

Ipswich Local Plan

District and Local Centres October 2015



IPSWICH
BOROUGH COUNCIL

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Contents

	Page Number
Section A – Monitoring District and Local Centres	1
Section B – District and Local Centres Index	3
Section C – The District and Local Centres Survey	6
Section D – Commentary on the Survey	38
Appendix 1 – Core Strategy Policies	44
Appendix 2 – Use Classes	46

Section A – Monitoring District and Local Centres

The Policy Context

The key determinant of planning applications in Ipswich is currently the Ipswich Borough Council Core Strategy and Policies development plan document which was adopted in December 2011. 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 Core Strategy 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 permit 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.

From 15th April 2015 the Government has 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 5th December 2013. The effect of these changes upon the Central Shopping Area will become apparent through future years' surveys. Betting shops and pay day 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 48 district and local (shopping) centres, containing around 724 individual units. These have been monitored on an annual basis since 1992. The 2015 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 shopping 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.

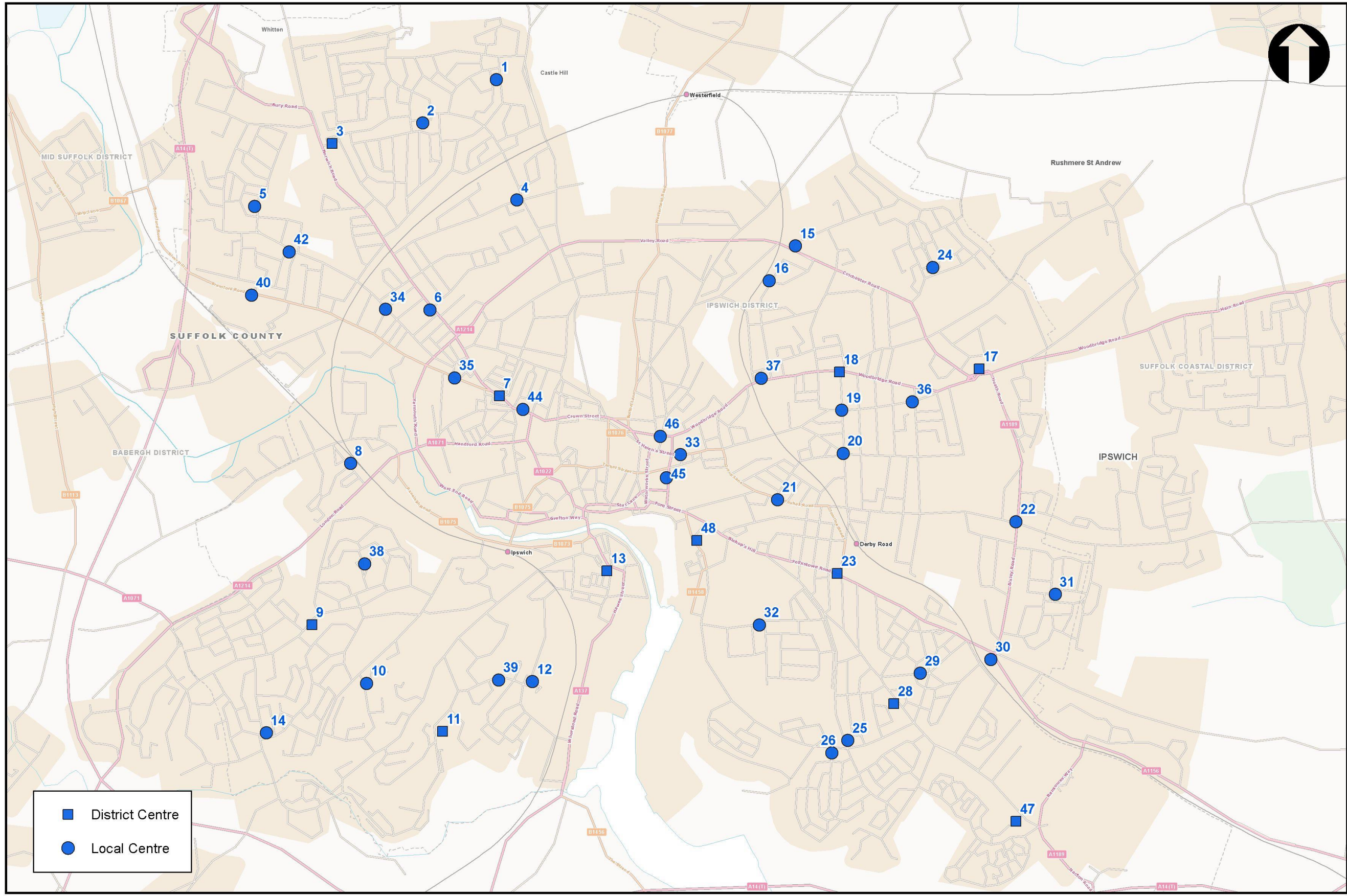
Section B - District and Local Centres Index



District Centres

<i>Centre No</i>	<i>Local Centre Name/ Location</i>	<i>Total Units</i>
3	Meredith Road	17
7	Norwich Road (1-91, 2-110)	73
9	Hawthorn Drive	17
11	The Centre, Stoke Park Drive	27
13	Wherstead Road/ Austin Street	23
17	Woodbridge Road East	12
18	Woodbridge Road (418-524, 501-785)	37
23	Felixstowe Road (55-201, 120-190)	53
28	Nacton Road (270-374)	43
47	Ravenswood	13
48	Duke Street	27

Local Centres

<i>Centre No</i>	<i>Local Centre Name/ Location</i>	<i>Total Units</i>
1	Fircroft Road	9
2	Garrick Way	12
4	Dale Hall Lane/ Dales Road	9
5	Ulster Avenue	8
6	Norwich Road (197-307a)	19
8	Dickens Road	6
10	Cambridge Drive	4
12	Maidenhall Green	5
14	Ellenbrook Green	12
15	Colchester Road (61-65)	3
16	Brunswick Road	6
19	Cauldwell Hall Road/ Spring Road	21
20	Cauldwell Hall Road/ St John's Road	11
21	Foxhall Road (25-97, 34-124)	27
22	Bixley Road/ Foxhall Road	13
24	Selkirk Road	9
25	Clapgate Lane (207-221)/ Landseer Road (325-327a)	9
26	Reynolds Road	13
27	Clapgate Lane (251-259) (Deleted)	7
29	Queen's Way	24
30	Felixstowe Road (474-486)	7
31	Penshurst Road	8
32	Cliff Lane	12
33	St Helen's Street	32
34	Bramford Lane	12
35	Bramford Road	29
36	Spring Road	10
37	Albion Hill, Woodbridge Road	12
38	Lavender Hill	3
39	Prince of Wales Drive	3
40	Bramford Road (560 and 651-677)	6
41	Grove Lane/ St Helen's Street (Deleted)	4
42	Bramford Lane (483 – 487)	3
43	Norfolk Rd/ Suffolk Rd/ Tuddenham Avenue (Deleted)	7
44	St Matthew's Street	26
45	Grimwade Street	9
46	Woodbridge Road	16



	District Centre
	Local Centre

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 since the 2014 survey and also noting whether there are any new units which are functioning as part of the centre. These site based surveys were undertaken during May 2015.

