

# Ipswich Local Plan

## District and Local Centres Identified Frontages Survey Report October 2017



**IPSWICH**  
BOROUGH COUNCIL

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## Section A – Monitoring District and Local Centres

### The Policy Context

The key determinant of planning applications in Ipswich is currently the Ipswich Borough Council Local Plan 2011-2031 which was adopted in February 2017. The National Planning Policy Framework (March 2012) is also a material consideration. The relevant adopted planning policies are contained in Appendix 1.

Part of the Vision for Ipswich in the Local Plan is to ensure that outside of central Ipswich, thriving District and Local Centres will provide local shopping and services close to where people live. A key objective of the Core Strategy is to focus development within the Ipswich 'IP-One' area and within and adjacent to identified District Centres. A number of Ipswich's new homes will be provided to be readily accessible to existing Local and District Centres. Policy CS14 of the Core Strategy states that 'the Council will encourage retail development of a scale appropriate to their size, function and catchment.'

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. This Order is periodically amended, the most recent amendment comprising The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015. The Order allows for changes of use within the same class. It is generally the case that planning permission is needed to change from one use class to another, although there are exceptions where the Order does allow some changes between uses (known as Permitted Development rights). The Use Classes are shown in Appendix 2.

On the 15<sup>th</sup> April 2015 the Government created new Permitted Development rights which mean that planning permission is now not required for a change of use from A1 (shop) to either A2 (financial and professional services) or A3 (cafes and restaurants) and from A2 to A3, where the change of use represents 150sqm floorspace or less. Change of use is also permitted from A1 or A2 use to D2 (assembly and leisure uses) where the A1 use existed on 5<sup>th</sup> December 2013. Betting shops and payday loan shops are now classified as Sui Generis (they were formerly A2) and therefore planning permission is required for any change of use to or from such uses.

It is considered that enhancing the facilities available in District Centres can help to provide more choice for local residents within walking distance of their homes. The approach to District and Local Centres is to strengthen their role and function and seek to retain shops and community facilities. Policy DM21 seeks to retain a balance between A1 retail shops and non-A1 retail uses by setting threshold levels for each use class. The policy also helps focus community development in the Local and District Centres.

Ipswich has 45 District and Local Centres, containing around 717 individual units. These have been monitored on an annual basis since 1992. The 2016 survey results can be found in Section C.

District Centres are essentially larger versions of Local Centres, and tend to serve wider catchment areas. Please note that, with regard to the policy context discussed in this section, District Centres have the same status as Local Centres.

Although the larger District and Local Centres often provide a wider range of facilities than the very small centres, the need to protect Class A1 shop premises remains important. Many of the larger centres have a supermarket acting as an anchor store and may also support a post office, newsagent, greengrocer, butcher, baker and a chemist. The Council will seek to encourage and retain local shops within District and Local Centres to ensure as far as possible

all residential and large employment centres are within walking distance of day-to-day convenience goods shopping.

Whilst District and Local Centres can provide essential shopping facilities, they may additionally accommodate other service uses falling within class A2 financial and professional services and class A3-A5 food and drink uses. Any proposals for A2 or A3-A5 shops in District and Local Centres will be considered against policies CS14 and DM21. In addition, community facilities such as doctors' and dentists' surgeries may also be provided in suitable premises within or close to District and Local Centres. The Council wishes to support the vitality and viability of District and Local Centres and will therefore have a flexible approach to the mix of uses, particularly within those underperforming centres identified through monitoring work, which have suffered from high rates of long-term vacancies.

Proposals to introduce community facilities within District and Local Centres should try to avoid the most prominent shop units within a frontage and, in the interest of the vitality and shopping character of the centre, should also include and maintain a shop front display in order to minimise the creation of dead space caused by bland frontages.

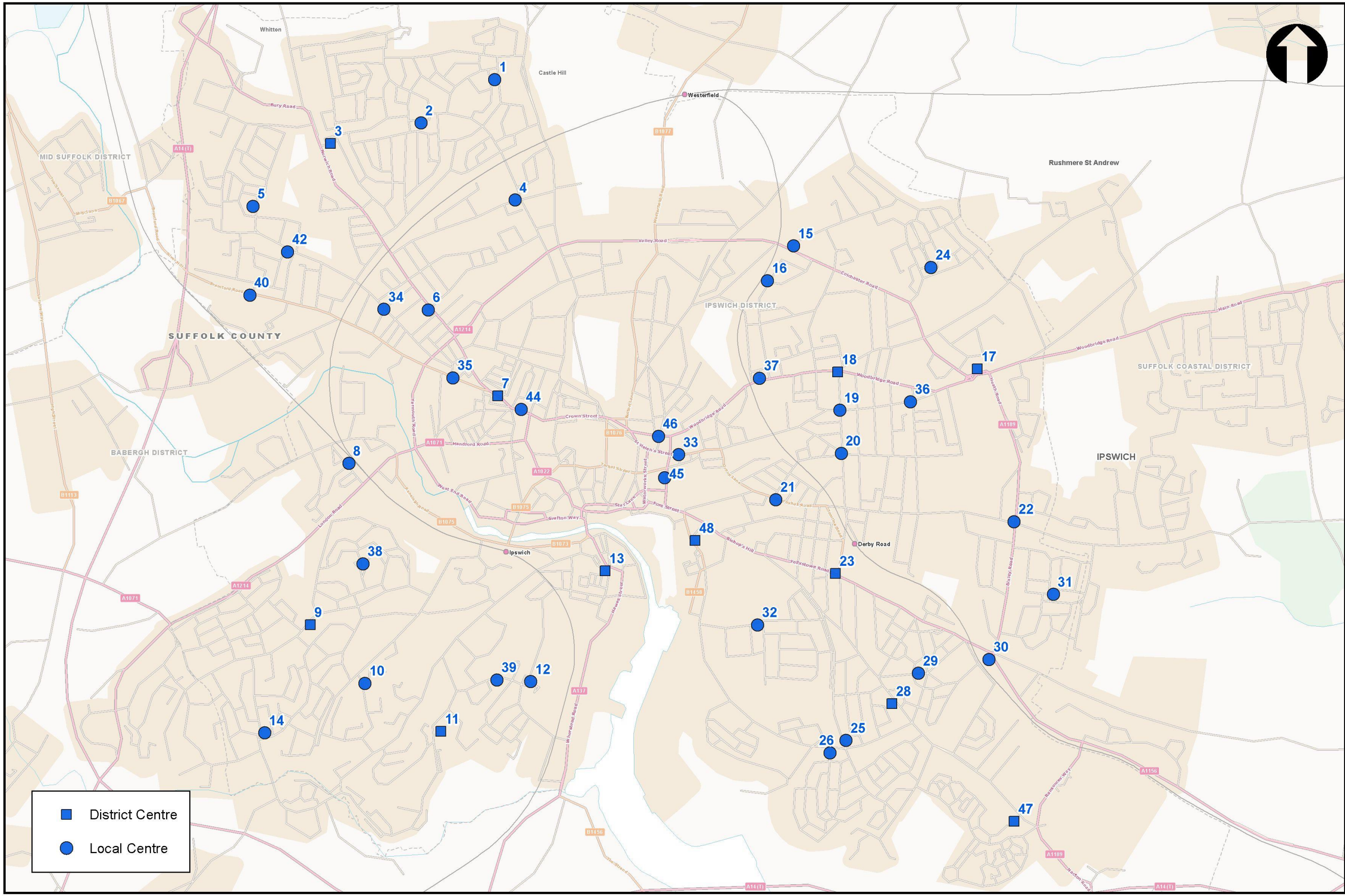
## Section B - District and Local Centres Index

### District Centres

<i>Centre No</i>	<i>Local Centre Name/ Location</i>
3	Meredith Road
7	Norwich Road (1-91, 2-110) / Bramford Road
9	Hawthorn Drive
11	Stoke Park
13	Wherstead Road/ Austin Street
17	Woodbridge Road East (27-53) / Heath Road
18	Cauldwell Hall Road / Woodbridge Road (418-785)
23	Felixstowe Road (55-201, 120-190)
28	Nacton Road (270-374)
47	Ravenswood
48	Duke Street

## Local Centres

<i>Centre No</i>	<i>Local Centre Name/ Location</i>	<i>Total Units</i>
1	Fircroft Road	
2	Garrick Way	
4	Dale Hall Lane/ Dales Road	
5	Ulster Avenue	
6	Norwich Road (197-307a)	
8	Dickens Road	
10	Cambridge Drive	
12	Maidenhall Green	
14	Ellenbrook Green	
15	Colchester Road (61-65)	
16	Brunswick Road	
19	Cauldwell Hall Road/ Spring Road	
20	Cauldwell Hall Road/ St John's Road	
21	Foxhall Road (25-97, 34-124)	
22	Bixley Road/ Foxhall Road	
24	Selkirk Road	
25	Clapgate Lane (207-221)/ Landseer Road (325-327a)	
26	Reynolds Road	
27	Clapgate Lane (251-259) <b>(Deleted)</b>	
29	Queen's Way	
30	Felixstowe Road (474-486)	
31	Penshurst Road	
32	Cliff Lane	
33	St Helen's Street	
34	Bramford Lane	
35	Bramford Road	
36	Spring Road	
37	Albion Hill, Woodbridge Road	
38	Lavender Hill	
39	Prince of Wales Drive	
40	Bramford Road (560 and 651-677)	
41	Grove Lane/ St Helen's Street <b>(Deleted)</b>	
42	Bramford Lane (483 – 487)	
43	Norfolk Rd/ Suffolk Rd/ Tuddenham Avenue <b>(Deleted)</b>	
44	St Matthew's Street	
45	Grimwade Street	
46	Woodbridge Road (28-110)	



**Location of District and Local Centres in Ipswich**

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## Section C – District and Local Centres Survey

### Methodology

The surveys of each District and Local Centre were undertaken by visiting each of the centres and carrying out a visual inspection. Each of the units is mapped and has a unique code number. The inspection involved noting down any changes to the uses in the units and also noting whether there are any new units which are functioning as part of the centre. These site based surveys were undertaken during July and October 2017.

### Results

The results of the surveys are shown in the tables below. Where a unit is vacant the previous use is shown in brackets for information, and where a formerly vacant unit is now occupied 'vacant' appears in brackets. Where the occupant has changed between the 2016 and 2017 surveys, the former occupant is shown in brackets. The percentage of vacant frontage is a percentage of total commercial units (i.e. excluding residential) and where this does not sum to 100% in the far right column this is due to rounding. The numbers and frontage lengths includes those which are vacant. Residential uses are excluded from the calculations of frontage length.

The Use Classes included within the tables below are those which represent the use within each unit at the time of the survey. **This should not be taken as an indication of the current lawful use of the unit and does not indicate that the Council would support the use where it is operating outside of its current legal use.**

#### Local Centre 1 – Fircroft Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	% of Frontage
001A	86 Palmcroft Road	The Man on the Moon	Public house	A4	24.7	30.7%
001B	139 Fircroft Road	Dwelling	Residential	C3	-	-
001C	145 Fircroft Road	Co-op Pharmacy	Chemist	A1	5.8	7.2%
001D	147 Fircroft Road	Co-op Foodstore	Foodstore	A1	21.8	27.1%
001E	149 Fircroft Road	The Croft's Bakery	Bakery	A1	5.7	7.1%
001F	151 Fircroft Road	Just Hair Studio	Hairdresser	A1	5.5	6.8%
001G	153 Fircroft Road	Fircroft Laundry	Laundry/dry cleaner	A1	5.5	6.8%
001H	155 Fircroft Road	Fircroft Fish & Chips	Takeaway	A5	5.5	6.8%
001I	157 Fircroft Road	Fircroft Road Post Office	Post Office	A1	5.9	7.3%
					80.4	

**Number of A1 units and percentage of identified frontage length = 6 (62.4%)**

**Number of A4 - A5 units and percentage of identified frontage length = 2 (37.5%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 2 (37.5%)**

**Number of C3 units and percentage of identified frontage length = 1 (0%)**

**Number of vacant units and percentage of frontage length = 0 (0%)**

**Number of occupied units and percentage of frontage length = 9 (100%)**



## Local Centre 2 - Garrick Way

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	% of Frontage
002A	15 Garrick Way	Co-op Foodstore	Foodstore	A1	15.2	17.0%
002B	19 Garrick Way	P. A. Collings	Greengrocers/Florist	A1	7.8	8.7%
002C	25 Garrick Way	Liberti's (Diamonds)	Hairdresser	A1	7.3	8.2%
002D	27 Garrick Way	Marmaris	Takeaway	A5	7.3	8.2%
002E	31 Garrick Way	<b>Vacant</b> (Get Fresh)	Vacant (Household Goods)	V (A1)	3.7	4.1%
002F & 002L	35-39 Garrick Way	Topaz Tanning	Tanning Salon	SG	7.3	8.2%
002G	43 Garrick Way	Richardson's Hardware	Hardware	A1	7.3	8.2%
002H	47 Garrick Way	Fishers the Butcher	Butcher	A1	7.3	8.2%
002I	51 Garrick Way	New China	Takeaway	A5	7.3	8.2%
002J	55-57a Garrick Way	William Hill	Betting shop	SG	11.4	12.8%
002K	97 Cedarcroft Road	Dwellings	Dwellings	C3	-	-
002M	41 Garrick Way	Garrick Way Convenience Store (KSS Retail)	Convenience Store	A1	7.3	8.2%
					89.2	

Number of A1 units and percentage of identified frontage length = 7 (62.6%)

Number of A4 - A5 units and percentage of identified frontage length = 2 (16.4%)

Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 4 (37.3%)

Number of C3 units and percentage of identified frontage length = 1 (0%)

Number of vacant units and percentage of frontage length = 1 (4.2%)

Number of occupied units and percentage of frontage length = 11 (95.8%)

## District Centre 3 - Meredith Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	% of Frontage
003A	1 Meredith Road	Whitton Stores	Newsagent	A1	6	3.9%
003B	3-5 Meredith Road	St Elizabeth Hospice	Charity shop	A1	6	3.9%
003C	4 Meredith Road	Quality Kebab	Takeaway	A5	7	4.6%
003D	6 Meredith Road	<b>Vacant</b> (McColls/Post Office)	Vacant (Post Office / Newsagents)	V (A1)	7	4.6%
003E	7 Meredith Road	Vanity Hair	Hairdresser / Beauty	A1	4	2.6%
003F	8 Meredith Road	Al's Cafe	Café	A3	7	4.5%
003G	10 Meredith Road	Bekash Tandoori	Takeaway	A5	6.5	4.2%
003H	11 Meredith Road	Palmers Bakery	Bakery	A1	5	3.3%
003I	12 Meredith Road	Sense	Charity shop	A1	7	4.6%

003J	13 Meredith Road	Little India and Alima Pizza	Takeaway	A5	3.2	2.1%
003K	14 Meredith Road	Aldi	Supermarket	A1	28	18.3%
003L	15-25 Meredith Road	McColl's	Supermarket	A1	24.3	15.9%
003M	27 Meredith Road	Fridays	Takeaway	A5	7.2	4.7%
003N	31 Meredith Road	Kay's	Greengrocer / Florist	A1	7	4.6%
003O	35 Meredith Road	R Hyde Chambers	Undertaker	A1	7	4.6%
003P	39 Meredith Road	Jade House	Takeaway	A5	10.6	6.9%
003Q	125 Shakespeare Rd	Ladbrokes	Betting shop	SG	10.2	6.7%
					153	

**Number of A1 units and percentage of identified frontage length = 10 (66.3%)**

**Number of A4 - A5 units and percentage of identified frontage length = 5 (22.5%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 7 (33.8)%**

