

# **Ipswich Local Plan**

## **District and Local Centres Identified Frontages Survey Report**

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## Section A – Monitoring District and Local Centres

### The Policy Context

The key determinant of planning applications in Ipswich is currently the Ipswich Borough Council Local Plan 2018-2036 which was adopted in March 2022. The revised National Planning Policy Framework (July 2021) is also a material consideration. The relevant adopted planning policies are contained in Appendix 1.

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

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. The Order allows for changes of use within the same class. This Order is periodically amended. The most recent amendment was on 1 September 2020, to create a new use class 'E'. Class E is broader in scope to provide flexibility for uses that would be acceptable generally in a retail environment, and which would previously require planning consent for a change of use. It broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e). Class E is composed of the following categories, all of which are free entry uses within the class:

- 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 was also created as part of this same 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. The class is split into F1 'Learning and non-residential institutions' and F2 'local community'. This change also impacts the retail survey as 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') caters for many of the remaining uses. Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'. These include:

- 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 – (*previously Class A4*)
- drinking establishments with expanded food provision – (*previously Class A4*)
- hot food takeaways – (*previously Class A5*)
- venues for live music performance – (*newly defined*)
- cinemas – (*previously Class D2(a)*)
- concert halls – (*previously Class D2(b)*)
- bingo halls – (*previously Class D2(c)*)
- dance halls – (*previously Class D2(d)*)

Other uses become 'sui generis' where they fall outside the defined limits of any other use class. Residential uses in Class C remain the same. The Use Classes are shown in Appendix 2.

It is considered that enhancing the facilities available in District Centres can help to provide more choice for local residents within walking distance of their homes. The approach to District and Local Centres is to strengthen their role and function and seek to retain shops and community facilities. Policy 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 survey not conducted in 2020 and 2021 due to Covid restrictions). The 2022 survey results can be found in Section C.

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 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 No<sup>1</sup></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)

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<sup>1</sup> 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.

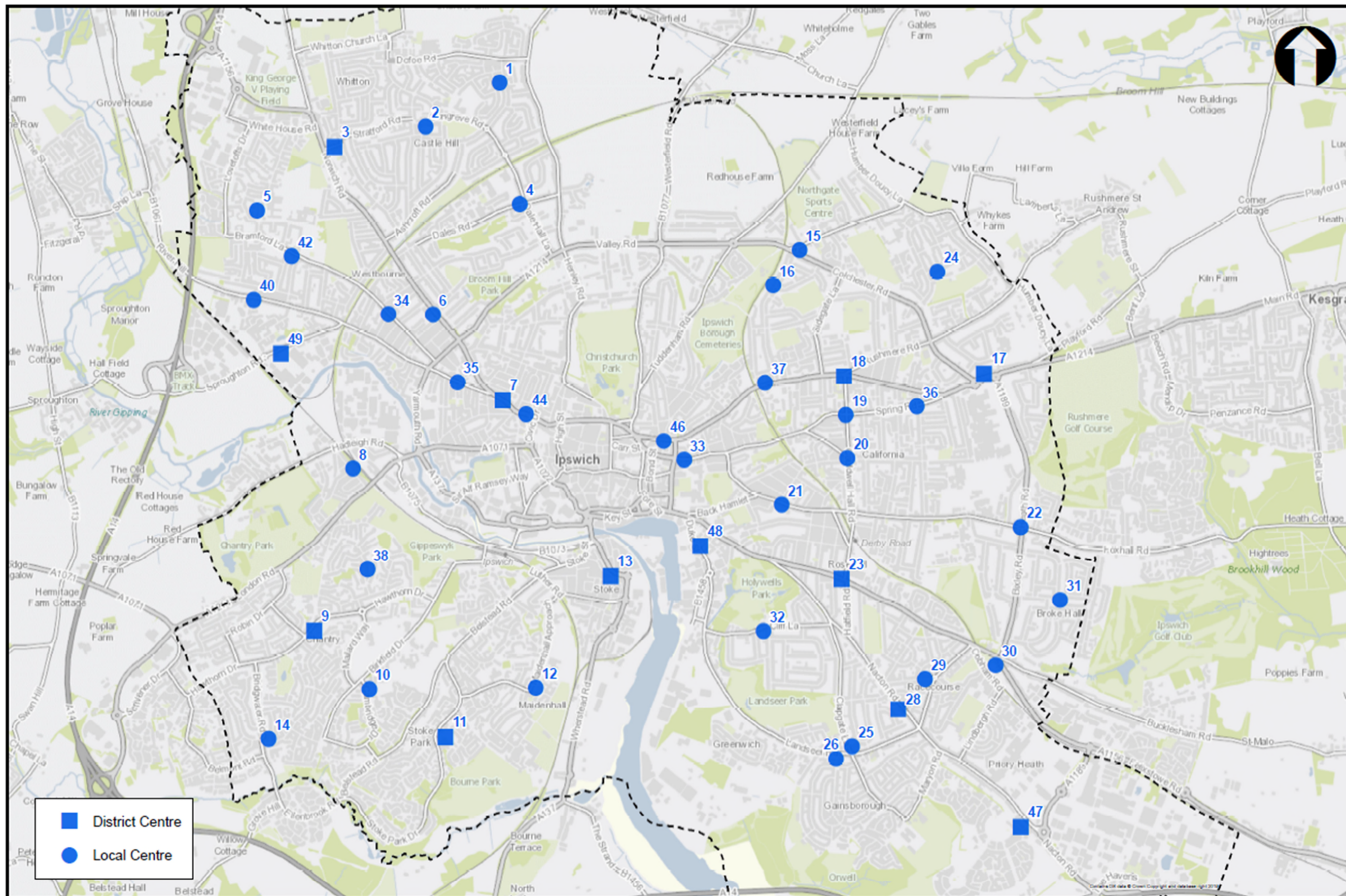
## Local Centres

<i>Centre No<sup>2</sup></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)
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)

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<sup>2</sup> 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.





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



## 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. 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 June 2022.

### Results

The results of the surveys are shown in the tables below. Where a unit is vacant the previous use is shown in brackets for information, and where a formerly vacant unit is now occupied 'vacant' appears in brackets. Where the occupant has changed between the 2019 and 2022 surveys, the former occupant is shown in brackets. The percentage of vacant frontage is a percentage of total commercial units (i.e. excluding residential) and where this does not sum to 100% in the far right column this is due to rounding. The numbers and frontage lengths 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.**

#### Local Centre 1 – Fircroft Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	% of Frontage
001A	86 Palmcroft Road	The Man on the Moon	Public House	SG	24.7	30.7%
001B	139 Fircroft Road	Dwelling	Residential	C3	-	-
001C	145 Fircroft Road	Co-op Pharmacy	Chemist	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 (62.3%)**

**Number of SG units and percentage of identified frontage length = 2 (37.5%)**

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

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

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



## Local Centre 2 - Garrick Way

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	% of Frontage
002A	15 Garrick Way	Co-op Foodstore	Foodstore	E	15.2	17.0%
002B	19 Garrick Way	P. A. Collings	Greengrocers/Florist	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 (Get Fresh)	Vacant (Household Goods)	V (E)	3.7	4.1%
002F & 002L	35-39 Garrick Way	Topaz	Gifts, Clothes, Coffee, Beauty and Tanning Salon	SG	7.3	8.2%
002G	43 Garrick Way	Castle Hill Barbers (Victory Mica Hardware)	Barbers (Hardware)	E	7.3	8.2%
002H	47 Garrick Way	Sweets and Stuff (Fishers the Butcher)	Sweet Shop (Butcher)	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%
002K	97 Cedarcroft Road	Dwellings	Dwellings	C3	-	-
002M	41 Garrick Way	Your Local Convenience Store	Convenience Store	E	7.3	8.2%
					89.2	

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

**Number of SG units and percentage of identified frontage length = 4 (37.4%)**

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

**Number of vacant units and percentage of frontage length = 1 (4.1%)**

**Number of occupied units and percentage of frontage length = 11 (95.9%)**

## District Centre 3 - Meredith Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	% of Frontage
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 (Vanity Hair)	Hairdresser (Beauty)	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	Palmers Bakery	Bakery	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 (Aldi)	Supermarket	E	28	18.3%
003L	15-25 Meredith Road	McColl's	Supermarket / Post Office	E	24.3	15.9%
003M	27 Meredith Road	Fridays	Takeaway	SG	7.2	4.7%
003N	31 Meredith Road	Kay's	Greengrocer / Florist	E	7	4.6%
003O	35 Meredith Road	Alec Butcher	Undertaker	E	7	4.6%
003P	39 Meredith Road	Jade House	Takeaway	SG	10.6	6.9%
003Q	125 Shakespeare Rd	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	Occupant Type	Use Class	Frontage Length	% of Frontage
004A	123 Dale Hall Lane	Co-operative Funeral Care	Undertakers	E	9.5	9.7%
004B	125 Dale Hall Lane	Your Ipswich (Your Sales and Lettings & Viva Accounting Ltd)	Estate Agency (Accountant)	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	Car Sales/Repairs	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 (72.5%)**

**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	Occupant Type	Use Class	Frontage Length	%
005A	13 Ulster Avenue	Razor King (Z Cut Barber Shop)	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	

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

**Number of SG units and percentage of identified frontage length = 3 (28.8%)**

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

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

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

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
006A	245 Norwich Road	New Istanbul Barber (Vacant)	Barber (Vacant)	E (V)	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 (Victoria's Bakery)	E-Cigarettes (Bakery)	E	4.5	3.1%
006I	279 Norwich Road	Family Chicken and Pizza (Shop Locally)	Takeaway (Convenience Store)	SG (E)	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	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	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 (Soro Studio – Creative Design and Marketing)	Barbers (Marketing Agency)	E	4.5	3.1%
					146.2	

