

Ipswich Local Plan

Central Shopping Area – Identified Frontages Survey Report

October 2018



IPSWICH
BOROUGH COUNCIL

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Section A – Introduction and Policy Context

The revised National Planning Policy Framework¹ (2018) (NPPF) states that planning policies should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. To achieve this the NPPF states that policies should define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of the centre. The Council's planning policies are set out within the Ipswich Borough Council Local Plan 2011-2031 which was adopted in February 2017. The adopted plan introduced changes to the frontages in the Central Shopping Area by way of additions, alterations and deletions. The deleted frontages were largely in peripheral locations where there was little demand for shops and low pedestrian flows for example Carr Street.

Under the adopted plan policy CS14 aims to maintain and enhance the attraction and market share of Ipswich Central Shopping Area, and strengthen its regional role. Policy DM20 aims to ensure that retail remains the prominent use within the Central Shopping Area. The policy sets limits on the proportion of frontages in A2-A5 uses and other town centre uses for the Primary, Secondary and Specialist Shopping Frontage Zones. The policy states that the Council would not grant permission for uses outside of classes A1-A5 and other main town centre uses in ground floor premises. The full text of policies CS14 and DM20 is contained in Appendix 1.

The Council is currently undertaking a review of the adopted Local Plan to extend the plan period from 2031 to 2036. At the time of writing this report, a Preferred Options (Regulation 18) version of the Local Plan Review has been prepared and has been published for consultation from January – March 2019. The Preferred Options Local Plan Review includes changes to retail policies. Of particular relevance is the proposed change from a frontage-measurement approach to a unit-counting approach to determining the percentage of uses, as well as the proposed grouping of multiple frontages into sub-groups rather than individual frontages. In addition, based on evidence from the Retail and Commercial Leisure Study (2017) used to inform the Local Plan Review, changes to the extent of the Primary, Secondary and Specialist shopping areas are also proposed. However, as this Local Plan Review is at an early stage, the frontages will continue to be monitored in accordance with the adopted Local Plan (2017) until the Local Plan Review has been formally adopted (anticipated late-2020). Further information regarding the Local Plan Review can be viewed on the Ipswich Borough Council website: <https://www.ipswich.gov.uk/services/ipswich-local-plan>

The survey of the Central Shopping Area is carried out annually in the summer/autumn months to show retail trends across Ipswich town centre. This survey was completed in October 2018 and involved carrying out a visual inspection of each unit. The retail area covered is shown on Plan 1 in Appendix 2. A similar survey of the local and district centres is also undertaken annually and is reported separately.

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. This Order is periodically amended, the most recent amendment comprising The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015. The Order allows for changes of use within the same class. It is generally the case that planning permission is needed to change from one use class to another, although there are exceptions where the Order does allow some changes between uses (known as Permitted Development rights). The Use Classes are shown in Appendix 3.

Planning permission is not needed when the existing and the proposed uses fall within the same 'use class', or if The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the 'GPDO'), says that a change of use is permitted to another specified 'use class'. The latest updates to legislation came into force on 1 October 2017.

On the 15th April 2015 the Government created new Permitted Development rights which mean that planning permission is now not required for a change of use from A1 (shop) to either A2 (financial and professional services) or A3 (cafes and restaurants) and from A2 to A3, where the change of

¹ National Planning Policy Framework (Department of Communities and Local Government, 2018)

use represents 150sqm floorspace or less. Change of use is also permitted from A1 or A2 use to D2 (assembly and leisure uses) where the A1 use existed on 5th December 2013. Betting shops and payday loan shops are now classified as Sui Generis (they were formerly A2) and therefore planning permission is required for any change of use to or from such uses. **These uses are therefore now excluded from the calculation of A2-A5 frontage length within this survey.**

Whilst general comparisons can be made between surveys, from 2012 the survey has reclassified the Use Classes to accord with the Use Classes Order 1987 as amended. This has resulted in the reclassifying of units previously identified as 'V' for vacant. Where known, the last known occupant is listed in brackets and the Use Class reassigned to the last known Use Class in brackets after the 'V'. The vacant units are shown on Plan 2. In addition, where the occupant has changed since the previous survey (October 2017) the former occupant is shown in brackets. In this 2018 edition of the report, **nail salons and beauticians have also been corrected to Sui Generis, as in previous monitoring reports they have been recorded as A1.**

The Use Classes included within the tables in Section C of this report are those which represent the use within each unit at the time of the survey. **This should not be taken as an indication of the current lawful use of the unit and does not indicate that the Council would support the use where it is operating outside of its current legal use.**

Where a shop unit is located on a street corner or has frontages on more than one street it will appear on more than one identified frontage, with a note included in the survey identifying the location of the customer access to the unit. The frontage length is shown for each unit in a particular frontage group and has the letter P, S or SP entered, which reflects whether it is a Primary, Secondary and Specialist Shopping Frontage Zone in accordance with Core Strategy policy, as shown on Plan 2 in Appendix 2. The survey relates to the ground floor units with the exception of the Sailmakers Shopping Centre (previously Tower Ramparts) and the Buttermarket Centres where the frontage extends to the first and second floors. This survey refers to the different uses within the frontages in terms of the uses defined in the Use Classes Order. The use classes are shown in Appendix 3². In accordance with the guidance contained in the Council's Central Shopping Areas – Identified Frontages Supplementary Planning Guidance (1997) doors leading to upper floor units are excluded from the calculations of frontages but are included within this report for information.

Please note that the total of '% of frontage' column in the tables below does not sum to 100% in all cases due to rounding.

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

Section B – Identified Frontages Index

The frontages as identified in the October 2018 survey of the Central Shopping Area are listed below.

Frontage	Address	Frontage	Address
1	22-32 (even) St Matthew's Street	55	31-47 (odd) Tavern Street
2	2-20 (even) St Matthew's Street	56	Hatton Court (East Side)
3	1-31 (odd) St Matthew's Street	57	46-62 (even) Tavern Street
4	61-67 (odd) Westgate Street	58	2-16 (even) Upper Brook Street
5	35-55 (odd) Westgate Street	59	43-57 (odd) Butter Market
6	36-58 (even) Westgate Street	60	St Lawrence Street (East Side)
7	2-30 (even) Crown Street	61	2-18 St Margaret's Plain & 59 St Margaret's Street. Frontage Deleted
8	1-17 (odd) High Street	62	12-28 (even) Northgate Street
9	High Street (East Side)	63	1-9 (odd) Great Colman Street
10	Sailmakers Centre	64	2-10 (even) Great Colman Street
11	Providence Street (West Side)	65	2-10 (even) Northgate Street
12	16-32 (even) Westgate Street	66	1-19 (odd) Carr Street
13	1-33 (odd) Westgate Street	67	2-24 (even) Carr Street
14	Providence Street (East Side 1)	68	1-9 (odd) Tacket Street
15	Providence Street (East Side 2)	69	1-39 (odd) Upper Brook Street
16	Lloyds Avenue (West Side)	70	39a Upper Brook Street to Tacket Street
17	Waterloo House to 14 Westgate Street	71	21-43 (odd) Carr Street
18	2-10 (even) Cornhill	72	26-38 (even) Carr Street
19	2-38 Queen Street & 3 Princes Street	73	1-19 (odd) Old Foundry Road
20	Lloyds Avenue (East Side)	74	47-75 (odd) Carr Street
21	Sailmakers Centre (North)	75	68-70 (even) Carr Street Frontage Deleted
22	Tower Street (West Side)	76	6-20 (even) Upper Orwell Street Frontage Deleted
23	13 Cornhill to 9 Tavern Street	77	22-28 (even) Upper Orwell Street Frontage Deleted
24	13-19 (odd) Tavern Street	78	34-76 (even) Upper Orwell Street
25	1-7 (odd) Thoroughfare	79	9-13 (odd) Orwell Place
26	2 Tavern Street to The Walk	80	2-26 (even) St Helen's Street Frontage Deleted
27	2-14 (even) The Walk, 9-17 (odd) Thoroughfare	81	1a-3 (odd) Upper Orwell Street Frontage Deleted
28	1 Princes Street	82	25-43 (odd) Upper Orwell Street Frontage Deleted
29	Thoroughfare (south side) Princes Street to the Walk	83	45-75 (odd) Upper Orwell Street
30	18 Thoroughfare to Butter Market	84	1-13 (odd) Eagle Street
31	1-7 (odd) Butter Market	85	3 Friars Street to St Nicholas Street
32	1-15 The Walk (East Side)	86	2-24 (even) St Nicholas Street
33	16-28 Tavern Street	87	2-34 (even) St Peters Street
34	Dial Lane (West Side)	88	Falcon Street to 9 St Nicholas Street
35	9-23a (odd) Butter Market	89	17-47 (odd) St Nicholas Street
36	4 Butter Market & 1-31 (odd) Queen Street	90	St Nicholas Street to 9 Silent Street
37	6-28 (even) Butter Market	91	1-3 (odd) St Peters Street
38	St Stephen's Lane (West Side)	92	5-35 (odd) St Peters Street
39	Old Cattle Market (North Side)	93	2 Falcon Street to Silent Street
40	Tower Street (East Side)	94	32 Silent Street to 6 Old Cattle Market
41	Hatton Court (West Side). Frontage Deleted	95	2-16 (even) Dogs Head Street
42	21-29 (odd) Tavern Street	96	1-5 (odd) Lower Brook Street
43	Dial Lane (East Side)	97	2-26 (even) Tacket Street
44	30-44 (even) Tavern Street	98	18-44 (even) Tacket Street
45	St Lawrence Street (West Side)	99	2-14 (even) Orwell Place
46	25-41 (odd) Butter Market	100	2-6 (even) Fore Street
47	30-54 (even) Butter Market	101	14-32 (even) Fore Street
48	20-26 (even) Upper Brook Street	102	4-10 (even) Eagle Street
49	30-44 (even) Upper Brook Street	103	1-43 (odd) Fore Street
50	1 Dogs Head Street to Upper Brook Street	104	Sailmakers Centre (Ground Floor)
51	St Stephen's Lane (East Side)	105	Sailmakers Centre (First Floor)
52	17 St Stephen's Lane to Dogs Head Street	106	Frontage Deleted: redeveloped
53	7-13 (odd) Northgate Street Frontage Deleted	107	Buttermarket Centre (Ground Floor)
54	1-5 (odd) Northgate Street	108	Buttermarket Centre (First Floor)

Section C – Survey Results

Identified Frontage 1 (Secondary)

22 – 32 (even) St Matthew's Street

Identified Frontage Length = 62.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-004	22	O Patio	Café	A3	S	8	13
TC-003	24	O Patio	Café	A3	S	9	14
TC-002	26-28	Vacant (Ipswich Furniture Project)	Vacant (Second-hand furniture)	V (A1)	S	11.3	18
TC-001	30	My Local (Vacant)	Convenience Store (Vacant)	A1(V)	S	33.8	54
						62.1	

Percentage of identified frontage length A1 (including vacant units) = 72%

Percentage of identified frontage length A2-A5 = 27%

Percentage of identified frontage length vacant = 18%

Percentage of identified frontage length occupied = 81%

Identified Frontage 2 (Secondary)

2 – 20 (even) St Matthew's Street

Identified Frontage Length = 69m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-011	2	British Heart Foundation	Furniture and electrical charity shop	A1	S	19.7	29
TC-010	4-10	Ipswich Furniture Project	Second-hand furniture	A1	S	10.1	15
TC-009	8	Ipswich Furniture Project	Second-hand furniture	A1	S	11.2	16
TC-008	12	St Elizabeth Hospice	Charity shop	A1	S	5.6	8
TC-007	14	M&M Pharmacy	Pharmacy	A1	S	5.6	8
TC-006	16	CLC Bookshop	Bookshop	A1	S	5.6	8
TC-005	18-20	Southgate Funeral Directors	Undertakers	A1	S	11.2	16
						69	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant= 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 3 (Secondary)

1 – 31 (odd) St Matthew's Street

Identified Frontage Length = 91.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-021	1	Franklins	Haberdashery	A1	S	7.6	8
TC-020	3-11	Vacant (Vacant)	Vacant (Vacant)	V (A1)	S	22.7	25
TC-019	13	Armafone	Mobile phones	A1	S	4.7	5
TC-018	15	Regal (MK News Food & Wine)	Newsagent	A1	S	5.1	5
TC-017	17	Alpha Hair and Beauty	Beauty	A1	S	5.3	6
TC-016	17a	KEBAPIZZA	Takeaway	A5	S	4.4	5
TC-015	19	Mind	Charity Shop	A1	S	3.7	4
TC-014	21	Star Express Restaurant	Café	A3	S	4.4	5
TC-013	23-31	Spoon World Buffet (Vacant)	Restaurant / Public house (Vacant)	A3 (V)	S	24	26
TC-012	1 Civic Drive	Vacant (Vacant)	Vacant (Vacant)	V (D1)	S	10	11
						91.9	

Percentage of identified frontage length A1 (including vacant units) = 53%

Percentage of identified frontage length A2-A5 = 36%

Percentage of identified frontage length D1 (including vacant units) = 11%

Percentage of identified frontage length vacant = 36%

Percentage of identified frontage length occupied = 64%

Identified Frontage 4 (Secondary)

61 – 67 (odd) Westgate Street

Identified Frontage Length = 30.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-025	59	LAS Barbers (Vacant)	Hairdressers (Vacant)	A1 (V)	S	7.5	25
	61	Ipswich Town European Food Store (Vacant)	Supermarket (Vacant)	A1 (V)	S	7.5	25
TC-024	63	Warhammer (Games Workshop)	Games	A1	S	5.2	17
TC-023	65	Ipswich Outreach (Vacant)	Charity Shop (Vacant)	A1 (V)	S	5	17
TC-022	67	New Collections	Clothing	A1	S	5.1	17
						30.3	

Percentage of identified frontage length A1 (including vacant units) = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 5 (Secondary)