**Number of vacant units and percentage of frontage length = 1 (4.6%)**

**Number of occupied units and percentage of frontage length = 16 (95.4%)**

#### **Local Centre 4 - Dales Road**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	% of Frontage
004A	123 Dale Hall Lane	Co-operative Funeral Care (Vacant)	Undertakers (Vacant)	A1 (V)	9.5	9.7%
004B	125 Dale Hall Lane	Your Sales and Lettings & Viva Accounting Ltd	Estate Agency / Accountant	A2	6.5	6.7%
004C	214 Dales Road	Co-op	Foodstore	A1	13	13.3%
004D	216 Dales Road	Emaus @ The Dales	Charity Shop	A1	15	15.3%
004E	239 Dales Road	Green Ace Garage	Car Sales/Repairs	SG	27	27.6%
004F	241 Dales Road	Impressions	Hairdresser	A1	6.5	6.6%
004G	243 Dales Road	Penny Lane Computers	Computer Shop	A1	7	7.1%
004H	249 Dales Road	Dales Road Post Office	Post Office	A1	7	7.1%
004I	251 Dales Road	Krustys Bakery	Bakery	A1	6.5	6.7%
					98	

**Number of A1 units and percentage of identified frontage length = 7 (65.8%)**

**Number of A4 - A5 units and percentage of identified frontage length = 0 (0%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 2 (34.3%)**

**Number of vacant units and percentage of frontage length = 0 (0%)**

**Number of occupied units and percentage of frontage length = 9 (100%)**

## Local Centre 5 - Ulster Avenue

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
005A	13 Ulster Avenue	Z Cut Barber Shop (Vacant)	Hairdressers (Vacant)	A1 (V)	6.1	7.5%
005B	15-23 Ulster Avenue	Co-op Foodstore	Foodstore	A1	28.1	34.7%
005C	27 Ulster Avenue	G. M. Taylor	Undertaker	A1	7.8	9.6%
005D	33 Ulster Avenue	White House Takeaway	Takeaway	A5	7.8	9.6%
005E	35 Ulster Avenue	Silver Service Takeaway	Takeaway	A5	7.8	9.6%
005F	41 Ulster Avenue	Labrokes	Betting Shop	SG	7.8	9.6%
005G	43 Ulster Avenue	Ulster News	Newsagent/Off Licence	A1	7.8	9.6%
005H	49 Ulster Avenue	Vincenzo	Hairdresser	A1	7.8	9.6%
					81	

**Number of A1 units and percentage of identified frontage length = 5 (71%)**

**Number of A4 - A5 units and percentage of identified frontage length = 2 (19.2%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 3 (28.8%)**

**Number of vacant units and percentage of frontage length = 0 (0%)**

**Number of occupied units and percentage of frontage length = 8 (99.8%)**

## Local Centre 6 - Norwich Road (197-307a)

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
006A	245 Norwich Road	Hunterskill Recruitment	Employment agency	A2	7	4.8%
006B	265 Norwich Road	Chop Suey House	Takeaway	A5	5	3.4%
006C	267 Norwich Road	Domestic Appliance Centre	Electrical	A1	5.5	3.8%
006D & 006E	269-271 Norwich Road	Quality Dry Cleaners	Dry cleaning	A1	5.5	3.8%
006F	273 Norwich Road	Robinsons Hair & Beauty	Hairdresser/Beauty	A1	6	4.1%
006G	275 Norwich Road	Victor Doe	Hairdresser	A1	6.5	4.4%
006H	277 Norwich Road	Victoria's Bakery	Bakery	A1	4.5	3.1%
006I	279 Norwich Road	Asian & Afro Food & Wine (CK Food and Wine)	Convenience Store (Newsagent)	A1	5	3.4%
006J	281 Norwich Road	Michael's	Takeaway	A5	3.9	2.7%
006K	283 Norwich Road	Co-op Funerals	Undertaker	A1	8.4	5.7%
006L	285 Norwich Road	Fry-days	Takeaway	A5	8.5	5.8%
006M	287 Norwich Road	Tan-Fast	Beauty	A1	6.5	4.4%
006N	289 Norwich Road	Rainbow Pharmacy	Chemist	A1	5	3.4%
006O	291 Norwich Road	Hunnaball of Ipswich	Undertaker	A1	8.9	6.1%
006P	293-299 Norwich Rd	Tesco	Supermarket	A1	16	10.9%
006Q	301 Norwich Road	Glyn Hopkins	Car sales	SG	34	23.3%
006R	307 Norwich Road	Hicks Carpets	Flooring	A1	5.5	3.8%

006S	307a Norwich Road	Jonathan Waters	Estate agency	A2	4.5	3.1%
					146.2	

Number of A1 units and percentage of identified frontage length = 13 (56.9%)

Number of A4 - A5 units and percentage of identified frontage length = 3 (11.9%)

Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 6 (43.1%)

Number of vacant units and percentage of frontage length = 0 (0%)

Number of occupied units and percentage of frontage length = 19 (100%)

### District Centre 7 - Norwich Road (1-91, 2-110)

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
007A	1 Norwich Road	Beautiful Designs	Bridal wear	A1	20.5	4.3%
007B	1a Norwich Road	Vee Studio (Cut It Style It)	Hairdresser	A1	4.5	0.9%
007C	2-4 Norwich Road	Anglian Home Improvements	Double glazing	A1	11.5	2.4%
007D	3-3a Norwich Road	Halal Connection	Butcher/food store	A1	10.5	2.2%
007E	3b Norwich Road	<b>Vacant</b> (Lawrence)	Vacant (Windows/ Conservatories)	V (A1)	3.5	0.7%
007F	5a Norwich Road	First Call Contact Services (Vacant)	Recruitment (Vacant)	A2 (V)	3.5	0.7%
007G	5 Norwich Road	First Call Contact Services	Recruitment	A2	5.1	1.1%
007H	6 Norwich Road	Antonio Giovanni	Hairdresser	A1	4.4	0.9%
007I	7 Norwich Road	Balkanika	Foodstore	A1	5.1	1.1%
007J	8 Norwich Rd	Star Clothing	Clothing alterations	A1	9.8	2.1%
0007L	10 Norwich Rd	Dejavu Clothes Boutique	Boutique	A1		
007K	9 Norwich Road	Coral	Betting shop	SG	5.5	1.2%
007M	11-13 Norwich Road	Suffolk Halal Stores	Food store	A1	11.6	2.5%
007N	12 Norwich Road	<b>Vacant</b> (Jamaican Snack Shop)	Vacant (Foodstore)	V (A1)	5.7	1.2%
007O	15 Norwich Road	Cleopatra's (Vacant)	Massage parlour (Vacant)	D1 (V)	4.5	0.9%
007P & 007R	14-16 & 18a Norwich Rd	<b>Vacant</b> (Co-op Foodstore)	Vacant (Supermarket)	V (A1)	11.5	2.4%
007Q	17 Norwich Road	A+ Mobiles	Mobile phone shop	A1	2.9	0.6%
007R	18 Norwich Road	Ararat	Restaurant	A3	6.7	1.4%
007T	19 Norwich Road	JPA Hairstylists	Hairdresser	A1	4.9	1.0%
007U & 007V	20& 20a-28 Norwich Rd	Coe's	Clothes shop	A1	48	10.1%
007W	21 Norwich Road	Magic Touch	Dry cleaning	A1	4.1	0.9%
007X	23 Norwich Road	Turkish Delight	Restaurant	A3	5.5	1.2%
007Y	25 Norwich Road	Ipswich Halal	Butcher	A1	4.8	1.0%
007Z	27-29 Norwich Road	West End Music	Music	A1	10	2.1%
007AA	30 Norwich Road	Just a Day	Bridle wear	A1	18.5	3.9%
007AB	31 Norwich Road	Brewers Barn	Brew shop	A1	4.5	0.9%
007AC	32-36 Norwich Road	Bicafe O Portugues	Deli/food store and coffee shop	A1	9.5	2.0%

007AD	33 Norwich Road	Revelation	Hair & Beauty salon	A1	4.5	0.9%
007AE	35 Norwich Road	Café Central (Vacant)	Café (Vacant)	A3 (V)	5.8	1.2%
007AF	37 Norwich Road	Café Central (Fla-fla)	Café	A3	5	1.1%
007AG	38 Norwich Road	Ocean Fish & Chips	Takeaway	A5	4	0.8%
007AH	39 Norwich Road	Lara's Patisserie	Patisserie	A3	4.8	1.0%
007AI	40-42 Norwich Road	Taj Mahal	Restaurant	A3	6.5	1.4%
007AJ	41 Norwich Road	Stop 1 Barbers	Hairdresser	A1	5.4	1.2%
007AK	43 Norwich Road	Daily Fresh Store	Convenience Store	A1	5.9	1.2%
007AL	44 Norwich Road	The Village Shop (Alexander European Food)	Foodstore	A1	4.6	1.0%
007AM	45 Norwich Road	Fortune Cookie	Takeaway	A5	6.5	1.4%
007AN	46 Norwich Road	Maharani	Restaurant	A3	6.5	1.4%
007AO	46a Norwich Road	Romandos Pizza	Takeaway	A5	3.5	0.7%
007AP	47 Norwich Road	Cafe Wake Up (Vacant)	Café (Vacant)	A3 (V)	5.5	1.2%
007AQ	48-54 Norwich Road	Bathstore	Bathroom	A1	17	3.6%
007AR	49 Norwich Road	Pizza Hut Delivery	Takeaway	A5	7.6	1.6%
007AS	51 Norwich Road	A Cut (Choice Cuts)	Hairdresser	A1	6.4	1.4%
007AT	53 Norwich Road	<b>Vacant</b> (Kombat UK)	Vacant (Sports equipment)	V (A1)	7	1.5%
007AU	55 Norwich Road	<b>Vacant</b> (Advantage Healthcare)	Vacant (Healthcare)	V (D1)	7	1.5%
007AV	61 Norwich Road	<b>Vacant</b> (Alexandrija)	Vacant (Foodstore)	V (A1)	7	1.5%
	63 Norwich Road	<b>Vacant</b>	Vacant	V (A1)	7	1.5%
007AW	62 Norwich Road	Top Style Barber	Hairdresser	A1	3.9	0.8%
007AX	64 Norwich Road	Bodrum Kebab House	Takeaway	A5	3.9	0.8%
007AY	66 Norwich Road	Batam Snack Shop	Foodstore	A1	3.9	0.8%
007AZ	68 Norwich Road	<b>Vacant</b> (ConetSat)	Vacant (Home entertainment)	V (A1)	3.5	0.7%
007BA	69 Norwich Road	<b>Vacant</b> (Reliance Employment)	Vacant (Employment agency)	V (A2)	4.4	0.9%
007BB	71 Norwich Road	Papas Butchery (Private Adult Shop)	Butchery (Adult Store)	A1	7.9	1.7%
007BC	70-72 Norwich Road	Julie's Afro Hair Supply	Hairdressing Suppliers	A1	3.5	0.7%
007BD	73-75 Norwich Road	Street Corner	Food store	A1	6	1.3%
007BE	74-78 Norwich Road	Demolished	Demolished	-	-	-
007BF	79-81 Norwich Road	Eastravel	Travel Agent	A1	13.4	2.8%
007BF	80 Norwich Road	Nu Roots	Hairdresser	A1	3.9	0.8%
007BG	82 Norwich Road	Lazow Travel	Travel agents	A1	3.9	0.8%
007BH	83 Norwich Road	Residential	Residential	C3	-	-
007BI	84 Norwich Road	<b>Vacant</b> (Rainbow shop)	Vacant (Newsagents)	V (A1)	3.5	0.7%
007BJ	85-87 Norwich Road	Residential	Residential	C3	-	-
007BK	86 Norwich Road	Cool Curl	Hairdresser	A1	3.9	0.8%

007BL	88 Norwich Road	Appliances R Us	Electrical appliances	A1	3.4	0.7%
007BM	89-91 Norwich Road	Residential (Alex Maguire)	Residential (Employment agency)	C3 (A2)	9.5	2.0%
007BN	90-92 Norwich Road	Jasiek	Foodstore	A1	8	1.7%
007BO 007BP	94 & 96 Norwich	<b>Vacant</b> (Eastenders)	Vacant (Second hand furniture)	V (A1)	7.3	1.5%
007BQ	106 Norwich Road	Residential	Residential	C3	-	-
007BR	108 Norwich Road	Residential	Residential	C3	-	-
007BS	110 Norwich Road	Residential	Residential	C3	-	-
007BT	77 Norwich Road	Islamic Centre	Community	D1	14	2.9%
					471.9	

Percentage of identified frontage length A1 = 44 (72.8%)

Number of A4 - A5 units and percentage of identified frontage length = 5 (5.3%)

Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 20 (24.4%)

Percentage of identified frontage length C3 = 6 (2%)

Number of vacant units and percentage of frontage length = 11 (14.1%)

Number of occupied units and percentage of frontage length = 60 (85.1%)

#### Local Centre 8 - Dickens Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
008A	34 Dickens Road	<b>Vacant</b> (Costcutter)	Vacant (Convenience)	V (A1)	7.8	16.4%
008B	36 Dickens Road	Ipswich Tandoori & Grill	Takeaway	A5	8	16.8%
008C	38 Dickens Road	Living Water	Charity shop	A1	8	16.8%
008D	40 Dickens Road	<b>Vacant</b> (Cards and Gifts 4 U)	Vacant (Cards/Gifts)	V (A1)	8	16.8%
008E	42 Dickens Road	Dickens News & Off Licence (Premier Store)	Newsagent/Off Licence	A1	8	16.8%
008F	44 Dickens Road	Lucky House	Takeaway	A5	7.8	16.4%
					47.6	

Percentage of identified frontage length A1 = 4 (66.8%)

Number of A4 - A5 units and percentage of identified frontage length = 2 (33.2%)

Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 2 (33.2%)

Number of vacant units and percentage of frontage length = 2 (33.2%)

Number of occupied units and percentage of frontage length = 4 (66.8%)

## District Centre 9 - Hawthorn Drive

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
009A	206 Hawthorn Drive	Hawthorn Drive Surgery	Surgery	D1	12.5	7.4%
009B	245-253 Hawthorn Drive	Co-op Food Store and Co-op Funeral Services	Supermarket	A1	29	17.3%
009C	259 Hawthorn Drive	Chantry Fish & Chips	Takeaway	A5	6.8	4.0%
009D	263 Hawthorn Drive	Simply Flowers	Florist	A1	6.6	3.9%
009E	267 Hawthorn Drive	Scotts Hardware	Hardware/fancy goods	A1	6.5	3.9%
009F	271-275 Hawthorn Drive	Chantry News	Newsagents	A1	13.5	8.1%
009G	279 Hawthorn Drive	Chantry Butchers	Butcher	A1	7	4.2%
009H	281a Hawthorn Drive	Chantry Post Office	Post Office	A1	5	3.0%
009I	283 Hawthorn Drive	Top Shop	Hairdresser	A1	6.6	3.9%
009J	287 Hawthorn Drive	St Elizabeth's Hospice	Charity shop	A1	6.8	4.1%
009K	291 Hawthorn Drive	Tony's Pizza and Grill (Chantry Grill)	Takeaway	A5	6.6	4.0%
009L	295 Hawthorn Drive	Victoria's Bakery	Bakers	A1	7	4.2%
009M, N & O	295a/299/299a Hawthorn Drive	Coral	Betting shop	SG	15	9.0%
009P	301 Hawthorn Drive	The Kingfisher	Public House	A4	29	17.4%
009Q	204 Hawthorn Drive	Lloyds Pharmacy	Pharmacy	A1	10.1	6.1%
					168	

**Number of A1 units and percentage of identified frontage length = 10 (58.7%)**

**Number of A4 - A5 units and percentage of identified frontage length = 3 (25.2%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 5 (41.6%)**

**Number of D1 units and percentage of identified frontage length = 1 (7.4%)**

**Number of vacant units and percentage of frontage length = 0 (0%)**

**Number of occupied units and percentage of frontage length = 15 (100.5%)**

## Local Centre 10 - Cambridge Drive

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
010A	9 Cambridge Drive	Frank and Lee	Hairdresser	A1	5.2	18.2%
010B	11 Cambridge Drive	Chipswich Fish & Chips (Peters Fish and Chips)	Takeaway	A5	7.2	25.3%
010C	15-23 Cambridge Drive	One Stop	Newsagent/Off License	A1	7.8	27.4%
010D	27 Cambridge Drive	Jade Village	Takeaway	A5	8.3	29.1%
					28.5	

