

Ipswich Local Plan

District and Local Centres December 2014



IPSWICH
BOROUGH COUNCIL

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Section A – Introduction and Policy Context

The National Planning Policy Framework¹ states that planning policies and decisions should, in relation to promoting healthy communities, 'ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.'

Part of the Vision for Ipswich in the Council's Core Strategy and Policies Development Plan Document (2011) 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. Policy CS14 of the Core Strategy states that 'the Council will permit retail development of a scale appropriate to their size, function and catchment.'

Policy CS14 of the Core Strategy states that 'In the district and local centres, the Council will permit retail development of a scale appropriate to their size, function and catchment'. This is taken forward through policy DM21 which seeks to retain a balance between A1 retail shops and non-A1 retail uses by setting threshold levels for each use class. The policy also helps focus community development in the local and district centres. The full text of policies CS14 and DM21 are contained in Appendix 1.

Ipswich has 45 district and local (shopping) centres, currently containing a total of 725 units. These have been monitored on an annual basis since 1992. The 2014 survey results can be found in Section C, which include the new district centre (partially occupied) at Duke Street.

District centres are essentially larger versions of local centres, and tend to serve wider catchment areas. Please note that, with regard to the policy context discussed in this section, district centres have the same status as local centres. This survey refers to the different uses within district and local centres in terms of the uses defined in the Use Classes Order². The use classes are shown in Appendix 2.

Although the larger district and local centres often provide a wider range of facilities than the very small centres, the need to protect Class A1 retail 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 that as far as possible all residential areas and large employment centres are within walking distance of day-to-day convenience goods shopping.

Whilst district and local centres can provide essential shopping facilities, they may additionally accommodate other service uses falling within class A2 financial and professional services and class A3-A5 food and drink uses. Any proposals for A2 or A3-A5 shops in district and local centres will be considered against policies CS14 and DM21. In addition community facilities such as doctors' and dentists' surgeries may also be provided in suitable premises within or close to district and local shopping centres. The Council wishes to support the vitality and viability of district and local centres and will, therefore, have a flexible approach to the mix of uses, particularly within those underperforming centres identified through monitoring work, which have suffered from high rates of long-term vacancies. For the purposes of implementing policy DM21, residential units have not been counted within the identified frontages, but are included within the survey so that long term trends can be identified.

Proposals to introduce community facilities within district and local centres should try to avoid the most prominent shop units within a frontage and in the interest of the vitality and shopping

¹ National Planning Policy Framework (Department of Communities and Local Government, 2012)

² The Town and Country Planning (Use Classes) Order 1987 (as amended)

character of the centre should also include and maintain a shop front display in order to minimise the creation of dead space caused by bland frontages.

Permitted Development refers to instances where changes between certain use classes do not require planning permission. In 2013 the Government introduced an amendment to the General Permitted Development Order to allow change of use from retail to offices, plus a range of other uses³ for a temporary period of up to two years⁴. In 2014 further amendments were made⁵ to allow change of use from a small shop (up to 150sqm gross⁶ of retail space) or provider of professional/financial services (A1 and A2 uses) to residential use (C3). The annual survey of district and local centres will also help to identify any trends resulting from these provisions.

³ The 2013 amendment allows change of use from A1, A2, A3, A4, A5, B1, D1 and D2 uses to A1, A2, A3 and B1 uses (see Appendix 1 for definitions) for a single period of up to two years without planning permission.

⁴ The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013

⁵ The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014

⁶ Defined in the Order as amount of 'floor space in the building having changed use'.

Section B - District and Local Centres Index

The location of each District and Local Centre is shown on the map overleaf.

District Centres

| <i>Centre No</i> | <i>Local Centre Name/ Location</i> | <i>Total Units</i> |
|------------------|------------------------------------|--------------------|
| 3 | Meredith Road | 17 |
| 7 | Norwich Road (1-91, 2-110) | 69 |
| 9 | Hawthorn Drive | 15 |
| 11 | The Centre, Stoke Park Drive | 5 |
| 13 | Wherstead Road/ Austin Street | 23 |
| 17 | Woodbridge Road East | 12 |
| 18 | Woodbridge Road (418-524, 501-785) | 40 |
| 23 | Felixstowe Road (55-201, 120-190) | 53 |
| 28 | Nacton Road (270-374) | 41 |
| 47 | Ravenswood | 14 |
| 48 | Duke Street | 28 |

Local Centres⁷

| <i>Centre No</i> | <i>Local Centre Name/ Location</i> | <i>Total Units</i> |
|------------------|---|--------------------|
| 1 | Fircroft Road | 9 |
| 2 | Garrick Way | 12 |
| 4 | Dale Hall Lane/ Dales Road | 9 |
| 5 | Ulster Avenue | 8 |
| 6 | Norwich Road (197-307a) | 19 |
| 8 | Dickens Road | 6 |
| 10 | Cambridge Drive | 4 |
| 12 | Maidenhall Green | 5 |
| 14 | Ellenbrook Green | 12 |
| 15 | Colchester Road (61-65) | 3 |
| 16 | Brunswick Road | 6 |
| 19 | Cauldwell Hall Road/ Spring Road | 23 |
| 20 | Cauldwell Hall Road/ St John's Road | 11 |
| 21 | Foxhall Road (25-97, 34-124) | 27 |
| 22 | Bixley Road/ Foxhall Road | 13 |
| 24 | Selkirk Road | 9 |
| 25 | Clapgate Lane (207-221)/ Landseer Road (325-327a) | 9 |
| 26 | Reynolds Road | 13 |
| 29 | Queen's Way | 22 |
| 30 | Felixstowe Road (474-486) | 7 |
| 31 | Penshurst Road | 8 |
| 32 | Cliff Lane | 13 |
| 33 | St Helen's Street | 31 |
| 34 | Bramford Lane | 12 |
| 35 | Bramford Road | 30 |
| 36 | Spring Road | 10 |
| 37 | Albion Hill, Woodbridge Road | 11 |
| 38 | Lavender Hill | 3 |
| 39 | Prince of Wales Drive | 3 |
| 40 | Bramford Road (560 and 651-677) | 4 |
| 42 | Bramford Lane (483 – 487) | 3 |
| 44 | St Matthew's Street | 27 |
| 45 | Grimwade Street | 9 |
| 46 | Woodbridge Road | 16 |

⁷ Note that Local Centres 27 (Clapgate Lane), 41 (Grove Lane) and 43 (Norfolk/Suffolk/Tuddenham Road) were deleted on the adoption of the 2011 Core Strategy and Policies Development Plan Document.

Section C – District and Local Centres Survey

Methodology

The surveys of each District and Local Centre were undertaken by visiting each of the centres and carrying out a visual inspection. Each of the units is mapped and has a unique code number. The inspection involved noting down any changes to the uses in the units since the 2013 survey and also noting whether there are any new units which are functioning as part of the centre. These site based surveys were undertaken during July 2014.

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. The percentage of vacant units is a percentage of total commercial units (i.e. excluding residential). The numbers and frontage lengths of A1 and A2-A5 units includes those which are vacant.

| Local Centre 1 – Fircroft Road | | | | | | |
|--------------------------------|-------------------|---|---------------------|-----------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 001A | 86 Palmcroft Road | The Man on the Moon | Public house | A4 | 24.7 | 30.7% |
| 001B | 139 Fircroft Road | Dwelling | Residential | C3 | - | - |
| 001C | 145 Fircroft Road | Co-op Pharmacy | Chemist | A1 | 5.8 | 7.2% |
| 001D | 147 Fircroft Road | Co-op Foodstore | Foodstore | A1 | 21.8 | 27.1% |
| 001E | 149 Fircroft Road | The Croft's Bakery | Bakery | A1 | 5.7 | 7.1% |
| 001F | 151 Fircroft Road | Just Hair Studio | Hairdresser | A1 | 5.5 | 6.8% |
| 001G | 153 Fircroft Road | Fircroft Laundry | Laundry/dry cleaner | A1 | 5.5 | 6.8% |
| 001H | 155 Fircroft Road | Fircroft Fish & Chips | Takeaway | A5 | 5.5 | 6.8% |
| 001I | 157 Fircroft Road | Fircroft Road Post Office | Post Office | A1 | 5.9 | 7.3% |
| <i>Total commercial units</i> | 8 | <i>No. of residential units</i> | 1 | All Uses | 80.4 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 6 (62.5%) | A2-A5 | 30.2 | 37.6% |

| Local Centre 2 - Garrick Way | | | | | | |
|------------------------------|-------------------|----------------------------|----------------------|-----------|-----------------|-------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 002A | 15 Garrick Way | Co-op Foodstore | Foodstore | A1 | 15.2 | 17.0% |
| 002B | 19 Garrick Way | P. A. Collings | Greengrocers/Florist | A1 | 7.8 | 8.7% |
| 002C | 25 Garrick Way | Diamonds | Hairdresser | A1 | 7.3 | 8.2% |
| 002D | 27 Garrick Way | Marmaris | Takeaway | A5 | 7.3 | 8.2% |
| 002E | 31 Garrick Way | Get Fresh | Household Goods | A1 | 3.7 | 4.1% |
| 002F & 002L | 35-39 Garrick Way | Vacant (Bee Tanned) | (Tanning Salon) | V (SG) | 7.3 | 8.2% |

| | | | | | | |
|-------------------------------|--------------------|---|---------------------|----------|------|--------|
| 002G | 43 Garrick Way | Richardson's Hardware | Hardware | A1 | 7.3 | 8.2% |
| 002H | 47 Garrick Way | Fishers the Butcher | Butcher | A1 | 7.3 | 8.2% |
| 002I | 51 Garrick Way | New China | Takeaway | A5 | 7.3 | 8.2% |
| 002J | 55-57a Garrick Way | William Hill | Betting shop | A2 | 11.4 | 12.8% |
| 002K | 97 Cedarcroft Road | Dwellings (formerly Thomas Eldred pub) | Dwellings | C3 | - | - |
| 002M | 41 Garrick Way | Vacant (JK Stores) | (Convenience Store) | V (A1) | 7.3 | 8.2% |
| <i>Total commercial units</i> | 11 | <i>No. of residential units</i> | 1 | All Uses | 89.2 | 100.0% |
| <i>Total Vacant</i> | 2 (18.2%) | <i>No. of A1 retail units and % of frontage</i> | 7 (54%) | A2-A5 | 26.0 | 29.1% |

| District Centre 3 - Meredith Road | | | | | | |
|--|---------------------|---|-------------------------------------|-----------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 003A | 1 Meredith Road | Whitton Stores | Newsagent | A1 | 6.0 | 3.9% |
| 003B | 3-5 Meredith Road | St Elizabeth Hospice | Charity shop | A1 | 6.0 | 3.9% |
| 003C | 4 Meredith Road | Quality Kebab | Takeaway | A5 | 7.0 | 4.6% |
| 003D | 6 Meredith Road | McColls/Post Office | Post Office/Newsagents | A1 | 7.0 | 4.6% |
| 003E | 7 Meredith Road | Vanity Hair | Hairdresser/Beauty | A1 | 4.0 | 2.6% |
| 003F | 8 Meredith Road | Al's Cafe | Café | A3 | 7.0 | 4.5% |
| 003G | 10 Meredith Road | Bekash Tandoori | Takeaway | A5 | 6.5 | 4.2% |
| 003H | 11 Meredith Road | Palmers Bakery | Bakery | A1 | 5.0 | 3.3% |
| 003I | 12 Meredith Road | Sense | Charity shop | A1 | 7.0 | 4.6% |
| 003J | 13 Meredith Road | Little India | Takeaway | A5 | 3.2 | 2.1% |
| 003K | 14 Meredith Road | Aldi | Supermarket | A1 | 28.0 | 18.3% |
| 003L | 15-25 Meredith Road | Co-op Daily | Supermarket | A1 | 24.3 | 15.9% |
| 003M | 27 Meredith Road | Fridays | Takeaway | A5 | 7.2 | 4.7% |
| 003N | 31 Meredith Road | Kay's -33 vacant | Greengrocer/Florist | A1 | 7.0 | 4.6% |
| 003O | 35 Meredith Road | R Hyde Chambers (Hammonds Video) | Undertaker (previously video store) | A1 | 7.0 | 4.6% |
| 003P | 39 Meredith Road | Jade House | Takeaway | A5 | 10.6 | 6.9% |
| 003Q | 125 Shakespeare Rd | Ladbrokes | Betting shop | A2 | 10.2 | 6.7% |
| <i>Total commercial units</i> | 17 | <i>No. of residential units</i> | 0 | All Uses | 153.0 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 10 (66.2%) | A2-5 | 51.7 | 33.8% |

| Local Centre 4 - Dales Road | | | | | | |
|-----------------------------|--------------------|--|--------------------------|-----------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 004A | 123 Dale Hall Lane | Vacant (Britannia) | (Building society) | V (A2) | 9.5 | 9.7% |
| 004B | 125 Dale Hall Lane | Paul West Sales and Lettings & Viva Accounting Ltd | Estate agency/Accountant | A2 | 6.5 | 6.7% |
| 004C | 214 Dales Road | Co-op | Foodstore | A1 | 13.0 | 13.3% |
| 004D | 216 Dales Road | The Dales | Public house | A4 | 15.0 | 15.3% |
| 004E | 239 Dales Road | Green Ace Garage | Car Sales/Repairs | SG | 27.0 | 27.6% |
| 004F | 241 Dales Road | Impressions | Hairdresser | A1 | 6.5 | 6.6% |
| 004G | 243 Dales Road | Penny Lane Computers Ltd | Computer | A1 | 7.0 | 7.1% |
| 004H | 249 Dales Road | Dales Road Post Office | Post Office | A1 | 7.0 | 7.1% |
| 004I | 251 Dales Road | Krustys Bakery | Bakery | A1 | 6.5 | 6.7% |
| Total commercial units | 9 | No. of residential units | 0 | All Uses | 98.0 | 100.0% |
| Total Vacant | 1 (11.1%) | No. of A1 retail units and % of frontage | 5 (40.7%) | A2-A5 | 31.0 | 31.6% |

| Local Centre 5 - Ulster Avenue | | | | | | |
|--------------------------------|---------------------|--|-----------------------|-----------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 005A | 13 Ulster Avenue | Lewis's Tastie Treats (Vacant) | Sandwich shop | A1 | 6.1 | 7.5% |
| 005B | 15-23 Ulster Avenue | Co-op Foodstore | Foodstore | A1 | 28.1 | 34.7% |
| 005C | 27 Ulster Avenue | G. M. Taylor | Undertaker | A1 | 7.8 | 9.6% |
| 005D | 33 Ulster Avenue | White House Takeaway | Takeaway | A5 | 7.8 | 9.6% |
| 005E | 35 Ulster Avenue | Silver Service Takeaway | Takeaway | A5 | 7.8 | 9.6% |
| 005F | 41 Ulster Avenue | Labrokes | Betting shop | A2 | 7.8 | 9.6% |
| 005G | 43 Ulster Avenue | Ulster News | Newsagent/Off licence | A1 | 7.8 | 9.6% |
| 005H | 49 Ulster Avenue | Vincenzo | Hairdresser | A1 | 7.8 | 9.6% |
| Total commercial units | 8 | No. of residential units | 0 | All Uses | 81 | 100.0% |
| Total Vacant | 0 | No. of A1 retail units and % of frontage | 5 (71.2%) | A2-A5 | 23.4 | 28.9% |

