

Ipswich Local Plan

District and Local Centres Identified Frontages Survey Report

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District and Local Centres - Identified Frontages Survey Report

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Section A - Monitoring District and Local Centres

Policy Context

The key determinant of planning applications in Ipswich is currently the Ipswich Borough Council Local Plan 2018-2036 which was adopted in March 2022. The revised National Planning Policy Framework is also a material consideration. The relevant adopted planning policies are contained in Appendix 1.

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

It is considered that enhancing available facilities in District Centres can help to provide more choice for local residents within walking distance of their homes. The Local Policy approach to District and Local Centres is to strengthen their role and function and seek to retain shops and community facilities. Policy DM30 (District and Local Centres) seeks to retain a balance between Use Class E (retail compatible uses) and non- Use Class E 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 11 existing District Centres and 34 Local Centres, containing around 700 individual units. These have been monitored on an annual basis since 1992, with the previous survey conducted in 2023. (No surveys were conducted in 2020 and 2021 due to Covid restrictions). The 2024 survey results can be found in Section C.

Use Classes

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. The Order allows for changes of use within the same class. This Order is periodically amended by Government (with the most recent amendment on 1 September 2020), to create a new use class 'E'. Class E is broader in scope than previous retail use classes were, providing flexibility for uses that would be generally acceptable in a retail environment, and which would previously have required planning consent for a change of use.

Class F was also created as part of this same 2020 amendment and covers uses previously defined in the revoked classes D1, 'outdoor sport', 'swimming pools' and 'skating rinks' from D2(e), as well as newly defined local community uses. These community uses are sometimes found within District and Local Centres.

The use class category 'Sui generis' (Latin for 'in a class of its own') now caters for many of the remaining uses. Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'. If the use of a site falls into this category, planning permission is always required to move to a different use. More detail on the Use Classes is available in Appendix 2.

Please note: Class MA allows for any building within Use Class E to be converted to residential. This includes shops, offices, restaurants, cafés and many more uses found in most high streets across England. For any application submitted on or after 5th March 2024, there is now no limit to the floor space that can be converted under Class MA and there is no requirement for the building to be vacant for 3 months. Because the monitoring runs from financial year to financial year rather than Calendar year, this change is unlikely to impact on the 2023/24 monitoring which therefore runs from 31 March 2023 to the 31 March 2024. However, it will impact on the next year of monitoring and beyond, i.e. the 2024/25 monitoring. This is being reported as it is a legal change which is relevant to the retail monitoring.

The Difference between District and Local Centres

District Centres are essentially larger versions of Local Centres and tend to serve wider catchment areas. The Local Plan describes the District Centres as: *'more strongly performing centres and rely on a stronger convenience retail offer to underpin their function, vitality and viability. All the District Centres contain a supermarket. The District Centres also tend to be located on radial routes and benefit from some passing trade.'*

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 Use Class E 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 (food, soft drinks and milk, alcohol and household cleaning products, etc) shopping.

Whilst District and Local Centres can provide essential shopping facilities, they may additionally accommodate other service uses. Any proposals for change of use in District and Local Centres will be considered against policies CS14 and DM30. In addition, community facilities such as doctors' and dentists' surgeries (now incorporated into Use Class E) may also be provided in suitable premises within or close to District and Local Centres. The Council wishes to support the vitality and viability of District and Local Centres particularly within those underperforming centres identified through monitoring work, which have suffered from high rates of long-term vacancies.

Section B – District and Local Centres Index

District Centres

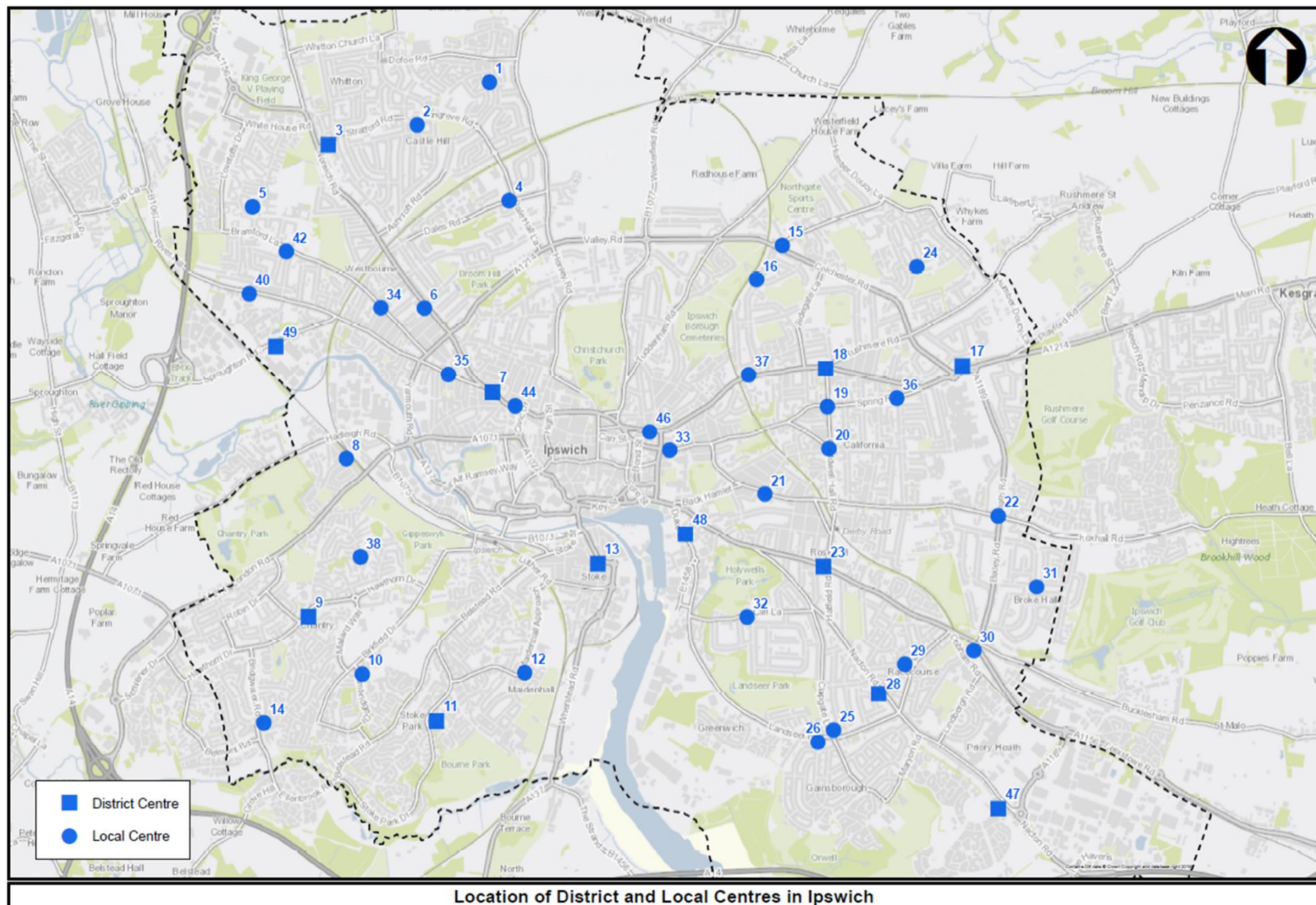
<i>Centre No¹</i>	<i>District Centre Name/Location</i>
3	Meredith Road
7	Norwich Road (1-91, 2-110) / Bramford Road
9	Hawthorn Drive
11	Stoke Park
13	Wherstead Road
17	Woodbridge Road East (27-53) / Heath Road
18	Cauldwell Hall Road / Woodbridge Road (418-785)
23	Felixstowe Road (55-201, 120-190)
28	Nacton Road (270-374)
47	Ravenswood
48	Duke Street
49	Sproughton Road (not yet established)

Local Centres

<i>Centre No</i>	<i>Local Centre Name/Location</i>
1	Fircroft Road
2	Garrick Way
4	Dale Hall Lane/ Dales Road
5	Ulster Avenue
6	Norwich Road (197-307a)
8	Dickens Road
10	Cambridge Drive
12	Maidenhall Green
14	Ellenbrook Green
15	Colchester Road (61-65)
16	Brunswick Road
19	Cauldwell Hall Road/Spring Road
20	Cauldwell Hall Road/ St John's Road
21	Foxhall Road (25-97, 34-124)
22	Bixley Road/ Foxhall Road
24	Selkirk Road
25	Clapgate Lane (207-221)/ Landseer Road (325-327a)
26	Reynolds Road
29	Queen's Way
30	Felixstowe Road (474-486)
31	Penshurst Road
32	Cliff Lane
33	St Helen's Street
34	Bramford Lane
35	Bramford Road
36	Spring Road
37	Albion Hill, Woodbridge Road (291-386)

¹ Please note that the numbers of the Local and District Centres are not strictly sequential where Centres have been de-designated through the Local Plan process. Centre reference numbers cross reference to the Policies Maps

38	Lavender Hill
40	Bramford Road (560 and 651-677)
42	Bramford Lane (483-487)
44	St Matthew's Street
46	Woodbridge Road (28-110)



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. Units have been updated to reflect the new Ipswich Local Plan (2022). The inspection involved noting down any changes to the unit use and also noting whether there are any new units which are functioning as part of the centre. These site-based surveys were undertaken during August 2024.

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 unit was vacant in both the 2024 and 2023 surveys, 'vacant' appears in brackets as well as the previous use. Where the occupant has changed between the 2023 and 2024 surveys, the former occupant is shown in brackets. The Number of E units below the tables includes vacant units which, when most recently occupied, were in use class E. 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 include 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.**

Please note that the figures in brackets at the bottom of each Table are the percentage of the Use Class referred to of the total frontage of the centre.

Local Centre 1 - Fircroft Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
001A	86 Palmcroft Road	The Man On The Moon	Public House	SG	24.7	30.7%
001C	145 Fircroft Road	Fircroft Road Pharmacy (Co-op Pharmacy)	Chemist (Chemist)	E (E)	5.8	7.2%
001D	147 Fircroft Road	Co-op Foodstore	Foodstore	E	21.8	27.1%
001E	149 Fircroft Road	The Croft's Bakery	Bakery	E	5.7	7.1%
001F	151 Fircroft Road	Fircroft Hairdressing	Hairdresser	E	5.5	6.8%
001G	153 Fircroft Road	Fircroft Laundry and Dry Cleaner	Launderette	E	5.5	6.8%
001H	155 Fircroft Road	Henley's Fish bar	Takeaway	SG	5.5	6.8%

001I	157 Fircroft Road	Fircroft Road News Agents	Post Office	E	5.9	7.3%
					80.4	

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

Number of SG units and percentage of identified frontage length = 2 (37.6%)

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

Number of occupied units and percentage of frontage length = 8 (100%)

Local Centre 2 - Garrick Way

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
002A	15 Garrick Way	Co-op Foodstore	Foodstore	E	15.2	17.0%
002B	19 Garrick Way	Castle Hill Local Shop (P. A. Collings)	Convenience Store (Greengrocers/ Florist)	E (E)	7.8	8.7%
002C	25 Garrick Way	Liberti's	Hairdresser	E	7.3	8.2%
002D	27 Garrick Way	Marmaris	Takeaway	SG	7.3	8.2%
002E	31 Garrick Way	Vacant (Vacant - Get Fresh)	Vacant (Vacant – Household Goods)	V (E)	3.7	4.1%
002F	35-39 Garrick Way	Topaz	Gifts, Clothes, Coffee, Beauty and Tanning Salon	SG	7.3	8.2%
002M	41 Garrick Way	Premier	Convenience Store	E	7.3	8.2%
002G	43 Garrick Way	Castle Hill barbers	Barbers	E	7.3	8.2%
002H	47 Garrick Way	Vacant (Sweets and Stuff)	Vacant (Sweet Shop)	V (E)	7.3	8.2%
002I	51 Garrick Way	New China	Takeaway	SG	7.3	8.2%
002J	55-57a Garrick Way	William Hill	Betting Shop	SG	11.4	12.8%
					89.2	

Number of E units and percentage of identified frontage length = 7 (62.7%)

Number of SG units and percentage of identified frontage length = 4 (37.3%)

Number of vacant units and percentage of frontage length = 2 (12.3%)

Number of occupied units and percentage of frontage length = 9 (87.7%)

District Centre 3 - Meredith Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
003A	1 Meredith Road	Whitton Stores	Newsagent	E	6	3.9%
003B	3-5 Meredith Road	St Elizabeth Hospice	Charity Shop	E	6	3.9%
003C	4 Meredith Road	Quality Kebab	Takeaway	SG	7	4.6%
003D	6 Meredith Road	East Anglian Children's Hospice Shop	Charity Shop	E	7	4.6%
003E	7 Meredith Road	Razor King	Hairdresser	E	4	2.6%
003F	8 Meredith Road	Al's Cafe	Café	E	7	4.5%
003G	10 Meredith Road	Bekash Tandoori	Takeaway	SG	6.5	4.2%
003H	11 Meredith Road	7 Day Express (Pick' N Save)	(Convenience Store) Convenience Store	E (E)	5	3.3%
003I	12 Meredith Road	Sense	Charity Shop	E	7	4.6%
003J	13 Meredith Road	Rodi Pizza and Grill	Takeaway	SG	3.2	2.1%
003K	14 Meredith Road	Farm Foods	Supermarket	E	28	18.3%
003L	15-25 Meredith Road	Morrisons Daily (Morrisons Local)	Supermarket / Post Office	E (E)	24.3	15.9%
003M	27 Meredith Road	Fridays	Takeaway	SG	7.2	4.7%
003O	31 Meredith Road	Alec Butcher	Undertaker	E	7	4.6%
003N	35 Meredith Road	Kay's	Greengrocer / Florist	E	7	4.6%
003P	39 Meredith Road	Jade House	Takeaway	SG	10.6	6.9%
003Q	125 Shakespeare Road	Ladbrokes	Betting Shop	SG	10.2	6.7%
					153	

Number of E units and percentage of identified frontage length = 11 (70.8%)

Number of SG units and percentage of identified frontage length = 6 (29.2%)

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

Number of occupied units and percentage of frontage length = 17 (100%)