**Number of A1 units and percentage of identified frontage length = 2 (45.6%)**

**Number of A4 - A5 units and percentage of identified frontage length = 2 (54.4%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 2 (54.4%)**

**Number of vacant units and percentage of frontage length = 0 (0%)**

**Number of occupied units and percentage of frontage length = 4 (100%)**

## District Centre 11 - Stoke Park Drive

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
011A to W	1-3 to 40 The Centre, Stoke Park Drive	Demolished 2008	Demolished	-	-	-
011X	51 Stoke Park Drive	Welch Pharmacy	Pharmacy	A1	7.5	8.7%
011Y	53 Stoke Park Drive	Stoke Park Dental Care	Dentist	D1	22.5	26.1%
	Stoke Park Drive	Coral	Betting Shop	SG		
011Z	55-57 Stoke Park Drive	McColls	Convenience Store	A1	7.5	8.7%
011AA	76 Lanercost Way	Stoke Park Surgery	Surgery	D1	8.8	10.2%
011AB	Stoke Park Drive	Asda	Food store	A1	40	46.3%
					86.3	

**Number of A1 units and percentage of identified frontage length = 3 (72.4%)**

**Number of A4 - A5 units and percentage of identified frontage length = 0 (0%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 3 (36.3%)**

**Number of vacant units and percentage of frontage length = 0 (0%)**

**Number of occupied units and percentage of frontage length = 6 (100%)**



## Local Centre 12 - Maidenhall Green

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
012A	9 Maidenhall Green	McColls	Post Office/Newsagent	A1	5	11.7%
012B	13 Maidenhall Green	Maidenhall Fish & Chip Shop	Takeaway	A5	5	11.7%
012C	17 Maidenhall Green	Procter's	Butcher	A1	5	11.7%
012D	21 Maidenhall Green	Maidenhall residents association	Community Centre	D1	5	11.7%
012E	69 Maidenhall Approach	The Smock	Public House	A4	22.8	53.3%
					42.8	

Number of A1 units and percentage of identified frontage length = 2 (23.4%)

Number of A4 - A5 units and percentage of identified frontage length = 27.8 (65%)

Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 3 (76.7%)

Number of vacant units and percentage of frontage length = 0 (0%)

Number of occupied units and percentage of frontage length = 5 (100.1%)

## District Centre 13 - Wherstead Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
013A	1 Purplett Street/ 19 Wherstead Rd	Truly Scrumptious	Sandwich shop	A1	13.5	7.1%
013B	11 Wherstead Road	Residential	Dwelling house	C3	-	-
013C	17 Wherstead Road	Suffolk Computer Repairs (Vacant)	Computer repairs (Vacant)	A1 (V)	8	4.2%
013D	21-23 Wherstead Road	Premier Stores	Convenience store	A1	15	7.9%
013E	25 Wherstead Road	Residential	Dwelling house	C3	-	-
013F	27 Wherstead Road	Star Fish	Takeaway	A5	4.9	2.6%
013G	29 Wherstead Road	Jorna Indian	Takeaway	A5	3.9	2.1%
013H	31 Wherstead Road	Choice Oriental	Takeaway	A5	3.9	2.1%
013I	35 Wherstead Road	Salon 35	Hairdresser	A1	4.9	2.6%
013J	37 Wherstead Road	<b>Vacant</b> (Antiques)	Vacant (Antiques)	V (A1)	3.1	1.6%
013K	39 Wherstead Road	<b>Vacant</b> (Travel Agent)	Vacant (Travel Agent)	V (A1)	3	1.6%
013KA	45 Wherstead Road	Baltic Mini-Market	Supermarket	A1	8.1	4.3%
013L	47 Wherstead Road	Beauty Inspired Studio	Beauty	SG	4.3	2.3%
013M	49 Wherstead Road	O'Wool	Wool shop	A1	4	2.1%

013N	53 Wherstead Road	Demolished 2009	Demolished 2009	-	-	-
013O	53a, 55-61 Wherstead Rd	Shipwright's Arms	Hotel	C1	18.7	9.9%
013P	57 Austin Street	Ladbrokes	Betting shop	SG	10.5	5.6%
013Q	59 Austin Street	International Foodstore	Convenience store	A1	6.5	3.4%
013R	61 Austin Street	Ipswich and Suffolk Credit Union	Office	A2	6.5	3.4%
013S	63 Austin Street	Ipswich and Suffolk Credit Union	Office	A2	7	3.7%
013T	65 Austin Street	Stoke Food Store and Off Licence	Convenience store	A1	15.5	8.2%
013U	65-67 Wherstead Road	<b>Vacant</b> (Papa's Piri Piri)	Vacant (Café)	V (A1)	23.1	12.2%
013V	196 Vernon Street	Co-op Foodstore	Foodstore	A1	24.5	13%
013W	198 Vernon Street	Residential	HMO	C3	-	-
					228.4	

**Number of A1 units and percentage of identified frontage length = 12 (68.3%)**

**Number of A4 - A5 units and percentage of identified frontage length = 3 (6.8%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 7 (21.8%)**

**Number of C1 units and percentage of identified frontage length = 1 (9.9%)**

**Number of C3 units and percentage of identified frontage length = 2 (0%)**

**Number of C4 units and percentage of identified frontage length = 1 (0%)**

**Number of vacant units and percentage of frontage length = 3 (15.5%)**

**Number of occupied units and percentage of frontage length = 21 (84.5%)**

#### **Local Centre 14 - Ellenbrook Green**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
014A	1 Ellenbrook Green	McColls	Post Office/Newsagent	A1	6.3	4.9%
014B	2 Ellenbrook Green	Ladbrokes	Betting shop	SG	6.3	4.9%
014C	3 Ellenbrook Green	Riversbrook Veterinary Practice (Highcliff Veterinary Practice)	Vet	D1	6.3	4.9%
014D	4 Ellenbrook Green	Kew Pharmacy	Pharmacy	A1	6.3	4.9%
014E	13 Ellenbrook Green	Ellenbrook Fish & Chips	Takeaway	A5	6.2	4.8%
014F	14 Ellenbrook Green	Bar B Q House	Takeaway	A5	6.2	4.8%
014G	15 Ellenbrook Green	Penalty 2	Convenience Store	A1	6.2	4.8%
014H	16 Ellenbrook Green	Carly and Co	Hairdresser	A1	6.2	4.8%
014I	112 Bridgwater Road	Belstead Arms	Public House	A4	32.4	25.3%
014J	308 Sheldrake Drive	Lennox's	Dry Cleaners	A1	6.6	5.2%
014K	310 Sheldrake Drive	Co-op Foodstore	Foodstore	A1	18.7	14.6%

014L	Ellenbrook Road	BP and Shop n Drive	Petrol Station	SG	20.4	15.9%
					128.1	

Number of A1 units and percentage of identified frontage length = 6 (39.2%)  
Number of A4 - A5 units and percentage of identified frontage length = 3 (34.9%)  
Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 6 (60.6%)

Number of vacant units and percentage of frontage length = 0 (0%)  
Number of occupied units and percentage of frontage length = 12 (100%)

#### Local Centre 15 - Colchester Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
015A	61 Colchester Road	Ace Hair and Beauty	Beautician	A1	18	42.2%
015B	63 Colchester Road	MDE Electrical Supplies	Lighting	A1	6.7	15.7%
015C	65-67 Colchester Road	Co-op	Foodstore	A1	18	42.2%
					42.7	

Number of A1 units and percentage of identified frontage length = 3 (100%)  
Number of A4 - A5 units and percentage of identified frontage length = 0 (0%)  
Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 0 (0%)

Number of vacant units and percentage of frontage length = 0 (0%)  
Number of occupied units and percentage of frontage length = 3 (100%)

#### Local Centre 16 - Brunswick Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
016A	169 Brunswick Road	Shadows	Hairdresser	A1	6.5	16.7%
016B	171 Brunswick Road	<b>Vacant</b> (Brothers Butchery)	Vacant (Butchery)	V (A1)	6.5	16.7%
016C	173 Brunswick Road	Brunswick Road Electrical Services	Electrical	A1	6.5	16.7%
016D	175 Brunswick Road	Good taste	Takeaway	A5	6.5	16.7%
016E	177 Brunswick Road	Brunswick Road Post Office	Post Office	A1	6.5	16.7%
016F	179 Brunswick Road	Jarolds	Windows/ conservatories	A1	6.5	16.7%
					39	

Number of A1 units and percentage of identified frontage length = 5 (83.5%)  
Number of A4 - A5 units and percentage of identified frontage length = 1(16.7%)  
Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 1 (16.7%)

Number of vacant units and percentage of frontage length = 1 (16.7%)  
Number of occupied units and percentage of frontage length = 6 (83.3%)

## District Centre 17 - Woodbridge Road East

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
017A	27 Woodbridge Road East	Garage	Petrol station	SG	23	20.60%
017B	29 Woodbridge Road East	Specs Factory	Opticians	A1	7.5	6.70%
017C	31 Woodbridge Road East	Chic Boutique (Gaskins Hair Co.)	Hairdresser	A1	7.5	6.70%
017D	33 Woodbridge Road East	William H Brown	Estate Agents	A2	7.5	6.70%
017E	35 Woodbridge Road East	Martin's Bakery	Bakery	A1	7.5	6.70%
017F	37 Woodbridge Road East	<b>Vacant</b> (Boots)	Vacant (Chemist)	V (A1)	7.5	6.70%
017G	39 Woodbridge Road East	Michael Morgan Interiors	Interiors	A1	7.5	6.70%
017H	41 Woodbridge Road East	Greggs (Vacant)	Bakery (Vacant)	A1 (V)	7.5	6.70%
017I	43 Woodbridge Road East	Wongs	Takeaway	A5	7.5	6.70%
017J	45 Woodbridge Road East	Connells	Interiors	A1	7.5	6.70%
017K	47 Woodbridge Road East	Murtons	Florist	A1	7.5	6.70%
017L	51-53 Woodbridge Road East	Co-op & Rushmere Post Office	Supermarket/ Post Office	A1	13.7	12.30%
					111.7	

Number of A1 units and percentage of identified frontage length = 9 (65.9%)

Number of A4 - A5 units and percentage of identified frontage length = 1 (6.7%)

Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 3 (34%)

Number of vacant units and percentage of frontage length = 1 (6.7%)

Number of occupied units and percentage of frontage length = 11 (93.2%)

## District Centre 18 - Woodbridge Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
018B	418 Woodbridge Road	Eastern Spice	Takeaway	A5	6.8	2.5%
018C	420 Woodbridge Road	Bella Napoli	Takeaway	A5	6.8	2.5%
018D	422 Woodbridge Road	The Candy Box	Convenience store	A1	6.9	2.5%
018E	424 Woodbridge Road	Victoria's Bakery	Bakery	A1	6.9	2.5%
018F	426 Woodbridge Road	Community Café	Cafe	A3	6.9	2.5%
018G	428 Woodbridge Road	Rushmere Pharmacy	Pharmacy	A1	6.9	2.5%
018H	430 Woodbridge Road	Shades	Hairdresser	A1	6.9	2.5%

018I	432 Woodbridge Road	Primesight Opticians	Opticians	A1	6.9	2.5%
018J	436 Woodbridge Road	BP & Londis	Petrol station with convenience store	SG	13	4.7%
018K	438 Woodbridge Road	Sainsbury	Convenience store	A1	23.2	8.4%
018A	440 Woodbridge Road	Residential	Residential	C3	-	-
018L	468 Woodbridge Road	Ruby's	Hairdresser	A1	4.5	1.6%
018M	470 Woodbridge Road	Skinny Studio (Vacant)	Photographers (Vacant)	A1 (V)	4.5	1.6%
018N	472 Woodbridge Road	Launderclean	Dry cleaning & launderette	A1	4.5	1.6%
018O	474 Woodbridge Road	P.I. Mickelsen and Son	Butcher	A1	4.5	1.6%
018P	476 Woodbridge Road	Ladbrokes	Betting office	SG	7	2.5%
018Q	482 Woodbridge Rd Unit 1	Ottoman Turkish Restaurant	Restaurant	A3	5.4	2.0%
018Qa	482 Woodbridge Rd Unit 2	Ottoman Turkish Restaurant	Restaurant	A3	5.4	2.0%
018Qb	482 Woodbridge Rd Unit 3	The Golden Fish (Fry-Days)	Takeaway	A5	5.4	2.0%
018R	484 Woodbridge Road	Office Furniture	Furniture	A1	8.4	3.1%
018S	486 Woodbridge Road	National Tyres and Autocare	Motor repairs	B2	19.2	7.0%
018T	488 Woodbridge Road	Audi Workshop (Greg Flatt Cars)	Motor sales	B2	19.8	7.2%
018U	501-699 Woodbridge Rd	Barclays Bank	Bank	A2	22	8.0%
018V	524 Woodbridge Road	R.M. Grimes	Bespoke Tailoring	A1	5.2	1.9%
018W	524 Woodbridge Road (Rear of)	R.M.Grimes	Bespoke Tailoring	A1	-	-
018X	703a Woodbridge Road	Residential	Residential	C3	-	-
018Y	715 Woodbridge Road	Henry Rose Estate Agents	Estate Agents	A2	3.9	1.4%
018Z	717 Woodbridge Road	Markhams	Fishing Tackle	A1	3.9	1.4%
018AA	719 Woodbridge Road	Vacant (Simply Personalised)	Vacant (Simply Personalised)	V (A1)	3.9	1.4%
018AB	721 Woodbridge Road	David Sparkes (Vacant)	Barbers (Vacant)	A1 (V)	3.9	1.4%
018AC	723-725 Woodbridge Rd	Shirley Shelley	Cleaners	B1	7.8	2.8%
018AD	729 Woodbridge Road	Residential	Residential	C3	-	-
018AE	757 Woodbridge Road	AA Abbotts Antiques (Vacant)	Secondhand goods (Vacant)	A1 (V)	4.4	1.6%
018AF	763 Woodbridge Road	Mark's	Hairdresser	A1	4.4	1.6%
018AG	767 Woodbridge Road	Allen Stanley	Hairdresser	A1	4.4	1.6%
018AH	769 Woodbridge Road	Sarnivores	Sandwich Shop	A1	4.4	1.6%
018AI	771 Woodbridge Road	Oriental Gourmet	Takeaway	A5	4.4	1.6%
018AJ	773 Woodbridge	Chris's Fruit & Veg	Greengrocer/Florist	A1	4.5	1.6%

	Road					
018AK	777-779 Woodbridge Rd	Spar	Convenience store	A1	8.8	3.2%
018AL	785 Woodbridge Road	Ipswich Dry Cleaners (Vacant)	Dry Cleaners (Vacant)	A1 (V)	9.4	3.4%
					275.1	

**Number of A1 units and percentage of identified frontage length = 23 (51.4%)**

**Number of A4 - A5 units and percentage of identified frontage length = 4 (8.5%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 11 (31.7%)**

**Number of B1 units and percentage of identified frontage length = 1 (2.8%)**

**Number of B2 units and percentage of identified frontage length = 2 (14.2%)**

**Number of C3 units and percentage of identified frontage length = 3 (0%)**

**Number of vacant units and percentage of frontage length = 1 (1.4%)**

**Number of occupied units and percentage of frontage length = 39 (97.8%)**

### **Local Centre 19 - Cauldwell Hall Road/Spring Road**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
019A	72 Cauldwell Hall Road	Residential	Residential	C3	-	-
019B	74 Cauldwell Hall Road	Flamey Grill	Takeaway	A5	4.9	4.1%
019C	76 Cauldwell Hall Road	Vacant (Handybits)	Vacant (Garden & DIY)	V (A1)	4.9	4.1%
019D	94 Cauldwell Hall Road	Residential	Residential	C3	-	-
019E	169 Spring Road	Residential	Residential	C3	-	-
019F	324 Spring Road	The Old Times	Public house	A4	20	16.6%
019G	111-113 Cauldwell Hall Rd	Co-op Foodstore	Foodstore	A1	15.4	12.8%
019H	121 Cauldwell Hall Rd	Residential	Residential	C3	-	-
019I	145 Spring Road	Evergreen	Takeaway	A5	5.3	4.4%
019J	147 Spring Road	Cinnamon	Takeaway	A5	4.8	4.0%
019K	149 Spring Road	Spring Clean	Launderette	SG	6.8	5.6%
019L	153 Spring Road	Fore-most Garage Doors	Garage doors	A1	4.3	3.6%
019M	155 Spring Road	No 95	Convenience	A1	11.7	9.7%
019N	157-159 Spring Road	Residential	Residential	C3	-	-
019O	175 Spring Road	Residential (Vacant)	Residential (Vacant)	C3 (V)	3.6	3.0%
019P	187 Spring Road	Residential	Residential	C3	-	-
019Q	201-203 Spring Road	Spring Road Pharmacy	Pharmacy	A1	14.9	12.4%
019R	211 Spring Road	Residential	Residential	C3	-	-
019S	322 Spring Road	RFC Services, The Fireplace Experts	Fireplaces	A1	11.5	9.5%
019T	326 Spring Road	Residential	Residential	C3	-	-
019U	366 Spring Road	Marshion Electronics	Electrical	A1	6.9	5.7%
019V	328a Spring Road	The Barber Shop	Barbers	A1	4.8	4%