| Local Centre 6 - Norwich Road (197-307a) | | | | | | |
|--|--------------------|---|--------------------|-----------------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 006A | 245 Norwich Road | Hunterskill Recruitment | Employment agency | A2 | 7.0 | 4.8% |
| 006B | 265 Norwich Road | Chop Suey House | Takeaway | A5 | 5.0 | 3.4% |
| 006C | 267 Norwich Road | Domestic Appliance Centre | Electrical | A1 | 5.5 | 3.8% |
| 006D | 269 Norwich Road | Joined with 271 | Joined with 271 | A1 | ~ | ~ |
| 006E | 271 Norwich Road | Quality Dry Cleaners | Dry cleaning | A1 | 5.5 | 3.8% |
| 006F | 273 Norwich Road | Robinsons Hair & Beauty | Hairdresser/Beauty | A1 | 6.0 | 4.1% |
| 006G | 275 Norwich Road | Victor Doe | Hairdresser | A1 | 6.5 | 4.4% |
| 006H | 277 Norwich Road | Victoria's Bakery | Bakery | A1 | 4.5 | 3.1% |
| 006I | 279 Norwich Road | CK Food and Wine | Newsagent | A1 | 5.0 | 3.4% |
| 006J | 281 Norwich Road | Michael's | Takeaway | A5 | 3.9 | 2.7% |
| 006K | 283 Norwich Road | Co-op Funerals | Undertaker | A1 | 8.4 | 5.7% |
| 006L | 285 Norwich Road | Fry-days | Takeaway | A5 | 8.5 | 5.8% |
| 006M | 287 Norwich Road | Tan-Fast | Beauty | A1 | 6.5 | 4.4% |
| 006N | 289 Norwich Road | Rainbow Pharmacy | Chemist | A1 | 5.0 | 3.4% |
| 006O | 291 Norwich Road | Hunnaball of Ipswich | Undertaker | A1 | 8.9 | 6.1% |
| 006P | 293-299 Norwich Rd | Tesco | Supermarket | A1 | 16.0 | 10.9% |
| 006Q | 301 Norwich Road | Glyn Hopkins | Car sales | SG | 34.0 | 23.3% |
| 006R | 307 Norwich Road | Hicks Carpet Remnants | Flooring | A1 | 5.5 | 3.8% |
| 006S | 307a Norwich Road | Jonathan Waters | Estate agency | A1 | 4.5 | 3.1% |
| <i>Total commercial units</i> | 19 | <i>No. of residential units</i> | 0 | <i>All Uses</i> | 146.2 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 13 (60%) | <i>A2-A5</i> | 24.4 | 16.7% |

| District Centre 7 - Norwich Road (1-91, 2-110) | | | | | | |
|--|-------------------|-----------------------------|------------------------|-----------|-----------------|------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 007A | 1 Norwich Road | Beautiful Designs | Bridal wear | A1 | 20.5 | 4.3% |
| 007B | 1a Norwich Road | Cut It Style It | Hairdresser | A1 | 4.5 | 0.9% |
| 007C | 2-4 Norwich Road | Anglian Windows | Doubleglazing | A1 | 11.5 | 2.4% |
| 007D | 3-3a Norwich Road | Halal Connection | Butcher/foodstore | A1 | 10.5 | 2.2% |
| 007E | 3b Norwich Road | Lawrence | Windows/conservatories | A1 | 3.5 | 0.7% |
| 007F | 5a Norwich Road | Palmer's Bakery | Bakery | A1 | 3.5 | 0.7% |
| 007G | 5 Norwich Road | Vacant (Ink Tattoos) | (Tattoo studio) | V (SG) | 5.1 | 1.1% |
| 007H | 6 Norwich Road | Antonio Giovanni | Hairdresser | A1 | 4.4 | 0.9% |

| | | | | | | |
|-------------|------------------------|--|--|--------|------|-------|
| 007I | 7 Norwich Road | Ipswich Dancewear | Clothing | A1 | 5.1 | 1.1% |
| 007J & 007L | 8 and 10 Norwich Rd | Star Clothing | Clothing alterations | A1 | 9.8 | 2.1% |
| 007K | 9 Norwich Road | Coral | Betting shop | A2 | 5.5 | 1.2% |
| 007M | 11-13 Norwich Road | Suffolk Halal Stores | Food shop | A1 | 11.6 | 2.5% |
| 007N | 12 Norwich Road | Jamaican Snack Shop | Foodstore | A1 | 5.7 | 1.2% |
| 007O | 15 Norwich Road | Cleopatra's | Massage parlour | D1 | 4.5 | 0.9% |
| 007P & 007R | 14-16 & 18a Norwich Rd | Co-op Foodstore | Supermarket | A1 | 11.5 | 2.4% |
| 007Q | 17 Norwich Road | Bootiques | 2nd hand shop | A1 | 2.9 | 0.6% |
| 007R | 18 Norwich Road | Vacant (Vantage) | Chemist (relocation to 46 & 48 Westgate Street 16/09/2010) | V (A1) | 6.7 | 1.4% |
| 007T | 19 Norwich Road | JPA Hairstylists | Hairdresser | A1 | 4.9 | 1.0% |
| 007U & 007V | 20& 20a-28 Norwich Rd | Coe's | Clothes shop | A1 | 48 | 10.1% |
| 007W | 21 Norwich Road | Magic Touch | Dry cleaning | A1 | 4.1 | 0.9% |
| 007X | 23 Norwich Road | Vacant (Bahar Restaurant) | Cafe | V (A3) | 5.5 | 1.2% |
| 007Y | 25 Norwich Road | Ipswich Halal | Butcher | A1 | 4.8 | 1.0% |
| 007Z | 27-29 Norwich Road | West End Music | Music | A1 | 10.0 | 2.1% |
| 007AA | 30 Norwich Road | Just a Day | Bridle wear | A1 | 18.5 | 3.9% |
| 007AB | 31 Norwich Road | Brewers Barn | Brew shop | A1 | 4.5 | 0.9% |
| 007AC | 32-36 Norwich Road | O Portugues | Deli/foodstore and coffee shop | A1 | 9.5 | 2.0% |
| 007AD | 33 Norwich Road | Revelation | Hair & Beauty salon | A1 | 4.5 | 0.9% |
| 007AE | 35 Norwich Road | Vacant (Town Domestic Appliance Centre) | Domestic appliances | V (A1) | 5.8 | 1.2% |
| 007AF | 37 Norwich Road | Mamoudou and Co. | | A1 | 5.0 | 1.1% |
| 007AG | 38 Norwich Road | Ocean Fish & Chips | Takeaway | A5 | 4.0 | 0.8% |
| 007AH | 39 Norwich Road | Lara's Patisserie | Patisserie | A3 | 4.8 | 1.0% |
| 007AI | 40-42 Norwich Road | Taj Mahal | Restaurant | A3 | 6.5 | 1.4% |
| 007AJ | 41 Norwich Road | Pasqual's | Hairdresser | A1 | 5.4 | 1.2% |
| 007AK | 43 Norwich Road | Vacant (Diamond Shield) | (Windows) | V (A1) | 5.9 | 1.2% |
| 007AL | 44 Norwich Road | Alexander European Food | Foodstore | A1 | 4.6 | 1.0% |
| 007AM | 45 Norwich Road | Fortune Cookie | Takeaway | A5 | 6.5 | 1.4% |
| 007AN | 46 Norwich Road | Maharani | Restaurant | A3 | 6.5 | 1.4% |
| 007AO | 46a Norwich Road | Romandos Pizza | Takeaway | A5 | 3.5 | 0.7% |
| 007AP | 47 Norwich Road | Vacant (Windows showroom) | Windows | V (A1) | 5.5 | 1.2% |
| 007AQ | 48-54 Norwich Road | Bathstore | Bathroom | A1 | 17.0 | 3.6% |
| 007AR | 49 Norwich Road | Pizza Hut Delivery | Takeaway | A5 | 7.6 | 1.6% |
| 007AS | 51 Norwich Road | Choice Cuts | Hairdresser | A1 | 6.4 | 1.4% |

| | | | | | | |
|-------------------------------|----------------------|---|------------------------|-----------------|------------|--------|
| 007AT | 53 Norwich Road | Vacant (Kombat UK) | (Sports equipment) | V (A1) | 7.0 | 1.5% |
| 007AU | 55 Norwich Road | Vacant (Advantage Healthcare) | Healthcare | V (D1) | 7.0 | 1.5% |
| 007AV | 61 Norwich Road | Alexandrija (Anglia shop) | Foodstore | A1 | 7.0 | 1.5% |
| | 63 Norwich Road | Vacant | | V (A1) | 7.0 | 1.5% |
| 007AW | 62 Norwich Road | Soul Scissors | Hairdresser | A1 | 3.9 | 0.8% |
| 007AX | 64 Norwich Road | Bodrum Kebab House | Takeaway | A5 | 3.9 | 0.8% |
| 007AY | 66 Norwich Road | Batam Snack Shop | Foodstore | A1 | 3.9 | 0.8% |
| 007AZ | 68 Norwich Road | ConetSat | Home entertainment | A1 | 3.5 | 0.7% |
| 007BA | 69 Norwich Road | Vacant (Reliance Employment) | Employment agency | V (A2) | 4.4 | 0.9% |
| 007BB | 71 Norwich Road | Private Adult Shop | Adult store | A1 | 7.9 | 1.7% |
| 007BC | 70-72 Norwich Road | Julie's Afro Hair Supply | Hairdressing Suppliers | A1 | 3.5 | 0.7% |
| 007BD | 73-75 Norwich Road | Asian Food store | Food store | A1 | 6.0 | 1.3% |
| 007BE | 74-78 Norwich Road | Demolished | Demolished | ~ | | 0.0% |
| 007BF | 79-81 Norwich Road | Eastravel | Travel Agent | A1 | 13.4 | 2.8% |
| 007BF | 80 Norwich Road | Vacant (Nu Roots) | Hairdresser | V (A1) | 3.9 | 0.8% |
| 007BG | 82 Norwich Road | Ipswich Computer Repair Services | Computer repairs | A1 | 3.9 | 0.8% |
| 007BH | 83 Norwich Road | Residential | Residential | C3 | - | - |
| 007BI | 84 Norwich Road | Vacant (Rainbow shop) | (Newsagents) | V (A1) | 3.5 | 0.7% |
| 007BJ | 85-87 Norwich Road | Residential | Residential | C3 | - | - |
| 007BK | 86 Norwich Road | Cool Curl | Hairdresser | A1 | 3.9 | 0.8% |
| 007BL | 88 Norwich Road | Appliances R Us | Electrical appliances | A1 | 3.4 | 0.7% |
| 007BM | 89-91 Norwich Road | Alexander Maguire | Employment agency | A2 | 9.5 | 2.0% |
| 007BN | 90-92 Norwich Road | Nasz Sklep(The Edge) | Food store | A1 | 8.0 | 1.7% |
| 007BO 007BP | 94 & 96 Norwich Road | Vacant (Eastenders) see app 11/416 | (Secondhand Furniture) | V (A1) | 7.3 | 1.5% |
| 007BQ | 106 Norwich Road | Residential | Residential | C3 | - | - |
| 007BR | 108 Norwich Road | Residential | Residential | C3 | - | - |
| 007BS | 110 Norwich Road | Residential | Residential | C3 | - | - |
| 007BT | 77 Norwich Road | Islamic Centre | Community | D1 | 14.0 | 2.9% |
| <i>Total commercial units</i> | 64 | <i>No. of residential units</i> | 5 | <i>All Uses</i> | 471.9 | 100.0% |
| <i>Total Vacant</i> | 13 (20.3%) | <i>No. of A1 retail units and % of frontage</i> | 50 (76.8%) | A2-A5 | 68.2 | 16.1% |

| Local Centre 8 - Dickens Road | | | | | | |
|-------------------------------|-----------------|---|-----------------------|------------|-----------------|------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 008A | 34 Dickens Road | Vacant (Our Space) | Community Centre | V (D2) | 7.8 | 16.4 |
| 008B | 36 Dickens Road | Ipswich Tandoori & Grill | Takeaway | A5 | 8.0 | 16.8 |
| 008C | 38 Dickens Road | Living Water | Charity shop | A1 | 8.0 | 16.8 |
| 008D | 40 Dickens Road | Cards and Gifts 4 U | Cards/Gifts | A1 | 8.0 | 16.8 |
| 008E | 42 Dickens Road | Dickens News & Off Licence | Newsagent/Off Licence | A1 | 8.0 | 16.8 |
| 008F | 44 Dickens Road | Lucky House | Takeaway | A5 | 7.8 | 16.4 |
| <i>Total commercial units</i> | 6 | <i>No. of residential units</i> | 0 | <i>All</i> | 47.6 | 100 |
| <i>Total Vacant</i> | 1 (16.7%) | <i>No. of A1 retail units and % of frontage</i> | 3 (50%) | A2-A5 | 15.8 | 33.2 |

| District Centre 9 - Hawthorn Drive | | | | | | |
|------------------------------------|------------------------------|---|----------------------|-----------------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 009A | 206 Hawthorn Drive | Hawthorn Drive Surgery | Surgery | D1 | 12.5 | 7.4% |
| 009B | 245-253 Hawthorn Drive | Co-op Foodstore | Supermarket | A1 | 29.0 | 17.3% |
| 009C | 259 Hawthorn Drive | Chantry Fish & Chips | Takeaway | A5 | 6.8 | 4.0% |
| 009D | 263 Hawthorn Drive | Simply Flowers | Florist | A1 | 6.6 | 3.9% |
| 009E | 267 Hawthorn Drive | Scotts Hardware | Hardware/fancy goods | A1 | 6.5 | 4.1% |
| 009F | 271-275 Hawthorn Drive | Chantry News | Newsagents | A1 | 13.5 | 8.5% |
| 009G | 279 Hawthorn Drive | Chantry Butchers | Butcher | A1 | 7.0 | 4.4% |
| 009H | 281a Hawthorn Drive | Chantry Post Office | Post Office | A1 | 5.0 | 3.2% |
| 009I | 283 Hawthorn Drive | Top Shop | Hairdresser | A1 | 6.6 | 4.2% |
| 009J | 287 Hawthorn Drive | St Elizabeth's Hospice | Charity shop | A1 | 6.8 | 4.3% |
| 009K | 291 Hawthorn Drive | Chantry Grill | Takeaway | A5 | 6.6 | 4.2% |
| 009L | 295 Hawthorn Drive | Victoria's Bakery | Bakers | A1 | 7.0 | 4.4% |
| 009M, N & O | 295a/299/299a Hawthorn Drive | Coral | Betting shop | A2 | 15.0 | 9.5% |
| 009P | 301 Hawthorn Drive | The Kingfisher | Public House | A4 | 29.0 | 18.4% |
| 009Q | 204 Hawthorn Drive | Lloyds Pharmacy | Pharmacy | A1 | 10.1 | 6.4% |
| <i>Total commercial units</i> | 15 | <i>No. of residential units</i> | 0 | <i>All uses</i> | 168.0 | 106.4% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 10 (60.7%) | A2-A5 | 57.4 | 34.2% |
| | | | | | | |

| Local Centre 10 - Cambridge Drive | | | | | | |
|-----------------------------------|-----------------------|---|-----------------------|-----------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 010A | 9 Cambridge Drive | Frank and Lee | Hairdresser | A1 | 5.2 | 18.2% |
| 010B | 11 Cambridge Drive | Peters Fish and Chips | Takeaway | A5 | 7.2 | 25.3% |
| 010C | 15-23 Cambridge Drive | One Stop | Newsagent/Off License | A1 | 7.8 | 27.4% |
| 010D | 27 Cambridge Drive | Jade Village | Takeaway | A5 | 8.3 | 29.1% |
| <i>Total commercial units</i> | 4 | <i>No. of residential units</i> | 0 | All Uses | 28.5 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 2 (50%) | A2-A5 | 15.5 | 54.4% |

| District Centre 11 - Stoke Park Drive | | | | | | |
|---------------------------------------|--|---|-------------------|-----------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 011A to W | 1-3 to 40 The Centre, Stoke Park Drive | Demolished 2008 | Demolished | - | - | - |
| 011X | 51 Stoke Park Drive | Stoke Pharmacy | Pharmacy | A1 | 7.5 | 8.7% |
| 011Y | 53 Stoke Park Drive | McColls | Convenience store | A1 | 22.5 | 26.1% |
| 011Z | 55-57 Stoke Park Drive | Stoke Park Dental Care | Dentist | D1 | 7.5 | 8.7% |
| 011AA | 76 Lanercost Way | Stoke Park Surgery | Surgery | D1 | 8.8 | 10.2% |
| 011AB | Stoke Park Drive | Asda | Food store | A1 | 40 | 46.3% |
| <i>Total commercial units</i> | 5 | <i>No. of residential units</i> | 0 | All Uses | 86.3 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 3 (81.1%) | A2-A5 | 0 | 0.0% |