**Number of E units and percentage of identified frontage length = 13 (61.4%)**

**Number of SG units and percentage of identified frontage length = 5 (38.6%)**

**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	Occupant Type	Use Class	Frontage Length	%
007A	1 Norwich Road	Beautiful Designs	Bridal Wear	E	20.5	4.4%
007B	1a Norwich Road	Solea (Vee Studio)	Beauty Salon (Hairdresser)	SG (E)	4.5	1%
007C	2-4 Norwich Road	The Charnel House	Clothing Store	E	11.5	2.5%
007D	3-3a Norwich Road	Halal Connection	Butcher/Food Store	E	10.5	2.3%
007E	3b Norwich Road	Lawrence Glass and Windows (Vacant)	Glazing Installer (Vacant)	E (V)	3.5	0.8%
007F	5a Norwich Road	First Call Contact Services	Recruitment	E	3.5	0.8%
007G	5 Norwich Road	Blossom Roses and Cakes (First Call Contact Services)	Cake Shop (Recruitment)	E	5.1	1.1%
007H	6 Norwich Road	Antonio Giovanni	Hairdresser	E	4.4	1%
007I	7 Norwich Road	Gratar Romanesc La Berteia (Balkanika)	Restaurant / Takeaway (Foodstore)	SG (E)	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 (Village Street & Deli)	Takeaway (Food Store)	SG (E)	4.3	0.9%
007K	9 Norwich Road	Coral	Betting Shop	SG	5.5	1.2%
007M	11-13 Norwich Road	Suffolk Halal Stores	Foodstore	E	11.6	2.5%
007N	12 Norwich Road	12 Norwich Road (Alps Grooming Room)	Convenience Shop (Hairdressers)	E	5.7	1.2%
007O	15 Norwich Road	Vacant (Cleopatra's)	Vacant (Massage Parlour)	V (E)	4.5	1%
007P & 007R	14-16 & 18a Norwich Rd	Vacant	Vacant	V	11.5	2.5%
007Q	17 Norwich Road	A+ Mobiles	Mobile Phone Shop	E	2.9	0.6%
007R	18 Norwich Road	Ararat	Restaurant	E	6.7	1.4%
007T	19 Norwich Road	JPA Hairstylists	Hairdresser	E	4.9	1.1%
007U & 007V	20& 20a-28 Norwich Rd	Coe's	Clothes Shop	E	48	10.4 %
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	1.0%
007Z	27-29 Norwich Road	The Hive (West End Music)	Community Centre (Music)	SG (E)	10	2.2%
007AA	30 Norwich Road	Just a Day	Bridle Wear	E	18.5	4%
007AB	31 Norwich Road	Preloved clothes (Brewers Barn)	Clothing Store (Brew Shop)	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 (E)	4.5	1%



		(Revelation)				
007AE	35 Norwich Road	Café Central	Café	E	5.8	1.3%
007AF	37 Norwich Road	Café Central	Café	E	5	1.1%
007AG	38 Norwich Road	Ocean Fish & Chips	Takeaway	SG	4	0.9%
007AH	39 Norwich Road	Café Carla (Lara's Patisserie)	Café (Patisserie)	E	4.8	1.0%
007AI	40-42 Norwich Road	Taj Mahal	Restaurant	E	6.5	1.4%
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	1.4%
007AN	46 Norwich Road	Maharani	Restaurant	E	6.5	1.4%
007AO	46a Norwich Road	Romandos Pizza	Takeaway	SG	3.5	0.8%
007AP	47 Norwich Road	D-Sauce AfroKitchen	Restaurant	E	5.5	1.2%
007AQ	48-54 Norwich Road	Bathstore	Bathroom	E	17	3.7%
007AR	49 Norwich Road	Pizza Hut Delivery	Takeaway	SG	7.6	1.6%
007AS	51 Norwich Road	A Cut	Hairdresser	E	6.4	1.4%
007AT	53 Norwich Road	Ipswich Hair and Beauty Supplies (Blessed Hope Convenience Store)	Beauty Retailer (Convenience Store)	E	7	1.5%
007AU	55 Norwich Road	Vacant	Vacant	V (E)	7	1.5%
007AV	61 Norwich Road	Vacant	Vacant	V (E)	7	1.5%
	63 Norwich Road	Vacant	Vacant	V (E)	7	1.5%
007AW	62 Norwich Road	Top Style Barber	Hairdresser	E	3.9	0.8%
007AX	64 Norwich Road	Bodrum Kebab House	Takeaway	SG	3.9	0.8%
007AY	66 Norwich Road	TS Shawarma (Traditional Kebab House)	Takeaway	SG	3.9	0.8%
007AZ	68 Norwich Road	Vacant	Vacant	V (E)	3.5	0.8%
007BA	69 Norwich Road	Coffee Shop (Vacant)	Coffee Shop (Vacant)	E(V)	4.4	1%
007BB	71 Norwich Road (formerly part of 73 Norwich Road)	Frozen Sea (Romania Barber Shop)	Frozen Seafood (Barbers)	E	4.8	1%
007BC	70-72 Norwich Road	Hair Tech	Hairdressing Suppliers	E	3.5	0.8%
007BD	73 Norwich Road	Vacant (Lilly Beauty Salon)	Vacant (Beauty Salon)	V (SG)	3.1	0.7%
007BE	74-78 Norwich Road	IBC Car Park (Demolished)	Car Park (Demolished)	-	-	
007BF	75 Norwich Road	Vacant (Street Corner)	Vacant (Foodstore)	V (E)	6	1.3%
007BG	79-81 Norwich Road	Eastravel	Travel Agent	E	13.4	2.9%
007BH	80 Norwich Road	Vacant (Nu Roots)	Vacant (Hairdresser)	E	3.9	0.8%
007BI	82 Norwich Road	U Mobile (Vacant)	Phone Accessories (Vacant)	E (V)	3.9	0.8%
007BJ	83 Norwich Road	Residential	Residential	C3	-	
007BK	84 Norwich Road	Vacant	Vacant	V (E)	3.5	0.8%
007BL	85-87 Norwich Road	Residential	Residential	C3	-	
007BM	86 Norwich Road	Cool Curl	Hairdresser	E	3.9	0.8%

007BN	88 Norwich Road	Appliances R Us	Electrical appliances	E	3.4	0.7%
007BO	89-91 Norwich Road	Residential	Residential	C3	-	-
007BP	90-92 Norwich Road	Altima Market (Vacant)	Foodstore (Vacant)	E (V)	8	1.7%
007BQ 007BR	94 & 96 Norwich	Vacant	Vacant	V (E)	7.3	1.6%
007BS	106 Norwich Road	Residential	Residential	C3	-	
007BT	108 Norwich Road	Residential	Residential	C3	-	
007BU	110 Norwich Road	Residential	Residential	C3	-	
007BV	77 Norwich Road	Islamic Centre	Community	F2 (E)	14	3.0%
72					462.4	

**Number of E units and percentage of identified frontage length = 51 (82.8%)**

**Number of SG units and percentage of identified frontage length = 13 (14.4%)**

**Number of F2 uses and percentage of frontage length = 1 (3%)**

**Number of C3 uses and percentage of identified frontage length = 6 (0%)**

**Number of vacant units and percentage of frontage length = 10 (13.2%)**

**Number of occupied units and percentage of frontage length = 61 (86.8%)**

### **Local Centre 8 - Dickens Road**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
008A	34 Dickens Road	SP Clearance Outlet (Vacant)	House Clearance (Vacant)	E (V)	7.8	16.4%
008B	36 Dickens Road	The Golden Meng (Ipswich Tandoori & Grill)	Takeaway	SG	8	16.8%
008C	38 Dickens Road	Living Water	Charity Shop	E	8	16.8%
008D	40 Dickens Road	Vacant (SP Clearance Outlet)	Vacant (House Clearance)	V (E)	8	16.8%
008E	42 Dickens Road	Premier (Dickens News & Off License)	Newsagent/Off License	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 (16.8%)**

**Number of occupied units and percentage of frontage length = 5 (83.2%)**

### **District Centre 9 - Hawthorn Drive**

Unit	Address	Occupant	Occupant Type	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 (Chantry Fish & Chips)	Takeaway	SG	6.8	4.0%
009D	263 Hawthorn Drive	Simply Flowers	Florist	E	6.6	3.9%
009E	267 Hawthorn Drive	Kay's (Scotts Hardware)	Green Grocers (Hardware)	E	6.5	3.9%
009F	271-275 Hawthorn Drive	Chantry News	Newsagents	E	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%
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	The Kingfisher	Public House	SG	29	17.3%
009Q	204 Hawthorn Drive	Lloyds 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 (34.1%)**

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

**Number of occupied units and percentage of frontage length = 15 (100%)**

### **Local Centre 10 - Cambridge Drive**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
010A	9 Cambridge Drive	Frank and Lee	Hairdresser	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	Occupant Type	Use Class	Frontage Length	%
011A to W	1-3 to 40 The Centre, Stoke Park Drive	Demolished 2008	Demolished	-	-	-
011X	51 Stoke Park Drive	Welch Pharmacy	Pharmacy	E	7.5	8%
011Y	53 Stoke Park Drive	Stoke Park Dental Care	Dentist	E	22.5	24%
011Z	Stoke Park Drive	Vacant (Coral)	Vacant (Betting Shop)	V (SG)	7.5	8%
011AA	55-57 Stoke Park Drive	McColls	Convenience Store	E	7.5	8%
011AB	76 Lanercost Way	Stoke Park Surgery	Surgery	E	8.8	9.4%
011AC	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 = 1 (8%)

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

### Local Centre 12 - Maidenhall Green

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
012A	9 Maidenhall Green	McColls	Post Office/Newsagent	E	5	11.7%
012B	13 Maidenhall Green	Maidenhall Fish & Chip Shop	Takeaway	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	The Smock	Public House	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 = 0 (0%)

Number of occupied units and percentage of frontage length = 5 (100%)

### District Centre 13 - Wherstead Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
013A	1 Purplett Street/ 19 Wherstead Rd	B-Star Barbers (Vacant)	Barbers (Vacant)	E (V)	13.5	7.1%
013B	11 Wherstead Road	Residential	Dwelling House	C3	-	-
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	25 Wherstead Road	Residential	Dwelling House	C3	-	-
013F	27 Wherstead Road	Star Fish	Takeaway	SG	4.9	2.6%
013G	29 Wherstead Road	Royal Jorna (Jorna Indian)	Takeaway	SG	3.9	2%
013H	31 Wherstead Road	Golden Eggs Oriental (Choice Oriental)	Takeaway	SG	3.9	2%
013I	35 Wherstead Road	Salon 35	Hairdresser	E	4.9	2.6%
013J	37 Wherstead Road	Vacant	Vacant	V (E)	3.1	1.6%
013K	39 Wherstead Road	Vacant	Vacant	V (E)	3	1.6%
013KA	45 Wherstead Road	Baltic Mini-Market	Supermarket	E	6.3	3.3%
013L	47 Wherstead Road	Beauty Inspired Studio	Beauty	SG	4.3	2.2%
013M	49 Wherstead Road	O'Wool	Wool Shop	E	4	2.1%
013N	53 Wherstead Road	Elemental Locks (The Tanning Boutique)	Hairdressers (Tanning Salon)	E (SG)	4.3	2.2%
013O	53a, 55-61 Wherstead Rd	Shipwright's Arms	Hotel	C1	8.2	4.3%
013OA	53a, 55-61 Wherstead Rd	Venezuelan Traditional Food	Restaurant	E	10.5	5.5%
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	3.7%
013T	65 Austin Street	Stoke Food Store and Off Licence	Convenience Store	E	15.5	8.1%
013U	65-67 Wherstead Road	Vacant	Vacant	V (E)	23.1	12.1%
013V	196 Vernon Street	Co-op Foodstore	Foodstore	E	24.5	12.8%
013W	198 Vernon Street	Residential	HMO	C3	-	-