019W	322a Spring Road	Demolished (Dave Wallis)	Demolished (Vehicle Electronics)	-	-	-
					119.8	

**Number of A1 units and percentage of identified frontage length = 9 (61.8%)**

**Number of A4 - A5 units and percentage of identified frontage length = 4 (29.1%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 5 (34.7%)**

**Number of C3 units and percentage of identified frontage length = 8 (3.0%)**

**Number of vacant units and percentage of frontage length = 0 (0%)**

**Number of occupied units and percentage of frontage length = 22 (99.5%)**

### Local Centre 20 - Cauldwell Hall Road/St John's Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
020A	69 St John's Road	St John's Convenience Store	Convenience store	A1	8.9	9.3%
020B	71 St John's Road	Kerala Store	Convenience store	A1	7.5	7.8%
020C	73 St John's Road	The Cutting Corner	Hairdresser	A1	14	14.6%
020D	166 St John's Road	Pennilove Bridal (Beautiful You)	Bridal Shop (Nails & Tanning)	A1 (SG)	11.4	11.9%
020E	170 Cauldwell Hall Road	Friendship Takeaway	Takeaway	A5	3.8	4.0%
020F	194 Cauldwell Hall Road	Residential	Residential	C3	-	-
020G	200 Cauldwell Hall Road	Salon Boutique	Hairdresser	A1	8.8	9.2%
020H	202 Cauldwell Hall Road	Beagle Property (D.T. Electrical Suppliers)	Estate agent (Hardware)	A2 (A1)	10.6	11.0%
020I	203 Cauldwell Hall Road	The Red Room (Express News)	Upholsterers (Convenience Store)	B1c (A1)	13.7	14.3%
020J	204 Cauldwell Hall Road	Judith's Hair Fashions	Hairdresser	A1	4.8	5.0%
020K	215 Cauldwell Hall Road	Old Times Guest House	Public house	A4	12.6	13.1%
					96.1	

**Number of A1 units and percentage of identified frontage length = 6 (57.8%)**

**Number of A4 - A5 units and percentage of identified frontage length = 2 (17.1%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 3 (28.1%)**

**Number of B1 units and percentage of identified frontage length = 1 (14.3%)**

**Number of C3 units and percentage of identified frontage length = 1 (0%)**

**Number of vacant units and percentage of frontage length = 0 (0%)**

**Number of occupied units and percentage of frontage length = 11 (100.2%)**

## Local Centre 21 - Foxhall Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
021A	29 Foxhall Road	Four Paws	Pet products	A1	4.8	3.2%
021B	31 Foxhall Road	Salon 31 (Valeries for hair)	Hairdresser	A1	4.8	3.2%
021C	33 Foxhall Road	Tan Box	Beauty	A1	4.8	3.2%
021D	34-38 Foxhall Road	Co-op Foodstore	Foodstore	A1	15.7	10.5%
021E	35 Foxhall Road	The Grove Beauty (Vacant)	Beauty Studio (Vacant)	SG (V)	4.8	3.2%
021F	37 Foxhall Road	GH	Hairdresser	A1	4.8	3.2%
021G	39 Foxhall Road	Suffolk Grill	Takeaway	A5	4.8	3.2%
021H	40 Foxhall Road	Natures Garden (Francesca Hair and Beauty)	Fruit and veg (Hairdresser)	A1	4.8	3.2%
021I	41 Foxhall Road	Peking Express	Takeaway	A5	4.8	3.2%
021J	42 Foxhall Road	Amber	Convenience store	A1	8.5	5.7%
021K	46 Foxhall Road	Pizza Hut	Takeaway	A5	8.2	5.5%
021L	49 Foxhall Road	Foxhall Dental Practice	Dentist	D1	4.8	3.2%
021M	53 Foxhall Road	Residential	Residential	C3	-	-
021N	59 Foxhall Road	Delta Pharmacy	Chemist	A1	8.8	5.9%
021O	61-63 Foxhall Road	Premier	Convenience store	A1	16.2	10.8%
021P	65 Foxhall Road	Authentico Gusto (Vacant)	Takeaway (Vacant)	A5 (V)	12.3	8.2%
021Q	67 Foxhall Road	Baba-Z	Hairdresser	A1	4.8	3.2%
021R	78 Foxhall Road	QMI Quick Move Ipswich (Residential)	Removals (Residential)	B1c (C3)	-	-
021S	84-88 Foxhall Road	Ruskin Lifting Engineers	Engineering	B2	-	-
021T	90 Foxhall Road	Residential	Residential	C3	-	-
021U	92 Foxhall Road	Residential	Residential	C3	-	-
021V	95 Foxhall Road	Ruskin House	Residential	C3	-	-
021W	97-99 Foxhall Road	Bedwells (Matthews)	Florist (Electrical goods)	A1	15.4	10.3%
021X	25 Foxhall Road	Residential	Residential	C3	-	-
021Y	45 Foxhall Road	Residential	Residential	C3	-	-
021Z	47 Foxhall Road	Residential	Residential	C3	-	-
021AA	122-124 Foxhall Road	St Elizabeth Hospice	Charity shop	A1	17	11.3%
					150.1	

**Number of A1 units and percentage of identified frontage length = 12 (73.7%)**

**Number of A4 - A5 units and percentage of identified frontage length = 4 (20.1%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 6 (26.5%)**

**Number of B1 units and percentage of identified frontage length = 1 (0%)**

**Number of B2 units and percentage of identified frontage length = 1 (0%)**

**Number of C3 units and percentage of identified frontage length = 7 (0%)**

**Number of vacant units and percentage of frontage length = 0 (0%)**

**Number of occupied units and percentage of frontage length = 27 (100%)**



## Local Centre 22 - Bixley Road/Foxhall Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
022A	1-3a Heath Road	<b>Vacant</b> (Heath News)	Vacant (Convenience)	V (A1)	22.6	20.5%
022B	2a Bixley Road	Anchor Bakery (CC's)	Sandwich Shop	A1	4.4	4.0%
022C	2b Bixley Road	Easy PC	Computer	A1	4.4	4.0%
022D	2c Bixley Road	Pin & High Golf & Leisure Wear	Sports Golf Centre	A1	With 2d	With 2d
022E	2d Bixley Road	Cutting Edge (Pin & High)	Hairdressers (Sports Golf Centre)	A1	17.8	16.1%
022F	5 Heath Road	Royal Eastern	Takeaway	A5	6.6	6.0%
022G	7 Heath Road	Bond Domestic	Electrical	A1	7.1	6.4%
022H	621 Foxhall Road	Thomas's Cycle Revolution	Bicycle shop	A1	12.1	11.0%
022I	623 Foxhall Road	Mandarin	Takeaway	A5	6	5.4%
022J	625 Foxhall Road	Jonathan Waters	Estate Agents	A2	10.4	9.4%
022K	627 Foxhall Road	The Firework Emporium	Fireworks	A1	7	6.3%
022L	628a Foxhall Road	Staines & Co Accountants	Office	A2	7	6.3%
022M	629a Foxhall Road	Staines & Co Accountants	Office	A2	5	4.5%
					110.4	

**Number of A1 units and percentage of identified frontage length (including vacant units) = 8 (68.3%)**

**Number of A4 - A5 units and percentage of identified frontage length = 2 (11.4%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 5 (31.6%)**

**Number of vacant units and percentage of frontage length = 1 (20.5%)**

**Number of occupied units and percentage of frontage length = 12 (79.4%)**

## District Centre 23 - Felixstowe Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
023F	99-101 Felixstowe Rd	Z-We-Ton	Takeaway/ Restaurant	A3	6.8	2.0%
023G	105-107 Felixstowe Rd	Dominos	Takeaway	A5	12.1	3.5%
023H	111 Felixstowe Road	From us to you	Second hand goods	A1	10.7	3.1%
023I	111a Felixstowe Road	Blown Away	Hairdresser	A1	4.2	1.2%
023J	113-113a Felixstowe Rd	Bright Acres Hire or Buy	Tool hire	A1	6.8	2.0%
023K	115 Felixstowe Road	Anglian Dry Cleaners	Dry cleaning	A1	6.8	2.0%
023L	120 Felixstowe Road	Vacant (Raff's Barbers)	Vacant (Hairdresser)	V (A1)	4.3	1.2%

023M	122 Felixstowe Road	British Red Cross	Charity shop	A1	5.3	1.5%
023N	128 Felixstowe Road	Residential	Residential	C3	-	-
023O	130 Felixstowe Road	Favorite Grill	Takeaway	A5	3.9	1.1%
023P	136 Felixstowe Road	Residential	Residential	C3	-	-
023Q	137 Felixstowe Road	Lamden Gallery	Art supplies	A1	18.5	5.3%
023R	142 Felixstowe Road	European Grocery Shop (3 star Food and Wine)	Convenience	A1	4.4	1.3%
023S	145 Felixstowe Road	Michael Smy	Funeral directors	A1	7.5	2.2%
023T	151 Felixstowe Road	Vision Design and Planning Consultancy (Wingfield and Brown)	Design office	A2	3.9	1.1%
023U	153 Felixstowe Road	A.D. Denture Services	Dental Shop	D1	3.9	1.1%
023V	154 -158 Felixstowe Rd	Cockrams Newsagent	Convenience store	A1	12.6	3.6%
023W	159 Felixstowe Road	Lloyds Pharmacy	Chemist	A1	7.2	2.1%
023X	160-162 Felixstowe Rd	Hairs & Graces	Hairdresser	A1	11.1	3.2%
023Y	161 Felixstowe Road	Suffolk Animal Rescue	Charity shop	A1	4.2	1.2%
023Z	163 Felixstowe Road	Barbers shop	Hairdresser	A1	4.2	1.2%
023AA	164 Felixstowe Road	Kings of Ipswich	Key cutting / engraving	A1	5.4	1.6%
023AB	165 Felixstowe Road	Joe's Fish & Chips	Takeaway	A5	4.2	1.2%
023AC	167 Felixstowe Road	<b>Vacant</b> (Sweet Dreams)	Vacant	V (A1)	4.2	1.2%
023AD	168 Felixstowe Road	Whats Ya Flava (Vacant)	E-cigarettes	A1	4.5	1.3%
023AE	169 Felixstowe Road	Rose Kebab (Favorite Chicken and Ribs)	Takeaway	A5	4.2	1.2%
023AF	170 Felixstowe Road	<b>Vacant</b> (Dolphin Products)	Vacant (Electrical)	V (A1)	4.5	1.3%
023AG	171-173 Felixstowe Rd	Each charity shop (Vacant)	Charity Shop (Vacant)	A1 (V)	9.8	2.8%
023AH	172 Felixstowe Road	Indian Village	Takeaway	A5	4.6	1.3%
023AI	174 Felixstowe Road	Obsession tattoos	Tattoo Studio	SG	4.6	1.3%
023AJ	175 Felixstowe Road	The Recovery Hub (Vacant)	Alcohol Free café and Community Venue (Vacant)	D1	14.4	4.1%
023AK	176a Felixstowe Road	Vacant (Oasis Tanning Studio)	Vacant (Tanning salon)	V (SG)	4.7	1.4%
h023AL	176b Felixstowe Road	China City Takeaway	Takeaway	A5	4.7	1.4%
023AM	178 Felixstowe Road	Zong Barber	Hairdresser	A1	4.8	1.4%

023AN	180 Felixstowe Road	The Laundry Shop	Launderette	SG	4.8	1.4%
023AO	181 Felixstowe Road	Ultimate Flooring Solutions	Flooring	A1	9.1	2.6%
023AP	182 Felixstowe Road	Quality Furnishings	Furniture Shop	A1	9.2	2.6%
023AQ	183 Felixstowe Road	Relax and Revive	Hair/Beauty	A1	5.1	1.5%
023AR	184 Felixstowe Road	Sylvs Kitchen (The Vanilla Room)	Takeaway (Hairdresser)	A5 (A1)	4.8	1.4%
023AS	185 Felixstowe Road	Baltic Mini Market (Polski Smak)	Convenience store	A1	5.9	1.7%
023AT	186 Felixstowe Road	Victoria's Bakery	Bakery	A1	4.8	1.4%
023AU	187 Felixstowe Road	Greggs (Vacant)	Bakery	A1 (V)	8	2.3%
023AV	188 Felixstowe Road	Lloyds TSB	Bank	A2	11.2	3.2%
023AW	190-192 Felixstowe Rd	Betfred	Betting shop	SG	20.4	5.9%
023AX	191 Felixstowe Road	Demolished	Demolished	-	-	-
023AY	193 Felixstowe Road	Demolished	Demolished	-	-	-
023AZ	199 Felixstowe Road	Co-op Foodstore	Supermarket	A1	24	6.9%
023BA	201 Felixstowe Road	Aldi	Supermarket	A1	17.3	5.0%
023A	45 Felixstowe Road	Residential	Residential	C3	-	-
023B	55 Felixstowe Road	Bobs	Hairdresser	A1	5.4	1.6%
023C	59 Felixstowe Road	LJH Fire Systems	Safety Equipment Shop	A1	4.5	1.3%
023D	83 Felixstowe Road	Residential	Residential	C3	-	-
023E	98 Felixstowe Road	Residential	Residential	C3	-	-
					347.5	

**Number of A1 units and percentage of identified frontage length = 30 (66.4%)**

**Number of A4 - A5 units and percentage of identified frontage length = 6 (9.8%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 16 (33.6%)**

**Number of C3 units and percentage of identified frontage length = 5 (0%)**

**Number of vacant units and percentage of frontage length = 3 (3.6%)**

**Number of occupied units and percentage of frontage length = 50 (96.4%)**

#### **Local Centre 24 - Selkirk Road**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
024A	2-8 Selkirk Road	Co-op Foodstore	Foodstore	A1	19.4	22.1%
024B	10 Selkirk Road	Bradfields Bookmakers	Betting shop	SG	6	6.8%
024C	12 Selkirk Road	JTF Hair Fashions	Hairdresser	A1	6	6.8%
024D	14 Selkirk Road	Selkirk Road News Post Office	Post Office	A1	6	6.8%

024E	16 Selkirk Road	R & K Riley Selkirk Road Post Office	Post Office	A1	6	6.8%
024F	18 Selkirk Road	Barber Skeels (Hone Barbershop)	Hairdressers	A1	6	6.8%
024G	20 Selkirk Road	Rushmere Takeaway	Takeaway	A5	6	6.8%
024H	22 Selkirk Road	St Elizabeth Hospice	Charity Shop	A1	6	6.8%
024I	24 Selkirk Road	The Selkirk Gurkha	Public House	A4	26.2	29.9%
					87.6	

Number of A1 units and percentage of identified frontage length = 6 (56.1%)  
Number of A4 - A5 units and percentage of identified frontage length = 2 (36.7%)  
Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 3 (43.5%)

Number of vacant units and percentage of frontage length = 0 (0%)  
Number of occupied units and percentage of frontage length = 9 (99.6%)