| Local Centre 12 - Maidenhall Approach | | | | | | |
|---------------------------------------|------------------------|---|--------------------|-----------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 012A | 9 Maidenhall Green | McColls (Martins) | P Office/Newsagent | A1 | 5.0 | 11.7% |
| 012B | 13 Maidenhall Green | Maidenhall Fish & Chip Shop | Takeaway | A5 | 5.0 | 11.7% |
| 012C | 17 Maidenhall Green | Procter's | Butcher | A1 | 5.0 | 11.7% |
| 012D | 21 Maidenhall Green | Maidenhall residents association | Community Centre | D1 | 5.0 | 11.7% |
| 012E | 69 Maidenhall Approach | The Smock | Public House | A4 | 22.8 | 53.3% |
| <i>Total commercial units</i> | 5 | <i>No. of residential units</i> | 0 | All Uses | 42.8 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 2 (40%) | A2-A5 | 27.8 | 65.0% |

| District Centre 13 - Wherstead Road | | | | | | |
|-------------------------------------|--------------------------------------|---|---------------------|-----------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 013A | 1 Purplett Street/ 19 Wherstead Road | Truly Scrumptious (vacant) | Sandwich shop | A1 | 13.5 | 5.9% |
| 013B | 11 Wherstead Road | Residential | Dwelling house | C3 | - | - |
| 013C | 17 Wherstead Road | Vacant (Premiere Stores) | (Convenience store) | V (A1) | 8.0 | 3.5% |
| 013D | 21-23 Wherstead Road | Premier Stores | Convenience store | A1 | 15.0 | 6.6% |
| 013E | 25 Wherstead Road | Vacant (G. Davey) | (Butcher) | V (A1) | 4.0 | 1.8% |
| 013F | 27 Wherstead Road | Star Fish | Takeaway | A5 | 4.9 | 2.1% |
| 013G | 29 Wherstead Road | Jorna Indian | Takeaway | A5 | 3.9 | 1.7% |
| 013H | 31 Wherstead Road | Choice Oriental | Takeaway | A5 | 3.9 | 1.7% |
| 013I | 35 Wherstead Road | Salon 35 | Hairdresser | A1 | 4.9 | 2.1% |
| 013J | 37 Wherstead Road | Vacant (Antiques) | Antiques | V (A1) | 3.1 | 1.4% |
| 013K | 39 Wherstead Road | Vacant (Travel Agent) | Travel Agent | V (A1) | 3.0 | 1.3% |
| 013KA | 45 Wherstead Road | Vacant | Never Occupied | V (A1) | 8.1 | 3.5% |
| 013L | 47 Wherstead Road | Vacant | Never Occupied | V (A1) | 4.3 | 1.9% |
| 013M | 49 Wherstead Road | Vacant (D Hawes) | (Cobbler) | V (A1) | 4.0 | 1.8% |
| 013N | 53 Wherstead Road | Demolished 2009 | Demolished 2009 | - | - | - |
| 013O | 53a,55-61 Wherstead Rd | Shipwright's Arms | Hotel | C1 | 18.7 | 8.2% |
| 013P | 57 Austin Street | Ladbrokes | Betting shop | A2 | 10.5 | 4.6% |
| 013Q | 59 Austin Street | International Foodstore | Convenience store | A1 | 6.5 | 2.8% |
| 013R | 61 Austin Street | Ipswich and Suffolk Credit Union | Office | A2 | 6.5 | 2.8% |
| 013S | 63 Austin Street | Ipswich and Suffolk Credit Union | Office | A2 | 7 | 3.1% |
| 013T | 65 Austin Street | Stoke Food Store and Off Licence | Convenience store | A1 | 15.5 | 6.8% |
| 013U | 65-67 Wherstead Road | Papa's Piri Piri | Café | A1 | 23.1 | 10.1% |
| 013V | 196 Vernon Street | Co-op Foodstore | Foodstore | A1 | 24.5 | 10.7% |
| 013W | 198 Vernon Street | Vacant (Uncle Toms Cabin) | (Public house) | V (A4) | 35.5 | 15.5% |
| <i>Total commercial units</i> | 22 | <i>No. of residential units</i> | 1 | | 228.4 | 100.0% |
| <i>Total Vacant</i> | 8 (36.4%) | <i>No. of A1 retail units and % of frontage</i> | 14(45%) | A2-A5 | 109.6 | 48.0% |

| Local Centre 14 - Ellenbrook Green | | | | | | |
|------------------------------------|---------------------|---|-----------------------|-----------------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 014A | 1 Ellenbrook Green | Mc Colls | Post Office/Newsagent | A1 | 6.3 | 4.9% |
| 014B | 2 Ellenbrook Green | Ladbrokes | Betting shop | A2 | 6.3 | 4.9% |
| 014C | 3 Ellenbrook Green | Highcliff Veterinary Practice | Vet | D1 | 6.3 | 4.9% |
| 014D | 4 Ellenbrook Green | Kew Pharmacy | Pharmacy | A1 | 6.3 | 4.9% |
| 014E | 13 Ellenbrook Green | Fish & Chips | Takeaway | A5 | 6.2 | 4.8% |
| 014F | 14 Ellenbrook Green | Bar B Q House | Takeaway | A5 | 6.2 | 4.8% |
| 014G | 15 Ellenbrook Green | Penalty 2 | Convenience Store | A1 | 6.2 | 4.8% |
| 014H | 16 Ellenbrook Green | Carly and Co | Hairdresser | A1 | 6.2 | 4.8% |
| 014I | 112 Bridgwater Road | Belstead Arms | Public House | A4 | 32.4 | 25.3% |
| 014J | 308 Sheldrake Drive | Lennox's | Dry Cleaners | A1 | 6.6 | 5.2% |
| 014K | 310 Sheldrake Drive | Co-op Foodstore | Foodstore | A1 | 18.7 | 14.6% |
| 014L | Ellenbrook Road | BP and Shop n Drive | Petrol Station | SG | 20.4 | 15.9% |
| <i>Total commercial units</i> | 12 | <i>No. of residential units</i> | 0 | <i>All Uses</i> | 128.1 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 6 (39.2%) | A2-A5 | 51.1 | 39.9% |

| Local Centre 15 - Colchester Road | | | | | | |
|-----------------------------------|-----------------------|---|---------------|-----------------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 015A | 61 Colchester Road | Ace hair and beauty | Beautician | A1 | 18 | 42.2% |
| 015B | 63 Colchester Road | MDE Electrical Supplies | Lighting | A1 | 6.7 | 15.7% |
| 015C | 65-67 Colchester Road | Co-op | Foodstore | A1 | 18 | 42.2% |
| <i>Total commercial units</i> | 3 | <i>No. of residential units</i> | 0 | <i>All Uses</i> | 42.7 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 3 (100%) | A2-A5 | 0 | 0.0% |

| Local Centre 16 - Brunswick Road | | | | | | |
|----------------------------------|--------------------|---|------------------------|-----------------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 016A | 169 Brunswick Road | Shadows | Hairdresser | A1 | 6.5 | 16.7% |
| 016B | 171 Brunswick Road | J&P Richardson Post Office | Post office | A1 | 6.5 | 16.7% |
| 016C | 173 Brunswick Road | Brunswick Road Electrical Services | Electrical | A1 | 6.5 | 16.7% |
| 016D | 175 Brunswick Road | Munchy | Takeaway | A5 | 6.5 | 16.7% |
| 016E | 177 Brunswick Road | Mace | Newsagent/Off License | A1 | 6.5 | 16.7% |
| 016F | 179 Brunswick Road | Jarolds | Windows/conservatories | A1 | 6.5 | 16.7% |
| <i>Total commercial units</i> | 6 | <i>No. of residential units</i> | 0 | <i>All Uses</i> | 39.0 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 5 (83%) | A2-A5 | 6.5 | 16.7% |

| District Centre 17 - Woodbridge Road East | | | | | | |
|---|----------------------------|--|-------------------------|-----------|-----------------|-------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 017A | 27 Woodbridge Road East | Garage | Petrol station | SG | 23.0 | 20.6% |
| 017B | 29 Woodbridge Road East | Specs Factory | Opticians | A1 | 7.5 | 6.7% |
| 017C | 31 Woodbridge Road East | Gaskins Hair Co. (Hair Ministry) | Hairdresser | A1 | 7.5 | 6.7% |
| 017D | 33 Woodbridge Road East | Co-op Bank (Britannia) | Bank | A2 | 7.5 | 6.7% |
| 017E | 35 Woodbridge Road East | Martin's Bakery | Bakery | A1 | 7.5 | 6.7% |
| 017F | 37 Woodbridge Road East | Boots | Chemist | A1 | 7.5 | 6.7% |
| 017G | 39 Woodbridge Road East | Michael Morgan Interiors | Interiors | A1 | 7.5 | 6.7% |
| 017H | 41 Woodbridge Road East | HSBC | Bank | A2 | 7.5 | 6.7% |
| 017I | 43 Woodbridge Road East | Wongs | Takeaway | A5 | 7.5 | 6.7% |
| 017J | 45 Woodbridge Road East | Connells—Kitchens, Bathrooms, Bedrooms | Interiors | A1 | 7.5 | 6.7% |
| 017K | 47 Woodbridge Road East | Murtons | Florist | A1 | 7.5 | 6.7% |
| 017L | 51-53 Woodbridge Road East | Co-op & Rushmere Post Office | Supermarket/Post Office | A1 | 13.7 | 12.3% |

| | | | | | | |
|-------------------------------|----|---|-----------|-----------------|-------|--------|
| <i>Total commercial units</i> | 12 | <i>No. of residential units</i> | 0 | <i>All Uses</i> | 111.7 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 8 (59.2%) | A2-A5 | 22.5 | 20.1% |

| District Centre 18 - Woodbridge Road | | | | | | |
|--------------------------------------|--------------------------|-----------------------------|---------------------------------------|-----------|-----------------|------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 018B | 418 Woodbridge Road | Eastern Spice Take Away | Takeaway | A5 | 6.8 | 2.5% |
| 018C | 420 Woodbridge Road | SSShowers | Bathroom fittings | A1 | 6.8 | 2.5% |
| 018D | 422 Woodbridge Road | The Candy Box | Convenience store | A1 | 6.9 | 2.5% |
| 018E | 424 Woodbridge Road | Victoria's Bakery | Bakery | A1 | 6.9 | 2.5% |
| 018F | 426 Woodbridge Road | Community Café | Cafe | A3 | 6.9 | 2.5% |
| 018G | 428 Woodbridge Road | Rushmere Pharmacy | Pharmacy | A1 | 6.9 | 2.5% |
| 018H | 430 Woodbridge Road | Shades | Hairdresser | A1 | 6.9 | 2.5% |
| 018I | 432 Woodbridge Road | Primesight Opticians | Opticians | A1 | 6.9 | 2.5% |
| 018J | 436 Woodbridge Road | BP & Londis | Petrol station with convenience store | SG | 13.0 | 4.7% |
| 018K | 438 Woodbridge Road | Sainsburys | Convenience store | A1 | 23.2 | 8.4% |
| 018A | 440 Woodbridge Road | Residential | Residential | C3 | - | - |
| 018L | 468 Woodbridge Road | Ruby's | Hairdresser | A1 | 4.5 | 1.6% |
| 018M | 470 Woodbridge Road | Smart Dogs 4 U | Grooming Parlour | A1 | 4.5 | 1.6% |
| 018N | 472 Woodbridge Road | Launderclean | Dry cleaning & launderette | SG | 4.5 | 1.6% |
| 018O | 474 Woodbridge Road | P.I. Mickelsen and Son | Butcher | A1 | 4.5 | 1.6% |
| 018P | 476 Woodbridge Road | Ladbrokes | Betting office | A2 | 7.0 | 2.5% |
| 018Q | 482 Woodbridge Rd Unit 1 | Vacant (John Bull) | A5 Consent | V (A5) | 5.4 | 2.0% |
| 018Qa | 482 Woodbridge Rd Unit 2 | Vacant (John Bull) | A5 Consent | V (A5) | 5.4 | 2.0% |
| 018Qb | 482 Woodbridge Rd Unit 3 | Fry-Days (John Bull) | Takeaway | A5 | 5.4 | 2.0% |
| 018R | 484 Woodbridge Road | Office Furniture | Furniture | A1 | 8.4 | 3.1% |
| 018S | 486 Woodbridge Road | National Tyres and Autocare | Motor repairs | B2 | 19.2 | 7.0% |
| 018T | 488 Woodbridge Road | Greg Flatt Cars | Motor sales | B2 | 19.8 | 7.2% |
| 018U | 501-699 Woodbridge Rd | Barclays Bank | Bank | A2 | 22.0 | 8.0% |

| | | | | | | |
|-------------------------------|-------------------------------|---|-------------------------------------|-----------------|-------|--------|
| 018V | 524 Woodbridge Road | R.M. Grimes | Bespoke Tailoring | A1 | 5.2 | 1.9% |
| 018W | 524 Woodbridge Road (Rear of) | R.M.Grimes | Bespoke Tailoring | A1 | - | - |
| 018X | 703a Woodbridge Road | Residential | Residential | C3 | - | - |
| 018Y | 715 Woodbridge Road | Vacant (Ladbroke's) | (Betting shop) | V (A2) | 3.9 | 1.4% |
| 018Z | 717 Woodbridge Road | Markhams | Fishing Tackle | A1 | 3.9 | 1.4% |
| 018AA | 719 Woodbridge Road | Scograil | Model railways | A1 | 3.9 | 1.4% |
| 018AB | 721 Woodbridge Road | Digi-Dave's (Scograil) | Model railways | A1 | 3.9 | 1.4% |
| 018AC | 723-725 Woodbridge Rd | Shirley Shelley | Cleaners | B1 | 7.8 | 2.8% |
| 018AD | 729 Woodbridge Road | Residential | Residential | C3 | - | - |
| 018AE | 757 Woodbridge Road | Austwick Berry (AA Abbotts Antiques) | Estate agency (Secondhand goods) | A2 | 4.4 | 1.6% |
| 018AF | 763 Woodbridge Road | Mark's | Hairdresser | A1 | 4.4 | 1.6% |
| 018AG | 767 Woodbridge Road | Allen Stanley | Hairdresser | A1 | 4.4 | 1.6% |
| 018AH | 769 Woodbridge Road | Sarnivores | Sandwich Shop | A1 | 4.4 | 1.6% |
| 018AI | 771 Woodbridge Road | Oriental Gourmet | Takeaway | A5 | 4.4 | 1.6% |
| 018AJ | 773 Woodbridge Road | Chris's Fruit & Veg | Greengrocer/Florist | A1 | 4.5 | 1.6% |
| 018AK | 777-779 Woodbridge Rd | Spar | Convenience store | A1 | 8.8 | 3.2% |
| 018AL | 785 Woodbridge Road | Persnicity | Second hand furniture | A1 | 9.4 | 3.4% |
| <i>Total commercial units</i> | 37 | <i>No. of residential units</i> | 3 | <i>All Uses</i> | 275.1 | 100.0% |
| <i>Total Vacant</i> | 3 (8.1%) | <i>No. of A1 retail units and % of frontage</i> | 20 (49%) | A2-A5 | 71.6 | 26.1% |

