



Retail Survey Data

Pembrokeshire County Council

May and August 2021 Survey

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The town centre retail survey was undertaken for Haverfordwest and Pembroke in May 2021 and for Fishguard, Milford Haven, Narberth and Pembroke Dock, in August 2021, following the Covid 19 pandemic 'lockdown'.

Introduction and Summary

This document includes survey data and maps from a Pembrokeshire Town Centre Survey conducted in May and August 2021. The following Town Centres were surveyed in May 2021:

- Haverfordwest
- Pembroke

The following towns were surveyed in August 2021:

- Fishguard
- Milford Haven
- Narberth
- 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 July 2021)

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 has completed formal Deposit consultation. However, due to the Covid -19 pandemic a review of evidence has been undertaken and the publication of guidance by Natural Resources Wales (NRW) on phosphate levels in riverine Special Areas of Conservation requires a number of allocated sites in the Deposit LDP 2 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 further proposed amendments will be consulted on as part of the LDP 2 re-Deposit Plan.

Impact of Covid-19

The World Health Organisation declared Covid-19 a global pandemic on 11 March 2020. Since this date, there have been a number of enforced closures on all non-essential retail, services and hospitality as outlined in the table

below. During the 17 month period March 2020 to August 2021, non-essential retail was closed for a total of 31 weeks and indoor hospitality was closed for 42 weeks. The annual retail survey was undertaken in May 2021 in Haverfordwest and Pembroke and August 2021 for the remainder of the town centres when restrictions were lifted on the opening of premises. However, some premises may have been recorded as vacant during the survey as some premises may have remained closed for a longer period. The Government's Job Retention Scheme, often referred to as the furlough scheme ended on September 30 2021.

Timeline of events

11th March 2020

WHO declares Covid-19 a global pandemic.

20th March 2020

Hospitality, including cafes, pubs, bars and restaurants, nightclubs, theatres, cinemas, gyms and leisure centres to close. Schools to close.

23rd March 2020

Prime Minister makes "stay at home" announcement. All non-essential retail to close.

22nd June 2020

Non-essential retail can reopen

11th July 2020

Self-catering accommodation can reopen

13th July 2020

Hairdressers, outdoor hospitality including outdoor bars, restaurants, cinemas and visitor attractions can reopen. Places of worship can reopen

25th July 2020

Campsites and hotels can reopen

27th July 2020

Beauty Salons, cinemas and museums can reopen

3rd August 2020

Pubs and restaurants can reopen indoors

24th September 2020

Hospitality, including bars, restaurants and casinos to close at 10pm

23rd October 2020 – 9th November 2020

Wales has 17 day circuit break. Bars, restaurants and non-essential retail to close

4th December 2020

Pubs and restaurants to close by 6pm and not sell alcohol.
Indoor entertainment closed

19th December 2020

All non-essential retail to close

15th March 2021

Hairdressers and barbers can reopen

12th April 2021

All remaining shops and close contact services can reopen

26th April 2021

Outdoor hospitality including cafes and restaurants can reopen

17th May 2021

Indoor hospitality can reopen

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.
- A3 uses are food and drink outlets including restaurants, bars, pubs and take-aways.¹

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.
- 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 percentage of vacant A class units has increased since March 2020 across Fishguard, Haverfordwest, Milford Haven and Pembroke town centres by 3% to 7%. The vacancy rate for Pembroke Dock was unchanged at 24%. The highest increase in vacancies was recorded in Milford Haven town centre, which has the highest vacancy rate in Pembrokeshire at 29%. However, this is in part explained through the growth in Milford Marina which has been the best performing retail centre where the vacancy of A use classes fell from 33% to 5%. Narberth has also performed well with the vacancy rate falling from 11% to 9%.

¹ Please note the A3 use class has been further amended in England, however this amendment does not currently apply in Wales.

- Vacancy rates remain above Wales' national average² for Fishguard, Haverfordwest, Milford Haven and Pembroke Dock. The vacancy rate for Pembroke town centre is inline with the Welsh average for Quarter 2.2021. Narberth and Milford Marina are significantly below the Welsh average vacancy rate. Narberth and Milford Marina have a draw to tourists and during the Covid-19 pandemic, the number of tourists to Pembrokeshire increased during the summer months, in part due to the restrictions on international travel.
- In Fishguard town centre, the vacancy rate of A Class premises increased from 19% to 22%. The town centre experienced the loss of a national chain clothing store, Peacocks, together with the closure of a small number of independent shops and hairdresser. The retail survey did record the opening of a small number of independent units in Fishguard town centre.
- The vacancy of A class units in Haverfordwest town centre increased by seven units to 25% vacancies in 2021. Haverfordwest has the highest overall number of vacant units in all use classes, with a total of 64 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 Edinburgh Woollen Mill and Carphone Warehouse. The Covid-19 pandemic is considered to have contributed to the closure of some close contact services such as beauticians and tattoo studios, however, there has been an overall increase in the number of units within this sector. A small number of independent stores have re-located within the town centre to occupy more central locations.
- The town centre of Milford Haven experienced an increase of 6 vacant A class premises over the preceding year, resulting in a vacancy rate of 29%. Milford Haven town centre has the highest vacancy rate of town centres in Pembrokeshire and is significantly higher than the national average. There has been a turn over in both the closure and opening of units within the close contact service sector, namely in hair/beauty and tattoo parlours and cafes which may in part be attributable to Covid-19 pandemic.
- Milford Haven Marina experienced a large uptake of vacant units, with the number of vacant A class units decreasing from 8 to 1, with the vacancy rate at 5%. The uptake of units has been for food and drink uses with an increase from 5 to 10 A3 uses in the Marina area. This growth could be partly due to space restrictions imposed by Covid-19 regulations and the popularity of the area with locals and tourists. A new hotel is anticipated to open in 2022 which may also have contributed to the uptake of units in this area.

² Vacancy rate 19.5% in Q2 for town centres, Wales average, 2021 (Wales Retail Consortium).

- Narberth continues to be a thriving town centre with the A Class vacancy rate having decreased from 8 units to 7 units, resulting in a percentage vacancy rate of 9%. Narberth town centre has a large number of independent shops and is popular with local residents and tourists.
- The town centre of Pembroke has experienced an increase in vacancies from 15% to 19% with a total of 21 A class units vacant. There has been a number of businesses close and a number of new businesses open, particularly in the service sector.
- The vacancy rate of 24% has remained unchanged in Pembroke Dock despite the change in a number of premises.
- The occupied floorspace of comparison based units decreased in all the retail centres, except Narberth. The level of convenience units was largely unaffected in all retail centres. The level of service based units decreased in all centres other than Narberth and Milford Haven Marina. 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.
- 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. Two national chain clothes shops have closed in Haverfordwest and Fishguard 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.

- There has been a continued reduction in the high street presence of betting shops and a minor decrease in the number of charity shops. There has been a fairly high turnover of units for hairdressers, barbers and beauty salons. This sector has been affected by the Covid-19 restrictions on opening and is a sector which occupies smaller units in town centres. This sector can undertake mobile services and will be monitored in future surveys.
- There has been a very low number of new clothing stores opening across the town centres and this continues to be an area of comparison shopping that is declining within town centres. The potential for appropriately located retail units to convert to residential or other non-commercial uses has failed to counter vacancy levels.