					191.4	
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**Number of E units and percentage of identified frontage length = 16 (81.5%)**

**Number of SG units and percentage of identified frontage length = 5 (14.3%)**

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

**Number of C1 units and percentage of identified frontage length = 1 (4.3%)**

**Number of vacant units and percentage of frontage length = 3 (15.3 %)**

**Number of occupied units and percentage of frontage length = 22 (84.7%)**

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

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
014A	1 Ellenbrook Green	Londis (McColls)	Post Office/Newsagent	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 Ellenbrook Green	Ellenbrook Fish & Chips	Takeaway	SG	6.2	4.8%
014F	14 Ellenbrook Green	Bar B Q House	Takeaway	SG	6.2	4.8%
014G	15 Ellenbrook Green	Premier	Convenience Store	E	6.2	4.8%
014H	16 Ellenbrook Green	J'adore Hair and Beauty	Hairdresser	E	6.2	4.8%
014I	112 Bridgwater Road	Belstead Arms	Public House	SG	32.4	25.3%
014J	308 Sheldrake Drive	Lennox's	Dry Cleaners	E	6.6	5.2%
014K	310 Sheldrake Drive	Co-op Foodstore	Foodstore	E	18.7	14.6%
014L	Ellenbrook Road	BP and Shop n Drive	Petrol Station	SG	20.4	15.9%
					128.1	

**Number of E units and percentage of identified frontage length = 7 (44.1 %)**

**Number of SG units and percentage of identified frontage length = 5 (55.7%)**

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

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

#### **Local Centre 15 - Colchester Road**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
015A	61 Colchester Road	Ace Hair and Beauty	Beautician	E	18	42.2%
015B	63 Colchester Road	MDE Electrical Supplies	Lighting	E	6.7	15.7%
015C	65-67 Colchester Road	Co-op	Foodstore	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	Occupant Type	Use Class	Frontage Length	%
016A	169 Brunswick Road	Shadows	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 Road Electrical Services	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	Vacant (Jarolds)	Vacant (Windows/conservatories)	V (E)	6.5	16.7%
					39	

Number of E units and percentage of identified frontage length = 4 (66.8%)  
 Number of SG units and percentage of identified frontage length = 2 (33.4%)

Number of vacant units and percentage of frontage length = 1 (16.7%)  
 Number of occupied units and percentage of frontage length = 5 (83.5%)

#### District Centre 17 - Woodbridge Road East

Unit	Address	Occupant	Occupant Type	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	Emma Hart Aesthetics (Chic Boutique)	Hairdresser	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	Vacant (Liam's Barber Shop)	Vacant (Hairdressers)	V (E)	7.5	6.7%
017G	39 Woodbridge Road East	Risby Taylor Interiors (Michael Morgan Interiors)	Interiors	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	Connells	Interiors	E	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 (72.6 %)**

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

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

**Number of occupied units and percentage of frontage length = 11(93.3%)**

### **District Centre 18 - Woodbridge Road**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
018B	418 Woodbridge Road	Eastern Spice	Takeaway	SG	6.8	2.5%
018C	420 Woodbridge Road	Bella Napoli	Takeaway	SG	6.8	2.5%
018D	422 Woodbridge Road	The Candy Box	Convenience store	E	6.9	2.5%
018E	424 Woodbridge Road	Victoria's Bakery	Bakery	E	6.9	2.5%
018F	426 Woodbridge Road	Taste Community Café	Cafe	E	6.9	2.5%
018G	428 Woodbridge Road	Rushmere Pharmacy	Pharmacy	E	6.9	2.5%
018H	430 Woodbridge Road	Shades	Hairdresser	E	6.9	2.5%
018I	432 Woodbridge Road	Blake Mayhew (Primesight Opticians)	Estate Agents (Opticians)	E	6.9	2.5%
018J	436 Woodbridge Road	BP (& Londis)	Petrol station (withconvenience store)	SG	13	4.8%
018K	438 Woodbridge Road	Sainsbury	Convenience store	E	23.2	8.6%
018A	440 Woodbridge Road	Residential	Residential	C3	-	-
018L	468 Woodbridge Road	Joshua Luke Hair (Precision)	Hairdresser (Tattoo studio)	E (SG)	4.5	1.7%
018M	470 Woodbridge Road	Turkish Barber (Vacant)	Barbers (Vacant)	E (V)	4.5	1.7%
018N	472 Woodbridge Road	Launderclean	Dry cleaning & launderette	E	4.5	1.7%
018O	474 Woodbridge Road	P.I. Mickelsen and Son	Butcher	E	4.5	1.7%
018P	476 Woodbridge Road	Ladbrokes	Betting office	SG	7	2.6%
018Q	482 Woodbridge Rd Unit 1	Ottoman Turkish Restaurant	Restaurant	E	5.4	2%
018Qa	482 Woodbridge Rd Unit 2	Ottoman Turkish Restaurant	Restaurant	E	5.4	2%
018Qb	482 Woodbridge Rd Unit 3	The Golden Fish	Takeaway	SG	5.4	2%
018R	484 Woodbridge Road	Office Furniture	Furniture	E	8.4	3.1%
018S	486 Woodbridge Road	National Tyres and Autocare	Motor repairs	B2	19.2	7.1%

018T	488 Woodbridge Road	Audi Workshop	Motor sales	B2	19.8	7.3%
018U	501-699 Woodbridge Rd	Vacant (Barclays Bank)	Vacant (Bank)	V (E)	22	8.1%
018V	524 Woodbridge Road	Vacant (R.M. Grimes)	Vacant (Bespoke Tailoring)	V (E)	5.2	1.9%
018W	524 Woodbridge Road (Rear of)	Vacant (R.M. Grimes)	Vacant (Bespoke Tailoring)	V (E)	-	-
018X	703a Woodbridge Road	Residential	Residential	C3	-	-
018Y	715 Woodbridge Road	Lucy's Unwrapped and Refilled (Henry Rose Estate Agents)	Refill Store (Estate Agents)	E	3.9	1.4%
018Z	717 Woodbridge Road	Markhams	Fishing Tackle	E	3.9	1.4%
018AA	719 Woodbridge Road	581 Hair and Beauty	Hairdressers	E	3.9	1.4%
018AB	721 Woodbridge Road	David Sparkes	Barbers	E	3.9	1.4%
018AC	723-725 Woodbridge Rd	Shirley Shelley	Cleaners	E	7.8	2.9%
018AD	729 Woodbridge Road	Residential	Residential	C3	-	-
018AE	757 Woodbridge Road	Residential (Vacant)	Residential (Vacant)	C3 (V)	-	-
018AF	763 Woodbridge Road	Mark's	Hairdresser	E	4.4	1.6%
018AG	767 Woodbridge Road	Clipper Talk (Allen Stanley)	Barbers (Hairdresser)	E	4.4	1.6%
018AH	769 Woodbridge Road	Vacant (BMC Cakery)	Vacant (Sandwich Shop)	V (E)	4.4	1.6%
018AI	771 Woodbridge Road	Oriental Gourmet	Takeaway	SG	4.4	1.6%
018AJ	773 Woodbridge Road	Chris's Fruit & Veg	Greengrocer/Florist	E	4.5	1.7%
018AK	777-779 Woodbridge Rd	Spar	Convenience store	E	8.8	3.3%
018AL	785 Woodbridge Road	Ipswich Dry Cleaners	Dry Cleaners	E	9.4	3.5%
					270.7	

**Number of E units and percentage of identified frontage length = 28 (69.6%)**

**Number of SG units and percentage of identified frontage length = 6 (16%)**

**Number of B2 units and percentage of identified frontage length = 2 (14.4%)**

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

**Number of vacant units and percentage of frontage length = 4 (11.6%)**

**Number of occupied units and percentage of frontage length = 36 (88.4%)**

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

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
019A	72 Cauldwell Hall Road	Residential	Residential	C3	-	-
019B	74 Cauldwell Hall Road	Flamey Grill	Takeaway	SG	4.9	4.2%
019C	76 Cauldwell Hall Road	Mecolec Solutions (Vacant)	Electrical Contractors	E (V)	4.9	4.2%

			(Vacant)			
019D	94 Cauldwell Hall Road	Residential	Residential	C3	-	-
019E	169 Spring Road	Residential	Residential	C3	-	-
019F	324 Spring Road	The Old Times	Public house	SG	20	17.2%
019G	111-113 Cauldwell Hall Rd	Co-op Foodstore	Foodstore	E	15.4	13.3%
019H	121 Cauldwell Hall Rd	Residential	Residential	C3	-	-
019I	145 Spring Road	Evergreen	Takeaway	SG	5.3	4.6%
019J	147 Spring Road	Spice Hut (Cinnamon)	Takeaway	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	-	-
019O	175 Spring Road	Residential	Residential	C3	-	-
019P	187 Spring Road	Residential	Residential	C3	-	-
019Q	201-203 Spring Road	Spring Road Pharmacy	Pharmacy	E	14.9	12.8%
019R	211 Spring Road	Residential	Residential	C3	-	-
019S	322 Spring Road	RFC Services, The Fireplace Experts	Fireplaces	E	11.5	9.9%
019T	326 Spring Road	Residential	Residential	C3	-	-
019U	366 Spring Road	Marshion Electronics	Electrical	E	6.9	5.9%
019V	328a Spring Road	The Barber Shop	Barbers	E	4.8	4.1%
019W	322a Spring Road	Demolished (Dave Wallis)	Demolished (Vehicle Electronics)	-	-	-
					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 = 9 (0%)**