| Local Centre 19 - Cauldwell Hall Road/Spring Road | | | | | | |
|---|---------------------------|---|---------------------------|-----------------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 019A | 72 Cauldwell Hall Road | Residential | Residential | C3 | - | - |
| 019B | 74 Cauldwell Hall Road | Flamey Grill | Takeaway | A5 | 4.9 | 4.0% |
| 019C | 76 Cauldwell Hall Road | Handybits (I love scooters) | Garden & DIY (Scooters) | A1 | 4.9 | 4.0% |
| 019D | 94 Cauldwell Hall Road | Residential | Residential | C3 | - | - |
| 019E | 169 Spring Road | Residential | Residential | C3 | - | - |
| 019F | 324 Spring Road | The Old Times | Public house | A4 | 20.0 | 16.1% |
| 019G | 111-113 Cauldwell Hall Rd | Co-op Foodstore | Foodstore | A1 | 15.4 | 12.4% |
| 019H | 121 Cauldwell Hall Rd | Residential | Residential | C3 | - | - |
| 019I | 145 Spring Road | Evergreen | Takeaway | A5 | 5.3 | 4.3% |
| 019J | 147 Spring Road | Cinnamon | Takeaway | A5 | 4.8 | 3.9% |
| 019K | 149 Spring Road | Spring Clean | Laundrette | SG | 6.8 | 5.5% |
| 019L | 153 Spring Road | Fore-most Garage Doors | Garage doors | A1 | 4.3 | 3.5% |
| 019M | 155 Spring Road | No 95 (G & M Humberstone) | Convenience | A1 | 11.7 | 9.4% |
| 019N | 157-159 Spring Road | Residential | Residential | C3 | - | - |
| 019O | 175 Spring Road | Vacant (Adams) | (Electrical) | V (A1) | 3.6 | 2.9% |
| 019P | 187 Spring Road | Residential | Residential | C3 | - | - |
| 019Q | 201-203 Spring Road | Spring Road Pharmacy (Starling Chemist) | Pharmacy | A1 | 14.9 | 12.0% |
| 019R | 211 Spring Road | Residential | Residential | C3 | - | - |
| 019S | 322 Spring Road | Dave Wallis Car Audio | Motor Audio | A1 | 11.5 | 9.3% |
| 019T | 326 Spring Road | Residential | Residential | C3 | - | - |
| 019U | 366 Spring Road | Marshion Electronics | Electrical | A1 | 6.9 | 5.6% |
| 019V | 328a Spring Road | Glorious Gifts (The Red Room) | Gifts (Curtain makers) | A1 | 4.8 | 3.9% |
| 019W | 322a Spring Road | Dave Wallis(Triple Dollar Skate Shop) | Motor audio (Skateboards) | A1 | 4.2 | 3.4% |
| <i>Total commercial units</i> | 15 | <i>No. of residential units</i> | 8 | <i>All Uses</i> | 124.0 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 11 (68.7%) | A2-A5 | 35.0 | 28.2% |

| 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 | B & B Collectables | Collectables | A1 | 8.9 | 9.3% |
| 020B | 71 St John's Road | Kerala Store | Convenience store | A1 | 7.5 | 7.8% |
| 020C | 73 St John's Road | The Cutting Corner | Hairdresser | A1 | 14.0 | 14.6% |
| 020D | 166 St John's Road | Beautiful You | Nails & Tanning | SG | 11.4 | 11.9% |
| 020E | 170 Cauldwell Hall Road | Friendship Takeaway | Takeaway | A5 | 3.8 | 4.0% |
| 020F | 194 Cauldwell Hall Road | Residential | Residential | C3 | - | - |
| 020G | 200 Cauldwell Hall Road | Salon Boutique | Hairdresser (vacant) | A1 | 8.8 | 9.2% |
| 020H | 202 Cauldwell Hall Road | D.T. Electrical Suppliers | Hardware | A1 | 10.6 | 11.0% |
| 020I | 203 Cauldwell Hall Road | S.Kunnan Singh & Sons | Convenience | A1 | 13.7 | 14.3% |
| 020J | 204 Cauldwell Hall Road | Judith's Hair Fashions | Hairdresser | A1 | 4.8 | 5.0% |
| 020K | 215 Cauldwell Hall Road | Old Times Guest House (The Lion's Head) | Public house | A4 | 12.6 | 13.1% |
| <i>Total commercial units</i> | <i>10</i> | <i>No. of residential units</i> | <i>1</i> | <i>All Uses</i> | <i>96.1</i> | <i>100.0%</i> |
| <i>Total Vacant</i> | <i>0</i> | <i>No. of A1 retail units and % of frontage</i> | <i>7 (64%)</i> | <i>A2-A5</i> | <i>16.4</i> | <i>17.1%</i> |

| Local Centre 21 - Foxhall Road | | | | | | |
|---------------------------------------|--------------------|------------------------------|-----------------------------|-----------|-----------------|-------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 021A | 29 Foxhall Road | Four Paws (Moyes stationery) | Pet products(Art and craft) | A1 | 4.8 | 3.2% |
| 021B | 31 Foxhall Road | Valerie | Hairdresser | A1 | 4.8 | 3.2% |
| 021C | 33 Foxhall Road | Tan Box | Beauty | A1 | 4.8 | 3.2% |
| 021D | 34-38 Foxhall Road | Co-op Foodstore | Foodstore | A1 | 15.7 | 10.5% |
| 021E | 35 Foxhall Road | The Grove Studio | Photographers | B1 | 4.8 | 3.2% |
| 021F | 37 Foxhall Road | GH | Hairdresser | A1 | 4.8 | 3.2% |
| 021G | 39 Foxhall Road | Suffolk Grill | Takeaway | A5 | 4.8 | 3.2% |
| 021H | 40 Foxhall Road | Francesca Hair and Beauty | Hairdresser | A1 | 4.8 | 3.2% |
| 021I | 41 Foxhall Road | Peking Express | Takeaway | A5 | 4.8 | 3.2% |
| 021J | 42 Foxhall Road | Cost Price | Convenience store | A1 | 8.5 | 5.7% |
| 021K | 46 Foxhall Road | Pizza Hut | Takeaway | A5 | 8.2 | 5.5% |

| | | | | | | |
|-------------------------------|----------------------|---|-------------------|-----------------|--------------|---------------|
| 021L | 49 Foxhall Road | Foxhall Dental Practice | Dentist | D1 | 4.8 | 3.2% |
| 021M | 53 Foxhall Road | Residential | Residential | C3 | - | - |
| 021N | 59 Foxhall Road | Delta Chemists | Chemist | A1 | 8.8 | 5.9% |
| 021O | 61-63 Foxhall Road | Premier | Convenience store | A1 | 16.2 | 10.8% |
| 021P | 65 Foxhall Road | BBs Cash for Clothes | Clothes Reclaim | SG | 12.3 | 8.2% |
| 021Q | 67 Foxhall Road | Baba-Z | Hairdresser | A1 | 4.8 | 3.2% |
| 021R | 78 Foxhall Road | Residential | Residential | C3 | - | - |
| 021S | 84-88 Foxhall Road | Ruskin Engineering | Engineering | B2 | | 0.0% |
| 021T | 90 Foxhall Road | Residential | Residential | C3 | - | - |
| 021U | 92 Foxhall Road | Residential | Residential | C3 | - | - |
| 021V | 95 Foxhall Road | Ruskin House | Residential | C3 | - | - |
| 021W | 97-99 Foxhall Road | Matthews | Electrical goods | A1 | 15.4 | 10.3% |
| 021X | 25 Foxhall Road | Residential | Residential | C3 | - | - |
| 021Y | 45 Foxhall Road | Residential | Residential | C3 | - | - |
| 021Z | 47 Foxhall Road | Residential | Residential | C3 | - | - |
| 021AA | 122-124 Foxhall Road | St Elizabeth Hospice | Charity shop | A1 | 17.0 | 11.3% |
| <i>Total commercial units</i> | <i>19</i> | <i>No. of residential units</i> | <i>8</i> | <i>All Uses</i> | <i>150.1</i> | <i>100.0%</i> |
| <i>Total Vacant</i> | <i>0</i> | <i>No. of A1 retail units and % of frontage</i> | <i>12 (44%)</i> | <i>A2-A5</i> | <i>17.8</i> | <i>11.9%</i> |

| Local Centre 22 - Bixley Road/Foxhall Road | | | | | | |
|---|-------------------|--------------------------------|--------------------|-----------|-----------------|---------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 022A | 1-3a Heath Road | Heath News | Convenience | A1 | 22.6 | 20.5% |
| 022B | 2a Bixley Road | CC's | Sandwich shop | A1 | 4.4 | 4.0% |
| 022C | 2b Bixley Road | Easy PC | Computer | A1 | 4.4 | 4.0% |
| 022D | 2c Bixley Road | Joined to 2d | Sports Golf Centre | A1 | With 2d | With 2d |
| 022E | 2d Bixley Road | Pin & High Golf & Leisure Wear | Sports Golf Centre | A1 | 17.8 | 16.1% |
| 022F | 5 Heath Road | Royal Eastern | Takeaway | A5 | 6.6 | 6.0% |
| 022G | 7 Heath Road | Bond Domestic | Electrical | A1 | 7.1 | 6.4% |
| 022H | 621 Foxhall Road | Thomas's Cycle Revolution | Bicycle shop | A1 | 12.1 | 11.0% |
| 022I | 623 Foxhall Road | Mandarin | Takeaway | A5 | 6.0 | 5.4% |
| 022J | 625 Foxhall Road | Jonathan Waters | Estate Agents | A2 | 10.4 | 9.4% |
| 022K | 627 Foxhall Road | The Firework Emporium | Fireworks | A1 | 7.0 | 6.3% |
| 022L | 628a Foxhall Road | Staines & Co Accountants | Office | A2 | 7.0 | 6.3% |
| 022M | 629a Foxhall Road | Staines & Co Accountants | Office | A2 | 5.0 | 4.5% |

| | | | | | | |
|-------------------------------|----|---|-----------|-----------------|-------|--------|
| <i>Total commercial units</i> | 13 | <i>No. of residential units</i> | 0 | <i>All Uses</i> | 110.4 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 8 (68.3%) | A2-A5 | 35.0 | 31.7% |

| District Centre 23 - Felixstowe Road | | | | | | |
|---|------------------------|---|-----------------------------|-----------|-----------------|------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 023F | 99-101 Felixstowe Rd | Z-We-Ton | Takeaway/ Restaurant | A3 | 6.8 | 1.9% |
| 023G | 105-107 Felixstowe Rd | Dominos | Takeaway | A5 | 12.1 | 3.3% |
| 023H | 111 Felixstowe Road | TriStar | Convenience store | A1 | 10.7 | 2.9% |
| 023I | 111a Felixstowe Road | Flames Hair Zone | Hairdresser | A1 | 4.2 | 1.2% |
| 023J | 113-113a Felixstowe Rd | Bright Acres Hire or Buy | Tool hire | A1 | 6.8 | 1.9% |
| 023K | 115 Felixstowe Road | Anglian Dry Cleaners | Dry cleaning | A1 | 6.8 | 1.9% |
| 023L | 120 Felixstowe Road | Raff's Barbers | Hairdresser | A1 | 4.3 | 1.2% |
| 023M | 122 Felixstowe Road | British Red Cross | Charity shop | A1 | 5.3 | 1.5% |
| 023N | 128 Felixstowe Road | Residential | Residential | C3 | - | - |
| 023O | 130 Felixstowe Road | Great Kebab & Chicken House | Takeaway | A5 | 3.9 | 1.1% |
| 023P | 136 Felixstowe Road | Residential | Residential | C3 | - | - |
| 023Q | 137 Felixstowe Road | Lamden Gallery | Art supplies | A1 | 18.5 | 5.1% |
| 023R | 142 Felixstowe Road | Vacant (Unique Image Hair Team) | (Hairdresser) | V (A1) | 4.4 | 1.2% |
| 023S | 145 Felixstowe Road | Michael Smy | Funeral directors | A1 | 7.5 | 2.1% |
| 023T | 151 Felixstowe Road | All-Build Planning & design | Design office | A2 | 3.9 | 1.1% |
| 023U | 153 Felixstowe Road | A.D. Denture Services | Dental Shop | D1 | 3.9 | 1.1% |
| 023V | 154 -158 Felixstowe Rd | Cockrams newsagent - Premier | Convenience store | A1 | 12.6 | 3.5% |
| 023W | 159 Felixstowe Road | Lloyds Pharmacy | Chemist | A1 | 7.2 | 2.0% |
| 023X | 160-162 Felixstowe Rd | Hares & Graces (1 st Graphics Computers) | Hairdresser (Computer shop) | A1 | 11.1 | 3.1% |
| 023Y | 161 Felixstowe Road | Suffolk Animal Rescue | Charity shop | A1 | 4.2 | 1.2% |
| 023Z | 163 Felixstowe Road | Barbers shop (Obsession Tattoos) | Hairdresser (Tattoo studio) | A1 | 4.2 | 1.2% |

| | | | | | | |
|-------|-----------------------|---|----------------------------------|--------|------|------|
| 023AA | 164 Felixstowe Road | Kings of Ipswich | Key cutting / engraving | A1 | 5.4 | 1.5% |
| 023AB | 165 Felixstowe Road | Joe's Fish & Chips | Takeaway | A5 | 4.2 | 1.2% |
| 023AC | 167 Felixstowe Road | Vacant (Sweet Dreams) | Vacant | V (A1) | 4.2 | 1.2% |
| 023AD | 168 Felixstowe Road | East Anglia's Children's Hospices | Charity shop | A1 | 4.5 | 1.2% |
| 023AE | 169 Felixstowe Road | Favorite (Perfect Pizza) | Takeaway | A5 | 4.2 | 1.2% |
| 023AF | 170 Felixstowe Road | Arleith Boutique (Vacant) | Baby clothing (vacant) | A1 | 4.5 | 1.2% |
| 023AG | 171-173 Felixstowe Rd | Vacant (Britannia) | Vacant (Building society) | V (A2) | 9.8 | 2.7% |
| 023AH | 172 Felixstowe Road | Indian Village | Takeaway | A5 | 4.6 | 1.3% |
| 023AI | 174 Felixstowe Road | Obsession tattoos (Galaxsea) | Tattoo studio (Diving equipment) | SG | 4.6 | 1.3% |
| 023AJ | 175 Felixstowe Road | Vacant (Royal Oak) | (Public House) | V (A4) | 14.4 | 4.0% |
| 023AK | 176a Felixstowe Road | Oasis Tanning Studio | Tanning salon | SG | 4.7 | 1.3% |
| 023AL | 176b Felixstowe Road | China City Takeaway | Takeaway | A5 | 4.7 | 1.3% |
| 023AM | 178 Felixstowe Road | Vacant (Curl Up and Dye) | (Hairdresser) | V (A1) | 4.8 | 1.3% |
| 023AN | 180 Felixstowe Road | The Laundry Shop | Launderette | SG | 4.8 | 1.3% |
| 023AO | 181 Felixstowe Road | Ultimate Flooring Solutions (Top Gun Tattoos) | Flooring (Tattoo studio) | A1 | 9.1 | 2.5% |
| 023AP | 182 Felixstowe Road | Quality Furnishings | Furniture Shop | A1 | 9.2 | 2.5% |
| 023AQ | 183 Felixstowe Road | New Lady Prentice | Clothes shop | A1 | 5.1 | 1.4% |
| 023AR | 184 Felixstowe Road | The Vanilla Room | Hairdresser | A1 | 4.8 | 1.3% |
| 023AS | 185 Felixstowe Road | Polski Smak (Greetings and Gifts) | Convenience store(Gift shop) | A1 | 5.9 | 1.6% |
| 023AT | 186 Felixstowe Road | Victoria's Bakery | Bakery | A1 | 4.8 | 1.3% |
| 023AU | 187 Felixstowe Road | Vacant (Rents) | (Letting Agent) | V (A2) | 8.0 | 2.2% |
| 023AV | 188 Felixstowe Road | Lloyds TSB | Bank | A2 | 11.2 | 3.1% |
| 023AW | 190-192 Felixstowe Rd | Betfred | Betting shop | A2 | 20.4 | 5.6% |
| 023AX | 191 Felixstowe Road | Vacant (Tiles and Tilers) | (Tiling) | V (A1) | 9.3 | 2.6% |
| 023AY | 193 Felixstowe Road | Vacant (Hares & Graces) | (Hairdresser / Beauty) | V (A1) | 6.1 | 1.7% |
| 023AZ | 199 Felixstowe Road | Co-op Foodstore | Supermarket | A1 | 24.0 | 6.6% |
| 023BA | 201 Felixstowe Road | Aldi | Supermarket | A1 | 17.3 | 4.8% |
| 023A | 45 Felixstowe Road | Residential | Residential | C3 | | 0.0% |

