**IPSWICH BOROUGH COUNCIL**
**RETAIL POSITION UPDATE STATEMENT - RETAIL CAPACITY TABLES**

**Table 1: Main and Top Up Food Shopping Market Share of Convenience Facilities by Zone, 2019 (%)**

| | Zones | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 1 | | 2 | | 3 | | 4 | | 5 | | 6 | | 7 | | 8 | | 9 | | 10 | | 11 | | 12 | | 13 | | 14 | | 15 | | 16 | |
| | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top- |
| **IPSWICH** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Ipswich Town Centre** | 2 | 6 | 4 | 6 | 5 | 8 | 3 | 5 | 1 | 1 | | | 0 | | 2 | 3 | 1 | 1 | 2 | | | | 1 | 2 | 0 | | | | | | 1 | |
| Sainsbury's, Upper Brook Road | 1 | 5 | 3 | 4 | 2 | 2 | 3 | | | | | | | | 1 | 3 | 1 | | 1 | | | | 1 | | 0 | | | | | | 1 | |
| Marks & Spencer, Westgate Street | 0 | 1 | 1 | 2 | 2 | 4 | | 1 | | 1 | | | | | | | | | 0 | | | | | 1 | | | | | | | | |
| Little Waitrose, Corn Exchange, Princes Street | | | | | 0 | | | 1 | 1 | | | | 0 | | 2 | | 0 | 1 | 1 | | | | 1 | | | | | | | | | |
| Iceland, Sailmakers, Tavern Street | | 1 | 0 | 1 | 0 | | 0 | 2 | | | | | | | | | | | | | | | | | | | | | | | | |
| Other | | | | | | 1 | | | | | | | | | | | | | | | | | | 1 | | | | | | | | |
| **Ipswich Out-of-Centre** | 37 | 17 | 59 | 44 | 16 | 4 | 22 | 15 | 14 | 1 | 7 | 2 | 5 | | 25 | 6 | 7 | 1 | 5 | 2 | 6 | | 7 | | 3 | 2 | 6 | | 0 | | 8 | |
| Sainsbury's, Hadleigh Road | 20 | 6 | 15 | 7 | 4 | 4 | 9 | 13 | 7 | 1 | 0 | | | | | 1 | | | | 1 | 1 | | 0 | | 1 | | 1 | | | | 0 | |
| Asda, Whitehouse Industrial Estate, Goddard Road | 4 | 1 | 27 | 24 | | | 3 | | 1 | | 2 | 2 | 4 | | 10 | 3 | | | 3 | | | | 4 | | 0 | | 2 | | | | | |
| Morrisons, Sproughton Road | 6 | 1 | 14 | 5 | 3 | | 5 | | 2 | | 3 | | 1 | | 7 | 1 | 1 | | | | 1 | | 1 | | 1 | 1 | 1 | | 0 | | 7 | |
| Waitrose, Futura Park, Crane Boulevard | 1 | | 2 | | 8 | | 4 | 2 | 1 | | 1 | | | | 7 | | 6 | 1 | 2 | 1 | 1 | | 1 | | 1 | | | | | | | |
| Lidl, London Road | 6 | 10 | 2 | 8 | 2 | | 1 | | 2 | | | | 1 | | 1 | | 0 | | | | 4 | | 1 | | | 1 | 2 | | | | | |
| **Ipswich Out-of-Centre Eastern Fringe (Suffolk Coastal District)** | 2 | | 2 | 1 | 52 | 13 | 37 | 36 | 1 | | | | 0 | | 32 | 15 | 62 | 40 | 23 | 8 | 66 | 21 | 39 | 10 | 23 | 2 | 6 | 1 | 9 | | | |
| Tesco Extra, Anson Road, Martlesham | | | 1 | | 22 | 7 | 2 | 3 | 0 | | | | 0 | | 24 | 14 | 40 | 31 | 11 | 4 | 57 | 13 | 35 | 10 | 19 | 2 | 4 | 1 | 7 | | | |
| Sainsbury's, Felixstowe Road, Warren Heath | 2 | | 1 | | 28 | 3 | 34 | 33 | 1 | | | | | | 6 | | 15 | 4 | 12 | 2 | 6 | 1 | 2 | | 2 | | 2 | | 1 | | | |
| M&S Simply Food, Martlesham Health Retail Park | | | | 1 | 2 | 3 | 1 | | | | | | | | 2 | 1 | 8 | 6 | | 2 | 3 | 7 | 2 | | 2 | | | | | | | |
| **Ipswich Out-of-Centre South-Western Fringe (Babergh District)** | 29 | 7 | 10 | 1 | 2 | | 9 | | 16 | 5 | | | 2 | | | | 1 | | 0 | | | | | | 1 | | | | | | | |
| Tesco Extra, Copdock Interchange | 25 | 3 | 10 | 1 | 2 | | 9 | | 15 | 5 | | | 2 | | | | | | 0 | | | | | | 1 | | | | | | | |
| Aldi, Donald Mackintosh Way | 4 | 4 | | | | | | | 1 | | | | | | | | 1 | | | | | | | | | | | | | | | |
| **District Centre Stores** | 29 | 63 | 22 | 21 | 15 | 23 | 19 | 26 | 1 | 6 | 3 | | | 1 | 22 | 4 | 4 | 2 | 7 | 1 | 6 | 1 | 12 | 1 | 3 | | 1 | | 3 | | | |
| Asda, Stoke Park Drive District Centre | 23 | 44 | | | | | | | 1 | 4 | 0 | | | | | | | | 6 | | 1 | | 0 | | 1 | | | | | | | |
| Aldi, Hines Road, Felixstowe Road District Centre | 1 | | 8 | | 11 | 3 | 11 | 15 | | | 0 | | | | 9 | | 3 | | 0 | | 3 | 1 | 5 | 1 | 1 | | | | 3 | | | |
| Co-op, Hines Road, Felixstowe Road District Centre | | | | | 1 | | 1 | 1 | | 1 | | | | | | | | | | | 1 | | | | | | | | | | | |
| Aldi, Meredith Road District Centre | 1 | | 12 | 14 | 3 | | 2 | | | | 2 | | | | 3 | 4 | 0 | | | | | | 5 | | | | 1 | | | | | |
| Lidl, Hening Avenue, Ravenswood District Centre | | | | 2 | | | 3 | 5 | | | | | | | 2 | | | 2 | | 1 | 1 | | 1 | | | | | | | | | |
| Co-op, Hawthorne Drive District Centre | 3 | 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sainsbury's Local, Woodbridge Rd/Cauldwell Rd District Centre | | | 2 | 5 | | 17 | 1 | 1 | | | | | | | 6 | | | | | | | | | | | | | | | | | |
| Tesco Express, Nacton Road District Centre | | | | | | | 2 | 3 | | | | | | 1 | | | | | | | | | | | | | | | | | | |
| Co-op, Woodbridge Road East District Centre | | | | | 1 | 3 | | | | 1 | | | | | | | 0 | | | | | | | | | | | | | | | |
| **Ipswich - Other** | | 6 | 1 | 25 | 2 | 27 | 6 | 16 | | 2 | | 2 | 2 | 4 | | 1 | 1 | 2 | | | | | | | | | | 1 | | | | |
| Co-op, Cauldwell Hall Road | | | | | 1 | 4 | | 1 | | | | | | | | | | | | | | | | | | | | 1 | | | | |
| Tesco Express, Foxhall Road | | | | | | 13 | 1 | 4 | | | | | | | | | | | | | | | | | | | | | | | | |
| Tesco Express, Norwich Road Local Centre | | 1 | | 9 | | | | | | | | | 2 | 4 | | | | | | | | | | | | | | | | | | |
| Other | | 5 | 1 | 16 | 1 | 10 | 5 | 11 | | 2 | | 2 | | | | 1 | 1 | 2 | | | | | | | | | | | | | | |
| **SUFFOLK COASTAL AREA** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **WOODBRIDGE** | | | 0 | | | | | | | | | | | | 7 | 23 | 11 | 25 | | | 4 | 11 | 1 | | 1 | | | | | | | |