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 2014 and 2015 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 of A1 and A2-A5 units 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 (62.3%)

Number of A2 – A5 units and percentage of identified frontage length = 2 (37.6%)

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

Total commercial units = 8

Total residential units = 1

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	Diamonds	Hairdresser	A1	7.3	8.2%
002D	27 Garrick Way	Marmaris	Takeaway	A5	7.3	8.2%
002E	31 Garrick Way	Get Fresh	Household Goods	A1	3.7	4.1%
002F & 002L	35-39 Garrick Way	Topaz Tanning (vacant)	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 (formerly Thomas Eldred pub)	Dwellings	C3	-	-
002M	41 Garrick Way	Vacant (JK Stores)	(Convenience Store)	V (A1)	7.3	8.2%
					89.2	

Number of A1 units and percentage of identified frontage length = 6 (62.6%)

Number of A2 – A5 units and percentage of identified frontage length = 2 (16.4%)

Number of vacant units and percentage of frontage length = 1 (8.2%)

Total commercial units = 11

Total residential units = 1

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	McColls/Post Office	Post Office / Newsagents	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	Palmer's Bakery	Bakery	A1	5	3.3%
003I	12 Meredith Road	Sense	Charity shop	A1	7	4.6%
003J	13 Meredith Road	Little India	Takeaway	A5	3.2	2.1%
003K	14 Meredith Road	Aldi	Supermarket	A1	28	18.3%
003L	15-25 Meredith Road	Co-op Daily	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 (66.2%)

Number of A2 – A5 units and percentage of identified frontage length = 6 (27.1%)

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

Total commercial units = 17

Total residential units = 0

Local Centre 4 - Dales Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	% of Frontage
004A	123 Dale Hall Lane	Vacant (Britannia)	(Building society)	V (A2)	9.5	9.7%
004B	125 Dale Hall Lane	Yi 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	The Dales	Public house	A4	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 Ltd	Computer	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 = 5 (40.8%)

Number of A2 – A5 units and percentage of identified frontage length = 3 (31.6%)

Number of vacant units and percentage of frontage length = 1 (9.7%)

Total commercial units = 9

Total residential units = 0

Local Centre 5 - Ulster Avenue

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
005A	13 Ulster Avenue	IP1 Hairdressers (Lewis's Tastie Treats)	Hairdressers	A1	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 (71.2%)

Number of A2 – A5 units and percentage of identified frontage length = 2 (19.3%)

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

Total commercial units = 8

Total residential units = 0

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	269 Norwich Road	Joined with 271	Joined with 271	A1	-	-
006E	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	CK Food and Wine	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 Carpet Remnants	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 A2 – A5 units and percentage of identified frontage length = 5 (19.8%)

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

Total commercial units = 19

Total residential units = 0

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	Cut It Style It	Hairdresser	A1	4.5	0.9%
007C	2-4 Norwich Road	Anglian Windows	Windows	A1	11.5	2.4%
007D	3-3a Norwich Road	Halal Connection	Butcher/foodstore	A1	10.5	2.2%
007E	3b Norwich Road	Lawrence	Windows/ conservatories	A1	3.5	0.7%
007F	5a Norwich Road	Palmers Bakery	Bakery	A1	3.5	0.7%
007G	5 Norwich Road	First call contact services (vacant)	Recruitment	A2	5.1	1.1%
007H	6 Norwich Road	Antonio Giovanni	Hairdresser	A1	4.4	0.9%
007I	7 Norwich Road	Ipswich Dancewear	Clothing	A1	5.1	1.1%
007J & 0007L	8 and 10 Norwich Rd	Star Clothing	Clothing alterations	A1	9.8	2.1%
007K	9 Norwich Road	Coral	Betting shop	SG	5.5	1.2%
007M	11-13 Norwich Road	Suffolk Halal Stores	Foodstore	A1	11.6	2.5%
007N	12 Norwich Road	Jamaican Snack Shop	Foodstore	A1	5.7	1.2%
007O	15 Norwich Road	Vacant (Cleopatra's)	Massage parlour	V (D1)	4.5	0.9%

007P & 007R	14-16 & 18a Norwich Rd	Co-op Foodstore	Supermarket	A1	11.5	2.4%
007Q	17 Norwich Road	A+ Mobiles (Bootiques)	Mobile phone shop	A1	2.9	0.6%
007R	18 Norwich Road	Ararat (vacant)	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	Vacant (Bahar Restaurant)	Cafe	V (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	O Portugues	Deli/foodstore 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 (vacant)	Cafe	A3	5.8	1.2%
007AF	37 Norwich Road	Fla-fla Café (Mamoudou & co)	Cafe	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	1 stop barbers (Rasquals)	Hairdresser	A1	5.4	1.2%
007AK	43 Norwich Road	Vacant (Diamond Shield)	(Windows)	V (A1)	5.9	1.2%
007AL	44 Norwich Road	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	Vacant (Windows showroom)	Windows	V (A1)	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	Choice Cuts	Hairdresser	A1	6.4	1.4%
007AT	53 Norwich Road	Vacant (Kombat UK)	(Sports equipment)	V (A1)	7	1.5%
007AU	55 Norwich Road	Vacant (Advantage Healthcare)	Healthcare	V (D1)	7	1.5%
007AV	61 Norwich Road	Alexandrija	Foodstore	A1	7	1.5%
	63 Norwich Road	Vacant		V (A1)	7	1.5%
007AW	62 Norwich Road	Top Style barber (soul scissors)	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	ConetSat	Home entertainment	A1	3.5	0.7%
007BA	69 Norwich Road	Vacant (Reliance Employment)	Employment agency	V (A2)	4.4	0.9%

007BB	71 Norwich Road	Private Adult Shop	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	Asian Food store	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 (vacant)	Hairdresser	A1	3.9	0.8%
007BG	82 Norwich Road	Ipswich Computer Repair Services	Computer repairs	A1	3.9	0.8%
007BH	83 Norwich Road	Residential	Residential	C3	-	-
007BI	84 Norwich Road	Vacant (Rainbow shop)	(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	Alexander Maguire	Employment agency	A2	9.5	2.0%
007BN	90-92 Norwich Road	Nasz Sklep	Foodstore	A1	8	1.7%
007BO 007BP	94 & 96 Norwich	Vacant (Eastenders)	(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 = 45 (74.7%)

Percentage of identified frontage length A2-A5 = 15 (18.1%)

Number of vacant units and percentage of frontage length = 10 (12.1%)

Total commercial units = 64

Total residential units = 5

Local Centre 8 - Dickens Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
008A	34 Dickens Road	Vacant (Our Space)	Community Centre	V (D2)	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	Cards and Gifts 4 U	Cards/Gifts	A1	8	16.8%
008E	42 Dickens Road	Dickens News & Off Licence	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 = 3 (50%)

Percentage of identified frontage length A2-A5 = 2 (33.2%)

Number of vacant units and percentage of frontage length = 1 (16.4%)

Total commercial units = 6

Total residential units = 0

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 Foodstore	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	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 A2-A5 units and percentage of identified frontage length = 3 (25.2%)

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

Total commercial units = 15

Total residential units = 0

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	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 (45.9%)

Number of A2-A5 units and percentage of identified frontage length = 2 (54.4%)

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

Total commercial units = 4

Total residential units = 0

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	Stoke Pharmacy	Pharmacy	A1	7.5	8.7%
011Y	53 Stoke Park Drive	McColls	Convenience store	A1	22.5	26.1%
011Z	55-57 Stoke Park Drive	Stoke Park Dental Care	Dentist	D1	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 (81.1%)

Number of A2-A5 units and percentage of identified frontage length = 0 (0%)

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

Total commercial units = 5

Total residential units = 0

Local Centre 12 - Maidenhall Approach

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 (40%)

Number of A2-A5 units and percentage of identified frontage length = 2 (65%)