Data for Town Centres 2021

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 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.

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	42	8	21	2	21	94	22%	25
Haverfordwest	99	40	26	1	54	220	25%	64
Milford Haven	37	11	17	2	28	95	29%	33
Milford Marina ³	12	0	9	0	1	22	5%	1
Narberth	49	8	19	2	8	86	9%	9
Pembroke	48	15	22	2	21	108	19%	32
Pembroke Dock	55	14	12	0	26	107	24%	28
Tenby	No breakdown available	No breakdown available	No breakdown available	No breakdown available	15	184	8	No breakdown available
Saundersfoot	No breakdown available	No breakdown available	No breakdown available	No breakdown available	3	66	5	No breakdown available
St Davids	No breakdown available	No breakdown available	No breakdown available	No breakdown available	5	60	8	No breakdown available
Solva	No breakdown available	No breakdown available	No breakdown available	No breakdown available	1	14	7	No breakdown available

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)
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 July 2021
- Wales' vacancy rate for Town Centres was 19.5% in Q2 2021 (Welsh Retail Consortium) which increased from 15.8% % in 2019.

2.2. Class A units Ground Floor floorspace (gross m sq) 2021

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

Town	A1 Occupied Floorspace	A2 Occupied Floorspace	A3 Occupied Floorspace	Mixed A class Occupied	Vacant A class	Grand Total
Fishguard	6792	874	3080	404	3062	14212
Haverfordwest	17943	5840	3985	141	8182	36,091
Milford Haven	5039	1497	2676	602	3609	13423
Milford Marina	898	0	843	0	59	1800
Narberth	4563	392	2407	1035	877	9275
Pembroke	6773	2008	3576	359	4623	17339
Pembroke Dock	10569	2081	1326	0	3257	17233
Tenby	No breakdown available	No breakdown available	No breakdown available	No breakdown available	2330	No breakdown available
Saundersfoot	No breakdown available	No breakdown available	No breakdown available	No breakdown available	278	No breakdown available
St Davids	No breakdown available	No breakdown available	No breakdown available	No breakdown available	328	No breakdown available
Solva	No breakdown available	No breakdown available	No breakdown available	No breakdown available	155	No breakdown available
Newport	No breakdown available	No breakdown available	No breakdown available	No breakdown available	0	No breakdown available

Note:

- No breakdown available: National Park Survey dated July 2021

2.3 2014 - 2021 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.

Comparison	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

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.

Convenience	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
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Service (occupied)

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

Service	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

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.

Vacant	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

Total A Class

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

Total A Class	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
2020 Total A Class *	92	222	90	24	86	108	106
2021 Total A Class	94	220	95	22	86	108	107

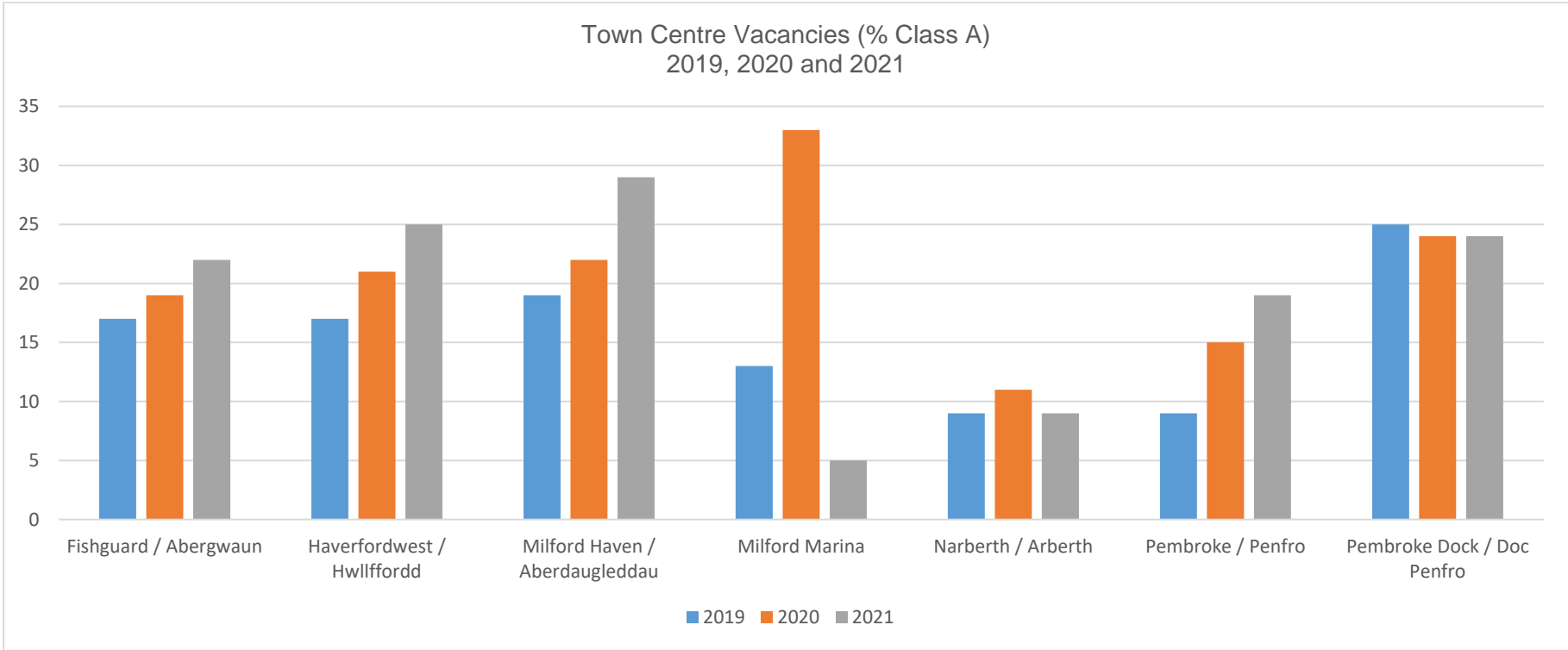
* May not round as total figure includes mixed use with an element of A use class.

