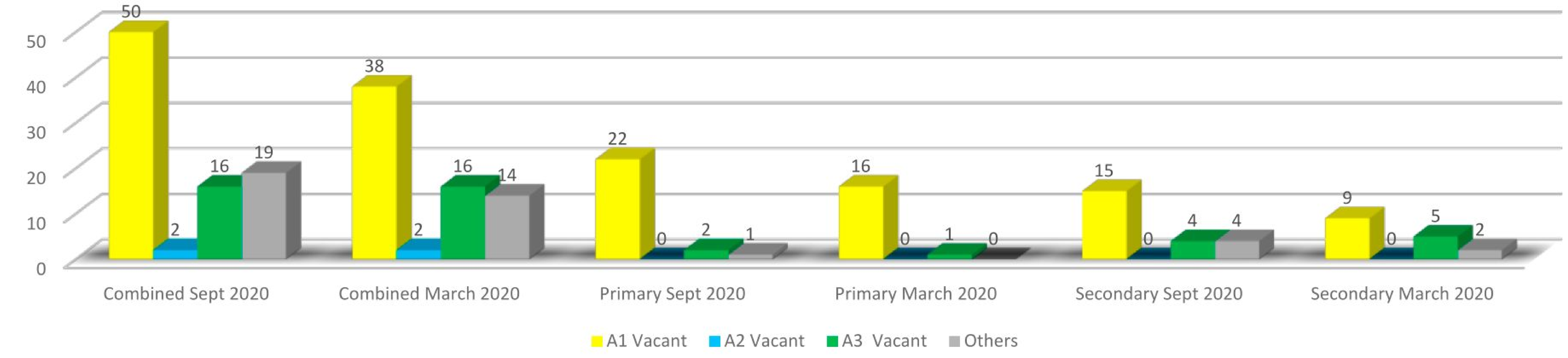
Canol Tref Llanelli (gan gynnwys Ffryntiad Manwerthu Prif ac Eilaidd)

Llanelli Town Centre (Including Primary and Secondary Retail Frontage)



Llanelli: Cymhariaeth (nifer o safleoedd gwag) 2020

Llanelli: 2020 Vacancy Rates Comparison

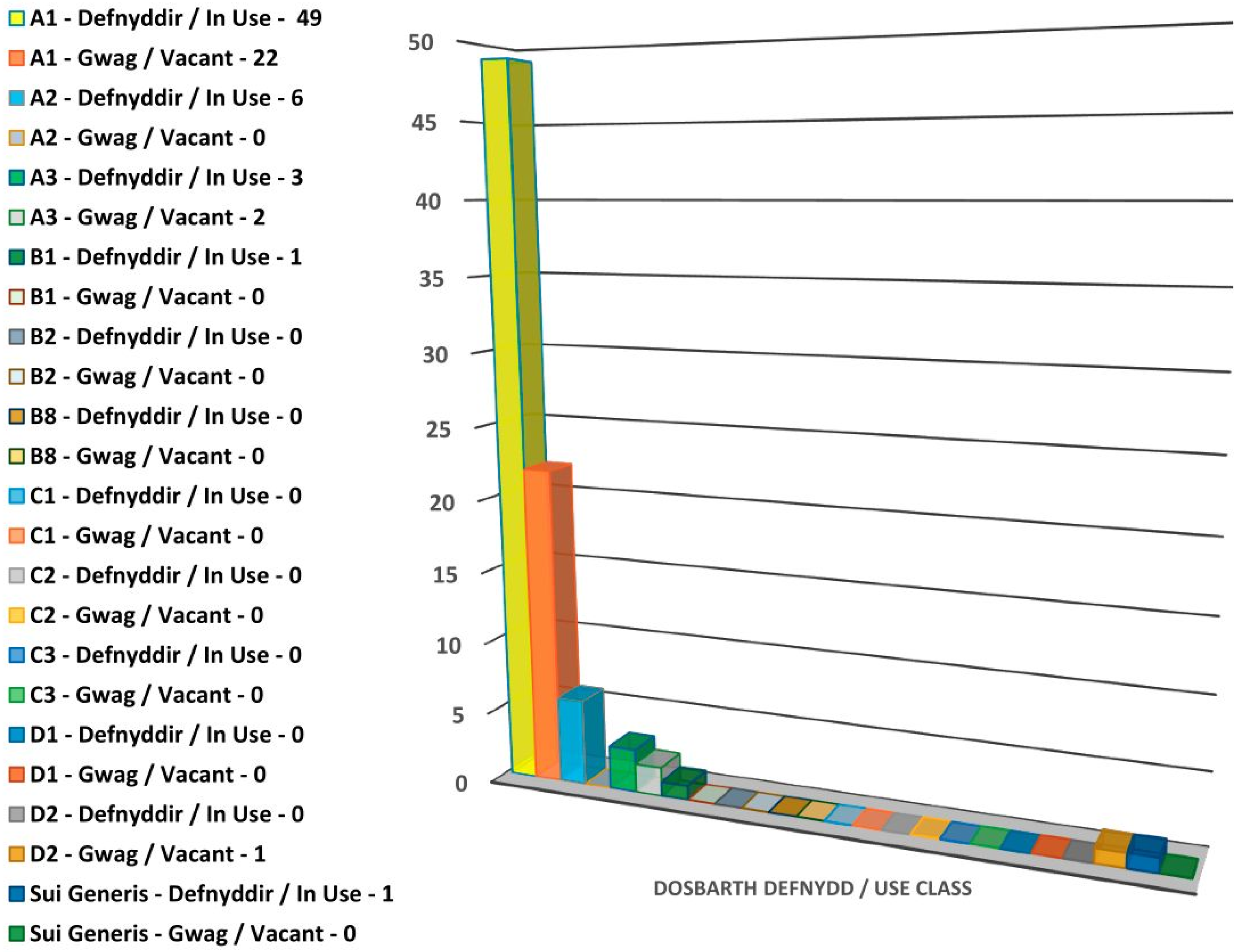


Llanelli: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)

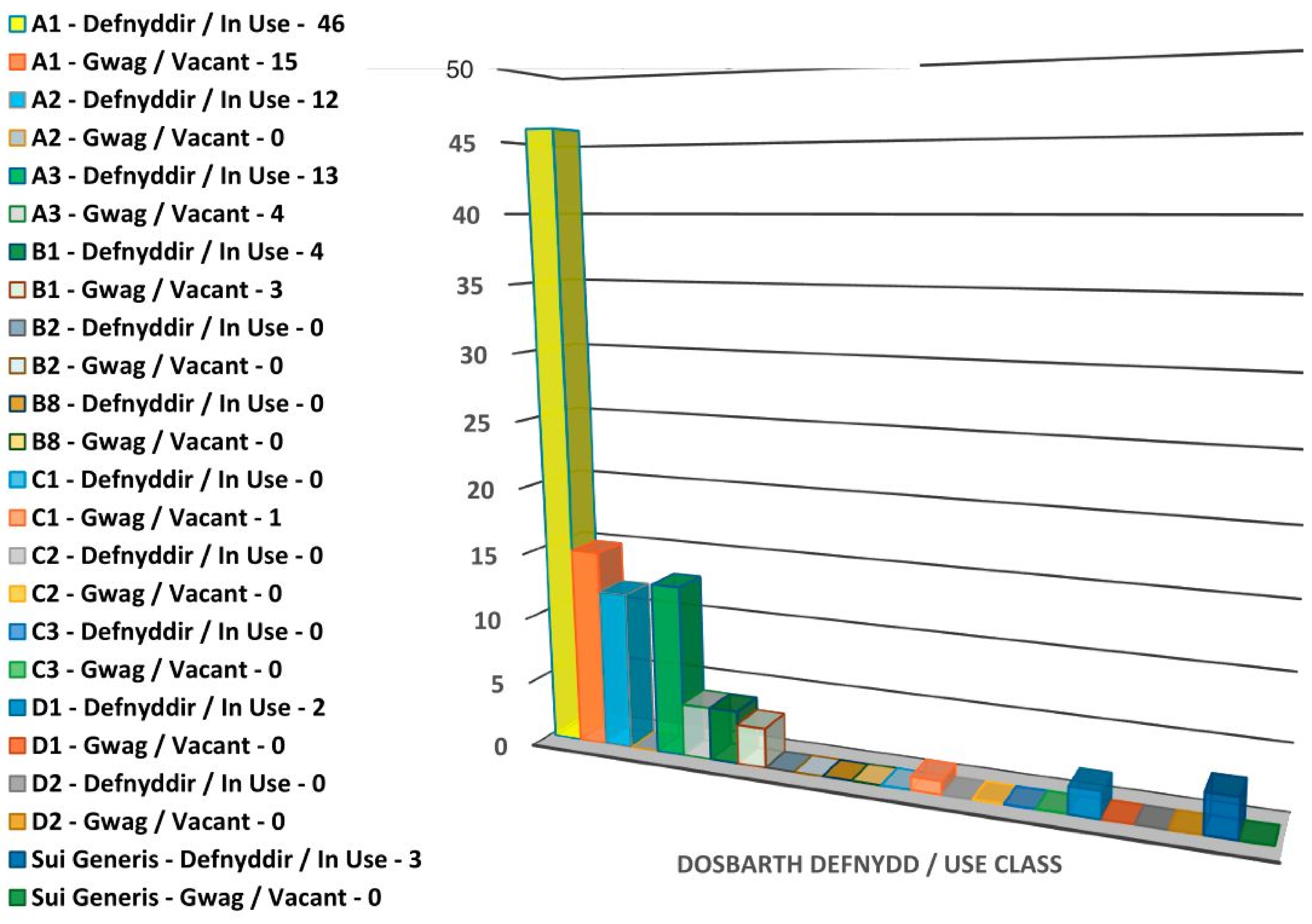
Llanelli: Activity by Use Class (including Vacant Units)