Local Centre 4 - Dales Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
004A	123 Dale Hall Lane	Co-operative Funeral Care	Undertakers	E	9.5	9.7%
004B	125 Dale Hall Lane	Your Ipswich	Estate Agency	E	6.5	6.6%
004C	214 Dales Road	Co-op Daily	Foodstore	E	13	13.3%
004D	216 Dales Road	Emaus @ The Dales	Charity Shop	E	15	15.3%
004E	239 Dales Road	Green Ace Garage (Crescent Motor Engineers)	Car Repairs (Car Repairs)	SG (SG)	27	27.6%
004F	241 Dales Road	Impressions	Hairdresser	E	6.5	6.6%
004G	243 Dales Road	Penny Lane Computers	Computer Shop	E	7	7.1%
004H	249 Dales Road	Dales Road Post Office	Post Office	E	7	7.1%
004I	251 Dales Road	Krustys Bakery	Bakery	E	6.5	6.6%
					98	

Number of E units and percentage of identified frontage length = 8 (72.4%)

Number of SG units and percentage of identified frontage length = 1 (27.6%)

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

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

Local Centre 5 - Ulster Avenue

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
005A	13 Ulster Avenue	Hardi's Barbers	Barbers	E	6.1	7.5%
005B	15-23 Ulster Avenue	Co-op Foodstore	Foodstore	E	28.1	34.7%
005C	27 Ulster Avenue	G. M. Taylor	Undertaker	E	7.8	9.6%
005D	33 Ulster Avenue	White House Takeaway	Takeaway	SG	7.8	9.6%
005E	35 Ulster Avenue	Silver Service Takeaway	Takeaway	SG	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	E	7.8	9.6%
005H	49 Ulster Avenue	Vincenzo	Hairdresser	E	7.8	9.6%

					81	
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Number of E units and percentage of identified frontage length = 5 (71.1%)

Number of SG units and percentage of identified frontage length = 3 (28.9%)

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

Number of occupied units and percentage of frontage length = 8 (100%)

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

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
006A	245 Norwich Road	New Istanbul Barber	Barber	E	7	4.8%
006B	265 Norwich Road	Chop Suey House	Takeaway	SG	5	3.4%
006C	267 Norwich Road	Domestic Appliance Centre	Electrical	E	5.5	3.8%
006D & 006E	269-271 Norwich Road	Quality Dry Cleaners	Dry cleaning	E	5.5	3.8%
006F	273 Norwich Road	Robinsons Hair & Beauty	Hairdresser/ Beauty	E	6	4.1%
006G	275 Norwich Road	Victor Doe	Hairdresser	E	6.5	4.4%
006H	277 Norwich Road	What's Ya Flava	E-Cigarettes	E	4.5	3.1%
006I	279 Norwich Road	Family Chicken and Pizza	Takeaway	SG	5	3.4%
006J	281 Norwich Road	Michael's	Takeaway	SG	3.9	2.7%
006K	283 Norwich Road	Co-op Funerals	Undertaker	E	8.4	5.7%
006L	285 Norwich Road	Fry-days	Takeaway	SG	8.5	5.8%
006M	287 Norwich Road	Tan-Fast	Beauty	SG (E)	6.5	4.4%
006N	289 Norwich Road	Rainbow Pharmacy	Chemist	E	5	3.4%
006O	291 Norwich Road	Hunnaball of Ipswich	Undertaker	E	8.9	6.1%
006P	293-299 Norwich Rd	Tesco Express	Supermarket	E	16	10.9%
006Q	301 Norwich Road	Glyn Hopkins	Car sales	SG	34	23.3%
006R	307 Norwich Road	Hicks Carpets	Flooring	E	5.5	3.8%
006S	307a Norwich Road	Odyssey	Barbers	E	4.5	3.1%
					146.2	

Number of E units and percentage of identified frontage length = 12 (57%)

Number of SG units and percentage of identified frontage length = 6 (43%)

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

Number of occupied units and percentage of frontage length = 18 (100%)

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

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
007A	1 Norwich Road	Vacant (Beautiful Designs)	Vacant (Bridal Wear)	V (E)	20.5	4.6%
007B	1a Norwich Road	Solea	Beauty Salon	SG	4.5	1%
007C	2-4 Norwich Road	Vacant (The Charnel House)	Vacant (Clothing Store)	V (E)	11.5	2.6%
007D	3-3a Norwich Road	Halal Connection	Butcher/Food Store	E	10.5	2.3%
007E	3b Norwich Road	Lawrence Glass and Windows	Glazing Installer	E	3.5	0.8%
007F	5a Norwich Road	Vacant (First Call Contact Services)	Vacant (Recruitment)	V (E)	3.5	0.8%
007G	5 Norwich Road	Blossom Roses and Cakes	Cake Shop	E	5.1	1.1%
007H	6 Norwich Road	Antonio Giovanni	Hairdresser	E	4.4	1%
007I	7 Norwich Road	Gratar Romanesc La Berte	Restaurant / Takeaway	SG	5.1	1.1%
007J	8 Norwich Rd	Star Clothing	Clothing Alterations / Dry Cleaners	E	5.5	1.2%
0007L	10 Norwich Rd	King Kebabs	Takeaway	SG	4.3	1.0%
007K	9 Norwich Road	Coral	Betting Shop	SG	5.5	1.2%
007M	11-13 Norwich Road	Suffolk Halal Stores	Foodstore	E	11.6	2.6%
007N	12 Norwich Road	12 Norwich Road	Convenience Shop	E	5.7	1.3%
007O	15 Norwich Road	Sporta Personnel	Recruitment)	E	4.5	1%
007P & 007R	14-16 & 18a Norwich Road	Vacant (Vacant - East of England Co-op)	Vacant (Vacant - Supermarket)	V (E)	11.5	2.6%
007Q	17 Norwich Road	A+ Mobiles	Mobile Phone Shop	E	2.9	0.6%
007R	18 Norwich Road	Ararat	Restaurant	E	6.7	1.5%
007T	19 Norwich Road	Gents Hairstylists	Hairdresser	E	4.9	1.1%
007U & 007V	20 & 20a-28 Norwich Road	Coe's	Clothes Shop	E	48	10.7%

007W	21 Norwich Road	Magic Touch	Dry Cleaning	E	4.1	0.9%
007X	23 Norwich Road	Turkish Delight	Restaurant	E	5.5	1.2%
007Y	25 Norwich Road	Orange Shop	Food Store	E	4.8	1.1%
007Z	27-29 Norwich Road	The Hive	Community Centre	SG	10	2.2%
007AA	30 Norwich Road	Vacant (Vacant - Just a Day)	Vacant (Vacant - Bridal Wear)	V (E)	18.5	4.1%
007AB	31 Norwich Road	Vacant (Vacant - Preloved Clothes)	Vacant (Vacant - Clothing Store)	V (E)	4.5	1%
007AC	32-36 Norwich Road	Bicafe O Portugues	Deli/Foodstore and Coffee Shop	E	9.5	2.1%
007AD	33 Norwich Road	Adorable	Hair & Beauty Salon	SG	4.5	1%
007AE	35 Norwich Road	Nos Terra	Café	E (E)	5.8	1.3%
007AF	37 Norwich Road	Vacant (Vacant - Café Central)	Vacant (Vacant - Café)	V (E)	5	1.1%
007AG	38 Norwich Road	Vacant (Ocean Fish & Chips)	Vacant (Takeaway)	V (SG)	4	0.9%
007AH	39 Norwich Road	Café Carla	Café	E	4.8	1.1%
007AI	40-42 Norwich Road	Vacant (Carib Bar & Grill)	Vacant (Restaurant)	V (E)	6.5	1.5%
007AJ	41 Norwich Road	Stop 1 Barbers	Hairdresser	E	5.4	1.2%
007AK	43 Norwich Road	Daily Fresh Store	Convenience Store	E	5.9	1.3%
007AL	44 Norwich Road	The Village Shop	Foodstore	E	4.6	1.0%
007AM	45 Norwich Road	Fortune Cookie	Takeaway	SG	6.5	1.5%
007AN	46 Norwich Road	Maharani	Restaurant	E	6.5	1.5%
007AO	46a Norwich Road	Vacant (Romandos Pizza)	Vacant (Takeaway)	V (SG)	3.5	0.8%
007AP	47 Norwich Road	D-Sauce Afro Kitchen	Restaurant	E	5.5	1.2%
007AQ	48-54 Norwich Road	Mi Piacce (Vacant)	Restaurant (Vacant)	E (V)	17	3.8%
007AR	49 Norwich Road	Pizza Hut Delivery	Takeaway	SG	7.6	1.7%
007AS	51 Norwich Road	A Cut	Hairdresser	E	6.4	1.4%
007AT	53 Norwich Road	Ipswich Hair and Beauty Supplies	Beauty Retailer	E	7	1.6%
007AU	55 Norwich Road	Dalia Beauty (Vacant)	Nail and Beauty (Vacant)	SG (V)	7	1.6%
007AV	61 Norwich Road	Vacant (Vacant -	Vacant (Vacant -	V (E)	7	1.6%

		Alexandrija)	Foodstore)			
007BW	63 Norwich Road	Lydia's Fabrics	Fabrics	E	7	1.6%
007AW	62 Norwich Road	Top Style Barber	Hairdresser	E	3.9	0.9%
007AX	64 Norwich Road	Bodrum Kebab House	Takeaway	SG	3.9	0.9%
007AY	66 Norwich Road	TS Shawarma	Takeaway	SG	3.9	0.9%
007AZ	68 Norwich Road	Vacant (Coffee Shop)	Vacant (Coffee Shop)	V (E)	3.5	0.8%
007BA	69 Norwich Road	Vacant (Vacant - Reliance Employment)	Vacant (Vacant – Employment agency)	V (E)	4.4	1%
007BB	71 Norwich Road (formerly part of 73 Norwich Road)	Frozen Sea	Frozen Seafood	E	4.8	1%
007BC	70-72 Norwich Road	Hair Tech	Hairdressing Suppliers	E	3.5	0.8%
007BD	73 Norwich Road	RBFADZ	Barber	E	3.1	0.7%
007BE	74-78 Norwich Road	IBC Car Park (Demolished)	Car Park (Demolished)	-	-	-
007BF	75 Norwich Road	Vacant (Vacant - Street Corner)	Vacant (Vacant - Foodstore)	V (E)	6	1.3%
007BG	79-81 Norwich Road	Eastravel	Travel Agent	E	13.4	3.0%
007BH	80 Norwich Road	Vacant (Vacant - Nu Roots)	Vacant (Vacant - Hairdresser)	V (E)	3.9	0.9%
007BI	82 Norwich Road	Vacant (U Mobile)	Vacant (Phone Accessories)	V (E)	3.9	0.9%
007BK	84 Norwich Road	Vacant (Vacant - Rainbow Shop)	Vacant (Vacant – Newsagents)	V (E)	3.5	0.8%
007BM	86 Norwich Road	Cool Curl	Nail and Beauty	SG (E)	3.9	0.9%
007BN	88 Norwich Road	Appliances R Us	Electrical appliances	E	3.4	0.8%
007BP	90-92 Norwich Road	Madina Butchery & Mart	Foodstore	E	8	1.8%
007BQ 007BR	94 & 96 Norwich Road	Vacant (Vacant – Eastenders)	Vacant (Vacant - Furniture shop)	V (E)	7.3	1.6%
					448.4	

Number of E units and percentage of identified frontage length = 50 (83.3%)

Number of SG units and percentage of identified frontage length = 14 (16.5%)

Number of vacant units and percentage of frontage length = 18 (28.7%)

Number of occupied units and percentage of frontage length = 47 (71.3%)

Local Centre 8 - Dickens Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
008A	34 Dickens Road	Vacant (Vacant - SP Clearance Outlet)	Vacant (Vacant - House Clearance)	V (E)	7.8	16.4%
008B	36 Dickens Road	Happy Star (The Golden Meng)	Takeaway (Takeaway)	SG (SG)	8	16.8%
008C	38 Dickens Road	Living Water	Charity Shop	E	8	16.8%
008D	40 Dickens Road	Barberhood	Barber	E	8	16.8%
008E	42 Dickens Road	Premier	Newsagent / Off Licence	E	8	16.8%
008F	44 Dickens Road	Lucky House	Takeaway	SG	7.8	16.4%
					47.6	

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

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

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

Number of occupied units and percentage of frontage length = 5 (83.6%)

District Centre 9 – Hawthorn Drive

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
009A	206 Hawthorn Drive	Hawthorn Drive Surgery	Surgery	E	12.5	7.4%
009B	245-253 Hawthorn Drive	Co-op Foodstore (with ancillary Subway) and Co-op Funeral Services	Supermarket	E	29	17.3%
009C	259 Hawthorn Drive	Chantry Royal Fish and Chips (Chantry Royal)	Takeaway (Takeaway)	SG (SG)	6.8	4.0%
009D	263 Hawthorn Drive	Simply Flowers	Florist	E	6.6	3.9%
009E	267 Hawthorn Drive	Kay's	Green Grocers	E	6.5	3.9%
009F	271-275 Hawthorn Drive	Barla's Coffee (Vacant)	Café (Vacant)	E (V)	13.5	8.0%
009G	279 Hawthorn Drive	Chantry Butchers	Butcher	E	7	4.2%
009H	281a Hawthorn Drive	Chantry Post Office	Post Office	E	5	3.0%
009I	283 Hawthorn Drive	Top Shop	Hairdresser	E	6.6	3.9%

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
009J	287 Hawthorn Drive	St Elizabeth's Hospice	Charity shop	E	6.8	4.0%
009K	291 Hawthorn Drive	Tony's Pizza and Grill	Takeaway	SG	6.6	3.9%
009L	295 Hawthorn Drive	Victoria's Bakery	Bakers	E	7	4.2%
009M, N & O	295a/299/299a Hawthorn Drive	Coral	Betting Shop	SG	15	8.9%
009P	301 Hawthorn Drive	Vacant (The Kingfisher)	Vacant (Public House)	V (SG)	29	17.3%
009Q	204 Hawthorn Drive	Hawthorn Drive Pharmacy	Pharmacy	E	10.1	6.0%
					168	

Number of E units and percentage of identified frontage length = 11 (65.8%)

Number of SG units and percentage of identified frontage length = 4 (34.2%)

Number of vacant units and percentage of frontage length = 1 (17.3%)

Number of occupied units and percentage of frontage length = 14 (82.7%)

Local Centre 10 – Cambridge Drive

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
010A	9 Cambridge Drive	Dino's Barber Shop (Barber Shop)	Barber (Barber)	E (E)	5.2	18.2%
010B	11 Cambridge Drive	Chipswich Fish & Chips	Takeaway	SG	7.2	25.3%
010C	15-23 Cambridge Drive	One Stop	Newsagent/ Off Licence	E	7.8	27.4%
010D	27 Cambridge Drive	Jade Village	Takeaway	SG	8.3	29.1%
					28.5	

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

Number of SG units and percentage of identified frontage length = 2 (54.4%)

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

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

District Centre 11 – Stoke Park Drive

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
011X	51 Stoke Park Drive	Welch Pharmacy	Pharmacy	E	7.5	8%

011Y	53 Stoke Park Drive	Stoke Park Dental Care	Dentist	E	22.5	24%
011AC	55 Stoke Park Drive	Porters	Take away	SG	7.5	8%
011Z	57 Stoke Park Drive	Londis (Vacant)	Convenience Store (Vacant)	E (V)	7.5	8%
011AA	76 Lanercost Way	Stoke Park Medical Centre	Surgery	E	8.8	9.4%
011AB	Stoke Park Drive	Asda	Food store	E	40	42.6%
					93.8	

Number of E units and percentage of identified frontage length = 5 (92%)

Number of SG - units and percentage of identified frontage length = 1 (8%)

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

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

Local Centre 12 – Maidenhall Green

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
012A	9 Maidenhall Green	Morrisons Daily/ Post Office (McColls)	Convenience Store/Post Office (Post Office/Newsagent)	E (E)	5	11.7%
012B	13 Maidenhall Green	Maidenhall Fish Bar, Kebab & Pizza (Marios Fish Bar)	Takeaway (Takeaway)	SG (SG)	5	11.7%
012C	17 Maidenhall Green	Procter's	Butcher	E	5	11.7%
012D	21 Maidenhall Green	Maidenhall Residents' Association	Community Centre	F2	5	11.7%
012E	69 Maidenhall Approach	Vacant (Vacant - The Smock)	Vacant (public house)	V (SG)	22.8	53.3%
					42.8	

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

Number of SG units and percentage of identified frontage length = 2 (65%)

Number of F2 units and percentage of identified frontage length = 1 (11.7%)

Number of vacant units and percentage of frontage length = 1 (53.3%)

Number of occupied units and percentage of frontage length = 4 (46.7%)

District Centre 13 – Wherstead Road

The percentage of frontages have changed here due to 61 Wherstead Road splitting to a separate unit and the frontages being remeasured.