Floorspace (sq m gross) A Class 2021

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

Town	Comparison Floorspace (occupied)	Convenience Floorspace (occupied)	Service Floorspace (occupied)	Mixed (A Class) (occupied)	Vacant	Total
Fishguard	4682	1510	4553	404	3062	14211
Haverfordwest	14968	947	11853	141	8182	36091
Milford Haven	3418	697	5098	602	3609	13424
Milford Marina	591	0	1151	0	59	1801
Narberth	3268	627	3467	1035	877	9274
Pembroke	4608	1001	6747	359	4623	17338
Pembroke Dock	5297	3860	4818	0	3190	17166

2.4 Graph illustrating A Class Vacancy Rates for 2019, 2020 and 2021



2.5 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 A1 use in the primary retail frontage	Total primary retail frontage in metres with an occupied A1 use	Percentage of occupied A1 uses in the primary retail frontage
Fishguard	420	200	47%	131	31%
Haverfordwest	1127	787	70%	576	51%
Milford Haven	200	179	90%	159	80%
Milford Marina	39	39	100%	39	100%
Narberth	363	173	48%	165	45%
Pembroke	484	260	54%	209	43%
Pembroke Dock	1032	764	74%	651	63%

2.6 Changes in betting shops between 2009 and 2021 (only occupied units shown)

Betting shops total numbers

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

Betting shops total numbers

National Park Survey dated July 2021

Town	2009	2012	2014	2016	2018	2019	2020	2021
Newport	0	0	0	0	0	N/A	N/A	N/A
Saundersfoot	0	0	0	0	0	N/A	N/A	N/A
Solva	0	-	0	0	0	N/A	N/A	N/A
St Davids	0	0	0	0	0	N/A	N/A	N/A
Tenby	2	2	3	2	2	N/A	N/A	N/A
Total	2	2	3	2	2	N/A	N/A	N/A

Combined betting shop numbers

Year	2009	2012	2014	2016	2018	2019	2020	2021
Total	8	11	14	15	13	N/A	N/A	N/A

2.7 Changes in charity shops between 2009 and 2021 (only occupied units)

Charity shops total numbers

Town	2009	2012	2014	2016	2018	2019	2020	2021
Fishguard	1	3	3	2	4	4	4	4
Haverfordwest	8	9	12	11	11	11	9	9
Milford Haven	3	3	4	3	4	7	4	3
Narberth	0	3	3	3	3	3	3	3
Pembroke	4	4	4	4	4	4	3	3
Pembroke Dock	1	1	7	5	4	6	5	4
Total	17	23	33	28	30	35	28	26

Charity shops total numbers

National Park Survey dated July 2021

Town	2009	2012	2014	2016	2018	2019	2020	2021
Newport	-	0	0	0	0	N/A	N/A	N/A
Saundersfoot	0	0	0	0	0	N/A	N/A	N/A
Solva	-	-	0	0	0	N/A	N/A	N/A
St Davids	1	1	1	1	1	N/A	N/A	N/A
Tenby	5	6	4	4	4	N/A	N/A	N/A
Total	6	7	5	5	5	N/A	N/A	N/A

Combined charity shop numbers

Year	2009	2012	2014	2016	2018	2019	2020	2021
Total	23	30	38	33	35	N/A	N/A	N/A

2.8 Changes in the of premises occupied as barbers/hairdressers and beauty salons between 2020 and 2021 (only occupied units shown)

Barbers/Hairdressers/Beauty

Town	2020	2021
Fishguard	7	6
Haverfordwest	10	14
Milford Haven	7	8
Milford Marina	2	1
Narberth	4	5
Pembroke	8	10

Town	2020	2021
Pembroke Dock	9	11
Total	47	55

Town Centre Maps (see Appendices)

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 and betting offices.

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

D1 Non-residential institutions

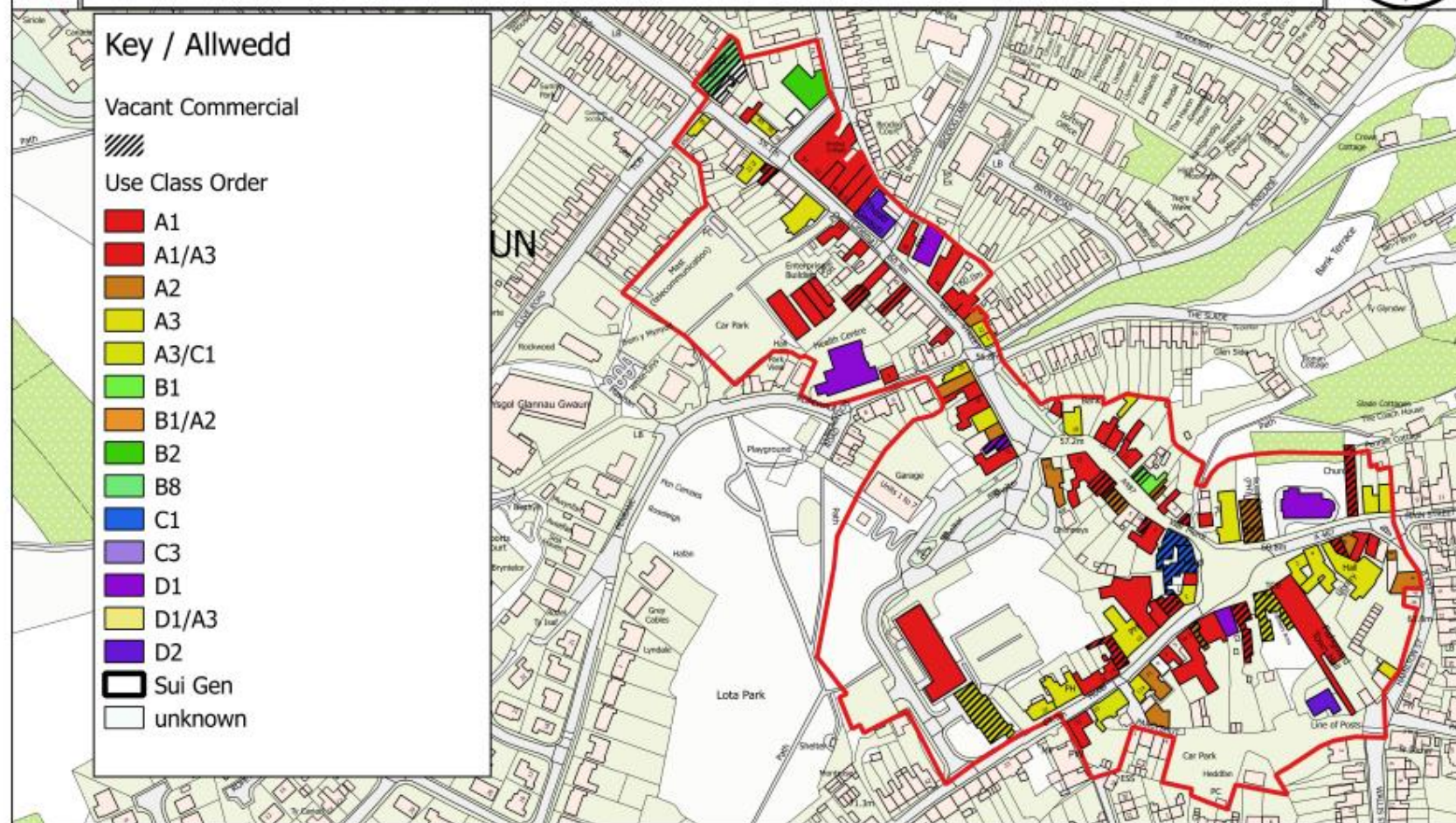
Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court, non residential education and training centres.

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: theatres, hostels, scrap yards, petrol filling stations and shops selling and/or displaying motor vehicles, launderettes, taxi businesses and amusement centres.