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

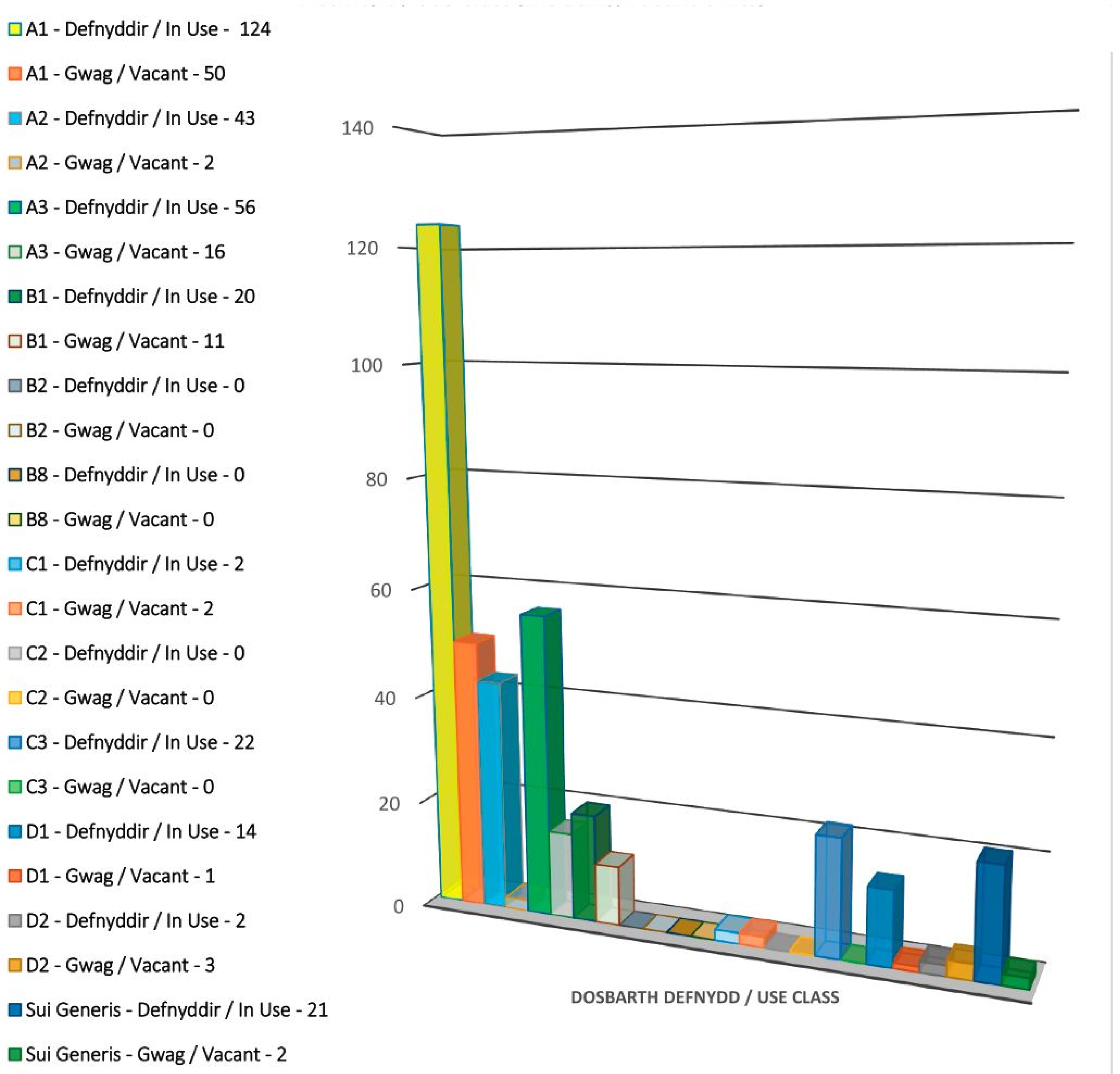
Prif Ffryntiad Manwerthu Llanelli
Llanelli Primary Retail Frontage



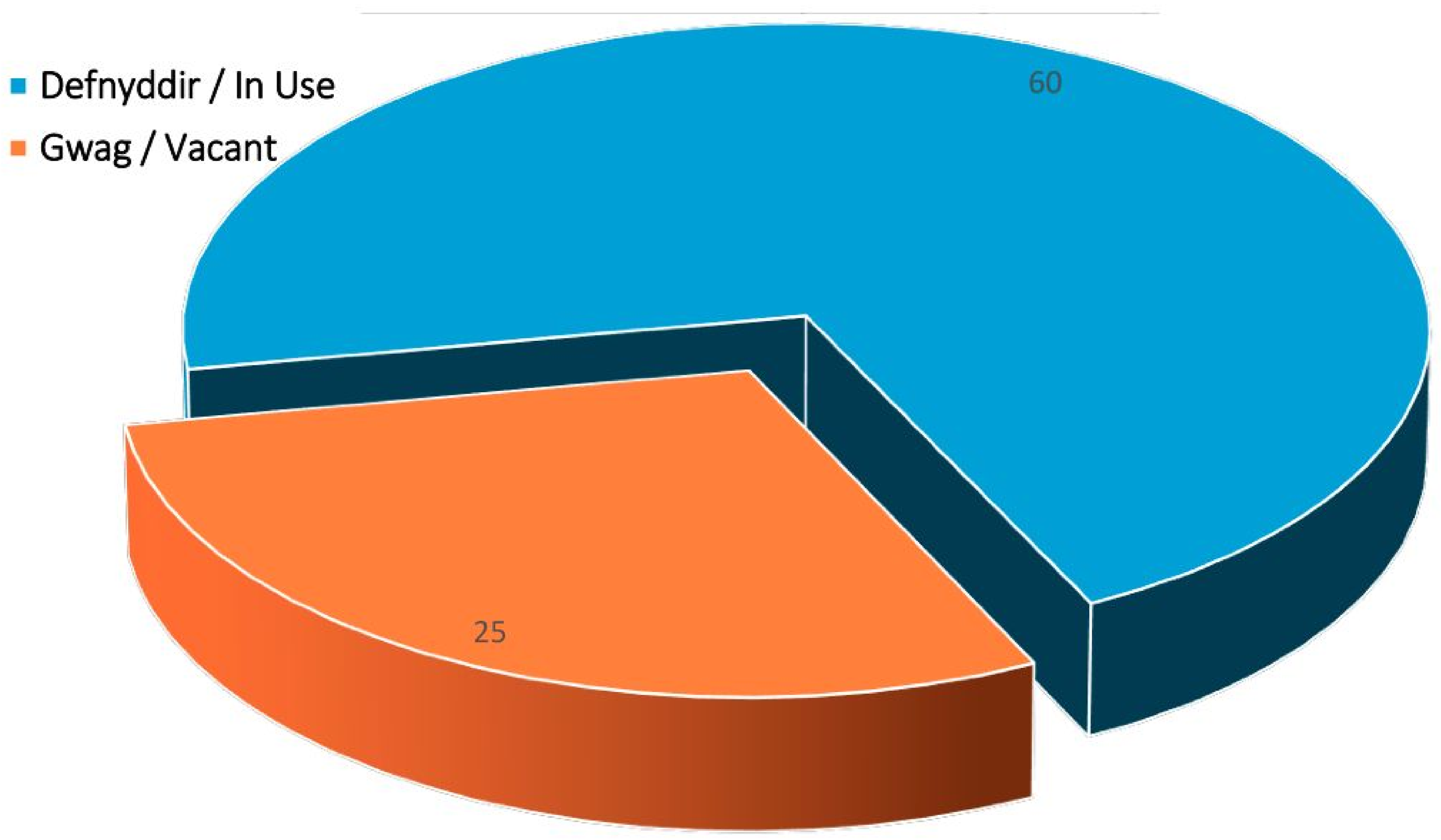
Ffryntiad Manwerthu Eilaidd Llanelli
Llanelli Secondary Retail Frontage



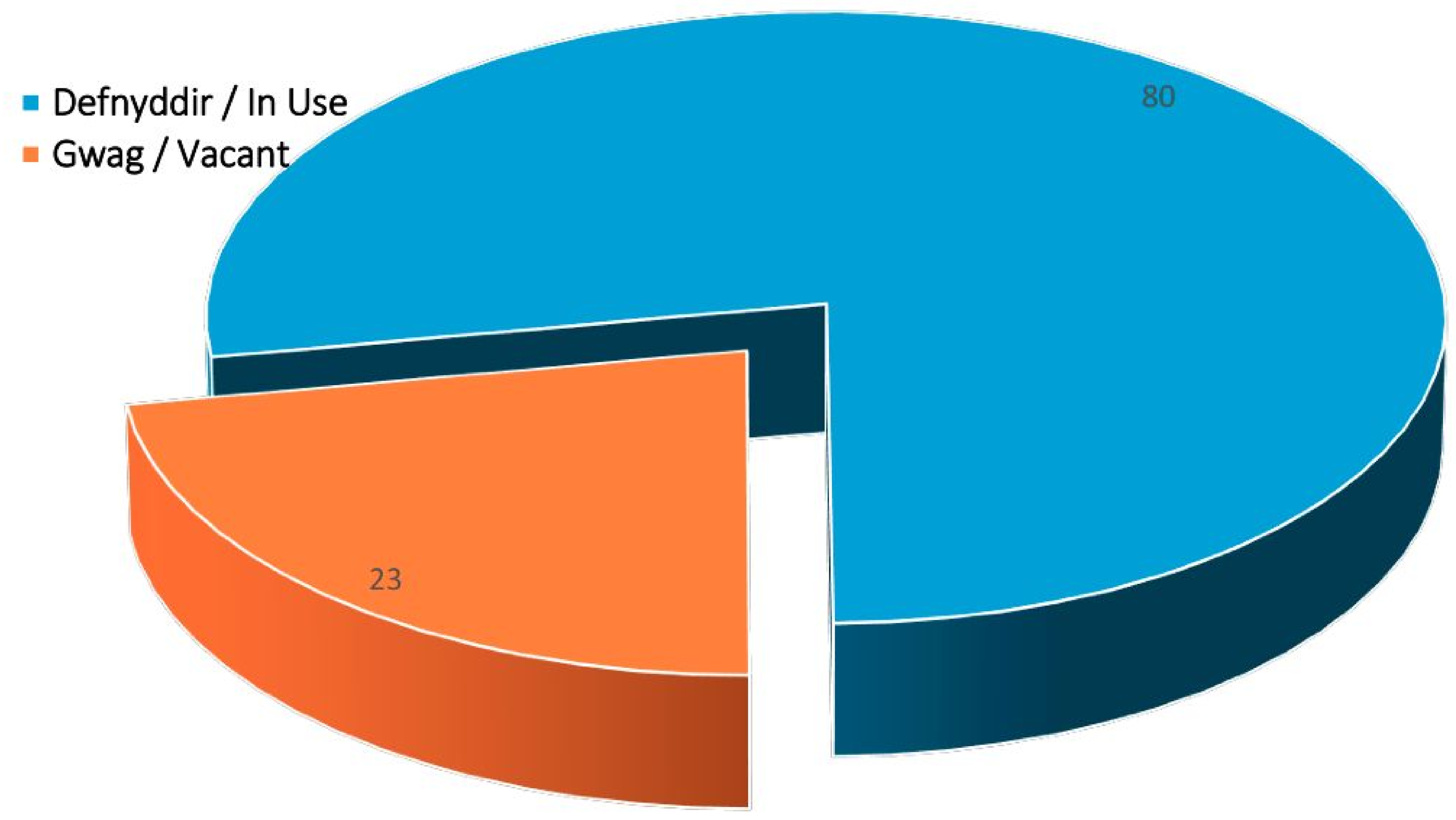
Canol Tref Llanelli (gan gynnwys Ffryntiad Manwerthu Prif ac Eilaidd)
Llanelli Town Centre (Including Primary and Secondary Retail Frontage)