35 – 55 (odd) Westgate Street

Identified Frontage Length = 62.2m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-033	35	Vacant (Vacant)	Vacant (Vacant)	V (A1)	S	5.6	9
TC-032	37	Betfred	Betting Office	SG	S	5.5	9
TC-031	39	German Doner Kebab (Vacant)	Take away (Vacant)	A5 (V)	S	4	6
TC-030	41-43	Trespass	Outdoor clothing	A1	S	11.3	18
TC-029	45-49	Vacant (Superdrug)	Vacant (Chemist)	V (A1)	S	12.9	21
TC-028	51	Greggs	Bakery	A1	S	6.4	10
TC-027	53	Cancer Research UK	Charity shop	A1	S	6.7	11
TC-026	55-57	Cashino Amusements	Gaming	SG	S	9.8	16
						62.2	

Percentage of identified frontage length A1 (including vacant units) = 69%

Percentage of identified frontage length A2-A5 = 6%

Percentage of identified frontage length SG = 25%

Percentage of identified frontage length vacant = 30%

Percentage of identified frontage length occupied = 70%

Identified Frontage 6 (Secondary)

36 – 58 (even) Westgate Street

Identified Frontage Length = 88.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-044	36 (also Frontage 8) Door on this side	Ann Summers	Speciality clothing	A1	S	6.7	8
TC-043	38	Love Thy Burger	Restaurant	A3	S	10	11
TC-042	40a	Stylers Hair Salon	Hairdressers	A1	S	5.2	6
TC-041	40	PMG Schoolwear	Children's clothing	A1	S	6.7	8
TC-040	42	Shoe Zone	Shoe shop	A1	S	9	10
TC-039	44	Ecigwizard	E cigarettes	A1	S	5.6	6
TC-038	46	Suffolk Mind Partnership	Charity shop	A1	S	4.6	5
TC-037	48	Welch Pharmacy	Pharmacy	A1	S	6.5	7
TC-036	50-54	Bon Marche	Clothing	A1	S	20.1	23
TC-035	56	Everest	Barber shop	A1	S	6.3	7
TC-034	58	Eastern Savings Credit Union	Financial services	A2	S	7.8	9
						88.5	

Percentage of identified frontage length A1 = 80%

Percentage of identified frontage length A2-A5 (including vacant units) = 20%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 7 (Specialist)

2 – 30 (even) Crown Street (TC-047, TC-048 & TC-049 removed from CSA though the Local Plan February 2017)

Identified Frontage Length = 28.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-045	10-12	Pennington's	Estate agency	A2	SP	15.6	67
TC-046	14-16	Ozzie Barber Lounge	Barbers	A1 (V)	SP	7.8	33
						23.4	

Percentage of identified frontage length A1 (including vacant units) = 33%

Percentage of identified frontage length A2-A5 = 67%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 8 (Secondary)

1 – 17 (odd) High Street

Identified Frontage Length = 55.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-044	36 Westgate St (also Frontage 6)	Ann Summers	Speciality clothing	A1	S	19.5	36
TC-050	5	Vaping liquid	E Cigarettes	A1	S	3.8	7
TC-051	7-9	Just Recruitment (Vacant)	Office (Vacant)	B1 (V)	S	9.1	16
TC-051a	11-13	Freedom Tattoos	Tattoo studio	SG	S	7.4	13
TC-052	15	Chinese Wellness Centre	Massage/treatments	D1	S	4	7
TC-053	17	The Money Shop	Pawnbrokers	A2	S	11.5	21
						55.3	

Percentage of identified frontage length A1 = 43%

Percentage of identified frontage length A2-A5 = 21%

Percentage of identified frontage length B1 = 16%

Percentage of identified frontage length D1 = 7%

Percentage of identified frontage length SG = 13%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 9 (Secondary)

High Street (East Side)

Identified Frontage Length = 43.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-054	32 Westgate St (also Frontage 12)	Moss Bros	Clothing	A1	P	16.5	38
TC-055	6	Café Portoccino (J&G Café)	Coffee shop	A1	S	5.2	12
TC-056	8	PC Factory	Computer repairs	A1	S	6.1	14
TC-057	10	Charlene Nail Bar	Beauty treatments	SG	S	5	12
TC-058	12	Grace and Lace Bridal	Bridal wear	A1	S	6	14
TC-059	14-16 (also Frontage 10)	Bohemia	Hairdressers	A1	S	4.5	10
						43.3	

Percentage of identified frontage length A1 = 88%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length SG = 12%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 10 (Primary)

Sailmakers

Identified Frontage Length = 57.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-059	14 High St (also Frontage 9) Door on corner	Bohemia	Hairdressers	A1	S	6.7	12
TC-060	16-26 Westgate St (also Frontages 11 & 12)	Marks and Spencer	Variety store	A1	P	51	88
						57.7	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 11 (Primary)

Providence Street (West Side)

Identified Frontage Length = 73.2m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-060	16-26 Westgate St (also Frontages 10 & 12)	Marks and Spencer	Variety store	A1	P	73.2	100
						73.2	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 12 (Primary)

16-32 (even) Westgate Street

Identified Frontage Length = 53.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-060	16-26 (also Frontages 10 & 11) Door on this side	Marks and Spencer	Variety store	A1	P	36	67
TC-061	28	Burger King	Restaurant	A3	P	7.7	14
TC-062	30	Card Factory	Greetings cards	A1	P	6.3	12
TC-054	32 (also Frontage 9) Door on this side	Moss Bros	Clothing	A1	P	3.9	7
						53.9	

Percentage of identified frontage length A1 = 86%

Percentage of identified frontage length A2-A5 = 14%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 13 (Primary)

1 – 33 (odd) Westgate Street

Identified Frontage Length = 113.6m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-081	1-3 Westgate St (also Frontage 18) Door on this side	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	18.9	17
TC-073	5	H Samuel	Jeweller	A1	P	7	6
TC-072	7	Holland & Barrett	Health foods	A1	P	6.1	5
TC-071	11	Claire's Accessories	Fashion accessories	A1	P	5.9	5
TC-070	13	tReds	Shoe Shop	A1	P	7.5	7
TC-069	15-19	JDs	Shoe shop	A1	P	14.4	13
TC-068 TC-067	21 - 23	Primark	Clothing	A1	P	29.1	26
TC-066	25	Caffé Nero	Café/sandwich shop	A1	P	6	5
TC-065	27	Vacant (Menkind)	Vacant (Gifts)	V (A1)	P	5.7	5
TC-064	29	Tessuti (Vacant)	Clothing	A1	P	8.1	7
TC-063	33	Monsoon	Clothing	A1	P	4.9	4
						113.6	

Percentage of identified frontage length A1 (including vacant units) = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 22%

Percentage of identified frontage length occupied = 78%

Identified Frontage 14 (Primary)

Providence Street (East Side 1)

Identified Frontage Length = 36.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-074	14 Westgate St (also Frontage 17)	Clarks	Shoe shop	A1	P	36.5	100
						36.5	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 15 (Specialist)

Providence Street (East Side 2) (TC-075 & TC-076 removed from Primary Frontage though the Local Plan February 2017)

Identified Frontage Length = 35.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-075	2 Crown & Anchor Mews, Sailmakers	Escape Beauty Rooms	Beauty salon	SG	SP	20.8	59
TC-076	1 Crown & Anchor Mews, Sailmakers	Pennikkity Pots	Ceramics	A1	SP	14.3	41
						35.1	

Percentage of identified frontage length A1 = 41%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length SG = 59%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 16 (Primary and Specialist)

Lloyds Avenue (West Side)

Identified Frontage Length = 118m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-077	Mecca Bingo, Lloyds Avenue	Mecca Bingo	Bingo hall	D2	SP	55.3	47
TC-078	2-8 Westgate Street (also Frontage 17)	Debenhams	Department store	A1	P	62.7	53
						118	

Percentage of identified frontage length A1 = 53%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length D2 = 47%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 17 (Primary)

Waterloo House to 14 Westgate Street

Identified Frontage Length = 90.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-078	2-10 (also Frontage 16) Door on this side	Debenhams	Department store	A1	P	59.7	66
TC-080	12a	Office	Shoe shop	A1	P	6.6	7
TC-079	12	WHSmith/Post Office	Books/stationery/post office	A1	P	12.6	14
TC-074	14 (also Frontage 14) Door on this side	Clarks	Shoe shop	A1	P	12	13
						90.9	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 18 (Secondary)

2 – 10 (even) Cornhill

Identified Frontage Length = 50.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-081	2-6 (also Frontage 13)	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	16.1	32
TC-082	8	Manning's	Public house	A4	S	5.4	11
TC-083a	10	Mizu	Restaurant	A3	S	13.2	26
TC-083 TC-084	10	Vacant (Vacant)	Vacant (Vacant)	V (A4)	S	17	32
						50.7	

Percentage of identified frontage length A1 (including vacant units) = 32%

Percentage of identified frontage length A2-A5 (including vacant units) = 69%

Percentage of identified frontage length vacant = 64%

Percentage of identified frontage length occupied = 37%

Identified Frontage 19 (Secondary)

2 – 38 Queen Street & 3 Princes Street (CSA now includes 5 Princes Street)

Identified Frontage Length = 114m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-172 part	5 Princes Street	Vacant (Vacant)	Vacant (Vacant)	V (A3)	S	9.5	8.3
TC-173	3 Princes Street	Ladbrokes	Betting office	SG	S	16.1	14.1
TC-172 part	4 – 6 Queen Street	Vacant (Vacant)	Vacant (Vacant)	V (A3)	S	20.8	18.2
TC-174	8	Wardale Williams trading as 'Observatory'	Opticians	A1	S	4.9	4.3
TC-175	10	Staff Bank	Employment agency	A2	S	9.2	8.1
TC-176	12	Vacant ((Vacant))	Vacant (Vacant)	V (A2)	S	6.8	6.0
TC-177	16	Music World	Music	A1	S	10.1	8.9
TC-178	20	Cats Protection (Urban Vintage)	Charity Shop (Clothing)	A1	S	7.3	6.4
TC-179	22-24	Uniform Research (Urban Vintage)	Clothing (Cake decoration/supplies)	A1	S	4.8	4.2
TC-181	26-28	Subway	Sandwich shop	A1	S	5.4	4.7
TC-182	30	Lady Norfolk and Lord Rust	Furniture/collectables	A1	S	4.6	4.0
TC-183	32	S G R Solicitors	Solicitors	A2	S	1.5	1.3
TC-184	34	Rumbles Sandwich Bar	Sandwich shop	A1	S	4.4	3.9
TC-185 part	36	Century 21 (Philp Davis)	Estate agent	A2	S	8.6	7.5
TC-185 part	38	The Mortgage Link	Mortgage brokers	A2	S		
						114	

Percentage of identified frontage length A1 = 36.4%

Percentage of identified frontage length A2-A5 (including vacant units) = 49.4%

Percentage of identified frontage length SG = 14.1%

Percentage of identified frontage length vacant = 32.5%

Percentage of identified frontage length occupied = 67.4%

Identified Frontage 20 (Specialist)

Lloyds Avenue (East Side) (TC-269 & TC-270 no longer in primary frontage)

Identified Frontage Length = 129.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-271 (part)	12 (also Frontage 23)	Lloyds TSB	Bank	A2	P	28.1	22
TC-269	6	M W Ashton	Tobacconist	A1	SP	4.6	4
TC-270	8	Watts for Lunch (Carters)	Sandwich Bar	A1	SP	4.6	4
TC-271 (part)	12	Lloyds TSB	Bank	A2	SP	12.7	10
TC-272	18	Blackberry Clinic	Medical clinic	D1	SP	19	15
TC-273	22	Vacant (Vacant)	Vacant (Vacant)	V (A4)	SP	9.3	7
TC-274	24-26	Pizza Express	Restaurant	A3	SP	11	8
TC-275	28	Goodmans Lofts	Residential	C3	SP	2	2
TC-276	32	Kerseys Solicitors	Solicitors	A2	SP	4.7	4
TC-277	34	US Star Nails	Nail Bar	SG	SP	5.9	5
TC-278	36	Coral	Betting office	SG	SP	6.4	5
TC-279	38	Powwow and Pip (Vacant)	Café (Vacant)	A3 (V)	SP	6.7	5
TC-280	40	Vacant (Vacant)	Vacant (Vacant)	V (SG)	SP	9.3	7
TC-281	42	Mr Ipswich	Barbers	A1 (V)	SP	5.2	4
						129.5	

Percentage of identified frontage length A1 = 12%

Percentage of identified frontage length A2-A5 (including vacant units) = 56%

Percentage of identified frontage length C3 = 2%

Percentage of identified frontage length D1 = 15%

Percentage of identified frontage length SG (including vacant units) = 17%

Percentage of identified frontage length vacant = 14%

Percentage of identified frontage length occupied = 88%

Identified Frontage 21 (Primary)

Sailmakers (North)

Identified Frontage Length = 61.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-282	23 Tower Ramparts (also Frontage 105)	McColls	Newsagent	A1	P	11.1	18
TC-283	(also Frontages 104 & 105)	Iceland	Supermarket	A1	P	50.6	82
						61.7	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 22 (Primary)

Tower Street (West Side)

Identified Frontage Length = 41.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-284	11	The Rep	Public house	A4	P	21.7	52
TC-285	19 Tavern Street (also Frontage 24)	GAME	Computer games	A1	P	20.1	48
						41.8	

Percentage of identified frontage length A1 = 48%

Percentage of identified frontage length A2-A5 = 52%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 23 (Primary)

13 Cornhill to 9 Tavern Street

Identified Frontage Length = 72.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-271	13-15 Cornhill (also Frontage 20) Door on this side	Lloyds TSB	Bank	A2	P	18.9	26
TC-290	17-19 Cornhill	Burtens/ Dorothy Perkins	Clothing	A1	P	14.4	20
TC-289	3	Clintons	Greetings cards/gifts	A1	P	8.7	12
TC-288	5 (also Frontages 104 & 105) Door on this side	Boots	Pharmacy/variety store	A1	P	12.2	17
TC-287	7	Carphone Warehouse	Mobile phones	A1	P	10	14
TC-286	9	Apple iStore	Electronics	A1	P	7.9	11
						72.1	

Percentage of identified frontage length A1 = 74%

Percentage of identified frontage length A2-A5 = 26%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 24 (Primary)

13 – 19 (odd) Tavern Street

Identified Frontage Length = 44.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-291	13 (also Frontage 104) Door on this side	Pandora	Jewellers	A1	P	8.2	28
TC-292	13 (also Frontage 104) Door on this side	River Island	Clothing	A1	P	12.3	19
TC-293	15	Ipswich Institute Reading Room	Club	D1	P	3	7
TC-294 TC-295	17	Body Shop	Beauty products	A1	P	16.4	34
TC-285	19 (also Frontage 22) Door on this side	GAME	Computer games	A1	P	5.4	12
						44.3	