| **Woodbridge Town Centre** | | | | | | | | | | | | | | | 7 | 16 | 9 | 20 | | | 4 | 7 | 1 | | 1 | | | | | | | |
| Co-op, Turban Centre | | | | | | | | | | | | | | | 7 | 16 | 9 | 20 | | | 4 | 7 | 1 | | 1 | | | | | | | |
| **Other Woodbridge** | | | 0 | | | | | | | | | | | | 1 | 7 | 2 | 5 | | | 0 | 4 | | | | | | | | | | |
| Co-op, Old Barrack Road | | | 0 | | | | | | | | | | | | 1 | 7 | 2 | 2 | | | 0 | 4 | | | | | | | | | | |
| Co-op, Hasketon Road | | | | | | | | | | | | | | | | | | 3 | | | | | | | | | | | | | | |
| **FELIXSTOWE** | 0 | | 0 | 1 | 2 | | 3 | 2 | 1 | | | | 2 | | 3 | 1 | 11 | 16 | 63 | 88 | 2 | 1 | 1 | | 1 | | | | 2 | | | |
| **Felixstowe Town Centre** | | | | | | | 1 | 2 | 1 | | | | | | 0 | 1 | 1 | 9 | 18 | 36 | | | | | | | | | | | | |
| Tesco Metro, Hamilton Road | | | | | | | 0 | | 1 | | | | | | | 1 | | | 9 | 20 | | | | | | | | | | | | |
| Co-op, Hamilton Road / High Road West | | | | | | | 1 | 1 | | | | | | | | | 1 | | 4 | 9 | | | | | | | | | | | | |
| Marks & Spencer, Hamilton Road | | | | | | | | | | | | | | | 0 | | | 5 | 4 | 4 | | | | | | | | | | | | |
| Iceland, Hamilton Road | | | | | | | 1 | 1 | | | | | | | | | | 4 | 2 | 3 | | | | | | | | | | | | |
| **Other Felixstowe** | 0 | | 0 | 1 | 2 | | 1 | | 0 | | | | 2 | | 3 | | 10 | 8 | 44 | 51 | 2 | 1 | 1 | | 1 | | | | 2 | | | |
| Morrisons, Grange Farm Avenue | 0 | | | | 1 | | | | 0 | | | | | | 1 | | 3 | 2 | 30 | 27 | 1 | | | | | | | | | | | |
| Lidl, Langer Road | | | 0 | 1 | 0 | | 1 | | | | | | 2 | | 2 | | 7 | 5 | 12 | 11 | 1 | 1 | 1 | | 1 | | | | 2 | | | |
| Other | | | | | | | | | | | | | | | | | | | 3 | 13 | | | | | | | | | | | | |
| **SAXMUNDHAM** | | | | | | | 1 | | 1 | | | | 1 | | 1 | | 0 | | | | 8 | 1 | 4 | 5 | 25 | 5 | 67 | 68 | 39 | 12 | 10 | 4 |
| **Saxmundham Town Centre** | | | | | | | 1 | | 1 | | | | 1 | | 1 | | 0 | | | | 8 | 1 | 4 | 5 | 25 | 5 | 67 | 64 | 39 | 12 | 10 | 4 |
| Waitrose, Church Street | | | | | | | 1 | | | | | | 1 | | 1 | | 0 | | | | 6 | 1 | 2 | 2 | 15 | 3 | 36 | 29 | 14 | 4 | 7 | 4 |
| Tesco, Church Street | | | | | | | | | 1 | | | | | | | | | | | | 2 | | 2 | 3 | 10 | 3 | 31 | 35 | 25 | 8 | 3 | |
| **Other Saxmundham** | | | | | | | | | | | | | | | | | | | | | | | | | | | | 4 | | | | |
| **ALDEBURGH** | | | | | | | | | | | | | | | | | | | | | 1 | 2 | 1 | 1 | | | 0 | 1 | 9 | 33 | 0 | 3 |
| **Aldeburgh Town Centre** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 2 | 7 | | |
| Co-op, High Street | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 2 | 7 | | |
| **Other Aldeburgh** | | | | | | | | | | | | | | | | | | | | | 1 | 2 | 1 | 1 | | | 0 | 1 | 7 | 26 | 0 | 3 |
| Tesco Express, Saxmundham Road | | | | | | | | | | | | | | | | | | | | | 1 | 2 | 1 | 1 | | | | | 4 | 19 | | |
| Co-op, Saxmundham Road | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | 1 | 3 | 7 | 0 | 3 |
| **FRAMILINGHAM** | | | | | | 2 | | | | | | | 2 | 3 | 0 | | 1 | 3 | | | 0 | 2 | 11 | 17 | 31 | 79 | 1 | 2 | | | 0 | |
| **Framlingham Town Centre** | | | | | | 2 | | | | | | | 2 | 3 | 0 | | 1 | 3 | | | 0 | 2 | 11 | 17 | 31 | 79 | 1 | 2 | | | 0 | |
| Co-op, Market Hill | | | | | | 2 | | | | | | | 2 | 3 | 0 | | 1 | 3 | | | 0 | 2 | 11 | 17 | 31 | 79 | 1 | 2 | | | 0 | |
| **LEISTON** | | | | | | | | | | | | | | | | | | | | | | | | | | | 4 | 6 | 24 | 53 | | |
| **Leiston Town Centre** | | | | | | | | | | | | | | | | | | | | | | | | | | | 4 | 6 | 24 | 53 | | |
| Co-op, Sizewell Road | | | | | | | | | | | | | | | | | | | | | | | | | | | 4 | 6 | 24 | 53 | | |
| **Wickham Market District Centre** | | | | | | | | | | | | | | | 5 | 16 | | 2 | | | 6 | 11 | 19 | 60 | 0 | | 1 | 6 | | | | |
| Co-op, High Street | | | | | | | | | | | | | | | 5 | 16 | | 2 | | | 6 | 11 | 19 | 60 | 0 | | 1 | 6 | | | | |
| **Ropes Drive West District Centre** | | | 0 | 1 | 6 | 21 | | | | | | | | | 1 | 2 | | | | | | | | | | | | | | | | |
| Tesco Metro, Ropes Drive West District Centre | | | 0 | 1 | 6 | 21 | | | | | | | | | 1 | 2 | | | | | | | | | | | | | | | | |
| **Suffolk Coastal Area - Other** | | | | | | 1 | | | 1 | | | | | | 0 | 23 | | 5 | | 1 | 1 | 47 | | 1 | | 1 | 3 | 13 | | 2 | | |
| **OUTSIDE IPSWICH BOROUGH AND SUFFOLK COASTAL DISTRICT** | 0 | | | | | | | | 64 | 86 | 91 | 96 | 85 | 92 | | 5 | 0 | 3 | | | 0 | 2 | 4 | 4 | 12 | 11 | 10 | 2 | 13 | 1 | 81 | 93 |
| Stowmarket | | | | | | | | | | | 61 | 38 | 48 | 41 | | | | | | | | | 2 | 2 | 0 | | | | | | | |
| Bury St Edmunds | | | | | | | | | 1 | | 29 | 22 | 2 | | | | | | | | | | | | | | | | | | | |
| Colchester | | | | | | | | | 17 | 14 | | | | | | | | | | | | | 0 | | | | | | | | | |
| Diss | 0 | | | | | | | | | | | | 29 | 12 | | | | | | | | | 1 | 1 | 6 | | | | | | 0 | |
| Halesworth | | | | | | | | | 5 | 9 | | | | | | | | | | | | | | | | | 1 | | | | 30 | 78 |
| Beccles | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 | 2 | 1 | | 29 | |
| Lowestoft | | | | | | | | | | | | | | 1 | | | | | | | | | | | 2 | | 7 | | 9 | 1 | 17 | |
| Other | | | | | | | | | 10 | 34 | 1 | 34 | 6 | 39 | | 5 | 0 | 3 | | | 0 | 2 | 1 | 1 | 4 | 11 | | | 3 | | 5 | 15 |
| **Total** | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |