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|-------------------------------|--------------------|---|---------------------|-----------------|--------------|---------------|
| 023B | 55 Felixstowe Road | Bobs | Hairdresser | A1 | 5.4 | 1.5% |
| 023C | 59 Felixstowe Road | Flood and French Ltd | Bathrooms, plumbers | A1 | 4.5 | 1.2% |
| 023D | 83 Felixstowe Road | Residential | Residential | C3 | - | - |
| 023E | 98 Felixstowe Road | Residential | Residential | C3 | - | - |
| <i>Total commercial units</i> | <i>48</i> | <i>No. of residential units</i> | <i>5</i> | <i>All Uses</i> | <i>362.9</i> | <i>100.0%</i> |
| <i>Total Vacant</i> | <i>8 (16.7%)</i> | <i>No. of A1 retail units and % of frontage</i> | <i>32 (65.4%)</i> | <i>A2-A5</i> | <i>108.2</i> | <i>29.8%</i> |

| Local Centre 24 - Selkirk Road | | | | | | |
|---------------------------------------|------------------|---|------------------|-----------------|-----------------|---------------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 024A | 2-8 Selkirk Road | Co-op Foodstore | Foodstore | A1 | 19.4 | 22.1% |
| 024B | 10 Selkirk Road | Bradfields Bookmakers | Betting shop | A2 | 6.0 | 6.8% |
| 024C | 12 Selkirk Road | JTF Hair Fashions | Hairdresser | A1 | 6.0 | 6.8% |
| 024D | 14 Selkirk Road | R & K Riley Selkirk Road P/O | Post Office | A1 | 6.0 | 6.8% |
| 024E | 16 Selkirk Road | R & K Riley Selkirk Road Post Office | Post Office | A1 | 6.0 | 6.8% |
| 024F | 18 Selkirk Road | Fruit and Vegetables | Greengrocers | A1 | 6.0 | 6.8% |
| 024G | 20 Selkirk Road | Rushmere Takeaway | Takeaway | A5 | 6.0 | 6.8% |
| 024H | 22 Selkirk Road | St Elizabeth Hospice | Charity Shop | A1 | 6.0 | 6.8% |
| 024I | 24 Selkirk Road | The Selkirk | Public House | A4 | 26.2 | 29.9% |
| <i>Total commercial units</i> | <i>9</i> | <i>No. of residential units</i> | <i>0</i> | <i>All Uses</i> | <i>87.6</i> | <i>100.0%</i> |
| <i>Total Vacant</i> | <i>0</i> | <i>No. of A1 retail units and % of frontage</i> | <i>6 (56.1%)</i> | <i>A2-A5</i> | <i>38.2</i> | <i>43.6%</i> |

| Local Centre 25 - Clapgate Lane (207-327a) | | | | | | |
|---|-------------------|-----------------------------|----------------|-----------|-----------------|-------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 025A | 207 Clapgate Lane | Viscount Fishing Tackle | Fishing Tackle | A1 | 6.3 | 8.0% |
| 025B | 209 Clapgate Lane | Snippets | Hairdresser | A1 | 7.2 | 9.2% |
| 025C | 211 Clapgate Lane | Kings Flavour | Takeaway | V (A5) | 7.2 | 9.2% |
| 025D | 213 Clapgate Lane | Amar Brothers Happy Shopper | Foodstore | A1 | 9.0 | 11.5% |

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|-------------------------------|-----------------------|---|---------------|-----------------|------|--------|
| 025E | 215 Clapgate Lane | Golden Palace | Takeaway | A5 | 6.3 | 8.0% |
| 025F | 217-221 Clapgate Lane | Co-op Foodstore | Foodstore | A1 | 23.0 | 29.3% |
| 025G | 325 Landseer Road | Tanning salon | Tanning salon | SG | 9.6 | 12.2% |
| 025H | 327 Landseer Road | The Glass Shop | Glazing | A1 | 5.6 | 7.1% |
| 025I | 327a Landseer Road | Vacant (JA Snacks) | (Cafe) | V (A1) | 4.3 | 5.5% |
| <i>Total commercial units</i> | 9 | <i>No. of residential units</i> | 0 | <i>All Uses</i> | 78.5 | 100.0% |
| <i>Total Vacant</i> | 1(11.1%) | <i>No. of A1 retail units and % of frontage</i> | 6 (59.1%) | A2-A5 | 13.5 | 17.2% |

| Local Centre 26 - Reynolds Road | | | | | | |
|---------------------------------|---------------------|---|---------------------------|-----------------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 026A | 2 Reynolds Road | N8 and Co | Hairdresser | A1 | 6.0 | 7.1% |
| 026B | 2a Reynolds Road | South China | Takeaway | A5 | 6.0 | 7.1% |
| 026C | 3 Reynolds Road | Lauro Lapas Foodstore | Convenience store | A1 | 6.0 | 7.1% |
| 026D | 4 Reynolds Road | Hot Stuff | Takeaway | A5 | 6.0 | 7.1% |
| 026E | 5 Reynolds Road | Vacant (The Money Room) | (Pawnbrokers) | V (A2) | 6.0 | 7.1% |
| 026F | 6 Reynolds Road | Star Grill | Takeaway | A5 | 6.0 | 7.1% |
| 026G | 7 Reynolds Road | Krusty's Bakery | Bakery | A1 | 6.0 | 7.1% |
| 026H | 8 Reynolds Road | Lilley's | Pets / Greengrocer | A1 | 6.0 | 7.1% |
| 026I | 9 Reynolds Road | Quality Hardware & DIY | Hardware | A1 | 6.0 | 7.1% |
| 026J | 10-12 Reynolds Road | One Stop/Post Office | Convenience / Post Office | A1 | 12.0 | 14.3% |
| 026K | 11 Reynolds Road | Premier | Convenience store | A1 | 6.0 | 7.1% |
| 026L | 13 Reynolds Road | Gainsborough Pharmacy | Pharmacy | A1 | 6.0 | 7.1% |
| 026M | 15 Reynolds Road | RSPCA | Charity shop | A1 | 6.0 | 7.1% |
| <i>Total commercial units</i> | 13 | <i>No. of residential units</i> | 0 | <i>All Uses</i> | 84.0 | 100.0% |
| <i>Total Vacant</i> | 1 (7.7%) | <i>No. of A1 retail units and % of frontage</i> | 9 (71.1%) | A2-A5 | 24.0 | 28.6% |

| District Centre 28 - Nacton Road | | | | | | |
|----------------------------------|-----------------------|--|--------------------------------|-----------|-----------------|------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 028A | 270 Nacton Road | Residential | Residential | C3 | - | - |
| 028AA | 342 Nacton Road | Nacton Road Fish bar | Takeaway | A5 | 6.9 | 3.2% |
| 028AB | 344 Nacton Road | Hussain Bros World of Spice | Food store | A1 | 6.9 | 3.2% |
| 028AC | 346 Nacton Road | Barbeque Mania | Takeaway | A5 | 6.9 | 3.2% |
| 028AD | 348 Nacton Road | Kenny's Café | Café | A3 | 6.9 | 3.2% |
| 028AE | 350 Nacton Road | Co-op Pharmacy | Pharmacy | A1 | 6.9 | 3.2% |
| 028AF | 352 Nacton Road | Ladbrokes | Betting shop | A2 | 6.9 | 3.2% |
| 028AG | 354 Nacton Road | Eastcliff News-Premier | Convenience store | A1 | 6.9 | 3.2% |
| 028AH | 356 Nacton Road | Nacton Fried Chicken | Takeaway | A5 | 6.9 | 3.2% |
| 028AI | 360 Nacton Road | Lloyds TSB | Bank | A2 | 6.9 | 3.2% |
| 028AJ | 362 Nacton Road | St Elizabeth Hospice | Charity shop | A1 | 6.9 | 3.2% |
| 028AK | 364 Nacton Road | Twinkles | Party shop | A1 | 6.9 | 3.2% |
| 028AL | 366 Nacton Road | Pizza GO GO | Takeaway | A5 | 6.9 | 3.2% |
| 028AM | 368 Nacton Road | Kay's | Grocer/Florist | A1 | 6.9 | 3.2% |
| 028AN | 370 Nacton Road | Kelly D's | Hairdresser | A1 | 6.9 | 3.2% |
| 028AO | 372 Nacton Road | I & M Home Improvements (Classic Fitted Interiors) | Home Improvement | A1 | 6.9 | 3.2% |
| 028AP | 374 Nacton Road | Suffolk Reptiles, Pets | Pet shop | A1 | 6.9 | 3.2% |
| 028AQ | Rear of 334 Nacton Rd | Firmans Garage | Motor repairs | B2 | ~ | ~ |
| 028D | 258 Nacton Road | Julie Dawn's | Hairdresser | A1 | 5.0 | 2.3% |
| 028E | 260 Nacton Road | Residential | Residential | C3 | - | - |
| 028F | 272 Nacton Road | NacTown Barbers | Barbers | A1 | 4.6 | 2.1% |
| 028G | 274 Nacton Road | Residential | Residential | C3 | - | - |
| 028H | 278 Nacton Road | Residential | Residential | C3 | - | - |
| 028I | 280 Nacton Road | Furniture Store | Furniture retail | A1 | 5.7 | 2.6% |
| 028J | 294 Nacton Road | Essex & Suffolk Lettings | Letting Agency | A2 | 4.7 | 2.2% |
| 028K | 294a Nacton Road | BDL | Dental technician | A1 | 4.7 | 2.1% |
| 028L | 296 Nacton Road | Bootitout | 2nd hand shop | A1 | 4.7 | 2.1% |
| 028M | 298 Nacton Road | Doug Wade | Insurance | A2 | 4.7 | 2.2% |
| 028N | 300 Nacton Road | Queens Way Post Office | Post Office | A1 | 4.7 | 2.1% |
| 028O | 302 Nacton Road | Sygmacre Care Services (Ability Driving School) | Care provider (Driving school) | B1 | 4.7 | 2.2% |
| 028P | 304 Nacton Road | Tasty Wok | Takeaway | A5 | 7.0 | 3.2% |
| 028Q | 306 Nacton Road | Emma's Florist | Florist | A1 | 7.0 | 3.1% |

| | | | | | | |
|-------------------------------|---------------------|---|-------------------|--------------|--------------|---------------|
| 028R | 308 Nacton Road | Scooter & Care Centre | Scooter sales | A1 | 6.8 | 3.0% |
| 028S | 310 Nacton Road | Relate | Charity shop | A1 | 5.6 | 2.5% |
| 028T | 312-316 Nacton Road | Tesco Express | Supermarket | A1 | 16.0 | 7.2% |
| 028U | 320 Nacton Road | The Clip Joint | Pet Grooming | A1 | 3.2 | 1.4% |
| 028V | 324 Nacton Road | Bay of Bengal | Takeaway | A5 | 3.2 | 1.5% |
| 028W | 330a Nacton Road | Coral | Bookmaker | A2 | 3.2 | 1.5% |
| 028X | 334 Nacton Road | Granspen RU ok.com | Convenience store | A1 | 4.1 | 1.9% |
| 028Y | 336 Nacton Road | Manns | Butcher | A1 | 4.1 | 1.9% |
| 028Z | 338 Nacton Road | Nacton Nails Spa (Edwards Family Bakery) | Nail salon | SG | 4.1 | 1.9% |
| <i>Total commercial units</i> | <i>37</i> | <i>Residential units</i> | <i>4</i> | <i>All</i> | <i>218.2</i> | <i>100.0%</i> |
| <i>Total Vacant</i> | <i>0</i> | <i>No. of A1 retail units and % of frontage</i> | <i>21 (64.6%)</i> | <i>A2-A5</i> | <i>71.1</i> | <i>32.6%</i> |

| Local Centre 29 - Queen's Way | | | | | | |
|-------------------------------|----------------------|-----------------------------------|-----------------------------|-----------|-----------------|------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 029A | 43 Queen's Way | The Salvation Army Priory Centre | Social Centre & Church | D1 | 7.3 | 4.5% |
| 029B | 45 Queens Way | Community Store | Charity Shop | A1 | 5.9 | 3.6% |
| 029C | 46 Queen's Way | Residential | Residential | C3 | - | - |
| 029D | 47 Queen's Way | J'ets | Hairdresser | A1 | 5.9 | 3.6% |
| 029E | 48 Queen's Way | Making Tracks | Community Centre | D1 | 7.1 | 4.3% |
| 029F | 49 Queen's Way | Fast Forward | Electrical goods | A1 | 5.9 | 3.6% |
| 029G | 50 Queen's Way | Queensway Fish and Chip | Takeaway | A5 | 7.1 | 4.3% |
| 029H | 51 Queen's Way | Animal Oasis | Pets | A1 | 5.9 | 3.6% |
| 029I | 52 Queen's Way | Fruit Veg & Pet Foods | Greengrocer & pet foods | A1 | 7.1 | 4.3% |
| 029J | 53 Queen's Way | Bettabuy | Hardware | A1 | 5.9 | 3.6% |
| 029K & 029X | 54 & 54a Queen's Way | Mucky Pups (Diamond Cuts) | Dog Grooming & Pet Supplies | A1 | 7.1 | 4.3% |
| 029L | 55 Queen's Way | Kings Garden | Takeaway | A5 | 5.9 | 3.6% |
| 029M | 56 Queen's Way | Coral | Betting office | A2 | 7.1 | 4.3% |
| 029N | 57 Queen's Way | Pizza King | Takeaway | A5 | 5.9 | 3.6% |
| 029O | 58 Queen's Way | Boots | Chemist | A1 | 7.1 | 4.3% |
| 029P | 59 Queen's Way | Vacant (Mobility Scooters) | (Mobility sales) | V (A1) | 5.9 | 3.6% |
| 029Q | 60 Queen's Way | Rendezvous Café | Cafe/Bar | A3 | 7.1 | 4.3% |
| 029R | 61 Queen's Way | Dave's Mobile Mobility | Mobility sales | A1 | 5.9 | 3.6% |
| 029S | 62 Queen's Way | Eastern Auto Spares | Motor spares | A1 | 7.1 | 4.3% |

| | | | | | | |
|-------------------------------|-----------------------|---|-------------------|-----------------|-------|--------|
| 029T & 029V | 63& 65-67 Queen's Way | Pick 'n' Pay | Convenience store | A1 | 5.9 | 3.6% |
| 029U | 64-66 Queen's Way | Co-op Foodstore | Foodstore | A1 | 26.7 | 16.3% |
| 029W | 69 Queen's Way | Rinaldi's | Hairdresser | A1 | 14.0 | 8.5% |
| <i>Total commercial units</i> | 21 | <i>No. of residential units</i> | 1 | <i>All Uses</i> | 163.8 | 100.0% |
| <i>Total Vacant</i> | 1(4.7%) | <i>No. of A1 retail units and % of frontage</i> | 14 (89%) | A2-A5 | 33.1 | 20.2% |

| Local Centre 30 Felixstowe Road | | | | | | |
|--|---------------------|---|-----------------------|-----------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 030A | 474 Felixstowe Road | Johnsons Dry Clean | Dry Cleaners | A1 | 24.5 | 35.8% |
| 030B | 476 Felixstowe Road | Trinity Veterinary Surgery | Vet surgery | D1 | 7.5 | 10.9% |
| 030C | 478 Felixstowe Road | Rococco | Hairdresser | A1 | 7.8 | 11.4% |
| 030D | 480 Felixstowe Road | Pascalls News | Newsagent/Off licence | A1 | 6.6 | 9.6% |
| 030E | 482 Felixstowe Road | Subway | Takeaway | A5 | 6.6 | 9.6% |
| 030F | 484 Felixstowe Road | Kentucky Fried Chicken | Takeaway | A5 | 7.5 | 10.9% |
| 030G | 486 Felixstowe Road | Hadleigh Glass | UPVC windows sales | A1 | 8.0 | 11.7% |
| <i>Total commercial units</i> | 7 | <i>No. of residential units</i> | 0 | | 68.5 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 4 (68.5%) | A2-A5 | 14.1 | 20.6% |

| Local Centre 31 - Penshurst Road | | | | | | |
|---|--------------------|----------------------------|-------------------|-----------|-----------------|-------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 031A | 91 Penshurst Road | Premier | Convenience Store | A1 | 6.2 | 10.3% |
| 031B | 95 Penshurst Road | Michael Richards | Hairdresser | A1 | 6.2 | 10.3% |
| 031C | 99 Penshurst Road | Marks & Mann | Estate Agent | A2 | 6.2 | 10.3% |
| 031D | 103 Penshurst Road | Jaipur | Takeaway | A5 | 6.2 | 10.3% |
| 031E | 107 Penshurst Road | Fresh Fry | Takeaway | A5 | 6.2 | 10.3% |
| 031F | 111 Penshurst Road | Donato's | Hairdresser | A1 | 6.2 | 10.3% |
| 031G | 115 Penshurst Road | The Helsinki Health Centre | Beauty salon | A1 | 6.2 | 10.3% |