Percentage of identified frontage length A1 = 93%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length D1 = 7%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 25 (Primary)

1 – 7 (odd) Thoroughfare

Identified Frontage Length = 35.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-085	2-10 Tavern St (also Frontage 26)	NatWest	Bank	A2	P	13.6	38
TC-086	1	Snappy Snaps	Photographic shop	A1	P	5.3	15
TC-087	3	No 1 Currency Exchange	Currency exchange	A2	P	4.4	12
TC-088	5	Fancy Dress Hut	Fancy dress hire and buy	A1	P	5.5	15
TC-089	7 (also Frontage 27) Door on corner	Coes Newsagent	Newsagent	A1	P	7.1	20
						35.9	

Percentage of identified frontage length A1 = 50%

Percentage of identified frontage length A2-A5 = 50%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 26 (Primary)

2 Tavern Street to The Walk

Identified Frontage Length = 39m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-085	2-10 (also Frontage 25) Door on this side	Natwest	Bank	A2	P	24	61
TC-090	12	HSBC	Bank	A2	P	8	21
TC-091	14 (also Frontage 27)	F Hinds	Jeweller	A1	P	7	18
						39	

Percentage of identified frontage length A1 = 18%

Percentage of identified frontage length A2-A5 = 82%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 27 (Primary)

2 – 14 (even) The Walk, 9 – 17 (odd) Thoroughfare

Identified Frontage Length = 64.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-089	7 (also Frontage 25) Door on corner	Coes	Newsagent	A1	P	4.8	7
TC-096	11	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	4.5	7
TC-095	13	Faststitch	Clothes alterations	A1	P	5.1	8
TC-094	15-17	Vacant (Vacant)	Vacant (Vacant)	V (A3)	P	17.6	27
TC-093	12	Procter's Sausages	Food	A1	P	10.3	16
TC-092	10	Timpson	Shoe repairs	A1	P	3.9	6
TC-091	14 Tavern Street (also Frontage 26) Door on this side	F Hinds	Jeweller	A1	P	17.9	28
						64.1	

Percentage of identified frontage length A1 (including vacant units) = 72%

Percentage of identified frontage length A2-A5 (including vacant units) = 27%

Percentage of identified frontage length vacant = 34%

Percentage of identified frontage length occupied = 65%

Identified Frontage 28 (Secondary)

1 Princes Street

Identified Frontage Length = 33m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-097	1 (also Frontages 29 & 31). Door on this frontage	Barclays	Bank	A2	S	33	100
						33	

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 100%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 29 (Secondary)

Thoroughfare (South Side) Princes Street to The Walk

Identified Frontage Length = 50.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-097	1 Princes St (also Frontages 28 & 31) Door on this frontage	Barclays	Bank	A2	S	41.1	82
TC-098	1 The Walk	Ipswich Cobbler	Shoe repairs	A1	P	5	10
TC-099	18 Thoroughfare (also Frontage 30)	Bromley & Co	Gifts	A1	P	4.2	8
						50.3	

Percentage of identified frontage length A1 = 18%

Percentage of identified frontage length A2-A5 = 82%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 30 (Primary)

18 Thoroughfare to Butter Market

Identified Frontage Length = 24.6m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-099	18 (also Frontage 29) Door on this frontage	Bromley & Co	Gifts	A1	P	8.9	36
TC-100	22	Tandem Personnel	Employment agency	A2	P	1.6	7
TC-101	24	OHH DEER	Novelty gifts	A1 (V)	P	10.1	41
TC-102	7 Butter Market (also Frontage 31)	Vacant (Met-Rx)	Vacant (Sports nutrition)	V (A1)	P	4	16
						24.6	

Percentage of identified frontage length A1 = 93%

Percentage of identified frontage length A2-A5 = 7%

Percentage of identified frontage length vacant = 16%

Percentage of identified frontage length occupied = 84%

Identified Frontage 31 (Secondary)

1 – 7 (odd) Butter Market

Identified Frontage Length = 54.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-097	1 Princes St (also Frontages 28 & 29)	Barclays	Bank	A2	S	20.8	38
TC-105	1	Fenn Wright	Estate agency	A2	S	11.1	21
TC-104	3	Abbotts	Estate agency	A2	S	8.6	16
TC-103	5	Zami Fix	Mobile phone repairs	A1	S	4.7	9
TC-102	7 (also Frontage 30) Door on this side	Vacant (Met-Rx)	Vacant (Sports nutrition)	A1	P	8.9	16
						54.1	

Percentage of identified frontage length A1 = 25%

Percentage of identified frontage length A2-A5 = 75%

Percentage of identified frontage length vacant = 16%

Percentage of identified frontage length occupied = 84%

Identified Frontage 32 (Primary)

1 – 15 The Walk (East Side)

Identified Frontage Length = 68.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-114	16 Tavern St (also Frontage 33) Door not on this frontage	Thorntons	Confectionery	A1	P	9.5	14
TC-113	1	Donato	Hairdresser	A1	P	4.1	6
TC-112	3	The Sweet Hut (Vacant)	Confectionary (Vacant)	A1 (V)	P	3.7	5
TC-111	5	The Sweet Hut (Vacant)	Confectionary (Vacant)	A1 (V)	P	4.2	6
TC-110	7-9	Vacant (Galloway Coach Travel)	Vacant (Travel agency)	V (A1)	P	7.3	11
TC-109	11	Fish Face	Café & Crafts	A3	P	5	7
TC-108	13	John Michael	Hairdresser	A1	P	6.3	9
TC-107	15	Heroes	Fitness products	A1	P	7.4	11
TC-106	9 Butter Market (also Frontage 35) Door on both frontages	White Stuff	Clothing	A1	P	20.9	31
						68.4	

Percentage of identified frontage length A1 (including vacant units) = 93%

Percentage of identified frontage length A2-A5 = 7%

Percentage of identified frontage length vacant = 11%

Percentage of identified frontage length occupied = 89%

Identified Frontage 33 (Primary)

16 – 28 Tavern Street

Identified Frontage Length = 54.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-114	16 (also Frontage 32) Door on this side	Thorntons	Confectionery	A1	P	6.5	12
TC-115	18	Vision Express	Opticians	A1	P	6.1	11
TC-116	20	Superdrug (HMV)	Beauty / Chemists (Home entertainment)	A1	P	9.3	17
TC-117	22	Tiger	Variety Store	A1	P	12.1	22
TC-118	24-26	Paperchase	Stationery	A1	P	7.1	13
TC-119	28a	Hotter Shoes	Shoes	A1	P	7.7	14
TC-120	28 (also Frontage 34) Door on this side	Kiko Milano	Cosmetics	A1	P	5.6	10
						54.4	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 34 (Primary)

Dial Lane (West Side)

Identified Frontage Length = 51.2m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-120	28 Tavern Street (also Frontage 33)	Kiko Milano	Cosmetics	A1	P	15.9	31
TC-121	4	Berridges	Jeweller	A1	P	6	12
TC-122	6	Elegant nails	Nail salon	SG	P	3.8	7
TC-123	8	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	4.1	8
TC-124	10-12	Capellis	Hairdressers	A1	P	5.6	11
TC-125	14	Zeebra Chic	Gifts / Clothing	A1	P	6.3	12
TC-126	23a Butter Market (also Frontage 35)	Sharps	Furniture	A1	P	9.5	19
						51.2	

Percentage of identified frontage length A1 (including vacant units) = 93%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length SG = 7%

Percentage of identified frontage length vacant = 8%

Percentage of identified frontage length occupied = 92%

Identified Frontage 35 (Primary)

9 – 23a (odd) Butter Market

Identified Frontage Length = 67.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-106	9 (also Frontage 32)	The White Stuff	Clothing	A1	P	7.6	11
TC-132	1 st , 2 nd & 3 rd floors, 11 ³	JARK Recruitment (entrance to)	Employment agency	A2	P	2	n/a
TC-131	11	Carats	Jeweller	A1	P	2.4	4
TC-130	15	Waterstone's	Bookshop	A1	P	18.9	28
TC-129	17	Fat Face	Clothing	A1	P	9.1	13
TC-128	19	Patisserie Valerie	Café and cake shop	A3	P	8.5	12
TC-127	21	Joules	Clothing	A1	P	10.4	15
TC-126	23a (also Frontage 34) Door on this frontage	Sharps	Bedrooms	A1	P	10.5	15
						67.4	

Percentage of Identified Frontage length A1 = 86%

Percentage of Identified Frontage length A2-A5 = 12%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 98%

³ Doors to upper levels are excluded from the frontage calculations in accordance with the Central Shopping Area Identified Frontages Supplementary Planning Guidance (1997)

Identified Frontage 36 (Secondary)

4 Butter Market and 1 – 31 (odd) Queen Street

Identified Frontage Length = 114.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-199	1-5 Queen Street	Costa Coffee	Coffee bar	A3	S	19.5	17
TC-198	7	Hillfort (Vacant)	Law firm (Vacant)	A2 (V)	S	6.3	5
TC-197		Co-operative Bank	Bank	A2	S	4.1	4
TC-196	Ground floor, 7-11	Co-operative Bank	Bank	A2	S	14.1	12
TC-195	13	Central Canteen	Café	A3	S	5.6	5
TC-194	15	Zest (Vacant)	Charity shop (Vacant)	A1 (V)	S	12.7	11
TC-193	17	Martin & Co	Estate agency	A2	S	5.7	5
TC-192	19	Z1 Zip (Twig)	Barbers (Florist)	A1	S	5.9	5
TC-190	Ground floor, 21-23	Bella Napoli	Restaurant	A3	S	7.8	7
TC-191	Stairs to first floor, 21-23 ⁴	Adecco	Employment agency	A2	S	2	n/a
TC-189	25	Kare Plus (Vacant)	Care agency (Vacant)	A2 (V)	S	6.5	6
TC-188	27	Alan d	Hairdressing education	A1	S	5	5
TC-187	29	T K Maxx	Variety store	A1	S	7	6
TC-186	31	Bowmans	Bar/Restaurant	A4	S	14.2	13
						114.4	

Percentage of Identified Frontage length A1 (including vacant units) = 27%

Percentage of Identified Frontage length A2-A5 (including vacant units) = 74%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

⁴ Doors to upper levels are excluded from the frontage calculations in accordance with the Central Shopping Area Identified Frontages Supplementary Planning Guidance (1997)

Identified Frontage 37 (Primary)

6 – 28 (even) Butter Market (TC-133 no longer in primary frontage)

Identified Frontage Length = 76.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-133	6-8	Halifax	Bank	A2	S	6.8	8.8
TC-134	1 Butter Market Centre (also Frontage 107)	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	14.2	18.5
TC-627	12 Butter Market (also Frontage 107)	New Look	Clothing	A1	P	16.8	21.8
TC-137	16	TSB	Bank	A2	P	6.6	8.6
TC-138	18	Swarovski	Jewellers	A1 (V)	P	4.6	6
TC-138a	20	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	8	10.4
TC-139	22	Butter Market Lighting Centre	Lighting	A1	P	8.1	10.5
TC-140	24	Shake Away	Cafe	A3	P	4.9	6.4
TC-141	28 (also Frontage 38) Door on this side	J G Andrews	Jeweller	A1	P	6.8	8.8
						76.8	

Percentage of identified frontage length A1 (including vacant units) = 76%

Percentage of identified frontage length A2-A5 = 23.8%

Percentage of identified frontage length vacant = 28.9%

Percentage of identified frontage length occupied = 70.9%

Identified Frontage 38 (Primary)

St Stephen's Lane (West Side)

Identified Frontage Length = 78.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-345	1-7 Old Cattle Market (also Frontage 39)	Revolution	Bar	A4	P	19.1	24.2
TC-624	Unit 11 The Buttermarket Centre	Wagamama	Restaurant	A3	P	12.5	15.8
TC-623	Unit 10 The Buttermarket Centre (also Frontage 107)	Byron Burger	Restaurant	A3	P	6.6	8.4
TC-625	Unit 12 The Buttermarket Centre (also Frontage 107) Door on this side	Cosy Club	Cocktail bar	A4	P	9	11.4
TC-347	3	Twist 'n' Shout	Clothing	A1	P	9.5	12.1
TC-346	1	Jacey's Coffee House	Café	A3	P	14.9	18.9
TC-141	28 Butter Market (also Frontage 37)	J G Andrews	Jeweller	A1	P	7.1	9
						78.7	

Percentage of identified frontage length A1 = 21.1%

Percentage of identified frontage length A2-A5 = 78.7%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 99.8%

Identified Frontage 39 (Primary)

Old Cattle Market (North Side)

Identified Frontage Length = 48m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-345	1-7 also Frontage 38) Door on this side	Revolution	Bar	A4	P	48	100
						48	

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 100%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 40 (Primary)

Tower Street (East Side)

Identified Frontage Length = 41.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-296	21-23 Tavern Street (also Frontage 42)	H&M	Clothing	A1	P	41.1	100
						41.1	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 41 – (Deleted)

Hatton Court (West Side)

Frontage Deleted

Identified Frontage 42 (Primary)

21 – 29 (odd) Tavern Street

Identified Frontage Length = 36.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-296	21-23 (also Frontage 40) Door on this frontage	H&M	Clothing	A1	P	14.7	40
TC-297	25-27	Vodafone	Mobile phones	A1	P	13	35
TC-298	29	Accessorize	Fashion accessories	A1	P	9.2	25
						36.9	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 43 (Primary)

Dial Lane (East Side)

Identified Frontage Length = 31.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-142	25-31 Butter Market (also Frontage 46)	Edinburgh Woollen Mill	Clothing	A1	P	6.9	22
TC-143	1	Pickwicks	Tea and coffee shop	A1	P	9.1	29
TC-144	30 Tavern Street (also Frontage 44)	Vacant (N & P Building Society)	Vacant (Building society)	V (A2)	P	15.3	49
						31.3	

Percentage of identified frontage length A1 = 51%

Percentage of identified frontage length A2-A5 (including vacant) = 49%

Percentage of identified frontage length vacant = 49%

Percentage of identified frontage length occupied = 51%

Identified Frontage 44 (Primary)