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

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



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

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
020A	69 St John's Road	All Doors Garage Doors (St John's Convenience Store)	Garage door supplier (Convenience store)	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	The Cutting Corner	Hairdresser	E	14	14.6%
020D	166 St John's Road	Tallent Medical Cosmetic Clinic (Cosmetic Nail Treatments)	Nails & Tanning	SG	11.4	11.9%
020E	170 Cauldwell Hall Road	Friendship Takeaway	Takeaway	SG	3.8	4.0%
020F	194 Cauldwell Hall Road	Residential	Residential	C3	-	-
020G	200 Cauldwell Hall Road	Salon Boutique	Hairdresser	E	8.8	9.2%
020H	202 Cauldwell Hall Road	Beagle Property	Estate agent	E	10.6	11.0%
020I	203 Cauldwell Hall Road	GM Taylor Independent Funeral Directors (Family Choice)	Funeral Directors (Upholsterers)	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	Old Times Guest House	Public house	SG	12.6	13.1%
					96.1	

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

**Number of SG units and percentage of identified frontage length = 3 (29%)**

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

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

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

### Local Centre 21 - Foxhall Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
021A	29 Foxhall Road	Four Paws	Pet products	E	4.8	3%
021B	31 Foxhall Road	Salon 31	Hairdresser	E	4.8	3%
021C	33 Foxhall Road	Tan Box	Beauty	E	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 (The Grove Beauty)	Beauty Studio	SG	4.8	3%
021F	37 Foxhall Road	Little Bean Coffee House (GH)	Café (Hairdresser)	E	4.8	3%
021G	39 Foxhall Road	Suffolk Grill	Takeaway	SG	4.8	3%

021H	40 Foxhall Road	Bros Barbers	Barbers	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%
021M	53 Foxhall Road	Residential	Residential	C3	-	-
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	Foxhall Dry Cleaners (Authentico Gusto)	Dry Cleaners (Takeaway)	E (SG)	12.3	7.7%
021Q	67 Foxhall Road	Baba-Z	Hairdresser	E	4.8	3%
021R	78 Foxhall Road	Vacant (QMI Quick Move Ipswich)	Vacant (Removals)	V (E)	-	-
021S	84-88 Foxhall Road	Ruskin Lifting Engineers	Engineering	B2	10.8	6.7%
021T	90 Foxhall Road	Residential (Property First)	Residential (Estate Agents)	C3 (E)	-	-
021U	92 Foxhall Road	Residential	Residential	C3	-	-
021V	95 Foxhall Road	Ruskin House	Residential	C3	-	-
021W	97-99 Foxhall Road	Bedwells	Florist	E	15.4	9.6%
021X	25 Foxhall Road	Residential	Residential	C3	-	-
021Y	45 Foxhall Road	Residential	Residential	C3	-	-
021Z	47 Foxhall Road	Residential	Residential	C3	-	-
021AA	122-124 Foxhall Road	St Elizabeth Hospice	Charity shop	E	17	10.6%
					160.9	

**Number of E units and percentage of identified frontage length = 15 (79.6%)**

**Number of SG units and percentage of identified frontage length = 4 (14.1%)**

**Number of B2 units and percentage of identified frontage length = 1 (6.7%)**

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

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

**Number of occupied units and percentage of frontage length = 26 (100%)**

### **Local Centre 22 - Bixley Road/Foxhall Road**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
022A	1-3a Heath Road	St Elizabeth Hospice & Café	Charity Shop / Cafe	E	22.6	19.7%
022B	2a Bixley Road	Vacant (Nosh)	Vacant (Sandwich Shop)	V (E)	4.4	3.8%
022C	2b Bixley Road	Easy PC	Computer	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 (Moonlight)	Takeaway	SG	6.6	5.7%
022G	7 Heath Road	Harry's 1 Stop Shop (Bond Domestic)	Convenience Store (Electrical)	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	Vacant	Vacant	V (E)	10.4	9.0%
022K	627 Foxhall Road	The Firework Emporium	Fireworks	E	7	6.1%
022L	628a Foxhall Road	Staines & Co Accountants	Office	E	7	6.1%
022M	629a Foxhall Road	Staines & Co Accountants	Office	E	5	4.3%
					115	

**Number of 1E units and percentage of identified frontage length = 11 (88.5 %)**

**Number of SG units and percentage of identified frontage length = 2 (11.4%)**

**Number of vacant units and percentage of frontage length = 2 (12.8%)**

**Number of occupied units and percentage of frontage length = 11 (86.6%)**

### **District Centre 23 - Felixstowe Road**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
023F	99-101 Felixstowe Rd	Z-We-Ton	Takeaway/ Restaurant	E	6.8	1.7%
023G	105-107 Felixstowe Rd	Dominos	Takeaway	SG	12.1	3%
023H	111 Felixstowe Road	From us to you	Second-hand goods	E	10.7	2.7%
023I	111a Felixstowe Road	Blown Away	Hairdresser	E	4.2	1%
023J	113-113a Felixstowe Rd	Bright Acres Hire or Buy	Tool hire	E	6.8	1.7%
023K	115 Felixstowe Road	Anglian Dry Cleaners	Dry cleaning	E	6.8	1.7%
023L	120 Felixstowe Road	Raff's Barbers	Hairdresser	E	4.3	1.1%
023M	122 Felixstowe Road	British Red Cross	Charity shop	E	5.3	1.3%
023N	128 Felixstowe Road	Residential	Residential	C3	-	-
023O	130 Felixstowe Road	Favorite Grill	Takeaway	SG	3.9	1%
023P	136 Felixstowe Road	Residential	Residential	C3	-	-
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 (Vacant)	Driving School (Vacant)	E (V)	3.9	1%

023U	153 Felixstowe Road	A.D. Denture Services	Dental Shop	E	3.9	1%
023V	154 -158 Felixstowe Rd	Premier	Convenience store	E	12.6	3.1%
023W	159 Felixstowe Road	Felixstowe Road Pharmacy (Lloyds Pharmacy)	Pharmacy	E	7.2	1.8%
023X	160-162 Felixstowe Rd	Hairs & Graces	Hairdresser	E	11.1	2.8%
023Y	161 Felixstowe Road	Suffolk Animal Rescue	Charity shop	E	4.2	1%
023Z	163 Felixstowe Road	The Cutting Shop (Barbers shop)	Hairdresser	E	4.2	1%
023AA	164 Felixstowe Road	Kings of Ipswich	Key cutting / engraving	E	5.4	1.3%
023AB	165 Felixstowe Road	Ocean Fish and Chips (Joe's Fish & Chips)	Takeaway	SG	4.2	1%
023AC	167 Felixstowe Road	Residential (Flower Rush)	Residential (Florist)	C3 (E)	-	-
023AD	168 Felixstowe Road	Whats Ya Flava	E-cigarettes	E	4.5	1.1%
023AE	169 Felixstowe Road	Pizza Monster (Pizza Pronto)	Takeaway	SG	4.2	1%
023AF	170 Felixstowe Road	Flower Rush (Vacant)	Florist (Vacant)	E (V)	4.5	1.1%
023AG	171-173 Felixstowe Rd	Each charity shop	Charity Shop	E	9.8	2.4%
023AH	172 Felixstowe Road	Indian Village	Takeaway	SG	4.6	1.1%
023AI	174 Felixstowe Road	Studio Tattoos	Tattoo Studio	SG	4.6	1.1%
023AJ	175 Felixstowe Road	The Recovery Hub	Alcohol Free café and Community Venue	F2	14.4	3.6%
023AK	176a Felixstowe Road	Vacant	Vacant	V (SG)	4.7	1.2%
h023AL	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	Bronzing Studio (Suffolk Denture Studio)	Beauty Therapist (Dentist)	SG (E)	5.1	1.3%
023AS	185 Felixstowe Road	Revive (Vacant)	Beauty Therapist (Vacant)	SG (V)	5.9	1.5%
023AT	184 - 186 Felixstowe Road	Victoria's Bakery	Bakery	E	9.6	2.4%
023AU	187 Felixstowe Road	Greggs	Bakery	E	8	2%
023AV	188 Felixstowe Road	Davy Bros Motorcycles (TSB)	(Bank)	SG (E)	11.2	2.8%
023AW	190-192 Felixstowe	Johnsons (Betfred)	Launderette (Betting)	SG	20.4	5.1%

	Road		shop)			
023AX	191 Felixstowe Road	Demolished	Demolished	-	-	-
023AY	193 Felixstowe Road	Demolished	Demolished	-	-	-
023AZ	199 Felixstowe Road (Rosehill Retail Park)	Co-op Foodstore Sub divided British Heart Foundation	Supermarket/Charity Shop	E	26	6.4%
023BA	201 Felixstowe Road (Rosehill Retail Park)	Aldi	Supermarket	E	25.5	6.3%
023BB	203 Felixstowe Road (Rosehill Retail Park)	Bargain Buys (Poundstretcher)	Discount Store	E	30.5	7.6%
023BC	205 Felixstowe Road (Rosehill Retail Park)	Energie Gym	Gym	E	19.5	4.8%
023A	45 Felixstowe Road	Residential	Residential	C3	-	-
023B	55 Felixstowe Road	Vacant (Bobs)	Vacant (Hairdresser)	V (E)	5.4	1.3%
023C	59 Felixstowe Road	Vacant (The Diet)	Vacant (Dietician)	V (E)	4.5	1.1%
023D	83 Felixstowe Road	Residential	Residential	C3	-	-
023E	98 Felixstowe Road	Residential	Residential	C3	-	-
					403.5	

**Number of E units and percentage of identified frontage length = 32 (74.1%)**

**Number of SG units and percentage of identified frontage length = 13 (22.5%)**

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

**Number of C3 units and percentage of identified frontage length = 6 (0%)**

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

**Number of occupied units and percentage of frontage length = 51 (96.3%)**

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

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
024A	2-8 Selkirk Road	Co-op Foodstore	Foodstore	E	19.4	22.1%
024B	10 Selkirk Road	Bradfields Bookmakers	Betting shop	SG	6	6.8%
024C	12 Selkirk Road	Vic's Hair Salon	Hairdresser	E	6	6.8%
024D	14 Selkirk Road	Selkirk Road News Post Office	Post Office	E	6	6.8%
024E	16 Selkirk Road	R & K Riley Selkirk Road Post Office	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	The Selkirk Gurkha	Public House	SG	26.2	29.9%
					87.6	



Number of E units and percentage of identified frontage length = 6 (56.1%)  
 Number of SG units and percentage of identified frontage length = 3(43.5 %)