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
013A	1 Purplett Street / 19 Wherstead Road	B-Star Barbers	Barbers	E	13.5	7.0%
013C	17 Wherstead Road	Suffolk Computer Repairs	Computer Repairs	E	8	4.2%
013D	21-23 Wherstead Road	Premier Stores	Convenience store	E	15	7.8%
013E	25A and 25B Wherstead Road	Residential	Dwelling House/s	C3	-	-
013F	27 Wherstead Road	Star Fish	Takeaway	SG	4.9	2.6%
013G	29 Wherstead Road	Royal Jorna	Takeaway	SG	3.9	2%
013H	31 Wherstead Road	Golden Egg Oriental	Takeaway	SG	3.9	2%
013I	35 Wherstead Road	Salon 35	Hairdresser	E	4.9	2.6%
013J	37 Wherstead Road	Vacant (Vacant – Antiques)	Vacant (Vacant – Antiques)	V (E)	3.1	1.6%
013K	39 Wherstead Road	Vacant (Vacant – Travel Agent)	Vacant (Vacant – Travel Agent)	V (E)	3	1.6%
013KA	45 Wherstead Road	Baltic Mini-Market	Supermarket	E	6.3	3.3%
013L	47 Wherstead Road	Jade Spa (Beauty Inspired Studio)	Beauty (Beauty)	SG (SG)	4.3	2.2%
013M	49 Wherstead Road	O'WL Wool	Wool Shop	E	4	2.1%
013N	53 Wherstead Road	Laguna Locks Hair Studio	Hairdresser	E	4.3	2.2%
013O	53a, 55-59 Wherstead Road	The Quays	Public House	SG ()	15.2	7.9%
013OA	61 Wherstead Road	Travellers Choice	Hotel	C1	4.2	2.2%
013P	57 Austin Street	Ladbrokes	Betting Shop	SG	10.5	5.5%
013Q	59 Austin Street	International Foodstore	Convenience Store	E	6.5	3.4%
013R	61 Austin Street	Eastern Credit Union	Office	E	6.5	3.4%
013S	63 Austin Street	Eastern Credit Union	Office	E	7	3.6%
013T	65 Austin Street	Stoke Food Store and Off Licence	Convenience Store	E	15.5	8.1%
013U	65-67 Wherstead Road	Vacant (Vacant - Papa's Piri Piri)	Vacant (Vacant – Café)	V (E)	23.1	12.0%
013V	196 Vernon Street	Co-op Foodstore	Foodstore	E	24.5	12.8%
					192.1	

Number of E units and percentage of identified frontage length = 15 (75.6%)
 Number of SG units and percentage of identified frontage length = 6 (22.2%)
 Number of C3 units and percentage of identified frontage length = 1 (0%)
 Number of C1 units and percentage of identified frontage length = 1 (2.2%)

Number of vacant units and percentage of frontage length = 3 (15.2 %)
 Number of occupied units and percentage of frontage length = 20 (84.8%)

Local Centre 14 – Ellenbrook Green

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
014A	1 Ellenbrook Green	Vithusan Convenience	Post office and Convenience Store	E	6.3	4.9%
014B	2 Ellenbrook Green	Ladbrokes	Betting shop	SG	6.3	4.9%
014C	3 Ellenbrook Green	Riversbrook Veterinary Practice	Vet	E	6.3	4.9%
014D	4 Ellenbrook Green	Kew Pharmacy	Pharmacy	E	6.3	4.9%
014E	13 EllenbrookGreen	Ellenbrook Fish Bar	Takeaway	SG)	6.2	4.8%
014F	14 EllenbrookGreen	Bar B Q House	Takeaway	SG	6.2	4.8%
014G	15 EllenbrookGreen	Penalty 2 Convenience	Convenience Store	E	6.2	4.8%
014H	16 EllenbrookGreen	J'adore The Hair Boutique (J'adore Hair and Beauty)	Hairdresser (Hairdresser)	E (E)	6.2	4.8%
014I	112 BridgwaterRoad	Belstead Arms	Public House	SG	32.4	25.3%
014J	308 SheldrakeDrive	Lennox's	Dry Cleaners	E	6.6	5.2%
014K	310 SheldrakeDrive	Co-op Foodstore including Belstead Hills Pharmacy	Foodstore and pharmacy	E	18.7	14.6%
014L	Ellenbrook Road	BP Petrol station, car wash and Morrison's Local	Petrol Station, car wash, convenience store	SG	20.4	15.9%
					128.1	

Number of E units and percentage of identified frontage length = 7 (44.2 %)
 Number of SG units and percentage of identified frontage length = 5 (55.8%)

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

Local Centre 15 – Colchester Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
015A	61 Colchester Road	Studio 47 (Ace Hair and Beauty)	Hairdresser (Hairdresser 2)	E (E)	18	42.2%
015B	63 Colchester Road	MDE Electrical Supplies	Lighting	E	6.7	15.7%
015C	65-67 Colchester Road	Co-op	Supermarket	E	18	42.2%
					42.7	

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

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

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

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

Local Centre 16 – Brunswick Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
016A	169 Brunswick Road	Shadows for Hair	Hairdresser	E	6.5	16.7%
016B	171 Brunswick Road	Skinwear Tattoo Studio	Tattoo Studio	SG	6.5	16.7%
016C	173 Brunswick Road	Brunswick Electrical	Electrical	E	6.5	16.7%
016D	175 Brunswick Road	Good Taste	Takeaway	SG	6.5	16.7%
016E	177 Brunswick Road	Brunswick Road Post Office	Post Office	E	6.5	16.7%
016F	179 Brunswick Road	Blissful Beauty	Beauty Salon	SG	6.5	16.7%
					39	

Number of E units and percentage of identified frontage length = 3 (50%)

Number of SG units and percentage of identified frontage length = 3 (50%)

Number of vacant units and percentage of frontage length = 0 (0.0%)

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

² (self describes as a hair salon on the website and shop frontage – beauty services 'Blissful Beauty' is ancillary)

District Centre 17- Woodbridge Road East

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
017A	27 Woodbridge Road East	Applegreen Garage	Petrol Station	SG	23	20.6%
017B	29 Woodbridge Road East	Specs Factory	Opticians	E	7.5	6.7%
017C	31 Woodbridge Road East	Heath Road Convenience (Vape City)	Convenience Store (Vape and convenience shop)	E (E)	7.5	6.7%
017D	33 Woodbridge Road East	William H. Brown	Estate Agents	E	7.5	6.7%
017E	35 Woodbridge Road East	Martin's Bakery	Bakery	E	7.5	6.7%
017F	37 Woodbridge Road East	Ipswich Barber	Barber	E	7.5	6.7%
017G	39 Woodbridge Road East	Ballantines Blinds and Awnings	Blinds and Awnings	E	7.5	6.7%
017H	41 Woodbridge Road East	Greggs	Bakery	E	7.5	6.7%
017I	43 Woodbridge Road East	Wongs	Takeaway	SG	7.5	6.7%
017J	45 Woodbridge Road East	Pennington (Vacant)	Estate Agent (Vacant)	E (V)	7.5	6.7%
017K	47 Woodbridge Road East	Murtons	Florist	E	7.5	6.7%
017L	51-53 Woodbridge Road East	Co-op & Rushmere Post Office	Supermarket/Post Office	E	13.7	12.3%
					111.7	

Number of E units and percentage of identified frontage length = 10 (72.7 %)

Number of SG units and percentage of identified frontage length = 2 (27.3 %)

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

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

District Centre 18 – Woodbridge Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
018B	418 Woodbridge Road	Eastern Spice	Takeaway	SG	6.8	2.3%
018C	420 Woodbridge Road	Bella Napoli	Takeaway	SG	6.8	2.3%
018D	422 Woodbridge Road	The Candy Box	Convenience store	E	6.9	2.4%
018E	424 Woodbridge Road	Victoria's Bakery	Bakery	E	6.9	2.4%

018F	426 Woodbridge Road	Taste Community Café	Café	E	6.9	2.4%
018G	428 Woodbridge Road	Rushmere Pharmacy	Pharmacy	E	6.9	2.4%
018H	430 Woodbridge Road	Shades	Hairdresser	E	6.9	2.4%
018I	432 Woodbridge Road	Blake Mayhew	Estate Agents	E	6.9	2.4%
018J	436 Woodbridge Road	BP, shop, and car wash	Petrol station, retail and car wash	SG	13	4.5%
018K	438 Woodbridge Road	Sainsbury's Local	Supermarket	E	23.2	8.0%
018L	468 Woodbridge Road	Joshua Luke Hair	Hairdresser	E	4.5	1.5%
018M	470 Woodbridge Road	Turkish Barbers	Barbers	E	4.5	1.5%
018N	472 Woodbridge Road	Launderclean	Dry cleaning & launderette	E	4.5	1.5%
018O	474 Woodbridge Road	P.I. Mickelsen Family Butchers	Butchers	E	4.5	1.5%
018P	476 Woodbridge Road	Ladbrokes	Betting office	SG	7	2.4%
018Q	482 Woodbridge Road. Unit 1	Ottoman Turkish Restaurant	Restaurant	E	5.4	1.9%
018Qa	482 Woodbridge Road. Unit 2	Ottoman Turkish Restaurant	Restaurant	E	5.4	1.9%
018Qb	482 Woodbridge Road. Unit 3	The Golden Fish	Takeaway	SG	5.4	1.9%
018R	484 Woodbridge Road	Office Furniture	Furniture shop	E	8.4	2.9%
018S	486 Woodbridge Road	National Tyres and Autocare	Motor repairs	SG (B2)	19.2	6.6%
018T	488 Woodbridge Road	Audi Workshop	Motor sales	SG (B2)	19.8	6.8%
018U	501-699 Woodbridge Road	Hearing Care Centre	Hearing healthcare	E	22	7.6%
018V	524 Woodbridge Road	PSM Locksmiths	Locksmiths	E	5.2	1.8%
018W	524 Woodbridge Road (Rear of)	Yogability	Yoga studio	E	-	-
018Y	715 Woodbridge Road	Lucy's Unwrapped and Refill	Refill Store	E	3.9	1.3%
018Z	717 Woodbridge Road	Markhams Fishing Tackle	Fishing Tackle	E	3.9	1.3%
018AA	719 Woodbridge Road	S & I Hair and Beauty (Hairdressers	E	3.9	1.3%
018AB	721 Woodbridge Road	David Sparkes	Barbers	E	3.9	1.3%
018AC	723-725	Shirley Shelley	Cleaners	E	7.8	2.7%

	Woodbridge Road					
018AD	727 Woodbridge Road	Rococco Hair and Beauty	Hair and beauty	E	20.6	7.1%
018AE	757 Woodbridge Road	Residential	Residential	C3	-	-
018AF	763 Woodbridge Road	Mark's	Hairdresser	E	4.4	1.5%
018AG	767 Woodbridge Road	Clipper Talk	Barbers	E	4.4	1.5%
018AH	769 Woodbridge Road	Mr Korai	Takeaway	SG	4.4	1.5%
018AI	771 Woodbridge Road	Oriental Gourmet	Takeaway	SG	4.4	1.5%
018AJ	773 Woodbridge Road	Chris's Fruit & Veg	Greengrocer/ Florist	E	4.5	1.5%
018AK	777-779 Woodbridge Road	Spar	Supermarket	E	8.8	3.0%
018AL	785 Woodbridge Road	Ipswich DryCleaners	Dry Cleaners	E	9.4	3.2%
					291.3	

Number of E units and percentage of identified frontage length = 28 (70.2%)

Number of SG units and percentage of identified frontage length = 9 (29.8%)

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

Number of vacant units and percentage of frontage length = 0 (0.0%)

Number of occupied units and percentage of frontage length = 38 (100%)

Local Centre 19 – Cauldwell Hall Road/ Spring Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
019B	74 Cauldwell Hall Road	Flamey Grill	Takeaway	SG	4.9	4.2%
019C	76 Cauldwell Hall Road	The Groom House (Mecelc Solutions)	Dog Grooming (Electrical Contractors)	E (E)	4.9	4.2%
019F	324 Spring Road	The Old Times	Public house	SG	20	17.2%
019G	111-113 Cauldwell Hall Road	Co-op Daily	Supermarket	E	15.4	13.3%
019I	145 Spring Road	Evergreen	Takeaway	SG	5.3	4.6%
019J	147 Spring Road	Curry Garden	Takeaway	SG (SG)	4.8	4.1%
019K	149 Spring Road	Spring Clean	Launderette	SG	6.8	5.9%