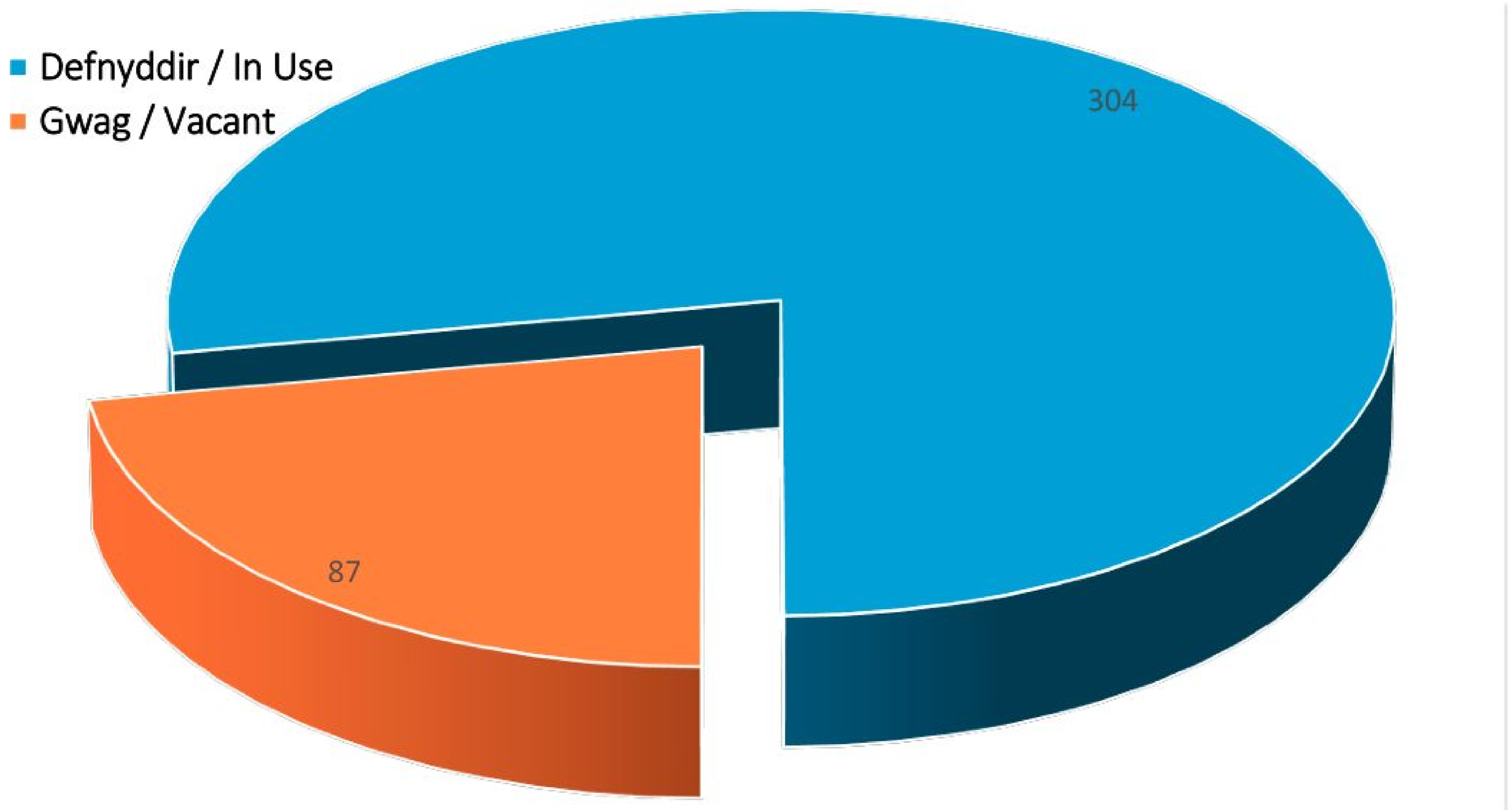
Cyfraddau Llefydd Gwag
Vacancy Rates



Cyfraddau Llefydd Gwag
Vacancy Rates



Cyfraddau Llefydd Gwag
Vacancy Rates



Rhydaman

Ammanford

Cefndir

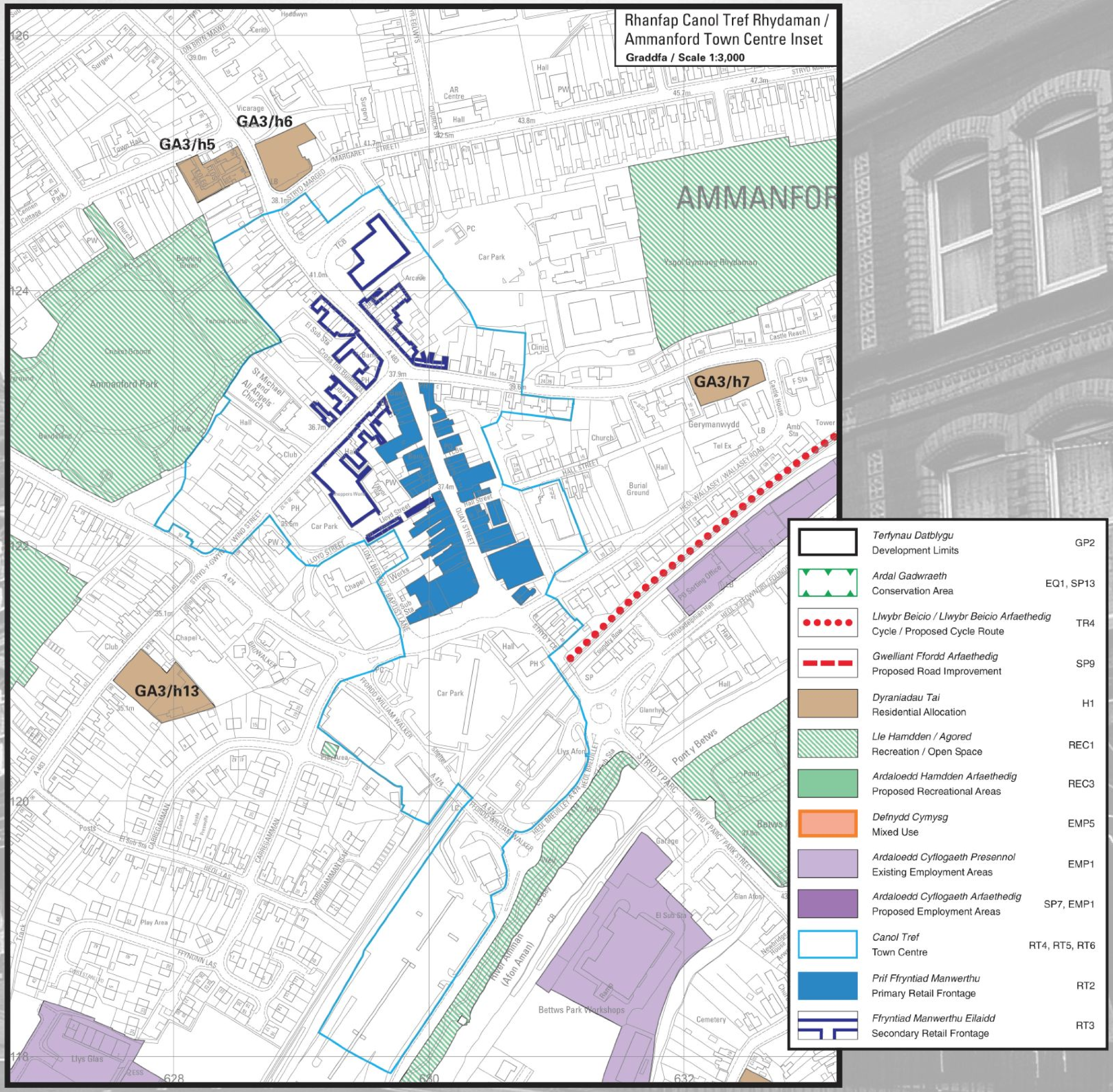
Er bod Rhydaman yn amlwg yn llai na chanolfannau manwerthu Caerfyrddin neu Lanelli, mae'n cyflawni swyddogaeth fanwerthu bwysig yng nghyd-destun ei lleoliad. Fel y ganolfan fanwerthu allweddol yn Ardal Twf Rhydaman/Cross Hands mae'n darparu arlwy stryd fawr bwysig sy'n cynnwys cynrychiolaeth gan nifer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

Background

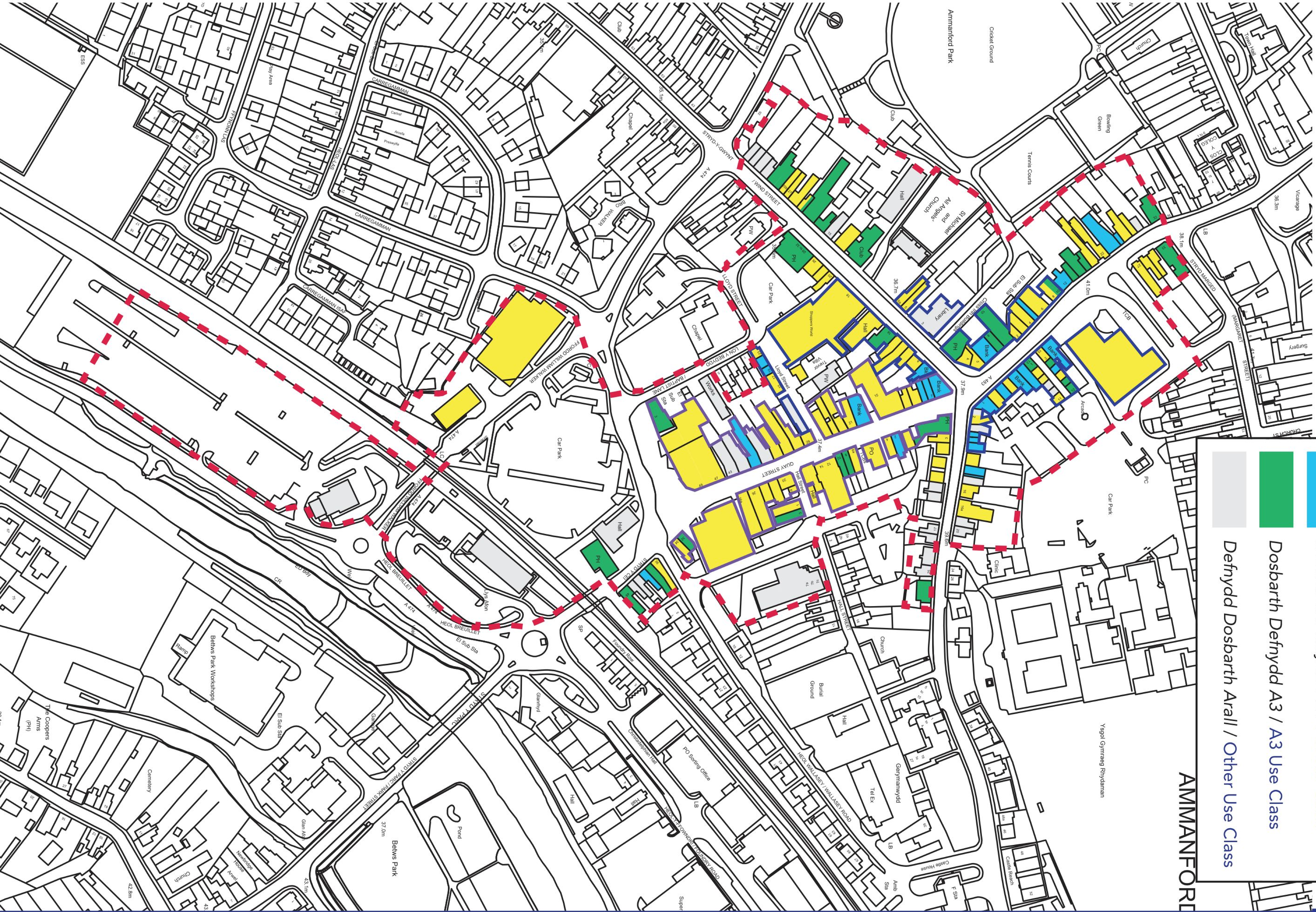
Ammanford whilst is notably smaller than the retail centres of either Carmarthen or Llanelli fulfils an important retail function within the locational context. As the key retail centre within the Ammanford/Cross Hands Growth Area it provides an important high street offer which includes representation 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