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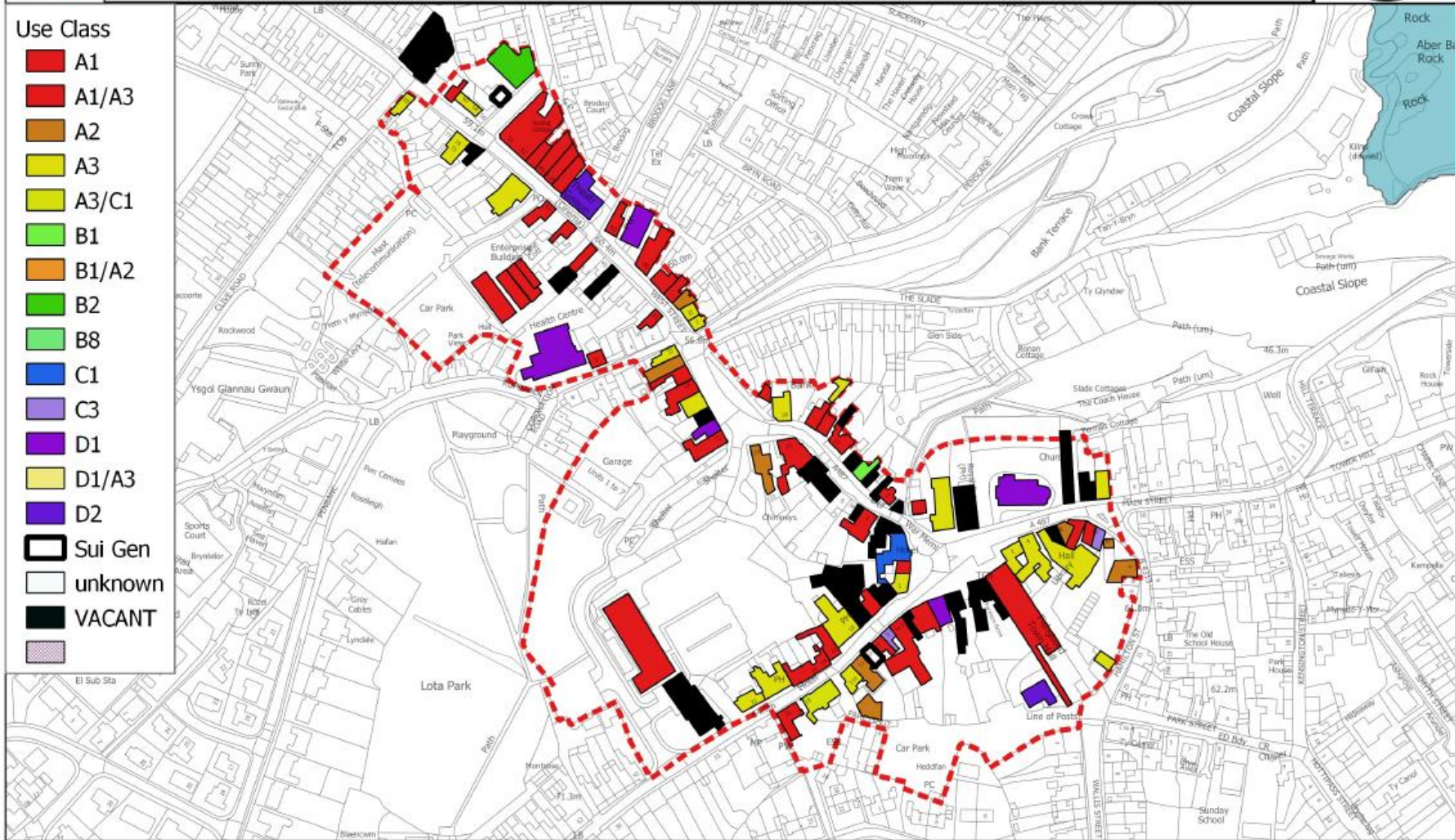
Town Centre Survey 2021/ Arolwg Canol Dref 2021 Fishguard/ Abergwaun



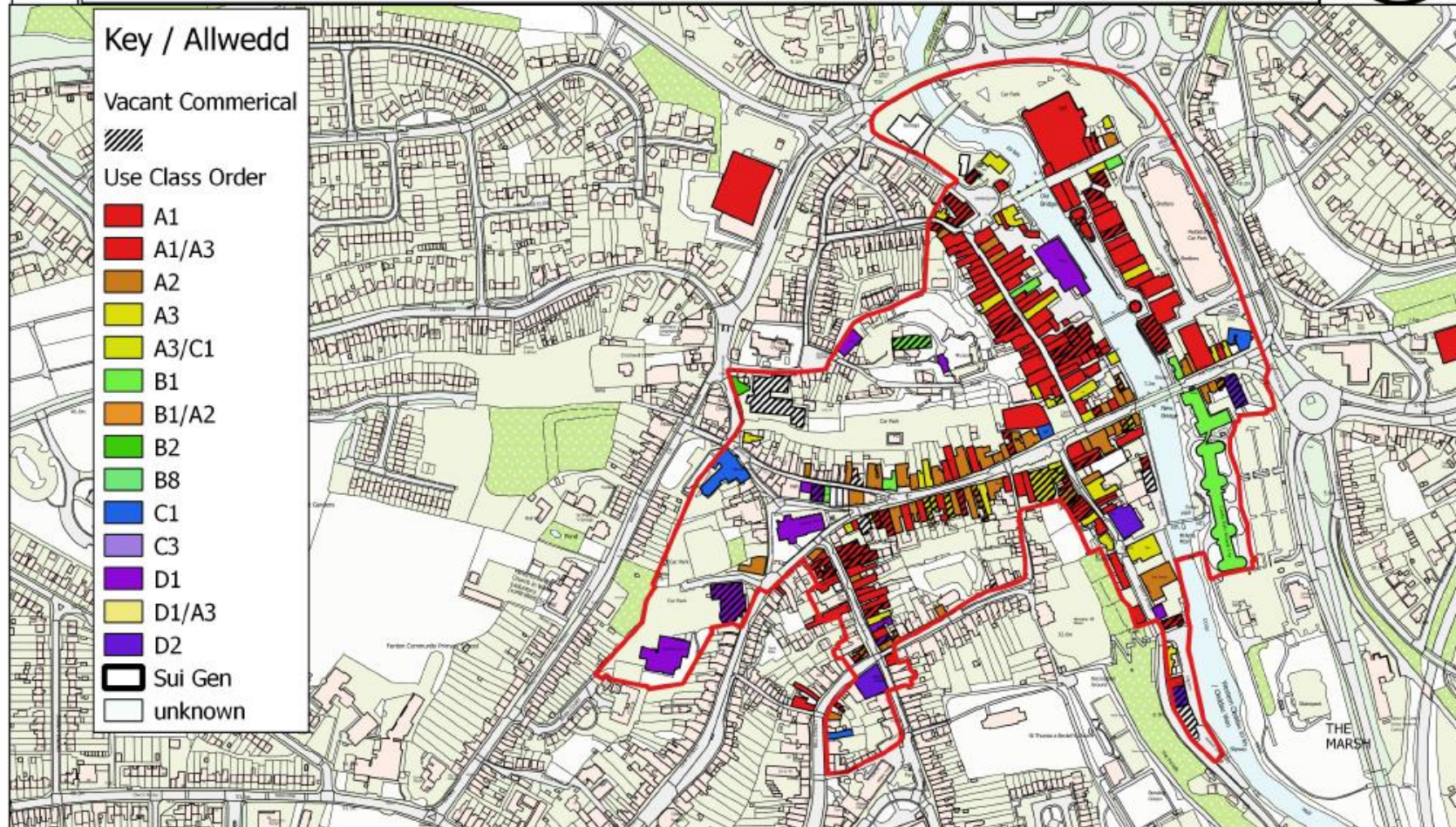
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Use Class