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

Total commercial units = 5

Total residential units = 0

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	5.9%
013B	11 Wherstead Road	Residential	Dwelling house	C3	-	-
013C	17 Wherstead Road	Suffolk Computer Repairs (vacant)	Computer repairs	A1	8	3.5%
013D	21-23 Wherstead Road	Premier Stores	Convenience store	A1	15	6.6%
013E	25 Wherstead Road	Vacant (G. Davey)	(Butcher)	V (A1)	4	1.8%

013F	27 Wherstead Road	Star Fish	Takeaway	A5	4.9	2.1%
013G	29 Wherstead Road	Jorna Indian	Takeaway	A5	3.9	1.7%
013H	31 Wherstead Road	Choice Oriental	Takeaway	A5	3.9	1.7%
013I	35 Wherstead Road	Salon 35	Hairdresser	A1	4.9	2.1%
013J	37 Wherstead Road	Vacant (Antiques)	Antiques	V (A1)	3.1	1.4%
013K	39 Wherstead Road	Vacant (Travel Agent)	Travel Agent	V (A1)	3	1.3%
013KA	45 Wherstead Road	Vacant	Never Occupied	V (A1)	8.1	3.5%
013L	47 Wherstead Road	Beauty Inspired studio (vacant)	Beauty	A1	4.3	1.9%
013M	49 Wherstead Road	Vacant (D Hawes)	(Cobbler)	V (A1)	4	1.8%
013N	53 Wherstead Road	Demolished 2009	Demolished 2009	-	-	-
013O	53a, 55-61 Wherstead Rd	Shipwright's Arms	Hotel	C1	18.7	8.2%
013P	57 Austin Street	Ladbrokes	Betting shop	SG	10.5	4.6%
013Q	59 Austin Street	International Foodstore	Convenience store	A1	6.5	2.8%
013R	61 Austin Street	Ipswich and Suffolk Credit Union	Office	A2	6.5	2.8%
013S	63 Austin Street	Ipswich and Suffolk Credit Union	Office	A2	7	3.1%
013T	65 Austin Street	Stoke Food Store and Off Licence	Convenience store	A1	15.5	6.8%
013U	65-67 Wherstead Road	Papa's Piri Piri	Café	A3	23.1	10.1%
013V	196 Vernon Street	Co-op Foodstore	Foodstore	A1	24.5	10.7%
013W	198 Vernon Street	Vacant (Uncle Tom's Cabin)	(Public house)	V (A4)	35.5	15.5%
					228.4	

Number of A1 units and percentage of identified frontage length = 13 (58.3%)

Number of A2-A5 units and percentage of identified frontage length = 7 (37.1%)

Number of vacant units and percentage of frontage length = 6 (25.3%)

Total commercial units = 22

Total residential units = 1

Local Centre 14 - Ellenbrook Green

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
014A	1 Ellenbrook Green	Mc Colls	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	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 A2-A5 units and percentage of identified frontage length = 3 (35.0%)

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

Total commercial units = 12

Total residential units = 0

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 A2-A5 units and percentage of identified frontage length = 0 (0%)

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

Total commercial units = 3

Total residential units = 0

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	J&P Richardson Post Office	Post office	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 (Munchy)	Takeaway	A5	6.5	16.7%
016E	177 Brunswick Road	Mace	Newsagent/ Off License	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%)

Number of A2-A5 units and percentage of identified frontage length = 1 (16.7%)

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

Total commercial units = 6

Total residential units = 0

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	Gaskins Hair Co.	Hairdresser	A1	7.5	6.70%
017D	33 Woodbridge Road East	Vacant (Co-op Bank)	Bank	V (A2)	7.5	6.70%
017E	35 Woodbridge Road East	Martin's Bakery	Bakery	A1	7.5	6.70%
017F	37 Woodbridge Road East	Boots	Chemist	A1	7.5	6.70%
017G	39 Woodbridge Road East	Michael Morgan Interiors	Interiors	A1	7.5	6.70%
017H	41 Woodbridge Road East	HSBC	Bank	A2	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 = 8 (59.2%)

Number of A2-A5 units and percentage of identified frontage length = 3 (20.1%)

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

Total commercial units = 12

Total residential units = 0

District Centre 18 - Woodbridge Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
018B	418 Woodbridge Road	Eastern Spice Take Away	Takeaway	A5	6.8	2.5%
018C	420 Woodbridge Road	Bella Napoli (SS Showers)	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	Sainsburys	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	Smart Dogs 4 U	Grooming Parlour	A1	4.5	1.6%
018N	472 Woodbridge Road	Launderclean	Dry cleaning & launderette	SG	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	Vacant (John Bull)	A5 Consent	V (A5)	5.4	2.0%
018Qa	482 Woodbridge Rd Unit 2	Vacant (John Bull)	A5 Consent	V (A5)	5.4	2.0%
018Qb	482 Woodbridge Rd Unit 3	Fry-Days (John Bull)	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	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	Vacant (Ladbrokes)	(Betting shop)	V (SG)	3.9	1.4%
018Z	717 Woodbridge Road	Markhams	Fishing Tackle	A1	3.9	1.4%
018AA	719 Woodbridge Road	Scograil	Model railways	A1	3.9	1.4%
018AB	721 Woodbridge Road	Digi-Dave's (Scograil)	Model railways	A1	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	Austwick Berry (AA Abbotts Antiques)	Estate agency (Secondhand goods)	A2	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 Road	Chris's Fruit & Veg	Greengrocer/Florist	A1	4.5	1.6%
018AK	777-779 Woodbridge Rd	Spar	Convenience store	A1	8.8	3.2%
018AL	785 Woodbridge Road	Persnicity	Second hand furniture	A1	9.4	3.4%

					275.1	
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Number of A1 units and percentage of identified frontage length = 21 (47.9%)

Number of A2-A5 units and percentage of identified frontage length = 9 (24.5%)

Number of vacant units and percentage of frontage length = 3 (8.1%)

Total commercial units = 37

Total residential units = 3

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	4.0%
019C	76 Cauldwell Hall Road	Handybits	Garden & DIY	A1	4.9	4.0%
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	16.1%
019G	111-113 Cauldwell Hall Rd	Co-op Foodstore	Foodstore	A1	15.4	12.4%
019H	121 Cauldwell Hall Rd	Residential	Residential	C3	-	-
019I	145 Spring Road	Evergreen	Takeaway	A5	5.3	4.3%
019J	147 Spring Road	Cinnamon	Takeaway	A5	4.8	3.9%
019K	149 Spring Road	Spring Clean	Launderette	SG	6.8	5.5%
019L	153 Spring Road	Fore-most Garage Doors	Garage doors	A1	4.3	3.5%
019M	155 Spring Road	No 95	Convenience	A1	11.7	9.4%
019N	157-159 Spring Road	Residential	Residential	C3	-	-
019O	175 Spring Road	Vacant (Adams)	(Electrical)	V (A1)	3.6	2.9%
019P	187 Spring Road	Residential	Residential	C3	-	-
019Q	201-203 Spring Road	Spring Road Pharmacy (Starling Chemist)	Pharmacy	A1	14.9	12.0%
019R	211 Spring Road	Residential	Residential	C3	-	-
019S	322 Spring Road	The Fireplace Shop (Dave Wallis Car Audio)	Fireplaces	A1	11.5	9.3%
019T	326 Spring Road	Residential	Residential	C3	-	-
019U	366 Spring Road	Marshion Electronics	Electrical	A1	6.9	5.6%
019V	328a Spring Road	The Barber Shop (Glorious Gifts)	Hairdressers	A1	4.8	3.9%
019W	322a Spring Road	Dave Wallis (Triple Dollar Skate Shop)	Motor audio (Skateboards)	A1	4.2	3.4%
					124	