30 – 44 (even) Tavern Street

Identified Frontage Length = 39.2m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-144	30 (also Frontage 43) Door on this side	Vacant (N & P Building Society)	Vacant (Building society)	V (A2)	P	4.5	11
TC-145	32	Mr Simms Olde Sweet Shop	Confectionery	A1	P	4.5	11
TC-146	34	Whittards Coffee	Tea and coffee shop	A1	P	4.8	12
TC-147	36	Thomas Cook	Travel agency	A1	P	7	18
TC-148	38	FONE World	Phone repairs/accessories	A1	P	4.1	10
TC-149	40	Hotel Chocolat (Vacant)	Chocolate shop (Vacant)	A1 (V)	P	4.3	11
TC-150	42 (also Frontage 45) Door on this side	T.K Bakers (Goldsmiths)	Jeweller	A1	P	4.9	13
TC-151	44 (also Frontage 45) Door on this side	Timpson's	Shoe repairs	A1	P	5.1	13
						39.2	

Percentage of identified frontage length A1 (including vacant) = 88%

Percentage of identified frontage length A2-A5 = 11%

Percentage of identified frontage length vacant = 21%

Percentage of identified frontage length occupied = 78%

Identified Frontage 45 (Primary)

St Lawrence Street (West Side)

Identified Frontage Length = 22.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-152	37-41 Butter Market (also Frontage 46)	Robert Gatward	Jeweller	A1	P	12.6	56
TC-150	2 St Lawrence Street (also Frontage 44)	T.K Bakers (Goldsmiths)	Jeweller	A1	P	5.4	24
TC-151	44 Tavern Street (also Frontage 44)	Timpsons	Shoe repairs	A1	P	4.5	20
						22.5	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 46 (Primary)

25 – 41 (odd) Butter Market

Identified Frontage Length = 42.2m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-142	25-31 (also Frontage 43) Door on this frontage	Edinburgh Woollen Mill	Clothing	A1	P	17.6	42
TC-154	33	The Health Store	Health foods	A1	P	5.3	13
TC-153	35	Vacant (Vacant)	Vacant (Vacant)	V (A2)	P	5.1	12
TC-152	37-41 (also Frontage 45) Door on this frontage	Robert Gatward	Jeweller	A1	P	14.2	34
						42.2	

Percentage of identified frontage length A1 = 88%

Percentage of identified frontage length A2-A5 (including vacant units) = 12%

Percentage of identified frontage length vacant = 12%

Percentage of identified frontage length occupied = 89%

Identified Frontage 47 (Primary)

30 – 54 (even) Butter Market (TC-156 no longer in secondary frontage)

Identified Frontage Length = 99.0m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage
TC-155	The Ancient House, 30-34 (also Frontage 51) Door on this frontage	Lakeland Ltd	Household goods	A1	P 19.3	19
TC-156	36-42 (also Frontage 51) Door on this frontage	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P 43.6	44
TC-157	44	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P 8.9	9
TC-158	46-48	The Works	Books/stationery	A1	P 8.8	9
TC-159	50	Ipswich Town FC (Toni & Guy)	Retail (Hairdresser)	A1	P 6.3	6
TC-160	52	Riley and Riley	Jeweller	A1	P 6.4	6
TC-161	54 (also Frontage 48)	Caffé Nero	Coffee shop	A1	P 5.7	6
					99.0	

Percentage of identified frontage length A1 (including vacant units) = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 53%

Percentage of identified frontage length occupied = 46%

Identified Frontage 48 (Secondary)

20 – 26 (even) Upper Brook Street

Identified Frontage Length = 46.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-161	18 (also Frontage 47) Door on this frontage	Caffé Nero	Café/sandwich shop	A1	S	14.1	31
TC-367	20	Fairtrade Shop	Fairtrade goods	A1	S	7.4	16
TC-366	22	William Hill	Betting office	SG	S	9.9	21
TC-365	24	Food Plus Express Salami Deli	Food store	A1	S	5	11
TC-364	26a	Boreham Christopher Jewellers	Jeweller	A1	S	4.6	10
TC-363	26	Cancer Research UK	Charity shop	A1	S	5.1	11
						46.1	

Percentage of identified frontage length A1 = 79%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length SG = 21%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 49 (Secondary)

30 – 44 (even) Upper Brook Street

Identified Frontage Length = 50.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-362	28-32	Wilkinson	Variety store	A1	S	16.1	32
TC-355	38-40 (also Frontage 50) Door on this frontage	J Sainsbury	Supermarket	A1	S	21.1	41
TC-354	42-44 (also Frontage 50)	Kaspas	Ice cream parlour	A3	S	13.7	27
						50.9	

Percentage of identified frontage length A1 = 73%

Percentage of identified frontage length A2-A5 = 27%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 50 (Secondary)

1 Dogs Head Street to Upper Brook Street

Identified Frontage Length = 75.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-351	1 (also Frontage 52) Door on this frontage	Handy Corner	Convenience store and off licence	A1	S	8.7	11
TC-352	Ground floor, 5a-5b	Betfred	Betting office	SG	S	7.8	10
TC-353	7	Benny's	Newsagent	A1	S	4.6	7
TC-355	38-40 Upper Brook Street (also Frontage 49)	J Sainsbury	Supermarket	A1	S	33.4	44
TC-354	42-44 Upper Brook Street (also Frontage 49) Door on this frontage	Kaspas	Ice cream parlour	A3	S	21.4	28
						75.9	

Percentage of identified frontage length A1 = 62%

Percentage of identified frontage length A2-A5 = 28%

Percentage of identified frontage length SG = 10%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 51 (Primary)

St Stephen's Lane (East Side)

Identified Frontage Length = 86.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-155	The Ancient House, 30 Butter Market (also Frontage 47)	Lakeland	Household goods	A1	P	44	51
TC-156	32-42 Butter Market (also Frontage 47)	Vacant (Vacant)	Vacant (Vacant)	(V) A1	P	42.9	49
						86.9	

Percentage of identified frontage length A1 (including vacant units) = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 49%

Percentage of identified frontage length occupied = 51%

Identified Frontage 52 (Secondary)

17 St Stephen's Lane to Dogs Head Street

Identified Frontage Length = 15.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-351	1 Dogs Head Street (also Frontage 50)	Handy Corner	Convenience store and off licence	A1	S	7.6	50
TC-350	17 St Stephens Lane	Vacant (Vacant)	Vacant (Vacant)	V (A1)	S	7.5	50
						15.1	

Percentage of identified frontage length A1 (including vacant units) = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 50%

Percentage of identified frontage length occupied = 50%

Identified Frontage 53 (Specialist)

7 – 13 (odd) Northgate Street – frontage deleted (no longer in Central Shopping Area)

Identified Frontage 54 (Primary)

1 – 5 (odd) Northgate Street

Identified Frontage Length = 52m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-308	3-5	Vacant (Vacant)	Vacant (Vacant)	V (SG)	SP	28.2	54
TC-307	The Great White Horse Hotel, Tavern Street	Vacant (Vacant)	Vacant (Vacant)	V (C1)	P	12.8	25
TC-306	47 Tavern Street (also Frontage 55)	Vacant (Starbucks)	Vacant (Café)	V (A3)	P	11	21
						52	

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 (including vacant) = 21%

Percentage of identified frontage length C1 (including vacant) = 25%

Percentage of identified frontage length SG (including vacant) = 54%

Percentage of identified frontage length vacant = 100%

Percentage of identified frontage length occupied = 0%

Identified Frontage 55 (Primary)

31 – 47 (odd) Tavern Street

Identified Frontage Length = 79m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-299	31 (also Frontage 56) Door on this frontage	McDonald's	Restaurant	A3	P	9.1	12
TC-301	33	Lush	Health and beauty	A1	P	9.1	12
TC-302	35	O2	Mobile phones	A1	P	9.2	12
TC-303	37-39	EE	Mobile phones	A1	P	11.1	14
TC-304	41	Three Store	Mobile phones	A1	P	4.8	6
TC-305	43-45	Cotswold	Clothing	A1	P	23.8	29
TC-306	47 (also Frontage 54) Door on this frontage	Vacant (Starbucks)	Vacant (Café)	V (A3)	P	11.9	15
						79	

Percentage of identified frontage length A1 = 73%

Percentage of identified frontage length A2-A5 = 27%

Percentage of identified frontage length vacant = 15%

Percentage of identified frontage length occupied = 85%

Identified Frontage 56 (Primary)

Hatton Court (East Side)

Identified Frontage Length = 35.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-299	31 Tavern Street (also Frontage 55)	McDonald's	Restaurant	A3	P	28.2	80
TC-300	Church's Bar, The White House, Tower Church Yard	Vacant (Church's Café Bar)	Vacant (Wine bar)	V (A4)	P	6.9	20
						35.1	

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 (including vacant)= 100%

Percentage of identified frontage length vacant = 20%

Percentage of identified frontage length occupied = 80%

Identified Frontage 57 (Primary)

46 – 62 (even) Tavern Street

Identified Frontage Length = 60.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-171	46 (also Frontage 60) Door on this frontage	Vacant (Poundworld)	Vacant (Variety store)	V (A1)	P	9.3	15
TC-379	46a	Vacant (Poundworld)	Vacant (Variety store)	V (A1)	P	6.2	10
TC-378	48	Nationwide Building Society	Building society	A2	P	7.2	12
TC-377	50	Fone World (Vacant)	Mobile phones (Vacant)	A1 (V)	P	4.8	8
TC-376	52-56	Jack Wills	Clothing	A1	P	18.1	30
TC-375	58	Tui	Travel agency	A1	P	4.2	7
TC-374	60-62 (also Frontage 58) Door on this frontage	Yorkshire Building Society	Building society	A2	P	10.7	18
						60.5	

Percentage of identified frontage length A1 (including vacant units) = 70%

Percentage of identified frontage length A2-A5 = 30%

Percentage of identified frontage length vacant = 25%

Percentage of identified frontage length occupied = 75%

Identified Frontage 58 (Secondary)

2 – 16 (even) Upper Brook Street

Identified Frontage Length = 52.2m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-374	60-62 Tavern Street (also Frontage 57)	Yorkshire Building Society	Building society	A2	P	6.8	13
TC-373	2-4	Tui	Travel agency	A1	S	11.7	22
TC-372	6	Just Essentials	Fashion accessories	A1	S	6.1	12
TC-371	8	Chinese Herbal Medicine	Chinese remedies	A1	S	3.9	7
TC-370	10	Nails and Beauty	Beautician	SG	S	3.9	7
TC-369	12	Thompsons	Estate agency	A2	S	6.8	13
TC-368	14	Gold and silver buyers	Jeweller (Pawn brokers)	A1	S	5.1	11
TC-162	16 (also Frontage 59)	Boots Opticians	Optician	A1	S	7.9	15
						52.2	

Percentage of identified frontage length A1 = 67%

Percentage of identified frontage length A2-A5 = 26%

Percentage of identified frontage length SG = 7%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 59 (Secondary)

43 – 57 (odd) Butter Market

Identified Frontage Length = 46.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-169	43 Butter Market (also Frontage 60)	Robert Gatward	Jeweller	A1	S	4.9	10
TC-168	43	Blends Coffee House	Café	A3	S	5.7	12
TC-167	45	John Michael	Hairdresser	A1	S	5.4	12
TC-166	47	Global Fruits	Grocer	A1	S	5.6	12
TC-165	49	Time 2 Vape	Electronic cigarettes	A1	S	4.6	10
TC-164	51	Jessop Photo Centre	Photographic shop	A1	S	5.2	11
TC-163	53	Oxfam	Charity shop	A1	S	5.1	11
TC-162	16 Upper Brook Street (also Frontage 58) Door on this frontage	Boots Opticians	Optician	A1	S	10.3	22
						46.8	

Percentage of identified frontage length A1 = 88%

Percentage of identified frontage length A2-A5 = 12%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 60 (Primary)

St Lawrence Street (East Side)

Identified Frontage Length = 49.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-169	43 Butter Market (also Frontage 59)	Robert Gatward	Jeweller	A1	S	13.6	27
TC-170	Brook Craft Market	Craftability	Crafts/Gifts	A1	P	3.2	6
TC-171	46 Tavern St (also Frontage 57)	Vacant (Poundworld)	Vacant (Variety Store)	V (A1)	P	33	66
						49.8	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 66%

Percentage of identified frontage length occupied = 33%

Identified Frontage 61 - (Deleted)

2 – 18 St Margaret's Plain and 59 St Margaret's Street (including units TC-403 to TC-409)

Frontage Deleted

Identified Frontage 62 (Specialist)

12 – 28 (even) Northgate Street (TC-411 to TC-414 no longer in CSA)

Identified Frontage Length = 78.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-410	12	VK Vietnamese (Vacant)	Restaurant (Vacant)	A3 (V)	SP	10	65.8
TC-415	1 Great Colman Street (also Frontage 63)	Vacant (Vacant)	Vacant (Vacant)	V (A4)	SP	5.2	34.2
						15.2	

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 (including vacant units) = 100%

Percentage of identified frontage length vacant = 34.2%

Percentage of identified frontage length occupied = 65.8%

Identified Frontage 63 (Specialist)

1 – 9 (odd) Great Colman Street (TC-419 no longer in CSA)

Identified Frontage Length = 53.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-415	1 (also Frontage 62) Door on this frontage	Vacant (Vacant)	Vacant (Vacant)	V (A4)	SP	31	67.4
TC-416	3	Action Outdoors	Outdoor pursuits	A1	SP	6.8	14.8
TC-417	5	Slog and Hustle	Barbers	A1	SP	4.1	8.9
TC-418	7	Hamilton Smith	Estate agency	A2	SP	4.1	8.9
						46	

Percentage of identified frontage length A1 = 23.7%

Percentage of identified frontage length A2-A5 = 76.3%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 64 (Specialist)

2 – 10 (even) Great Colman Street (TC-423 no longer in secondary frontage)

Identified Frontage Length = 35m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-423	2 (also Frontage 65) Door on corner	Glow Clinics (Vacant)	Glow Clinics (Vacant)	SG (V)	SP	17.1	49
TC-422	4a	Fine and Country Estate Agents	Estate agency	A2	SP	4	11
TC-421	8	John Oliver Haircutters	Hairdresser	A1	SP	8.9	25
TC-420	10	Diabb Ink	Tattoo studio	SG	SP	5	15
						35	