019L	153 Spring Road	Fore-most Garage Doors	Garage Doors	E	4.3	3.7%
019M	155 Spring Road	No 95	Convenience	E	11.7	10.1%
019N	157-159 Spring Road	Residential	Residential	C3	-	-
019Q	201-203 Spring Road	Spring Road Pharmacy	Pharmacy	E	14.9	12.8%
019S	322 Spring Road	RFC Services, The Fireplace Experts	Fireplaces	E	11.5	9.9%
019U	366 Spring Road	Vacant (Marshion Electronics)	Vacant (Electrical)	V (E)	6.9	5.9%
019V	328a Spring Road	The Barber Shop	Barbers	E	4.8	4.1%
					116.2	

Number of E units and percentage of identified frontage length = 8 (64%)

Number of SG units and percentage of identified frontage length = 5 (36%)

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

Number of vacant units and percentage of frontage length = 1 (5.9%)

Number of occupied units and percentage of frontage length = 13 (94.1%)

Local Centre 20 – Cauldwell Hall Road/ St John's Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
020A	69 St John's Road	All Doors Garage Doors	Garage door supplier	E	8.9	9.3%
020B	71 St John's Road	Kerala Store	Convenience store	E	7.5	7.8%
020C	73 St John's Road	Glencastle Financial Services (The Cutting Corner)	Financial Advisor (Hairdresser)	E (E)	14	14.6%
020D	166 St John's Road	Vacant (Tallent Medical)	Vacant (Nails & Tanning)	V (SG)	11.4	11.9%
020E	170 Cauldwell Hall Road	Friendship Takeaway	Takeaway	SG	3.8	4.0%
020G	200 Cauldwell Hall Road	Salon Boutique	Hairdresser	E	8.8	9.2%
020H	202 Cauldwell Hall Road	Vacant (Beagle Property)	Vacant (Estate agent)	V (E)	10.6	11.0%
020I	203 Cauldwell Hall Road	GM Taylor Independent Funeral Directors	Funeral Directors	E	13.7	14.3%
020J	204 Cauldwell Hall Road	Judith's Hair Fashions	Hairdresser	E	4.8	5.0%
020K	215 Cauldwell Hall Road	The Harp Guest House	Public house	SG	12.6	13.1%

					96.1	
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Number of E units and percentage of identified frontage length = 7 (71.1%)

Number of SG units and percentage of identified frontage length = 3 (28.9%)

Number of vacant units and percentage of frontage length = 2 (22.9%)

Number of occupied units and percentage of frontage length = 8 (77.1%)

Local Centre 21 – Foxhall Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
021A	29 Foxhall Road	Four Paws	Pet products	E	4.8	3%
021B	31 Foxhall Road	Mia's Hair and Beauty Box	Hair and Beauty	E	4.8	3%
021C	33 Foxhall Road	Tan Box	Beauty/ tanning	SG	4.8	3%
021D	34-38 Foxhall Road	Co-op Foodstore	Foodstore	E	15.7	9.8%
021E	35 Foxhall Road	The Grove Aesthetics Clinic	Beauty Studio	SG	4.8	3%
021F	37 Foxhall Road	Little Bean Coffee House	Café	E	4.8	3%
021G	39 Foxhall Road	Suffolk Grill	Takeaway	SG	4.8	3%
021H	40 Foxhall Road	Vacant (Bros Barbers)	Vacant (Barbers)	V (E)	4.8	3%
021I	41 Foxhall Road	Peking Express	Takeaway	SG	4.8	3%
021J	42 Foxhall Road	Amber	Convenience store	E	8.5	5.3%
021K	46 Foxhall Road	Pizza Hut	Takeaway	SG	8.2	5.1%
021L	49 Foxhall Road	Foxhall Dental Practice	Dentist	E	4.8	3%
021N	59 Foxhall Road	Delta Pharmacy	Chemist	E	8.8	5.5%
021O	61-63 Foxhall Road	Premier	Convenience store	E	16.2	10.1%
021P	65 Foxhall Road	Vacant (Foxhall Dry Cleaners)	Vacant (Dry Cleaners)	V (E)	12.3	7.7%
021Q	67 Foxhall Road	Baba-Z	Hairdresser	E	4.8	3%
021R	78 Foxhall Road	Vacant (Vacant - QMI Quick Move Ipswich)	Vacant (Vacant – Removals)	V (E)	-	-
021S	84-88 Foxhall Road	Vacant (Vacant - Ruskin Lifting Engineers)	Vacant (Engineering)	V (E)	10.8	6.7%

021W	97-99 Foxhall Road	Bedwells	Florist	E	15.4	9.6%
021AA	122-124 Foxhall Road	St Elizabeth Hospice	Charity shop	E	17	10.6%
					160.9	

Number of E units and percentage of identified frontage length = 15 (83.0%)

Number of SG units and percentage of identified frontage length = 5 (17.0%)

Number of vacant units and percentage of frontage length = 4 (17.3%)

Number of occupied units and percentage of frontage length = 16 (82.7%)

Local Centre 22 – Bixley Road/ Foxhall Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
022A	1-3a Heath Road	St Elizabeth Hospice & Café	Charity Shop / Café	E	22.6	19.7%
022B	2a Bixley Road	Vacant (Vacant – Nosh)	Vacant (Vacant – Sandwich shop)	V (E)	4.4	3.8%
022C	2b Bixley Road	Vacant (Easy PC)	Vacant (Computer)	V (E)	4.4	3.8%
022D	2c Bixley Road	Pin & High Golf & Leisure Wear	Sports Golf Centre	E	18	15.7%
022E	2d Bixley Road	Cutting Edge	Hairdressers	E	4.4	3.8%
022F	5 Heath Road	Shener's Kebabs	Takeaway	SG	6.6	5.7%
022G	7 Heath Road	Harry's 1 Stop Shop	Convenience Store	E	7.1	6.2%
022H	621 Foxhall Road	Thomas's Cycle Revolution	Bicycle shop	E	12.1	10.5%
022I	623 Foxhall Road	Mandarin	Takeaway	SG	6	5.2%
022J	625 Foxhall Road	Foxhall Estate Agent	Estate Agents	E	10.4	9.0%
022K	627 Foxhall Road	The Firework Emporium	Fireworks	E	7	6.1%
022L	628 Foxhall Road	Staines & Co Accountants	Office	E	7	6.1%
022M	629 Foxhall Road	Staines & Co Accountants	Office	E	5	4.3%
					115	

Number of E units and percentage of identified frontage length = 11 (89.0 %)

Number of SG units and percentage of identified frontage length = 2 (11.0%)

Number of vacant units and percentage of frontage length = 2 (7.7%)

Number of occupied units and percentage of frontage length = 11 (92.3%)

District Centre 23 – Felixstowe Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
023B	55 Felixstowe Road	Residential (Vacant)	Residential (Vacant)	C3 (V)	-	-
023C	59 Felixstowe Road	Vacant (Vacant – The Diet)	Vacant (Vacant – Dietician)	V (E)	4.5	1.1%
023F	99-101 Felixstowe Road	Vacant (Z-We-Ton)	Vacant (Takeaway/ Restaurant)	V (E)	6.8	1.7%
023G	105-107 Felixstowe Road	Dominos	Takeaway	SG	12.1	3%
023H	111 Felixstowe Road	Vacant (Vacant - From us to you)	Vacant (Second-hand goods)	V (E)	10.7	2.7%
023I	111a Felixstowe Road	Blown Away	Hairdresser	E	4.2	1.1%
023J	113-113a Felixstowe Road	Vacant (Vacant - Bright Acres Hire or Buy)	Vacant (Tool hire)	V (E)	6.8	1.7%
023K	115 Felixstowe Road	Anglian Dry Cleaners	Dry cleaning	E	6.8	1.7%
023L	120 Felixstowe Road	Vacant (Raff's Barbers)	Vacant (Hairdresser)	V (E)	4.3	1.1%
023M	122 Felixstowe Road	British Red Cross	Charity shop	E	5.3	1.3%
023O	130 Felixstowe Road	Kebab House (Favorite Grill)	Takeaway (Takeaway)	SG (SG)	3.9	1%
023Q	137 Felixstowe Road	Lamden Gallery	Art supplies	E	18.5	4.6%
023R	142 Felixstowe Road	European Grocery Shop	Convenience	E	4.4	1.1%
023S	145 Felixstowe Road	Michael Smy	Funeral directors	E	7.5	1.9%
023T	151 Felixstowe Road	5 Day	Driving School	E	3.9	1%
023U	153 Felixstowe Road	A.D. Denture Services	Dental Shop	E	3.9	1%
023V	154 -158 Felixstowe Road	Premier	Convenience store	E	12.6	3.2%
023W	159 Felixstowe Road	Felixstowe Road Pharmacy	Pharmacy	E	7.2	1.8%
023X	160-162 Felixstowe Road	Hares & Graces	Hairdresser	E	11.1	2.8%
023Y	161 Felixstowe Road	Suffolk Animal Rescue	Charity shop	E	4.2	1.1%
023Z	163 Felixstowe Road	The Cutting Shop & Be You Aesthetic	Hairdresser & Beautician	E	4.2	1.1%
023AA	164 Felixstowe Road	Fade Zone (Kings of Ipswich)	Barber (Key cutting /	E	5.4	1.4%

			engraving)			
023AB	165 Felixstowe Road	Ocean Fish and Chips	Takeaway	SG	4.2	1.1%
023AC	167 Felixstowe Road	Residential	Residential	C3	-	-
023AD	168 Felixstowe Road	Whats Ya Flava	E-cigarettes	E	4.5	1.1%
023AE	169 Felixstowe Road	Pizza Time (Pizza Bella Vista)	Takeaway (Takeaway)	SG (SG)	4.2	1.1%
023AF	170 Felixstowe Road	Flower Rush	Florist	E	4.5	1.1%
023AG	171-173 Felixstowe Road	Each charity shop	Charity Shop	E	9.8	2.5%
023AH	172 Felixstowe Road	Indian Village	Takeaway	SG	4.6	1.2%
023AI	174 Felixstowe Road	Obsession Tattoos	Tattoo Studio	SG	4.6	1.2%
023AJ	175 Felixstowe Road	The Royal Oak (Emmaus)	Community Café (Community Café)	F2 (F2)	14.4	3.6%
023AK	176a Felixstowe Road	Bridge Shop (Vacant)	Convenience Store (Vacant)	E (V)	4.7	1.2%
023AL	176b Felixstowe Road	China City Takeaway	Takeaway	SG	4.7	1.2%
023AM	178 Felixstowe Road	Zong Barber	Hairdresser	E	4.8	1.2%
023AN	180 Felixstowe Road	The Laundry Shop	Launderette	SG	4.8	1.2%
023AO	181 Felixstowe Road	Ultimate Flooring Solutions	Flooring	E	9.1	2.3%
023AP	182 Felixstowe Road	Quality Furnishings	Furniture Shop	E	9.2	2.3%
023AQ	183 Felixstowe Road	Icon (Bronzing Studio)	Beauty Therapist (Beauty Therapist)	SG (SG)	5.1	1.3%
023AS	185 Felixstowe Road	Revive	Beauty Therapist	SG	5.9	1.5%
023AT	184 - 186 Felixstowe Road	Victoria's Family Bakery	Bakery	E	9.6	2.4%
023AU	187 Felixstowe Road	Greggs	Bakery	E	8	2%
023AV	188 Felixstowe Road	Davy Bros Motorcycles	Motor Cycle Sales	SG	11.2	2.8%
023AW	190-192 Felixstowe Road	Johnsons	Launderette	SG	20.4	5.1%
023AZ	1 Hines Road (Rosehill Retail Park)	British Heart Foundation (Co-op Foodstore Sub divided BritishHeart Foundation)	Charity Shop (Supermarket/ Charity Shop)	E (E)	26	6.5%
023BA	5 Hines Road (Rosehill Retail Park)	Aldi	Supermarket	E	25.5	6.4%

023BB	HinesRoad(Rosehill Retail Park)	Bargain Buys	Discount Store	E	30.5	7.7%
023BC	7 HinesRoad (Rosehill Retail Park)	Vacant (Energie Gym)	Vacant (Gym)	V (E)	19.5	4.9%
					398.1	

Number of E units and percentage of identified frontage length = 32 (74.9%)

Number of SG units and percentage of identified frontage length = 12 (21.5%)

Number of F2 uses and percentage of identified frontage length = 1 (3.6%)

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

Number of vacant units and percentage of frontage length = 6 (13.2%)

Number of occupied units and percentage of frontage length = 41 (86.8%)

Local Centre 24 – Selkirk Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
024A	2-8 Selkirk Road	Co-op	Supermarket	E	19.4	22.1%
024B	10 Selkirk Road	Vacant (Bradfields Bookmakers)	Vacant (Betting shop)	V (SG)	6	6.8%
024C	12 Selkirk Road	Vic's Hair Salon	Hairdresser	E	6	6.8%
024D	14 Selkirk Road	Selkirk Road Post Office	Post Office	E	6	6.8%
024E	16 Selkirk Road	Selkirk Road News	Post Office	E	6	6.8%
024F	18 Selkirk Road	Hone Barber	Hairdressers	E	6	6.8%
024G	20 Selkirk Road	Rushmere Takeaway	Takeaway	SG	6	6.8%
024H	22 Selkirk Road	St Elizabeth Hospice	Charity Shop	E	6	6.8%
024I	24 Selkirk Road	Selkirk Signature (The Selkirk Gurkha)	Public House, Restaurant and Take-away	SG	26.2	29.9%
					87.6	

Number of E units and percentage of identified frontage length = 6 (56.4%)

Number of SG units and percentage of identified frontage length = 3 (43.6 %)

Number of vacant units and percentage of frontage length = 1 (6.8%)

Number of occupied units and percentage of frontage length = 8 (93.2%)

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

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
025A	207 Clapgate Lane	Viscount Fishing Tackle	Fishing Tackle	E	6.3	8.0%
025B	209 Clapgate Lane	Vacant (Snippets)	Vacant (Hairdresser)	V (E)	7.2	9.2%
025C	211 Clapgate Lane	Mama Mia	Takeaway	SG	7.2	9.2%
025D	213 Clapgate Lane	Vacant (BMC Cakery)	Vacant (Cake Makers)	V (E)	9	11.5%
025E	215 Clapgate Lane	Golden Palace	Takeaway	SG	6.3	8.0%
025F	217-221 Clapgate Lane	Co-op Foodstore	Foodstore	E	23	29.3%
025G	325 Landseer Road	Topaz Two	Tanning Salon	SG	9.6	12.2%
025H	327 Landseer Road	The Glass Shop	Glazing	E	5.6	7.1%
025I	327a Landseer Road	KC the Barbershop	Barbers	E	4.3	5.5%
					78.5	