Number of A1 units and percentage of identified frontage length = 10 (66.4%)

Number of A2-A5 units and percentage of identified frontage length = 4 (28.2%)

Number of vacant units and percentage of frontage length = 1 (2.9%)

Total commercial units = 15

Total residential units = 8

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 (B & B Collectables)	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	Beautiful You	Nails & Tanning	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	D.T. Electrical Suppliers	Hardware	A1	10.6	11.0%
020I	203 Cauldwell Hall Road	S.Kunнан Singh & Sons	Convenience	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 (The Lion's Head)	Public house	A4	12.6	13.1%
					96.1	

Number of A1 units and percentage of identified frontage length = 7 (71.2%)

Number of A2-A5 units and percentage of identified frontage length = 2 (17.1%)

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

Total commercial units = 10

Total residential units = 1

Local Centre 21 - Foxhall Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
021A	29 Foxhall Road	Four Paws (Moyes stationery)	Pet products(Art and craft)	A1	4.8	3.2%
021B	31 Foxhall Road	Valerie	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 Studio	Photographers	B1	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	Francesca Hair and Beauty	Hairdresser	A1	4.8	3.2%
021I	41 Foxhall Road	Peking Express	Takeaway	A5	4.8	3.2%
021J	42 Foxhall Road	Cost Price	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 Chemists	Chemist	A1	8.8	5.9%
021O	61-63 Foxhall Road	Premier	Convenience store	A1	16.2	10.8%
021P	65 Foxhall Road	Vacant (BBs Cash for Clothes)	(Clothes Reclaim)	V (SG)	12.3	8.2%
021Q	67 Foxhall Road	Baba-Z	Hairdresser	A1	4.8	3.2%
021R	78 Foxhall Road	Residential	Residential	C3	-	-
021S	84-88 Foxhall Road	Ruskin Engineering	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	Matthews	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 A2-A5 units and percentage of identified frontage length = 3 (11.9%)

Number of vacant units and percentage of frontage length = 1 (8.2%)

Total commercial units = 19

Total residential units = 8

Local Centre 22 - Bixley Road/Foxhall Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
022A	1-3a Heath Road	Heath News	Convenience	A1	22.6	20.5%
022B	2a Bixley Road	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	Joined to 2d	Sports Golf Centre	A1	With 2d	With 2d
022E	2d Bixley Road	Pin & High Golf & Leisure Wear	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 = 8 (68.3%)

Number of A2-A5 units and percentage of identified frontage length = 5 (31.7%)

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

Total commercial units = 13

Total residential units = 0

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	1.9%
023G	105-107 Felixstowe Rd	Dominos	Takeaway	A5	12.1	3.3%
023H	111 Felixstowe Road	Vacant (TriStar)	Convenience store	V (A1)	10.7	2.9%
023I	111a Felixstowe Road	Flames Hair Zone	Hairdresser	A1	4.2	1.2%
023J	113-113a Felixstowe Rd	Bright Acres Hire or Buy	Tool hire	A1	6.8	1.9%
023K	115 Felixstowe Road	Anglian Dry Cleaners	Dry cleaning	A1	6.8	1.9%
023L	120 Felixstowe Road	Raff's Barbers	Hairdresser	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 (Great Kebab & Chicken House)	Takeaway	A5	3.9	1.1%
023P	136 Felixstowe Road	Residential	Residential	C3	-	-

023Q	137 Felixstowe Road	Lamden Gallery	Art supplies	A1	18.5	5.1%
023R	142 Felixstowe Road	3 star Food and Wine (vacant)	Convenience	A1	4.4	1.2%
023S	145 Felixstowe Road	Michael Smy	Funeral directors	A1	7.5	2.1%
023T	151 Felixstowe Road	All-Build Planning & design	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 - Premier	Convenience store	A1	12.6	3.5%
023W	159 Felixstowe Road	Lloyds Pharmacy	Chemist	A1	7.2	2.0%
023X	160-162 Felixstowe Rd	Hares & Graces (1 st Graphics Computers)	Hairdresser (Computer shop)	A1	11.1	3.1%
023Y	161 Felixstowe Road	Suffolk Animal Rescue	Charity shop	A1	4.2	1.2%
023Z	163 Felixstowe Road	Barbers shop (Obsession Tattoos)	Hairdresser (Tattoo studio)	A1	4.2	1.2%
023AA	164 Felixstowe Road	Kings of Ipswich	Key cutting / engraving	A1	5.4	1.5%
023AB	165 Felixstowe Road	Joe's Fish & Chips	Takeaway	A5	4.2	1.2%
023AC	167 Felixstowe Road	Vacant (Sweet Dreams)	Vacant	V (A1)	4.2	1.2%
023AD	168 Felixstowe Road	East Anglia's Children's Hospices	Charity shop	A1	4.5	1.2%
023AE	169 Felixstowe Road	Favorite (Perfect Pizza)	Takeaway	A5	4.2	1.2%
023AF	170 Felixstowe Road	Dolphin Products (Arleith Boutique)	Electrical	A1	4.5	1.20%
023AG	171-173 Felixstowe Rd	Vacant (Britannia)	Vacant (Building society)	V (A2)	9.8	2.70%
023AH	172 Felixstowe Road	Indian Village	Takeaway	A5	4.6	1.30%
023AI	174 Felixstowe Road	Obsession tattoos (Galaxsea)	Tattoo studio (Diving equipment)	SG	4.6	1.30%
023AJ	175 Felixstowe Road	Vacant (Royal Oak)	(Public House)	V (A4)	14.4	4.00%
023AK	176a Felixstowe Road	Oasis Tanning Studio	Tanning salon	SG	4.7	1.30%
023AL	176b Felixstowe Road	China City Takeaway	Takeaway	A5	4.7	1.30%
023AM	178 Felixstowe Road	Zong barber (vacant)	Hairdresser	A1	4.8	1.30%
023AN	180 Felixstowe Road	The Laundry Shop	Launderette	SG	4.8	1.30%
023AO	181 Felixstowe Road	Ultimate Flooring Solutions	Flooring	A1	9.1	2.50%
023AP	182 Felixstowe Road	Quality Furnishings	Furniture Shop	A1	9.2	2.50%
023AQ	183 Felixstowe Road	New Lady Prentice	Clothes shop	A1	5.1	1.40%
023AR	184 Felixstowe Road	The Vanilla Room	Hairdresser	A1	4.8	1.30%
023AS	185 Felixstowe Road	Polski Smak	Convenience store	A1	5.9	1.60%

023AT	186 Felixstowe Road	Victoria's Bakery	Bakery	A1	4.8	1.30%
023AU	187 Felixstowe Road	Vacant (Rents)	(Letting Agent)	V (A2)	8	2.20%
023AV	188 Felixstowe Road	Lloyds TSB	Bank	A2	11.2	3.10%
023AW	190-192 Felixstowe Rd	Betfred	Betting shop	SG	20.4	5.60%
023AX	191 Felixstowe Road	Vacant (Tiles and Tilers)	(Tiling)	V (A1)	9.3	2.60%
023AY	193 Felixstowe Road	Vacant (Hares & Graces)	(Hairdresser / Beauty)	V (A1)	6.1	1.70%
023AZ	199 Felixstowe Road	Co-op Foodstore	Supermarket	A1	24	6.60%
023BA	201 Felixstowe Road	Aldi	Supermarket	A1	17.3	4.80%
023A	45 Felixstowe Road	Residential	Residential	C3		0.00%
023B	55 Felixstowe Road	Bobs	Hairdresser	A1	5.4	1.50%
023C	59 Felixstowe Road	Flood and French Ltd	Bathrooms, plumbers	A1	4.5	1.20%
023D	83 Felixstowe Road	Residential	Residential	C3	-	-
023E	98 Felixstowe Road	Residential	Residential	C3	-	-
					362.9	