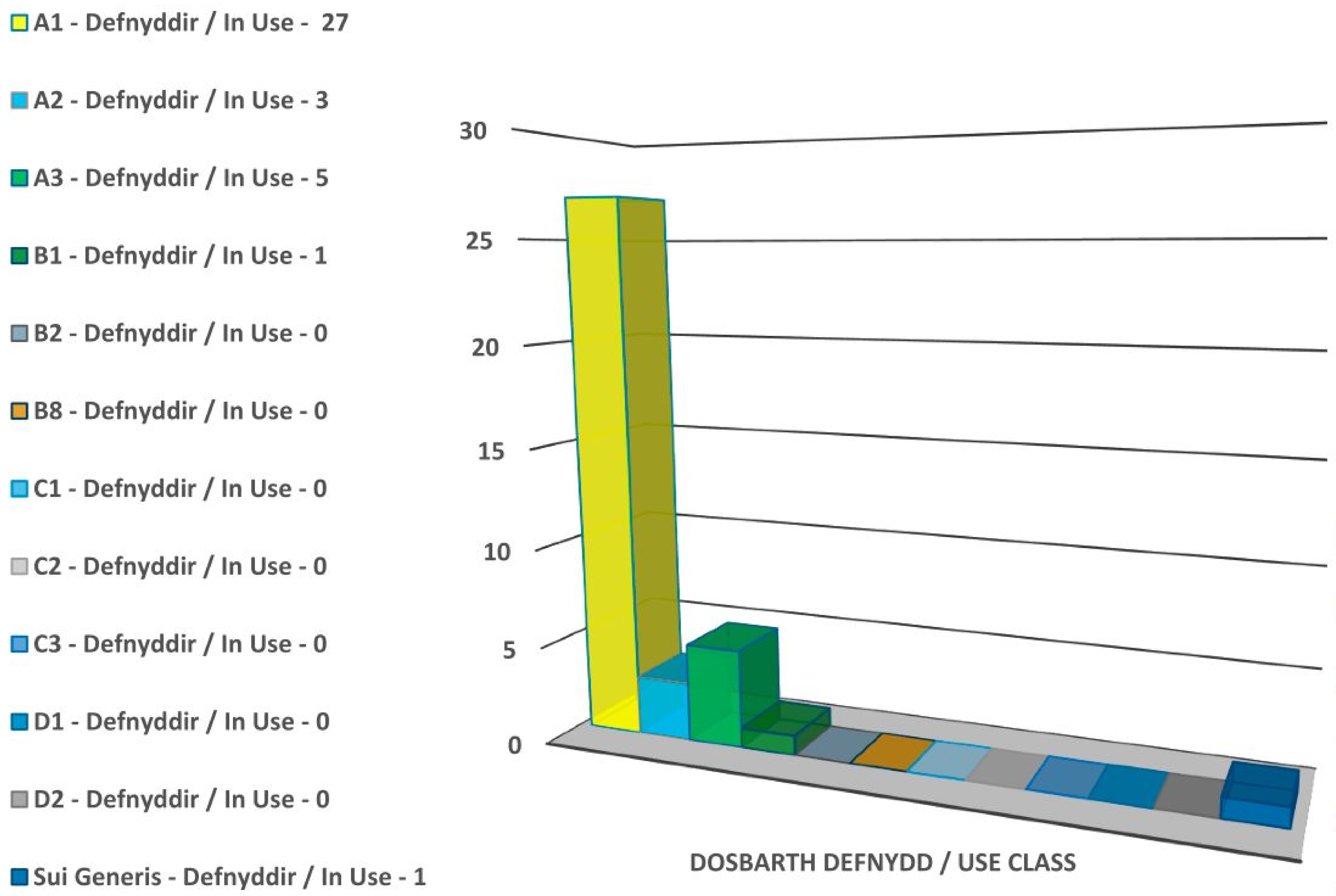


Rhydaman: Dosbarth Defnydd
Ammanford: Use Class

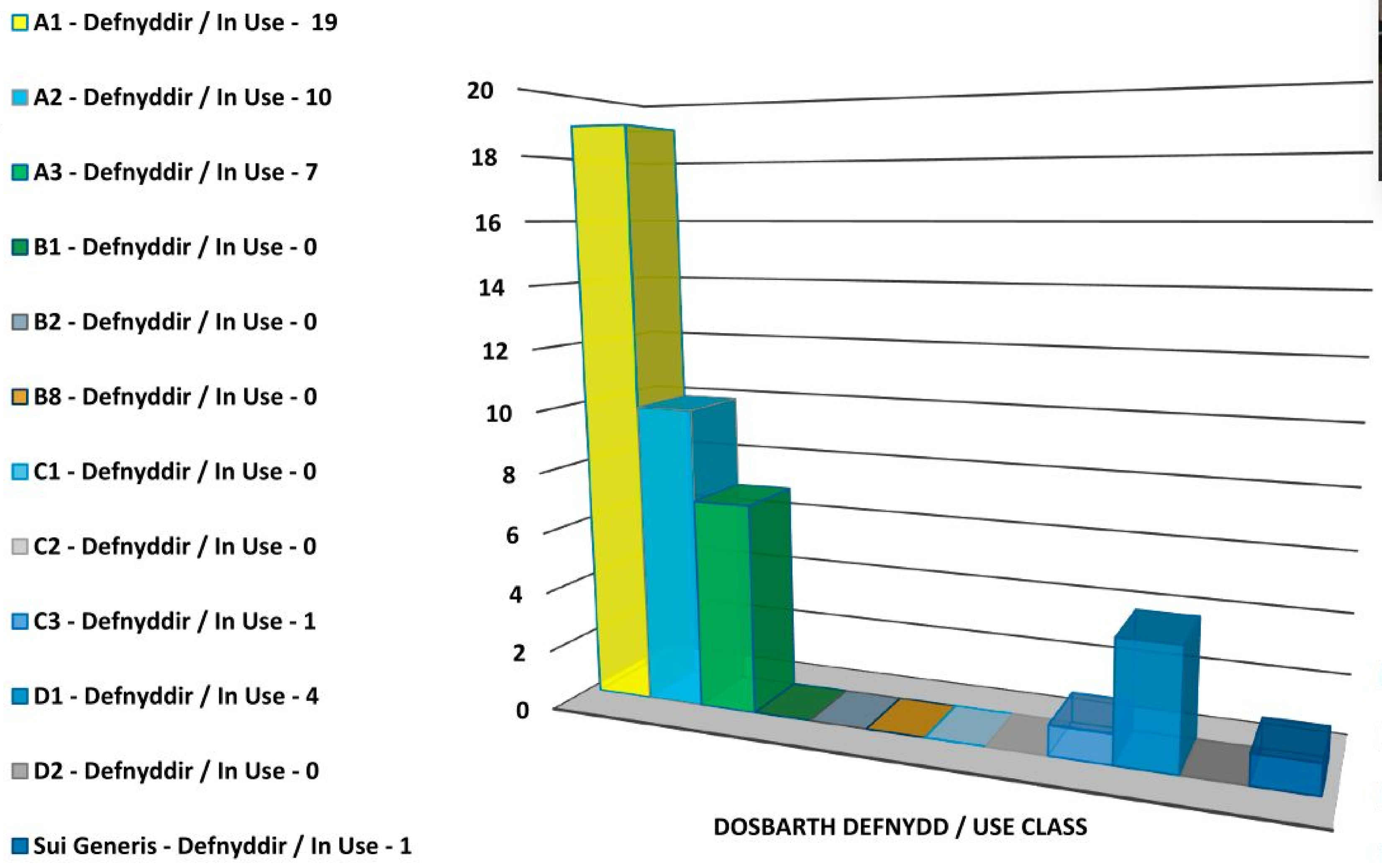


Rhydaman: Dosbarth Defnydd
Ammanford: Use Class

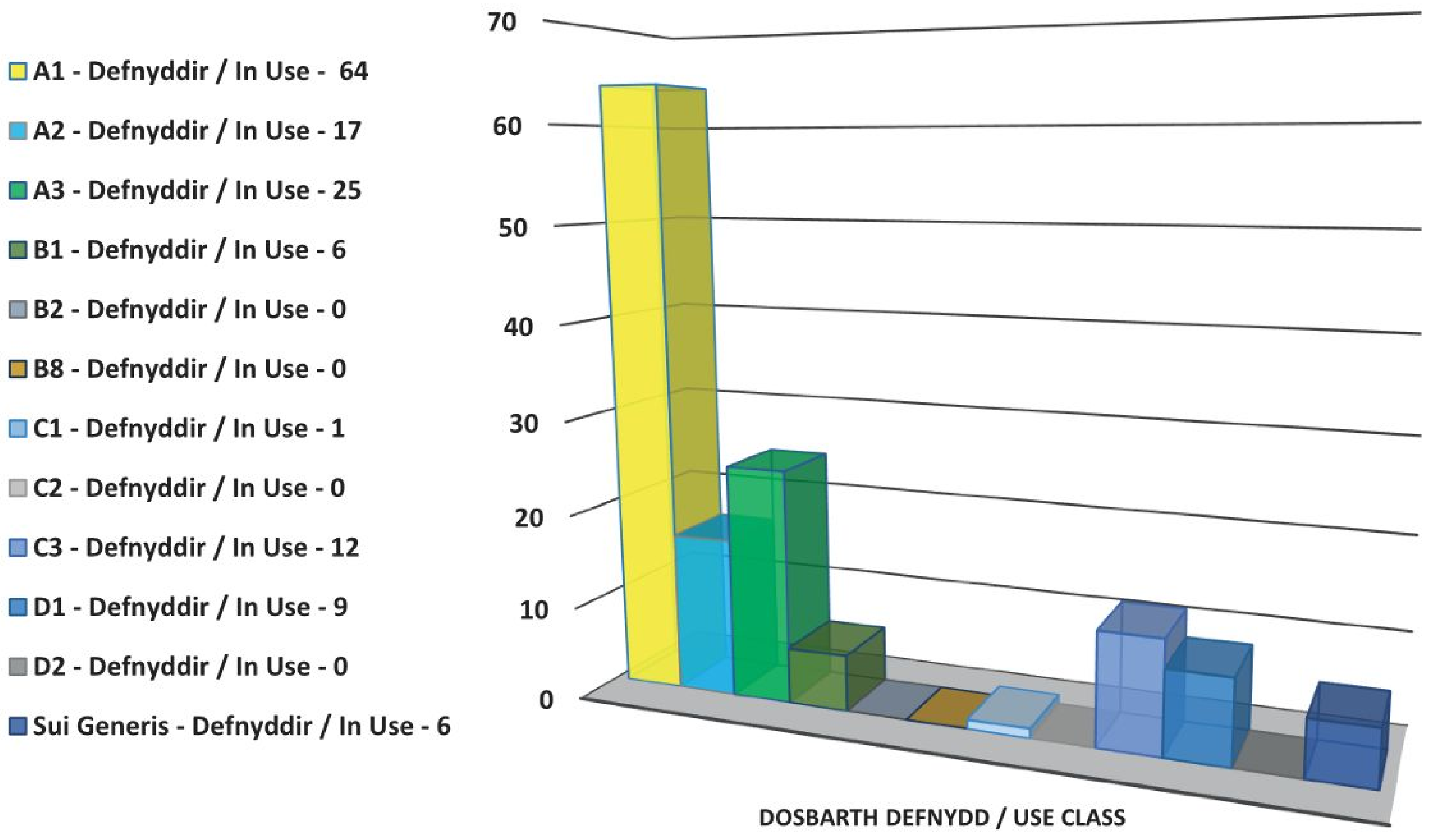
Prif Ffryntiad Manwerthu Rhydaman
Ammanford Primary Retail Frontage