Percentage of identified frontage length A1 = 25%

Percentage of identified frontage length A2-A5 = 11%

Percentage of identified frontage length SG = 64%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 65 (Specialist)

2 – 10 (even) Northgate Street (TC-428 to TC-423 no longer in secondary frontage)

Identified Frontage Length = 45.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-429	1-3 Carr Street (also Frontage 66) Door on this frontage	Santander	Bank	A2	S	5.9	13
TC-428	2	New Style (Vacant)	Barbers shop (Vacant)	A1 (V)	SP	5.2	11
TC-427	4	Willy's and Milly's	Sandwich bar & cafe	A3	SP	5	11
TC-426	6	Tennial	Employment agency	A2	SP	5.7	12
TC-425	8	Cash Converters	Pawnbroker	A2	SP	11.9	27
TC-424	10	The Vaping Emporium	E- Cigarettes	A1	SP	5.7	12
TC-423	2 Gt Colman St (also Frontage 64)	Glow Clinic (Vacant)	Beauty therapy (Vacant)	SG (V)	SP	6.5	14
						45.9	

Percentage of identified frontage length A1 = 23%

Percentage of identified frontage length A2-A5 = 63%

Percentage of identified frontage length SG = 14%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 66 (Secondary)

1 – 19 (odd) Carr Street

Identified Frontage Length = 48.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-429	1-3 (also Frontage 65) Door on this frontage	Santander	Bank	A2	S	15	32
TC-430	5	Mobile fone experts	Mobile phones	A1	S	5.5	11
TC-431	7	Salon Central	Hairdresser	A1	S	5.5	11
TC-432	9	Smoke Safe	E-Cigarettes	A1	S	5.8	12
TC-433	13	GAME	Computer games	A1	S	5	10
TC-434	15	The Entertainer	Toys shop	A1	S	5.5	11
TC-435	17	Post Office	Post office	A1	S	6	13
						48.3	

Percentage of identified frontage length A1 = 68%

Percentage of identified frontage length A2-A5 = 32%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 67 (Secondary)

2 – 24 (even) Carr Street

Identified Frontage Length = 65.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-443	2-4 (also Frontage 69) Door on corner	Costa Coffee	Café/restaurant	A3	S	10.8	16
TC-442	6-8	Subway	Sandwich shop	A1	S	10.6	16
TC-441	10-12	Smart Phone (Looks)	Mobile phone accessorize	A1	S	9.9	15
TC-440	14-16	Milletts	Camping/Outdoor	A1	S	9.6	15
TC-439	18	Orwells Butchers	Butcher	A1	S	6.3	10
TC-438	20	Samaritans	Charity shop	A1	S	5.8	9
TC-437	22	Sue Ryder	Charity shop	A1	S	6.2	9
TC-436	24	British Heart Foundation	Charity shop	A1	S	6.5	10
						65.7	

Percentage of identified frontage length A1 = 84%

Percentage of identified frontage length A2-A5 = 16%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 68 (Secondary)

1 – 9 (odd) Tacket Street

Identified Frontage Length = 23.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-444 + TC-445	1-3 (also Frontage 70)	RSPCA	Charity shop	A1	S	14.1 + 4.2	77
TC-446	5	Bloom	Hearing aid centre	A1	S	5.6	23
						23.9	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 69 (Secondary)

1 – 39 (odd) Upper Brook Street

Identified Frontage Length = 116.0m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-443	1-3 (also Frontage 67) Door on corner	Costa Coffee	Café/restaurant	A3	S	12	10
TC-447	5	Coral	Betting office	SG	S	7.3	6
TC-448	7	Hughes	Electrical goods	A1	S	7.3	6
TC-449	9	Rush	Hairdressers	A1	S	6.3	5
TC-450	11	Hearing Centre Care	Hearing aid centre	A1	S	6.4	5
TC-451	13	Cock & Pye	Public house	A4	S	5.4	5
TC-452	15-17	Sense	Charity shop	A1	S	9	8
TC-453	19	Vacant (Mattressman)	Vacant (Beds and bedding)	V (A1)	S	7.2	6
TC-454	21	Amplifon	Hearing aid centre	A1	S	7	6
TC-455	Door to snooker centre ⁵	Vacant (Snooker centre)	(Snooker centre)	V (D2)	S	2.1	n/a
TC-456	23	Shuropody	Shoe shop	A1	S	7.1	6
TC-457	25-27	Cex Entertainment Exchange	Secondhand home entertainment	A1	S	9.5	8
TC-458	29-33	Savers	Toiletries	A1	S	15.5	13
TC-459	35	Greggs	Bakery	A1	S	5	4
TC-460	37	Palace Amusements	Gaming	SG	S	6.8	6
TC-461	39	Vacant (Gold and silver discount centre)	Vacant (Jeweller)	V (A1)	S	4.2	4
						116.0	

Percentage of identified frontage length A1 (including vacant units) = 71%

Percentage of identified frontage length A2-A5 = 15%

Percentage of identified frontage length SG = 12%

Percentage of identified frontage length vacant = 10%

Percentage of identified frontage length occupied = 88%

⁵ Doors to upper levels are excluded from the frontage calculations in accordance with the Central Shopping Area Identified Frontages Supplementary Planning Guidance (1997)

Identified Frontage 70 (Secondary)

39a Upper Brook Street to Tacket Street

Identified Frontage Length = 42m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-462	39a	Can Can	Luggage & bags	A1	S	2.1	5
TC-463	41	Salvation Army	Charity shop	A1	S	6.5	15
TC-464	41a	Age UK	Charity shop	A1	S	7.8	19
TC-465	43	Vacant (Browne's Menswear and The Dress Room)	Vacant (Clothing)	V (A1)	S	4.4	10
TC-466	45-49	Jennings	Betting office	SG	S	14.1	34
TC-467	51	Stop Press	Newsagent	A1	S	3.7	9
TC-444	1-3 Tacket St (also Frontage 68)	RSPCA	Charity shop	A1	S	3.4	8
						42	

Percentage of identified frontage length A1 (including vacant) = 66%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length SG = 34%

Percentage of identified frontage length vacant = 10%

Percentage of identified frontage length occupied = 90%

Identified Frontage 71 (Secondary)

21 – 43 (odd) Carr Street

Identified Frontage Length = 65.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-468	21	Peacocks	Clothing	A1	S	5.6	9
TC-469	23-25	Specsavers	Optician	A1	S	11	17
TC-470	27	Sports Direct	Sportswear	A1	S	5.5	8
TC-471	29-31	Vacant (Maplin Electronics)	Vacant (Electronics)	V (A1)	S	11	17
TC-472	33	Card Factory	Cards/Gifts	A1	S	6.5	10
TC-473	35	Ladbrokes	Betting office	SG	S	4.6	7
TC-474	37	Cashino Amusements	Gaming	SG	S	5.4	8
TC-475	39-41	Superdrug	Health/beauty	A1	S	12.6	19
TC-476	43	Vacant (Susie's Place)	Vacant (Café)	V (A3)	S	3.1	5
						65.3	

Percentage of identified frontage length A1 (including vacant) = 80%

Percentage of identified frontage length A2-A5 (including vacant) = 5%

Percentage of identified frontage length SG = 15%

Percentage of identified frontage length vacant = 22%

Percentage of identified frontage length occupied = 78%

Identified Frontage 72 (Secondary)

26 – 38 (even) Carr Street

Identified Frontage Length = 73.2m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-477	26A	Vacant (Vacant)	Vacant (Vacant)	V (A1)	S	7.7	11
TC-478	26-32	Poundland	Pound shop	A1	S	16.5	22
TC-479	32a	City Art Turkish Barbers	Barbers	A1	S	8	11
TC-480	34	Betfred	Betting office	SG	S	8	11
TC-481	36	Co-op Optician	Optician	A1	S	8.6	12
TC-483	38	Bright House	Furniture	A1	S	9.1	12
TC-482	38	Vacant (Vacant)	Vacant (Vacant)	V (A1)	S	15.3	21
						73.2	

Percentage of identified frontage length A1 (including vacant units) = 89%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length SG = 11%

Percentage of identified frontage length vacant = 32%

Percentage of identified frontage length occupied = 68%

Identified Frontage 73 (Specialist)

1 – 19 (odd) Old Foundry Road (TC-484 to TC-489 no longer in secondary frontage)

Identified Frontage Length = 43.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-490	75 Carr Street (also Frontage 74) Door on corner	Majors	Newsagent	A1	S	13.2	30
TC-484	3	Hairraisers	Hairdresser	A1	SP	5	11
TC-485	5	Real Taste	Takeaway	A5	SP	5.2	12
TC-486	9	Dwelling	Dwelling	C3	SP	3.9	9
TC-487	11	Dwelling	Dwelling	C3	SP	10.3	23
TC-488	15 and 17	Dwelling	Dwelling	C3	SP	2	5
TC-489	19	Dwelling	Dwelling	C3	SP	4.3	10
						43.9	

Percentage of identified frontage length A1 = 41%

Percentage of identified frontage length A2-A5 = 12%

Percentage of identified frontage length C3 = 47%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 74 (Secondary)

47 – 75 (odd) Carr Street

Identified Frontage Length = 86.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-496	47-51	B&M Store	Household goods	A1	S	23.2	27
TC-495	53 - 61	Argos	Catalogue store	A1	S	21.6	25
TC-494	63	Angel	Beauty salon	SG	S	7.2	8
TC-493	65-67	The Salutation	Public house	A4	S	13.2	15
TC-492-1	69-71	Asian and Afro Ltd	Convenience store	A1	S	19.9	20
TC-490	75 (also Frontage 73)	Majors	Newsagent	A1	S	4.6	5
						86.7	

Percentage of identified frontage length A1 = 77%

Percentage of identified frontage length A2-A5 = 15%

Percentage of identified frontage length SG = 8%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 75 (Secondary)

68 – 70 (even) Carr Street – frontage deleted (no longer in Central Shopping Area)

Identified Frontage 76 (Secondary & Specialist)

6 – 20 (even) Upper Orwell Street – frontage deleted (no longer in Central Shopping Area)

Identified Frontage 77 (Specialist)

22 – 28 (even) Upper Orwell Street – frontage deleted (no longer in Central Shopping Area)

Identified Frontage 78 (Specialist)

34 – 76 (even) Upper Orwell Street (TC-507 to TC513 no longer in CSA)

Identified Frontage Length = 42m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-514	60	Vacant (Athens Grill)	Vacant (Takeaway)	V (A5)	SP	3.8	9
TC-515	62	Istanbul Kebab House	Takeaway	A5	SP	3.8	9
TC-516	64	Chinese Herbs	Chinese remedies	A1	SP	3.9	9.3
TC-517	66	Abakadvra (Carpe Somnium)	Tattoos & piercing	SG	SP	3.6	8.6
TC-518	68	Pulse and Cocktails Adult Superstore	Adult interest	A1	SP	4	9.5
TC-519	70	Nails 4 You	Nail salon	SG	SP	6.6	15.7
TC-519a	72	Hair by Annette	Hairdresser and beauty salon	A1	SP	6.6	15.7
TC-520	17 Orwell Place (also Frontage 79) Door on corner	Vacant (Tiffers)	Vacant (Charity shop)	V (A1)	SP	9.7	23.1
						42	

Percentage of identified frontage length A1 = 57.6%

Percentage of identified frontage length A2-A5 (including vacant units) = 18%

Percentage of identified frontage length SG = 24.3%

Percentage of identified frontage length vacant = 32.1%

Percentage of identified frontage length occupied = 67.8%

Identified Frontage 79 Specialist)

9 – 13 (odd) Orwell Place

Identified Frontage Length = 25.2m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-523	9	Tanning Studio	Beauty salon	SG	SP	4.8	19
TC-522	11	Cambios	Hairdresser	A1	SP	5.6	22
TC-521	15	Alexander Sewing Rooms	Clothes Alteration	A1	SP	7.3	29
TC-520	17 (also Frontage 78)	Vacant (Tiffers)	Vacant (Charity shop)	V (A1)	SP	7.5	30
						25.2	

Percentage of identified frontage length A1 (including vacant) = 81%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length SG = 19%

Percentage of identified frontage length vacant = 30%

Percentage of identified frontage length occupied = 70%

Identified Frontage 80 (Specialist)

2 – 26 (even) St Helen's Street - frontage deleted (no longer in Central Shopping Area)

Identified Frontage 81 (Specialist)

1a – 3 (odd) Upper Orwell Street - frontage deleted (no longer in Central Shopping Area)

Identified Frontage 82 (Specialist)

25 – 43 (odd) Upper Orwell Street - frontage deleted (no longer in Central Shopping Area)

Identified Frontage 83 (Specialist)

45 – 75 (odd) Upper Orwell Street (TC-548 to TC-553 no longer in CSA)

Identified Frontage Length = 39m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-547	63	Baipo	Thai restaurant	A3	SP	6.7	17.2
TC-546	65	Vacant (Vacant)	Vacant (Vacant)	V (A1)	SP	4.3	11
TC-545	67	Vacant (Vacant)	Vacant (Vacant)	V (A1)	SP	3.7	9.5
TC-544	71	Vacant (Erbil Kebab)	Vacant (Takeaway)	V (A5)	SP	13.4	34.4
TC-544a	73	Nuevo Mexico (Vacant)	Restaurant (Vacant)	A3 (V)	SP	6.7	17.2
TC-543	75 (also Frontage 84) Door on corner	Peaky Pancakes (Mama Olgas Belly Blessing)	Pancake café (Takeaway)	A3 (A5)	SP	4.2	10.8
						39	

Percentage of identified frontage length A1 (including vacant units) = 20.5%

Percentage of identified frontage length A2-A5 (including vacant units) = 79.6%

Percentage of identified frontage length vacant = 54.9%

Percentage of identified frontage length occupied = 45.2%

Identified Frontage 84 (Specialist)