Number of A1 units and percentage of identified frontage length = 31 (69.4%)

Number of A2-A5 units and percentage of identified frontage length = 11 (21.1%)

Number of vacant units and percentage of frontage length = 7 (18.6%)

Total commercial units = 48

Total residential units = 5

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	R & K Riley Selkirk Road P/O	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	Fruit and Vegetables	Greengrocers	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	Public House	A4	26.2	29.9%
					87.6	

Number of A1 units and percentage of identified frontage length = 6 (56.1%)

Number of A2-A5 units and percentage of identified frontage length = 2 (36.8%)

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

Total commercial units = 9

Total residential units = 0

Local Centre 25 - Clapgate Lane (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 (Kings Flavour)	Takeaway	A5	7.2	9.2%
025D	213 Clapgate Lane	Amar Brothers Happy Shopper	Foodstore	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	Tanning salon	Tanning salon	SG	9.6	12.2%
025H	327 Landseer Road	The Glass Shop	Glazing	A1	5.6	7.1%
025I	327a Landseer Road	Vacant (JA Snacks)	(Cafe)	V (A1)	4.3	5.5%
					78.5	

Number of A1 units and percentage of identified frontage length = 6 (70.6%)

Number of A2-A5 units and percentage of identified frontage length = 2 (17.2%)

Number of vacant units and percentage of frontage length = 1 (5.5%)

Total commercial units = 9

Total residential units = 0

Local Centre 26 - Reynolds Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
026A	2 Reynolds Road	Vacant (N8 and Co)	Hairdresser	V (A1)	6	7.1%
026B	2a Reynolds Road	South China	Takeaway	A5	6	7.1%
026C	3 Reynolds Road	Vacant (Lauro Lapas Foodstore)	Convenience store	V (A1)	6	7.1%
026D	4 Reynolds Road	Howies Barbers (Hot Stuff)	Hairdressers	A1	6	7.1%
026E	5 Reynolds Road	Vacant (The Money Room)	(Pawnbrokers)	V (A2)	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 & 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 store	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 = 10 (78.2%)

Number of A2-A5 units and percentage of identified frontage length = 3 (21.4%)

Number of vacant units and percentage of frontage length = 3 (21.3%)

Total commercial units = 13

Total residential units = 0

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	Lloyds TSB	Bank	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	I & M Home Improvements (Classic Fitted Interiors)	Home Improvement	A1	6.9	3.2%
028AP	374 Nacton Road	Suffolk Reptiles, Pets	Pet shop	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	Furniture Store	Furniture retail	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	Bootitout	2nd hand shop	A1	4.7	2.1%
028M	298 Nacton Road	Doug Wade	Insurance	A2	4.7	2.2%
028N	300 Nacton Road	Queens Way Post Office	Post Office	A1	4.7	2.1%
028O	302 Nacton Road	Sygmacare Care Services (Ability Driving School)	Care provider (Driving school)	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	Scooter & Care Centre	Scooter sales	A1	6.8	3.0%
028S	310 Nacton Road	Relate	Charity shop	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	Granspen RU ok.com	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 (Edwards Family Bakery)	Nail salon	SG	4.1	1.90%
					218.2	

Number of A1 units and percentage of identified frontage length = 22 (63.1%)

Number of A2-A5 units and percentage of identified frontage length = 10 (28.0%)

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

Total commercial units = 37

Total residential units = 4

Local Centre 29 - Queen's Way

Unit	Address	Occupant	Occupant Type	Use Class	Frontage 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	Making Tracks	Community Centre	D1	7.1	4.3%
029F	49 Queen's Way	Fast Forward	Electrical goods	A1	5.9	3.6%
029G	50 Queen's Way	Queensway Fish and Chip	Takeaway	A5	7.1	4.3%
029H	51 Queen's Way	Vacant (Animal Oasis)	(Pet shop)	V (A1)	5.9	3.6%
029I	52 Queen's Way	Fruit Veg & Pet Foods	Greengrocer & pet foods	A1	7.1	4.3%
029J	53 Queen's Way	Bettabuy	Hardware	A1	5.9	3.6%
029K & 029X	54 & 54a Queen's Way	Mucky Pups	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	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	Vacant (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 = 14 (70.8%)

Number of A2-A5 units and percentage of identified frontage length = 4 (15.9%)

Number of vacant units and percentage of frontage length = 2 (7.2%)

Total commercial units = 21

Total residential units = 1

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	Pascalls News	Newsagent/Off licence	A1	6.6	9.6%
030E	482 Felixstowe Road	Subway	Sandwich shop	A1	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 = 5 (78.1%)

Number of A2-A5 units and percentage of identified frontage length = 1 (10.9%)

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

Total commercial units = 7

Total residential units = 0

Local Centre 31 - Penshurst Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
031A	91 Penshurst Road	Premier	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 A2-A5 units and percentage of identified frontage length = 3 (30.8%)

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

Total commercial units = 8

Total residential units = 0

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	Highcliff Veterinary Practice	Vet surgery	D1	7.2	7.3%
032C	97 Cliff Lane	The Beauty Place	Beauty	A1	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	Vacant (Anna's Café)	(Cake shop)	V (A1)	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	B 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 = 8 (45.2%)

Number of A2-A5 units and percentage of identified frontage length = 2 (40.2%)

Number of vacant units and percentage of frontage length = 1 (3.9%)

Total commercial units = 13

Total residential units = 0

Local Centre 33 - St Helen's Street

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
033A	29 St Helen's Street	County of Suffolk	Public house	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	Distant Shores	Beauty Salon	A1	6	2.9%
033E	43-45 St Helen's Street	Vacant (Ipswich Railway Club)	(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	R Hyde-Chambers	Undertaker	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	Vacant (Aerial Vision)	(Digital switchover shop)	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	Bengal Kitchen (Aysha Tandoori)	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	Vacant	Vacant	V	3.8	1.9%
033T	94 St Helen's Street	Charcoal Grill (Kishmish)	Takeaway	A5	3.8	1.9%
033U	96 St Helen's Street	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	Freudian Sheep	Art gallery	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 License	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 = 13 (47.9%)

Number of A2-A5 units and percentage of identified frontage length = 7 (31.2%)

Number of vacant units and percentage of frontage length = 4 (11.7%)

Total commercial units = 27

Total residential units = 4

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	Vacant (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	Vacant	(Stationers)	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 (vacant)	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 = 6 (80.4%)

Number of A2-A5 units and percentage of identified frontage length = 1 (6.1%)

Number of vacant units and percentage of frontage length = 2 (22.8%)

Total commercial units = 8

Total residential units = 4

Local Centre 35 - Bramford Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
035A	1 Bramford Road	Siyako 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	Vacant (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	Canhams News	Newsagent/Off licence	A1	5	2.5%
035W	113 Bramford Rd	Mrs G's Pantry	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	Goddard Fencing (Colchester Environmental Ltd)	Fencing	A1	4.5	2.3%
	114a Bramford Road	Green Groceries	Foodstore	A1	5	2.5%
	114b Bramford Road	Green Groceries	Foodstore	A1	5	2.5%
	114d Bramford Road	Hephzibah Foods	Food and Fabrics	A1	5	2.5%
	114e Bramford Road	Maja Polish (vacant)	Convenience store	A1	5	2.5%
					199.2	