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

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

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
025A	207 Clapgate Lane	Viscount Fishing Tackle	Fishing Tackle	E	6.3	8.0%
025B	209 Clapgate Lane	Snippets	Hairdresser	E	7.2	9.2%
025C	211 Clapgate Lane	Mama Mia	Takeaway	SG	7.2	9.2%
025D	213 Clapgate Lane	BMC Cakery	Cake Makers	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 Barbershop (Vacant)	Barbers (Vacant)	E (V)	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 = 0 (0%)  
 Number of occupied units and percentage of frontage length = 9 (100%)

#### Local Centre 26 - Reynolds Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
026A	2 Reynolds Road	New Cuts (Sensory Bliss)	Hairdresser (Gift Shop)	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 Takeaway	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	Hardware	E	6	7.1%

		and DIY				
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 (Gainsborough 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 (78.2%)**  
**Number of SG units and percentage of identified frontage length = 3 (21.3%)**

**Number of vacant units and percentage of frontage length = 0 (0%)**  
**Number of occupied units and percentage of frontage length = 13 (100%)**

### **Local Centre 27 – Clapgate Lane (Deleted)**

### **District Centre 28 - Nacton Road**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
028A	270 Nacton Road	Residential	Residential	C3	-	-
028AA	342 Nacton Road	Nacton Road Fish bar	Takeaway	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	Barbeque 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	Ladbros	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 (Twinkles)	Gift Shop (Party 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 Pet Supplies	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 (Firmans Garage)	Motor repairs	SG	-	-
028D	258 Nacton Road	Julie Dawn's	Hairdresser	E	5	2.3%
028E	260 Nacton Road	Residential	Residential	C3	-	-
028F	272 Nacton Road	NacTown Barbers	Barbers	E	4.6	2.1%
028G	274 Nacton Road	Residential	Residential	C3	-	-
028H	278 Nacton Road	Vacant (Residential)	Vacant (Residential)	V (C3)	-	-

028I	280 Nacton Road	Vacant (Tiny Grace)	Vacant (Clothing Boutique)	V (E)	5.7	2.6%
028J	294 Nacton Road	Vacant	Vacant	V (E)	4.7	2.2%
028K	294a Nacton Road	Nacton Mini Mart (Vacant)	Convenience Store (Vacant)	E (V)	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	Pink and Blue Nearly New	Children's Clothes	E	4.7	2.1%
028O	302 Nacton Road	Sygmacre 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 Rd	Tesco Express	Supermarket	E	16	7.3%
028U	320 Nacton Road	The Clip Joint	Pet Grooming	E	3.2	1.5%
028V	324 Nacton Road	Bay of Bengal	Takeaway	SG	3.2	1.5%
028W	330a Nacton Road	<b>Vacant</b>	Vacant	V (SG)	3.2	1.5%
028X	334 Nacton Road	Salt & Pepper (Vacant)	Café (Vacant)	E (V)	4.1	1.9%
028Y	336 Nacton Road	Manns	Butcher	E	4.1	1.9%
028Z	338 Nacton Road	Kings of Ipswich (Nacton Nails Spa)	Key cutter (Nail salon)	E (SG)	4.1	1.9%
					218.2	

**Number of E units and percentage of identified frontage length = 27(74.8%)**

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

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

**Number of vacant units and percentage of frontage length = 4 (6.2 %)**

**Number of occupied units and percentage of frontage length = 37 (93.8%)**

### **Local Centre 29 - Queen's Way**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
029A	43 Queen's Way	The Salvation Army Priory Centre	Social Centre & Church	F1	7.3	4.7%
029B	45 Queens Way	Community Store	Charity Shop	E	5.9	3.8%
029C	46 Queen's Way	Residential	Residential	C3	-	-
029D	47 Queen's Way	J'ets	Hairdresser	E	5.9	3.8%
029E	48 Queen's Way	Residential	Residential	C3	-	--
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 Time Around	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	Vacant (Betfred)	Vacant (Betting shop)	V (SG)	7.1	4.5%
029N	57 Queen's Way	King Kebab (Pizza King)	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	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 Auto Spares	Motor spares	E	7.1	4.5%
029T & 029V	63& 65-67 Queen's Way	Pick 'n' Pay	Convenience store	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 = 15(75%)**

**Number of SG units and percentage of identified frontage length = 4 (16.6%)**

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

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

**Number of vacant units and percentage of frontage length = 2 (8.3%)**

**Number of occupied units and percentage of frontage length = 20 (91.7%)**

### **Local Centre 30 Felixstowe Road**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
030A	474 Felixstowe Road	Ransome Van Centre (Johnsons Dry Clean)	Van sales (Dry Cleaners)	SG (E)	24.5	35.8%
030B	476 Felixstowe Road	Trinity Veterinary Surgery	Vet surgery	E	7.5	10.9%
030C	478 Felixstowe Road	Rococco	Hairdresser	E	7.8	11.4%
030D	480 Felixstowe Road	Walnut Pacific	Convenience Store	E	6.6	9.6%
030E	482 Felixstowe Road	Subway	Sandwich shop	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 = 4 (43.6%)**

**Number of SG units and percentage of identified frontage length = 3 (56.4%)**

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	Occupant Type	Use Class	Frontage Length	%
031A	91 Penshurst Road	Broke Hall Convenience	Convenience Store	E	6.2	10.3%
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's	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	Occupant Type	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 (Reefscape Aquatics)	Barber and coffee shop (Aquarium and ponds supplies)	E	3.8	3.9%
032H	105b Cliff Lane	Hairtistique	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 (JB Smith Carpet Shop)	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	Occupant Type	Use Class	Frontage Length	%
033A	29 St Helen's Street	County of Suffolk ('29')	Public house	SG	16	7.8%
	36 St Helen's St	JCM Care Services Ltd (Vacant)	Employment agency (Vacant)	E (V)	5.5	2.7%
033B	38 St Helen's Street	Twisted Monkey	Tattoo studio	SG	5.5	2.7%
033C	40 St Helen's Street	King of Churros (D'Carlos Fresh Cut)	Bakery/Pastry shop (Hairdresser)	E	5.8	2.8%
033D	42 St Helen's Street	Vacant (Taberna 1955)	Vacant (Café)	V (E)	6	2.9%
033E	43-45 St Helen's Street	The Function Rooms (Helenka Mini Mart)	Venue for hire (Convenience Store)	E (V)	6	2.9%
033F	44 St Helen's Street	Residential	Residential	C3	-	-
033G	46-48 St Helen's Street	Residential	Residential	C3	-	-
033H	55 St Helen's Street	Helenka Mini Market (Vacant)	Convenience Store (Vacant)	E (V)	6	2.9%
033I	60 St Helen's Street	J.W. Emeny Newsagent	Newsagent/Off licence	E	5	2.4%
033J	62-64 St Helen's Street	Emeny News	Convenience Store	E	9.2	4.5%
033K	66-68 St Helen's Street	Hanks Pub (The Grinning Rat)	Public house	SG	12.5	6.1%
033L & 033M	70-72, 74 St Helen's St	NHS Outreach	Health Services	E	14	6.8%
033N	76 St Helen's Street	The Dove	Public house	SG	12	5.9%
033O	82 St Helen's Street	Dove St Brew Shop	Brew shop	E	5	2.4%
033P	84 St Helen's Street	Ipswich Shwama (N2K)	Takeaway	SG	4.2	2.0%
033Q	86-88 St Helen's St	Elmy Cycles	Bicycle shop	E	13.1	6.4%
033R	90 St Helen's Street	Anisha	Convenience store	E	5	2.4%
033S	92 St Helen's Street	Vacant	Vacant (no planning history)	V (E)	3.8	1.9%
033T	94 St Helen's Street	Crown of India (Little Asia)	Takeaway	SG	3.8	1.9%
033U	96 St Helen's Street	Vacant (SIBIU)	Vacant (Mini market)	V (E)	5	2.4%

033V	98-100 St Helen's St	The Water Lily	Public house	SG	10.5	5.1%
033W	116-118 St Helen's Street	Residential	Residential	C3	-	-
033X	125 St Helen's St	Residential	Residential	C3	-	-
033Y	102 St Helen's St	Vacant	Vacant	V (E)	5	2.4%
033Z	104 St Helen's St	Vacant	Vacant	V (E)	5	2.4%
033AA	106-108 St Helen's Street	Vacant (Patricia Sharman & Co)	Vacant (Office)	V (E)	7.1	3.5%
033AB	110-114 St Helen's Street	Shahjalal Masjid	Muslim Place of Worship	F1	10	4.9%
033AC	127 St Helen's Street	Vacant (St. Helen's News/Off Licence)	Vacant (Newsagent /Off Licence)	V (E)	4	2.0%
033AD	129 St Helen's Street	Roma	Hairdresser	E	4	2.0%
033AE & AF	131-133 St Helen's Street	Al-Amin	Convenience store	E	16	7.8%
					205	

**Number of E units and percentage of identified frontage length = 19(63.7%)**

**Number of SG units and percentage of identified frontage length = 7 (31.5%)**

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

**Number of F Units and percentage of identified frontage length = 1 (4.9%)**

**Number of vacant units and percentage of frontage length = 7 units (17.5%)**

**Number of occupied units and percentage of frontage length = 24 units (82.5%)**

#### **Local Centre 34 - Bramford Lane**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
034A	87 Surbiton Road	Surbiton Rd Post Office	Post Office	E	9.1	14.2%
034B	117-121 Bramford Lane	Residential	Residential	C3	-	-
034C	155 Bramford Lane	Tim Lee	Takeaway	SG	4.5	7%
034D	184 Bramford Lane	Vacant (Migle Family Grocery Store)	Vacant (Convenience Store)	V (E)	9	14%
034E	199 Bramford Lane	Top Tanning Salon (Vacant)	Tanning Salon (Vacant)	SG(V/E)	6.9	10.7%
034F	201 Bramford Lane	Co-op Foodstore	Foodstore	E	16.7	26%
034G	205 Bramford Lane	Residential	Residential	C3	-	-
034H	205a Bramford Lane	Residential	Residential	C3	-	-
034I	205b Bramford Lane	Residential	Residential	C3	-	-
034J	236 Bramford Lane	Happy Shopper	Convenience	E	11.6	18%
034K	240 Bramford Lane	Salamander Gems	Jewellery	E	6.4	10%
034L	242b Bramford Lane	Residential	Residential	C3	-	-
					64.2	

Number of E units and percentage of identified frontage length = 5(82.2%)  
 Number of SG units and percentage of identified frontage length = 2 (17.6%)

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

Number of vacant units and percentage of frontage length = 1 (14%)  
 Number of occupied units and percentage of frontage length = 11 (86%)