**Notes:**
Main food market share figure derived from a 50:50 combined figure between Questions 1 & 2, NEMS Household Survey, February 2017
Top-up market share figure derived Question 13, Ipswich and Suffolk Household Shoppers Survey undertaken by NEMS in February 2017
Excludes responses 'don't do this', 'don't know / varies', 'abroad', and 'internet / delivered'
Figures may not add due to rounding

**2015 Prices**

**IPSWICH BOROUGH COUNCIL**
**RETAIL POSITION UPDATE STATEMENT - RETAIL CAPACITY TABLES**

**Table 2: Main and Top Up Food Shopping Turnover of Convenience Facilities, 2019 (£m)**

| | Zones | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 1 | | 2 | | 3 | | 4 | | 5 | | 6 | | 7 | | 8 | | 9 | | 10 | | 11 | | 12 | | 13 | | 14 | | 15 | | 16 | |
| | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up | Main | Top-Up |
| **IPSWICH** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Ipswich Town Centre** | **0.9** | **1.4** | **2.2** | **1.3** | **3.6** | **2.6** | **1.9** | **1.1** | **1.2** | **0.6** | | | **0.2** | | **0.9** | **0.5** | **0.2** | **0.1** | **1.0** | | | | **0.1** | **0.1** | **0.0** | | | | | | **0.1** | |
| Sainsbury's, Upper Brook Road | 0.7 | 1.0 | 1.6 | 0.8 | 1.4 | 0.7 | 1.7 | | | | | | | | 0.3 | 0.5 | 0.1 | | 0.3 | | | | 0.1 | | 0.0 | | | | | | 0.1 | |
| Marks & Spencer, Westgate Street | 0.2 | 0.2 | 0.5 | 0.4 | 1.6 | 1.5 | | 0.2 | | 0.6 | | | | | | | | | 0.2 | | | | | 0.0 | | | | | | | | |
| Little Waitrose, Corn Exchange, Princes Street | | | | | 0.3 | | | 0.3 | 1.2 | | | | 0.2 | | 0.6 | | 0.1 | 0.1 | 0.4 | | | | 0.1 | | | | | | | | | |
| Iceland, Sailmakers, Tavern Street | | 0.2 | 0.2 | 0.2 | 0.3 | | 0.2 | 0.5 | | | | | | | | | | | | | | | | | | | | | | | | |
| Other | | | | | | 0.5 | | | | | | | | | | | | | | | | | | 0.0 | | | | | | | | |
| **Ipswich Out-of-Centre** | **19.7** | **4.0** | **29.7** | **9.3** | **12.8** | **1.5** | **12.1** | **3.5** | **19.9** | **0.6** | **6.1** | **0.9** | **2.3** | | **9.4** | **0.9** | **1.2** | **0.1** | **2.3** | **0.4** | **1.0** | | **0.9** | | **0.4** | **0.1** | **1.3** | | **0.1** | | **2.1** | |
| Sainsbury's, Hadleigh Road | 10.5 | 1.3 | 7.5 | 1.5 | 3.0 | 1.5 | 5.0 | 3.1 | 10.2 | 0.6 | 0.3 | | | | | 0.2 | | | | 0.2 | 0.1 | | 0.1 | | 0.2 | | 0.1 | | | | 0.1 | |
| Asda, Whitehouse Industrial Estate, Goddard Road | 2.1 | 0.3 | 13.5 | 5.1 | | | 1.6 | | 1.1 | | 2.0 | 0.9 | 1.6 | | 3.8 | 0.5 | | | 1.5 | | | | 0.5 | | 0.1 | | 0.5 | | | | | |
| Morrisons, Sproughton Road | 3.4 | 0.2 | 7.0 | 1.0 | 2.0 | | 2.8 | | 3.5 | | 2.9 | | 0.5 | | 2.5 | 0.2 | 0.1 | | | | 0.1 | | 0.2 | | 0.1 | 0.1 | 0.2 | | 0.1 | | 2.0 | |
| Waitrose, Futura Park, Crane Boulevard | 0.4 | | 0.8 | | 6.5 | | 2.2 | 0.4 | 1.8 | | 0.9 | | | | 2.6 | | 1.0 | 0.1 | 0.9 | 0.2 | 0.1 | | 0.1 | | 0.1 | | | | | | | |
| Lidl, London Road | 3.3 | 2.2 | 0.8 | 1.7 | 1.3 | | 0.5 | | 3.2 | | | | 0.2 | | 0.5 | | 0.1 | | | | 0.7 | | 0.1 | | | 0.1 | 0.5 | | | | | |
| **Ipswich Out-of-Centre Eastern Fringe (Suffolk Coastal District)** | **1.2** | | **1.1** | **0.3** | **41.3** | **4.5** | **20.3** | **8.5** | **1.9** | | | | **0.2** | | **11.7** | **2.5** | **10.9** | **3.0** | **9.9** | **1.5** | **12.1** | **1.7** | **4.9** | **0.5** | **2.5** | **0.1** | **1.3** | **0.1** | **1.4** | | | |
| Tesco Extra, Anson Road, Martlesham | | | 0.6 | | 17.7 | 2.4 | 1.3 | 0.7 | 0.6 | | | | 0.2 | | 9.0 | 2.3 | 7.0 | 2.3 | 4.9 | 0.7 | 10.4 | 1.0 | 4.5 | 0.5 | 2.0 | 0.1 | 0.9 | 0.1 | 1.2 | | | |
| Sainsbury's, Felixstowe Road, Warren Heath | 1.2 | | 0.5 | | 21.9 | 1.0 | 18.6 | 7.8 | 1.3 | | | | | | 2.0 | | 2.5 | 0.3 | 5.0 | 0.4 | 1.1 | 0.1 | 0.3 | | 0.2 | | 0.4 | | 0.2 | | | |
| M&S Simply Food, Martlesham Health Retail Park | | | | 0.3 | 1.8 | 1.1 | 0.3 | | | | | | | | 0.7 | 0.2 | 1.4 | 0.4 | | 0.4 | 0.6 | 0.6 | 0.2 | | 0.2 | | | | | | | |
| **Ipswich Out-of-Centre South-Western Fringe (Babergh District)** | **15.6** | **1.6** | **5.0** | **0.2** | **1.3** | | **5.2** | | **23.3** | **2.9** | | | **0.9** | | | | **0.2** | | **0.2** | | | | | | **0.1** | | | | | | | |
| Tesco Extra, Copdock Interchange | 13.3 | 0.7 | 5.0 | 0.2 | 1.3 | | 5.2 | | 21.5 | 2.9 | | | 0.9 | | | | | | 0.2 | | | | | | 0.1 | | | | | | | |
| Aldi, Donald Mackintosh Way | 2.3 | 0.9 | | | | | | | 1.9 | | | | | | | | 0.2 | | | | | | | | | | | | | | | |
| **District Centre Stores** | **15.2** | **14.3** | **10.9** | **4.5** | **11.9** | **7.9** | **10.7** | **6.2** | **1.9** | **3.5** | **2.6** | | | **0.2** | **8.0** | **0.7** | **0.7** | **0.1** | **2.9** | **0.2** | **1.1** | **0.1** | **1.5** | **0.0** | **0.3** | | **0.2** | | **0.6** | | | |
| Asda, Stoke Park Drive District Centre | 12.1 | 10.0 | | | | | | | 1.9 | 2.2 | 0.4 | | | | | | | | 2.8 | | 0.1 | | 0.1 | | 0.1 | | | | | | | |
| Aldi, Hines Road, Felixstowe Road District Centre | 0.8 | | 4.0 | | 8.5 | 1.2 | 5.9 | 3.5 | | | 0.3 | | | | 3.5 | | 0.6 | | 0.2 | | 0.6 | 0.1 | 0.6 | 0.0 | 0.1 | | | | 0.6 | | | |
| Co-op, Hines Road, Felixstowe Road District Centre | | | | | 0.7 | | 0.3 | 0.3 | | 0.6 | | | | | | | | | | | 0.2 | | | | | | | | | | | |
| Aldi, Meredith Road District Centre | 0.8 | | 5.9 | 3.0 | 2.2 | | 1.0 | | | | 1.8 | | | | 1.3 | 0.7 | 0.1 | | | | | | 0.7 | | | | 0.2 | | | | | |
| Lidl, Hening Avenue, Ravenswood District Centre | | | | 0.4 | | | 1.8 | 1.3 | | | | | | | 0.9 | | | 0.1 | | 0.2 | 0.1 | | 0.1 | | | | | | | | | |
| Co-op, Hawthorne Drive District Centre | 1.6 | 4.3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sainsbury's Local, Woodbridge Rd/Cauldwell Rd District Centre | | | 1.0 | 1.2 | | 5.7 | 0.7 | 0.3 | | | | | | | 2.4 | | | | | | | | | | | | | | | | | |
| Tesco Express, Nacton Road District Centre | | | | | | | 1.0 | 0.8 | | | | | | 0.2 | | | | | | | | | | | | | | | | | | |
| Co-op, Woodbridge Road East District Centre | | | | | 0.6 | 1.0 | | | | 0.7 | | | | | | | 0.1 | | | | | | | | | | | | | | | |
| **Ipswich - Other** | | **1.4** | **0.5** | **5.4** | **1.4** | **9.2** | **3.2** | **3.9** | | **1.2** | | **0.9** | **0.9** | **0.7** | | **0.1** | **0.1** | **0.2** | | | | | | | | | | **0.1** | | | | |
| Co-op, Cauldwell Hall Road | | | | | 1.0 | 1.5 | | 0.3 | | | | | | | | | | | | | | | | | | | | 0.1 | | | | |
| Tesco Express, Foxhall Road | | | | | | 4.3 | 0.3 | 1.0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Tesco Express, Norwich Road Local Centre | | 0.3 | | 2.0 | | | | | | | | | 0.9 | 0.7 | | | | | | | | | | | | | | | | | | |
| Other | | 1.1 | 0.5 | 3.4 | 0.4 | 3.5 | 2.9 | 2.6 | | 1.2 | | 0.9 | | | | 0.1 | 0.1 | 0.2 | | | | | | | | | | | | | | |
| **SUFFOLK COASTAL AREA** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **WOODBRIDGE** | | | **0.2** | | | | | | | | | | | | **2.8** | **3.7** | **2.0** | **1.9** | | | **0.8** | **0.9** | **0.2** | | **0.1** | | | | | | | |