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|-------------------------------|---------------------------|---|-----------|-----------------|------|--------|
| 031H | 119-123 Penshurst Road | Co-op Foodstore | Foodstore | A1 | 17.0 | 28.1% |
| <i>Total commercial units</i> | 8 | <i>No. of residential units</i> | 0 | <i>All Uses</i> | 60.4 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 5 (69.3%) | A2-A5 | 18.6 | 30.7% |

| Local Centre 32 - Cliff Lane | | | | | | |
|-------------------------------------|------------------|---|-----------------------|-----------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 032A | 52 Cliff Lane | Margaret Catchpole | Public house | A4 | 32.0 | 32.5% |
| 032B | 93-95 Cliff Lane | Highcliff Veterinary Practice | Vet surgery | D1 | 7.2 | 7.3% |
| 032C | 97 Cliff Lane | The Beauty Place | Beauty | A1 | 7.6 | 7.7% |
| 032D | 99 Cliff Lane | Building Plans Shop SM chartered architects | Architectural design | B1 | 3.7 | 3.8% |
| 032M | 99a Cliff Lane | Holistic Yoga Centre | Holistic Therapy | D2 | 3.7 | 3.8% |
| 032E | 101 Cliff Lane | G. Debman | Butcher | A1 | 7.6 | 7.7% |
| 032F | 103 Cliff Lane | Master Chef | Takeaway | A5 | 7.6 | 7.7% |
| 032G | 105a Cliff Lane | Anna's Café | cake shop | A1 | 3.8 | 3.9% |
| 032H | 105b Cliff Lane | Hairtistique | Hairdresser | A1 | 3.8 | 3.9% |
| 032I | 107a Cliff Lane | Cliff Lane Electrical | Electrical | A1 | 3.8 | 3.9% |
| 032J | 107b Cliff Lane | B.Smith Carpet Shop | Flooring | A1 | 3.8 | 3.9% |
| 032K | 109 Cliff Lane | Cliff Lane Post Office | Post Office | A1 | 7.2 | 7.3% |
| 032L | 111 Cliff Lane | Johnsons Mini Market | Newsagent/Off licence | A1 | 6.8 | 6.9% |
| <i>Total commercial units</i> | 13 | <i>No. of residential units</i> | 0 | | 98.6 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 8 (45.2%) | A2-A5 | 39.6 | 40.2% |

| Local Centre 33 - St Helen's Street | | | | | | |
|--|----------------------|--------------------|---------------|-----------|-----------------|------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 033A | 29 St Helen's Street | County of Suffolk | Public house | A4 | 16.0 | 7.8% |
| | 36 St Helen's Street | Fine Cuts | Hairdresser | A1 | 5.5 | 2.7% |
| 033B | 38 St Helen's Street | Twisted Monkey | Tattoo studio | SG | 5.5 | 2.7% |
| 033C | 40 St Helen's Street | D'Carlos Fresh Cut | Hairdresser | A1 | 5.8 | 2.8% |

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|-------------------------------|---------------------------|---------------------------------|-------------------------|--------|-------|--------|
| 033D | 42 St Helen's Street | Distant Shores | Beauty Salon | A1 | 6.0 | 2.9% |
| 033E | 43-45 St Helen's Street | Ipswich Railway Club | Club | D1 | 6.0 | 2.9% |
| 033F | 44 St Helen's Street | Residential | Residential | C3 | | 0.0% |
| 033G | 46-48 St Helen's Street | Residential | Residential | C3 | | 0.0% |
| 033H | 55 St Helen's Street | R Hyde-Chambers | Undertaker | A1 | 6.0 | 2.9% |
| 033I | 60 St Helen's Street | J.W. Emeny Newsagent | Newsagent/Off licence | A1 | 5.0 | 2.4% |
| 033J | 62-64 St Helen's Street | Vacant (Aerial Vision) | Digital switchover shop | V (A1) | 9.2 | 4.5% |
| 033K | 66-68 St Helen's Street | The Grinning Rat | Public house | A4 | 12.5 | 6.1% |
| 033L & 033M | 70-72, 74 St Helen's St | NHS Outreach | Health Services | D1 | 14.0 | 6.8% |
| 033N | 76 St Helen's Street | The Dove | Public house | A4 | 12.0 | 5.9% |
| 033O | 82 St Helen's Street | Dove St Brew Shop | Brew shop | A1 | 5.0 | 2.4% |
| 033P | 84 St Helen's Street | Bengal Kitchen (Aysha Tandoori) | Takeaway | A5 | 4.2 | 2.0% |
| 033Q | 86-88 St Helen's Street | Elmy Cycles | Bicycle shop | A1 | 13.1 | 6.4% |
| 033R | 90 St Helen's Street | Anisha | Convenience store | A1 | 5.0 | 2.4% |
| 033S | 92 St Helen's Street | Vacant | Vacant | V | 3.8 | 1.9% |
| 033T | 94 St Helen's Street | Kishmish | Takeaway | A5 | 3.8 | 1.9% |
| 033U | 96 St Helen's Street | Vacant | Money | V (A2) | 5.0 | 2.4% |
| 033V | 98-100 St Helen's St | The Water Lily | Public house | A4 | 10.5 | 5.1% |
| 033W | 116-118 St Helen's St | Residential | Residential | C3 | | 0.0% |
| 033X | 125 St Helen's Street | Residential | Residential | C3 | | 0.0% |
| 033Y | 102 St Helen's Street | Robertson's | Florist | A1 | 5.0 | 2.4% |
| 033Z | 104 St Helen's Street | Freudian Sheep | Art gallery | A1 | 5.0 | 2.4% |
| 033AA | 106-108 St Helen's Street | Patricia Sharman & Co | Office | B1 | 7.1 | 3.5% |
| 033AB | 110-114 St Helen's Street | Shahjalal Masjid | Muslim Place of Worship | D1 | 10.0 | 4.9% |
| 033AC | 127 St Helen's Street | St. Helen's News/Off Licence | Newsagent/Off License | A1 | 4.0 | 2.0% |
| 033AD | 129 St Helen's Street | Roma | Hairdresser | A1 | 4.0 | 2.0% |
| 033AE & AF | 131-133 St Helen's Street | Al-Amin | Convenience store | A1 | 16.0 | 7.8% |
| <i>Total commercial units</i> | 27 | <i>No. of residential units</i> | 4 | | 205.0 | 100.0% |

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|---------------------|-----------|---|----------|-------|------|-------|
| <i>Total Vacant</i> | 3 (11.1%) | <i>No. of A1 retail units and % of frontage</i> | 13 (46%) | A2-A5 | 64.0 | 31.2% |
|---------------------|-----------|---|----------|-------|------|-------|

| Local Centre 34 - Bramford Lane | | | | | | |
|--|-----------------------|---|---------------|-----------------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 034A | 87 Surbiton Road | Surbiton Rd Post Office | Post Office | A1 | 9.1 | 12.3% |
| 034B | 117-121 Bramford Lane | Aaron Lord | Photographers | SG | 10.0 | 13.5% |
| 034C | 155 Bramford Lane | Tim Lee | Takeaway | A5 | 4.5 | 6.1% |
| 034D | 184 Bramford Lane | Cats Protection League | Charity shop | A1 | 9.0 | 12.1% |
| 034E | 199 Bramford Lane | Vacant | (Stationers) | V (A1) | 6.9 | 9.3% |
| 034F | 201 Bramford Lane | Co-op Foodstore | Foodstore | A1 | 16.7 | 22.5% |
| 034G | 205 Bramford Lane | Residential (Sweets @ Last) | Residential | C3 | - | - |
| 034H | 205a Bramford Lane | Residential (The Launderette) | Residential | C3 | - | - |
| 034I | 205b Bramford Lane | Residential (Methodist Church Charity Shop) | Residential | C3 | - | - |
| 034J | 236 Bramford Lane | Vacant (2 Unique) | (Hairdresser) | V (A1) | 11.6 | 15.6% |
| 034K | 240 Bramford Lane | Salamander Gems | Jewellery | A1 | 6.4 | 8.6% |
| 034L | 242b Bramford Lane | Residential | Residential | C3 | - | - |
| <i>Total commercial units</i> | 8 | <i>No. of residential units</i> | 4 | <i>All Uses</i> | 74.2 | 100.0% |
| <i>Total Vacant</i> | 2 (25%) | <i>No. of A1 retail units and % of frontage</i> | 7 (80.4%) | A2-A5 | 6.1 | 10.9% |

| Local Centre 35 - Bramford Road | | | | | | |
|--|-------------------|---------------------|---------------|-----------|-----------------|------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 035A | 1 Bramford Road | Siyako Kebab | Takeaway | A5 | 5.0 | 2.5% |
| 035B | 3 Bramford Road | Mediterranean Foods | Foodstore | A1 | 4.4 | 2.2% |
| 035S | 5-7 Bramford Road | Residential | Residential | C3 | - | - |
| 035C | 15 Bramford Road | Residential | Residential | C3 | - | - |
| 035Q | 17 Bramford Road | Residential | Residential | C3 | - | - |

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|-------------------------------|-----------------------|---|-----------------------------|--------|-------|--------|
| 035D | 19 Bramford Road | Soma Barber | Hairdresser | A1 | 4.3 | 2.2% |
| 035R | 21 Bramford Road | Residential | Residential | C3 | - | - |
| 035E | 39 Bramford Road | Vacant (Cash traders) | 2nd hand goods | V (A1) | 7.0 | 3.5% |
| 035F | 41 Bramford Road | Poloneze Best Price | Food | A1 | 9.5 | 4.8% |
| 035G | 59 Bramford Road | All doors (Savege Sandwiches) | Windows & Doors | A1 | 4.0 | 2.0% |
| 035H | 61-63 Bramford Road | B. B. Launderette | Launderette | SG | 8.5 | 4.3% |
| 035I | 65 Bramford Road | Canine Grooming Parlour | Pet Grooming | A1 | 6.0 | 3.0% |
| 035J | 67 Bramford Road | KGD Electrics | 2nd hand home entertainment | A1 | 4.5 | 2.3% |
| 035K | 69 Bramford Road | Welat | Convenience store | A1 | 4.5 | 2.3% |
| 035L | 71-73 Bramford Road | Adam & Eve Hairdressers | Hairdresser | A1 | 9.5 | 4.8% |
| 035M | 84 Bramford Road | Relax Furniture | Furniture | A1 | 43.5 | 21.8% |
| 035N | 86 Bramford Road | Domino's Pizza | Takeaway | A5 | 6.0 | 3.0% |
| 035O | 88 Bramford Road | Farmfoods | Foodstore | A1 | 15.0 | 7.5% |
| 035T & 035U | 105-107 Bramford Road | Christine's Florist | Florist | A1 | 12.0 | 6.0% |
| 035P & 035V | 109 & 111 Bramford Rd | Canhams News | Newsagent/Off licence | A1 | 5.0 | 2.5% |
| 035W | 113 Bramford Rd | Mrs G's Pantry | Bakery | A1 | 6.0 | 3.0% |
| 035X | 115 Bramford Road | Ipswich Kebabs | Takeaway | A5 | 6.0 | 3.0% |
| 035Y | 117 Bramford Road | Massala | Takeaway | A5 | 4.5 | 2.3% |
| 035Z | 119 Bramford Road | Barbour Pharmacy | Pharmacy | A1 | 4.5 | 2.3% |
| 035AA | 129 Bramford Road | Blue Sky | Takeaway | A5 | 5.0 | 2.5% |
| 035AB | 131 Bramford Road | Colchester Environmental Ltd (Duncan Contracts) | Waste Disposal | A1 | 4.5 | 2.3% |
| | 114a Bramford Road | Green Groceries | Foodstore | A1 | 5.0 | 2.5% |
| | 114b Bramford Road | Green Groceries | Foodstore | A1 | 5.0 | 2.5% |
| | 114d Bramford Road | Hephzibah Foods | Food and Fabrics | A1 | 5.0 | 2.5% |
| | 114e Bramford Road | Vacant | <i>Never occupied</i> | V (A1) | 5.0 | 2.5% |
| <i>Total commercial units</i> | 26 | <i>No. of residential units</i> | 4 | | 199.2 | 100.0% |
| <i>Total Vacant</i> | 2 (7.7%) | <i>No. of A1 retail units and % of frontage</i> | 18 (82.2%) | A2-A5 | 26.5 | 13.3% |

| Local Centre 36 - Spring Road | | | | | | |
|-------------------------------|---------------------|--|------------------------------------|-----------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 036A | 436 Spring Road | Residential | Residential | C3 | - | - |
| 036B | 265 Spring Road | California Grill | Takeaway | A5 | 8.3 | 8.3% |
| 036C | 315 Spring Road | The Brickmakers Arms | Public house | A4 | 24.0 | 23.9% |
| 036D | 333 Spring Road | BP & Mace Express | Petrol station & convenience store | SG | 32.8 | 32.6% |
| 036E | 385 Spring Road | Barry's Fish & Chips | Takeaway | A5 | 8.0 | 8.0% |
| 036G | 409a Spring Road | Jb Computers (DAD Property Maintenance) | Computer repairs | A1 | 4.3 | 4.3% |
| 036F | 550-552 Spring Road | GSK's Express | Convenience store | A1 | 9.5 | 9.4% |
| 036H | 554 Spring Road | Olav Hair Salon | Hairdresser | A1 | 4.6 | 4.6% |
| 036I | 556 Spring Road | Vacant (The Edwardian Shop) | (2nd hand shop) | V(A1) | 4.6 | 4.6% |
| 036J | 558 Spring Road | Acefast | Computer repairs | A1 | 4.5 | 4.5% |
| Total commercial units | 9 | No. of residential units | 1 | All Uses | 100.6 | 100.0% |
| Total Vacant | 1 (11.1%) | No. of A1 retail units and % of frontage | 4 (27.4%) | A2-A5 | 40.3 | 40.1% |

| Local Centre 37 - Woodbridge Road | | | | | | |
|-----------------------------------|-----------------------|------------------------|-----------------------|-----------|-----------------|-------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 037A | 333 Woodbridge Road | Residential | Residential | C3 | - | - |
| 037B | 357 Woodbridge Road | Demolished 1998 | Demolished | - | - | - |
| 037C | 291 Woodbridge Road | Suffolk Therapy Centre | Therapies | D1 | 8.8 | 8.0% |
| 037D | 299-305 Woodbridge Rd | Bristos | Motor sales | SG | 21.6 | 19.7% |
| 037E | 313 Woodbridge Road | Chakiras | Beauty salon | SG | 5.5 | 5.0% |
| 037G | 335-337 Woodbridge Rd | Co-op Foodstore | Foodstore | A1 | 11.3 | 10.3% |
| 037H | 341-343 Woodbridge Rd | The Case is Altered | Public house | A4 | 28.8 | 26.2% |
| 037I | 345-355 Woodbridge Rd | Bristos | Motor sales | SG | 10.3 | 9.4% |
| 037J | 359 Woodbridge Road | J Johnston News | Newsagent/Off Licence | A1 | 4.8 | 4.4% |
| 037K | 361 Woodbridge Road | Andrews Reprographics | Printing | A1 | 10.3 | 9.4% |
| 037L | 386 Woodbridge Road | Papa Noel's | Takeaway | A5 | 4.0 | 3.6% |
| 037F | 321 Woodbridge Road | Sophisticuts | Hairdresser | A1 | 4.4 | 4.0% |