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

Number of A2-A5 units and percentage of identified frontage length = 5 (13.3%)

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

Total commercial units = 26

Total residential units = 4

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 (DAD Property Maintenance)	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	The Nail Dresser	Hairdresser and beauty	A1	4.6	4.6%
036I	556 Spring Road	Vacant (The Edwardian Shop)	(2nd hand shop)	V(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 = 5 (60.7%)

Number of A2-A5 units and percentage of identified frontage length = 3 (40.1%)

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

Total commercial units = 9

Total residential units = 1

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 (Chakiras)	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	Andrews Reprographics	Printing	A1	10.3	9.4%
037L	386 Woodbridge Road	Papa Noel's	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 A2-A5 units and percentage of identified frontage length = 2 (29.8%)

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

Total commercial units = 10

Total residential units = 1

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	Lavender 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 A2-A5 units and percentage of identified frontage length = 1 (33.3%)

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

Total commercial units = 3

Total residential units = 0

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	Vacant (Kitchen Plus)	Kitchens	V (A1)	5.8	19.1%
039C	61 Prince of Wales Drive	Co-op Foodstore	Foodstore	A1	18.8	62.0%
					30.4	

Number of A1 units and percentage of identified frontage length = 3 (100%)

Number of A2-A5 units and percentage of identified frontage length = 0 (0%)

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

Total commercial units = 3

Total residential units = 0

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	32.7%
040C	653-655 Bramford Rd	Top 2 Toe Studios	Hairdresser	A1	7.8	24.3%
040D	657 Bramford Road	Mortgages and Loans	Financial services	A2	5	15.6%
040E & 040F	675 & 677 Bramford Road	D 'n' S	Takeaway	A5	8.8	27.4%
					32.1	

Number of A1 units and percentage of identified frontage length = 2 (57%)

Number of A2-A5 units and percentage of identified frontage length = 2 (43%)

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

Total commercial units = 4

Total residential units = 0

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 A2-A5 units and percentage of identified frontage length = 1 (28.9%)

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

Total commercial units = 3

Total residential units = 0

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	Vacant (Ming Ming's)	Chinese foodstuffs	V (A1)	11	5.5%
044B	34 St Matthew's St	Boots	Chemist	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	Vacant (Granspen R U OK)	(Foodstore)	V (A1)	10	5.0%
044E	42 St Matthew's St	Sunrise Cafe	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	Vacant (Nails & Spa)	Beauty	V (SG)	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 (vacant)	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	Vacant (Rose Health Care)	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	Tasty Kebab House	Takeaway	A5	3.7	1.8%
044R	63 St Matthew's Street	Francesco Hair Salon (Vacant)	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	Vacant (Anglia Care Trust)	(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 = 11 (62.5%)
 Number of A2-A5 units and percentage of identified frontage length = 6 (19.0%)
 Number of vacant units and percentage of frontage length = 5 (17.7%)
 Total commercial units = 24
 Total residential units = 3

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	Ink Xpress	Graphics	A1	11.8	17.4%
045D	42 Grimwade Street	Ink Xpres (with 36-40)	Graphics	A1	-	-
045E	44 Grimwade Street	Premier	Convenience store	A1	11.8	17.4%
045F	48 Grimwade Street	Premier (with 44)	Convenience store	A1	-	-
045G	52 Grimwade Street	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	Unite Union Offices	Office	B1	11.4	16.8%
					68	

Number of A1 units and percentage of identified frontage length = 5 (48.6%)
 Number of A2-A5 units and percentage of identified frontage length = 1 (8.8%)
 Number of vacant units and percentage of frontage length = 1 (13.8%)
 Total commercial units = 9
 Total residential units = 0

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	Vacant (Fat Bob's)	Tattooist	V (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	Poplar Fishbar	Takeaway	A5	4.7	6.5%
046G	52 Woodbridge Road	M.R.S Foodstore	Foodstore	A1	5.3	7.3%
046H	58 Woodbridge Road	Vacant (Cheerz bar)	Public House	V (A4)	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	Vacant	Foodstore	V (A1)	9.1	12.6%
046M	76-78 Woodbridge Road	Vacant (Fortune Inn)	(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	<i>Demolished & rebuilt</i>	Residential	C3	-	-
					72.2	

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

Number of A2-A5 units and percentage of identified frontage length = 4 (46.3%)

Number of vacant units and percentage of frontage length = 4 (52.5%)

Total commercial units = 10

Total residential units = 6

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 (Fish 'n' Chick 'n')	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 (POSH)	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	Perfect Petcare	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 (51.3%)

Number of A2-A5 units and percentage of identified frontage length = 5 (41.5%)

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

Total commercial units = 14

Total residential units = 0

District Centre 48 – Duke Street

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
048A	2 Duke Street	Country Life	Fireplaces/ Woodburners and interiors	A1	30	7.4%
048B	1-3 Duke Street	Loch Fyne	Restaurant	A3	30	7.4%
048C	7-9 Duke Street	Bargain Booze	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	Classic Medi Care	Community care provider	A2	6.5	1.6%
048G	201-207 Duke St	Vacant		V	6.5	1.6%
048H	201-207 Duke Street	Tax Assist Accountants	Accountant	A2	14.8	3.7%
048I	1-53 Pownall Road	Vacant (Sun Touch)	Beauty studio	V (SG)	14.8	3.7%
048J	2-22 Pownall Road	Vacant (Something Yummy)	Sandwich shop	V (A1)	10	2.5%
048K	2-22 Pownall Road	Bella Napoli	Takeaway	A5	20	4.9%
048L	Unit 1 209-281 Duke St	Vacant		V	9.6	2.4%
048M	Unit 2 209-281 Duke St	Vacant		V	9.6	2.4%
048N	Unit 3 209-281 Duke St	Vacant		V	9.6	2.4%
048O	Unit 4 209-281 Duke St	Vacant		V	9.6	2.4%
048P	283-349 Duke St	Papa Johns Pizza	Hot food takeaway	A5	10.2	2.5%
048Q	283-349 Duke St	Subway (vacant)	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	Grill House	Hot food takeaway	A5	10	2.5%
048U	53-89 John Street	Vacant (Marketing Suite)	(Estate agency)	V (A2)	42	10.4%
048V	Island House Duke St	Reflections	Sports bar / night club	SG	14	3.5%
048W	Unit 1 50-56 Duke St	Convenience Store	Convenience Store	A1	8	2.0%
048X	Unit 2 50-56 Duke St	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	Vacant		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 = 8 (27.0%)

Number of A2-A5 units and percentage of identified frontage length = 11 (50.9%)

Number of vacant units and percentage of frontage length = 10 (29.3%)

Total commercial units = 28

Total residential units = 0

Section D: Commentary

Changes since 2014

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 statistics that show that overall 15 previously vacant units have become occupied, 16 previously occupied units have become vacant and a further 22 already occupied units have changed occupant, mostly within the same use class. There are 7 fewer vacant premises in the District Centres, however 8 more vacant units in the Local Centres compared to 2014, thus there has been an increase in vacant units of 1. There has been no loss of units to residential use between the 2014 and 2015 surveys. Through changes to the Use Classes Order in 2015, betting shops and payday loan shops are now classified as Sui Generis uses. Where these uses are present the percentage of frontage in A2-A5 use has therefore decreased, even though there has not been an actual change in occupancy.

In 18 of the centres there was no change in occupants during the year, whilst in a further 13 only positive or neutral changes were recorded (i.e, vacant unit becoming occupied or a change of occupant). Of note, five new convenience or food stores have opened, possibly reflective of the national growing trend in shopping habits towards smaller, more frequent food and convenience shopping trips.