#### Local Centre 25 - Clapgate Lane/Landseer Road (207-327a)

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
025A	207 Clapgate Lane	Viscount Fishing Tackle	Fishing Tackle	A1	6.3	8.0%
025B	209 Clapgate Lane	Snippets	Hairdresser	A1	7.2	9.2%
025C	211 Clapgate Lane	Mama Mia	Takeaway	A5	7.2	9.2%
025D	213 Clapgate Lane	<b>Vacant</b> (Amar Brothers Happy Shopper)	Vacant (Foodstore)	V (A1)	9	11.5%
025E	215 Clapgate Lane	Golden Palace	Takeaway	A5	6.3	8.0%
025F	217-221 Clapgate Lane	Co-op Foodstore	Foodstore	A1	23	29.3%
025G	325 Landseer Road	<b>Vacant</b> (Tanning salon)	Vacant (Tanning salon)	V (SG)	9.6	12.2%
025H	327 Landseer Road	The Glass Shop	Glazing	A1	5.6	7.1%
025I	327a Landseer Road	<b>Vacant</b> (JA Snacks)	Vacant (Cafe)	V (A1)	4.3	5.5%
					78.5	

Number of A1 units and percentage of identified frontage length (including vacant units) = 6 (70.6%)  
Number of A4 - A5 units and percentage of identified frontage length = 2 (17.2%)  
Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 3 (29.4%)

Number of vacant units and percentage of frontage length = 3 (29.2%)  
Number of occupied units and percentage of frontage length = 6 (87.8%)

## Local Centre 26 - Reynolds Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
026A	2 Reynolds Road	<b>Vacant</b> (N8 and Co)	Hairdressing	V (A1)	6	7.1%
026B	2a Reynolds Road	South China	Takeaway	A5	6	7.1%
026C	3 Reynolds Road	Ipswich Vapes	Vaping store (Vacant)	A1 (V)	6	7.1%
026D	4 Reynolds Road	Hot Stuff Takeaway	Takeaway	A5 (A1)	6	7.1%
026E	5 Reynolds Road	Howies Barbers	Barbers	A1	6	7.1%
026F	6 Reynolds Road	Star Grill	Takeaway	A5	6	7.1%
026G	7 Reynolds Road	Krusty's Bakery	Bakery	A1	6	7.1%
026H	8 Reynolds Road	Lilley's	Pets/greengrocer	A1	6	7.1%
026I	9 Reynolds Road	Quality Hardware and DIY	Hardware	A1	6	7.1%
026J	10-12 Reynolds Road	One Stop/Post Office	Convenience/Post Office	A1	12	14.3%
026K	11 Reynolds Road	Premier	Convenience/Post Office	A1	6	7.1%
026L	13 Reynolds Road	Gainsborough Pharmacy	Pharmacy	A1	6	7.1%
026M	15 Reynolds Road	RSPCA	Charity Shop	A1	6	7.1%
					84	

**Number of A1 units and percentage of identified frontage length (including vacant units) = 11 (85.3%)**

**Number of A4 - A5 units and percentage of identified frontage length = 2 (14.2%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 2 (14.2%)**

**Number of vacant units and percentage of frontage length = 1 (7.1%)**

**Number of occupied units and percentage of frontage length = 12 (92.4%)**

## Local Centre 27 – Clapgate Lane (Deleted)

## District Centre 28 - Nacton Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
028A	270 Nacton Road	Residential	Residential	C3	-	-
028AA	342 Nacton Road	Nacton Road Fish bar	Takeaway	A5	6.9	3.2%
028AB	344 Nacton Road	Hussain Bros World of Spice	Food store	A1	6.9	3.2%
028AC	346 Nacton Road	Barbeque Mania	Takeaway	A5	6.9	3.2%
028AD	348 Nacton Road	Kenny's Café	Café	A3	6.9	3.2%
028AE	350 Nacton Road	Co-op Pharmacy	Pharmacy	A1	6.9	3.2%
028AF	352 Nacton Road	Ladbrokes	Betting shop	SG	6.9	3.2%
028AG	354 Nacton Road	Eastcliff News-Premier	Convenience store	A1	6.9	3.2%
028AH	356 Nacton Road	Nacton Fried Chicken	Takeaway	A5	6.9	3.2%

028AI	360 Nacton Road	Vacant (Lloyds TSB)	Vacant (Bank)	V (A2)	6.9	3.2%
028AJ	362 Nacton Road	St Elizabeth Hospice	Charity shop	A1	6.9	3.2%
028AK	364 Nacton Road	Twinkles	Party shop	A1	6.9	3.2%
028AL	366 Nacton Road	Pizza GO GO	Takeaway	A5	6.9	3.2%
028AM	368 Nacton Road	Kay's	Grocer/Florist	A1	6.9	3.2%
028AN	370 Nacton Road	Kelly D's	Hairdresser	A1	6.9	3.2%
028AO	372 Nacton Road	Suffolk Reptiles	Pet Shop	A1	6.9	3.2%
028AP	374 Nacton Road	<b>Vacant</b> (Suffolk Reptiles)	Vacant (Pet shop)	V (A1)	6.9	3.2%
028AQ	Rear of 334 Nacton Road	Firmans Garage	Motor repairs	B2	-	-
028D	258 Nacton Road	Julie Dawn's	Hairdresser	A1	5	2.3%
028E	260 Nacton Road	Residential	Residential	C3	-	-
028F	272 Nacton Road	NacTown Barbers	Barbers	A1	4.6	2.1%
028G	274 Nacton Road	Residential	Residential	C3	-	-
028H	278 Nacton Road	Residential	Residential	C3	-	-
028I	280 Nacton Road	<b>Vacant</b> (Furniture Store)	Vacant (Furniture retail)	V (A1)	5.7	2.6%
028J	294 Nacton Road	Essex & Suffolk Lettings	Letting Agency	A2	4.7	2.2%
028K	294a Nacton Road	BDL	Dental technician	A1	4.7	2.1%
028L	296 Nacton Road	Arrons Cuts (Barber Shop)	Hairdressers	A1	4.7	2.1%
028M	298 Nacton Road	Doug Wade	Insurance	A2	4.7	2.2%
028N	300 Nacton Road	Pink and Blue Nearly New (Vacant)	Children's Clothes (Vacant)	A1 (V)	4.7	2.1%
028O	302 Nacton Road	Sygmacare Care Services	Care provider	B1	4.7	2.2%
028P	304 Nacton Road	Tasty Wok	Takeaway	A5	7	3.2%
028Q	306 Nacton Road	Emma's Florist	Florist	A1	7	3.1%
028R	308 Nacton Road	Jencare Mobility	Scooter & Care Centre	A1	6.8	3.0%
028S	310 Nacton Road	Co-Op Funeral Services	Funeral Directors	A1	5.6	2.50%
028T	312-316 Nacton Rd	Tesco Express	Supermarket	A1	16	7.20%
028U	320 Nacton Road	The Clip Joint	Pet Grooming	A1	3.2	1.40%
028V	324 Nacton Road	Bay of Bengal	Takeaway	A5	3.2	1.50%
028W	330a Nacton Road	Coral	Bookmaker	SG	3.2	1.50%
028X	334 Nacton Road	Anchor Bakery (Granspen)	Bakery (Convenience Store)	A1	4.1	1.90%
028Y	336 Nacton Road	Manns	Butcher	A1	4.1	1.90%
028Z	338 Nacton Road	Nacton Nails Spa	Nail salon	SG	4.1	1.90%
					218.2	

**Number of A1 units and percentage of identified frontage length = 22 (64.6%)**

**Number of A4 - A5 units and percentage of identified frontage length = 6 (17.5%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 13 (33.4%)**

**Number of B1 units and percentage of identified frontage length = 1 (2.2%)**

Number of B2 units and percentage of identified frontage length = 1 (0%)

Number of C units and percentage of identified frontage length = 3 (0%)

Number of vacant units and percentage of frontage length = 3 (9.0%)

Number of vacant units and percentage of frontage length = 47 (91.2%)

### Local Centre 29 - Queen's Way

Unit	Address	Occupant	Occupant Type	Use	Frontage	%
				Class	Length	
029A	43 Queen's Way	The Salvation Army Priory Centre	Social Centre & Church	D1	7.3	4.5%
029B	45 Queens Way	Community Store	Charity Shop	A1	5.9	3.6%
029C	46 Queen's Way	Residential	Residential	C3	-	-
029D	47 Queen's Way	J'ets	Hairdresser	A1	5.9	3.6%
029E	48 Queen's Way	<b>Vacant</b> (Making Tracks)	Vacant (Community Centre)	V (D1)	7.1	4.3%
029F	49 Queen's Way	Euronics Fast Forward	Electrical goods	A1	5.9	3.6%
029G	50 Queen's Way	Kingfish (Queensway Fish and Chips)	Takeaway	A5	7.1	4.3%
029H	51 Queen's Way	G M Taylor (Vacant)	Funeral Directors (Vacant)	V (A1)	5.9	3.6%
029I	52 Queen's Way	Viva Accounting (Fruit Veg & Pet Foods)	Accountants (Greengrocer & pet foods)	A2 (A1)	7.1	4.3%
029J	53 Queen's Way	Bettabuy	Hardware	A1	5.9	3.6%
029K & 029X	54 & 54a Queen's Way	Second Time Around (Mucky Pups)	Second hand store (Dog Grooming & Pet Supplies)	A1	7.1	4.3%
029L	55 Queen's Way	Kings Garden	Takeaway	A5	5.9	3.6%
029M	56 Queen's Way	Betfred (Coral)	Betting shop	SG	7.1	4.3%
029N	57 Queen's Way	Pizza King	Takeaway	A5	5.9	3.6%
029O	58 Queen's Way	Boots	Chemist	A1	7.1	4.3%
029P	59 Queen's Way	<b>Vacant</b> (Mobility Scooters)	(Mobility sales)	V (A1)	5.9	3.6%
029Q	60 Queen's Way	Rendezvous Café	Cafe/Bar	A3	7.1	4.3%
029R	61 Queen's Way	Dave's Mobile Mobility	Mobility sales	A1	5.9	3.6%
029S	62 Queen's Way	Eastern Auto Spares	Motor spares	A1	7.1	4.3%
029T & 029V	63& 65-67 Queen's Way	Pick 'n' Pay	Convenience store	A1	5.9	3.6%
029U	64-66 Queen's Way	Co-op Foodstore	Foodstore	A1	26.7	16.3%
029W	69 Queen's Way	Rinaldi's	Hairdresser	A1	14	8.5%
					163.8	

Number of A1 units and percentage of identified frontage length (including vacant units) = 13 (66.5%)

Number of A4 - A5 units and percentage of identified frontage length = 3 (11.5%)

Number of A2 - A5, betting shops and payday loan shops and sui generis uses appropriate to a centre and percentage of identified frontage length = 8 (33.2%)

Number of C3 units and percentage of identified frontage length = 1 (0%)

Number of vacant units and percentage of frontage length = 2 (7.9%)  
 Number of occupied units and percentage of frontage length = 20 (91.8%)

### Local Centre 30 Felixstowe Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
030A	474 Felixstowe Road	Johnsons Dry Clean	Dry Cleaners	A1	24.5	35.8%
030B	476 Felixstowe Road	Trinity Veterinary Surgery	Vet surgery	D1	7.5	10.9%
030C	478 Felixstowe Road	Rococco	Hairdresser	A1	7.8	11.4%
030D	480 Felixstowe Road	Walnut Pacific (Pascalls Newsagent)	Convenience Store (Newsagent/Off licence)	A1	6.6	9.6%
030E	482 Felixstowe Road	Subway	Sandwich shop	A5	6.6	9.6%
030F	484 Felixstowe Road	Kentucky Fried Chicken	Takeaway	A5	7.5	10.9%
030G	486 Felixstowe Road	Hadleigh Glass	UPVC windows sales	A1	8	11.7%
					68.5	

Number of A1 units and percentage of identified frontage length = 4 (68.5%)  
 Number of A4 - A5 units and percentage of identified frontage length = 2 (14.2%)  
 Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 3 (30.9%)

Number of vacant units and percentage of frontage length = 0 (0%)  
 Number of occupied units and percentage of frontage length = 7 (99.9%)

### Local Centre 31 - Penshurst Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
031A	91 Penshurst Road	Walnut Pacific (Broke Hall Convenience)	Convenience Store	A1	6.2	10.3%
031B	95 Penshurst Road	Michael Richards	Hairdresser	A1	6.2	10.3%
031C	99 Penshurst Road	Marks & Mann	Estate Agent	A2	6.2	10.3%
031D	103 Penshurst Road	Jaipur	Takeaway	A5	6.2	10.3%
031E	107 Penshurst Road	Fresh Fry	Takeaway	A5	6.2	10.3%
031F	111 Penshurst Road	Donato's	Hairdresser	A1	6.2	10.3%
031G	115 Penshurst Road	The Helsinki Health Centre	Beauty salon	A1	6.2	10.3%
031H	119-123 Penshurst Road	Co-op Foodstore	Foodstore	A1	17	28.1%
					60.4	

Number of A1 units and percentage of identified frontage length = 5 (69.3%)  
 Number of A4 - A5 units and percentage of identified frontage length = 2 (20.6%)



Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 3 (30.9%)

Number of vacant units and percentage of frontage length = 0 (0%)

Number of occupied units and percentage of frontage length = 8 (100.2%)

### Local Centre 32 - Cliff Lane

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
032A	52 Cliff Lane	Margaret Catchpole	Public house	A4	32	32.5%
032B	93-95 Cliff Lane	Riversbrook Veterinary Group	Vet surgery	D1	7.2	7.3%
032C	97 Cliff Lane	The Beauty Place	Beauty	SG	7.6	7.7%
032D	99 Cliff Lane	Building Plans Shop SM Chartered Architects	Architectural design	B1	3.7	3.8%
032M	99a Cliff Lane	Holistic Yoga Centre	Holistic Therapy	D2	3.7	3.8%
032E	101 Cliff Lane	G. Debman	Butcher	A1	7.6	7.7%
032F	103 Cliff Lane	Master Chef	Takeaway	A5	7.6	7.7%
032G	105a Cliff Lane	Reefscape Aquatics (Vacant)	Aquarium and pond supplies (Vacant)	A1 (V)	3.8	3.9%
032H	105b Cliff Lane	Hairtistique	Hairdresser	A1	3.8	3.9%
032I	107a Cliff Lane	Cliff Lane Electrical	Electrical	A1	3.8	3.9%
032J	107b Cliff Lane	JB Smith Carpet Shop	Flooring	A1	3.8	3.9%
032K	109 Cliff Lane	Cliff Lane Post Office	Post Office	A1	7.2	7.3%
032L	111 Cliff Lane	Johnsons Mini Market	Newsagent / Off Licence	A1	6.8	6.9%
					98.6	

Number of A1 units and percentage of identified frontage length = 7 (45.2%)

Number of A4 - A5 units and percentage of identified frontage length = 2 (40.2%)

Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 4 (51.3%)

Number of B1 units and percentage of identified frontage length = 1 (3.8%)

Number of vacant units and percentage of frontage length = 0 (0%)

Number of occupied units and percentage of frontage length = 13 (100.3%)

### Local Centre 33 - St Helen's Street

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
033A	29 St Helen's Street	<b>Vacant</b> (County of Suffolk)	Vacant (Public house)	V (A4)	16	7.8%
	36 St Helen's St	Fine Cuts	Hairdresser	A1	5.5	2.7%
033B	38 St Helen's Street	Twisted Monkey	Tattoo studio	SG	5.5	2.7%
033C	40 St Helen's Street	D'Carlos Fresh Cut	Hairdresser	A1	5.8	2.8%
033D	42 St Helen's Street	Eat Drink at Vespas (Distant Shores)	Café (Beauty Salon)	A3 (A1)	6	2.9%