| **Woodbridge Town Centre** | | | | | | | | | | | | | | | **2.4** | **2.6** | **1.6** | **1.5** | | | **0.7** | **0.5** | **0.2** | | **0.1** | | | | | | | |
| Co-op, Turban Centre | | | | | | | | | | | | | | | 2.4 | 2.6 | 1.6 | 1.5 | | | 0.7 | 0.5 | 0.2 | | 0.1 | | | | | | | |
| **Other Woodbridge** | | | **0.2** | | | | | | | | | | | | **0.3** | **1.1** | **0.3** | **0.4** | | | **0.1** | **0.3** | | | | | | | | | | |
| Co-op, Old Barrack Road | | | 0.2 | | | | | | | | | | | | 0.3 | 1.1 | 0.3 | 0.2 | | | 0.1 | 0.3 | | | | | | | | | | |
| Co-op, Hasketon Road | | | | | | | | | | | | | | | | | | 0.2 | | | | | | | | | | | | | | |
| **FELIXSTOWE** | **0.3** | | **0.2** | **0.2** | **1.4** | | **1.5** | **0.5** | **1.3** | | | | **0.8** | | **1.2** | **0.2** | **1.9** | **1.2** | **27.3** | **16.4** | **0.4** | **0.1** | **0.1** | | **0.1** | | | | **0.4** | | | |
| **Felixstowe Town Centre** | | | | | | | **0.8** | **0.5** | **0.7** | | | | | | **0.1** | **0.2** | **0.2** | **0.6** | **8.0** | **6.8** | | | | | | | | | | | | |
| Tesco Metro, Hamilton Road | | | | | | | 0.2 | | 0.7 | | | | | | | 0.2 | | | 3.8 | 3.8 | | | | | | | | | | | | |
| Co-op, Hamilton Road / High Road West | | | | | | | 0.3 | 0.2 | | | | | | | | | 0.2 | | 1.5 | 1.6 | | | | | | | | | | | | |
| Marks & Spencer, Hamilton Road | | | | | | | | | | | | | | | 0.1 | | | 0.4 | 1.6 | 0.8 | | | | | | | | | | | | |
| Iceland, Hamilton Road | | | | | | | 0.3 | 0.2 | | | | | | | | | | 0.3 | 1.1 | 0.6 | | | | | | | | | | | | |
| **Other Felixstowe** | **0.3** | | **0.2** | **0.2** | **1.4** | | **0.8** | | **0.6** | | | | **0.8** | | **1.1** | | **1.8** | **0.6** | **19.4** | **9.6** | **0.4** | **0.1** | **0.1** | | **0.1** | | | | **0.4** | | | |
| Morrisons, Grange Farm Avenue | 0.3 | | | | 1.0 | | | | 0.6 | | | | | | 0.4 | | 0.6 | 0.2 | 13.0 | 5.1 | 0.2 | | | | | | | | | | | |
| Lidl, Langer Road | | | 0.2 | 0.2 | 0.4 | | 0.8 | | | | | | 0.8 | | 0.7 | | 1.1 | 0.4 | 5.0 | 2.0 | 0.1 | 0.1 | 0.1 | | 0.1 | | | | 0.4 | | | |
| Other | | | | | | | | | | | | | | | | | | | 1.3 | 2.5 | | | | | | | | | | | | |
| **SAXMUNDHAM** | | | | | | | **0.3** | | **1.2** | | | | **0.5** | | **0.5** | | **0.1** | | | | **1.4** | **0.1** | **0.6** | **0.3** | **2.7** | **0.2** | **14.0** | **6.0** | **6.6** | **0.8** | **2.7** | **0.5** |
| **Saxmundham Town Centre** | | | | | | | **0.3** | | **1.2** | | | | **0.5** | | **0.5** | | **0.1** | | | | **1.4** | **0.1** | **0.6** | **0.3** | **2.7** | **0.2** | **14.0** | **5.7** | **6.6** | **0.8** | **2.7** | **0.5** |
| Waitrose, Church Street | | | | | | | 0.3 | | | | | | 0.5 | | 0.5 | | 0.1 | | | | 1.0 | 0.1 | 0.3 | 0.1 | 1.7 | 0.1 | 7.4 | 2.6 | 2.4 | 0.3 | 2.0 | 0.5 |
| Tesco, Church Street | | | | | | | | | 1.2 | | | | | | | | | | | | 0.4 | | 0.3 | 0.2 | 1.1 | 0.1 | 6.6 | 3.1 | 4.2 | 0.6 | 0.7 | |
| **Other Saxmundham** | | | | | | | | | | | | | | | | | | | | | | | | | | | | **0.3** | | | | |
| **ALDEBURGH** | | | | | | | | | | | | | | | | | | | | | **0.1** | **0.1** | **0.2** | **0.1** | | | **0.1** | **0.1** | **1.6** | **2.4** | **0.1** | **0.4** |
| **Aldeburgh Town Centre** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | **0.3** | **0.5** | | |
| Co-op, High Street | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0.3 | 0.5 | | |
| **Other Aldeburgh** | | | | | | | | | | | | | | | | | | | | | **0.1** | **0.1** | **0.2** | **0.1** | | | **0.1** | **0.1** | **1.3** | **1.9** | **0.1** | **0.4** |
| Tesco Express, Saxmundham Road | | | | | | | | | | | | | | | | | | | | | 0.1 | 0.1 | 0.2 | 0.1 | | | | | 0.7 | 1.4 | | |
| Co-op, Saxmundham Road | | | | | | | | | | | | | | | | | | | | | | | | | | | 0.1 | 0.1 | 0.6 | 0.5 | 0.1 | 0.4 |
| **FRAMILINGHAM** | | | | | | **0.5** | | | | | | | **0.6** | **0.5** | **0.1** | | **0.2** | **0.2** | | | **0.1** | **0.1** | **1.4** | **0.9** | **3.4** | **3.7** | **0.3** | **0.2** | | | **0.1** | |
| **Framlingham Town Centre** | | | | | | **0.5** | | | | | | | **0.6** | **0.5** | **0.1** | | **0.2** | **0.2** | | | **0.1** | **0.1** | **1.4** | **0.9** | **3.4** | **3.7** | **0.3** | **0.2** | | | **0.1** | |
| Co-op, Market Hill | | | | | | 0.5 | | | | | | | 0.6 | 0.5 | 0.1 | | 0.2 | 0.2 | | | 0.1 | 0.1 | 1.4 | 0.9 | 3.4 | 3.7 | 0.3 | 0.2 | | | 0.1 | |
| **LEISTON** | | | | | | | | | | | | | | | | | | | | | | | | | | | **0.9** | **0.6** | **4.1** | **3.8** | | |
| **Leiston Town Centre** | | | | | | | | | | | | | | | | | | | | | | | | | | | **0.9** | **0.6** | **4.1** | **3.8** | | |
| Co-op, Sizewell Road | | | | | | | | | | | | | | | | | | | | | | | | | | | 0.9 | 0.6 | 4.1 | 3.8 | | |
| **Wickham Market District Centre** | | | | | | | | | | | | | | | **1.9** | **2.5** | | **0.2** | | | **1.1** | **0.8** | **2.5** | **3.3** | **0.0** | | **0.3** | **0.5** | | | | |
| Co-op, High Street | | | | | | | | | | | | | | | 1.9 | 2.5 | | 0.2 | | | 1.1 | 0.8 | 2.5 | 3.3 | 0.0 | | 0.3 | 0.5 | | | | |
| **Ropes Drive West District Centre** | | | **0.2** | **0.2** | **5.0** | **7.2** | | | | | | | | | **0.3** | **0.4** | | | | | | | | | | | | | | | | |
| Tesco Metro, Ropes Drive West District Centre | | | 0.2 | 0.2 | 5.0 | 7.2 | | | | | | | | | 0.3 | 0.4 | | | | | | | | | | | | | | | | |
| **Suffolk Coastal Area - Other** | | | | | | **0.5** | | | **1.0** | | | | | | **0.1** | **3.6** | | **0.3** | | **0.2** | **0.1** | **3.7** | | **0.0** | | **0.1** | **0.5** | **1.2** | | **0.1** | | |
| **OUTSIDE IPSWICH BOROUGH AND SUFFOLK COASTAL DISTRICT** | **0.2** | | | | | | | | **92.6** | **53.0** | **85.9** | **38.8** | **36.7** | **17.0** | | **0.9** | **0.1** | **0.2** | | | **0.1** | **0.2** | **0.5** | **0.2** | **1.3** | **0.5** | **2.0** | **0.2** | **2.2** | **0.1** | **22.3** | **11.0** |
| Stowmarket | | | | | | | | | | | 57.9 | 15.6 | 20.6 | 7.5 | | | | | | | | | 0.2 | 0.1 | 0.0 | | | | | | | |
| Bury St Edmunds | | | | | | | | | 1.1 | | 27.1 | 8.9 | 0.9 | | | | | | | | | | | | | | | | | | | |
| Colchester | | | | | | | | | 25.1 | 8.8 | | | | | | | | | | | | | 0.0 | | | | | | | | | |
| Diss | 0.2 | | | | | | | | | | | | 12.5 | 2.1 | | | | | | | | | 0.1 | 0.0 | 0.6 | | | | | | 0.1 | |
| Halesworth | | | | | | | | | 7.0 | 5.3 | | | | | | | | | | | | | | | | | 0.3 | | | | 8.3 | 9.2 |
| Beccles | | | | | | | | | | | | | | | | | | | | | | | | | | | 0.3 | 0.2 | 0.1 | | 8.0 | |
| Lowestoft | | | | | | | | | | | | | | 0.2 | | | | | | | | | | | 0.2 | | 1.5 | | 1.5 | 0.1 | 4.6 | |
| Other | | | | | | | | | 14.6 | 20.8 | 0.9 | 13.9 | 2.7 | 7.2 | | 0.9 | 0.1 | 0.2 | | | 0.1 | 0.2 | 0.1 | 0.0 | 0.4 | 0.5 | | | 0.6 | | 1.4 | 1.8 |
| **Total** | **53.1** | **22.8** | **50.0** | **21.4** | **78.9** | **33.8** | **55.1** | **23.6** | **144.3** | **61.8** | **94.6** | **40.5** | **43.1** | **18.5** | **37.1** | **15.9** | **17.5** | **7.5** | **43.6** | **18.7** | **18.2** | **7.8** | **12.8** | **5.5** | **10.9** | **4.7** | **20.8** | **8.9** | **16.9** | **7.2** | **27.5** | **11.8** |