1 – 13 (odd) Eagle Street

Identified Frontage Length = 48.0m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-543	75 Upper Orwell Street (also Frontage 83)	Peak Pancakes (Mama Olga's Belly Blessing)	Pancake café (Takeaway)	A3 (A5)	SP	8.7	18
TC-559	1-3	EPOS Rentals	PC Spares	A1	SP	9.2	19
TC-558	5	Angry Ella (Midnight Coven Crafts)	Tattoo Studio (Clothing and crafts)	SG (A1)	SP	4.8	10
TC-557	7	Scarz & Barz	Body piercing	SG	SP	4.4	9
TC-556	9a	What Associates (Sky Blue Toffee)	Creative Agency (Digital marketing)	A2	SP	4.9	10
TC-555A	11a	ERDM Architecture	Architects	A2	SP	4.8	10
TC-555	11	New Little Hut	Off-Licence	A1	SP	5.6	12
TC-554	13	MONCEF (Perfect Cut)	Hairdresser	A1	SP	5.6	12
						48.0	

Percentage of identified frontage length A1 = 43%

Percentage of identified frontage length A2-A5 = 38%

Percentage of identified frontage length SG = 19%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 85 (Specialist)

3 Friars Street to St Nicholas Street

Identified Frontage Length = 20.0m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-201	2 St Nicholas St (also Frontage 86) Door on this side	Palmer and Partners	Estate agents	A2	SP	10.4	52
TC-200	3	Antonio Giovani	Hairdresser	A1	SP	6	32
TC-200a	3A	Easy Peasy Cooking	Cooking and catering (recipe kits)	A1	SP	3.6	16
						20.0	

Percentage of identified frontage length A1 = 48%

Percentage of identified frontage length A2-A5 = 52%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 86 (Specialist)

2 – 24 (even) St Nicholas Street

Identified Frontage Length = 70.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-201	2 (also Frontage 85)	Palmers and Partners	Estate agents	A2	SP	7.0	10
TC-201a	4	Idelo Travel	Travel agency	A1	SP	7.8	11
TC-202	6-8	Rocket Music Store	Music store	A1	SP	8.2	12
TC-203	10-12	Ipswich Mortgage Centre	Financial services	A2	SP	10.3	15
TC-204	14-14a	Kwan Thai Restaurant	Restaurant	A3	SP	11.9	17
TC-205	16	Hopsters	Craft ales and fine spirts	A1	SP	4.5	6
TC-206	18	Doorsteps	Sandwich bar	A1	SP	5.8	8
TC-207	20	Olde English Sweet Shop	Sweetshop	A1	SP	4.4	6
TC-208	22	Frame Workshop and Gallery	Picture framing	A1	SP	7.4	11
TC-209	24	Cromwell's	Antiques and collectables	A1	SP	3.1	4
						70.4	

Percentage of identified frontage length A1 = 58%

Percentage of identified frontage length A2-A5 = 42%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 87 (Specialist)

2 – 34 (even) St Peters Street

Identified Frontage Length = 90.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-210	2	Baiss & Co	Hairdresser	A1	SP	17.1	19
TC-211	4-6	Residential	Residential	C3	SP	12.9	14
TC-212	8	Gandhi	Restaurant	A3	SP	5.8	6
TC-213	10	Tavernetta	Restaurant	A3	SP	6.3	7
TC-214	14	Jenny Wrens Yarns	Haberdashery	A1	SP	8.9	10
TC-215	16	WJ & LD Poulter	Dental Practice	D1	SP	6.7	7
TC-216	18	USDAW	Trades union office	B1	SP	17.2	19
TC-217	30	Purity	Beauty treatments	SG	SP	5.4	6
TC-218	32	Crafty Baba	Fabric	A1	SP	5.1	6
TC-219	34	Keystone	Estate agency	A2	SP	5.3	6
						90.7	

Percentage of identified frontage length A1 = 35%

Percentage of identified frontage length A2-A5 = 19%

Percentage of identified frontage length B1 = 19%

Percentage of identified frontage length C3 = 14%

Percentage of identified frontage length D1 = 7%

Percentage of identified frontage length SG = 6%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 88 (Specialist)

Falcon Street to 9 St Nicholas Street

Identified Frontage Length = 54.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-220	Friars House, 2 (also Frontage 93)	Leaders	Estate agency	A2	SP	20.8	38
TC-221	1-3	Paul Henri	Hairdresser	A1	SP	7.4	14
TC-222	7	St Nicholas Stores	Delicatessen	A1	SP	3.7	7
TC-223	9	Foot Kandi	Beautician	SG	SP	3.6	7
TC-618	11	Degero	Restaurant	A3	SP	9.8	18
TC-619	13	Zizzi	Restaurant	A3	SP	9.0	16
						54.3	

Percentage of identified frontage length A1 = 21%

Percentage of identified frontage length A2-A5 = 72%

Percentage of identified frontage length SG = 7%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 89 (Specialist)

17 – 47 (odd) St Nicholas Street

Identified Frontage Length = 83.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-224	17	Zaika	Indian restaurant	A3	SP	5.4	6
TC-225	19-21	Vacant (Vacant)	Vacant (Vacant)	V (A1)	SP	6.9	8
TC-226	23	Trongs	Chinese restaurant	A3	SP	6.8	8
TC-227	25	@twenty5	Restaurant	A3	SP	7	8
TC-228	27-29	Travel Quest	Travel agent	A1 (A3)	SP	6.5	8
TC-229	31	Vacant (Finishing Touches)	Vacant (Household goods)	V (A1)	SP	5.4	6
TC-230	33-37	Bar K Grill	Restaurant	A3	SP	11.6	14
TC-231	39	Vacant (Vacant)	Vacant (Vacant)	V (A1)	SP	4.3	5
TC-232	41	Aura	Clothing	A1	SP	10.2	12
TC-233	43	Aspects Health and Beauty	Beauty salon	SG	SP	4.7	6
TC-234	45	Antonio Giovani	Hairdresser	A1	SP	5.6	7
TC-235	47 (also Frontage 90) Door on corner	Masta Travel Clinic	Medical clinic	D1	SP	9.4	11
						83.8	

Percentage of identified frontage length A1 (including vacant units) = 46%

Percentage of identified frontage length A2-A5 = 36%

Percentage of identified frontage length D1 = 11%

Percentage of identified frontage length SG = 6%

Percentage of identified frontage length vacant = 19%

Percentage of identified frontage length occupied = 80%

Identified Frontage 90 (Specialist)

St Nicholas Street to 9 Silent Street (TC-238 no longer in CSA)

Identified Frontage Length = 24.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-235	47 St Nicholas Street (also Frontage 89) Door on corner	Masta Travel Clinic	Medical clinic	D1	SP	9.6	38.6
TC-236	3-5	Vacant (Vacant)	Vacant (Vacant)	V (A1)	SP	9.9	40
TC-237	7	Residential	Dwelling	C3 (A1)	SP	5.4	21.7
						24.9	

Percentage of identified frontage length A1 = 40%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length C3 = 21.7%

Percentage of identified frontage length D1 = 38.6%

Percentage of identified frontage length vacant = 40%

Percentage of identified frontage length occupied = 60.3%

Identified Frontage 91 (Specialist)

1 – 3 (odd) St Peters Street

Identified Frontage Length = 22.2m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-239	1	Edge	Hairdresser	A1	SP	13.6	61
TC-239a	2	Truffle	Clothing	A1	SP		
TC-240	3	Entrance to 1 st , 2 nd & 3 rd floor flats ⁶	Dwelling	C3	SP	4.1	n/a
TC-241	3a	Jackie's Café and Deli (Valentino's)	Café/restaurant	A3	SP	8.6	39
						22.2	

Percentage of identified frontage length A1 = 61%

Percentage of identified frontage length A2-A5 = 39%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

⁶ Doors to upper levels are excluded from the frontage calculations in accordance with the Central Shopping Area Identified Frontages Supplementary Planning Guidance (1997)

Identified Frontage 92 (Specialist)

5 – 35 (odd) St Peters Street

Identified Frontage Length = 105.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-242	5-7	Vacant (Vacant)	Vacant (Vacant)	V (D1)	SP	18.1	17
TC-243	Bar IV Public House, 9-9a	Thomas Wolsey	Public house	A4	SP	8.7	8
TC-244	13	Myrtle & Mint	Florist	A1	SP	4.7	5
TC-244a	15	Cake & Catwalk	Clothing/cafe	A1	SP	3.7	3
TC-244b	17	Italian Shirt Shop	Clothing	A1	SP	6.1	6
TC-245	19	Applaud Coffee	Café and coffee shop	A3	SP	4.8	5
TC-246	21	Love One	Fancy goods	A1	SP	3.4	3
TC-247	23	House In The Town	Antique furniture	A1	SP	4.6	4
TC-248	25	Maud's Attic	Antiques	A1	SP	5.5	5
TC-249	27-29	Merchant House Antiques	Antiques	A1	SP	4.4	4
TC-250	29	Merchant House Antiques	Antiques	A1	SP	3.8	4
TC-251	31	The Harry Potter Shop (I Scream)	Shop (Ice cream parlour)	A1	SP	4.5	4
TC-252	33	Rovian Sports	Sports equipment	A1	SP	4.3	4
TC-253	33a	Vacant (Vacant)	Vacant (Vacant)	V (A1)	SP	4.4	4
TC-254	35-39	Seven	Office	B1	SP	24.8	24
						105.8	

Percentage of identified frontage length A1 (including vacant units) = 46%

Percentage of identified frontage length A2-A5 = 13%

Percentage of identified frontage length D1 (including vacant units) = 17%

Percentage of identified frontage length B1 = 24%

Percentage of identified frontage length vacant = 21%

Percentage of identified frontage length occupied = 79%

Identified Frontage 93 (Specialist)

2 Falcon Street to Silent Street

Identified Frontage Length = 81.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-220	Friars House, 2 (also Frontage 88) Door on this side	Leaders	Estate agency	A2	SP	10.8	13
TC-255	4	Event (Vacant)	Event Suppliers (Vacant)	A2 (V)	SP	6	7
TC-256	6	Gino's	Hairdresser	A1	SP	4.5	6
TC-257	8	David Brown & Co	Estate agency	A2	SP	5.7	7
TC-258	16a	Cab Smart	Taxi booking office	SG	SP	4.3	5
TC-259	16	Lanterns	Restaurant	A3	SP	8.2	10
TC-260	18	Hidden Hearing	Hearing aid centre	A1	SP	7.7	9
TC-261	20	Perfect Kebab House	Takeaway	A5	SP	5.6	7
TC-262	22	Boutique	Beautician	SG	SP	6.2	8
TC-263	24-26	New York Exchange Bar	Public house	A4	SP	11.1	14
TC-264	37 Silent Street	Armed Forces Careers	Recruitment office	A2	SP	11.2	14
						81.3	

Percentage of identified frontage length A1 = 15%

Percentage of identified frontage length A2-A5 = 72%

Percentage of identified frontage length SG = 13%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 94 (Specialist)

32 Silent Street to 6 Old Cattle Market

Identified Frontage Length = 43.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-267	32	Taylor Haldane Barlex	Solicitors	A2	SP	11.9	28
TC-266	34	Vacant (Vacant)	Vacant (Vacant)	V (A3)	SP	5.5	13
TC-265	2 Coachmans Court, Old Cattle Market	Sin	Bar	A4	SP	17.3	40
TC-268	6 Coachmans Court, Old Cattle Market	Ipswich Fish & Chips	Takeaway	A5	SP	8.4	19
						43.1	

Percentage of identified frontage length A1 = 0%

Percentage of Identified frontage length A2-A5 = 100%

Percentage of identified frontage length vacant = 13%

Percentage of identified frontage length occupied = 87%

Identified Frontage 95 (Specialist)

2 – 16 (even) Dogs Head Street

Identified Frontage Length = 70.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-361	The Plough PH, 2	The Plough	Public house	A4	SP	23.9	34
TC-360	4	Best Kebab Centre	Takeaway	A5	SP	6.7	9
TC-359	6	Fly Girls	Wigs	A1	SP	9	13
TC-358	8-10	Wahoo	Leisurewear	A1	SP	11.7	17
TC-357	12-14	St Elizabeth's Hospice	Charity shop	A1	SP	12.4	18
TC-356	16	Lewis	Hairdresser	A1	SP	6.4	9
						70.1	

Percentage of Identified Frontage length A1 = 57%

Percentage of Identified Frontage Length A2-A5 = 43%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 96 (Specialist)

1 – 5 (odd) Lower Brook Street (TC-561 no longer in CSA)

Identified Frontage Length = 13.6m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-561	2 Tacket Street (also Frontage 97)	The Shamrock	Bar	A4	SP	3.9 + 9.7	28.7 + 71
						13.6	

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 100%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 97 (Specialist)

2 – 26 (even) Tacket Street

Identified Frontage Length = 61.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-561	2 (also Frontage 96) Door on this side	The Shamrock	Bar	A4	SP	8.3	13
TC-562	4	Vacant (Grab)	Vacant (Kitchenware)	V (A1)	SP	7	11
TC-563	6	Victoria's Bakery	Bakery	A1	SP	4.5	7
TC-564	8	Turkish Barber	Hairdresser	A1	SP	4.4	7
TC-565	10	Distilled Republik	Wine bar	A4	SP	5.3	9
TC-566	10a	Makani Café (Juice Shot Shack)	Café (Juice bar)	A3	SP	3.9	6
TC-618	12	Casablanca	Restaurant	A3	SP	9.6	16
	<i>Doors to upstairs⁷</i>				SP	2	n/a
TC-567	12	Cash Exchange	Pawnbroker	A1	SP	6	10
TC-568	14	Star Barbers	Barbers	A1	SP	3.5	6
TC-569	14a	House of Beauty (Skalla's)	Hair and beauty	A1	SP	2.7	4
TC-570	16	Two Brothers (Stone Grill Restaurant)	BBQ / mezze restaurant	A3	SP	6.6	11
						61.8	

Percentage of identified frontage length A1 (including vacant) = 45%

Percentage of identified frontage length A2-A5 = 55%

Percentage of identified frontage length vacant = 11%

Percentage of identified frontage length occupied = 89%

⁷ Doors to upper levels are excluded from the frontage calculations in accordance with the Central Shopping Area Identified Frontages Supplementary Planning Guidance (1997)

Identified Frontage 98 (Specialist)