Table 1: Change in Units

	Number of Units
Previously vacant premises <i>now occupied</i>	15
Previously occupied premises <i>now vacant</i>	16
Businesses that have re-opened	1
Change from A1 (retail) to A2 (financial services) use class	0
Change from A1 (retail) to A3	3
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	1
Changes from Sui Generis to A1 (retail) use class	0
Shop units showing a change of name but same type of business	12
Changes of business type within the same use class	10
New shop units	0

Vacant Premises

Most of the newly vacant units are within local centres. Table 2 provides a breakdown of the 16 premises across 9 local and 4 district centres that have become vacant.

Table 2: Premises that have become vacant

Local Centre	Premises	Former Business Type	Use Class
21. Foxhall Road	65 Foxhall Road	Clothes Reclaim	SG
26. Reynolds Road	2 Reynolds Road	Hairdresser	A1
	3 Reynolds Road	Convenience store	A1
29. Queen's Way	51 Queen's Way	Pets	A1
32. Cliff Lane	105a Cliff Lane	Cake shop	A1
33. St Helen's Street	43-45 St Helen's Street	Club	D1

34. Bramford Lane	117-121 Bramford Lane	Photographers	SG
39. Prince of Wales Drive	59 Prince of Wales Drive	Kitchens	A1
44. St Matthew's Street	32 St Matthew's St	Chinese foodstuffs	A1
	48 St Matthew's St	Beauty	SG
46. Woodbridge Rd (28-110)	35 Woodbridge Rd	Tattooist	SG
	58 Woodbridge Road	Public House	A4
District Centre	Premises	Former Business Type	Use Class
7. Norwich Road	15 Norwich Road	Massage Parlour	D1
17. Woodbridge Road East	33 Woodbridge Road East	Bank	A2
23. Felixstowe Road	111 Felixstowe Rd	Convenience store	A1
48. Duke Street	2-22 Pownall Road	Sandwich shop	A1

There does not appear to be any trend in terms of type of unit or type of centre within which units have become vacant over the past year. The two additions to the number of vacant units in the Woodbridge Road Local Centre bring the total to over 50% of the frontage, largely contributed to through the vacant public house. There are also 6 residential units within the centre meaning that overall only 6 of the 16 units are occupied commercial units.

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 3 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 3: Vacant Commercial Units in District Centres

	Total Units	Vacant Units	% Vacant
7. Norwich Road	64	10	15.6%
13. Wherstead Road	22	6	27.3%
17. Woodbridge Road East	12	1	8.3%
18. Woodbridge Road	37	3	8.1%
23. Felixstowe Road	48	7	14.6%
48. Duke Street	28	10	35.7%
Other 5 district centres	88	0	0.0%
Totals	299	37	12.4%

Five out of eleven district centres have no vacant shop units which suggests that they are generally functioning well. Nacton Road District Centre is particularly notable for having all 37 units occupied. The six centres with vacancies (with the exception of Wherstead Road) are some of the largest district centres and they are the larger by some way with the smaller five centres having between only five and seventeen units each. Duke Street is unique in that it is a new centre, less than ten years old where nearly all the units are newly built and many of these are yet to be occupied. It is anticipated that further development in that area would result in the units becoming occupied. Each of the other three centres with vacancies has a distinct character of its 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.

Of the 364 commercial units in the 34 local centres, 31 (8.5%) are vacant. The 31 vacant units are spread between 16 of the 34 local centres, meaning that 18 centres are fully occupied. Table 4 provides a summary of the vacancies in the 16 local centres where there are empty units.

Table 4: Vacant Commercial Units in Local Centres

	Total Units	Vacant Units	% Vacant
2.Garrick Way	11	1	9%
4.Dales Road	9	1	11.1%
8.Dickens Road	6	1	16.7%
19. Cauldwell Hall Road/Spring Road	15	1	6.7%
21. Foxhall Road	19	1	5.3%
25.Clapgate Lane (207-327)	9	1	11.1%
26.Reynolds Rd	13	3	23%
29.Queen's Way	21	2	9.5%
32. Cliff Lane	13	1	7.8%
33.St Helen's St	27	4	14.8%
34.Bramford Lane	8	2	25%
35.Bramford Road	26	1	3.8%
36.Spring Road	9	1	11.1%
39. Prince of Wales Drive	3	1	33.3%
44.St Matthew's Street	24	5	20.1%
45.Grimwade St	9	1	11.1%
46.Woodbridge Road	10	4	40%
Other 18 local centres	132	-	-
Totals	364	31	8.5%

In most of the 16 centres which are not fully occupied, only one or two shop units are vacant. The three exceptions to this are, Reynolds Road (3 vacant units), St Helen's Street (4 vacant units) and St Matthew's Street (4 vacant units). The latter two of these local centres are two of the five largest local centres, having 27 and 24 commercial units respectively in total, which 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, similar in character to the district centres which have relatively high numbers of vacant units. However, some of the previously vacant units within the St. Matthews Street centre have become occupied showing that there is churn in the centre overall, whilst in the St. Helens Street centre the same units remain vacant as recorded in 2013 and 2014.

Services provided by district & local centres

Table 5 provides a breakdown of the main types of shopping facility found in district and local centres. The uses listed mostly fall into distinct Use Classes as defined by the Use Classes Order. However, hairdressers, beauty and tanning salons and tattoo studios have been grouped together although hairdressers are categorised as retail (A1) whilst the other uses are Sui Generis. The same is true of dry cleaners (A1) and launderettes (Sui Generis). The table excludes vacant and residential units. There are a total of 262 occupied commercial units in the district centres and a total of 333 occupied commercial units in the local centres, equating to total of 595 occupied units across all centres.

Table 5: Mix of Uses in District and Local Centres

	Food & Convenience Stores (A1)	Post Offices ¹ (A1)	Other Retail ² (A1)	Hairdressers, Beauty Salons & Tattooists	Launderettes & Dry Cleaners	Betting Shops (SG)	Banks/Building Societies (A2)	Other A2 Uses	Cafes/Restaurants (A3)	Public Houses (A4)	Takeaways (A5)	Other Uses
Local Centres (units)	56	13	87	55	8	5	0	10	4	15	54	24
% of units ³	16.8%	3.9%	26.1%	16.5%	2.4%	1.5%	0%	3.0%	1.2%	4.5%	16.2%	7.2%
District Centres (units)	48	4	79	30	4	9	6	11	15	2	39	17
% of units	18.3%	1.5%	30.1%	11.4%	1.5%	3.4%	2.3%	4.2%	5.7%	0.8%	14.9%	6.5%
Totals	104	17	166	85	12	14	6	21	19	17	93	41
% of units	18.3%	2.9%	27.9%	14.3%	2.0%	2.6%	1.0%	3.5%	3.2%	2.8%	15.6%	6.9%

There has been little change in the overall make up of the mix of uses within district and local centre between the 2014 and 2015 surveys. Retail (A1) uses, both food / convenience stores and other retail, continue to dominate in both local and district centres and there is variety in the retail offer. Whilst food and convenience stores account for more than a third of shops in retail use, over a quarter of all units are occupied by other retailers providing a wide range of goods and services from home furnishings to second hand goods and from funeral services to model railway goods. No post offices have closed between the 2014 and 2015 surveys, although one bank has closed. District centres have a slightly higher proportion of retail shops than local centres on average. After retail uses, the next most common activity is the sale of hot takeaway food. 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, each occupying at least 10% of shop units. In local centres there are 15 public houses (4.5% of premises) however there are just 2 public houses (0.8% of premises) 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.