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



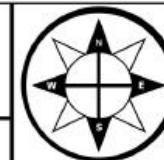
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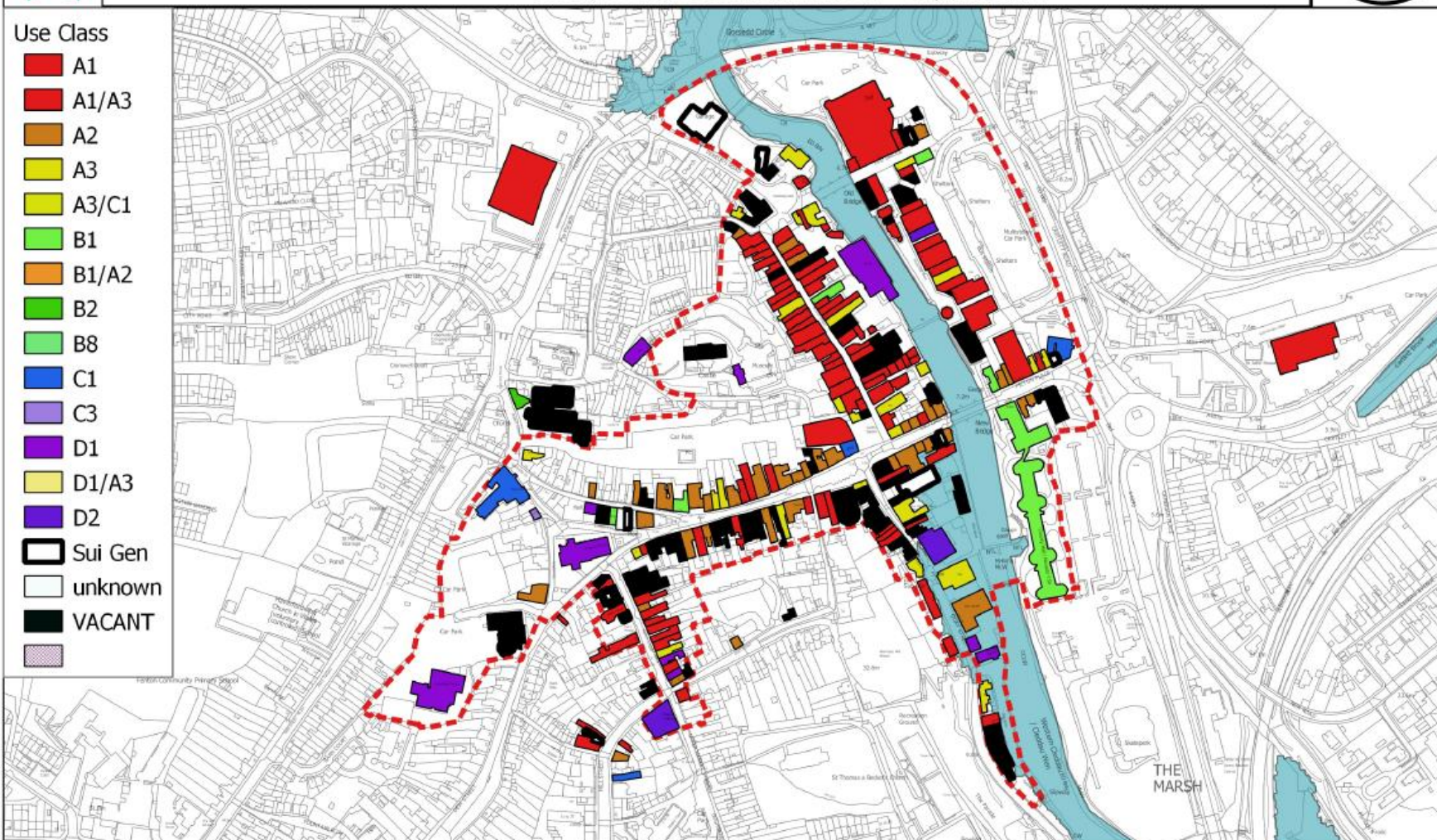
Town Centre Survey 2021/ Arolwg Canol Dref 2021 Haverfordwest/ Hwlfordd