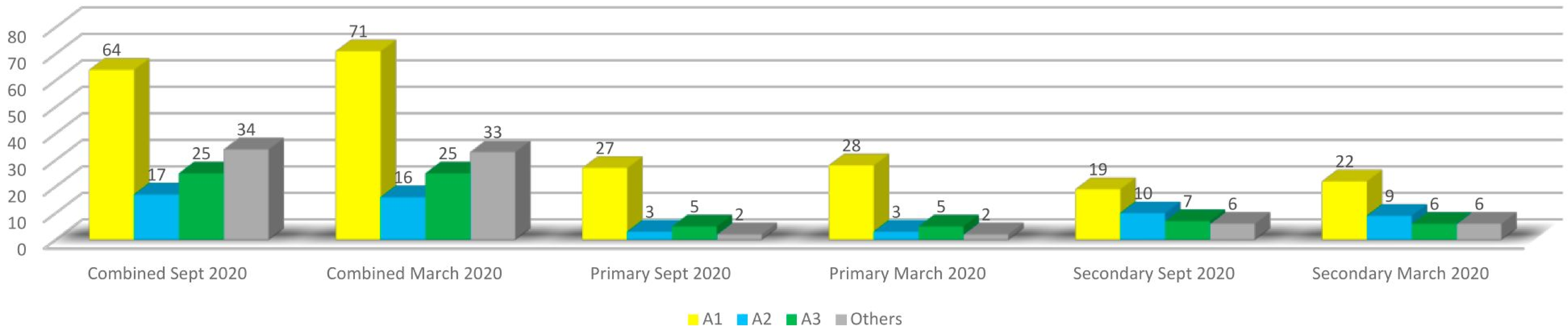
Ffryntiad Manwerthu Eilaidd Rhydaman
Ammanford Secondary Retail Frontage