Residential uses have been omitted from Table 5, however there were a total of 61 residential units in both district and local centres in 2015, with no change from 2014. 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.

¹ Note that some post offices are within convenience stores or newsagents however they have been recorded as post offices as the small number means the effect on the totals for food and convenience stores and other uses is minimal. This has resulted in changing the classification of some stores between the 2014 and 2015 surveys.

² Excludes hairdressers as these are reported in a separate column.

³ Note that this may not total 100% due to rounding

Survey results in relation to Retail Policy DM21

Policy DM21 states that A2-A5 retail uses will only be permitted in district and local centres where they do not exceed 40% of the total ground floor frontage and of this 40% no more than 20% will be permitted for A4 or A5 uses. Table 6 shows the percentage of district and local centre frontage occupied by A2-A5 uses. Vacant units are included within these calculations. A further row has been added to show the percentage of frontage in use as a betting shop as during 2015 this use has been removed from the A2 classification.

Table 6: Frontage Occupation of A2-A5 Uses

	Local Centres	District Centres	All Centres
% frontage occupied by A2 uses	2.5	7.5	4.8
% frontage occupied by A3 uses	0.9	6.8	3.6
% frontage occupied by A4 uses	10.1	3.9	7.2
% frontage occupied by A5 uses	11.2	10.4	10.8
% frontage occupied by A2-A5 uses	24.8	28.6	26.5
Betting shops	1.3	3.3	2.2

Table 6 shows that on average across all district and local centres the aim to limit A2-A5 uses to 40% is being met, but this blanket figure does hide the fact that there is a minority of centres where there is in excess of 40% A2-A5 uses. Of the 34 local centres, six have in excess of 40% of their frontage length given over to A2-A5 uses and the same is true of two of the eleven district centres.

The information on betting shops in Table 6 shows that a relatively small proportion of frontage is in use as a betting shop, meaning that the change in their classification from A2 to Sui Generis is unlikely to have a major effect on the make up of centres overall. However, within some individual centres the betting shop frontage could be significant to the implementation of DM21 in that its removal from the A2-A5 calculation would mean that the scope for new A2-A5 uses is increased. This could lead to a reduction in the amount of A1 uses. In Local Centre 2 Garrick Way, Local Centre 4 Dales Road and District Centre 9 Hawthorn Drive betting shops represent 12.8%, 9.6% and 8.9% of frontage respectively. The Council is addressing this by proposing to specifically refer to betting shops alongside references to A2-A5 uses in policy DM21 through its emerging Core Strategy and Policies development plan document review.

Table 7 below indicates which centres have more than 40% of their frontage lengths occupied by A2-A5 uses. District Centre 13 Wherstead Road and Local Centre 24 Selkirk Road have been removed from this table due to betting shops being removed from Use Class A2 meaning that the proportion of frontage in A2-A5 use has fallen to below 40%.

Table 7: Frontages where A2-A5 Uses Exceed 40%

	Total frontage length (metres)	Total A2-A5 frontage length (metres)	A2-A5 frontage length as % of total
Local Centres			
10. Cambridge Drive	28.5	15.5	54.4%
12. Maidenhall Approach	42.8	27.8	65.0%
32. Cliff Lane	98.6	39.6	40.2%
36. Spring Road	100.6	40.3	40.2%
40. Bramford Road(560/651-77)	32.1	13.8	43.0%
46. Woodbridge Road (28-110)	72.2	33.4	46.3%
District Centres			
47. Ravenswood	158.4	65.8	41.5%
48. Duke Street	405.3	206.5	50.9%

Of the six local centres in Table 7, five (Maidenhall Approach, Cliff Lane, Woodbridge Road and Spring Road) feature public houses (A4 uses class) with very large frontages in comparison to standard shop frontages; these public houses largely account for the large proportion of A2-A5 uses. Bramford Road and Cambridge Drive are all very small centres with five or fewer shop units and therefore the percentage figure for A2-A5 uses can be dramatically altered by a change to just a single unit. The two district centres in Table 7 are both newly built and as mixed use developments consents for uses within the full A1-A5 range were permitted. Again, the Ravenswood centre includes a public house with a disproportionately large frontage and a McDonald's restaurant of which the same is true. Equally, Duke Street includes a 42m long frontage belonging to a former estate agency (A2 use) plus restaurants with frontages of 20m and 30m and takeaways with frontages of 20m, whilst many of the A1 uses occupy smaller units.

Conclusions

The following main conclusions can be drawn from the 2015 survey of district and local centres:

- There has been little change overall between the occupants recorded in the 2014 and 2015 surveys, with a relatively small number of units becoming vacant and a broadly equivalent number of vacant units becoming occupied.
- 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.
- After retail provision the most common types of businesses are hairdressers and hot food takeaways.
- In most centres A2-A5 uses do not exceed 40% of the frontage, reflecting the aims of policy DM21. In the few circumstances where A2-A5 uses exceed 40% this is generally due to the unique and acceptable circumstances of that centre. The relative success of most centres suggests that the policy does not have a negative effect on trading.
- The reclassification of betting shops as Sui Generis uses could have an effect on some centres in that the proportion of existing A2-A5 uses has been lowered, meaning that a greater amount of new A2-A5 uses could be acceptable under policy DM21. This may lead to a reduction in the A1 offer.
- Many centres are operating with no empty shop units and in most centres where there are vacant units there are only one or two.
- There are broad similarities to the centres with the highest proportions of vacant units. These tend to be older, larger centres spanning arterial routes where the commercial units were not purpose built as such. Due to the large number of units in such centres it appears that they continue to provide the function of local or district centre.

Appendix 1: Core Strategy Policies

The policies below are contained in the adopted Core Strategy and Policies development plan document (December 2011). The policies are currently being amended. Please see the Proposed Submission Core Strategy and Policies Development Plan Document Review (November 2014) and the Pre-Submission Main Modifications (September 2015).

POLICY CS14: RETAIL DEVELOPMENT

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.

Through the IP-One Area Action Plan, the Council will extend the Central Shopping Area to include the Westgate quarter and the land south of Crown Street and Old Foundry Road and allocate sites for retail development within it. This will enable the delivery of at least 35,000 sq m net of additional floorspace to diversify and improve the retail offer.

Major retail development in edge of centre or out of centre locations will be considered in light of national policy and the Council's aim to enhance the role, vitality and viability of Ipswich Central Shopping Area.

The Council will direct other town centre uses including offices, leisure and hotel developments into an extended town centre area, in recognition of the area's good accessibility by public transport, cycle and foot.

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

In the district centres and local centres, the Council will permit retail development of a scale appropriate to their size, function and catchment.

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 Planning Policy Statement 4 (PPS4)⁴ should be satisfied;**
- b. proposals for change of use from A1 to A2- A5 retail uses 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. Of this 40%, 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. the unit does not occupy a prominent position in the Centre;**

⁴ Please note that PPS4 has been replaced by the National Planning Policy Framework

- ii. **satisfactory vehicular access and car parking can be provided;**
- iii. **the unit has suffered from a clearly demonstrated long-term vacancy for a period of at least 12 months; and**
- iv. **the physical treatment of the unit minimises the problem of dead frontages or is appropriate to the proposed use.**

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

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

Two new District Centres are proposed within the plan period, 1) Sproughton Road and 2) Duke Street. These centres will provide retail units and community facilities of a scale appropriate to serve their catchment area. Development of the Northern Fringe in accordance with Policy CS10 will require the provision of a new District Centre.

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 payday loans shops).

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).

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.