18 – 44 (even) Tacket Street

Identified Frontage Length = 71.4m

Continued Frontage Length = 77.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-571	18	Salt N Pepper (Caffe Basso)	Café (Café/pizzeria)	A3	SP	5.6	8
TC-572	20	Tacket Street Convenience Store	Convenience store	A1	SP	3.9	5
TC-573	22	Kersey Opticians	Optician	A1	SP	5.2	7
TC-574	24	Renaissance Hair and Beauty	Hairdresser	A1	SP	5.3	7
TC-575	26	Jonty's	Clothing	A1	SP	4.5	6
TC-576	28-32	Vacant (Fire and Ice)	Vacant (Bar/night club)	V (A4)	SP	8.8	12
TC576a	34	Jeneveve	Clothing	A1	SP	7.5	11
TC-577	34-38	Vacant (TLC Home Group)	Vacant (Building services no planning permission)	V (B1)	SP	12.3	17
TC-578	40	Ipswich 5 Star Convenience Shop	Convenience Store	A1	SP	6.2	9
TC-579	42	Cake Supreme	Cake shop	A1	SP	4.5	6
TC-580	42a	Fusion Hair	Hairdresser	A1	SP	3.2	4
TC-581	44	Bodylines	Beauty salon	A1	SP	4.4	6
						71.4	

Percentage of identified frontage length A1 = 61%

Percentage of identified frontage length A2-A5 (including vacant units) = 20%

Percentage of identified frontage length B1 (including vacant units) = 17%

Percentage of identified frontage length vacant = 29%

Percentage of identified frontage length occupied = 69%

Identified Frontage 99 (Specialist)

2 – 14 (even) Orwell Place

Identified Frontage Length = 71.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-582	2	Suffolk Bridal	Bridal wear	A1	SP	8.4	12
TC-583	2	Vacant (Vacant)	Vacant (Vacant)	V (A2)	SP	8.6	12
TC-584	4-4a	Bangkok Heightz	Restaurant	A3	SP	8.5	12
TC-585	6	The Dhaka	Indian Restaurant	A3	SP	15.3	21
TC-586	8	Fun and Funky	Fancy Goods	A1	SP	6.1	9
TC-587	Orwell House, 10-12	Terrence Higgins Trust (Beautiful Bare Feet)	Sexual Health Clinic (Health and beauty)	D1	SP	17.6	25
TC-588	14 (also Frontage 100) Door on this frontage	Go East	Asian foodstuffs	A1	SP	7	10
						71.5	

Percentage of identified frontage length A1 = 31%

Percentage of identified frontage length A2-A5 (including vacant units) = 45%

Percentage of identified frontage length D1 = 25%

Percentage of identified frontage length vacant = 12%

Percentage of identified frontage length occupied = 89%

Identified Frontage 100 (Specialist)

2 – 6 (even) Fore Street

Identified Frontage Length = 33.8m (Length reviewed in 2015)

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-588	14 Orwell Place (also Frontage 99)	Go East	Asian foods	A1	SP	11.2	33
TC-589	2	Exclusive	Hair/beauty	A1	SP	5.6	16.5
TC-590	4a	Countywide	Estate agency	A2	SP	5.6	16.5
	4b	Hydrojetz	Massage/beauty/ treatments	SG	SP	5.6	16.5
TC-591	6-8	Shadow Gallery (Maxie Lady)	Barbers (Clothing)	A1	SP	5.8	17
						33.8	

Percentage of identified frontage length A1 = 66.5%

Percentage of identified frontage length A2-A5 = 16.5%

Percentage of identified frontage length SG = 16.5%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 99.5%

Identified Frontage 101 (Specialist)

14 – 32 (even) Fore Street

Identified Frontage Length = 79.5 (Length reviewed in 2013)

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-592	14-20	Al Forno Pizza (Sushi to Go)	Restaurant	A3	SP	26.1	33
TC-593	20a	Dance Vibe	Dance clothing	A1	SP	6.3	8
TC-594	22	Dance Style	Dance clothing	A1	SP	4.6	6
TC-595	22a	Mens Inc Barbers (Salon 22)	Hairdresser	A1	SP	5.3	7
TC-596	24-26	Find a Job +1	Recruitment agency	A2	SP	20	25
TC-597	28	Takayama	Restaurant	A3	SP	13.4	17
TC-598	32	Vacant (Vacant)	Vacant (Vacant)	V (B1)	SP	3.8	5
						79.5	

Percentage of identified frontage length A1 = 21%

Percentage of identified frontage length A2-A5 = 75%

Percentage of identified frontage length B1 = 5%

Percentage of identified frontage length vacant = 5%

Percentage of identified frontage length occupied = 96%

Identified Frontage 102 (Specialist)

4 – 10 (even) Eagle Street

Identified Frontage Length = 42.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-599	Spread Eagle PH, 1-3 Fore Street (also Frontage 103)	Spread Eagle	Public house	A4	SP	18.3	43
TC-600	4-6	Central City Comics	Comics	A1	SP	7.3	17
TC-601	8	Albert Barber Shop (Phone Accessorize)	Babers (Mobile phone accessories)	A1	SP	8.3	20
TC-602	10	The Green Man Lounge (Laura's Grocery café)	Cannabis Lounge (Retail/café)	A1	SP	8.6	20
						42.5	

Percentage of identified frontage length A1 = 57%

Percentage of identified frontage length A2-A5 = 43%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

Identified Frontage 103 (Specialist)

1 – 43 (odd) Fore Street

Identified Frontage Length = 140.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-599	Spread Eagle PH, 1 (also Frontage 102) Door on this frontage	Spread Eagle	Public house	A4	SP	11	8
TC-603	5-7	The Dress Circle	Clothing	A1	SP	6.2	4
TC-604	9	Glendale (Vacant)	Hairdresser (Vacant)	A1 (V)	SP	3.2	2
TC-605	Education Centre, 11	Co-operative Education Centre	Training centre	D1	SP	16	11
TC-606	13a, b & c	Vacant (Hair by Glendale)	Vacant (Hairdresser)	V (A1)	SP	3.6	3
TC-607	15	Lift Beauty Clinic	Beauty Salon	SG	SP	7.1	5
TC-608	17	Body Care Plus	Chiropractor	D1	SP	6.3	4
TC-609	19-23	Residential	Residential	C3	SP	6.1	4
TC-611	19-23	Residential	Residential	C3	SP	6.1	4
TC-610	19-23	Residential	Residential	C3	SP	6.1	4
TC-612	25	East Ocean	Restaurant	A3	SP	5.2	4
TC-613	27-29-31	A Passage to India	Indian restaurant	A3	SP	14.7	10
TC-614	33	Elizabeth Holdings	Lettings	A2	SP	6.9	5
TC-615	35-43	WS training	Office	D1	SP	41.9	30
						140.4	

Percentage of identified frontage length A1 (including vacant) = 9%

Percentage of identified frontage length A2-A5 = 27%

Percentage of identified frontage length C3 = 12%

Percentage of identified frontage length D1 = 45%

Percentage of identified frontage length SG = 5%

Percentage of identified frontage length vacant = 3%

Percentage of identified frontage length occupied = 97%

Identified Frontage 104 (Primary)

Sailmakers Centre (Ground Floor)

Identified Frontage Length = 182.1m 7

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-335	1	The Perfume Shop	Beauty products	A1	P	5.8	3.2
TC-334	2	Warren James	Jeweller	A1	P	6.5	3.6
TC-288	5 Tavern Street (also Frontages 23 & 105)	Boots	Pharmacy/Variety store	A1	P	27.5	15.1
TC-333	3	Blue Inc	Clothing	A1	P	11.3	6.2
TC-332	4	Yours	Clothing	A1	P	9.1	5
TC-331	5	Vacant (The Java Store)	Vacant (Candles)	V (A1)	P	8.5	4.7
TC-330	6	Baldwins of Ipswich (Vacant)	Clothing (Vacant)	A1 (V)	P	10.9	6
TC-283	37	Poundland	Pound shop	A1	P	29.3	16.1
TC-344	7	Subway	Sandwiches	A1	P	6.9	3.8
TC-343	8	Chopsticks	Noodle restaurant	A3	P	7.2	4
TC-342	9-10	BB'S	Cafe	A3	P	9.8	5.4
TC-340	11	Topshop	Clothing	A1	P	12.9	7.1
TC-339	12	Quiz	Clothing	A1	P	7.2	4
TC-338	13	Ernest Jones	Jeweller	A1	P	7.2	4
TC-337	14	Bags 4 U (Vacant)	Bag shop (Vacant)	A1 (V)	P	5.9	3.2
TC-336	15	River Island	Clothing	A1	P	6.5	3.6
TC-292	15 Tavern St (also Frontage 24)	River Island	Clothing	A1	P	6.5	3.6
TC-291	13 Tavern St (also Frontage 24)	Pandora	Jewellery	A1	P	3.1	1.7
	KIOSK A	Euro Exchange	Currency exchange/transfer	A2	P		
	KIOSK B	Ravishing Beauty	Beauty salon	SG	P		
						182.1	

Percentage of identified frontage length A1 (including vacant units) = 90.9%⁸

Percentage of identified frontage length A2-A5 = 9.4%

Percentage of identified frontage length vacant = 4.7%

Percentage of identified frontage length occupied = 95.6%

⁸ Please note that the kiosks are excluded from the frontage calculations

Identified Frontage 105 (Primary)

Sailmakers Centre (First Floor)

Identified Frontage Length = 227.0m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-288	5 Tavern Street (also Frontages 23 & 104)	Boots	Chemist/Variety store	A1	P	12.7	6
TC-324	17	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	5.3	2
TC-325	18	Emmaus Ipswich	Charity shop	A1	P	7.3	3
TC-326	19	Ryman Stationery	Stationery	A1	P	11.5	5
TC-327	20	HMV (Baldwin's)	Music/ Video shop (Fashion)	A1	P	10.4	5
TC-328	21	HMV (Baldwin's)	Music/ Video Shop (Homeware)	A1	P	6.6	3
TC-329	22	Vacant (Ipswich Building Society)	Vacant (Building society)	V (A2)	P	10.9	5
TC-330	22a	Ravishing Beauty	Beauticians	SG	P	7.3	3
TC-282	23 (also Frontage 21)	McColl's	Newsagent	A1	P	24.8	11
TC-283	(also Frontage 21)	Iceland	Foodstore	A1	P	44.1	19
TC-620	Unit 39 (adj to Iceland)	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	13	6
TC-315	24	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	7.2	3
TC-316	25	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	7.3	3
TC-317	26	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	5.3	2
TC-318	27	Vacant (Best Days)	Vacant (Vintage clothing)	V (A1)	P	6	3
TC-319	28	Topman	Clothing	A1	P	12.1	6
TC-320	30	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	12.1	6
TC-321	31	Vacant (Thomson)	Vacant (Travel agency)	V (A1)	P	7.1	3
TC-322	32	River Island	Clothing	A1	P	7.2	3
TC-291	33 (also Frontage 24)	River Island	Clothing	A1	P	4.7	2
TC-617	34	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	4.1	2
						227	

Percentage of identified frontage length A1 (including vacant units) = 93%

Percentage of identified frontage length A2-A5 (including vacant units) = 5%

Percentage of identified frontage length SG = 3%

Percentage of identified frontage length vacant = 33%

Percentage of identified frontage length occupied = 67%

Identified Frontage 106 - Deleted

Eastgate Centre

Frontage Deleted

Identified Frontage 107 (Primary)

Buttermarket Centre (Ground Floor)

Identified Frontage Length = 202.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-134	Unit 1 (also Frontage 37)	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	12.6	6.2
TC-386	Unit 2a	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	8	3.9
TC-387	Unit 2b	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	8.2	4
TC-388	Unit 3	Designer Hair Studio	Hairdressers	A1	P	7.1	3.5
TC-389	Unit 4	Select Clothes	Clothing	A1	P	18.1	8.9
TC-391*	Unit 4a	TK Maxx	Variety store	A1	P	18.1	8.9
TC-392	Unit 5	Boots	Pharmacy/variety store	A1	P	16.8	8.3
TC-393	Unit 6	Holland & Barrett	Health foods	A1	P	7.4	3.6
TC-394	Unit 7	Grape Tree	Health foods	A1	P	7.3	3.6
TC-621	Unit 8	Vacant (Vacant)	Vacant (Vacant)	V	P	10.3	5.1
TC-622	Unit 9	Coast to Coast	Restaurant	A3		11.5	5.7
TC-623	Unit 10 (also Frontage 38)	Byron Burger	Restaurant	A3	P	6.3	3.1
TC-625	Unit 12 (ground floor) (also Frontage 38)	Cosy Club	Cocktail bar	A4 (V)	P	6.8	3.4
TC-626	Unit 13	Prezzo	Restaurant	A3	P	14.4	7.1
TC-627	12 Butter Market (also Frontage 37)	New Look	Clothes	A1	P	50	24.6
	KIOSK A	Krispy Kreme	Donuts	A5	P		
						202.9	

Percentage of identified frontage length A1 (including vacant units) = 75.5%

Percentage of identified frontage length A2-A5 = 19.3%

Percentage of identified frontage length vacant = 19.2%

Percentage of identified frontage length occupied = 80.7%

Identified Frontage 108 (Primary)

Buttermarket Centre (First Floor)

Identified Frontage Length = 105.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-625	Unit 12 (first floor)	Cosy Club	Restaurant	A3	P	23.5	25.9
TC-628	Unit 14	Vacant (Vacant)	Vacant (Vacant)	V	P	7.2	7.9
TC-629	Unit 15	Vacant (Vacant)	Vacant (Vacant)	V	P	7.2	7.9
TC-632	Unit 18a	Empire Cinema (plus floor above)	Cinema	D2	P	4.4	4.8
TC-633	Unit 18b	Superbowl UK (Vacant)	Bowling/ Laser tag / Play area (Vacant)	D2 (V)	P	11.8	13
TC-634	Unit 18c	Superbowl UK (Vacant)	Bowling/ laser tag / Play area (Vacant)	D2 (V)	P	7.2	7.9
TC-630	Unit 16	Creams Gelato	Ice-cream parlour	A3	P	23.4	25.7
TC-631	Unit 17	Pure Gym	Gym	D2	P	7	7.7
						91.7	

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 51.6%

Percentage of identified frontage length D2 = 33%

Percentage of identified frontage length vacant = 16%

Percentage of identified frontage length occupied = 84%

Section D – Commentary

The 2018 survey shows that the structure of the town centre remains largely unaltered with ‘deep discount’ stores sited to the east and west of the centrally positioned Primary Shopping Frontage Zone that accommodates the more traditional high street names. Most notably there has been an increase in the number of vacant premises in the Primary and Specialist Shopping Frontage Zones when compared to the vacancy rates for 2017 however there is a slight improvement in vitality in evidence in the Secondary Shopping Frontage Zone.