**Notes:**
Total convenience goods expenditure per zone taken from Table 3
Split in Main/Top-up expenditure derived from Questions 3 and 6, NEMS Household Survey, February 2017
Excludes responses 'don't do this', 'don't know / varies', 'abroad', and 'internet / delivered'
Figures may not add due to rounding

**2015 Prices**

**IPSWICH BOROUGH COUNCIL**
**RETAIL POSITION UPDATE STATEMENT - RETAIL CAPACITY TABLES**

**Table 3: Total Turnover of Convenience Facilities, 2019 (£m)**

| | Zones | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Total Survey Derived Turnover |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 1 | | 2 | | 3 | | 4 | | 5 | | 6 | | 7 | | 8 | | 9 | | 10 | | 11 | | 12 | | 13 | | 14 | | 15 | | 16 | | |
| | (%) | (£m) | (%) | (£m) | (%) | (£m) | (%) | (£m) | (%) | (£m) | (%) | (£m) | (%) | (£m) | (%) | (£m) | (%) | (£m) | (%) | (£m) | (%) | (£m) | (%) | (£m) | (%) | (£m) | (%) | (£m) | (%) | (£m) | (%) | (£m) | (£m) |
| **IPSWICH** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Ipswich Town Centre** | 3 | 2.4 | 5 | 3.6 | 6 | 6.2 | 4 | 2.9 | 1 | 1.8 | | | 0 | 0.2 | 3 | 1.4 | 1 | 0.3 | 2 | 1.0 | | | 1 | 0.2 | 0 | 0.0 | | | | | 0 | 0.1 | 20.1 |
| Sainsbury's, Upper Brook Road | 2 | 1.8 | 3 | 2.4 | 2 | 2.0 | 2 | 1.7 | | | | | | | 2 | 0.8 | 0 | 0.1 | 1 | 0.3 | | | 0 | 0.1 | 0 | 0.0 | | | | | 0 | 0.1 | 9.4 |
| Marks & Spencer, Westgate Street | 1 | 0.4 | 1 | 0.8 | 3 | 3.1 | 0 | 0.2 | 0 | 0.6 | | | | | | | | | 0 | 0.2 | | | 0 | 0.0 | | | | | | | | | 5.4 |
| Little Waitrose, Corn Exchange, Princes Street | | | | | 0 | 0.3 | 0 | 0.3 | 1 | 1.2 | | | 0 | 0.2 | 1 | 0.6 | 1 | 0.1 | 1 | 0.4 | | | 0 | 0.1 | | | | | | | | | 3.3 |
| Iceland, Sailmakers, Tavern Street | 0 | 0.2 | 0 | 0.3 | 0 | 0.3 | 1 | 0.7 | | | | | | | | | | | | | | | | | | | | | | | | | 1.5 |
| Other | | | | | 0 | 0.5 | | | | | | | | | | | | | | | | | 0 | 0.0 | | | | | | | | | 0.5 |
| **Ipswich Out-of-Centre** | 31 | 23.6 | 55 | 39.0 | 13 | 14.3 | 20 | 15.6 | 10 | 20.4 | 5 | 7.0 | 4 | 2.3 | 19 | 10.3 | 5 | 1.3 | 4 | 2.8 | 4 | 1.0 | 5 | 0.9 | 3 | 0.5 | 4 | 1.3 | 0 | 0.1 | 5 | 2.1 | 142.4 |
| Sainsbury's, Hadleigh Road | 16 | 11.8 | 13 | 9.0 | 4 | 4.5 | 10 | 8.1 | 5 | 10.8 | 0 | 0.3 | | | 0 | 0.2 | | | 0 | 0.2 | 0 | 0.1 | 0 | 0.1 | 1 | 0.2 | 0 | 0.1 | | | 0 | 0.1 | 45.4 |
| Asda, Whitehouse Industrial Estate, Goddard Road | 3 | 2.4 | 26 | 18.6 | | | 2 | 1.6 | 1 | 1.1 | 2 | 2.9 | 3 | 1.6 | 8 | 4.3 | | | 2 | 1.5 | | | 3 | 0.5 | 0 | 0.1 | 2 | 0.5 | | | | | 35.0 |
| Morrisons, Sproughton Road | 5 | 3.6 | 11 | 8.0 | 2 | 2.0 | 4 | 2.8 | 2 | 3.5 | 2 | 2.9 | 1 | 0.5 | 5 | 2.7 | 0 | 0.1 | | | 0 | 0.1 | 1 | 0.2 | 1 | 0.1 | 1 | 0.2 | 0 | 0.1 | 5 | 2.0 | 28.8 |
| Waitrose, Futura Park, Crane Boulevard | 0 | 0.4 | 1 | 0.8 | 6 | 6.5 | 3 | 2.6 | 1 | 1.8 | 1 | 0.9 | | | 5 | 2.6 | 4 | 1.1 | 2 | 1.0 | 0 | 0.1 | 0 | 0.1 | 1 | 0.1 | | | | | | | 18.1 |
| Lidl, London Road | 7 | 5.5 | 4 | 2.5 | 1 | 1.3 | 1 | 0.5 | 2 | 3.2 | | | 0 | 0.2 | 1 | 0.5 | 0 | 0.1 | | | 3 | 0.7 | 1 | 0.1 | 0 | 0.1 | 2 | 0.5 | | | | | 15.2 |
| **Ipswich Out-of-Centre Eastern Fringe (Suffolk Coastal District)** | 2 | 1.2 | 2 | 1.4 | 41 | 45.8 | 37 | 28.8 | 1 | 1.9 | | | 0 | 0.2 | 27 | 14.2 | 56 | 13.9 | 18 | 11.4 | 53 | 13.7 | 30 | 5.5 | 16 | 2.6 | 5 | 1.5 | 6 | 1.4 | | | 143.4 |
| Tesco Extra, Anson Road, Martlesham | | | 1 | 0.6 | 18 | 20.1 | 3 | 2.0 | 0 | 0.6 | | | 0 | 0.2 | 21 | 11.3 | 37 | 9.3 | 9 | 5.6 | 44 | 11.4 | 27 | 5.0 | 14 | 2.1 | 3 | 1.0 | 5 | 1.2 | | | 70.3 |
| Sainsbury's, Felixstowe Road, Warren Heath | 2 | 1.2 | 1 | 0.5 | 20 | 22.9 | 34 | 26.4 | 1 | 1.3 | | | | | 4 | 2.0 | 11 | 2.8 | 9 | 5.4 | 5 | 1.2 | 1 | 0.3 | 2 | 0.2 | 1 | 0.4 | 1 | 0.2 | | | 65.0 |
| M&S Simply Food, Martlesham Health Retail Park | | | 0 | 0.3 | 3 | 2.9 | 0 | 0.3 | | | | | | | 2 | 0.8 | 7 | 1.8 | 1 | 0.4 | 4 | 1.2 | 1 | 0.2 | 1 | 0.2 | | | | | | | 8.1 |
| **Ipswich Out-of-Centre South-Western Fringe (Babergh District)** | 23 | 17.2 | 7 | 5.2 | 1 | 1.3 | 7 | 5.2 | 13 | 26.3 | | | 1 | 0.9 | | | 1 | 0.2 | 0 | 0.2 | | | | | 1 | 0.1 | | | | | | | 56.5 |
| Tesco Extra, Copdock Interchange | 18 | 14.0 | 7 | 5.2 | 1 | 1.3 | 7 | 5.2 | 12 | 24.4 | | | 1 | 0.9 | | | | | 0 | 0.2 | | | | | 1 | 0.1 | | | | | | | 51.3 |
| Aldi, Donald Mackintosh Way | 4 | 3.2 | | | | | | | 1 | 1.9 | | | | | | | 1 | 0.2 | | | | | | | | | | | | | | | 5.3 |
| **District Centre Stores** | 39 | 29.6 | 22 | 15.4 | 18 | 19.8 | 21 | 16.9 | 3 | 5.4 | 2 | 2.6 | 0 | 0.2 | 16 | 8.7 | 3 | 0.8 | 5 | 3.1 | 4 | 1.2 | 8 | 1.5 | 2 | 0.3 | 1 | 0.2 | 2 | 0.6 | | | 106.4 |
| Asda, Stoke Park Drive District Centre | 29 | 22.1 | | | | | | | 2 | 4.1 | 0 | 0.4 | | | | | | | 4 | 2.8 | 1 | 0.1 | 0 | 0.1 | 1 | 0.1 | | | | | | | 29.7 |
| Aldi, Hines Road, Felixstowe Road District Centre | 1 | 0.8 | 6 | 4.0 | 9 | 9.6 | 12 | 9.4 | | | 0 | 0.3 | | | 7 | 3.5 | 2 | 0.6 | 0 | 0.2 | 3 | 0.7 | 4 | 0.7 | 1 | 0.1 | | | 2 | 0.6 | | | 30.5 |
| Co-op, Hines Road, Felixstowe Road District Centre | | | | | 1 | 0.7 | 1 | 0.6 | 0 | 0.6 | | | | | | | | | | | 1 | 0.2 | | | | | | | | | | | 2.0 |
| Aldi, Meredith Road District Centre | 1 | 0.8 | 12 | 8.9 | 2 | 2.2 | 1 | 1.0 | | | 1 | 1.8 | | | 4 | 1.9 | 0 | 0.1 | | | | | 4 | 0.7 | | | 1 | 0.2 | | | | | 17.5 |
| Lidl, Hening Avenue, Ravenswood District Centre | | | 1 | 0.4 | | | 4 | 3.1 | | | | | | | 2 | 0.9 | 0 | 0.1 | 0 | 0.2 | 1 | 0.1 | 1 | 0.1 | | | | | | | | | 5.0 |
| Co-op, Hawthorne Drive District Centre | 8 | 6.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 6.0 |
| Sainsbury's Local, Woodbridge Rd/Cauldwell Rd District Centre | | | 3 | 2.2 | 5 | 5.7 | 1 | 1.0 | | | | | | | 4 | 2.4 | | | | | | | | | | | | | | | | | 11.3 |
| Tesco Express, Nacton Road District Centre | | | | | | | 2 | 1.8 | | | | | 0 | 0.2 | | | | | | | | | | | | | | | | | | | 2.0 |
| Co-op, Woodbridge Road East District Centre | | | | | 1 | 1.6 | | | 0 | 0.7 | | | | | | | 0 | 0.1 | | | | | | | | | | | | | | | 2.4 |
| **Ipswich - Other** | 2 | 1.4 | 8 | 5.9 | 9 | 10.6 | 9 | 7.1 | 1 | 1.2 | 1 | 0.9 | 3 | 1.6 | 0 | 0.1 | 1 | 0.3 | | | | | | | | | 0 | 0.1 | | | | | 29.2 |
| Co-op, Cauldwell Hall Road | | | | | 2 | 2.5 | 0 | 0.3 | | | | | | | | | | | | | | | | | | | 0 | 0.1 | | | | | 2.8 |
| Tesco Express, Foxhall Road | | | | | 4 | 4.3 | 2 | 1.3 | | | | | | | | | | | | | | | | | | | | | | | | | 5.6 |
| Tesco Express, Norwich Road Local Centre | 0 | 0.3 | 3 | 2.0 | | | | | | | | | 3 | 1.6 | | | | | | | | | | | | | | | | | | | 3.9 |
| Other | 1 | 1.1 | 5 | 3.9 | 3 | 3.9 | 7 | 5.5 | 1 | 1.2 | 1 | 0.9 | | | 0 | 0.1 | 1 | 0.3 | | | | | | | | | | | | | | | 16.9 |