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| <i>Total commercial units</i> | 10 | <i>No. of residential units</i> | 1 | <i>All Uses</i> | 109.8 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 4 (28.1%) | A2-A5 | 32.8 | 29.9% |

| Local Centre 38 - Lavender Hill | | | | | | |
|--|------------------|---|---------------------------|-----------------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 038A | 26 Lavender Hill | Community Shop | Variety | A1 | 6.8 | 33.3% |
| 038B | 30 Lavender Hill | Lavender News | Newsagent/ Off licence | A1 | 6.8 | 33.3% |
| 038C | 34 Lavender Hill | Peking Chef | Takeaway | A5 | 6.8 | 33.3% |
| <i>Total commercial units</i> | 3 | <i>No. of residential units</i> | 0 | <i>All Uses</i> | 20.4 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 2 (67%) | A2-A5 | 6.8 | 33.3% |

| Local Centre 39 - Prince of Wales Drive | | | | | | |
|--|--------------------------|---|---------------|-----------------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 039A | 57 Prince of Wales Drive | Studio 57 | Hairdresser | A1 | 5.8 | 19.1% |
| 039B | 59 Prince of Wales Drive | Kitchen Plus | Kitchens | A1 | 5.8 | 19.1% |
| 039C | 61 Prince of Wales Drive | Co-op Foodstore | Foodstore | A1 | 18.8 | 62.0% |
| <i>Total commercial units</i> | 3 | <i>No. of residential units</i> | 0 | <i>All Uses</i> | 30.4 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 3 (100%) | A2-A5 | 0 | 0.0% |

| Local Centre 40 - Bramford Road (560-677) | | | | | | |
|--|-------------------------|-----------------------------|--------------------|-----------|-----------------|-------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 040A | 560 Bramford Road | Demolished 2008 | Demolished 2008 | | - | - |
| 040B | 651 Bramford Road | Tesco Express & Post Office | Foodstore | A1 | 10.5 | 32.7% |
| 040C | 653-655 Bramford Rd | Top 2 Toe Studios | Hairdresser | A1 | 7.8 | 24.3% |
| 040D | 657 Bramford Road | Mortgages and Loans | Financial services | A2 | 5.0 | 15.6% |
| 040E & 040F | 675 & 677 Bramford Road | D 'n' S | Takeaway | A5 | 8.8 | 27.4% |

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| <i>Total commercial units</i> | 4 | <i>No. of residential units</i> | 0 | | 32.1 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 2 (57%) | A2-A5 | 13.8 | 43.0% |

| Local Centre 42 - Bramford Lane (483-487) | | | | | | |
|---|-------------------|---|-----------------------|-----------------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 042A | 483 Bramford Lane | East Cottage | Takeaway | A5 | 5.7 | 28.9% |
| 042B | 485 Bramford Lane | Blondees | Hairdresser | A1 | 7.5 | 38.1% |
| 042C | 487 Bramford Lane | Estate Stores | Newsagent/Off licence | A1 | 6.5 | 33.0% |
| <i>Total commercial units</i> | 3 | <i>No. of residential units</i> | 0 | <i>All Uses</i> | 19.7 | 100.0% |
| <i>Total Vacant</i> | 0 | <i>No. of A1 retail units and % of frontage</i> | 2 (71.1%) | A2-A5 | 5.7 | 28.9% |

| Local Centre 44 - St Matthew's Street | | | | | | |
|---------------------------------------|-------------------------|-----------------------------------|------------------------|-----------|-----------------|------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 044A | 32 St Matthew's St | Ming Ming's | Chinese foodstuffs | A1 | 11.0 | 5.5% |
| 044B | 34 St Matthew's St | Boots | Chemist | A1 | 14.0 | 7.0% |
| 044C | 36 St Matthew's Street | St Matthew's Laundrette | Laundrette | SG | 5.0 | 2.5% |
| 044D | 40 St Matthew's Street | Vacant (Granspen R U OK) | (Foodstore) | V (A1) | 10.0 | 5.0% |
| 044E | 42 St Matthew's Street | Sunrise Cafe | Café | A3 | 5.0 | 2.5% |
| 044F | 44 St Matthew's Street | Reliance Employment | Employment agency | A2 | 5.0 | 2.5% |
| 044G | 46 St Matthew's Street | Perfect Fried Chicken | Takeaway | A5 | 5.0 | 2.5% |
| 044H | 46a St Matthew's Street | Centre for Racial Equality | Office | B1 | 5.4 | 2.7% |
| 044I | 48 St Matthew's St | Nails & Spa | Beauty | SG | 4.0 | 2.0% |
| 044J | 50 St Matthew's Street | Chinese Health | Complimentary medicine | A1 | 4.0 | 2.0% |
| 044K | 52 St Matthew's Street | Vacant (Special Occasions) | (Wedding) | V (A1) | 4.0 | 2.0% |
| 044L | 54 St Matthew's Street | Christian Science Reading Room | Bookshop | A1 | 4.0 | 2.0% |
| 044M | 56 St Matthew's St | Solaris Tanning | Tanning studio | SG | 6.4 | 3.2% |

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|-------------------------------|---------------------------|---|-----------------------|-----------------|-------|--------|
| 044N | 58 St Matthew's Street | Drawing Blood Tattoo Studio | Tattoo studio | SG | 5.4 | 2.7% |
| 044O | 60 St Matthew's Street | Vacant (Rose Health Care) | Health | V (A1) | 4.8 | 2.4% |
| 044P | 61 St Matthew's Street | Francesco Hair Salon | Hairdresser | A1 | 4.8 | 2.4% |
| 044Q | 62 St Matthew's Street | Tasty Kebab House | Takeaway | A5 | 3.7 | 1.8% |
| 044R | 63 St Matthew's Street | Francesco Hair Salon (Vacant) | Hairdresser | A1 | 4.8 | 2.4% |
| 044S | 64-68 St Matthew's Street | Welch | Chemist | A1 | 13.1 | 6.5% |
| 044T | 65 St Matthew's Street | Vacant (Anglia Care Trust) | (Office) | B1 | 5.4 | 2.7% |
| 044U | 67 St Matthew's Street | Rasputin | Newsagent/Off licence | A1 | 9.6 | 4.8% |
| 044V | 68a St Matthew's Street | Residential | Residential | C3 | - | - |
| 044W | 69 St Matthew's Street | St Jude's Tavern | Public house | A4 | 6.0 | 3.0% |
| 044X | 70 St Matthew's Street | Residential | Residential | C3 | - | - |
| 044Y | 71 St Matthew's Street | 96' | Restaurant | A3 | 13.0 | 6.5% |
| 044Z | 73 St Matthew's Street | Part of Alexander Ho | Residential | C3 | - | - |
| 044AA | 47-57 St Matthew's Street | Tesco | Convenience store | A1 | 45.0 | 22.5 |
| <i>Total commercial units</i> | 24 | <i>No. of residential units</i> | 3 | <i>All Uses</i> | 198.4 | 100.0% |
| <i>Total Vacant</i> | 4 (16.7%) | <i>No. of A1 retail units and % of frontage</i> | 14 (64.5%) | A2-A5 | 37.7 | 23.4% |

| Local Centre 45 - Grimwade Street | | | | | | |
|-----------------------------------|-----------------------|-----------------------------|-------------------|-----------|-----------------|-------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 045A | 28 Grimwade Street | Fresh Fry | Takeaway | A5 | 6.0 | 8.8% |
| 045B | 32 Grimwade Street | Waterfront Community Centre | Community Centre | D1 | 6.5 | 9.6% |
| 045C | 36-40 Grimwade Street | Ink Xpress | Graphics | A1 | 11.8 | 17.4% |
| 045D | 42 Grimwade Street | Ink Xpres (with 36-40) | Graphics | A1 | - | - |
| 045E | 44 Grimwade Street | Premier | Convenience store | A1 | 11.8 | 17.4% |
| 045F | 48 Grimwade Street | Premier (with 44) | Convenience store | A1 | - | - |
| 045G | 52 Grimwade Street | Vacant | Ice cream parlour | V(A1) | 9.4 | 13.8% |
| 045H | 54 Grimwade Street | Hand Car Wash | Car wash | SG | 11.1 | 16.3% |
| 045I | 60 Grimwade Street | Unite Union Offices | Office | B1 | 11.4 | 16.8% |

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|-------------------------------|-----------|---|-----------|-----------------|------|--------|
| <i>Total commercial units</i> | 9 | <i>No. of residential units</i> | 0 | <i>All Uses</i> | 68.0 | 100.0% |
| <i>Total Vacant</i> | 1 (11.1%) | <i>No. of A1 retail units and % of frontage</i> | 6 (48.6%) | A2-A5 | 6.0 | 8.8% |

| Local Centre 46 - Woodbridge Road (28-110) | | | | | | |
|---|-----------------------|---|---------------------|-----------------|-----------------|--------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 046A | 28 Woodbridge Road | Residential | Residential | C3 | - | - |
| 046B | 32 Woodbridge Road | Residential | Residential | C3 | - | - |
| 046C | 35 Woodbridge Road | Fat Bob's | Tattoist | SG | 3.9 | 5.4% |
| 046D | 36 Woodbridge Road | Residential | Residential | C3 | - | - |
| 046E | 37 Woodbridge Road | Sonar Bangla | Restaurant | A3 | 4.0 | 5.5% |
| 046F | 39 Woodbridge Road | Poplar Fishbar | Takeaway | A5 | 4.7 | 6.5% |
| 046G | 52 Woodbridge Road | M.R.S Foodstore | Foodstore | A1 | 5.3 | 7.3% |
| 046H | 58 Woodbridge Road | Cheerz bar | Public House | A4 | 16.4 | 22.7% |
| 046I | 62-64 Woodbridge Road | Ebony - Ivory | Hairdresser | A1 | 10.6 | 14.7% |
| 046J | 66 Woodbridge Road | Ebony - Ivory | Hairdresser | A1 | 4.8 | 6.6% |
| 046K | 68 Woodbridge Road | The Drumming Shop | Musical Instruments | A1 | 5.1 | 7.1% |
| 046L | 70-74 Woodbridge Road | Vacant | Foodstore | V (A1) | 9.1 | 12.6% |
| 046M | 76-78 Woodbridge Road | Vacant (Fortune Inn) | (Takeaway) | V (A5) | 8.3 | 11.5% |
| 046N | 104-106 Woodbridge Rd | Residential | Residential | C3 | - | - |
| 046O | 110 Woodbridge Road | Residential | Residential | C3 | - | - |
| 046P | Tudor Place | Demolished & rebuilt | Residential | C3 | - | - |
| <i>Total commercial units</i> | 10 | <i>No. of residential units</i> | 6 | <i>All Uses</i> | 72.2 | 100.0% |
| <i>Total Vacant</i> | 2 (20%) | <i>No. of A1 retail units and % of frontage</i> | 5 (48.3%) | A2-A5 | 33.4 | 46.3% |

| District Centre 47 – Ravenswood | | | | | | |
|---------------------------------|--------------------|---|-------------------|--------------|-----------------|---------------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 047A | 28 Hening Avenue | Co-op | Supermarket | A1 | 12.4 | 7.8% |
| 047B | 26 Hening Avenue | Day Lewis Pharmacy | Pharmacy | A1 | 10.0 | 6.3% |
| 047C | 30 Hening Avenue | Jade Garden | Takeaway | A5 | 7.4 | 4.7% |
| 047D | 32 Hening Avenue | Fish 'n' Chick'n | Takeaway | A5 | 7.4 | 4.7% |
| 047E | 34 Hening Avenue | The Childrens Society | Charity shop | A1 | 7.4 | 4.7% |
| 047F | 36 Hening Avenue | POSH | Hairdresser | A1 | 7.4 | 4.7% |
| 047G | 38 Hening Avenue | Barnardo's | Charity shop | A1 | 7.6 | 4.8% |
| 047H | 40 Hening Avenue | Subway | Sandwich shop | A1 | 7.6 | 4.8% |
| 047I | 42 Hening Avenue | Perfect Petcare | Veterinary clinic | D1 | 7.6 | 4.8% |
| 047J | 44 Hening Avenue | Ladbrokes | Betting shop | A2 | 7.6 | 4.8% |
| 047K | 46 Hening Avenue | Ipswich Building Society | Building society | A2 | 7.6 | 4.8% |
| 047L | 4-10 Hening Avenue | Lidl | Supermarkets | A1 | 25.0 | 15.8% |
| 047M | 2 Hening Avenue | McDonalds | Restaurant | A3 | 20.0 | 12.6% |
| 047 N | 1 Hening Avenue | The Raven | Public house | A4 | 23.4 | 14.8% |
| <i>Total commercial units</i> | <i>14</i> | <i>No. of residential units</i> | <i>0</i> | <i>Total</i> | <i>158.4</i> | <i>100.0%</i> |
| <i>Total Vacant</i> | <i>0</i> | <i>No. of A1 retail units and % of frontage</i> | <i>7 (48.9%)</i> | <i>A2-A5</i> | <i>73.4</i> | <i>46.3%</i> |

| District Centre 48 – Duke Street | | | | | | |
|----------------------------------|---------------------|-------------------|---------------------------------------|-----------|-----------------|------|
| Unit | Address | Occupant | Occupant Type | Use Class | Frontage Length | % |
| 048A | 2 Duke Street | Country Life | Fireplaces/ Woodburners and interiors | A1 | 30.0 | 7.4% |
| 048B | 1-3 Duke Street | Loch Fyne | Restaurant | A3 | 30.0 | 7.4% |
| 048C | 7-9 Duke Street | Bargain Booze | Off Licence | A1 | 8.7 | 2.1% |
| 048D | 10 Duke Street | Trebuchet | Marketing and design | A2 | 16.0 | 3.9% |
| 048C1 | 11 Duke Street | Mahzen | Restaurant | A3 | 20.0 | 4.9% |
| 048E | 12 Duke Street | Lituanica | Food retail | A1 | 6.0 | 1.5% |
| 048F | 201-207 Duke Street | Classic Medi Care | Community care provider | A2 | 6.5 | 1.6% |
| 048G | 201-207 Duke Street | Vacant | | V | 6.5 | 1.6% |

| | | | | | | |
|-------------------------------|---|---|-------------------------|--------------|-------|--------|
| 048H | 201-207 Duke Street | Tax Assist Accountants | Accountant | A2 | 14.8 | 3.7% |
| 048I | 1-53 Pownhall Road | Vacant (Sun Touch) | Beauty studio | V (SG) | 14.8 | 3.7% |
| 048J | 2-22 Pownhall Road | Something Yummy | Sandwich bar | A1 | 10.0 | 2.5% |
| 048K | 2-22 Pownhall Road | Bella Napoli | Takeaway | A5 | 20.0 | 4.9% |
| 048L | Unit1 209-281 Duke St | Vacant | | V | 9.6 | 2.4% |
| 048M | Uni 2 209-281 Duke St | Vacant | | V | 9.6 | 2.4% |
| 048N | Unit3 209-281 Duke St | Vacant | | V | 9.6 | 2.4% |
| 048O | Unit4 209-281 Duke St | Vacant | | V | 9.6 | 2.4% |
| 048P | 283-349 Duke Street | Papa Johns Pizza | Hot food takeaway | A5 | 10.2 | 2.5% |
| 048Q | 283-349 Duke Street | Vacant | | V | 10.2 | 2.5% |
| 048R | 283-349 Duke Street | Tesco | Convenience store | A1 | 28.2 | 7.0% |
| 048S | 1-15 Tye Road | Neptunes | Takeaway | A5 | 20.0 | 4.9% |
| 048T | 1-15 Tye Road | Grill House | Hot food takeaway | A5 | 10.0 | 2.5% |
| 048U | 53-89 John Street | Vacant (Marketing Suite) | Estate agency | V (A2) | 42.0 | 10.4% |
| 048V | Island House Duke St | Reflections | Sports bar / night club | SG | 14.0 | 3.5% |
| 048W | Unit 1 50-56 Duke St | Vacant | | V | 8.0 | 2.0% |
| 048X | Unit 2 50-56 Duke St | Vacant | | V | 8.0 | 2.0% |
| 048Y | Unit 3 50-56 Duke St | Aqua Pharmacy | Pharmacy | A1 | 8.0 | 2.0% |
| 048Z | Unit 4 50-56 Duke St | Vacant | | V | 8.0 | 2.0% |
| 048AA | Unit 5 50-56 Duke St | Café Marina | Restaurant | A3 | 17.0 | 4.2% |
| <i>Total commercial units</i> | 28 | <i>No. of residential units</i> | 0 | <i>Total</i> | 405.3 | 100.0% |
| <i>Total Vacant</i> | 11 (39.3%) <i>NB Some properties only recently completed which may therefore still be vacant</i> | <i>No. of A1 retail units and % of frontage</i> | 6 (22.5%) | A2-A5 | 206.5 | 50.9% |

Section D: Commentary

Changes since 2013

Viewed as a whole, there has been little change in the makeup of Ipswich's District and Local shopping centres in the past year. This is best illustrated by the statistics that show that overall there are 6 fewer vacant units than 12 months ago and 6 of the 11 district centres and 17 of the 34 local centres are operating with the same number of occupied units as then. In another 13 local centres and 2 district centres the only changes recorded were positive or neutral ones, which were the result of changes to business names, changes of use, the addition of new shop premises or vacant premises becoming occupied. Although the overall level of service provision is consistent however, beneath the surface there has been 'churn' as detailed in Table 1 below.