033E	43-45 St Helen's Street	<b>Vacant</b> (Ipswich Railway Club)	Vacant (Club)	V (D1)	6	2.9%
033F	44 St Helen's Street	Residential	Residential	C3	-	-
033G	46-48 St Helen's Street	Residential	Residential	C3	-	-
033H	55 St Helen's Street	<b>Vacant</b> (R Hyde-Chambers)	Vacant (Undertaker)	V (A1)	6	2.9%
033I	60 St Helen's Street	J.W. Emeny Newsagent	Newsagent/Off licence	A1	5	2.4%
033J	62-64 St Helen's Street	Emeny News (Vacant)	Convenience Store (Vacant)	V (A1)	9.2	4.5%
033K	66-68 St Helen's Street	The Grinning Rat	Public house	A4	12.5	6.1%
033L & 033M	70-72, 74 St Helen's St	NHS Outreach	Health Services	D1	14	6.8%
033N	76 St Helen's Street	The Dove	Public house	A4	12	5.9%
033O	82 St Helen's Street	Dove St Brew Shop	Brew shop	A1	5	2.4%
033P	84 St Helen's Street	Chilli Raj (Bengal Kitchen)	Takeaway	A5	4.2	2.0%
033Q	86-88 St Helen's St	Elmy Cycles	Bicycle shop	A1	13.1	6.4%
033R	90 St Helen's Street	Anisha	Convenience store	A1	5	2.4%
033S	92 St Helen's Street	<b>Vacant</b>	Vacant	V	3.8	1.9%
033T	94 St Helen's Street	Charcoal Grill	Takeaway	A5	3.8	1.9%
033U	96 St Helen's Street	<b>Vacant</b>	Vacant (Money)	V (A2)	5	2.4%
033V	98-100 St Helen's St	The Water Lily	Public house	A4	10.5	5.1%
033W	116-118 St Helen's Street	Residential	Residential	C3	-	-
033X	125 St Helen's St	Residential	Residential	C3	-	-
033Y	102 St Helen's St	Robertson's	Florist	A1	5	2.4%
033Z	104 St Helen's St	<b>Vacant</b> (Freudian Sheep)	Vacant (Art Gallery)	V (A1)	5	2.4%
033AA	106-108 St Helen's Street	Patricia Sharman & Co	Office	B1	7.1	3.5%
033AB	110-114 St Helen's Street	Shahjalal Masjid	Muslim Place of Worship	D1	10	4.9%
033AC	127 St Helen's Street	St. Helen's News/Off Licence	Newsagent / Off Licence	A1	4	2.0%
033AD	129 St Helen's Street	Roma	Hairdresser	A1	4	2.0%
033AE & AF	131-133 St Helen's Street	Al-Amin	Convenience store	A1	16	7.8%
					205	

**Number of A1 units and percentage of identified frontage length (including vacant units) = 14 (45%)**

**Number of A4 - A5 units and percentage of identified frontage length = 6 (28.8%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 12 (51.4%)**

**Number of B1 units and percentage of identified frontage length = 1 (3.5%)**

**Number of vacant units and percentage of frontage length = 6 (20.3%)**

**Number of occupied units and percentage of frontage length = 13 (79.6%)**

### Local Centre 34 - Bramford Lane

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
034A	87 Surbiton Road	Surbiton Rd Post Office	Post Office	A1	9.1	12.3%
034B	117-121 Bramford Lane	<b>Vacant</b> (Aaron Lord)	(Photographers)	V (SG)	10	13.5%
034C	155 Bramford Lane	Tim Lee	Takeaway	A5	4.5	6.1%
034D	184 Bramford Lane	Cats Protection League	Charity shop	A1	9	12.1%
034E	199 Bramford Lane	Cherry Blossoms (Vacant)	Secondhand (Vacant)	V (A1)	6.9	9.3%
034F	201 Bramford Lane	Co-op Foodstore	Foodstore	A1	16.7	22.5%
034G	205 Bramford Lane	Residential	Residential	C3	-	-
034H	205a Bramford Lane	Residential	Residential	C3	-	-
034I	205b Bramford Lane	Residential	Residential	C3	-	-
034J	236 Bramford Lane	Happy Shopper	Convenience	A1	11.6	15.6%
034K	240 Bramford Lane	Salamander Gems	Jewellery	A1	6.4	8.6%
034L	242b Bramford Lane	Residential	Residential	C3	-	-
					74.2	

Number of A1 units and percentage of identified frontage length (including vacant units) = 6 (80.4%)

Number of A4 - A5 units and percentage of identified frontage length = 1 (6.1%)

Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 2 (19.6%)

Number of C3 units and percentage of identified frontage length = 4 (0%)

Number of vacant units and percentage of frontage length = 1 (22.8%)

Number of occupied units and percentage of frontage length = 12 (77.2%)

### Local Centre 35 - Bramford Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
035A	1 Bramford Road	Chioces House Kebab	Takeaway	A5	5	2.5%
035B	3 Bramford Road	Mediterranean Foods	Foodstore	A1	4.4	2.2%
035S	5-7 Bramford Road	Residential	Residential	C3	-	-
035C	15 Bramford Road	Residential	Residential	C3	-	-
035Q	17 Bramford Road	Residential	Residential	C3	-	-
035D	19 Bramford Road	Soma Barber	Hairdresser	A1	4.3	2.2%
035R	21 Bramford Road	Residential	Residential	C3	-	-
035E	39 Bramford Road	<b>Vacant</b> (Cash traders)	2nd hand goods	V (A1)	7	3.5%
035F	41 Bramford Road	Poloneze Best Price	Food	A1	9.5	4.8%
035G	59 Bramford Road	All doors	Windows & Doors	A1	4	2.0%

035H	61-63 Bramford Road	B. B. Launderette	Launderette	SG	8.5	4.3%
035I	65 Bramford Road	Canine Grooming Parlour	Pet Grooming	A1	6	3.0%
035J	67 Bramford Road	KGD Electrics	2nd hand home entertainment	A1	4.5	2.3%
035K	69 Bramford Road	Welat	Convenience store	A1	4.5	2.3%
035L	71-73 Bramford Road	Adam & Eve Hairdressers	Hairdresser	A1	9.5	4.8%
035M	84 Bramford Road	Relax Furniture	Furniture	A1	43.5	21.8%
035N	86 Bramford Road	Domino's Pizza	Takeaway	A5	6	3.0%
035O	88 Bramford Road	Farmfoods	Foodstore	A1	15	7.5%
035T & 035U	105-107 Bramford Road	Christine's Florist	Florist	A1	12	6.0%
035P & 035V	109 & 111 Bramford Rd	Euromix	Groceries	A1	5	2.5%
035W	113 Bramford Rd	Euromix (Mrs G's Pantry)	Groceries (Bakery)	A1	6	3.0%
035X	115 Bramford Road	Ipswich Kebabs	Takeaway	A5	6	3.0%
035Y	117 Bramford Road	Massala	Takeaway	A5	4.5	2.3%
035Z	119 Bramford Road	Barbour Pharmacy	Pharmacy	A1	4.5	2.3%
035AA	129 Bramford Road	Blue Sky	Takeaway	A5	5	2.5%
035AB	131 Bramford Road	Start Afresh (Goddard Fencing)	Domestic Cleaning Company (Fencing)	A1	4.5	2.3%
	114a Bramford Road	International shop	Foodstore	A1	5	2.5%
	114b Bramford Road	International shop	Foodstore	A1	5	2.5%
	114d Bramford Road	Green Groceries (Hephzibah Foods)	Food (Food and Fabrics)	A1	5	2.5%
	114e Bramford Road	Green Groceries (Maja Polish)	Convenience store	A1	5	2.5%
					199.2	

**Number of A1 units and percentage of identified frontage length (including vacant units) = 20 (82.5%)**

**Number of A4 - A5 units and percentage of identified frontage length = 5 (13.3%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 6 (17.6%)**

**Number of C3 units and percentage of identified frontage length = 4 (0%)**

**Number of vacant units and percentage of frontage length = 1 (3.5%)**

**Number of occupied units and percentage of frontage length = 29 (96.6%)**

### Local Centre 36 - Spring Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
036A	436 Spring Road	Residential	Residential	C3	-	-
036B	265 Spring Road	California Grill	Takeaway	A5	8.3	8.3%
036C	315 Spring Road	The Brickmakers Arms	Public house	A4	24	23.9%
036D	333 Spring Road	BP & Mace Express	Petrol station & convenience store	SG	32.8	32.6%

036E	385 Spring Road	Barry's Fish & Chips	Takeaway	A5	8	8.0%
036G	409a Spring Road	JB Computers	Computer repairs	A1	4.3	4.3%
036F	550-552 Spring Road	GSK's Express	Convenience store	A1	9.5	9.4%
036H	554 Spring Road	Hair by Evo (The Nail Dresser)	Hairdressers	A1	4.6	4.6%
036I	556 Spring Road	The Nail Dresser (Diamonds)	Nail and Beauty (Hairdresser)	SG (A1)	4.6	4.6%
036J	558 Spring Road	Acefast	Computer Repairs	A1	4.5	4.5%
					100.6	

**Number of A1 units and percentage of identified frontage length = 4 (22.8%)**

**Number of A4 - A5 units and percentage of identified frontage length = 3 (40.2%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 5 (77.4%)**

**Number of C3 units and percentage of identified frontage length = 1 (0%)**

**Number of vacant units and percentage of frontage length = 0 (0%)**

**Number of occupied units and percentage of frontage length = 10 (100.2%)**

### **Local Centre 37 - Albion Hill, Woodbridge Road**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
037A	333 Woodbridge Road	Residential	Residential	C3	-	-
037B	357 Woodbridge Road	Demolished 1998	Demolished	-	-	-
037C	291 Woodbridge Road	Suffolk Therapy Centre	Therapies	D1	8.8	8.0%
037D	299-305 Woodbridge Rd	Bristos	Motor Sales	SG	21.6	19.7%
037E	313 Woodbridge Road	Beauty Within	Beauty Salon	SG	5.5	5.0%
037G	335-337 Woodbridge Rd	Co-op Foodstore	Foodstore	A1	11.3	10.3%
037H	341-343 Woodbridge Rd	The Case is Altered	Public House	A4	28.8	26.2%
037I	345-355 Woodbridge Rd	Bristos	Motor Sales	SG	10.3	9.4%
037J	359 Woodbridge Road	J Johnston News	Newsagent/Off Licence	A1	4.8	4.4%
037K	361 Woodbridge Road	Khartoum Road Antiques	Antiques (Printing)	A1	10.3	9.4%
037L	386 Woodbridge Road	The Codfather	Takeaway	A5	4.0	3.6%
037F	321 Woodbridge Road	Sophisticuts	Hairdresser	A1	4.4	4.0%
					109.8	

**Number of A1 units and percentage of identified frontage length = 4 (28.1%)**

**Number of A4 - A5 units and percentage of identified frontage length = 2 (29.8%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 6 (71.9%)**

**Number of C3 units and percentage of identified frontage length = 1 (0%)**

**Number of vacant units and percentage of frontage length = 0 (0%)**

Number of occupied units and percentage of frontage length = 12 (100%)

### Local Centre 38 - Lavender Hill

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
038A	26 Lavender Hill	Community Shop	Variety	A1	6.8	33.3%
038B	30 Lavender Hill	Harry's News	Newsagent/ Off licence	A1	6.8	33.3%
038C	34 Lavender Hill	Peking Chef	Takeaway	A5	6.8	33.3%
					20.4	

Number of A1 units and percentage of identified frontage length = 2 (66.7%)

Number of A4 - A5 units and percentage of identified frontage length = 1 (33.3%)

Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 1 (33.3%)

Number of vacant units and percentage of frontage length = 0 (0%)

Number of occupied units and percentage of frontage length = 3 (99.9%)

### Local Centre 39 - Prince of Wales Drive

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
039A	57 Prince of Wales Drive	Studio 57	Hairdresser	A1	5.8	19.1%
039B	59 Prince of Wales Drive	<b>Vacant</b> (Kitchen Plus)	Vacant (Kitchens)	V (A1)	5.8	19.1%
039C	61 Prince of Wales Drive	<b>Vacant</b> (Co-op Foodstore)	Vacant (Foodstore)	V (A1)	18.8	62.0%
					30.4	

Number of A1 units and percentage of identified frontage length (including vacant units) = 3 (100.2%)

Number of A4 - A5 units and percentage of identified frontage length = 0 (0%)

Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 0 (0%)

Number of vacant units and percentage of frontage length = 2 (81.1%)

Number of occupied units and percentage of frontage length = 1 (19.1%)

### Local Centre 40 - Bramford Road (560-677)

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
040A	560 Bramford Road	Demolished 2008	Demolished 2008		-	-
040B	651 Bramford Road	Tesco Express & Post Office	Foodstore and post office	A1	10.5	25.7%
040C	653-655 Bramford Rd	Top 2 Toe Studios	Hairdresser	A1	7.8	19.1%
040D	657 Bramford Road	Mortgages and Loans	Financial services	A2	5	12.2%
040E	675 Bramford Road	D 'n' S	Takeaway	A5	8.8	21.5%

040F	677 Bramford Road	Nice and Tasty Snacks and Gift Boutique (D 'n' S)	Takeaway (Gifts)	A5	8.8	21.5%
					32.1	

Number of A1 units and percentage of identified frontage length = 2 (44.7%)

Number of A4 - A5 units and percentage of identified frontage length = 2 (43%)

Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 3 (55.3%)

Number of vacant units and percentage of frontage length = 0 (0%)

Number of occupied units and percentage of frontage length = 6 (100%)

#### Local Centre 41 - Grove Lane/ St Helen's Street (Deleted)

#### Local Centre 42 - Bramford Lane (483-487)

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
042A	483 Bramford Lane	East Cottage	Takeaway	A5	5.7	28.9%
042B	485 Bramford Lane	Blondees	Hairdresser	A1	7.5	38.1%
042C	487 Bramford Lane	Estate Stores	Newsagent / Off Licence	A1	6.5	33.0%
					19.7	

Number of A1 units and percentage of identified frontage length = 2 (71.1%)

Number of A4 - A5 units and percentage of identified frontage length = 1 (28.9%)

Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 1 (28.9%)

Number of vacant units and percentage of frontage length = 0 (0%)

Number of occupied units and percentage of frontage length = 3 (100%)

#### Local Centre 43 - Norfolk Rd/ Suffolk Rd/ Tuddenham Avenue (Deleted)

#### Local Centre 44 - St Matthew's Street

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
044A	32 St Matthew's Street	Lux Sushi (Churro Loco)	Takeaway	A5	11	5.5%
044B	34 St Matthew's St	<b>Vacant</b> (Boots)	Vacant (Chemist)	V (A1)	14	7.0%
044C	36 St Matthew's Street	St Matthew's Laundrette	Laundrette	SG	5	2.5%
044D	40 St Matthew's Street	My Food Shop	Foodstore	A1	10	5.0%
044E	42 St Matthew's St	Sunrise Café	Café	A3	5	2.5%
044F	44 St Matthew's Street	Reliance Employment	Employment agency	A2	5	2.5%
044G	46 St Matthew's Street	Perfect Fried Chicken	Takeaway	A5	5	2.5%
044H	46a St Matthew's Street	Centre for Racial Equality	Office	B1	5.4	2.7%

044I	48 St Matthew's Street	Luisa's (Vacant)	Beauty(Vacant)	SG (V)	4	2.0%
044J	50 St Matthew's Street	Chinese Health	Complimentary medicine	A1	4	2.0%
044K	52 St Matthew's St	Nails and Spa	Beauty	SG	4	2.0%
044L	54 St Matthew's Street	Christian Science Reading Room	Bookshop	A1	4	2.0%
044M	56 St Matthew's St	Solaris Tanning	Tanning studio	SG	6.4	3.2%
044N	58 St Matthew's Street	Drawing Blood Tattoo Studio	Tattoo studio	SG	5.4	2.7%
044O	60 St Matthew's Street	<b>Vacant</b> (Rose Health Care)	Vacant (Health)	V (A1)	4.8	2.4%
044P	61 St Matthew's Street	Francesco Hair Salon	Hairdresser	A1	4.8	2.4%
044Q	62 St Matthew's Street	<b>Vacant</b> (Star Pizza)	Vacant (Takeaway)	V (A5)	3.7	1.8%
044R	63 St Matthew's Street	Ipswich Hair and Scalp Clinic	Hairdresser	A1	4.8	2.4%
044S	64-68 St Matthew's Street	Welch	Chemist	A1	13.1	6.5%
044T	65 St Matthew's Street	Immigration Legal Services	(Office)	V (B1)	5.4	2.7%
044U	67 St Matthew's Street	Rasputin	Newsagent / Off Licence	A1	9.6	4.8%
044V	68a St Matthew's Street	Residential	Residential	C3	-	-
044W	69 St Matthew's Street	St Jude's Tavern	Public house	A4	6	3.0%
044X	70 St Matthew's Street	Residential	Residential	C3	-	-
044Y	71 St Matthew's Street	96'	Restaurant	A3	13	6.5%
044Z	73 St Matthew's Street	Part of Alexander House	Residential	C3	-	-
044AA	47-57 St Matthew's Street	Tesco	Convenience store	A1	45	22.5
					198.4	