| **SUFFOLK COASTAL AREA** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **WOODBRIDGE** | | | 0 | 0.2 | | | | | | | | | | | 12 | 6.4 | 15 | 3.9 | | | 6 | 1.7 | 1 | 0.2 | 0 | 0.1 | | | | | | | 12.4 |
| **Woodbridge Town Centre** | | | | | | | | | | | | | | | 9 | 5.0 | 13 | 3.1 | | | 5 | 1.2 | 1 | 0.2 | 0 | 0.1 | | | | | | | 9.6 |
| Co-op, Turban Centre | | | | | | | | | | | | | | | 9 | 5.0 | 13 | 3.1 | | | 5 | 1.2 | 1 | 0.2 | 0 | 0.1 | | | | | | | 9.6 |
| **Other Woodbridge** | | | 0 | 0.2 | | | | | | | | | | | 3 | 1.4 | 3 | 0.7 | | | 2 | 0.4 | | | | | | | | | | | 2.8 |
| Co-op, Old Barrack Road | | | 0 | 0.2 | | | | | | | | | | | 3 | 1.4 | 2 | 0.5 | | | 2 | 0.4 | | | | | | | | | | | 2.6 |
| Co-op, Hasketon Road | | | | | | | | | | | | | | | | | 1 | 0.2 | | | | | | | | | | | | | | | 0.2 |
| **FELIXSTOWE** | 0 | 0.3 | 0 | 0.3 | 1 | 1.4 | 3 | 2.0 | 1 | 1.3 | | | 1 | 0.8 | 3 | 1.4 | 13 | 3.2 | 70 | 43.7 | 2 | 0.5 | 1 | 0.1 | 0 | 0.1 | | | 2 | 0.4 | | | 55.5 |
| **Felixstowe Town Centre** | | | | | | | 2 | 1.2 | 0 | 0.7 | | | | | 1 | 0.3 | 3 | 0.8 | 24 | 14.8 | | | | | | | | | | | | | 17.9 |
| Tesco Metro, Hamilton Road | | | | | | | 0 | 0.2 | 0 | 0.7 | | | | | 0 | 0.2 | | | 12 | 7.6 | | | | | | | | | | | | | 8.7 |
| Co-op, Hamilton Road / High Road West | | | | | | | 1 | 0.5 | | | | | | | | | 1 | 0.2 | 5 | 3.2 | | | | | | | | | | | | | 3.9 |
| Marks & Spencer, Hamilton Road | | | | | | | | | | | | | | | 0 | 0.1 | 2 | 0.4 | 4 | 2.4 | | | | | | | | | | | | | 2.9 |
| Iceland, Hamilton Road | | | | | | | 1 | 0.5 | | | | | | | | | 1 | 0.3 | 3 | 1.7 | | | | | | | | | | | | | 2.5 |
| **Other Felixstowe** | 0 | 0.3 | 0 | 0.3 | 1 | 1.4 | 1 | 0.8 | 0 | 0.6 | | | 1 | 0.8 | 2 | 1.1 | 9 | 2.3 | 46 | 28.9 | 2 | 0.5 | 1 | 0.1 | 0 | 0.1 | | | 2 | 0.4 | | | 37.6 |
| Morrisons, Grange Farm Avenue | 0 | 0.3 | | | 1 | 1.0 | | | 0 | 0.6 | | | | | 1 | 0.4 | 3 | 0.8 | 29 | 18.1 | 1 | 0.2 | | | | | | | | | | | 21.4 |
| Lidl, Langer Road | | | 0 | 0.3 | 0 | 0.4 | 1 | 0.8 | | | | | 1 | 0.8 | 1 | 0.7 | 6 | 1.5 | 11 | 7.0 | 1 | 0.3 | 1 | 0.1 | 0 | 0.1 | | | 2 | 0.4 | | | 12.4 |
| Other | | | | | | | | | | | | | | | | | | | 6 | 3.8 | | | | | | | | | | | | | 3.8 |
| **SAXMUNDHAM** | | | | | | | 0 | 0.3 | 1 | 1.2 | | | 1 | 0.5 | 1 | 0.5 | 0 | 0.1 | | | 6 | 1.5 | 4 | 0.8 | 19 | 3.0 | 67 | 20.0 | 31 | 7.4 | 8 | 3.2 | 38.5 |
| **Saxmundham Town Centre** | | | | | | | 0 | 0.3 | 1 | 1.2 | | | 1 | 0.5 | 1 | 0.5 | 0 | 0.1 | | | 6 | 1.5 | 4 | 0.8 | 19 | 3.0 | 66 | 19.7 | 31 | 7.4 | 8 | 3.2 | 38.2 |
| Waitrose, Church Street | | | | | | | 0 | 0.3 | | | | | 1 | 0.5 | 1 | 0.5 | 0 | 0.1 | | | 4 | 1.1 | 2 | 0.4 | 12 | 1.8 | 34 | 10.0 | 11 | 2.7 | 6 | 2.5 | 19.8 |
| Tesco, Church Street | | | | | | | | | 1 | 1.2 | | | | | | | | | | | 1 | 0.4 | 2 | 0.4 | 8 | 1.2 | 33 | 9.7 | 20 | 4.8 | 2 | 0.7 | 18.4 |
| **Other Saxmundham** | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 | 0.3 | | | | | 0.3 |
| **ALDEBURGH** | | | | | | | | | | | | | | | | | | | | | 1 | 0.3 | 1 | 0.2 | | | 1 | 0.2 | 16 | 3.9 | 1 | 0.5 | 5.1 |
| **Aldeburgh Town Centre** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 3 | 0.8 | | | 0.8 |
| Co-op, High Street | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 3 | 0.8 | | | 0.8 |
| **Other Aldeburgh** | | | | | | | | | | | | | | | | | | | | | 1 | 0.3 | 1 | 0.2 | | | 1 | 0.2 | 13 | 3.1 | 1 | 0.5 | 4.3 |
| Tesco Express, Saxmundham Road | | | | | | | | | | | | | | | | | | | | | 1 | 0.3 | 1 | 0.2 | | | | | 9 | 2.1 | | | 2.6 |
| Co-op, Saxmundham Road | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 | 0.2 | 4 | 1.1 | 1 | 0.5 | 1.7 |
| **FRAMLINGHAM** | | | | | 0 | 0.5 | | | | | | | 2 | 1.2 | 0 | 0.1 | 2 | 0.4 | | | 1 | 0.2 | 13 | 2.3 | 46 | 7.1 | 1 | 0.4 | | | 0 | 0.1 | 12.4 |
| **Framlingham Town Centre** | | | | | 0 | 0.5 | | | | | | | 2 | 1.2 | 0 | 0.1 | 2 | 0.4 | | | 1 | 0.2 | 13 | 2.3 | 46 | 7.1 | 1 | 0.4 | | | 0 | 0.1 | 12.4 |
| Co-op, Market Hill | | | | | 0 | 0.5 | | | | | | | 2 | 1.2 | 0 | 0.1 | 2 | 0.4 | | | 1 | 0.2 | 13 | 2.3 | 46 | 7.1 | 1 | 0.4 | | | 0 | 0.1 | 12.4 |
| **LEISTON** | | | | | | | | | | | | | | | | | | | | | | | | | | | 5 | 1.4 | 33 | 7.9 | | | 9.3 |
| **Leiston Town Centre** | | | | | | | | | | | | | | | | | | | | | | | | | | | 5 | 1.4 | 33 | 7.9 | | | 9.3 |
| Co-op, Sizewell Road | | | | | | | | | | | | | | | | | | | | | | | | | | | 5 | 1.4 | 33 | 7.9 | | | 9.3 |
| **Wickham Market District Centre** | | | | | | | | | | | | | | | 8 | 4.4 | 1 | 0.2 | | | 8 | 2.0 | 31 | 5.8 | 0 | 0.0 | 3 | 0.8 | | | | | 13.1 |
| Co-op, High Street | | | | | | | | | | | | | | | 8 | 4.4 | 1 | 0.2 | | | 8 | 2.0 | 31 | 5.8 | 0 | 0.0 | 3 | 0.8 | | | | | 13.1 |
| **Ropes Drive West District Centre** | | | 1 | 0.4 | 11 | 12.2 | | | | | | | | | 1 | 0.7 | | | | | | | | | | | | | | | | | 13.3 |
| Tesco Metro, Ropes Drive West District Centre | | | 1 | 0.4 | 11 | 12.2 | | | | | | | | | 1 | 0.7 | | | | | | | | | | | | | | | | | 13.3 |
| **Suffolk Coastal Area - Other** | | | | | 0 | 0.5 | | | 0 | 1.0 | | | | | 7 | 3.8 | 1 | 0.3 | 0 | 0.2 | 15 | 3.8 | 0 | 0.0 | 0 | 0.1 | 6 | 1.7 | 1 | 0.1 | | | 11.5 |
| **OUTSIDE IPSWICH BOROUGH AND SUFFOLK COASTAL DISTRICT** | 0 | 0.2 | | | | | | | 71 | 145.7 | 92 | 124.7 | 87 | 53.8 | 2 | 0.9 | 1 | 0.3 | | | 1 | 0.3 | 4 | 0.7 | 12 | 1.8 | 7 | 2.1 | 9 | 2.3 | 85 | 33.2 | 366.0 |
| Stowmarket | | | | | | | | | | | 54 | 73.4 | 46 | 28.1 | | | | | | | | | 2 | 0.4 | 0 | 0.0 | | | | | | | 102.0 |
| Bury St Edmunds | | | | | | | | | 1 | 1.1 | 27 | 36.1 | 1 | 0.9 | | | | | | | | | | | | | | | | | | | 38.1 |
| Colchester | | | | | | | | | 16 | 33.9 | | | | | | | | | | | | | 0 | 0.0 | | | | | | | | | 34.0 |
| Diss | 0 | 0.2 | | | | | | | | | | | 24 | 14.7 | | | | | | | | | 1 | 0.1 | 4 | 0.6 | | | | | 0 | 0.1 | 15.7 |
| Halesworth | | | | | | | | | 6 | 12.3 | | | | | | | | | | | | | | | | | 1 | 0.3 | | | 44 | 17.5 | 30.0 |
| Beccles | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 | 0.4 | 0 | 0.1 | 20 | 8.0 | 8.5 |
| Lowestoft | | | | | | | | | | | | | 0 | 0.2 | | | | | | | | | | | 2 | 0.2 | 5 | 1.5 | 7 | 1.6 | 12 | 4.6 | 8.1 |
| Other | | | | | | | | | 17 | 35.4 | 11 | 14.9 | 16 | 9.9 | 2 | 0.9 | 1 | 0.3 | | | 1 | 0.3 | 1 | 0.1 | 6 | 0.9 | | | 2 | 0.6 | 8 | 3.1 | 66.4 |
| **Total** | 100 | 75.8 | 100 | 71.4 | 100 | 112.6 | 100 | 78.8 | 100 | 206.2 | 100 | 135.2 | 100 | 61.6 | 100 | 52.9 | 100 | 25.1 | 100 | 62.3 | 100 | 26.1 | 100 | 18.3 | 100 | 15.6 | 100 | 29.7 | 100 | 24.1 | 100 | 39.3 | 1034.9 |