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

Number of SG uses and percentage of identified frontage length = 3 (29.4%)

Number of vacant units and percentage of frontage length 2 (20.6%)

Number of occupied units and percentage of frontage length = 7 (79.4%)

Local Centre 26 – Reynolds Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
026A	2 Reynolds Road	New Cuts	Hairdresser	E	6	7.1%
026B	2a Reynolds Road	South China	Takeaway	SG	6	7.1%
026C	3 Reynolds Road	Ipswich Vapes	Vaping store	E	6	7.1%
026D	4 Reynolds Road	Hot Stuff Fish and Chips	Takeaway	SG	6	7.1%
026E	5 Reynolds Road	Howies Barbers	Barbers	E	6	7.1%
026F	6 Reynolds Road	Star Grill	Takeaway	SG	6	7.1%
026G	7 Reynolds Road	Krusty's Bakery	Bakery	E	6	7.1%
026H	8 Reynolds Road	Lilley's	Pets/greengrocer	E	6	7.1%

026I	9 Reynolds Road	Quality Hardware and DIY	Hardware	E	6	7.1%
026J	10-12 Reynolds Road	One Stop/Post Office	Convenience/Post Office	E	12	14.3%
026K	11 Reynolds Road	Premier	Convenience/Post Office	E	6	7.1%
026L	13 Reynolds Road	Wellbeing Pharmacy	Pharmacy	E	6	7.1%
026M	15 Reynolds Road	RSPCA	Charity Shop	E	6	7.1%
					84	

Number of E units and percentage of identified frontage length = 10 (78.6%)

Number of SG units and percentage of identified frontage length = 3 (21.4%)

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

Number of occupied units and percentage of frontage length = 13 (100%)

District Centre 28 – Nacton Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
028D	258 Nacton Road	Jordan's Tackle Shop (Julie Dawn's)	Fishing Shop (Hairdresser)	E (E)	5	2.3%
028E	260 Nacton Road	Residential	Residential	C3	-	-
028F	272 Nacton Road	Vacant (Vacant - Nac Town Barbers)	Vacant (Barbers)	V (E)	4.6	2.1%
028I	280 Nacton Road	Vacant (Vacant – Tiny Grace)	Vacant (Vacant – Clothing Boutique)	V (E)	5.7	2.6%
028J	294 Nacton Road	Vacant (Vacant - Essex & Suffolk Lettings)	Vacant (Vacant – Letting Agency)	V (E)	4.7	2.2%
028K	294a Nacton Road	Nacton Mini Express	Convenience Store	E	4.7	2.2%
028L	296 Nacton Road	Arrons Cuts	Hairdressers	E	4.7	2.2%
028M	298 Nacton Road	Doug Wade	Insurance	E	4.7	2.2%
028N	300 Nacton Road	Coastal Home Solutions (Pink and Blue Nearly New)	Home Improvement Store (Childrens' Clothes)	E (E)	4.7	2.1%
028O	302 Nacton Road	Sygmacare Care Services	Care provider	E	4.7	2.2%
028P	304 Nacton Road	Tasty Wok	Takeaway	SG	7	3.2%
028Q	306 Nacton Road	Emma's Florist	Florist	E	7	3.2%

028R	308 Nacton Road	Jencare Mobility	Scooter & Care Centre	E	6.8	3.1%
028S	310 Nacton Road	Co-Op Funeral Services	Funeral Directors	E	5.6	2.6%
028T	312-316 Nacton Road	Tesco Express	Supermarket	E	16	7.3%
028U	320 Nacton Road	Vacant (The Clip Joint)	Vacant (Pet Grooming)	V (E)	3.2	1.5%
028V	324 Nacton Road	Bay of Bengal	Takeaway	SG	3.2	1.5%
028W	330a Nacton Road	Vacant (Vacant – Betfred)	Vacant (Vacant – Bookmaker)	V (SG)	3.2	1.5%
028X	334 Nacton Road	Sha Convenience Store (Salt & Pepper)	Convenience Store (Café)	E (E)	4.1	1.9%
028Y	336 Nacton Road	Manns	Butcher	E	4.1	1.9%
028Z	338 Nacton Road	Kings of Ipswich	Key cutter	E	4.1	1.9%
028AA	342 Nacton Road	Nacton Road Fish bar	Takeaway	SG	6.9	3.2%
028AB	344 Nacton Road	Hussain Bros World of Spice	Food store	E	6.9	3.2%
028AC	346 Nacton Road	BBQ Mania	Takeaway	SG	6.9	3.2%
028AD	348 Nacton Road	Kenny's Café	Café	E	6.9	3.2%
028AE	350 Nacton Road	Nacton Road Pharmacy	Pharmacy	E	6.9	3.2%
028AF	352 Nacton Road	Ladbrokes	Betting shop	SG	6.9	3.2%
028AG	354 Nacton Road	Premier	Convenience store	E	6.9	3.2%
028AH	356 Nacton Road	Nacton Fried Chicken	Takeaway	SG	6.9	3.2%
028AI	360 Nacton Road	Betfred	Betting shop	SG	6.9	3.2%
028AJ	362 Nacton Road	St Elizabeth Hospice	Charity shop	E	6.9	3.2%
028AK	364 Nacton Road	With Love, Sparkles	Gift Shop	E	6.9	3.2%
028AL	366 Nacton Road	Pizza GO GO	Takeaway	SG	6.9	3.2%
028AM	368 Nacton Road	Kay's	Grocer/ Florist	E	6.9	3.2%
028AN	370 Nacton Road	Kelly D's	Hairdresser	E	6.9	3.2%
028AO	372 Nacton Road	Nacton PetSupplies	Pet Shop	E	6.9	3.2%
028AP	374 Nacton Road	Turkish Barbers	Turkish Barbers	E	6.9	3.2%

028AQ	Rear of 334 Nacton Road	J&J Autotech	Motor repairs	SG	-	-
					218.2	

Number of E units and percentage of identified frontage length = 27 (74.9%)

Number of SG units and percentage of identified frontage length = 10 (25.1%)

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

Number of vacant units and percentage of frontage length = 5 (9.8%)

Number of occupied units and percentage of frontage length = 33 (90.2%)

Local Centre 29 – Queens Way

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
029A	43 Queen's Way	The Salvation Army Priory Centre	Social Centre & Church	F1	7.3	4.7%
029B	45 Queens Way	The Salvation Army Community Store	Charity Shop	E	5.9	3.8%
029D	47 Queen's Way	Hand Crafted Me	Retail	E (E)	5.9	3.8%
029F	49 Queen's Way	Euronics Fast Forward	Electrical goods	E	5.9	3.8%
029G	50 Queen's Way	Kingfish	Takeaway	SG	7.1	4.5%
029H	51 Queen's Way	G M Taylor	Funeral Directors	E	5.9	3.8%
029I	52 Queen's Way	Sharpcut	Hairdressers	E	7.1	4.5%
029J	53 Queen's Way	Bettabuy	Hardware	E	5.9	3.8%
029K & 029X	54 & 54a Queen's Way	Second TimeAround	Second hand store	E	7.1	4.5%
029L	55 Queen's Way	Kings Garden	Takeaway	SG	5.9	3.8%
029M	56 Queen's Way	Queens Way Store	Convenience Store	E	7.1	4.5%
029N	57 Queen's Way	King Kebab	Takeaway	SG	5.9	3.8%
029O	58 Queen's Way	Boots	Chemist	E	7.1	4.5%
029P	59 Queen's Way	Vacant (Vacant - Mob)	Vacant (Vacant – Mobility Sales)	V (E)	5.9	3.8%
029Q	60 Queen's Way	Rendezvous Café	Cafe/Bar	E	7.1	4.5%
029R	61 Queen's Way	Dave's Mobile Mobility	Mobility sales	E	5.9	3.8%
029S	62 Queen's Way	Eastern AutoSpares	Motor spares	E	7.1	4.5%

029T & 029V	63& 65-67 Queen's Way	Stop & Shop (Pick 'n' Pay)	Convenience store (Convenience store)	E (E)	5.9	3.8%
029U	64-66 Queen's Way	Co-op Foodstore	Foodstore	E	26.7	17%
029W	69 Queen's Way	Rinaldi's	Hairdresser	E	14	8.9%
					156.7	

Number of E units and percentage of identified frontage length = 16 (83.3%)

Number of SG units and percentage of identified frontage length = 3 (12.1%)

Number of F1 uses and percentage of identified frontage length = 1 (4.7%)

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

Number of occupied units and percentage of frontage length = 19 (96.2%)

Local Centre 30 – Felixstowe Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
030A	474 Felixstowe Road	Ransome Van Centre	Van sales	SG	24.5	35.8%
030B	476 Felixstowe Road	Trinity Veterinary Surgery	Vet surgery	E	7.5	10.9%
030C	478 Felixstowe Road	Tate Salon (Rococco)	Hairdresser	E	7.8	11.4%
030D	480 Felixstowe Road	Premier (Walnut Pacific)	Convenience Store	E	6.6	9.6%
030E	482 Felixstowe Road	Subway	Sandwich shop	E (SG)	6.6	9.6%
030F	484 Felixstowe Road	Kentucky Fried Chicken	Takeaway	SG	7.5	10.9%
030G	486 Felixstowe Road	Hadleigh Glass	UPVC windows sales	E	8	11.7%
					68.5	

Number of E units and percentage of identified frontage length = 5 (53.3%)

Number of SG units and percentage of identified frontage length = 2 (46.7%)

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

Number of occupied units and percentage of frontage length = 7 (100%)

Local Centre 31 – Penshurst Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
031A	91 Penshurst Road	Broke Hall Convenience	Convenience Store and Post	E	6.2	10.3%

			Office			
031B	95 Penshurst Road	Michael Richards	Hairdresser	E	6.2	10.3%
031C	99 Penshurst Road	Marks & Mann	Estate Agent	E	6.2	10.3%
031D	103 Penshurst Road	Jaipur	Takeaway	SG	6.2	10.3%
031E	107 Penshurst Road	Fresh Fry	Takeaway	SG	6.2	10.3%
031F	111 Penshurst Road	Donato	Hairdresser	E	6.2	10.3%
031G	115 Penshurst Road	The Helsinki Health Centre	Beauty salon	E	6.2	10.3%
031H	119-123 Penshurst Road	Co-op Foodstore	Foodstore	E	17	28.1%
					60.4	

Number of E units and percentage of identified frontage length = 6 (79.5%)

Number of SG units and percentage of identified frontage length = 2 (20.5%)

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

Number of occupied units and percentage of frontage length = 8 (100%)

Local Centre 32 – Cliff Lane

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
032A	52 Cliff Lane	Margaret Catchpole	Public house	SG	32	32.5%
032B	93-95 Cliff Lane	Riversbrook Veterinary Group	Vet surgery	E	7.2	7.3%
032C	97 Cliff Lane	The Beauty Place	Beauty	SG	7.6	7.7%
032D	99 Cliff Lane	Building Plans Shop SM Chartered Architects	Architectural design	E	3.7	3.8%
032M	99a Cliff Lane	Holistic Yoga Centre	Holistic Therapy	E	3.7	3.8%
032E	101 Cliff Lane	G. Debman	Butcher	E	7.6	7.7%
032F	103 Cliff Lane	Master Chef	Takeaway	SG	7.6	7.7%
032G	105a Cliff Lane	The Coffee Barber	Barber and coffee shop	E	3.8	3.9%
032H	105b Cliff Lane	Always Hair	Hairdresser	E	3.8	3.9%
032I	107a Cliff Lane	Cliff Lane Electrical	Electrical	E	3.8	3.9%

032J	107b Cliff Lane	Cliff Lane Flooring	Flooring	E	3.8	3.9%
032K	109 Cliff Lane	Cliff Lane Post Office	Post Office	E	7.2	7.3%
032L	111 Cliff Lane	Johnsons Mini Market	Newsagent / Off Licence	E	6.8	6.9%
					98.6	

Number of E units and percentage of identified frontage length = 10 (52.1%)

Number of SG units and percentage of identified frontage length = 3 (47.9%)

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

Number of occupied units and percentage of frontage length = 13 (100%)

Local Centre 33 – St Helen's Street

Unit	Address	Occupant 24	Occupant Type 24	Use Class 24	Frontage Length	%
033A	29 St Helen's Street	County of Suffolk	Public house	SG	16	8.4%
033AG	36 St Helen's Street	Kidz Fun Educational Toys (JCM Care Services Ltd)	Toy Shop (Employment agency)	E (E)	5.5	2.9%
033B	38 St Helen's Street	Twisted Monkey	Tattoo studio	SG	5.5	2.9%
033C	40 St Helen's Street	King of Churros	Bakery/Pastry shop	E	5.8	3.1%
033D	42 St Helen's Street	Barber Shop	Barber Shop	E	6	3.2%
033E	43-45 St Helen's Street	The Function Rooms	Venue for hire	E	6	3.2%
033H	55 St Helen's Street	Helenska Mini Market	Convenience Store	E	6	3.2%
033I	60 St Helen's Street	J.W. Emeny	Newsagent/Off licence	E	5	2.6%
033J	62-64 St Helen's Street	Emeny News	Convenience Store	E	9.2	4.8%
033K	66-68 St Helen's Street	Hanks Dirty (Hanks Pub)	Public House/ Restaurant	SG	12.5	6.6%
033L & 033M	70-72, 74 St Helen's Street	NHS Outreach	Health Services	E	14	7.4%
033N	76 St Helen's Street	The Dove	Public house	SG	12	6.3%
033O	82 St Helen's Street	Dove St Gin Inn (Dove St Brew Shop)	Brew shop	E	5	2.6%
033P	84 St Helen's Street	Antalya Grill (Ipswich Shwarma)	Takeaway	SG	4.2	2.2%

033Q	86-88 St Helen's St	Elmy Cycles	Bicycle shop	E	13.1	6.9%
033R	90 St Helen's Street	Anisha	Convenience store	E	5	2.6%
033S	92 St Helen's Street	Vacant (Vacant)	Vacant (Vacant)	V (E)	3.8	2.0%
033T	94 St Helen's Street	Vacant (Crown of India)	Vacant (Takeaway)	V (SG)	3.8	2.0%
033U	96 St Helen's Street	Residential (Vacant)	Residential (Vacant)	C3 (E)	-	-
033V	98 St Helens Street	Residential	Residential	C3	-	-
033VA	100 St Helen's St	The Water Lily	Public house	SG	10.5	5.5%
033Y	102 St Helen's St	Vacant (Vacant – Robertson's)	Vacant (Vacant – Florist)	V (E)	5	2.6%
033Z	104 St Helen's St	Vacant (Vacant - Freudian Sheep)	Vacant (Vacant – Art Gallery)	V (E)	5	2.6%
033AA	106-108 St Helen's Street	Vacant (Vacant - Patricia Sharman & Company)	Vacant (Vacant – Office)	V (E)	7.1	3.7%
033AB	110-114 St Helen's Street	Residential ³	Residential	C3	-	-
033AC	127 St Helen's Street	Vacant (Vacant - St. Helen's News/Off License)	Vacant (Vacant – Newsagent/Off License)	V (E)	4	2.1%
033AD	129 St Helen's Street	Vacant (Roma)	Vacant (Hairdresser)	V (E)	4	2.1%
033AE & AF	131-133 St Helen's Street	Vacant (Al-Amin)	Vacant (Convenience store)	V (E)	16	8.4%
					190	