### Local Centre 35 - Bramford Road

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
035A	1 Bramford Road	Papas Piri Piri	Takeaway	SG	5	2.5%
035B	3 Bramford Road	Mediterranean Foods	Foodstore	E	4.4	2.2%
035S	5-7 Bramford Road	Residential	Residential	C3	-	-
035C	15 Bramford Road	Residential	Residential	C3	-	-
035Q	17 Bramford Road	Residential	Residential	C3	-	-
035D	19 Bramford Road	Soma Barber	Hairdresser	E	4.3	2.2%
035R	21 Bramford Road	Residential	Residential	C3	-	-
035E	39 Bramford Road	Vacant	Vacant	V (E)	7	3.5%
035F	41 Bramford Road	Poloneze Best Price	Food	E	9.5	4.8%
035G	59 Bramford Road	Maxima (All doors)	Convenience Store (Windows & Doors)	E	4	2.0%
035H	61-63 Bramford Road	Maxima (B. B. Launderette)	Convenience Store (Launderette)	E (SG)	8.5	4.3%
035I	65 Bramford Road	Café Vaelean (Canine Grooming Parlour)	Café (Pet Grooming)	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 & 035U	105-107 Bramford Road	Christine's Florist	Florist	E	12	6.0%
035P & 035V	109 & 111 Bramford Rd	Euromix	Groceries	E	5	2.5%
035W	113 Bramford Rd	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%
	114a Bramford Road	International shop	Foodstore	E	5	2.5%
	114b Bramford Road	International shop	Foodstore	E	5	2.5%



	114d Bramford Road	Green Groceries	Food (Food and Fabrics)	E	5	2.5%
	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%)**

**Number of SG units and percentage of identified frontage length = 6 (15.6%)**

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

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

**Number of occupied units and percentage of frontage length = 29 (96.5%)**

### **Local Centre 36 - Spring Road**

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
036A	436 Spring Road	Residential	Residential	C3	-	-
036B	265 Spring Road	California Grill	Takeaway	SG	8.3	7.5%
036C	315 Spring Road	The Brickmakers Arms	Public house	SG	24	21.6%
036D	333 Spring Road	BP & Morrisons (Mace) Express	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	California International Food Store (Premier)	Convenience store	E	9.5	8.6%
036H	554 Spring Road	Hair by Evo	Hairdressers	E	4.6	4.1%
036I	556 Spring Road	Luci Morgan Studios (The Nail Dresser)	Nail and Beauty	SG	4.6	4.1%
036J	558 Spring Road	Acefast/ Ipswich Value Cars (Spring Road Autos)	Computer Repairs/ Car sales <sup>3</sup>	E/SG	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 C3 units and percentage of identified frontage length = 1 (0%)**

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

**Number of occupied units and percentage of frontage length = 11 (100%)**

<sup>3</sup> Motor sales are Sui Generis, so this needs further assessment – is it still motor sales or is it considered computer repairs? The motor sales use seems to be in Britannia Road and to the rear of the Spring Road frontage. The use is calculated as E for the purposes of the report.

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

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
037A	333 Woodbridge Road	Residential	Residential	C3	-	-
037B	357 Woodbridge Road	Demolished 1998	Demolished	-	-	-
037C	291 Woodbridge Road	Suffolk Therapy Centre	Therapies	E	8.8	8.4%
037D	299-305 Woodbridge Rd	Bristos	Motor Sales	SG	21.6	20.6%
037E	313 Woodbridge Road	Wild Ginger	Beauty Salon	SG	5.5	5.2%
037G	335-337 Woodbridge Rd	Co-op Foodstore	Foodstore	E	11.3	10.8%
037H	341-343 Woodbridge Rd	The Case is Altered	Public House	SG	28.8	27.4%
037I	345-355 Woodbridge Rd	Bristos	Motor Sales	SG	10.3	9.8%
037J	359 Woodbridge Road	Residential (J Johnston News)	Residential (Newsagent/Off Licence)	C3 (E)	-	-
037K	361 Woodbridge Road	Tranquility Therapies (Khartoum RoadAntiques)	Hairdresser (Antiques)	E	10.3	9.8%
037L	386 Woodbridge Road	The Codfather	Takeaway	SG	4.0	3.8%
037F	321 Woodbridge Road	Sophisticuts	Hairdresser	E	4.4	4.2%
					105	

**Number of E units and percentage of identified frontage length = 4 (33.1%)**

**Number of SG units, and percentage of identified frontage length = 5 (66.9%)**

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

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

**Number of occupied units and percentage of frontage length = 11 (100%)**

### Local Centre 38 - Lavender Hill

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
038A	26 Lavender Hill	Chantry Residents Association Community Shop	Variety	F2	6.8	33.3%
038B	30 Lavender Hill	Harry's News	Newsagent/ Off licence	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 = 1 (33.3%)**

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

**Number of F uses and percentage of identified frontage length = 1 (33.3%)**

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

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

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
040A	560 Bramford Road	Demolished 2008	Demolished 2008		-	-
040B	651 Bramford Road	Cost Cutter (Tesco Express & Post Office)	Convenience Store (Foodstore and post office)	E	10.5	25.7%
040C	653-655 Bramford Rd	Razor King (Top 2 Toe Studios)	Hairdresser	E	7.8	19.1%
040D	657 Bramford Road	Cake Supreme (Vacant)	Bakery (Vacant)	E (V)	5	12.2%
040E	675 Bramford Road	D 'n' S	Takeaway	SG	8.8	21.5%
040F	677 Bramford Road	Vacant	Vacant	V (SG)	8.8	21.5%
					40.9	

Number of E units and percentage of identified frontage length = 3 (60%)  
 Number of SG units and percentage of identified frontage length = 2 (40%)

Number of vacant units and percentage of frontage length = 1 (21.5%)  
 Number of occupied units and percentage of frontage length = 4 (78.5%)

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

Unit	Address	Occupant	Occupant Type	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 (66.7%)  
 Number of SG units and percentage of identified frontage length = 1 (33.3%)

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

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

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
044A	32 St Matthew's Street	Lux Sushi	Takeaway	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	Reliance Employment	Employment agency	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	Beauty	E	4	2.0%
044J	50 St Matthew's Street	Vacant (China Health)	Vacant (Complimentary medicine)	V (E)	4	2.0%
044K	52 St Matthew's St	Nails and Spa	Beauty	E	4	2.0%
044L	54 St Matthew's Street	Christian Science Reading Room	Bookshop	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	64-68 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%
044V	68a St Matthew's Street	Residential	Residential	C3	-	-
044W	69 St Matthew's Street	St Jude's Tavern	Public house	SG	6	3.0%
044X	70 St Matthew's Street	Residential	Residential	C3	-	-
044Y	71 St Matthew's Street	MY Chinese Restaurant	Restaurant	E	13	6.6%
044Z	73 St Matthew's Street	Part of Alexander House	Residential	C3	-	-
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 = 18 (80.3%)**

**Number of SG units and percentage of identified frontage length = 6 (19.4%)**

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

**Number of vacant units and percentage of frontage length = 1 (3.7%)**

**Number of occupied units and percentage of frontage length = 26 (96.3%)**

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

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
046A	28 Woodbridge Rd	Residential	Residential	C3	-	-
046B	32 Woodbridge Rd	Residential	Residential	C3	-	-
046C	35 Woodbridge Rd	Electric Tattooing	Tattooist	SG	3.9	8.2%
046D	36 Woodbridge Rd	Residential	Residential	C3	-	
046E	37 Woodbridge Rd	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	Foodstore/ Off License	E	5.3	11.2%
046H	58 Woodbridge Road	Residential	Residential	C3	-	
046I	62-64 Woodbridge Road	Ebony - Ivory	Hairdresser	E	10.6	22.3%
046J	66 Woodbridge Road	Ebony - Ivory	Hairdresser	E	4.8	10.1%
046K	68 Woodbridge Road	The Drumming Shop	Musical Instruments	E	5.1	10.7%
046L	70-74 Woodbridge Road	Vacant	Vacant	V (E)	9.1	19.2%
046M	76-78 Woodbridge Road	Residential (Vacant)	Residential (Vacant)	C3	-	-
046N	104-106 Woodbridge Rd	Residential	Residential	C3	-	-
046O	110 Woodbridge Rd	Residential	Residential	C3	-	-
046P	Tudor Place	Residential	Residential	C3	-	-
					47.5	

**Number of E units and percentage of identified frontage length = 6 (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 = 8 (0%)**

**Number of vacant units and percentage of frontage length = 1 (6.3%)**

**Number of occupied units and percentage of frontage length = 14 (87.5%)**

## District Centre 47 – Ravenswood

Unit	Address	Occupant	Occupant Type	Use Class	Frontage Length	%
047A	28 Hening Avenue	Co-op	Supermarket	E	12.4	7.8%
047B	26 Hening Avenue	Day Lewis Pharmacy	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 (Nelsen's Fish Bar)	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%

		(Ravenswood Funeral Care)				
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	Orwell Vets	Veterinary Clinic	E	7.6	4.8%
047J	44 Hening Avenue	Ladbrokes	Betting shop	SG	7.6	4.8%
047K	46 Hening Avenue	Suffolk Building Society (Ipswich Building Society)	Building society	E	7.6	4.8%
047L	4-10 Hening Avenue	Lidl	Supermarkets	E	25	15.8%
047M	2 Hening Avenue	McDonalds	Restaurant	E	20	12.6%
047 N	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 (71.4%)

Number of SG units and percentage of identified frontage length = 4 (28.6%)

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

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

#### District Centre 48 – Duke Street

Unit	Address	Occupant	Occupant Type	Use	Frontage	%
				Class	Length	
048A	2 Duke Street	Country Life	Fireplaces/ Wood Burners and Interiors	E	30	7.4%
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 (Vacant)	Tattoo shop (Vacant)	SG (V)	16	3.9%
048C1	11 Duke Street	Mahzen	Restaurant	E	20	4.9%
048E	12 Duke Street	Lituanica	Food retail	E	6	1.5%
048F	201-207 Duke Street	The BeautyAcademy	Beauty Salon	SG	6.5	1.6%
048G	201-207 Duke St	The Shear Club (MR Barber)	Barbers	E	6.5	1.6%
048H	201-207 Duke Street	New Cuts	Hairdressers	E	14.8	3.7%
048I	1-53 Pownall Road	Home from Home	Estate Agents	E	14.8	3.7%
048J	2-22 Pownall Road	The Fat Olive (TwentyDelice)	Takeaway (Café and Bakery)	SG (E)	10	2.5%
048K	2-22 Pownall Road	Bella Napoli	Takeaway	SG	20	4.9%
048L	Unit 1 209-281 Duke St	<b>Vacant</b>	Vacant	V (E)	9.6	2.4%
048M	Unit 2 209-281 Duke St	<b>Vacant</b>	Vacant	V(E)	9.6	2.4%
048N	Unit 3 209-281 Duke St	<b>Vacant</b>	Vacant	V(E)	9.6	2.4%
048O	Unit 4 209-281 Duke St	<b>Vacant</b>	Vacant	V(E)	9.6	2.4%
048P	283-349 Duke St	Papa Johns Pizza	Takeaway	SG	10.2	2.5%
048Q	283-349 Duke St	Subway	Sandwich Shop	E	10.2	2.5%
048R	283-349 Duke Street	Tesco	Convenience store	E	28.2	7.0%