Table 1: Change in Units

| | Number of Units |
|---|-----------------|
| Previously vacant premises now occupied | 23 |
| Previously occupied premises now vacant | 20 |
| Businesses that have re-opened | 1 |
| Change from A1(retail) to A2 (financial services) use class | 2 |
| Changes from A1 (Retail) to Sui Generis* use class | 4 |
| Changes from Sui Generis* to A1 (retail) use class | 2 |
| Shop units showing a change of name but same type of business | 21 |
| Changes of business type within the same use class | 12 |
| New shop units | 8 |

**All the Sui Generis uses recorded relate to nail bars/beauty salons and tattoo studios*

Vacant Premises

Whilst the number of premises becoming vacant is slightly exceeded by the number of previously vacant premises becoming occupied, it is significant that most of the newly vacant units are concentrated in certain centres. Table 2 provides a breakdown of the 20 premises across 9 local and 3 district centres that have become vacant.

Table 2: Premises that have become vacant

| Local Centre | Premises | Former Business Type | Use Class |
|---------------------------|--------------------|-------------------------------------|-----------|
| 2. Garrick Way | 41 Garrick Way | Convenience store | A1 |
| 19. C'hall Rd/Spring Road | 175 Spring Road | Electrical repair shop | A1 |
| 26. Reynolds Road | 5 Reynolds Road | Loans/Pawnbroker | A2 |
| 34. Bramford Lane | 236 Bramford Lane | Hairdresser | A1 |
| 36. Spring Road | 556 Spring Road | 2 nd hand goods/antiques | A1 |
| 44. St Matthew's Street | 40 St Matthew's St | Food store | A1 |
| | 52 St Matthew's St | Bridal shop | A1 |
| | 60 St Matthew's St | Health products | A1 |
| | 65 St Matthew's St | Office | B1 |
| 46. Woodbridge Rd(28-110) | 76-8 Woodbridge Rd | Hot food takeaway | A5 |
| District Centre | Premises | Former Business Type | Use Class |
| 7. Norwich Road | 5 Norwich Rd | Tattoo studio | SG |
| | 53 Norwich Rd | Leisure equipment | A1 |
| | 84 Norwich Rd | Newsagent | A1 |
| 13. Wherstead Road | 25 Wherstead Rd | Butcher's shop | A1 |

| | | | |
|---------------------|-------------------|---------------|----|
| | 198 Vernon St | Public house | A4 |
| 23. Felixstowe Road | 142 Felixstowe Rd | Hairdresser | A1 |
| | 175 Felixstowe Rd | Public house | A4 |
| | 178 Felixstowe Rd | Hairdresser | A1 |
| | 187 Felixstowe Rd | Letting agent | A2 |
| | 193 Felixstowe Rd | Hairdresser | A1 |

Table 2 illustrates that 12 of the 20 twenty premises that have become vacant are in just 3 centres, two of which are district centres. Only two of the new vacancies are situated in suburban shopping parades (Garrick Way and Reynolds Road), with the remainder being in areas of predominantly older, private housing. The St Matthew's Street local centre and Norwich Road district centre follow on from one another and are part of the same thoroughfare which forms a large alternative shopping area with a combined total of approaching 100 commercial units, relatively close to the town centre. The Felixstowe Road district centre is a large centre of almost 50 commercial units which sprawls along Felixstowe Road and includes the newer Co-op and Aldi stores of the Rosehill Centre. Planning permission has recently been granted for additional retail units at this location, including the replacement of two existing vacant units with a new A1 unit. Despite five new vacancies in Felixstowe Road, two previously vacant premises are now occupied and as in the case of Norwich Road the number of vacant units should be seen in the context of the size of these centres.

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

Table 3: Vacant Units in District Centres

| | Total Units | Vacant Units | % Vacant |
|--------------------------|--------------------|---------------------|-----------------|
| 7. Norwich Road | 69 | 13 | 18.8% |
| 13. Wherstead Road | 23 | 8 | 34.8% |
| 18. Woodbridge Road | 40 | 3 | 7.5% |
| 23. Felixstowe Road | 53 | 8 | 15.1% |
| 48. Duke Street | 28 | 11 | 39.3% |
| Other 6 district centres | 104 | 0 | 0.0% |
| Totals | 317 | 43 | 13.3% |

The fact that six out of eleven district centres have no vacant shop units suggests that they are generally functioning well. The five centres with vacancies (with the exception of Wherstead Road) are four of the five largest district centres and they are the larger by some way with the smaller five centres having between only five and seventeen units each. Duke Street is unique in that it is a new centre, less than ten years old where nearly all the units are newly built and many of these are yet to be occupied. It is anticipated that further development in that area would result in the units becoming occupied. Each of the other three centres with vacancies has a distinct character of its own, but what they all have in common is that they are strung along arterial routes into the town centre in areas of late nineteenth or early twentieth century housing. These centres span both sides of what are busy roads often with narrow footways; many of the shops are small and generally not purpose built, in contrast to the premises in the other district centres.

Of the 407 units in the 34 local centres, 22 (5.4%) are vacant. The 22 vacant units are spread between just 13 of the 34 local centres, meaning that 21 centres are fully occupied. Table 4 provides a summary of the vacancies in the 13 local centres where there are empty units.

Table 4: Vacant Units in Local Centres

| | Total Units | Vacant Units | % Vacant |
|----------------------------|--------------------|---------------------|-----------------|
| 2.Garrick Way | 12 | 2 | 16.7% |
| 4.Dales Road | 9 | 1 | 11.1% |
| 8.Dickens Road | 6 | 1 | 16.7% |
| 25.Clapgate Lane (207-327) | 9 | 1 | 11.1% |
| 26.Reynolds Rd | 13 | 1 | 7.8% |
| 29.Queen's Way | 22 | 1 | 4.5% |
| 33.St Helen's St | 31 | 3 | 9.7% |
| 34.Bramford Lane | 12 | 2 | 16.6% |
| 35.Bramford Road | 30 | 2 | 6.6% |
| 36.Spring Road | 10 | 1 | 10.0% |
| 44.St Matthew's Street | 27 | 4 | 14.8% |
| 45.Grimwade St | 9 | 1 | 22.2% |
| 46.Woodbridge Road | 16 | 2 | 12.5% |
| Other 21 local centres | 201 | 0 | 0% |
| Totals | 407 | 22 | 5.4% |

In most of the 13 centres which are not fully occupied, only one or two shop units are vacant. The two exceptions to this are, St Helen's Street (3 vacant units) and St Matthew's Street (4 vacant units). These local centres are two of the five largest local centres, having 31 and 24 shop units respectively in total, which is more than some district centres. Both St Helen's Street and St Matthew's Street are on the edge of the town centre and are set beside arterial routes with often narrow footways, similar in character to the district centres which have relatively high numbers of vacant units. All four of the vacant premises in St Matthew's Street are notable for being occupied at the time of the 2013 survey. The empty St Helen's Street units were vacant in 2013 also.

Services provided by district & local centres

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

Table 5: Mix of Uses in District and Local Centres

| | Food & Convenience Stores (A1) | Post Offices (A1) | Other Retail (A1) | Hairdressers, Beauty Salons & Tattooists | Launderettes & Dry Cleaners | Betting Shops (A2) | Banks/Building Societies (A2) | Other A2 Uses | Cafes/Restaurants (A3) | Public Houses (A4) | Takeaways (A5) | Other Uses |
|--------------------------|---|--------------------------|--------------------------|---|--|---------------------------|--------------------------------------|----------------------|-------------------------------|---------------------------|-----------------------|-------------------|
| Local Centres (units) | 64 | 10 | 92 | 54 | 7 | 6 | 2 | 8 | 5 | 17 | 60 | 31 |
| Uses as %'s | 17.9% | 2.8% | 25.8% | 15.2% | 2.0% | 1.7% | 0.6% | 2.2% | 1.4% | 4.8% | 16.9% | 8.7% |
| District Centres (units) | 45 | 4 | 75 | 29 | 4 | 8 | 6 | 7 | 11 | 2 | 34 | 17 |
| Uses as %'s | 18.6% | 1.7% | 30.9% | 11.9% | 1.7% | 3.3% | 2.5% | 2.9% | 4.5% | 0.8% | 14.0% | 7.0% |
| Totals | 109 | 14 | 167 | 83 | 11 | 14 | 8 | 15 | 16 | 19 | 94 | 48 |
| | 18.5% | 2.4% | 28.2% | 14.1% | 1.9% | 2.4% | 1.4% | 2.5% | 2.7% | 3.2% | 15.9% | 8.2% |

Retail (A1) uses dominate in both local and district centres and there is variety in the retail offer. Whilst food and convenience stores account for more than a third of shops in retail use, over a quarter of all units are occupied by other retailers providing a wide range of goods and services from home furnishings to second hand goods and from funeral services to model railway goods. District centres have a slightly higher proportion of retail shops than local centres on average. After retail uses, the next most common activity is the sale of hot takeaway food. Local centres also have a higher proportion of hairdressers, beauty salons and tattooists than district centres and these activities complete the group of the four most common uses in all centres, each occupying at least 10% of shop units. In local centres there are 17 public houses (4.4% of premises), however there are just 2 public houses (0.7% of premises) in district centres. The public house figure is however distorted by the fact that the St Helen's Street local centre alone contains four public houses.

Residential uses have been omitted from Table 5, however there were a total of 61 residential units in both district and local centres in 2014. The centres with the largest number of residential units are the older centres where many units would have traditionally been constructed as dwellings. These centres also generally have a large number of units and therefore continue to offer a mix of uses and function as a centre even with the existence of residential units.

Survey results in relation to Retail Policy DM21

Policy DM21 states that A2-A5 retail uses will only be permitted in district and local centres where they do not exceed 40% of the total ground floor frontage and of this 40% no more than 20% will be permitted for A4 or A5 uses. Table 6 shows the percentage of district and local centre frontage occupied by A2-A5 uses.

Table 6: Frontage Occupation of A2-A5 Uses

| | Local Centres | District Centres | All Centres |
|--|---------------|------------------|-------------|
| % frontage occupied by A2 uses | 4.3 | 11.6 | 7.3 |
| % frontage occupied by A3 uses | 0.9 | 5.9 | 2.9 |
| % frontage occupied by A4 uses | 9.9 | 2.9 | 7.0 |
| % frontage occupied by A5 uses | 12.1 | 10.9 | 11.6 |
| % frontage occupied by A2-A5 uses | 27.1 | 31.3 | 28.8 |

Table 6 shows that on average across all district and local centres the aim to limit A2-A5 uses to 40% is being met, but this blanket figure does hide the fact that there is a minority of centres where there is in excess of 40% A2-A5 uses. Of the 34 local centres, seven have in excess of 40% of their frontage length given over to A2-A5 uses and the same is true of three of the eleven district centres. Table 7 indicates which centres have more than 40% of their frontage lengths occupied by A2-A5 uses.

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

| | Total frontage length (metres) | Total A2-A5 frontage length (metres) | A2-A5 frontage length as % of total |
|-------------------------------|--------------------------------|--------------------------------------|-------------------------------------|
| Local Centres | | | |
| 10. Cambridge Drive | 28.5 | 15.5 | 54.4% |
| 12. Maidenhall Approach | 42.8 | 27.8 | 65.0% |
| 24. Selkirk Road | 87.6 | 38.2 | 43.6% |
| 32. Cliff Lane | 98.6 | 39.6 | 40.2% |
| 36. Spring Road | 100.6 | 40.3 | 40.1% |
| 40. Bramford Road(560/651-77) | 32.1 | 13.8 | 43.0% |
| 46. Woodbridge Road (28-110) | 72.2 | 33.4 | 46.3% |
| District Centres | | | |

| | | | |
|--------------------|-------|-------|-------|
| 13. Wherstead Road | 228.4 | 109.6 | 48% |
| 47. Ravenswood | 158.4 | 73.4 | 46.3% |
| 48. Duke Street | 405.3 | 206.5 | 50.9% |

Of the seven local centres in Table 7, five (Maidenhall Approach, Selkirk Road, Cliff Lane, Woodbridge Road and Spring Road) feature public houses (A4 uses class) with very large frontages in comparison to standard shop frontages; these public houses largely account for the large proportion of A2-A5 uses. Bramford Road and Cambridge Drive are all very small centres with five or fewer shop units and therefore the percentage figure for A2-A5 uses can be dramatically altered by a change to just a single unit. The two district centres in Table 7 are both newly built and as mixed use developments consents for uses within the full A1-A5 range were permitted. Again, the Ravenswood centre includes a public house with a disproportionately large frontage and a McDonald's restaurant of which the same is true. Equally, Duke Street includes a 42m long frontage belonging to a former estate agency (A2 use) plus a restaurant and takeaway (A3 and A5 respectively) with a combined frontage of 50 metres.

Conclusions

The following main conclusions can be drawn from the 2014 survey of district and local centres:

- Overall, the majority of district and local centres continue to do well, providing a range of goods and services with an emphasis on retail provision and in particular food and household items.
- After basic retail provision the most common types of businesses are hairdressers and hot food takeaways.
- In most centres A2-A5 uses do not exceed 40% of the frontage, reflecting the aims of policy DM21. In the few circumstances where A2-A5 uses exceed 40% this is generally due to the unique and acceptable circumstances of that centre. The relative success of most centres suggests that the policy does not have a negative effect on trading.
- Across the whole Borough the number of vacant units fell slightly and there was a significant level of 'churn' with closing businesses being replaced by others.
- Many centres are operating with no empty shop units and in most centres where there are vacant units there are only one or two.
- There are broad similarities to the centres with the highest proportions of vacant units. These tend to be older, larger centres spanning arterial routes where the commercial units were not purpose built as such. Due to the large number of units in such centres it appears that they continue to provide the function of local or district centre.

Appendix 1: Core Strategy Policies

POLICY CS14: RETAIL DEVELOPMENT

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

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

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

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

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

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

DM21: DISTRICT AND LOCAL CENTRES

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

Within the defined District and Local Centres:

- a. proposals for the provision of additional shops or extensions to existing shops will be permitted provided they are of a scale appropriate to the centre. The requirements of Planning Policy Statement 4 (PPS4) should be satisfied;
- b. proposals for change of use from A1 to A2- A5 retail uses will be permitted where they will not exceed 40% of the total identified ground floor frontage, provided the identified shopping frontage or the shopping character and range of shops is not unacceptably diminished. Of this 40%, no more than 20% of the total identified ground floor frontage will be permitted for A4 or A5 uses;
- c. proposals for the change of use of ground floor units to community facilities will be permitted provided that:
 - i. the unit does not occupy a prominent position in the Centre;
 - ii. satisfactory vehicular access and car parking can be provided;
 - iii. the unit has suffered from a clearly demonstrated long-term vacancy for a period of at least 12 months; and
 - iv. the physical treatment of the unit minimises the problem of dead frontages or is appropriate to the proposed use.

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

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

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

Appendix 2: Use Classes

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

A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.

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

A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs).

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

B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).

B8 Storage or distribution - This class includes open air storage.

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

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

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

C3 Dwellinghouses - this class is formed of 3 parts:

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

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

D1 Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.

D2 Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

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