Number of E units and percentage of identified frontage length = 18 (66.1%)

Number of SG units and percentage of identified frontage length = 7 (33.9%)

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

Number of vacant units and percentage of frontage length = 8 (25.6%)

Number of occupied units and percentage of frontage length = 21 (74.4%)

Local Centre 34 – Bramford Lane

Unit	Address	Occupant 24	Occupant Type 24	Use Class 23	Frontage Length	%
034A	87 Surbiton Road	Surbiton Rd Post Office	Post Office	E	9.1	16.5%

034C	155 Bramford Lane	Yu Integrative Health (Tim Lee)	Alternative Medicine (Takeaway)	E (SG)	4.5	8.2%
034D	184 Bramford Lane	Residential (Vacant)	Residential (Vacant)	C3	-	-
034E	199 Bramford Lane	Top Tan Tanning Salon (Top Tanning Salon)	Tanning Salon (Tanning Salon)	(SG) SG	6.9	12.5%
034F	201 Bramford Lane	Co-op Foodstore	Foodstore	E	16.7	30.3%
034J	236 Bramford Lane	Happy Shopper	Convenience	E	11.6	21%
034K	240 Bramford Lane	Salamander Gems	Jewellery	E	6.4	11.6%
					55.2	

Number of E units and percentage of identified frontage length = 5 (87.5%)

Number of SG units and percentage of identified frontage length = 1 (12.5%)

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

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

Number of occupied units and percentage of frontage length = 7 (100%)

Local Centre 35 – Bramford Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class 23	Frontage Length	%
035A	1 Bramford Road	Papas Piri Piri	Takeaway	SG	5	2.5%
035B	3 Bramford Road	3 Bramford Road Convenience Shop (Mediterranean Foods)	Convenience Store (Foodstore)	E (E)	4.4	2.2%
035D	19 Bramford Road	Soma Barber	Hairdresser	E	4.3	2.2%
035E	39 Bramford Road	Vacant (Vacant - Cash traders)	Vacant (Vacant - 2nd hand goods)	V (E)	7	3.5%
035F	41 Bramford Road	Poloneze BestPrice	Food	E	9.5	4.8%
035G	59 Bramford Road	Maxima	Convenience Store	E	4	2.0%
035H	61-63 Bramford Road	Maxima	Convenience Store	E	8.5	4.3%
035I	65 Bramford Road	Tasty Tray (Café Vaelean)	Café (Café)	E (E)	6	3.0%
035J	67 Bramford Road	Pretty Like You	Health and Beauty	SG	4.5	2.3%
035K	69 Bramford Road	Welat	Convenience store	E	4.5	2.3%

035L	71-73 Bramford Road	Adam & Eve Hairdressers	Hairdresser	E	9.5	4.8%
035M	84 Bramford Road	Relax Furniture	Furniture	E	43.5	21.8%
035N	86 Bramford Road	Domino's Pizza	Takeaway	SG	6	3.0%
035O	88 Bramford Road	Farmfoods	Foodstore	E	15	7.5%
035T	105-BramfordRoad	Vacant (Vacant - Christine's Floris)	Vacant (Vacant - Florist)	V (E)	6	3.0%
035U	107 Bramford Road	Bramford Road Bakery	Bakery	E	6	3.0%
035P & 035V	109 & 111 Bramford Road	Euromix	Groceries	E	5	2.5%
035W	113 Bramford Road	Euromix	Groceries	E	6	3.0%
035X	115 Bramford Road	Ipswich Kebabs	Takeaway	SG	6	3.0%
035Y	117 Bramford Road	Massala	Takeaway	SG	4.5	2.3%
035Z	119 Bramford Road	Barbour Pharmacy	Pharmacy	E	4.5	2.3%
035AA	129 Bramford Road	Blue Sky	Takeaway	SG	5	2.5%
035AB	131 Bramford Road	Start Afresh	Domestic Cleaning Company	E	4.5	2.3%
035AC	114a Bramford Road	International Shop	Foodstore	E	5	2.5%
035AD	114b Bramford Road	International Butcher (International Shop)	Butcher (Foodstore)	E (E)	5	2.5%
035AE	114d Bramford Road	Green Groceries	Convenience store	E	5	2.5%
035AF	114e Bramford Road	Green Groceries	Convenience store	E	5	2.5%
					199.2	

Number of E units and percentage of identified frontage length = 20 (84.4%) 21 (84.4%)
Number of SG units and percentage of identified frontage length = 6 (15.6%)

Number of vacant units and percentage of frontage length = 2 (6.5%)
Number of occupied units and percentage of frontage length = 25 (93.5%)

Local Centre 36 – Spring Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
036B	265 Spring Road	California Grill	Takeaway	SG	8.3	7.5%
036C	315 Spring Road	The Brickmakers Arms	Public house	SG	24	21.6%

036D	333 Spring Road	BP & Morrisons	Petrol station & convenience store	SG	32.8	29.5%
036E	385 Spring Road	Barry's Fish & Chips	Takeaway	SG	8	7.2%
036G	409a Spring Road	JB Computers	Computer repairs	E	4.3	3.9%
036F	550-552 Spring Road	Spring Road Premier (California International Food Store)	Convenience store	E	9.5	8.6%
036H	554 Spring Road	Hair by Eva	Hairdressers	E	4.6	4.1%
036I	556 Spring Road	Luci Morgan Studios	Nail and Beauty	SG	4.6	4.1%
036J	558 Spring Road	Acefast (Value cars not on frontage)	Computer Repairs	E	4.5	4.1%
036K	418/ 420 Spring Road	Hunnaball of Ipswich	Funeral Services	E	10.5	9.5%
					111.1	

Number of E units and percentage of identified frontage length = 5 (30.1%)

Number of SG uses and percentage of identified frontage length = 5 (69.9%)

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

Number of occupied units and percentage of frontage length = 10 (100%)

Local Centre 37 – Albion Hill, Woodbridge Road

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
037C	291 Woodbridge Road	Blue Light (Suffolk Therapy Centre)	Windows/Doors/Conservatories (Therapies)	E	8.8	8.8%
037D	299-305 Woodbridge Road	Skoda/Bristos	Motor Sales	SG	21.6	21.7%
037E	313 Woodbridge Road	Residential ⁴	Residential	C3	-	-
037F	321 Woodbridge Road	Vacant (Sophisticuts)	Vacant (Hairdresser)	V (E)	4.4	4.4%
037G	335-337 Woodbridge Road	Co-op Daily	Supermarket	E	11.3	11.4%
037H	341-343 Woodbridge Road	Case is Altered	Public House	SG	28.8	28.9%
037I	345-355 Woodbridge Road	Vacant (Vacant - Bristos)	Vacant (Vacant - motor sales)	V (SG)	10.3	10.4%
037J	359 Woodbridge Road	Residential	Residential ⁵	C3	-	-

⁴ in residential use - 22/00070/P3JPA

⁵ 21/00136/P3IPA

037K	361 Woodbridge Road	Tranquility Therapies	Hairdresser	E	10.3	10.4%
037L	386 Woodbridge Road	The Codfather	Takeaway	SG	4.0	4.0%
					99.5	

Number of E units and percentage of identified frontage length = 4 (35.0%)

Number of SG units, and percentage of identified frontage length = 4 (65.0%)

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

Number of vacant units and percentage of frontage length = 2 (14.8%)

Number of occupied units and percentage of frontage length = 8 (85.2%)

Local Centre 38 – Lavender Hill

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
038A	26 Lavender Hill	Chantry Residents Association Community Shop	Charity Shop (Variety)	E (F2)	6.8	33.3%
038B	30 Lavender Hill	Harry's Lavender News	Newsagent/ Convenience/ Off license	E	6.8	33.3%
038C	34 Lavender Hill	Peking Chef	Takeaway	SG	6.8	33.3%
					20.4	

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

Number of SG units and percentage of identified frontage length = 1 (33.3%)

Number of F uses and percentage of identified frontage length = 0 (0%)

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

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

Local Centre 40 – Bramford Road (560-677)

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
040B	651 Bramford Road	Cost Cutter	Convenience Store	E	10.5	25.7%
040C	653-655 Bramford Road	Hardi's Barbers (Razor King)	Barbers	E	7.8	19.1%
040D	657 Bramford Road	Vacant (Cake Supreme)	Vacant (Bakery)	V (E)	5	12.2%
040E	675 Bramford Road	D 'n' S	Takeaway	SG	8.8	21.5%
040F	677 Bramford Road	Vacant (Vacant - Nice and Tasty)	Vacant (Vacant – Takeaway)	V (SG)	8.8	21.5%

		Snacks and Gift Boutique)				
					40.9	

Number of E units and percentage of identified frontage length = 3 (57.0%)

Number of SG units and percentage of identified frontage length = 2 (43.0%)

Number of vacant units and percentage of frontage length = 2 (33.7%)

Number of occupied units and percentage of frontage length = 3 (66.3%)

Local Centre 42 – Bramford Lane

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
042A	483 Bramford Lane	East Cottage	Takeaway	SG	5.7	28.9%
042B	485 Bramford Lane	Blondees	Hairdresser	E	7.5	38.1%
042C	487 Bramford Lane	Premier	Newsagent / Off Licence	E	6.5	33.0%
					19.7	

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

Number of SG units and percentage of identified frontage length = 1 (28.9%)

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

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

Local Centre 44 – St Matthew's Street

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
044A	32 St Matthew's Street	Lux Taste (Lux Sushi)	Takeaway (Takeaway)	SG (SG)	11	5.5%
044B	34 St Matthew's St	Ipswich Community Media	Advice/ Teaching Centre	E	14	7.1%
044C	36 St Matthew's Street	St Matthew's Laundrette	Laundrette	SG	5	2.5%
044D	40 St Matthew's Street	My Food Shop	Foodstore	E	10	5.0%
044E	42 St Matthew's St	Sunrise Café	Café	E	5	2.5%
044F	44 St Matthew's Street	Vacant (Reliance Employment)	Vacant (Employment agency)	V (E)	5	2.5%
044G	46 St Matthew's Street	Perfect Fried Chicken	Takeaway	SG	5	2.5%
044H	46a St Matthew's Street	Council for Racial Equality	Office	E	5.4	2.7%

044I	48 St Matthew's Street	Luisa's	Hairdresser	E	4	2.0%
044J	50 St Matthew's Street	Ranya Shop (Luisa's)	Convenience Store (Beauty)	E (SG)	4	2.0%
044K	52 St Matthew's St	Nails and Spa	Beauty	SG	4	2.0%
044L	54 St Matthew's Street	Vacant (Christian Science Reading Room)	Vacant (Bookshop)	V (E)	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	G-Cut Barbers	Barbers	E	4.8	2.4%
044P	61 St Matthew's Street	Francesco Hair Salon	Hairdresser	E	4.8	2.4%
044Q	62 St Matthew's Street	Super Food Store	Food Store	E	3.7	1.9%
044R	63 St Matthew's Street	Trichology Ipswich Hair and Scalp Clinic	Hairdresser	E	4.8	2.4%
044S	64-66 St Matthew's Street	Welch Pharmacy	Chemist	E	13.1	6.6%
044T	65 St Matthew's Street	Immigration Legal Services	Office	E	5.4	2.7%
044U	67 St Matthew's Street	Rasputin	Newsagent /Off Licence	E	9.6	4.8%
044W	69 St Matthew's Street	St Jude's Tavern	Public house	SG	6	3.0%
044Y	71 St Matthew's Street	MY Chinese Restaurant	Restaurant	E	13	6.6%
044AA	47-57 St Matthew's Street	Tesco	Convenience store	E	45	22.7%
					198.4	

Number of E units and percentage of identified frontage length = 17 (78.4%)

Number of SG units and percentage of identified frontage length = 7 (21.6%)

Number of vacant units and percentage of frontage length = 2 (4.5%)

Number of occupied units and percentage of frontage length = 24 (100%) 22 (95.5%)

Local Centre 46 – Woodbridge Road (28-110)

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
046C	35 Woodbridge Road	Electric Tattooing	Tattooist	SG	3.9	8.2%
046E	37 Woodbridge Road	Sonar Bangla	Restaurant	E	4	8.4%

046F	39 Woodbridge Road	Britannia Fish Bar	Takeaway	SG	4.7	9.9%
046G	52 Woodbridge Road	Shop Locally/ Angel Food and Wine	Foodstore/ Off Licence	E	5.3	11.2%
046H	58 Woodbridge Road	Residential	Residential	C3	-	
046I (incl. 046J)	62-66 Woodbridge Road	Ebony - Ivory	Hairdresser	E	15.4	32.4%
046K	68 Woodbridge Road	The DrummingShop	Musical Instruments	E	5.1	10.7%
046L	70-74 Woodbridge Road	Vacant (Vacant - S M Cash and Carry)	Vacant (Vacant – Foodstore)	V (E)	9.1	19.2%
					47.5	

Number of E units and percentage of identified frontage length = 5 (81.9%)

Number of SG units and percentage of identified frontage length = 2 (18.1%)

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

Number of vacant units and percentage of frontage length = 1 (19.2%)

Number of occupied units and percentage of frontage length = 7 (80.8%)

District Centre 47 – Ravenswood

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
047A	28 Hening Avenue	Co-op	Supermarket	E	12.4	7.8%
047B	26 Hening Avenue	Day LewisPharmacy	Pharmacy	E	10	6.3%
047C	30 Hening Avenue	Jade Garden	Takeaway	SG	7.4	4.7%
047D	32 Hening Avenue	Ravenswood Fish and Chips	Takeaway	SG	7.4	4.7%
047E	34 Hening Avenue	The Childrens Society	Charity shop	E	7.4	4.7%
047F	36 Hening Avenue	Co-op Ravenswood Funeral Care	Funeral Directors	E	7.4	4.7%
047G	38 Hening Avenue	Barnardo's	Charity shop	E	7.6	4.8%
047H	40 Hening Avenue	Subway	Sandwich shop	E	7.6	4.8%
047I	42 Hening Avenue	Vacant (Vacant - Orwell Vets)	Vacant (Vacant - Veterinary Clinic)	V (E)	7.6	4.8%
047J	44 Hening Avenue	Ladbrokes	Betting shop	SG	7.6	4.8%
047K	46 Hening Avenue	Suffolk Building Society	Building society	E	7.6	4.8%