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

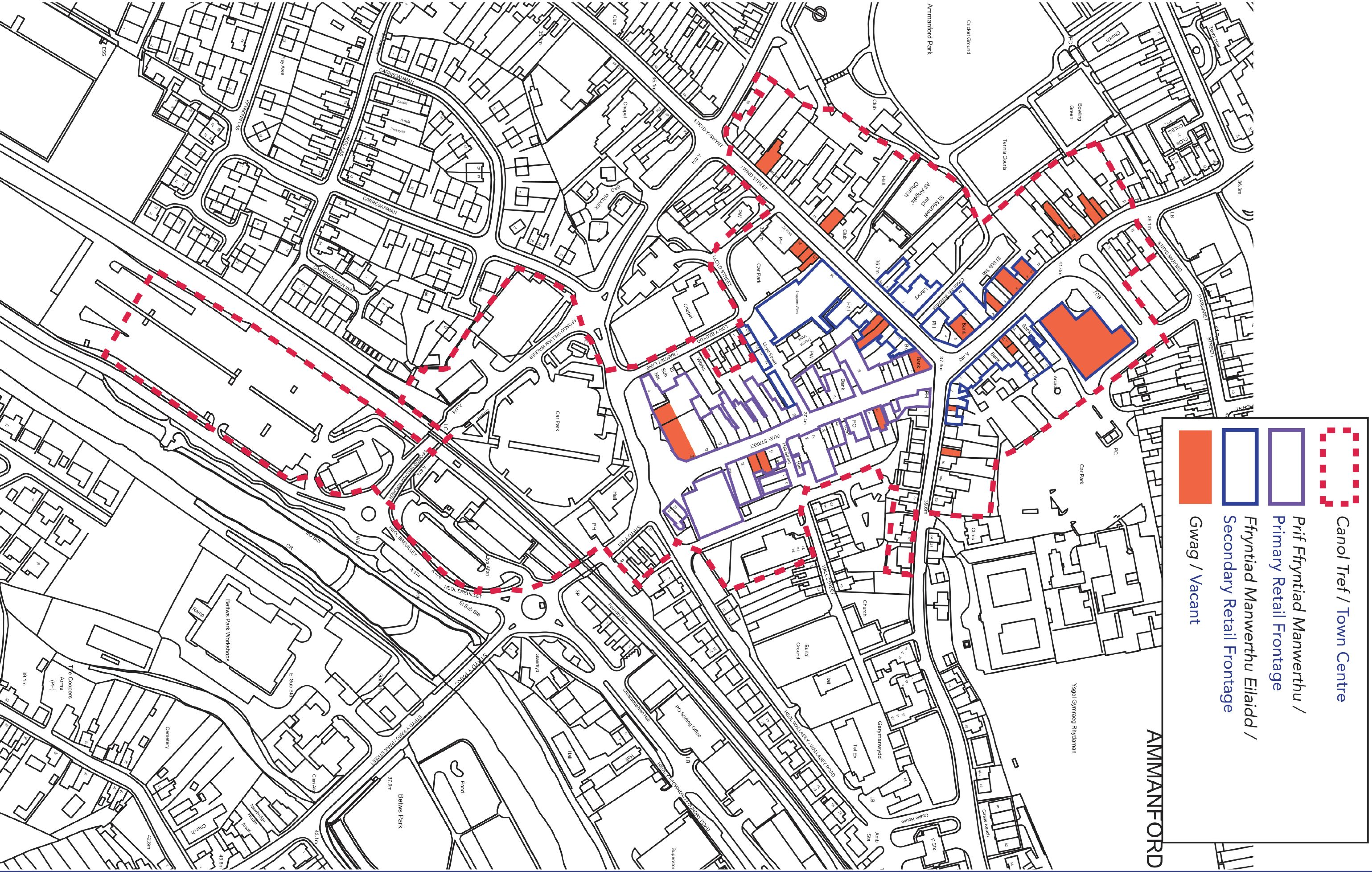


Rhydaman: Cymhariaeth (mewn defnydd) 2020
Ammanford: 2020 In Use Comparison



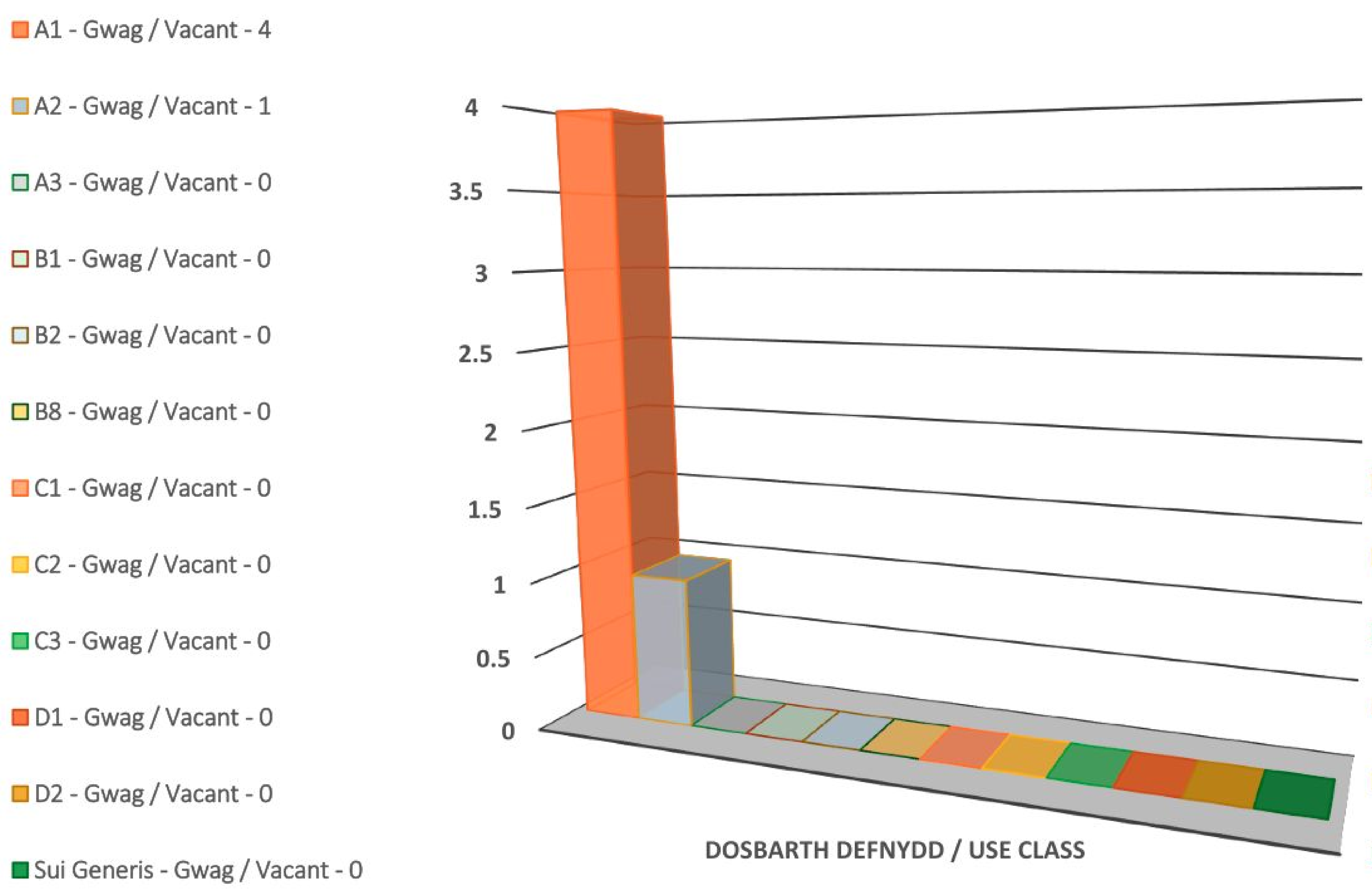
Rhydaman: Unedau Gwag

Ammanford: Vacant Units

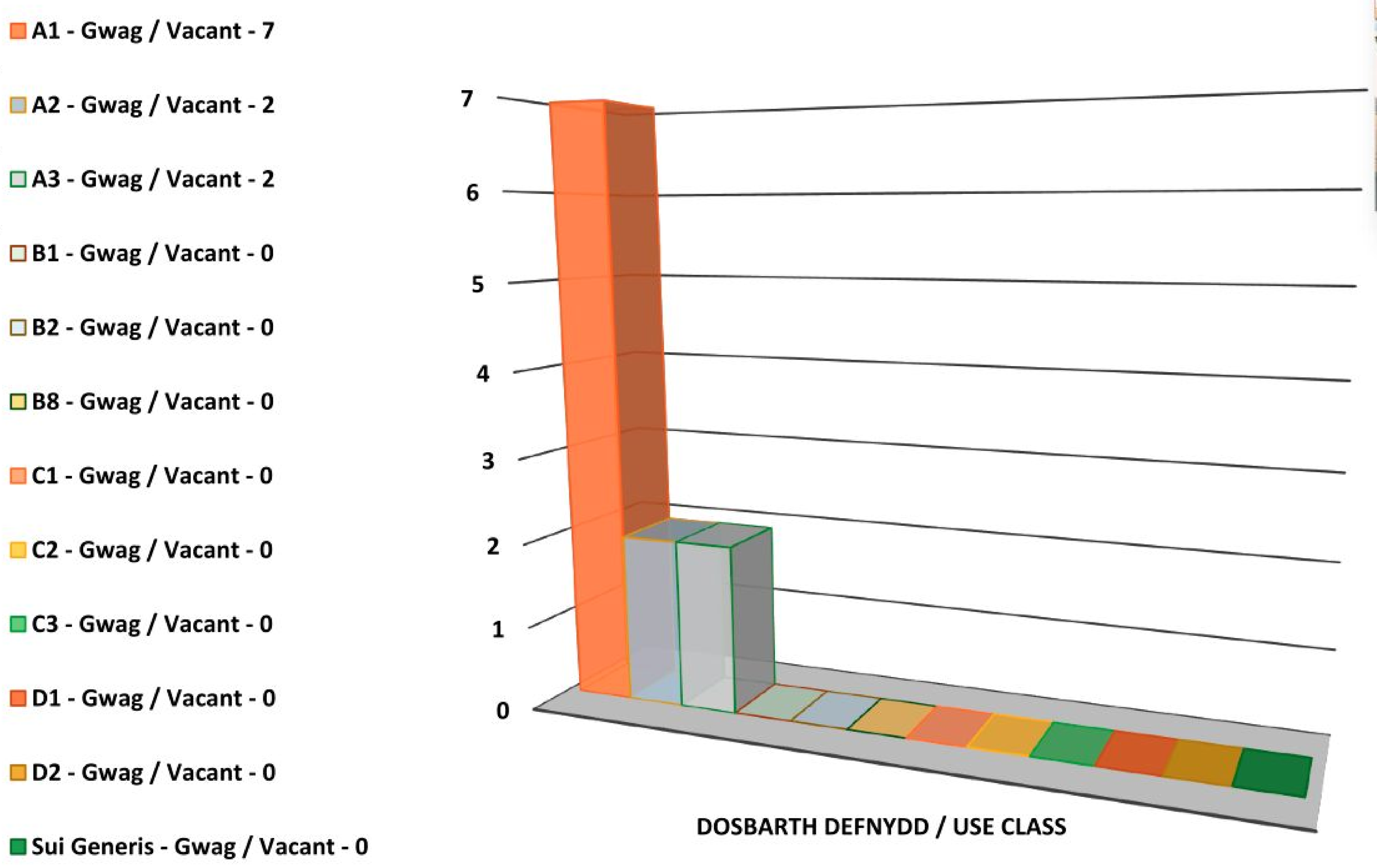


Rhydaman: Cyfraddau Llefydd Gwag fesul Dosbarth Defnydd
Ammanford: Vacancy Rates by Use Class

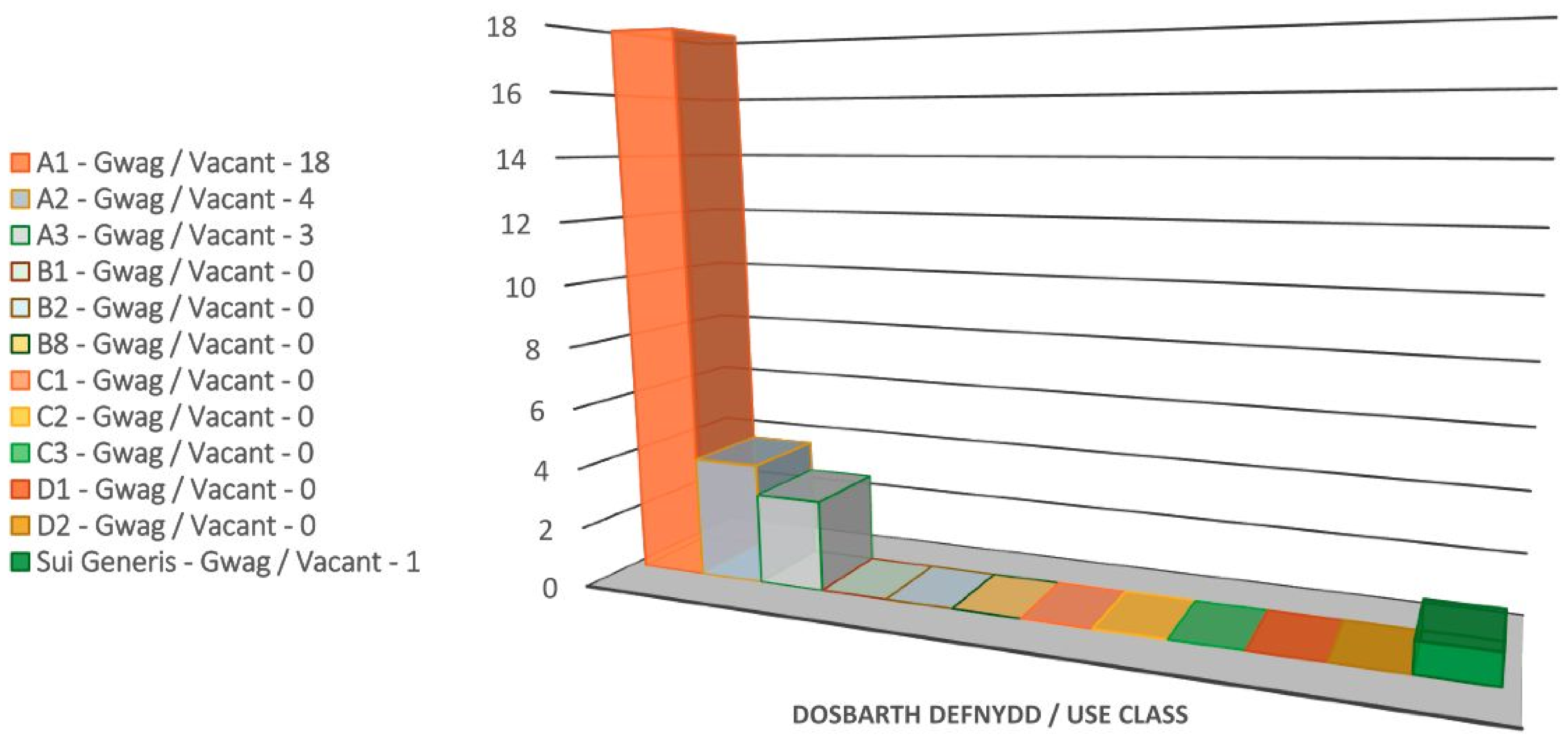
Prif Ffryntiad Manwerthu Rhydaman
Ammanford Primary Retail Frontage



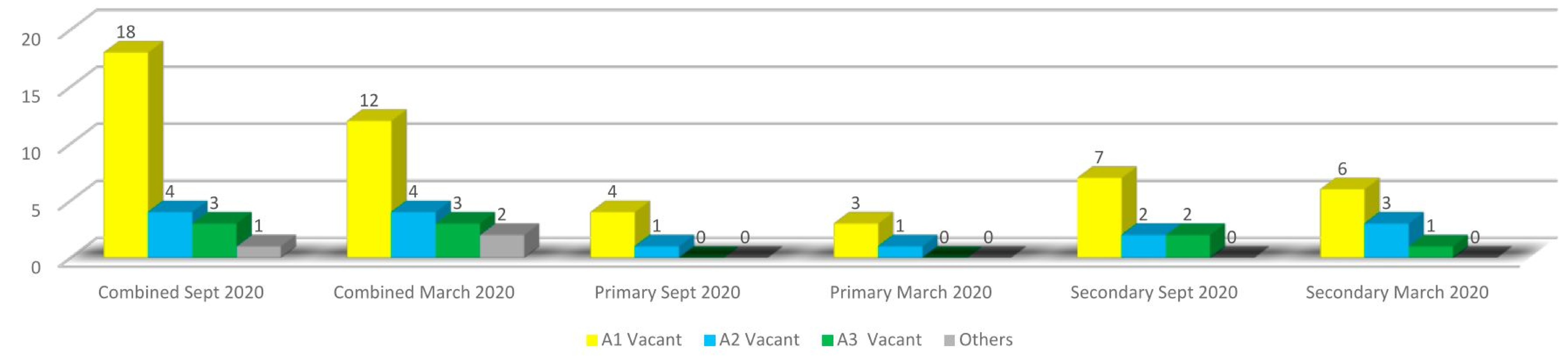
Ffryntiad Manwerthu Eilaidd Rhydaman
Ammanford Secondary Retail Frontage