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
-



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Key / Allwedd

Vacant Commercial



Use Class Order

A1

A1/A3

A2

A3

A3/C1

B1

B1/A2

B2

B8

C1

C3

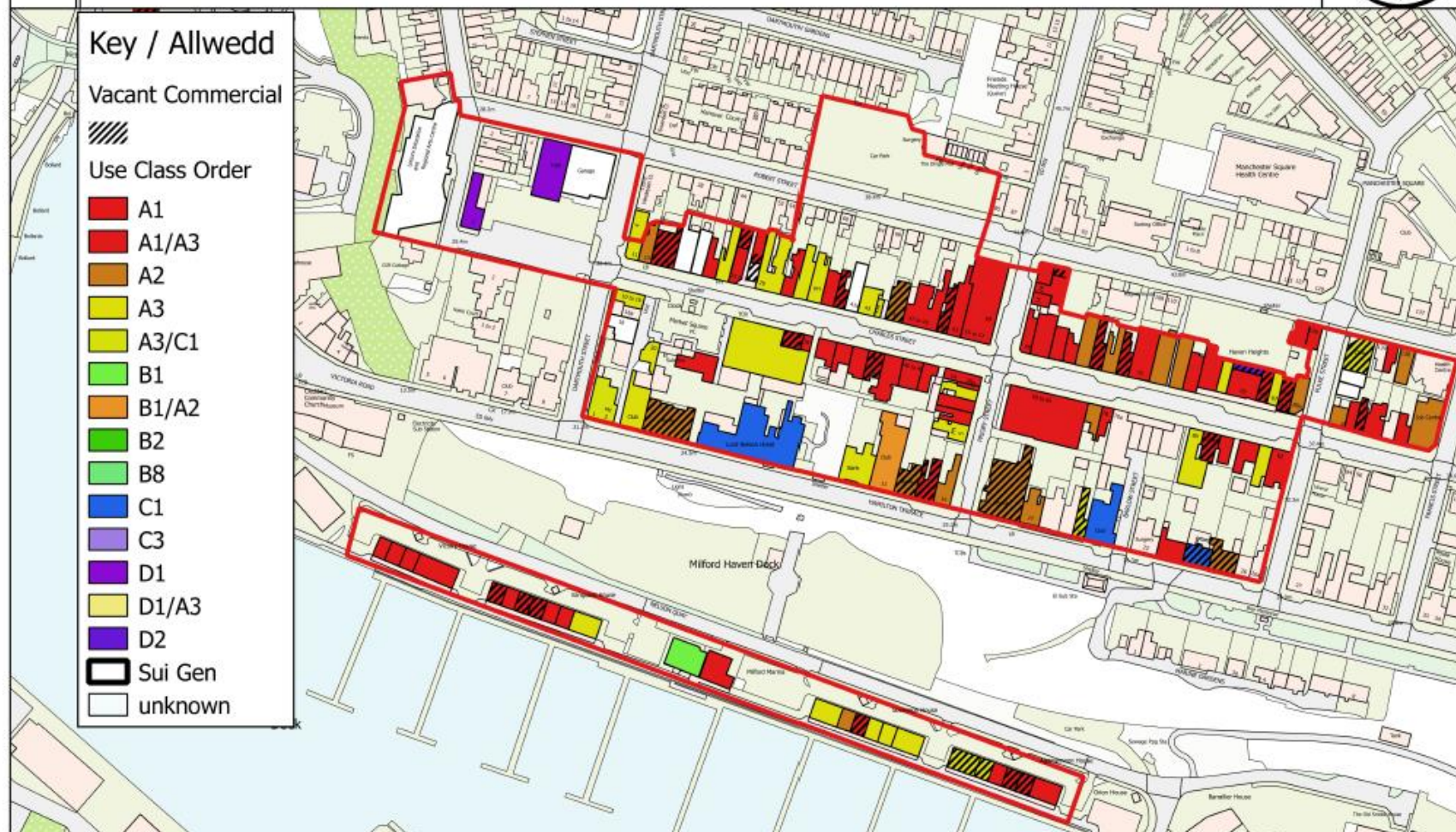
D1

D1/A3

D2

Sui Gen

unknown



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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