047L	4-10 Hening Avenue	Pure Gym	Gym	E	25	15.8%
047M	2 Hening Avenue	McDonalds	Restaurant	E	20	12.6%
047N	1 Hening Avenue	The Raven	Public house	SG	23.4	14.8%
					158.4	

Number of E units and percentage of identified frontage length = 10 (71.1%)

Number of SG units and percentage of identified frontage length = 4 (28.9%)

Number of vacant units and percentage of frontage length = 1 (4.8%)

Number of occupied units and percentage of frontage length = 13 (95.2%)

District Centre 48 – Duke Street

Unit	Address	Occupant 24	Occupant Type 24	Use Class	Frontage Length	%
	2 Duke Street	The Steam Packet Inn	Public House	SG	10.5	2.6%
048A	4-10 Duke Street	Country Life	Fireplaces/ Wood Burners and Interiors	E	22	5.4
048B	1-3 Duke Street	Forge	Restaurant	E	30	7.4%
048C	7-9 Duke Street	Premier	Convenience Store	E	8.7	2.1%
048D	10 Duke Street	Monumental Tattoo	Tattoo shop	SG	16	3.9%
048C1	11 Duke Street	Mahzen	Restaurant	E	20	4.9%
048E	12 Duke Street	Dana Gabene Beauty House(Vacant)	Beauty and Nails (Vacant)	SG (V)	6	1.5%
048F	201-203 Duke Street	The BeautyAcademy	Beauty Salon	SG	6.5	1.6%
048G	205 Duke St	The Shear Club	Barbers	E	6.5	1.6%
048H	207 Duke Street	The Beauty Academy	Beauty Salon	SG	14.8	3.6%
048I	1 Pownall Road	Home from Home	Estate Agents	E	14.8	3.6%
048J	20 Pownall Road	The Fat Olive	Takeaway	SG	10	2.5%
048K	2 Pownall Road	Bella Napoli	Takeaway	SG	20	4.9%
048L	209 Duke Street	Vacant	Vacant	V (E)	9.6	2.4%
048M	211 Duke Street	Vacant	Vacant	V(E)	9.6	2.4%

048N	213 Duke Street	Vacant	Vacant	V(E)	9.6	2.4%
048O	215 Duke Street	Vacant	Vacant	V(E)	9.6	2.4%
048P	283a Duke Street	Papa Johns Pizza	Takeaway	SG	10.2	2.5%
048Q	283b Duke Street	Subway (Vacant)	Sandwich Shop (Vacant)	E (V)	10.2	2.5%
048R	283 Duke Street	Tesco	Convenience store	E	28.2	6.9%
048S	1 Tye Road	Neptunes	Takeaway	SG	20	4.9%
048T	15 Tye Road	Express Kebab	Takeaway	SG	10	2.5%
048U	51 John Street	Fleximise	Business Finance	E	42	10.3%
048V	Island House, Duke Street	The Premier (The Music Room and Pool Club)	Sports Bar	SG	14	3.4%
048W	56 Duke Street	Marina Store	Convenience Store	E	8	2.0%
048X	54 Duke Street	Chutneyz	Restaurant	E	8	2.0%
048Y	52 Duke Street	Aqua Pharmacy	Pharmacy	E	8	2.0%
048Z	50 Duke Street	PIP Consultation Centre	Independent Assessment Centre	E	8	2.0%
048AA	1 University Avenue	Café Marina	Restaurant	E	17	4.2%
					407.8	

Number of E units and percentage of identified frontage length = 18 (66.2%)

Number of SG units and percentage of identified frontage length = 11 (33.8%)

Number of vacant units and percentage of frontage length = 4 (9.4%)

Number of occupied units and percentage of frontage length = 25 (90.6%)

Section D - Commentary

Summary of Survey Data

Original Averages

	DISTRICT AND LOCAL CENTRE 2023/2024 SUMMARY											
	Quantity						Percentage					
CENTRES	E	B2-B8	C	F	SG	VACANT	E	B2-B8	C	F	SG	VACANT
LOCAL	241	0	8	2	100	34	65.5%	0.0%	0.0%	0.5%	34.0%	7.5%
DISTRICT	217	0	6	1	79	38	74.3%	0.0%	0.0%	0.3%	22.0%	8.9%
TOTAL	458	0	14	3	179	72	67.7%	0.0%	0.0%	0.5%	31.8%	8.6%

Changes Since 2023

The review provides a comprehensive overview of Ipswich's District and Local Shopping Centres. Overall, there has been little change in their makeup since the last survey, particularly regarding use class percentages, which have remained relatively stable.

There have been some changes to correct some of the recorded use classes from extra information received during the survey process, which has resulted in four additional units being recorded, in addition to no B2 or B8 uses being recorded. The number of vacant units has increased by three from the 69 recorded in 2023, which has resulted in the vacant frontage percentage increasing by 3.1%. However, proportionately and in comparison to other local authorities, given the current position of the economy, this shows that the position is relatively stable with a good level of performance. The Table below illustrates that the proportion of E Class uses units has marginally increased since 2023.

Table 1: Change in Units Since 2023

	DISTRICT AND LOCAL CENTRE COMPARISON 2022/2023 VS 2022/2023												
	Quantity							Percentage					
	Unit Totals	E	B2-B8	C	F	SG	Vacant	E	B2-B8	C	F	SG	Vacant
Total 22/23	650	458	2	11	4	175	69	66.7%	0.3%	0.2%	1.2%	31.5%	5.5%
Total 23/24	654	458	0	14	3	179	72	67.7%	0.0%	0.0%	0.5%	31.8%	8.6%

Table 2: Change in Units (Numbers)

Status of Units	Number of Units
Previously vacant premises <i>now occupied</i>	9
Previously occupied premises <i>now vacant</i>	28
Change from E to SG (Sui Generis)	1
Change from SG to E	2
Change from E/SG/F1 to C3 use class (residential)	2
Change from E to B2 or B8 use classes (industry/storage)	0
1Change from E to F1 or F2 use classes (learning/community)	0
Change from B or F use classes to E use class	1
Change from B2 to Sui Generis	2

Occupied Units

Tables 3a and b provide a breakdown of the fourteen premises across the Local and District Centres that were vacant in 2023 and have since become occupied.

Table 3a: Premises that have become occupied within Local Centres

None recorded in 2024

Table 3b: Premises that have become occupied within District Centres

District Centre	Premises	Former Business Type	Use Class	New Business Type	Use Class
7- Norwich Road	48-54 Norwich Road	Vacant (Bathstore)	E	Restaurant	E
7 - Norwich Road	55 Norwich Road	Vacant (Healthcare)	E	Nail and Beauty	E
9 - Hawthorn Drive	271-275 Hawthorn Drive	Vacant (Newsagent)	E	Café	E

11 - Stoke Park Drive	57 Stoke Park Drive	Vacant (Convenience Store)	E	Convenience Store	E
17 - Woodbridge Road East	45 Woodbridge Road East	Vacant (Interiors)	E	Estate Agent	E
23 - Felixstowe Road	176a Felixstowe Road	Vacant (Tanning Salon)	E	Convenience Store	E
48 - Duke Street	12 Duke Street	Vacant (Foodstore)	E	Nail and Beauty	SG ⁶
48 - Duke Street	283b Duke Street	Vacant (Sandwich Shop)	E	Sandwich Shop	E

Vacant Premises

Tables 3c and 3d provide a breakdown of the 28 premises across the District and Local Centres that have become vacant since 2023. Currently 8.6% of frontages across these centres are vacant, up from 5.5% in 2023. Specifically, 8.9% of frontages in the District Centres are vacant, compared to 8.7% in 2023, while 7.5% of frontages in the Local Centres are vacant, up from 4.7% in 2023. Unit percentage breakdowns are detailed in Table 4 of this document.

Where vacant premises come back into use, these largely have remained as Class E use which is a positive finding for district centres.

Tables 3a and 3b: Premises that have become vacant within Local and District Centres

Local Centre	Premises	Former Business Type	Use Class
2 - Garrick Way	47 Garrick Way	Sweets and Stuff (Sweet Shop)	E
19 – Cauldwell Hall Road/ Spring Road	366 Spring Road	Marshion Electronics	E
20 - Cauldwell Hall Road/ St John's Road	166 St John's Road	Tallent Medical (Nail and Tanning)	SG
20 - Cauldwell Hall Road/ St John's Road	202 Cauldwell Hall Road	Beagle Property (Estate Agent)	E
21 - Foxhall Road	40 Foxhall Road	Bros Barbers (Barbers)	E
21 - Foxhall Road	65 Foxhall Road	Foxhall Dry Cleaners (Dry Cleaners)	E
22 - Bixley Road/ Foxhall Road	2b Bixley Road	Easy PC (Computer Shop)	E
24 - Selkirk Road	10 Selkirk Road	Bradfields Bookmakers (Betting Shop)	SG
25 - Clapgate Lane/Landseer Road	209 Clapgate Lane	Snippets (Hairdresser)	E

⁶ Planning consent for change of use ref: 22/00645/FUL

25 - Clapgate Lane/Landseer Road	213 Clapgate Lane	BMC Cakery (Cake Makers)	E
33 - St Helen's Street	94 St Helen's Street	Crown of India	SG
33 - St Helen's Street	131-133 St Helen's Street	Al-Amin (Convenience Store)	E
37 - Albion Hill, Woodbridge Road	321 Woodbridge Road	Sophisticuts (Hairdresser)	E
40 - Bramford Road	657 Bramford Road	Cake Supreme (Cake Makers)	E
44 - St Matthew's Street	44 St Matthew's Street	Reliance Employment (Employment Agency)	E
44 - St Matthew's Street	54 St Matthew's Street	Christian Science Reading Room (Bookshop)	E

It is interesting that in the local centres, where premises have become vacant it is largely more specialist uses e.g. the Christian Science Reading Room or uses that are suffering from more hybrid working patterns, such as cake shops and dry cleaners who are likely to have reduced passing trade.

District Centre	Premises	Former Business Type	Use Class
7 - Norwich Road	1 Norwich Road	Beautiful Designs (Bridal Wear)	E
7 - Norwich Road	5a Norwich Road	First Call Contact Services (Employment Agency)	E
7 - Norwich Road	38 Norwich Road	Ocean Fish & Chips (Takeaway)	SG
7 - Norwich Road	40-42 Norwich Road	Carib Bar & Grill (Restaurant)	E
7 - Norwich Road	46a Norwich Road	Romandos Pizza (Takeaway)	SG
7 - Norwich Road	68 Norwich Road	Coffee Shop (Coffee Shop)	E
7 - Norwich Road	82 Norwich Road	U Mobile (Phone Accessories)	E
9 - Hawthorn Drive	301 Hawthorn Drive	The Kingfisher (Public House)	SG
23 – Felixstowe Road	99-101 Felixstowe Road	Z-We-Ton (Restaurant)	E
23 – Felixstowe Road	120 Felixstowe Road	Raff's Barbers (Barbers)	E
23 – Felixstowe Road	7 Hines Road (Rosehill Retail Park)	Energie Gym (Gym)	E
28 - Nacton Road	42 Hening Avenue 320 Nacton Road	The Clip Joint (Pet Grooming)	E

In line with last year, five units in District Centre 7 (Norwich Road) have newly become vacant.

There does not appear to be any strong trend in terms of type of unit that has become vacant since the last survey. This suggests that the vacancies are spread across various types of businesses, rather than being concentrated in a particular sector, indicating a more general pattern of turnover rather than a decline in any specific category of use. The highest number of newly vacant units within a category is 2 units. Location does appear to have a correlation to vacancy for these units, with District Centre 7 (Norwich Road) having 7 newly vacant units and District Centre 23 (Felixstowe Road) having 3 newly vacant units. Both of these had higher numbers of newly vacant units in 2023 as well. Many of the historically existing vacant units remain so; in particular, no previously vacant units have become occupied within Local Centres. We will keep monitoring these over the coming periods, to see whether they are centres that need revision through a future plan review.

The flexibility of Use Class E does not appear to have a substantial impact on the composition of businesses within the centres, with one of the eight newly occupied units being in Sui Generis use class.

Whilst changes in the makeup of District and Local Centres give an indication of the relative 'health' of centres, so do the overall figures for the number of vacant premises in each centre. Table 4 shows the number of 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 4 excludes residential units.

Table 4: Vacant Commercial Units in District Centres (2023 figures included in brackets)

	Total Units	Vacant Units	% Vacant (frontages)	% Vacant (units)
3 – Meredith Road	17	0 (0)	0.0%	0%
7 – Norwich Road	64	18 (13)	28.7%	28.1%
9 – Hawthorn Drive	15	1 (1)	17.3%	6.7%
11 – Stoke Park Drive	6	0 (1)	0.0%	0%
13 – Wherstead Road	23 (22)	3 (3)	15.2%	13.0%
17 – Woodbridge Road East	12	0 (1)	0.0%	0%
18 – Woodbridge Road	38	0 (0)	0.0%	0%
23 – Felixstowe Road	47	6 (3)	13.2%	12.8%
28 – Nacton Road	38	5 (4)	9.8%	13.2%
47 – Ravenswood	14	1 (1)	4.8%	7.1%
48 – Duke Street	29 (28)	4 (4)	9.4%	13.8%
Totals	303 (301)	38 (35)	8.9% (8.7%)	12.5% (11.6%)

Four out of 11 District Centres have no vacant shop units, which is an increase of two District Centres without vacancies since 2023 and suggests that they are generally functioning well. Overall, vacant unit totals in District Centres are slightly higher in 2024 than in 2023, 12.5% and 11.6% respectively, representing a vacancy increase of 2 units in 2024. The shop frontage area that is vacant has increased by 0.2% between 2023 and 2024, using the same calculation method.

In terms of vacancy in the Local Centres, vacant units are spread across 16 of the thirty-two Local Centres, which is an increase from the level observed in the 2023 survey. This indicates that 16 Local Centres are fully occupied, reflecting a reasonable occupancy rate overall. Table 5 provides a detailed summary of the vacancies in the 16 Local Centres where empty units are present, offering further insight into the distribution and specifics of these vacancies.