**Number of A1 units and percentage of identified frontage length (including vacant units) = 10 (57%)**

**Number of A4 - A5 units and percentage of identified frontage length = 4 (12.8%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 12 (36.7%)**

**Number of B1 units and percentage of identified frontage length = 2 (5.4%)**

**Number of C1 units and percentage of identified frontage length = 3 (0%)**

**Number of vacant units and percentage of frontage length = 3 (11.2%)**

**Number of occupied units and percentage of frontage length = 24 (87.9%)**



## Local Centre 45 - Grimwade Street

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
045A	28 Grimwade Street	Fresh Fry	Takeaway	A5	6	8.8%
045B	32 Grimwade Street	Waterfront Community Centre	Community Centre	D1	6.5	9.6%
045C	36-40 Grimwade Street	<b>Vacant</b> (Ink Xpress)	Vacant (Graphics)	V (A1)	11.8	17.4%
045D	42 Grimwade Street	<b>Vacant</b> (Ink Xpress)	Vacant (Graphics)	V (A1)	-	-
045E	44 Grimwade Street	Unishop Premier	Convenience store	A1	11.8	17.4%
045F	48 Grimwade Street	Unishop Premier	Convenience store	A1	-	-
045G	52 Grimwade Street	<b>Vacant</b> (Ice Cream)	Vacant (Ice cream parlour)	V (A1)	9.4	13.8%
045H	54 Grimwade Street	Hand Car Wash	Car wash	SG	11.1	16.3%
045I	60 Grimwade Street	<b>Vacant</b> (Unite Union Offices)	Vacant (Office)	V (B1)	11.4	16.8%
					68	

Number of A1 units and percentage of identified frontage length (including vacant units) = 5 (48.6%)

Number of A4 - A5 units and percentage of identified frontage length = 1 (8.8%)

Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 3 (34.7%)

Number of B1 units and percentage of identified frontage length (including vacant units) = 1 (16.8%)

Number of vacant units and percentage of frontage length = 4 (48%)

Number of occupied units and percentage of frontage length = 5 (52.1%)

## Local Centre 46 - Woodbridge Road (28-110)

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
046A	28 Woodbridge Rd	Residential	Residential	C3	-	-
046B	32 Woodbridge Rd	Residential	Residential	C3	-	-
046C	35 Woodbridge Rd	Electric Tattooing	Tattooist	SG	3.9	5.4%
046D	36 Woodbridge Rd	Residential	Residential	C3	-	-
046E	37 Woodbridge Rd	Sonar Bangla	Restaurant	A3	4	5.5%
046F	39 Woodbridge Road	Britannia Fish Bar (Poplar Fishbar)	Takeaway	A5	4.7	6.5%
046G	52 Woodbridge Road	Angel Food and Wine	Foodstore	A1	5.3	7.3%
046H	58 Woodbridge Road	Residential (Vacant)	Residential (Vacant)	C3 (V)	16.4	22.7%
046I	62-64 Woodbridge Road	Ebony - Ivory	Hairdresser	A1	10.6	14.7%
046J	66 Woodbridge Road	Ebony - Ivory	Hairdresser	A1	4.8	6.6%
046K	68 Woodbridge Road	The Drumming Shop	Musical Instruments	A1	5.1	7.1%
046L	70-74 Woodbridge Road	<b>Vacant</b>	Vacant (Foodstore)	V (A1)	9.1	12.6%

046M	76-78 Woodbridge Road	<b>Vacant</b> (Fortune Inn)	Vacant (Takeaway)	V (A5)	8.3	11.5%
046N	104-106 Woodbridge Rd	Residential	Residential	C3	-	-
046O	110 Woodbridge Rd	Residential	Residential	C3	-	-
046P	Tudor Place	Residential	Residential	C3	-	-
					72.2	

**Number of A1 units and percentage of identified frontage length = 5 (48.3%)**

**Number of A4 - A5 units and percentage of identified frontage length = 2 (18%)**

**Number of A2 - A5, betting shops and payday loan shops and sui generis uses appropriate to a centre and percentage of identified frontage length = 4 (28.9%)**

**Number of C3 units and percentage of identified frontage length = 7 (22.7%)**

**Number of vacant units and percentage of frontage length = 2 (24.1%)**

**Number of occupied units and percentage of frontage length = 14 (75.8%)**

### **District Centre 47 – Ravenswood**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
047A	28 Hening Avenue	Co-op	Supermarket	A1	12.4	7.8%
047B	26 Hening Avenue	Day Lewis Pharmacy	Pharmacy	A1	10	6.3%
047C	30 Hening Avenue	Jade Garden	Takeaway	A5	7.4	4.7%
047D	32 Hening Avenue	Garry's Fish Bar	Takeaway	A5	7.4	4.7%
047E	34 Hening Avenue	The Childrens Society	Charity shop	A1	7.4	4.7%
047F	36 Hening Avenue	Chloe and Co	Hairdresser	A1	7.4	4.7%
047G	38 Hening Avenue	Barnardo's	Charity shop	A1	7.6	4.8%
047H	40 Hening Avenue	Subway	Sandwich shop	A1	7.6	4.8%
047I	42 Hening Avenue	Orwell Vets	Veterinary Clinic	D1	7.6	4.8%
047J	44 Hening Avenue	Ladbrokes	Betting shop	SG	7.6	4.8%
047K	46 Hening Avenue	Ipswich Building Society	Building society	A2	7.6	4.8%
047L	4-10 Hening Avenue	Lidl	Supermarkets	A1	25	15.8%
047M	2 Hening Avenue	McDonalds	Restaurant	A3	20	12.6%
047 N	1 Hening Avenue	The Raven	Public house	A4	23.4	14.8%
					158.4	

**Number of A1 units and percentage of identified frontage length = 7 (48.9%)**

**Number of A4 - A5 units and percentage of identified frontage length = 3 (24.1%)**

**Number of A2 - A5, betting shops and payday loan shops and sui generis uses appropriate to a centre and percentage of identified frontage length = 7 (51.1%)**

**Number of vacant units and percentage of frontage length = 0 (0%)**

**Number of occupied units and percentage of frontage length = 14 (100%)**

## District Centre 48 – Duke Street

Unit	Address	Occupant	Occupant Type	Use	Frontage	%
				Class	Length	
048A	2 Duke Street	Country Life	Fireplaces/ Wood Burners and Interiors	A1	30	7.4%
048B	1-3 Duke Street	Loch Fyne	Restaurant	A3	30	7.4%
048C	7-9 Duke Street	Spurdens Convenience Store (Bargain Booze)	Convenience Store (Off Licence)	A1	8.7	2.1%
048D	10 Duke Street	Trebuchet	Marketing and design	A2	16	3.9%
048C1	11 Duke Street	Mahzen	Restaurant	A3	20	4.9%
048E	12 Duke Street	Lituanica	Food retail	A1	6	1.5%
048F	201-207 Duke Street	Fortius Recruitment (Classic Medi Care)	Recruitment Agency (Community Care)	A2	6.5	1.6%
048G	201-207 Duke St	MR Barber (Vacant)	Hairdressers (Vacant)	A1 (V)	6.5	1.6%
048H	201-207 Duke Street	New Cuts (Tax Assist Accountants)	Hair Dressers (Accountants)	A1	14.8	3.7%
048I	1-53 Pownall Road	Home from Home (Vacant)	Estate Agenst (Vacant)	A2 (V)	14.8	3.7%
048J	2-22 Pownall Road	Delice (Something Yummy)	Café and Bakery (Sandwich bar)	A1	10	2.5%
048K	2-22 Pownall Road	Bella Napoli	Takeaway	A5	20	4.9%
048L	Unit 1 209-281 Duke St	<b>Vacant</b>	Vacant	V	9.6	2.4%
048M	Unit 2 209-281 Duke St	<b>Vacant</b>	Vacant	V	9.6	2.4%
048N	Unit 3 209-281 Duke St	<b>Vacant</b>	Vacant	V	9.6	2.4%
048O	Unit 4 209-281 Duke St	<b>Vacant</b>	Vacant	V	9.6	2.4%
048P	283-349 Duke St	Papa Johns Pizza	Takeaway	A5	10.2	2.5%
048Q	283-349 Duke St	Subway	Sandwich Shop	A1	10.2	2.5%
048R	283-349 Duke Street	Tesco	Convenience store	A1	28.2	7.0%
048S	1-15 Tye Road	Neptunes	Takeaway	A5	20	4.9%
048T	1-15 Tye Road	Express Kebab (Grill House)	Takeaway	A5	10	2.5%
048U	53-89 John Street	Fleximise (Vacant)	Business Finance (Vacant)	A2 (V)	42	10.4%
048V	Island House Duke St	The Music Room and Pool Club (Reflections)	Sports Bar	A5	14	3.5%
048W	Unit 1 50-56 Duke St	Uni Convenience Store	Convenience Store	A1	8	2.0%
048X	Unit 2 50-56 Duke St	<b>Vacant</b>	Vacant	V	8	2.0%
048Y	Unit 3 50-56 Duke St	Aqua Pharmacy	Pharmacy	A1	8	2.0%
048Z	Unit 4 50-56 Duke St	PIP Consultation Centre (Vacant)	Independent Assessment Centre (Vacant)	D1 (V)	8	2.0%
048AA	Unit 5 50-56 Duke St	Café Marina	Restaurant	A3	17	4.2%
					405.3	

*NB Some properties only recently completed which may therefore still be vacant*

**Number of A1 units and percentage of identified frontage length = 10 (32.3%)**

**Number of A4 - A5 units and percentage of identified frontage length = 5 (18.3%)**

**Number of A2 - A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre and percentage of identified frontage length = 13 (56.4%)**

**Number of vacant units and percentage of frontage length = 5 (11.6%)**

**Number of occupied units and percentage of frontage length = 23 (88.7%)**

## Section D: Commentary

### Changes since 2016

Viewed as a whole there has been little change in the makeup of Ipswich's District and Local Shopping Centres in the past year. This is best illustrated by the statistic that shows that overall 24 previously vacant units have become occupied and 21 previously occupied units have become vacant.

**Table 1: Change in Units**

	Number of Units
Previously vacant premises <b>now occupied</b>	24
Previously occupied premises <b>now vacant</b>	21
Businesses that have re-opened	2
Change from A1 (retail) to A2 (financial services) use class	1
Change from A1 (retail) to A3	1
Change from A1 (retail) to A4	0
Change from A1 (retail) to A5	1
Changes from A1 (Retail) to Sui Generis use class	0
Change from A2-A5 uses to A1 (retail) use class	4
Changes from Sui Generis to A1 (retail) use class	0
Changes of business type within the same use class	10
New shop units	0

### Occupied Units

Table 2 provides a breakdown of the 24 premises across the Local and District Centres that have become occupied.

**Table 2: Premises that have become occupied**

Local Centre	Premises	Former Business Type	Use Class	New Business Type	Use Class
4 Dales Road	123 Dale Hall Lane	Vacant (Britannia Building Society)	A2	Co-Operative Funeral Care (Undertakers)	A1
Ulster Avenue	13 Ulster Avenue	Vacant (IP1 Hairdressers)	A1	Z Cut Barber Shop	A1
19 Cauldwell Hall Road/ Spring Road	175 Spring Road	Vacant (Adams Electrical)	A1	Residential	C3
21 Foxhall Road	35 Foxhall Road	Vacant (The Grove Studio Photographers)	B1	The Grove Beauty (Beauty Studio)	SG
21 Foxhall Road	65 Foxhall Road	Vacant (BBs Cash for Clothes)	A1	Authentico Gusto (Takeaway)	A5
26 Reynolds Road	3 Reynolds Road	Vacant (Lauro Lapas Foodstore)	A1	Ipswich Vapes (Vacant)	A1
29 Queen's Way	51 Queen's Way	Vacant (Animal Oasis Pet Store)	A1	G M Taylor (Vacant)	A1

33 St Helen's Street	62-64 St Helen's Street	Vacant (Aerial Vision Digital Switchover Shop)	A1	Emeny News (Convenience store)	A1
44 St Matthew's Street	48 St Matthew's Street	Vacant (Starbright)	SG	Luisa's (Beauty Salon)	SG
46 Woodbridge Road	58 Woodbridge Road	Cheerz Bar	A4	Residential	C3

<b>District Centre</b>	<b>Premises</b>	<b>Former Business Type</b>	<b>Use Class</b>	<b>New Business Type</b>	<b>Use Class</b>
7 Norwich Road	5a Norwich Road	Vacant (Palmer's Bakery)	A1	First Call Contact Services (Vacant)	A2
7 Norwich Road	15 Norwich Road	Vacant (Cleopatra's Massage Parlour)	D1	Cleopatra's Massage Parlour	D1
7 Norwich Road	47 Norwich Road	Vacant (Windows Showroom)	A1	Café Wake Up	A3
13 Wherstead Road	17 Wherstead Road	Vacant (Suffolk Computer Repairs)	A1	Suffolk Computer Repairs	A1
17 Woodbridge Road East	41 Woodbridge Road East	Vacant (HSBC bank)	A2	Greggs (Bakery)	A1
18 Woodbridge Road	470 Woodbridge Road	Vacant (Smart Dogs 4 U Grooming Parlour)	A1	Skinny Studio (Photography)	A1
18 Woodbridge Road	757 Woodbridge Road	Vacant (Austwick Berry Secondhand Goods)	A2	AA Abbotts Antiques	A1
18 Woodbridge Road	785 Woodbridge Road	Vacant (Persnicity)	A1	Ipswich Dry Cleaner	A1
23 Felixstowe Road	168 Felixstowe Road	Vacant (East Anglia's Children's Hospices)	A1	Whats Ya Flava (Charity Shop)	A1
23 Felixstowe Road	171-173 Felixstowe Rd	Vacant (Britannia Building society)	A2	Each (Charity Shop)	A1
23 Felixstowe Road	187 Felixstowe Road	Vacant (Rents Letting Agency)	A2	Greggs (Takeaway)	A3
28 Nacton Road	300 Nacton Road	Vacant (Queens Way Post Office)	A1	Pink and blue Nearly New (Clothing)	A1

48 Duke Street	1-53 Pownhall Road	Vacant (Sun Touch Beauty)	SG	Home from Home (Estate Agents)	A2
48 Duke Street	53-89 John Street	Estate Agency	A2	Fleximise Business Finance	A2

### Vacant Premises

Table 3 provides a breakdown of the 23 premises across 9 District Centres and 14 Local Centres that have become vacant.

8.8% of premises across the Local and District Centres are vacant compared with 10% of premises in 2016. This breaks down as 6% of premises in the District Centres and 9.7% of premises in the Local Centres.