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Key / Allwedd

Vacant Commerical



Use Class Order

A1

A1/A3

A2

A3

A3/C1

B1

B1/A2

B2

B8

C1

C3

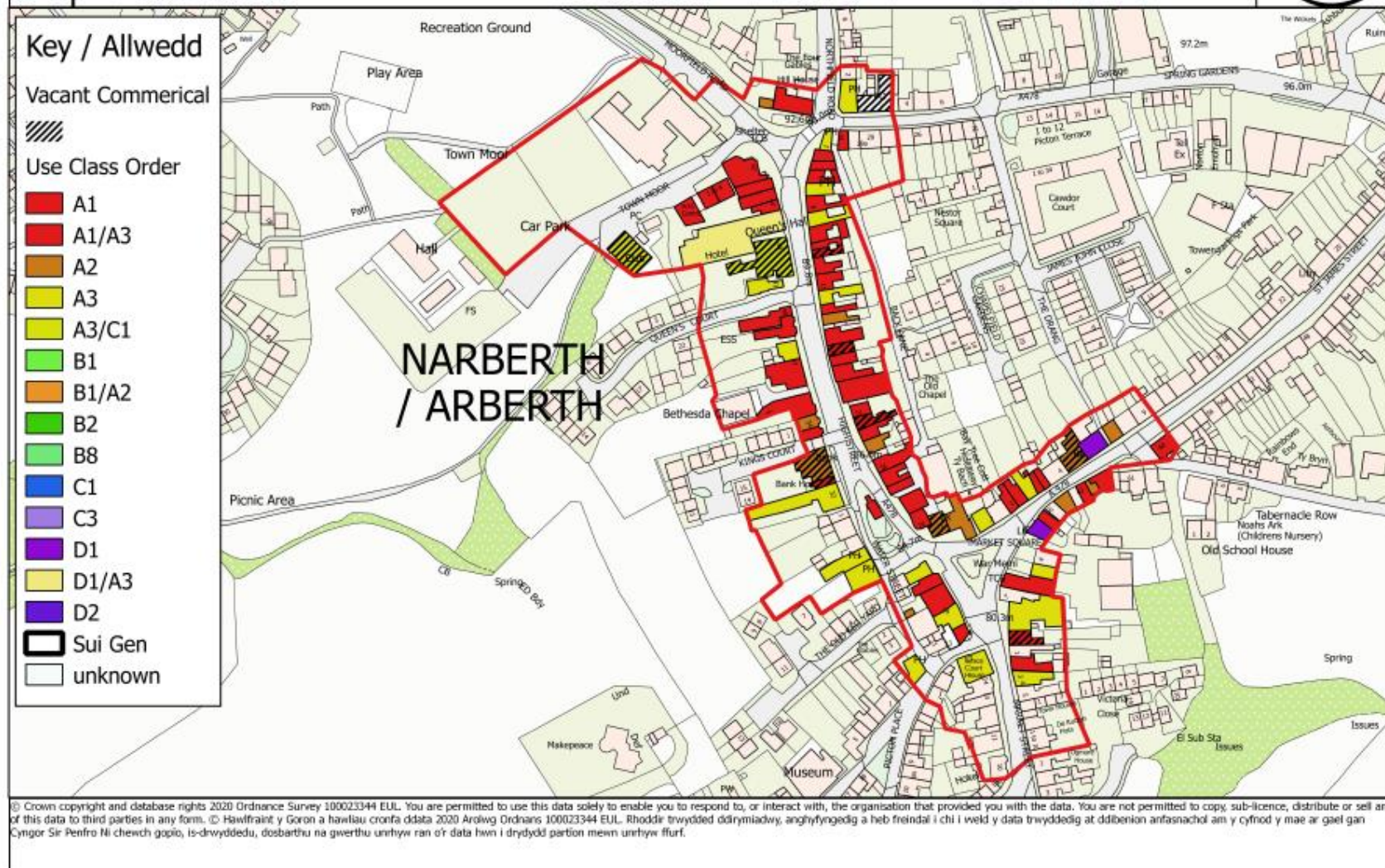
D1

D1/A3

D2

Sui Gen

unknown



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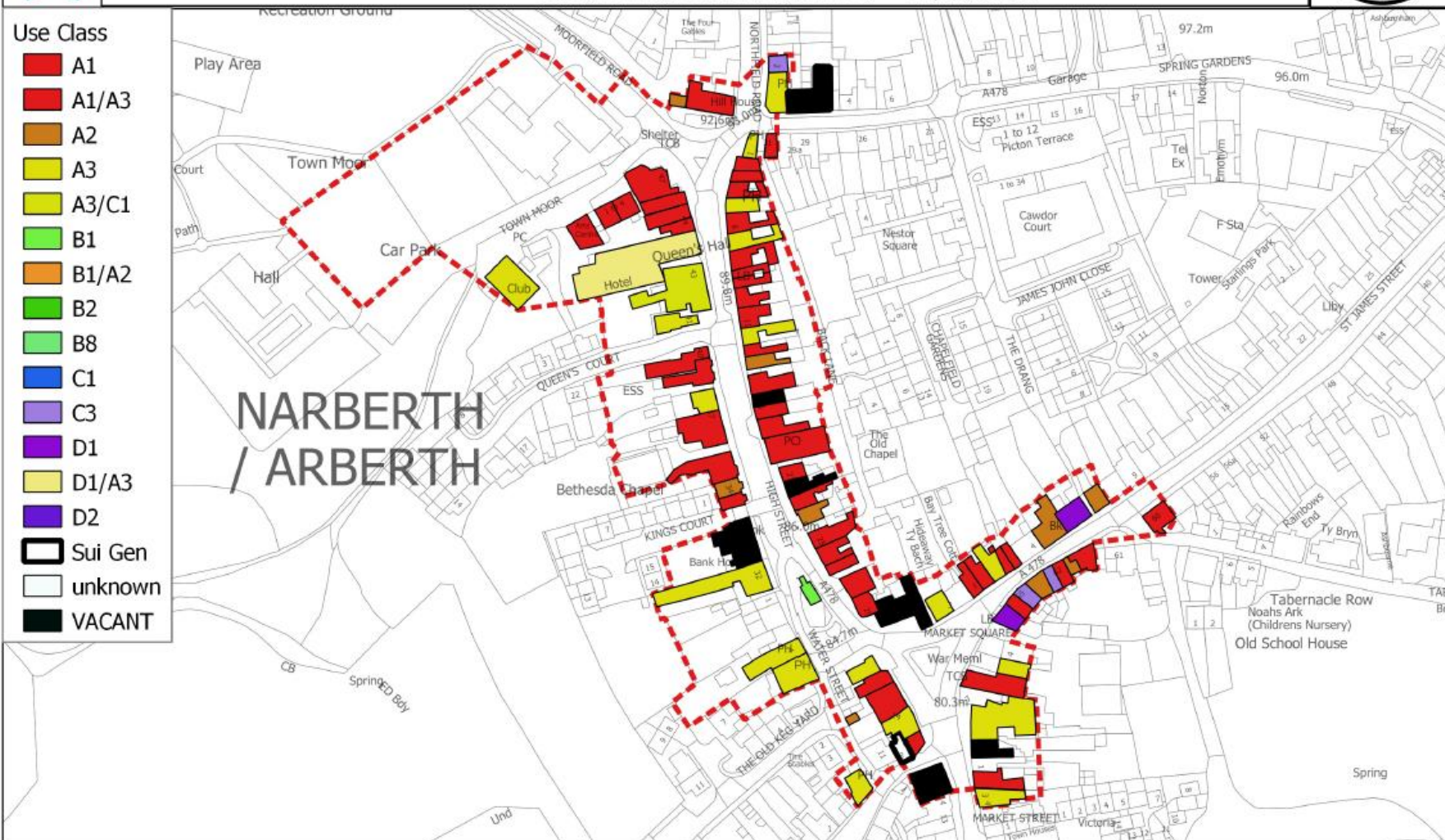
Town Centre Survey 2021/ Arolwg Canol Dref 2021 Narberth/ Arberth



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



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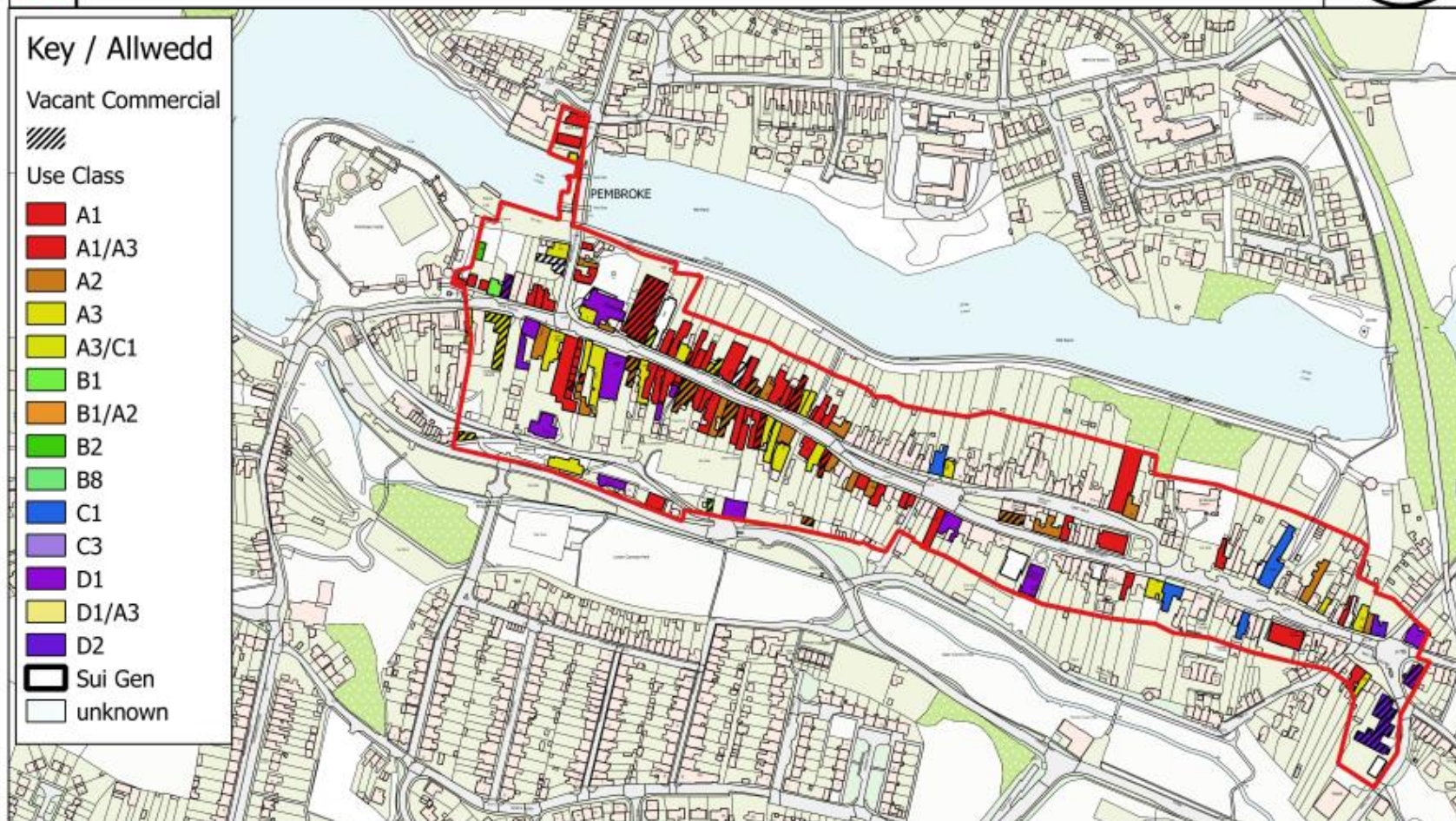
Key / Allwedd