**Notes:**
Derived from Table 5
Figures may not add due to rounding

**2015 Prices**

**IPSWICH BOROUGH COUNCIL**
**RETAIL POSITION UPDATE STATEMENT - RETAIL CAPACITY TABLES**

**Table 4. Survey-derived performance of convenience floorspace compared to expected benchmark performance at 2019**

| | Gross Floorspace (sq.m) | Net Sales (sq.m) | Net Convenience Sales Area (sq m) | Sales Density (£ per sq.m) | Benchmark Convenience Goods Turnover (£m) | Survey Turnover (£m) | Inflow Allowance (%) | Estimated Survey T/O with Inflow (£m) | Overtrading (£m) |
|---|---|---|---|---|---|---|---|---|---|
| **IPSWICH** | | | | | | | | | |
| **Ipswich Town Centre** | | | | | | | | | |
| Sainsbury's, Upper Brook Road | 3,284 | 2,027 | 1,645 | 11,244 | 18.5 | 9.4 | 5 | 9.8 | -8.7 |
| Marks & Spencer, Westgate Street | 1,638 | 983 | 983 | 10,076 | 9.9 | 5.4 | 5 | 5.6 | -4.3 |
| Little Waitrose, Corn Exchange, Princes Street | 478 | 276 | 269 | 12,446 | 3.3 | 3.3 | 5 | 3.5 | 0.1 |
| Iceland, Sailmakers, Tavern Street | 888 | 444 | 442 | 6,597 | 2.9 | 1.5 | | 1.5 | -1.4 |
| Other | - | - | - | - | 0.5 | 0.5 | 5 | 0.5 | 0.0 |
| **Ipswich Out-of-Centre** | | | | | | | | | |
| Sainsbury's, Hadleigh Road | 7,699 | 4,728 | 3,222 | 11,244 | 36.2 | 45.4 | | 45.4 | 9.2 |
| Asda, Whitehouse Industrial Estate, Goddard Road | 9,974 | 6,056 | 3,960 | 13,137 | 52.0 | 35.0 | 5 | 36.7 | -15.3 |
| Morrisons, Sproughton Road | 7,605 | 4,435 | 3,689 | 12,172 | 44.9 | 28.8 | | 28.8 | -16.1 |
| Waitrose, Futura Park, Crane Boulevard | 2,464 | 1,478 | 1,197 | 12,446 | 14.9 | 18.1 | 5 | 19.0 | 4.1 |
| Lidl, London Road | 1,409 | 997 | 891 | 9,717 | 8.7 | 15.2 | | 15.2 | 6.5 |
| **Ipswich Out-of-Centre Eastern Fringe (Suffolk Coastal District)** | | | | | | | | | |
| Tesco Extra, Anson Road, Martlesham | 8,742 | 5,963 | 3,900 | 13,270 | 51.7 | 70.3 | 5 | 73.8 | 22.0 |
| Sainsbury's, Felixstowe Road, Warren Heath | 10,457 | 6,016 | 4,512 | 11,244 | 50.7 | 65.0 | 5 | 68.3 | 17.5 |
| M&S Simply Food, Martlesham Health Retail Park | - | 671 | 637 | 10,076 | 6.4 | 8.1 | 5 | 8.5 | 2.1 |
| **Ipswich Out-of-Centre South-Western Fringe (Babergh District)** | | | | | | | | | |
| Tesco Extra, Copdock Interchange | 9,938 | 6,816 | 4,458 | 13,270 | 59.2 | 51.3 | 5 | 53.8 | -5.3 |
| Aldi, Donald Mackintosh Way | 1,878 | 1,294 | 1,180 | 10,413 | 12.3 | 5.3 | 5 | 5.5 | -6.8 |
| **District Centre Stores** | | | | | | | | | |
| Asda, Stoke Park Drive District Centre | 4,989 | 272 | 2,155 | 13,137 | 28.3 | 29.7 | | 29.7 | 1.4 |
| Aldi, Hines Road, Felixstowe Road District Centre | 1,322 | 911 | 833 | 10,413 | 8.7 | 30.5 | | 30.5 | 21.8 |
| Co-op, Hines Road, Felixstowe Road District Centre | 1,074 | 673 | 660 | 10,410 | 6.9 | 2.0 | | 2.0 | -4.8 |
| Aldi, Meredith Road District Centre | 1,370 | 940 | 862 | 10,413 | 9.0 | 17.5 | | 17.5 | 8.5 |
| Lidl, Hening Avenue, Ravenswood District Centre | 1,209 | 856 | 782 | 9,717 | 7.6 | 5.0 | | 5.0 | -2.6 |
| Co-op, Hawthorne Drive District Centre | 779 | 518 | 508 | 10,410 | 5.3 | 6.0 | | 6.0 | 0.7 |
| Sainsbury's Local, Woodbridge Rd/Cauldwell Rd District Centre | 357 | 220 | 220 | 10,410 | 2.3 | 11.3 | | 11.3 | 9.0 |
| Tesco Express, Nacton Road District Centre | 387 | 270 | 250 | 13,270 | 3.3 | 2.0 | | 2.0 | -1.3 |
| Co-op, Woodbridge Road East District Centre | 548 | 365 | 365 | 10,410 | 3.8 | 2.4 | | 2.4 | -1.4 |
| **Ipswich - Other** | | | | | | | | | |
| Co-op, Cauldwell Hall Road | 1,038 | 651 | 638 | 10,410 | 6.6 | 2.8 | | 2.8 | -3.8 |
| Tesco Express, Foxhall Road | 331 | 198 | 198 | 13,270 | 2.6 | 5.6 | | 5.6 | 3.0 |
| Tesco Express, Norwich Road Local Centre | 390 | 232 | 232 | 13,270 | 3.1 | 3.9 | | 3.9 | 0.8 |
| Other | - | - | - | - | 16.9 | 16.9 | | 16.9 | |