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

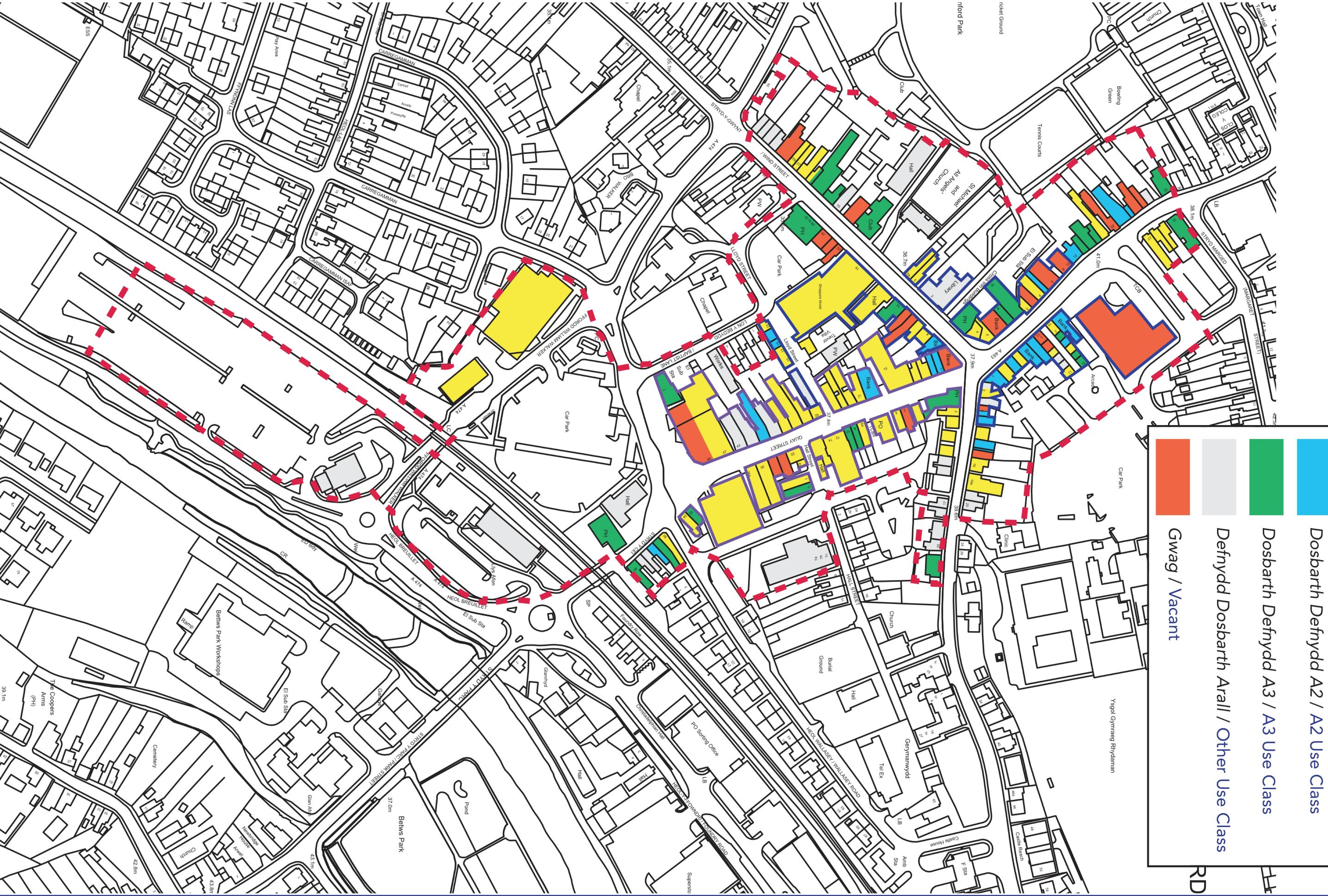


Rhydaman: Cymhariaeth (nifer o safleoedd gwag) 2020
Ammanford: 2020 Vacancy Rates Comparison



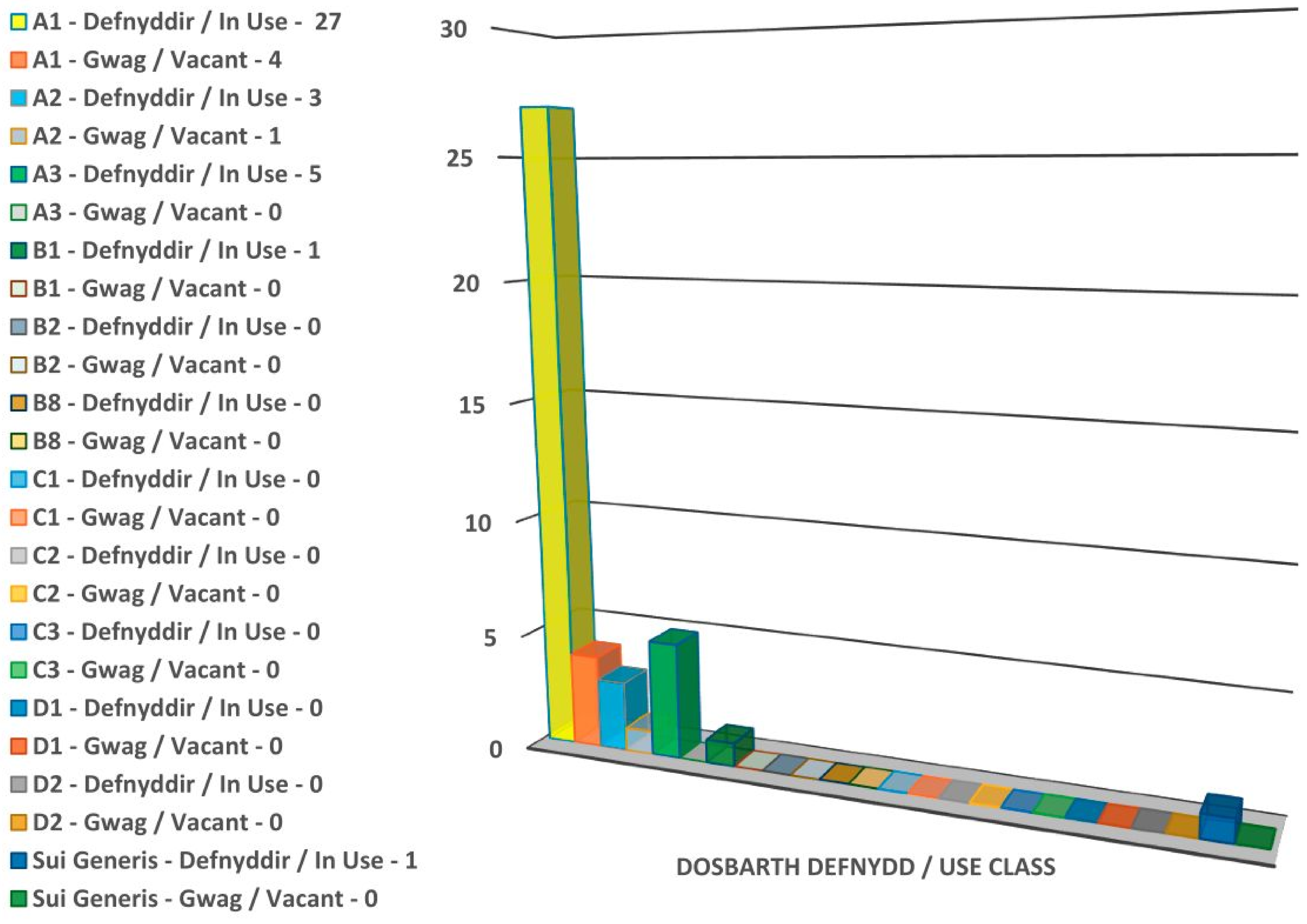
Rhydaman: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)

Ammanford: Activity by Use Class (including Vacant Units)

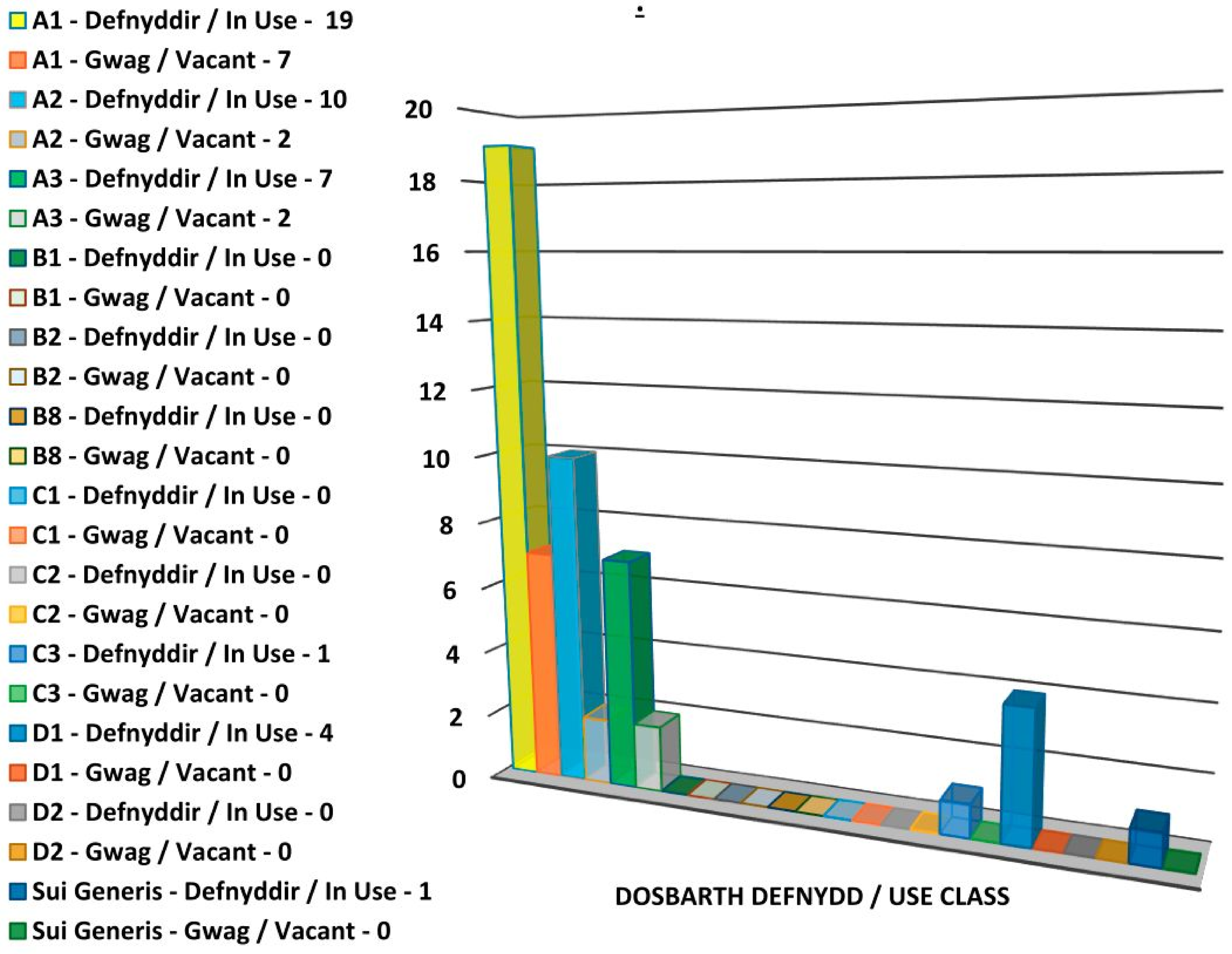


Rhydaman: Gweithgarwch fesul Dosbarth Defnydd (gan gynnwys Unedau Gwag)
Ammanford: Activity by Use Class (including Vacant Units)