**Table 3: Premises that have become vacant**

Local Centre	Premises	Former Business Type	Use Class
8 Dickens Road	34 Dickens Road	Costcutters (Convenience store)	A1
8 Dickens Road	40 Dickens Road	Cards and Gifts for You (Cards and gifts)	A1
25 Clapgate Lane	213 Clapgate Lane	Amar Brothers Happy Shopper (Foodstore)	A1
33 St Helen's Street	29 St Helen's Street	County of Suffolk (Public House)	A4
33 St Helen's Street	55 St Helen's Street	R Hyde-Chambers (Undertakers)	A1
33 St Helen's Street	104 St Helen's Street	Freudian Sheep (Art gallery)	A1
44 St Matthew's Street	34 St Matthew's St	Boots (Chemist)	A1
44 St Matthew's Street	62 St Matthew's Street	Star Pizza (Takeaway)	A5
45 Grimwade Street	60 Grimwade Street	Unite Union (Office)	B1

District Centre	Premises	Former Business Type	Use Class
3 Meredith Road	6 Meredith Road	McColls/Post Office	A1
7 Norwich Road	3b Norwich Road	Lawrence	A1
7 Norwich Road	61 Norwich Road	Alexandrija (Foodstore)	A1
7 Norwich Road	68 Norwich Road	ConetSat (Home entertainment)	A1
13 Wherstead Road	65-67 Wherstead Road	Papa's Piri Piri (Cafe)	A1
17 Woodbridge Road East	37 Woodbridge Road East	Boots (Chemist)	A1
18 Woodbridge Road	719 Woodbridge Road	Simply Personalised (Cards and gift)	A1

22 Bixley Road/Foxhall Road	1-3a Heath Road	Heath News (Convenience Store)	A1
23 Felixstowe Road	120 Felixstowe Road	Raff's Barbers (Hairdressers)	A1
23 Felixstowe Road	170 Felixstowe Road	Dolphin Productions (Electrical)	A1
28 Nacton Road	280 Nacton Road	Furniture Store (Furniture retail)	A1
28 Nacton Road	360 Nacton Road	Lloyds TSB (Bank)	A2
28 Nacton Road	374 Nacton Road	Suffolk Reptiles (Pet shop)	A1

In terms of the type of unit or type of centre within which units have become vacant, there does not appear to be any trend in terms of type of unit that has become vacant over the past year.

Of the 23 units that have become vacant 78% are in use class A1. Similarly, several centres have a higher proportion of newly vacant units than others.

Whilst changes in the makeup of District and Local Centres give an indication of the relative 'health' of centres, so do the overall figures for the number of vacant premises in each centre. Table 4 shows the number of actual vacant units in each District Centre and that figure is also expressed as a percentage of total shop units. Note that the total number of units in Table 3 excludes residential units.

**Table 4: Vacant Commercial Units in District Centres**

	<b>Total Units</b>	<b>Vacant Units</b>	<b>% Vacant</b>
13 Wherstead Road	22	3	15.5%
7 Norwich Road	64	11	14.1%
48 Duke Street	28	5	11.6%
28 Nacton Road	40	3	9.0%
17 Woodbridge Road East	12	1	6.7%
3 Meredith Road	17	1	4.6%
23 Felixstowe Road	48	3	3.6%
18 Woodbridge Road	40	1	1.42%
Other 3 District Centres	88	0	0.0%
<b>Totals</b>		<b>28</b>	<b>6%</b>

3 out of 11 District Centres have no vacant shop units, which suggests that they are generally functioning well. Nacton Road District Centre is particularly notable for having 37 of 40 units occupied. The District Centres with vacancies are some of the largest District Centres with the exception of Woodbridge Road. Duke Street is unique in that it is a new centre, approximately ten years old where nearly all the units are newly built. Each of the other centres with vacancies have a distinct character of their own, but what they all have in common is that they are strung along arterial routes into the Town Centre in areas of late nineteenth or early twentieth century housing. These centres span both sides of what are busy roads often with narrow footways; many of the shops are small and generally not purpose built, in contrast to the premises in the other District Centres.

The vacant units are spread between 14 of the 34 Local Centres, meaning that 20 centres are fully occupied. Table 5 provides a summary of the vacancies in the 14 Local Centres where there are empty units.



**Table 5: Vacant Commercial Units in Local Centres**

	<b>Total Units</b>	<b>Vacant Units</b>	<b>% Vacant</b>
39 Prince of Wales Drive	3	2	81.1%
45 Grimwade Street	9	4	48.0%
8 Dickens Road	6	2	33.2%
25 Clapgate Lane / Landseer Road	9	3	29.2%
46 Woodbridge Road	16	2	24.1%
34 Bramford Lane	12	2	22.8%
22 Bixley Road/ Foxhall Road	13	1	20.5%
33 St Helen's Street	33	6	20.3%
16 Brunswick Road	6	1	16.7%
44 St Matthew's Street	26	4	11.2%
29 Queen's Way	24	1	7.9%
26 Reynolds Road	13	1	7.1%
2 Garrick Way	12	1	4.2%
35 Bramford Road	29	1	3.5%
<b>Totals</b>		<b>31</b>	<b>8.5%</b>

In most of the 14 Local Centres that are not fully occupied, only one or two shop units are vacant. The exceptions to this are Grimwade Street (4 vacant units), 25 Clapgate Lane / Landseer Road (3 vacant units), St Helen's Street (6 vacant units) and St Matthew's Street (4 vacant units). The latter two of these Local Centres are two of the largest Local Centres, having 33 and 26 commercial units respectively. This is more than some District Centres. Both St Helen's Street and St Matthew's Street are on the edge of the town centre and are set beside arterial routes with often narrow footways.

#### Services provided by District & Local Centres

Table 6 provides a breakdown of the main mix of uses found in District and Local Centres as defined by the Use Classes Order.

**Table 6: Mix of Uses in District and Local Centres in 2017**

	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>A4</b>	<b>A5</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>SG</b>
District Centres (units)	180	18	20	2	39	5	21	10	16
% of units <sup>1</sup>	60.7%	5.7%	5.4%	2.9%	10.2%	1.7%	0.2%	4%	7.3%
Local Centres (units)	246	15	6	14	66	10	46	13	30
% of units	61.7%	2.4%	0.7%	8.0%	15.1%	1.3%	0.7	2.4%	7.6%
<b>Totals</b>	<b>404</b>	<b>30</b>	<b>25</b>	<b>16</b>	<b>99</b>	<b>13</b>	<b>64</b>	<b>23</b>	<b>43</b>
<b>% of units</b>	<b>61.4%</b>	<b>3.1%</b>	<b>1.8%</b>	<b>6.9%</b>	<b>13.9%</b>	<b>1.4%</b>	<b>0.6%</b>	<b>2.8%</b>	<b>7.6%</b>

There has been little change in the overall makeup of the mix of uses within District and Local Centres between the 2016 and 2017 surveys. Retail (A1) uses continue to dominate in both Local and District Centres and there is variety in the retail. One bank and one post office have closed between the 2016 and 2017 surveys. Local Centres have a slightly higher proportion of retail shops than District Centres on average. After retail uses, the next most common activity is the sale of hot takeaway food. Local Centres have a higher proportion of A5 uses on average.

<sup>1</sup> Note that this may not total 100% due to rounding

Local Centres also have a higher proportion of hairdressers, beauty salons and tattooists than District Centres and these activities complete the group of the four most common uses in all centres. In Local Centres, there are fourteen public houses however there are just two public houses in District Centres. Café and restaurant uses (Class A3) are relatively common to District Centres but are almost absent from Local Centres, possibly indicating that District Centres function more as a destination than Local Centres.

There are 67 residential units in both District and Local Centres, a slight increase on the previous year. The centres with the largest number of residential units are the older centres where many units would have traditionally been constructed as dwellings. These centres also generally have a large number of units and therefore continue to offer a mix of uses and function as a centre even with the existence of residential units.

#### Survey results in relation to Retail Policy DM21

Under the Ipswich Borough Council Local Plan 2011-2031 which was adopted in February 2017, the range of uses permitted under DM21 has been amended to allow an element of D1 and Sui Generis uses that would be appropriate to the centre.

Policy DM21 now states that A2-A5 uses, betting shops and payday loan shops, D1 uses and Sui Generis Uses appropriate to a centre will only be permitted in District and Local Centres where they do not exceed 40% of the total ground floor frontage. No more than 20% of the total identified ground floor frontage will be permitted for A4 or A5 uses.

Table 7 shows the District and Local Centre where A2-A5, D1 and Sui Generis Uses, exceed forty percent of the total ground floor frontage. Vacant units are included within these calculations.

**Table 7: District and Local Centre frontages where A2-A5 uses, betting shops and payday loan shops, D1 uses and sui generis uses appropriate to a centre exceed 40%**

	<b>Total units</b>	<b>Total A2-A5, D1 and Sui Generis units</b>	<b>Percentage of identified frontage length</b>
<b>Local Centres</b>			
6 Norwich Road	19	6	43.1
10 Cambridge Drive	4	2	54.4
12 Maidenhall Green	5	3	76.7
14 Ellenbrook Green	12	6	60.6
24 Selkirk Road	9	3	43.5
32 Cliff Lane	12	4	51.3
33 St Helen's Street	31	12	51.4
36 Spring Road	10	5	77.4
37 Albion Hill, Woodbridge Road	11	6	71.9
40 Bramford Road	5	3	55.3
<b>District Centres</b>			
9 Hawthorn Drive	15	5	41.7
47 Ravenswood	14	7	51.1
48 Duke Street	28	13	56.4

On average, across all District and Local Centre frontages, the aim to limit A2-A5 uses, betting shops and payday loan shops, D1 uses and Sui Generis Uses to 40% is being met in 71% of instances. Of the 34 Local Centres, 10 (29%) have in excess of 40% of their frontage length given over to A2-A5, D1 and Sui Generis Uses. Of the 11 District Centres, 3 (27%) have in excess of 40% of their frontage length given over to A2-A5, D1 and Sui Generis Uses.

Of note are Maidenhall Green, Ellenbrook Green, Spring Road and Albion Hill and Woodbridge Road all of which include public houses with disproportionately large frontages.

Table 8 below indicates which centres have more than 40% of their frontage lengths occupied by A2-A5 uses. Vacant units are included within these calculations.

**Table 8: District and local centre frontages where A4-A5 uses exceed 20%**

	Total units in frontage	Total A4-A5 units	Percentage of identified frontage length
<b>Local Centres</b>			
1 Fircroft Road	9	2	37.6%
8 Dickens Road	6	2	33.2%
10 Cambridge Drive	4	2	54.4%
12 Maidenhall Green	5	2	65%
14 Ellenbrook Green	10	3	34.9%
19 Caudwell Hal Road/Spring Road	21	4	29.1%
21 Foxhall Road	26	4	20.1%
24 Selkirk Road	8	2	36.7%
30 Felixstowe Road	7	2	20.5%
31 Penshurst Road	8	2	20.6%
32 Cliff Lane	12	2	40.2%
33 St Helens Street	30	6	28.8%
36 Spring Road	8	3	40.2%
37 Albion Wood, Woodbridge Road	8	2	29.8%
38 Lavender Hill	3	1	33.3%
40 Bramford Road	5	2	43%
42 Bramford Lane	3	1	28.9%
<b>District Centres</b>			
3 Meredith Road	17	5	22.5%
9 Hawthorn Drive	15	3	25.2%
47 Ravenswood	14	3	24.1%

Table 8 shows that on average across all District and Local Centre frontages the aim to limit A4-A5 uses to 20% is not being met in 44% of cases. Of the 34 Local Centres 17 (50%) have in excess of 20% of their frontage length given over to A4 and A5 uses and the same applies to 3 of the 11 (27.3%) District Centres.

### Conclusions

The following conclusions can be drawn from the 2017 survey of District and Local Centres:

- Ipswich's Local and District Centres have different characters and experience different development pressures. Overall, the majority of District and Local Centres continue to do well, providing a range of goods and services with an emphasis on retail provision and in particular food and household items.
- Three District Centres and twenty Local Centres are operating with no empty shop units and in most centres where there are vacant units there are only one or two.
- After retail provision, the most common types of businesses are hairdressers and hot food takeaways.

- Across all District and Local Centre frontages, the aim to limit A2-A5 uses, betting shops and payday loan shops, D1 uses and sui generis uses to 40% is being met in 71% of instances. Of the 34 Local Centres, 10 (29%) have in excess of 40% of their frontage length given over to A2-A5, D1 and Sui Generis Uses.
- Across all District and Local Centre frontages the aim to limit A4-A5 uses to 20% is being met in 56% of instances. Of the 34 Local Centres 17 (50%) have in excess of 20% of their frontage length given over to A4 and A5 uses and the same applies to 3 of the 11 (27.3%) District Centres.
- There are 67 residential units in both Districts and Local Centres, a slight increase on previous years.

## **Appendix 1: Core Strategy Policies**

The policies below are contained in the adopted Ipswich Borough Council Local Plan Core Strategy and Policies Development Plan Document Review 2011-2031 which was adopted in February 2017.

### **POLICY CS14: RETAIL DEVELOPMENT AND MAIN TOWN CENTRE USES**

The Council will promote high quality investment and development in Ipswich Central Shopping Area, to maintain and enhance its attraction and market share, and strengthen its regional role. In the District Centres and Local Centres, the Council will encourage retail development of a scale appropriate to their size, function and catchment.

Through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document, the Council extends the Central Shopping Area to include the Westgate quarter and allocates a site for retail development within it. This will enable the delivery of additional floorspace to diversify the retail offer. As part of the review of the plan, a floorspace requirement for future retail provision will be set and, if necessary, further allocations will be made through a future Site Allocations DPD. In the interim period proposals for retail development over 200 sq m net on sites allocated for other uses will be considered against policy SP1 and on other sites outside the Central Shopping Area and defined District or Local Centres against policy DM23. Retail development of less than 200 sq m net will be permitted subject to compliance with other policies of the plan.

The Council will direct other town Centre uses including offices, leisure, arts, culture, tourism and hotel developments into an extended town Centre area, with some provision being appropriate in the CSA and Waterfront, in recognition of the area's good accessibility by public transport, cycle and foot.

The Council will also promote environmental enhancements and urban greening to the town Centre and improved public transport accessibility.

### **DM21: DISTRICT AND LOCAL CENTRES**

The Council will support the retention and provision of Local shops and community facilities within defined District and Local Centres.

Within the defined District and Local Centres:

- a. proposals for the provision of additional shops or extensions to existing shops will be permitted provided they are of a scale appropriate to the Centre. The requirements of the National Planning Policy Framework (NPPF) should be satisfied;
- b. proposals for change of use from A1 to A2-A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a Centre, including laundrettes, will be permitted where they will not exceed 40% of the total identified ground floor frontage, provided the identified shopping frontage or the shopping character and range of shops is not unacceptably diminished. No more than 20% of the total identified ground floor frontage will be permitted for A4 or A5 uses;
- c. proposals for the change of use of ground floor units to community facilities will be permitted provided that:
  - i. satisfactory vehicular access and car parking can be provided;

- ii. in the case of a vacant unit, the unit has suffered from a clearly demonstrated long-term vacancy for a period of at least 12 months. A marketing strategy for the unit must be agreed with the Local Planning Authority prior to its implementation and the agreed strategy implemented for a minimum period of 12 months prior to applying for planning permission for change of use or redevelopment. Any such application must be accompanied by an independent appraisal of the economic viability of the facility in its current use; and
  - iii. the physical treatment of the unit minimises the problem of dead frontages or is appropriate to the proposed use.
- d. Residential uses will not be permitted on ground floor unless it has been clearly demonstrated the unit has suffered from long term vacancy for at least 12 months and none of the uses stated in paragraphs a, b and c are suitable, viable or deliverable.

Outside District Centres but within a 400m straight line distance of the Centre the provision of community facilities will be permitted provided the facility:

- e. is appropriate in scale and supports the needs of the adjacent residential area;
- f. is accessible to all sectors of the community; and
- g. offers satisfactory vehicular access and car parking space in accordance with the Council's standards.

One new District Centre is proposed within the plan period at Sroughton Road. This Centre will provide retail units and community facilities of a scale appropriate to serve its catchment area. Development of the Ipswich Garden Suburb in accordance with policy CS10 will require the provision of a new District Centre and two new Local Centres.

## Appendix 2: Use Classes

Source: Planning Portal

<http://www.planningportal.gov.uk/permission/commonprojects/changeofuse/>

**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, funeral directors and internet cafes.

**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. (Note this now excludes betting shops and pay day loan shops which are classed as sui generis uses).

**A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

**A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision.

**A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

**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** - This class includes open air storage.

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

**C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training Centres.

**C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention Centre, secure training Centre, custody Centre, short term holding Centre, secure hospital, secure Local authority accommodation or use as a military barracks.

**C3 Dwellinghouses** - this class is formed of 3 parts:

- C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
- C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
- C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

**C4 Houses in multiple occupation** - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

**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, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

**Sui Generis** - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement Centres and casinos.