Table 5: Vacant Commercial Units in Local Centres (2023 figures included in brackets)

Local Centre	Total Units	Vacant Units	% Vacant (frontages)	% Vacant (units)
2 - Garrick Way	11	2 (1)	12.3% (4.1%)	18.2% (9.1%)
8 - Dickens Road	6	1 (1)	16.4%	16.7% (16.7%)
12 - Maidenhall Green	5	1 (1)	22.8%	20%
19 - Cauldwell Hall Road/ Spring Road	14	1 (0)	5.9%	7.1%
20 - Cauldwell Hall Road/ St John's Road	10	2 (0)	22.9%	20%
21 - Foxhall Road	20	4 (2)	17.3% (6.7%)	20% (10%)
22 - Bixley Road/ Foxhall Road	13	2 (1)	7.7% (3.8%)	15.4% (7.7%)
24 - Selkirk Road	9	1 (0)	6.8%	11.1%
25 - Clapgate Lane/ Landseer Road (207-327a)	9	2 (0)	20.6%	22.2%
29 - Queen's Way	20	1 (1)	3.8%	5%
33 - St Helen's Street	28	8 (6)	23.6% (15%)	28.6%
35 - Bramford Road	27 (26)	2(2)	6.5% (9.5%)	7.4% (7.7%)
37 - Albion Hill, Woodbridge Rd	10	2 (1)	14.8% (10.4%)	20% (10%)
40 - Bramford Road (560 – 677)	5	2 (1)	33.7% (21.5%)	40% (20%)
44 - St Matthew's Street	24	2 (0)	4.5%	8.3%
46 - Woodbridge Road (28-110)	8	1 (1)	19.2% (19.2%)	12.5% (12.5%)
16 remaining local centres	156	0	0	0%
Totals	351 (349)	34 (19)	7.5% (4.7%)	9.7% (5.4%)

In the 16 Local Centres that are not fully occupied, vacancies are generally low, with most having only one or two vacant shop units. This could be down to normal churn rates. The exceptions are Foxhall Road with four vacant units and St Helen's Street, which has eight vacant units. St Helen's Street has consistently had high vacancy rates over the past few survey years and stands out as the largest Local Centre, with 28 commercial units, more than some District Centres. Its location on the edge of the town centre, along busy arterial routes with narrow footways. The proximity to the town centre's competing retail offerings and the increase in residential conversions within this Local Centre appear to have led to its fragmentation over time. The overall vacancy rate in Local Centres has increased, with 34 vacant units in the latest survey, compared to 19 in 2023 and 20 in 2022. The percentage of frontage recorded as vacant has increased by 2.8% likely due to the revised

total number of units after excluding residential frontages and possibly the size of the units becoming vacant. This suggests that larger units may be experiencing more vacancies in the Local Centres.

Nevertheless, the relatively steady overall occupancy rate highlights the resilience of the Local Centres, especially considering the challenges posed by the Covid-19 pandemic.

Services provided by District & Local Centres

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

Table 6: Mix of Uses in District and Local Centres in 2024 and 2023

	Use Class 2024					
	E	B2-B8	C	F	SG	Total
District Centres (units)	217	0	6	1	79	303
% of units	71.6%	0.0%	2.0%	0.3%	26.1%	
% of frontages	74.7%	1.2%	0.0%	0.3%	20.5%	
Local Centres (units)	241	0	8	2	100	351
% of units	68.7%	0.0%	2.3%	0.6%	28.5%	
% of frontages	65.0%	0.0%	0.0%	0.5%	34.5%	
Totals	458	0	14	3	179	654
% of units	70.0%	0.0%	2.1%	0.5%	27.0%	
	Use Class 2023					
	E	B2-B8	C	F	SG	Total
District Centres (units)	220	2	5	1	73	301
% of units	73.1%	0.7%	1.7%	0.3%	24.3%	
% of frontages	74.9%	1.2%	0.9%	0.3%	22.7%	
Local Centres (units)	238	0	6	3	102	349
% of units	68.2%	0.0%	1.7%	0.9%	29.2%	
% of frontages	63.8%	0.0%	0.0%	1.6%	34.5%	
Totals	458	2	11	4	175	650
% of units	70.5%	0.3%	0.3%	1.7%	26.9%	

The overall mix of uses within District Centres has remained largely unchanged between the 2022 and 2023 surveys. Use Class E continues to be the dominant, with a significant portion dedicated to pure retail. There has been almost no change in SUI GENERIS uses. This has not noticeably impacted the proportion of Class E uses, which has changed by less than 1%.

The amount of change in Local Centres has also been minimal. SG uses are more prevalent in Local Centres compared to District Centres, primarily due to the presence of established public houses and takeaways, which in some cases, occupy up to half of the available units. While this concentration of SUI GENERIS uses might seem concerning, it's important to note that many of these establishments are long-standing and, in some cases, historic.

In 2024, 14 residential units were surveyed across District and Local Centres, an increase of three from the 2023 figure. This indicates the impact of residential conversions on retail space is minimal.

Survey results in relation to Retail Policy DM30

Under the Ipswich Borough Council Local Plan 2018-2036 (March 2022), the range of uses permitted under DM30 has been amended to incorporate the Use Class changes adopted in September 2020 which resulted in the creation of Use Classes E and F.

Policy DM30 states that the change of use from Use Class E to public houses, drinking establishments, takeaways, betting shops and payday loan shops and F1 uses and other Sui Generis uses appropriate to a centre, including launderettes, will be permitted where they will not exceed 35% of the total identified ground floor frontage, provided the identified shopping frontage or the shopping character and range of shops is not unacceptably diminished.

Proposals for the change of use of ground floor units to F1, F2 and other suitable Sui Generis uses which meet the needs of the local community will be permitted as long as: specified vacancy and marketing conditions are met; physical treatment of the unit minimizes potential for dead frontages; satisfactory vehicular access and parking is provided; but residential uses will not be permitted on the ground floor unless it has been clearly demonstrated the unit has suffered long term vacancy for at least 12 months and alternative suitable uses identified in Policy DM30 are not suitable, viable or deliverable.

Table 7 shows the District and Local Centre where Sui Generis and F1 Uses, exceed 35% of the total ground floor frontage. Vacant units are included within these calculations.

Table 7: District and Local Centre frontages where SG and F1 uses exceed 35%

Local Centres	Total units	Total units Sui Generis/F1	Percentage of identified frontage length
1 – Fircroft Road	8	2	37.6
2 - Garrick Way	11	4	37.3
6 – Norwich Road	18	6	43.0
10 - Cambridge Drive	4	2	54.4
12 - Maidenhall Green	5	3	76.7
14 - Ellenbrook Green	12	5	55.8
16 - Brunswick Road	6	3	50.0
19 – Cauldwell Hall Road	13	5	36.0
24 - Selkirk Road	9	3	43.6
30 – Felixstowe Road	7	2	46.7
32 - Cliff Lane	13	3	47.9
36 - Spring Road	10	5	69.9
37 - Albion Hill, Woodbridge Road	8	4	65.0
40 Bramford Road	5	2	43.0
District Centres			
None that exceed 35%			
Total District and Local	129 (units in affected	49 units SG/F1	Avg. 50.5% of frontage SG/F1

	centres)		38% of units in affected centres SG/F1
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On average, across all District and Local Centre frontages, the aim to limit Sui Generis and F1 uses to 35% is being met in 69.8% of instances. Of the 32 Local Centres, 14 have more than 35% of their frontage length given over to Sui Generis and F1 Uses. Of the eleven District Centres, none have more than 35% of their frontage length given over to Sui Generis Uses.

Of note are Cambridge Drive, Maidenhall Green, Ellenbrook Green, Felixstowe Road, Spring Road and Albion Hill, which include public houses with disproportionately large frontages, and have more than 55% frontages in Sui Generis /F1 usage.

Conclusions

The following conclusions can be drawn from the 2024 survey of District and Local Centres:

- Ipswich's Local and District Centres have different characters and experience different development pressures. Overall, the majority of District and Local Centres continue to do well, providing a range of goods and services with an emphasis on retail provision and in particular food and household items.
- Four District Centres and 16 Local Centres are operating with no empty shop units and in most centres where there are vacant units there are only one or two. There was an increase in the vacancy rate overall across the District and Local Centres, with 72 units recorded as vacant in 2024 compared with 69 in the last survey year (2023).
- Across all District and Local Centre frontages, the aim to limit Sui Generis and F1 uses to 35% is being met in 62% of instances. Of the thirty-two Local Centres, 14 (50.5%) have more than 35% of their frontage length given over to Sui Generis and F1 Uses. Of the eleven District Centres, none have more than 35% of their frontage length given over to Sui Generis Uses.

Appendix 1- Core Strategy Policies

The policies below are contained in the adopted Ipswich Borough Council Local Plan 2018-2036 which was adopted in March 2022.

POLICY CS14: RETAIL DEVELOPMENT AND MAIN TOWN CENTRE USES

The Council will promote high quality investment and development in Ipswich Central Shopping Area, to maintain and enhance its attraction and market share, and strengthen its regional role.

The Council has allocated land for 10,000 sq.m net of new comparison retail floorspace up to 2031, in accordance with the national requirement to allocate suitable sites in town centres to meet likely need looking at least ten years ahead. This reflects the Ipswich Vision Strategy for the Town Centre, the scale of housing growth set out in the plan, latest household projections and the most up-to-date evidence and monitoring of market conditions and the changing nature of the high street. The Council will review retail need within five years to ensure that this approach best supports the success of the Town Centre. The need for convenience floorspace over the same period will be met by the new District Centre at Ipswich Garden Suburb allocated through Policy CS10.

In the District Centres and Local Centres, the Council will encourage retail development of a scale appropriate to their size, function and catchment.

Through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document Review, the Council has:

- amended the Central Shopping Area and frontage zones to deliver flexibility;
- strengthened north-south connectivity through the Town Centre; and
- allocated sites within defined centres for retail development.

This will enable the delivery of additional floorspace to diversify the retail offer.

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

The Council will also promote environmental enhancements and urban greening to the town centre through the Public Realm Strategy Supplementary Planning Document and improved public transport accessibility.

DM30: DISTRICT AND LOCAL CENTRES

The Council will support the retention and provision of local shops and community facilities within defined District and Local Centres. The Centres are defined on the Policies Map and IP-One Area Action Plan Inset Policies Map.

Within the defined District and Local Centres:

a) proposals for the provision of additional shops or extensions to existing shops will be permitted provided they are of a scale appropriate to the centre. The requirements of the National Planning Policy Framework (NPPF) should be satisfied;

b) proposals for change of use from Class E (commercial, business and services) to public houses, drinking establishments, takeaways, betting shops and payday loan shops and F1 uses and other sui generis uses appropriate to a centre, including launderettes, will be

permitted where they will not exceed 35% of the total identified ground floor frontage, provided the identified shopping frontage or the shopping character and range of shops is not unacceptably diminished;

c) proposals for the change of use of ground floor units to F1, F2 and other suitable Sui Generis uses which meet the needs of the local community will be permitted provided that:

- i) satisfactory vehicular access and car parking can be provided;
- ii) in the case of a vacant unit, the unit has suffered from a clearly demonstrated long-term vacancy for a period of at least 12 months. A Marketing Strategy for the unit must be agreed with the Local Planning Authority prior to its implementation and the agreed strategy implemented for a minimum period of 12 months prior to applying for planning permission for change of use or redevelopment. Any such application must be accompanied by an independent appraisal of the economic viability of the facility in its current use; and
- iii) the physical treatment of the unit minimises the problem of dead frontages or is appropriate to the proposed use.

d) Residential uses will not be permitted on the ground floor unless it has been clearly demonstrated the unit has suffered from long term vacancy for at least 12 months and none of the uses stated in paragraphs a., b. and c. are suitable, viable or deliverable.

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

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

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

Appendix 2 – Use Classes

Source: Planning Portal

<https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes>

Class B

- **B2 General industrial** - Use for industrial process other than one falling within class E(g) (*previously class B1*) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)
- **B8 Storage or distribution** - This class includes open air storage.

Class C

- **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 three 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) covers 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.

Class E - Commercial, Business and Service

In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
 - **E(c)(i)** Financial services,
 - **E(c)(ii)** Professional services (other than health or medical services), or
 - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)

- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
 - **E(g)(i)** Offices to carry out any operational or administrative functions,
 - **E(g)(ii)** Research and development of products or processes
 - **E(g)(iii)** Industrial processes

Class F - Local Community and Learning

In two main parts, Class F covers uses previously defined in the revoked classes D1, 'outdoor sport', 'swimming pools' and 'skating rinks' from D2(e), as well as newly defined local community uses.

- **F1 Learning and non-residential institutions** – Use (not including residential use) defined in 7 parts:
 - **F1(a)** Provision of education
 - **F1(b)** Display of works of art (otherwise than for sale or hire)
 - **F1(c)** Museums
 - **F1(d)** Public libraries or public reading rooms
 - **F1(e)** Public halls or exhibition halls
 - **F1(f)** Public worship or religious instruction (or in connection with such use)
 - **F1(g)** Law courts
- **F2 Local community** – Use as defined in 4 parts:
 - **F2(a)** Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres
 - **F2(b)** Halls or meeting places for the principal use of the local community
 - **F2(c)** Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
 - **F2(d)** Indoor or outdoor swimming pools or skating rinks

Sui Generis

'Sui generis' is a Latin term that, in this context, means 'in a class of its own'.

Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'. These are:

- theatres
- amusement arcades/centres or funfairs
- launderettes
- fuel stations
- hiring, selling and/or displaying motor vehicles
- taxi businesses
- scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles
- 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended))
- hostels (providing no significant element of care)
- waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste
- retail warehouse clubs
- nightclubs
- casinos
- betting offices/shops
- pay day loan shops
- public houses, wine bars, or drinking establishments – *from 1 September 2020, previously Class A4*
- drinking establishments with expanded food provision – *from 1 September 2020, previously Class A4*

- hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) – *from 1 September 2020, previously Class A5*
 - venues for live music performance – *newly defined as ‘Sui Generis’ use from 1 September 2020*
 - cinemas – *from 1 September 2020, previously Class D2(a)*
 - concert halls – *from 1 September 2020, previously Class D2(b)*
 - bingo halls – *from 1 September 2020, previously Class D2(c)*
 - dance halls – *from 1 September 2020, previously Class D2(d)*
- Other uses become ‘sui generis’ where they fall outside the defined limits of any other use class.

For example, C4 (Houses in multiple occupation) is limited to houses with no more than six residents. Therefore, houses in multiple occupation with more than six residents become a ‘sui generis’ use.