048S	1-15 Tye Road	Neptunes	Takeaway	SG	20	4.9%
048T	1-15 Tye Road	Express Kebab	Takeaway	SG	10	2.5%
048U	53-89 John Street	Fleximise	Business Finance	E	42	10.4%
048V	Island House Duke St	The Music Room and Pool Club	Sports Bar	SG	14	3.5%
048W	Unit 1 50-56 Duke St	Marina Store (Uni Convenience Store)	Convenience Store	E	8	2.0%
048X	Unit 2 50-56 Duke St	Chutneys	Restaurant	E	8	2.0%
048Y	Unit 3 50-56 Duke St	Aqua Pharmacy	Pharmacy	E	8	2.0%
048Z	Unit 4 50-56 Duke St	PIP Consultation Centre	Independent Assessment Centre	E	8	2.0%
048AA	Unit 5 50-56 Duke St	Café Marina	Restaurant	E	17	4.2%
					405.3	

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

**Number of E units and percentage of identified frontage length = 20 (73.7%)**

**Number of SG units and percentage of identified frontage length = 8 (26.3%)**

**Number of vacant units and percentage of frontage length = 4 (9.6%)**

**Number of occupied units and percentage of frontage length = 24 (90.4%)**

## Section D: Commentary

### Summary of survey data

	DISTRICT AND LOCAL CENTRE 2021/2022 SUMMARY											
	Quantity						Percentage					
CENTRES	E	B2-B8	C	F	SG	VACANT	E	B2-B8	C	F	SG	VACANT
LOCAL	242	1	48	4	100	20	62.1%	0.2%	0.0%	1.7%	32.8%	3.8%
DISTRICT	221	2	24	2	72	30	75.4%	1.3%	0.4%	0.5%	22.3%	6.7%
TOTAL	463	3	72	6	172	50	65.4%	0.5%	0.1%	1.4%	30.2%	4.5%

### Changes since 2019

Viewed as a whole there has been little change in the makeup of Ipswich's District and Local Shopping Centres since the last survey. This is best illustrated by the statistic that shows that overall, 21 previously vacant units have become occupied and 25 previously occupied units have become vacant. Although it is noted that the vacancy rate is slightly higher than the occupancy rate, the data appears to illustrate overall occupancy resilience during the COVID 19 pandemic.

It should be noted that the Prince of Wales Drive (39) Local Centre has been deleted from this year's survey. This is because this site is an allocated site for residential development through the adopted Ipswich Local Plan (site IP307).

**Table 1: Change in Units**

	Number of Units (centre ref. in brackets)
Previously vacant premises <b>now occupied</b>	21
Previously occupied premises <b>now vacant</b>	25
Change from E to SG (Sui Generis)	11
Change from SG to E	4
Change from E/SG to C3 use class (residential)	3 (21, 23, 37)
Change from E to B2 or B8 use classes (industry/storage)	0
Change from E to F1 or F2 use classes (learning/community)	1 (7)
Change from B or F use classes to E use class	0
New shop units	3

### Occupied Units

Table 2 provides a breakdown of the 21 premises across the Local and District Centres that were previously vacant in 2019 and have become occupied.

**Table 2a: Premises that have become occupied within Local Centres**

Local Centre	Premises	Former Business Type	Use Class	New Business Type	Use Class
6 Norwich Road	245 Norwich Road	Vacant (Employment Agency)	E	Barber	E



8 - Dickens Road	34 Dickens Road	Vacant (Convenience)	E	House Clearance	E
19 – Cauldwell Hall/Spring Road	76 Cauldwell Hall Road	Vacant (Garden and DIY)	E	Electrical Contractors	E
25 – Clapgate Lane/Landseer Road	327a Landseer Road	Vacant (café)	E	Barber	E
33 – St Helen's Street	36 St Helen's St	Vacant (Hairdresser)	E	Employment Agency	E
33 – St Helen's Street	55 St Helen's Street	Vacant (Undertaker)	E	Convenience store	E
34 – Bramford Lane	199 Bramford Lane	Vacant (Secondhand Shop)	E	Tanning Salon	SG
40 - Bramford Road	657 Bramford Road	Vacant (unknown)	E	Bakery	E

**Table 2.b Premises that have become occupied within District Centres**

District Centre	Premises	Former Business Type	Use Class	New Business Type	Use Class
7 - Norwich Road	3b Norwich Road	Vacant (vacant in 2018 and 2019)	E	Glazing installer	E
7 - Norwich Road	69 Norwich Road	Vacant (Employment Agency)	E	Coffee Shop	E
7 - Norwich Road	82 Norwich Road	Vacant (Travel Agents)	E	Phone accessory retailer	E
7 - Norwich Road	90-92 Norwich Road	Vacant (Food Store)	E	Food Store	E
13 - Wherstead Road	1 Purplett Street/19 Wherstead Rd	Vacant (Sandwich Shop)	E	Barbers	E
18 – Woodbridge Road	470 Woodbridge Road	Vacant (Photographers)	E	Barbers	E
18 – Woodbridge Road	757 Woodbridge Road	Vacant (unknown)	C3	Residential	C3
23 – Felixstowe Road	151 Felixstowe Road	Vacant	E	Driving School	E
23 – Felixstowe Road	170 Felixstowe Road	Vacant	E	Florist	E
23 – Felixstowe Road	185 Felixstowe Road	Vacant (Convenience store)	E	Beauty Therapist	SG

28 – Nacton Road	294a Nacton Road	Vacant (Letting Agency)	E	Convenience store	E
28 – Nacton Road	334 Nacton Road	Vacant (Bakery)	E	Café	E
48 – Duke Street	10 Duke Street	Vacant (Marketing and Design)	E	Tattoo Studio	SG

### Vacant Premises

Table 3 provides a breakdown of the 25 premises across 5 District Centres and 2 Local Centres that have become vacant.

4.9% of premises across the District and Local Centres are vacant compared with 4.8% of premises in 2019.

This breaks down as 6.8% (6.5% in 2019) of frontages in the District Centres and 4.3% (4.2% in 2019) of frontages in the Local Centres. The breakdown of unit percentages differs from this and is calculated in table 4 in this document.

**Tables 3a and 3b: Premises that have become vacant**

Local Centre	Premises	Former Business Type	Use Class
2 – Garrick Way	31 Garrick Way	Get Fresh (Household Goods)	E
8 - Dickens Road	40 Dickens Road	SP Clearance Outlet (house clearance)	E
16 – Brunswick Road	179 Brunswick Road	Jarolds (Windows/Conservatories)	E
21 – Foxhall Road	78 Foxhall Road	QMI Quick Move Ipswich (removals)	E
22 – Bixley Road/Foxhall Road	2a Bixley Road	Nosh (Sandwich Shop)	E
29 – Queen's Way	56 Queen's Way	Betfred (Betting Shop)	SG
33 – St Helen's Street	42 St Helen's Street	Taberna 1955 (Café)	E
33 – St Helen's Street	96 St Helen's Street	SIBIU (Mini Market)	E
33 – St Helen's Street	106-108 St Helen's Street	Patricia Sharman & Co. (Office)	E
33 – St Helen's Street	127 St Helen's Street	St Helen's News (Newsagent/ Off licence)	E
34 – Bramford Lane	184 Bramford Lane	Migle Family Grocery Store (Convenience Store)	E
44 – St Matthew's Street	50 St Matthew's Street	China Health (Complimentary Medicine)	E

District Centre	Premises	Former Business Type	Use Class
7 - Norwich Road	15 Norwich Road	Cleopatra's (Massage Parlour)	E
7 - Norwich Road	73 Norwich Road	Lilly (Beauty Salon)	SG
7 - Norwich Road	75 Norwich Road	Street Corner (Food Store)	E
11 – Stoke Park Drive	55 Stoke Park Drive	Coral (betting shop)	SG

17 – Woodbridge Road East	37 Woodbridge Road East	Liam's Barber Shop (Hairdressers)	E
18 – Woodbridge Road	501-699 Woodbridge Rd	Barclays Bank (Bank)	E
18 – Woodbridge Road	524 Woodbridge Road	R.M Grimes (Bespoke Tailoring)	E
18 – Woodbridge Road	524 Woodbridge Road (Rear of)	R.M Grimes (Bespoke Tailoring)	E
18 – Woodbridge Road	769 Woodbridge Road	BMC Cakery (Sandwich Shop)	E
23 – Felixstowe Road	55 Felixstowe Road	Bob's (Hairdresser)	E
23 – Felixstowe Road	59 Felixstowe Road	The Diet (Dietician)	E
28 – Nacton Road	278 Nacton Road	Residential	C3
28 – Nacton Road	280 Nacton Road	Tiny Grace (Clothing Boutique)	E

There does not appear to be any strong trend in terms of type of unit that has become vacant since the last survey. Convenience retail/corner store uses have shown slightly higher vacancy rates (5 units) than the next closest uses of hair/beauty and clothing (4 units each). Location does appear to have a correlation to vacancy for these units, with District Centre 18 (Woodbridge Road) having 4 newly vacant units, District Centre 7 (Norwich Road) having 3 and Local Centre 33 (St Helen's Street) having 3 newly vacant units. Centres 7 and 33 are located fairly close to the Ipswich Town Centre (approximately 160m and 300m respectively from the Central Shopping Area boundary), which may have some impact on competition for tenants. District Centre 18 is a very fragmented centre already, and the two related uses at 524 Woodbridge Road were already on the eastern edge of the centre, surrounded by residential uses on all sides. Many of the historically existing vacant units remain so, and we will keep a monitoring eye on these over the coming monitoring periods, to see whether they are centres that need revision through a future plan review.