**Notes:**
Gross floorspace derived from  VOA website, Experian Goad, Retail Studies, Retail Impact Assessments, or WYG assessment
Net convenience floorspace derived from above sources where available or based on WYG professional judgement having regard to Experian Goad Data/WYG visits
Proportion of net convenience floorspace assessed by WYG based on store visits.
Sales densities derived from information provided by GlobalData.com
It has been assumed that all unnamed convenience stores within a centre are 'trading at equilibrium' (i.e. their 'benchmark' turnover equates to that ientified by the survey)
Survey derived performance of stores calculated by addiing together 'main' and 'top up' turnover as set out in Table 3
For details on facilities included under 'other' categories refer to NEMS Survey

**2015 Prices**

**IPSWICH BOROUGH COUNCIL**
**RETAIL POSITION UPDATE STATEMENT - RETAIL CAPACITY TABLES**

**TABLE 5: ESTIMATED (BASELINE) CAPACITY FOR NEW CONVENIENCE GOODS PROVISION WITHIN IPSWICH BOROUGH**

**Table 5a: Estimated 'Capacity' for Convenience Goods Facilities in Ipswich Borough**

| Year | Benchmark Turnover £m[1] | Ipswich Borough Turnover £m[2] | Ipswich Borough Inflow £m | Surplus Expenditure £m |
|---|---|---|---|---|
| 2019 | 296.2 | 298.0 | 3.6 | 5.4 |
| 2021 | 298.0 | 302.3 | 3.6 | 7.9 |
| 2026 | 300.4 | 311.6 | 3.7 | 14.9 |
| 2029 | 300.4 | 317.9 | 3.8 | 21.3 |
| 2031 | 300.4 | 319.5 | 3.8 | 23.0 |
| 2036 | 300.4 | 333.3 | 4.0 | 36.9 |

**Notes:**
1. Allows for increased turnover efficiency as set out in Table 4a Experian Retail Planner16 (December 2018)
2. Assumes constant market share claimed by Ipswich Borough facilities
**2015 prices**

**Table 5b: Quantitative Need for Additional Convenience Goods Floorspace in Ipswich Borough**

| Year | Surplus | Floorspace Requirement | |
|---|---|---|---|
| | £m | Min[1] | Max[2] |
| 2019 | 5.4 | 400 | 500 |
| 2026 | 14.9 | 1,200 | 1,500 |
| 2029 | 21.3 | 1,700 | 2,100 |
| 2031 | 23.0 | 1,800 | 2,300 |
| 2036 | 36.9 | 2,900 | 3,600 |

**Notes:**
1. Average sales density assumed to be £12,456 per sq.m based on the average sales density of the leading four supermarkets - derived by GlobalData.com
2. Average sales density assumed to be £10,065 per sq.m is based on the average of discount operators (Aldi & Lidl) - derived from GlobalData.com
Allows for increased turnover efficiency as set out in Table 4a Experian Retail Planner16 (December 2018)
**2015 prices**

**Table 5c: Net Quantitative Need for Additional Convenience Goods Floorspace in Ipswich Borough**

| Year | Surplus | Commitments | Residual | Floorspace Requirement (sq m net) | |
|---|---|---|---|---|---|
| | £m | £m | £m | Min[1] | Max[2] |
| 2019 | 5.4 | 21.8 | -16.4 | - | - |
| 2026 | 14.9 | 22.1 | -7.1 | - | - |
| 2029 | 21.3 | 22.1 | -0.8 | - | - |
| 2031 | 23.0 | 22.1 | 0.9 | 100 | 100 |
| 2036 | 36.9 | 22.1 | 14.8 | 1,200 | 1,500 |

**Notes:**
1. Average sales density assumed to be £12,456 per sq.m based on the average sales density of the leading four supermarkets - derived by GlobalData.com
2. Average sales density assumed to be £10,065 per sq.m is based on the average of discount operators (Aldi & Lidl) - derived from GlobalData.com
Residual calculated by subtracting turnover of commitments (sourced from Table 5d) from surplus expenditure (sourced from Table 5a)
Allows for increased turnover efficiency as set out in Table 4a Experian Retail Planner16 (December 2018)
**2015 prices**

**Table 5d: Extant Convenience Goods Commitments in Ipswich**

| Destination | Reference | Proposal | Gross Retail Floorspace (sq.m) | Net Convenience Floorspace (sq.m) | Estimated Sales Density (£/sq.m) | Estimated Convenience Turnover (£m) | Status |
|---|---|---|---|---|---|---|---|
| Rosehill Development, Felixstowe Road District Centre | 14/00080/FUL - amended by IP/16/00188/VC and IP/16/00189/VC | Mixed Use Development - Aldi | - | 61 | 10,413 | 0.6 | Built and trading |
| | | Mixed Use Development - Poundstretcher | - | 400 | 1,988 | 0.8 | Built and trading |
| Land Adjacent To Hertz Scot Group Ltd, Europa Way, Ipswich | 15/00105/FUL | Erection of a retail foodstore (Aldi), and associated car parking, landscaping and new vehicular access | 1,726 | 1,003 | 10,413 | 10.4 | Extant permission |
| 30 The Sandlings, Ipswich | 18/00832/FUL | Use of unit as a foodstore (Class A1) with associated rear extension to provide additional ancillary accommodation | - | 988 | 10,000 | 9.9 | Extant permission |
| **TOTAL** | | | | **1,464** | | **21.8** | |

**Notes:**
List of commitments provided by Ipswich Borough Council
Rosehill Development
Floorspace is uplift in floorspace and is derived from supporting planning application documents.
Sales density for Aldi derived from information provided by GlobalData.com
Sales density for Poundstretcher derived from Mintel Retail Rankings 2018

Europa Way
Net convenience floorspace derived from supporting planning application documents.
Estimated sales density is Aldi's benchmark sales density derived from GlobalData.com

**2015 prices**

**TABLE 6: ESTIMATED (BASELINE) CAPACITY FOR NEW CONVENIENCE GOODS PROVISION WITHIN COPDOCK/INTERCHANGE RETAIL PARK**

**Table 6a: Estimated 'Capacity' for Convenience Goods Facilities in Copdock/Interchange Retail Park**

| Year | Benchmark Turnover £m[1] | Copdock/Interchange Turnover £m[2] | Copdock/Interchange Inflow £m | Surplus Expenditure £m |
|---|---|---|---|---|
| 2017 | 71.4 | 56.5 | 2.8 | -12.1 |
| 2021 | 71.9 | 57.3 | 2.9 | -11.7 |
| 2026 | 72.5 | 59.1 | 3.0 | -10.4 |
| 2029 | 72.5 | 60.3 | 3.0 | -9.1 |
| 2031 | 72.5 | 60.6 | 3.0 | -8.8 |
| 2036 | 72.5 | 63.2 | 3.2 | -6.1 |

**Notes:**
1. Allows for increased turnover efficiency as set out in Table 4a Experian Retail Planner16 (December 2018)
2. Assumes constant market share claimed by Copdock/Interchange Retail Park facilities
**2015 prices**

**Table 6b: Quantitative Need for Additional Convenience Goods Floorspace in Copdock/Interchange Retail Park**

| Year | Surplus £m | Floorspace Requirement (sq m net) | |
|---|---|---|---|
| | | Min[1] | Max[2] |
| 2017 | -12.1 | - | - |
| 2021 | -11.7 | - | - |
| 2026 | -10.4 | - | - |
| 2029 | -9.1 | - | - |
| 2031 | -8.8 | - | - |
| 2036 | -6.1 | - | - |

**Notes:**
1. Average sales density assumed to be £12,456 per sq.m based on the average sales density of the leading four supermarkets - derived by GlobalData.com
2. Average sales density assumed to be £10,065 per sq.m is based on the average of discount operators (Aldi & Lidl) - derived from GlobalData.com
Allows for increased turnover efficiency as set out in Table 4a Experian Retail Planner16 (December 2018)
**2015 prices**