Vacant Commercial



Use Class

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



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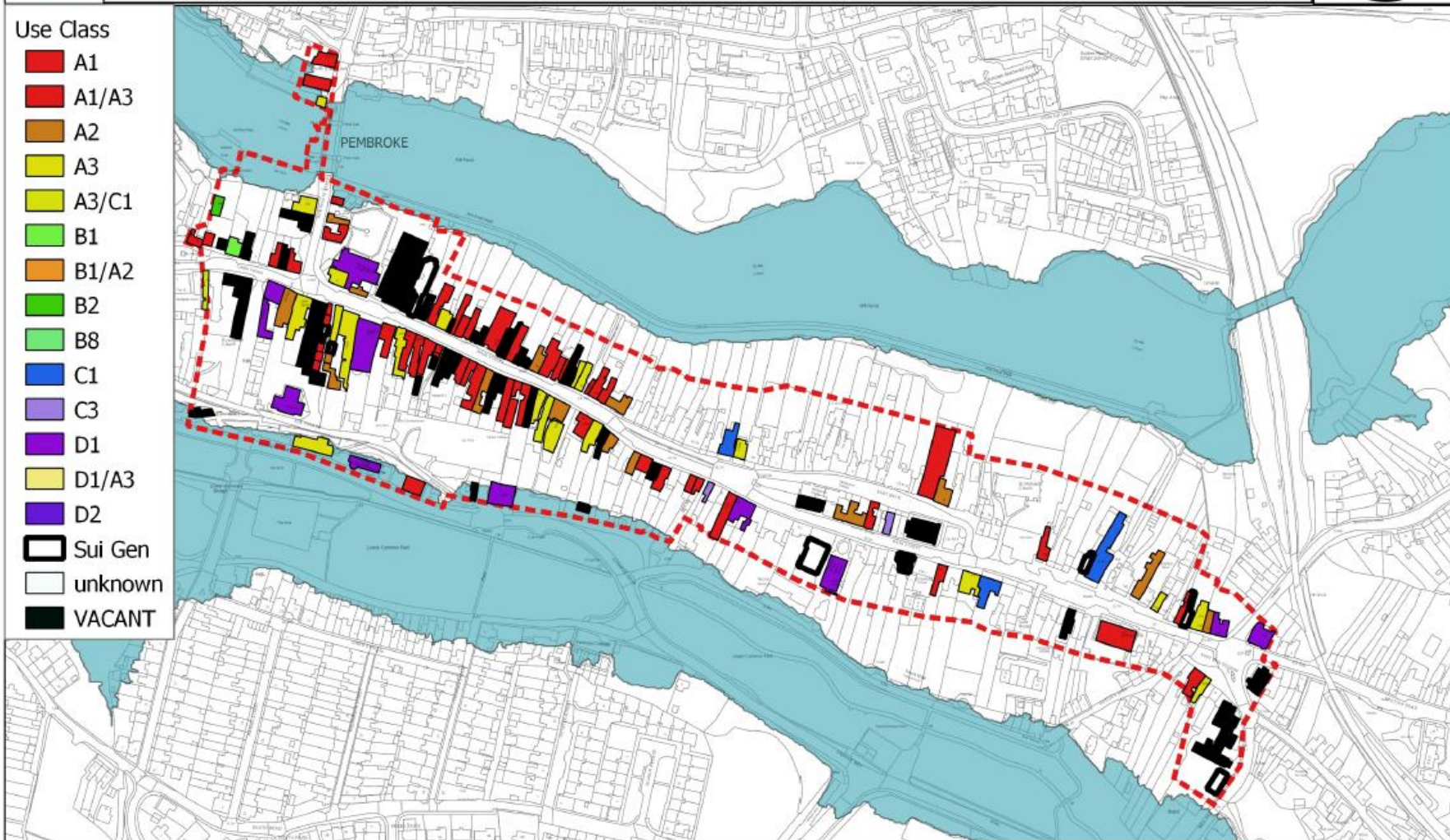
Town Centre Survey 2021/ Arolwg Canol Dref 2021 Pembroke/ Penfro



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



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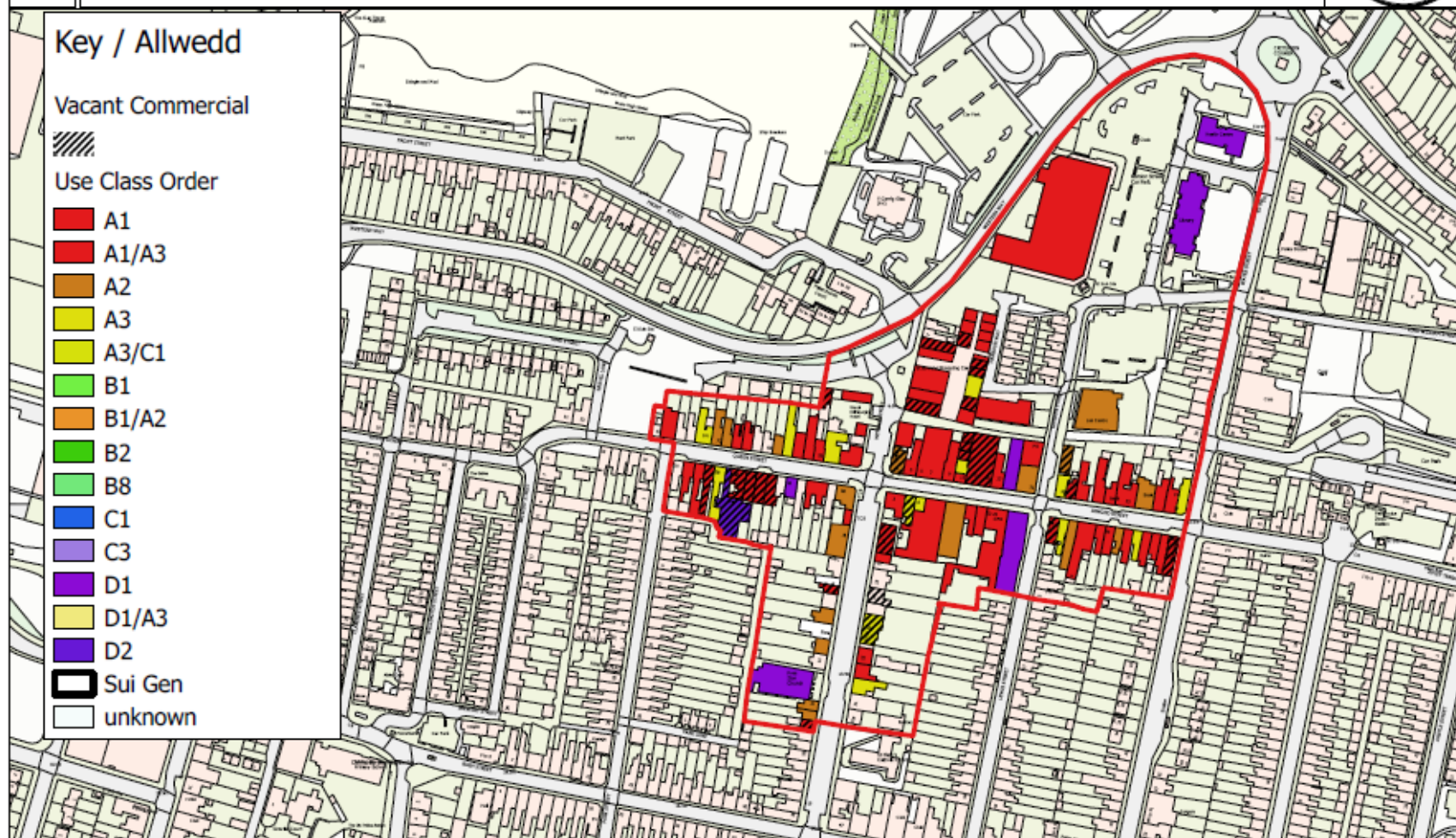
Key / Allwedd

Vacant Commercial



Use Class Order

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



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