It is notable that while 4 units classified as hair/beauty have been lost between 2019 and 2022, elsewhere in the District and Local Centres, there are 4 barbers, a tanning salon and beauty therapist that have newly occupied previously vacant units. There are similar replacement rates evident with food retailers and cafés, and this appears to evidence the self-balancing impact of demand for these essential uses. Non-food retail appears less in replacement unit uses, but as these uses are less common outside of the town centre this is not surprising.

The flexibility of Use Class E does not appear to have a substantial impact on the composition of businesses within the Centres. However, due to Covid, it has not been possible to track the impact of the Use Class changes (from 2020) in encouraging occupancy, as retail vacancy rates have been higher in England in the last 3 years than in the previous 10, mainly due to the impact of the lockdown on many businesses relying on footfall for survival. This will be worthwhile tracking in the 2023 survey.

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

**Table 4: Vacant Commercial Units in District Centres** (2019 figures included in brackets)

	<b>Total Units</b>	<b>Vacant Units</b>	<b>% Vacant (frontages)</b>	<b>% Vacant (units)</b>
7 - Norwich Road	71	10 (13)	13.5%	14.1%
11 – Stoke Park Drive	6 (5)	1 (0)	8%	16.7%
13 - Wherstead Road	25 (24)	3 (4)	15.3%	12%
17 – Woodbridge Road East	12	1	6.7%	8.3%
18 - Woodbridge Road	40	4 (2)	11.6%	10%
23 - Felixstowe Road	52 (53)	3 (4)	3.6	5.8%
28 - Nacton Road	41 (40)	4 (3)	6.3	9.8%
48 - Duke Street	28(23)	4 (5)	9.6	14.3%
Remaining 3 District Centres	46 (50)	0	0.0%	0%
<b>Totals</b>	<b>321 (318)</b>	<b>30 (31)</b>	<b>6.7% (6.5%)</b>	<b>8.3% (9.7%)</b>

3 out of 11 District Centres have no vacant shop units, which suggests that they are generally functioning well, although this is a smaller rate of district centres with no vacant units in comparison to 2019 where 6 of the District Centres were recorded as having no vacant shop units. However, overall, vacant unit totals in district centres are notably lower in 2022 than in 2019 (at 8.3% and 9.7% respectively, representing 30 units vacant in 2022), even though the shop frontage area that is vacant has increased by 0.2% between 2019 and 2022. This points to various trends in retail, notably that smaller shopfronts seem to retain occupation better than larger shopfronts in the District Centres.

In terms of vacancy in the Local Centres, vacant units are spread between 12 of the 32 Local Centres, down from 19 of the Centres in 2019. This means that 23 Local Centres are fully occupied. Table 5 provides a summary of the vacancies in the 12 Local Centres where there are empty units. Please note that this table does include residential dwellings in the total units.

**Table 5: Vacant Commercial Units in Local Centres** (2019 figures in brackets)

	<b>Total Units</b>	<b>Vacant Units</b>	<b>% Vacant (frontages)</b>	<b>% Vacant (units)</b>
2 - Garrick Way	12	1	4.1%	8.3%
8 - Dickens Road	6	1	16.8%	16.7%
16 – Brunswick Road	6	1	16.7%	16.7%
21 – Foxhall Road	27	1	0%	3.7%
22 - Bixley Road/ Foxhall Road	13	2 (1)	12.8% (9.4%)	15.4%
29 - Queen's Way	22	2 (1)	8.3% (3.8%)	9.1%
33 - St Helen's Street	31	7 (5)	17.5% (12.3%)	22.6%
34 - Bramford Lane	12	1 (2)	14% (10.7%)	8.3%
35 - Bramford Road	30	1	3.5%	3.3%
40 - Bramford Road (560 – 677)	5	1	21.5%	20%
44 – St Matthew's Street	27	1	3.7%	3.7%
46 - Woodbridge Road (28-110)	16	1	6.3%	6.3%
20 remaining local centres	206	0	0	0%
<b>Totals</b>	<b>395</b>	<b>20 (19)</b>	<b>3.8% (4.2%)</b>	<b>5.1%<sup>4</sup></b>

In the 12 Local Centres that are not fully occupied, with the exception of St Helen's Street (7 vacant units), only one or two shop units are vacant. St Helen's Street is the largest Local Centre with 31 commercial units, more than the offering of some District Centres. St Helen's Street is on the edge of the town centre and is set beside arterial routes with often narrow footways. The proximity to the town centre (and competing retail offerings) and the increase in residential conversions of units within this Local Centre appear to have contributed to its fragmentation over time. Overall, the Local Centre vacancy rate has remained virtually steady at 20 units overall, with

<sup>4</sup> Figure altered due to rounding  
Ipswich Borough Council

one additional unit to the 19 recorded in 2019. The frontage percentage recorded as vacant has dropped by 0.3%, which may indicate that smaller units are experiencing vacancies in the Local Centres. This relatively steady overall occupancy rate demonstrates the apparent resilience of the Local Centres, particularly in the context of 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 2022**

	Use Class					
	E	SG	B	C	F	Total
District Centres (units)	221	72	2	24	2	321
% Of units (% frontages <sup>5</sup> )	68.9% (75.4%)	22.4% (22.3%)	0.6% (1.3%)	7.5% (0.4%)	0.6% (0.5%)	
Local Centres (units)	242	100	1	48	4	395
% Of units (% frontages)	61.3% (62.1%)	25.3% (32.8%)	0.3% (0.2%)	12.2% (0%)	1.0% (1.7%)	
<b>Totals</b>	<b>463</b>	<b>172</b>	<b>3</b>	<b>72</b>	<b>6</b>	<b>716</b>
<b>%Of units</b>	<b>63.9%</b>	<b>24.8%</b>	<b>0.4%</b>	<b>10.1%</b>	<b>0.7%</b>	

Despite the change in Use Classes making a direct comparison difficult, there has been little change in the overall makeup of the mix of uses within District Centres between the 2019 and 2022 surveys. Use Class E uses continue to dominate in the District Centres, and this appears to be composed of a moderately high percentage of pure retail, noting that this has not been quantified due to the free-entry nature of other Class E uses. SG uses have increased very slightly, by 0.1%. The main noticeable difference in the use class distribution is where former Use Class E units have changed to Use Class C (residential), and the increase here is a substantial 7.5%. This points to the encroachment of residential uses into formerly retail-only areas and is likely to have been encouraged by the take-up of Permitted Development rights over the last year that have allowed a change of use from retail to residential by Prior Approval.<sup>6</sup> For the purposes of future surveys, there will be a need to exclude these units from calculations and due to the splintering of boundaries, a need to potentially re-define the boundaries of these District Centres to exclude any now residential frontages.

The amount of change in the Local Centres has similarly not been noticeably substantial. The incorporation of A4 and A5 uses into the Sui Generis Category (SG) has inflated the percentage of SG uses in smaller Local Centres where Public Houses and Take Aways can tend to make up around a half of the occupied units. This may appear to be a worrying trend, but it is noted that many of these uses are established and, in some cases, historic facilities of use to the local communities they serve.

There are 72 residential units in both District and Local Centres, an increase of five compared to 2019 (an increase of 6.9%). The centres with the largest number of residential units are the older centres where many units would have traditionally been constructed as dwellings. These centres

<sup>5</sup> Percentage in brackets is the calculated frontage percentage as distinct from the proportion of units figure not in brackets.

<sup>6</sup> This Prior approval process is under 'class MA' (in effect since 01 August 2021) which includes the whole of E use class able to be convertible to residential use by prior approval. This legislation imposes a size limit of 1,500sqm on such changes of use, and requires a three-month vacancy period prior to the date of application (excluding Covid related vacancy) with the unit having had to be in the correct 'class E' usage for two years.

also generally have a large number of units and therefore continue to offer a mix of uses and function as a centre even with the existence of residential units, although the further fragmentation of boundaries noted in the District Centres should be monitored going forward.

#### 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 thirty five percent 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%**

	<b>Total units</b>	<b>Total units Sui Generis/F1</b>	<b>Percentage of identified frontagelength</b>
<b>Local Centres</b>			
1 – Fircroft Road	9	2	37.5
2 - Garrick Way	12	4	37.4
6 – Norwich Road	18	5	38.6
10 - Cambridge Drive	4	2	54.4
12 - Maidenhall Green	5	2	65.0
14 - Ellenbrook Green	12	5	55.7
19 – Cauldwell Hall Road	22	5	36.0
24 - Selkirk Road	9	3	43.5
30 – Felixstowe Road	7	3	56.4
32 - Cliff Lane	13	3	47.9
33 – St Helen's Street	31	8 <sup>7</sup>	36.4
36 - Spring Road	11	5	69.9
37 - Albion Hill, Woodbridge Road	11	5	66.9
40 Bramford Road	5	2	40
<b>District Centres</b>			
None that exceed 35%			
<b>Total District and Local</b>	<b>169 (units in affected centres)</b>	<b>54 units SG/F1</b>	<b>Avg. 49% of frontage SG/F1 32% of units in affected centres SG/F1</b>

<sup>7</sup> St Helen's Street includes one F1 use at 4.9% of the frontage to exceed the 35% threshold  
Ipswich Borough Council District and Local Centres January 2023

On average, across all District and Local Centre frontages, the aim to limit SG and F1 uses to 35% is being met in 67.4% of instances. Of the 32 Local Centres, 14 (43.75%) have more than 35% of their frontage length given over to SG and F1 Uses. Of the 11 District Centres, 0 (0%) have more than 35% of their frontage length given over to Sui Generis Uses.

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

## Conclusions

The following conclusions can be drawn from the 2022 survey of District and Local Centres:

- Ipswich's Local and District Centres have different characters and experience different development pressures. Overall, the majority of District and Local Centres continue to do well, providing a range of goods and services with an emphasis on retail provision and in particular food and household items.
- Three District Centres and twenty Local Centres are operating with no empty shop units and in most centres where there are vacant units there are only one or two. There was a no change in the vacancy rate overall across the District and Local Centres compared with last survey year (2019), which, in the context of pandemic related retail disruption, appears to indicate a measure of retail resilience.
- Across all District and Local Centre frontages, the aim to limit SG and F1 uses to 35% is being met in 67.4% of instances. Of the 32 Local Centres, 14 (43.75%) have more than 35% of their frontage length given over to SG and F1 Uses. Of the 11 District Centres, 0 (0%) have more than 35% of their frontage length given over to Sui Generis Uses.
- There are 72 residential units in District and Local Centres, a slight increase on the previous year.

## **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 (as amended in 2020)

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