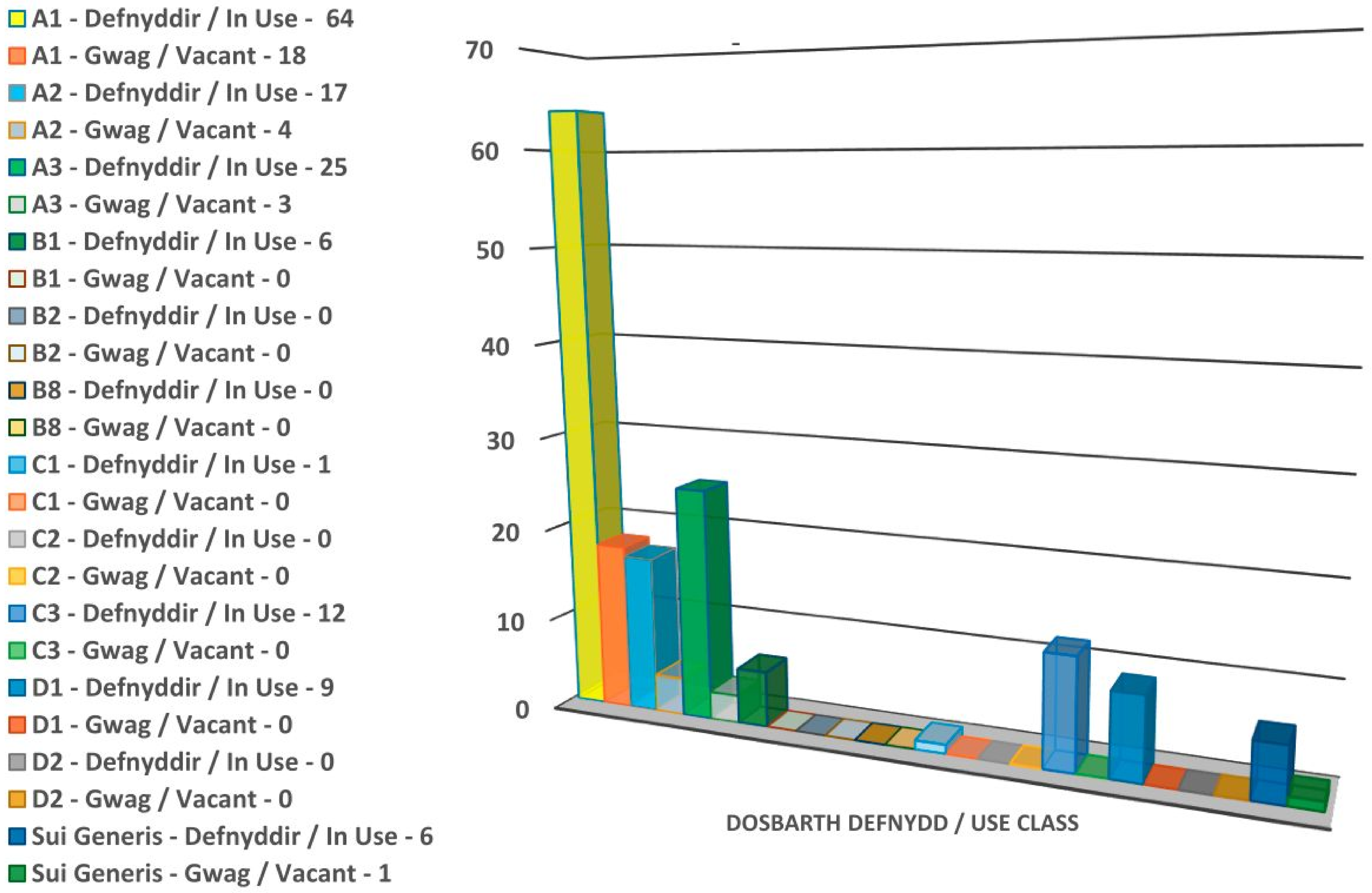
Prif Ffryntiad Manwerthu Rhydaman
Ammanford Primary Retail Frontage



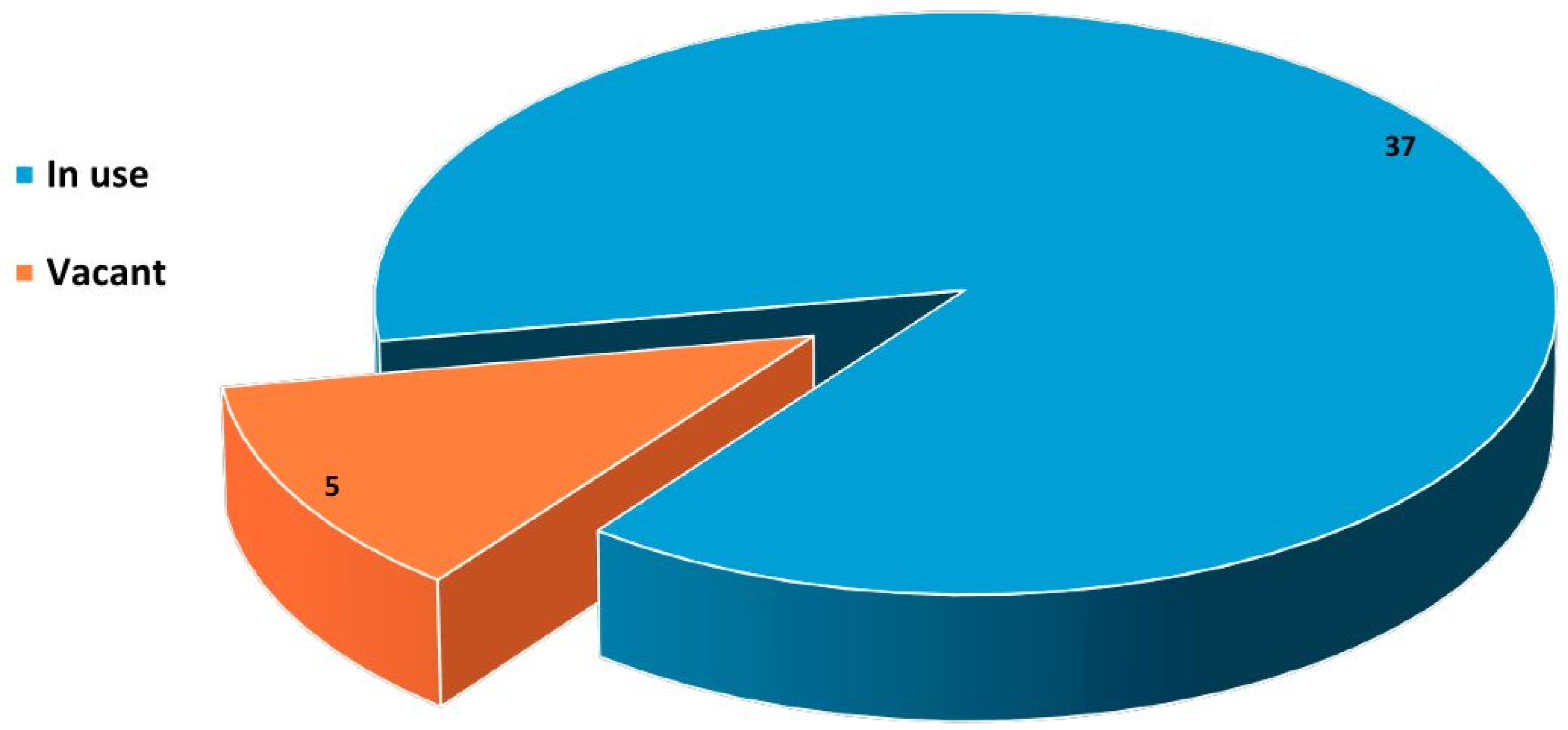
Ffryntiad Manwerthu Eilaidd Rhydaman
Ammanford Secondary Retail Frontage



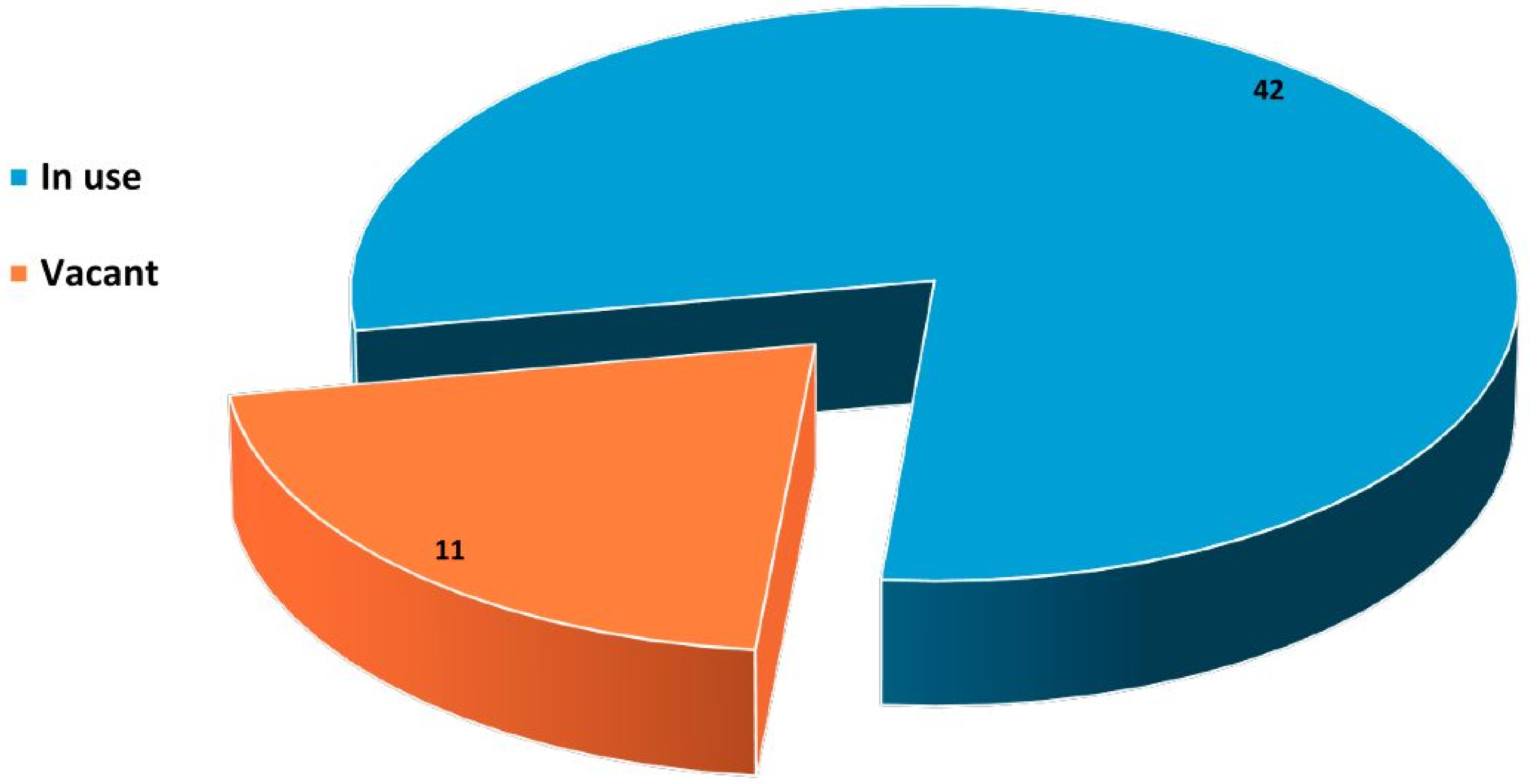
Canol Tref Rhydaman (gan gynnwys Ffryntiad Manwerthu Prif ac Eilaidd)
Ammanford Town Centre (Including Primary and Secondary Retail Frontage)



Cyfraddau Llefydd Gwag
Vacancy Rates



Cyfraddau Llefydd Gwag
Vacancy Rates



Cyfraddau Llefydd Gwag
Vacancy Rates