In terms of the mix of uses represented in the Ipswich Central Shopping Area, 58.7% of frontages are within use class A1. This is made up of 73.2% of the Primary Shopping Frontage Zone, 66% of the Secondary Shopping Frontage Zone and 32.8% of the Specialist Shopping Frontage Zone. In the Primary Shopping Frontage Zone the remainder of the frontages are made up largely of A2 and A3 uses. Within the Secondary Shopping Frontage Zone largely through A2-A5 uses and a small number of C3 uses and within the Specialist Shopping Frontage Zone a through a wider range of uses including a larger number of A2-A5, D1 and C3 uses.

The central part of the Primary Shopping Frontage Zone along Westgate Street and Tavern Street contains a number of national multiples including Marks & Spencer and Debenhams and remains mostly buoyant with just a small number of vacant units. The most notable loss over the past year is the closure of Poundworld, which occupied a prominent corner frontage along Tavern Street and St Lawrence Street. In addition, the frontage at 1 – 5 Northgate Street has been recorded as fully vacant for the first time following the departure of Starbucks from beneath the Great White Horse Hotel. However, since 2017 the Primary Shopping Frontage Zone has seen new national retailers including Hotel Chocolat. Furthermore, the introduction of the Superbowl UK leisure facility in the first-floor of the Buttermarket Shopping Centre has helped to introduce a greater diversity of uses and experiences into the Primary Shopping Area to compliment the retail provision.

The two shopping centres in the Primary Shopping Frontage Zone, the Buttermarket and Sailmakers Centres, provide the main shopping and leisure offering. The Sailmakers Centre underwent major refurbishment in 2015, which significantly improved the appearance of the shopping centre and succeeded in reducing overall vacancy rates. Since the last survey was completed, the Sailmakers Centre experienced a 4.5% drop in vacancy on the ground-floor (4.7% overall), although this was off-set by a 9% vacancy increase at first-floor (33% overall). The Buttermarket Shopping Centre has also seen significant leisure refurbishment and redevelopment and is now a location for leisure and social activities as well as traditional retailing. Compared to last year’s survey, the ground-floor vitality remains unchanged at 19.2% vacancy but there was a significant improvement of 20.7% to the occupancy of the first-floor, bringing the vacancy rate down to 16%.

The Secondary Shopping Frontage Zone is largely characterised by ‘deep discount’ stores and non-retail units. The western edge of the Secondary Shopping Frontage Zone, St Matthew’s Street and the western part of Westgate Street, remain significant for their charity shops including those selling bulky goods. There are also a number of discount national multiples such as Shoe Zone and a non-retail element in the form of Cashino Amusements and Betfred bookmakers. This area has seen the closure of some retail units, of note were the national retailers Superdrug and Maplin. However Superdrug have relocated to the Primary Shopping Frontage in Tavern Street. The vitality of the Secondary Shopping Frontage Zone has enhanced significantly since 2017 overall with vacancy rates falling by approximately 4.1%. This was achieved largely through the opening of the large units of My Local and Spoon World Buffet on St Matthews Street. Furthermore, the previously part-vacant frontages at 61 – 67 (odd) Westgate Street, 1 – 17 (odd) High Street and 4 Butter Market and 1 – 31 (odd) Queen Street are fully occupied. The amount of A2 – A5 uses present in the Secondary Shopping Frontage Zone increased over the last year, taking approximately 1.1% of previously A1 frontage.

Within the Specialist Shopping Frontage Zone, St Peters Street and St Nicholas Street continue to thrive with no significant change in occupants over the past year other than the loss of a households goods store. This part of town has seen a further significant improvement in occupancy over the past few years. With their many medieval buildings and high quality public realm St Nicholas Street and St Peters Street now provide a very attractive corridor from the town centre towards the western end of the waterfront and the streets contain a number of cafes, restaurants and independent shops. On the eastern side of the Central

Shopping Area Upper Orwell Street and Fore Street provide a similar link but are not experiencing the same level of vibrancy. In terms of its makeup, there is a high proportion of hairdressers and barbers in the area. Since 2017 there have been some changes experienced, notably the introduction of a pizza restaurant and cannabis lounge. The opening of VK Vietnamese restaurant on Northgate Street and Glow Clinics beauty salon on Great Colman Street have animated what were long vacant shop fronts on the respective streets. Other parts of the Specialist Shopping Frontage Zone including Upper Orwell Street and Tacket Street have experienced a reduction in the number of occupied units.

Table 1: Vacancy rates by shop unit⁹ and frontage across the primary, secondary and specialist shopping frontage zones

	Primary	Secondary	Specialist
Vacant by frontage lengths 2018	14.8%	11.1%	12.5%
Vacant by frontage lengths 2017	9.9%	15.3%	10.6%

Table 1 above shows that, in terms of vacant units, the Primary Shopping Frontage Zone is no longer the most vibrant part of town and the Secondary and Specialist Shopping Frontage Zones are in better condition in terms of their vitality. Overall 13% of units across the Central Shopping Area are vacant. Nationally town centre (high street) vacancy rates were at an average of 11.1% in the first half of 2018, which would suggest that the Primary and Specialist Shopping Frontage Zones appear to be experiencing higher vacancy rates¹⁰. Vacancy rates in the East of England were recorded at 10.4% regionally. When compared to the vacancy rates for 2017, it is evident that vacancies have increased significantly within the Primary Shopping Frontage Zone, which has been predominantly off-set by a noticeable reduction in the proportion of vacant units in the Secondary Shopping Frontage Zones. Specialist Shopping Frontage Zone vacancy rates have risen marginally compared to 2017. Interestingly, this trend from 2017-2018 is in direct contrast to the trend established in the 2016-2017 monitoring results, whereby the Primary and Specialist Shopping Frontage Zones were the subject of reductions in vacancy whilst the vacancy levels of the Secondary Shopping Frontage Zone increased.

The significant increase in the vacancy rates of the Primary Shopping Frontage Zone are considered to be linked to the bleak national outlook for the retail sector and general decline in the performance of the high street. Further information on this trend can be found in the Retail and Town Centre Topic Paper which can be viewed at the following website: <https://www.ipswich.gov.uk/ipswichfuture>

¹⁰ See Local Data company Retail and Leisure Market Update (H1 2018) - <https://www.localdatacompany.com/blog/ldc-h1-2018-report-out-now>

Appendix 1: Core Strategy Policies

The policies below are contained in the adopted Ipswich Borough Council Local Plan Core Strategy and Policies Development Plan Document Review 2011-2031 which was adopted in February 2017.

POLICY CS14: RETAIL DEVELOPMENT AND MAIN TOWN CENTRE USES

The Council will promote high quality investment and development in Ipswich Central Shopping Area, to maintain and enhance its attraction and market share, and strengthen its regional role. In the district centres and local centres, the Council will encourage retail development of a scale appropriate to their size, function and catchment.

Through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document, the Council extends the Central Shopping Area to include the Westgate quarter and allocates a site for retail development within it. This will enable the delivery of additional floorspace to diversify the retail offer. As part of the review of the plan, a floorspace requirement for future retail provision will be set and, if necessary, further allocations will be made through a future Site Allocations DPD. In the interim period proposals for retail development over 200 sq m net on sites allocated for other uses will be considered against policy SP1 and on other sites outside the Central Shopping Area and defined district or local centres against policy DM23. Retail development of less than 200 sq m net will be permitted subject to compliance with other policies of the plan.

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

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

POLICY DM20: THE CENTRAL SHOPPING AREA

The Council will support the town's vitality and viability by promoting and enhancing appropriate development in the Central Shopping Area.

The Central Shopping Area comprises the Primary, Secondary and Specialist Shopping Frontage Zones, which are defined on the IP-One Area inset map. A site identified as suitable for major retail investment will be allocated in the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document.

Class A1 retail use should remain the predominant use at all times in the Central Shopping Area, to ensure the strategic retail function of Ipswich is maintained. A2-A5 uses and other main town centre uses will also be supported in the Secondary and Specialist Shopping Frontage Zones, provided the overall percentage of the frontage does not exceed the levels specified and accords with the criteria set out below.

- a. Primary Shopping Frontage Zone – A2-A4 uses, betting shops and payday loan shops will be permitted where they will not exceed 15% of a group of identified ground floor frontages and ground and first floor frontages in the Buttermarket and Tower Ramparts Shopping Centres and the site is not adjacent to an existing non-A1 use within the same Use Class as the proposal. A5 uses will not be permitted.
- b. Secondary Shopping Frontage Zone – A2-A5 uses, betting shops and payday loan shops and other main town centre uses will be permitted where they will not exceed 25% of a group of identified ground floor frontages, and provided the proposal does not create a concentration of more than 30 metres of non-A1 frontage, and the site is not adjacent to an existing non-A1 use within the same Use Class as the proposal. Of this 25%, no more than 10% of the total identified ground floor frontage will be permitted for A4 or A5 uses.

- c. Specialist Shopping Frontage Zone – A2-A5 uses, betting shops and payday loan shops and other main town centre uses will be permitted where they will not exceed 40% of a group of identified ground floor frontages. Of this 40%, no more than 35% of the total identified ground floor frontage will be permitted for A2, A4 or A5 uses.**

A3, A4 and A5 uses and other main town centre uses will only be permitted where they have no detrimental effect on the amenities of nearby residential accommodation in terms of noise, fumes, smell, litter and general activity generated from the use and retain an active frontage.

Mixed use development, including B1 office, A2 financial and professional services, C3 housing, and C1 hotel or any combination of these uses will be supported in the Central Shopping Area, provided there is a ground floor use in accordance with the above.

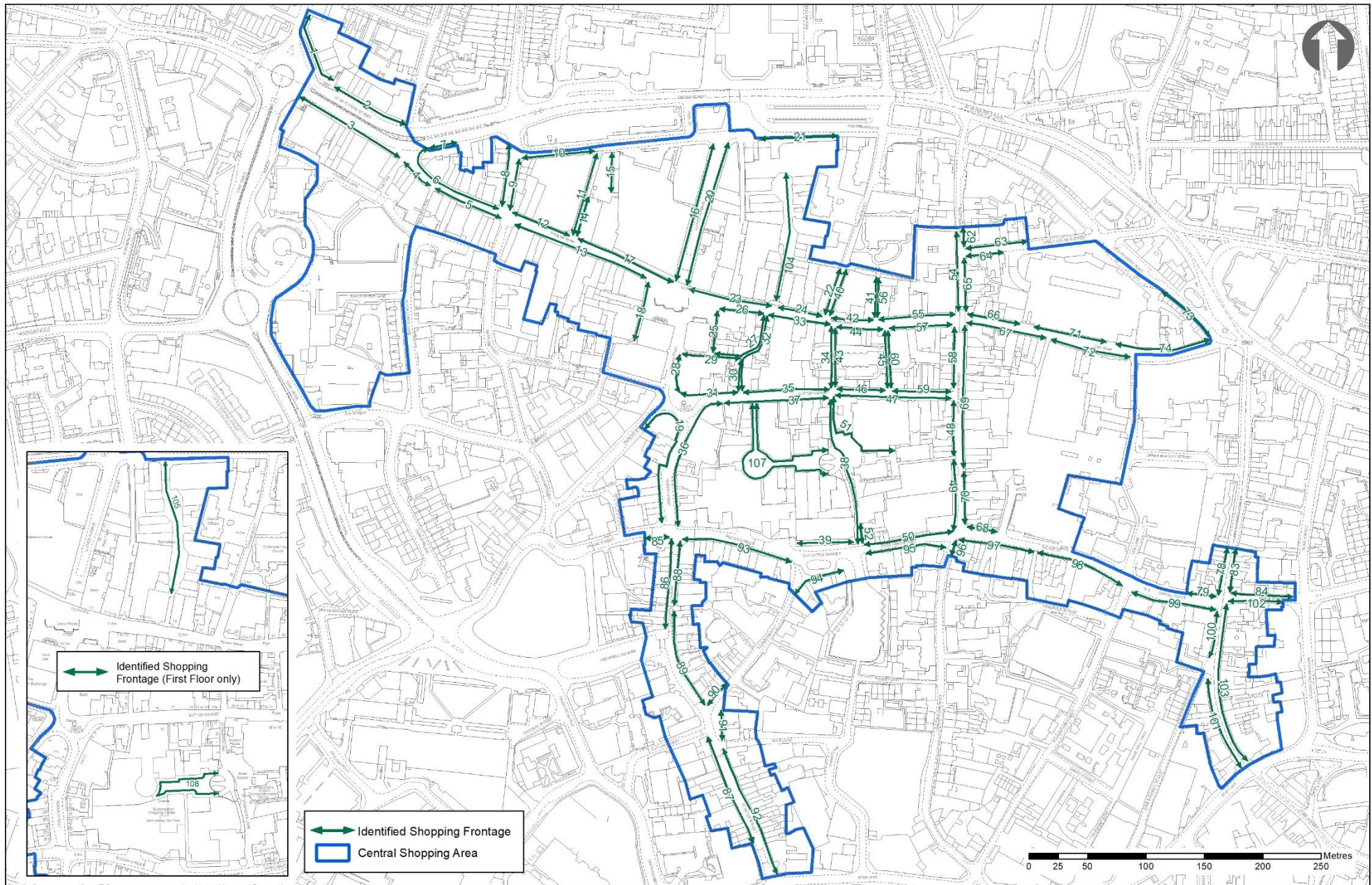
The Council will not grant planning permission for the use of a ground floor unit to a use falling outside classes A1 to A5 in Primary Shopping Frontage Zones and outside A1 to A5 and other main town centre uses in Secondary Shopping Frontage Zones.

The Council is planning to redevelop the Cornhill. When applying frontage policies in this area any redevelopment proposal would be taken into account. The Council also supports the retention of the open market.

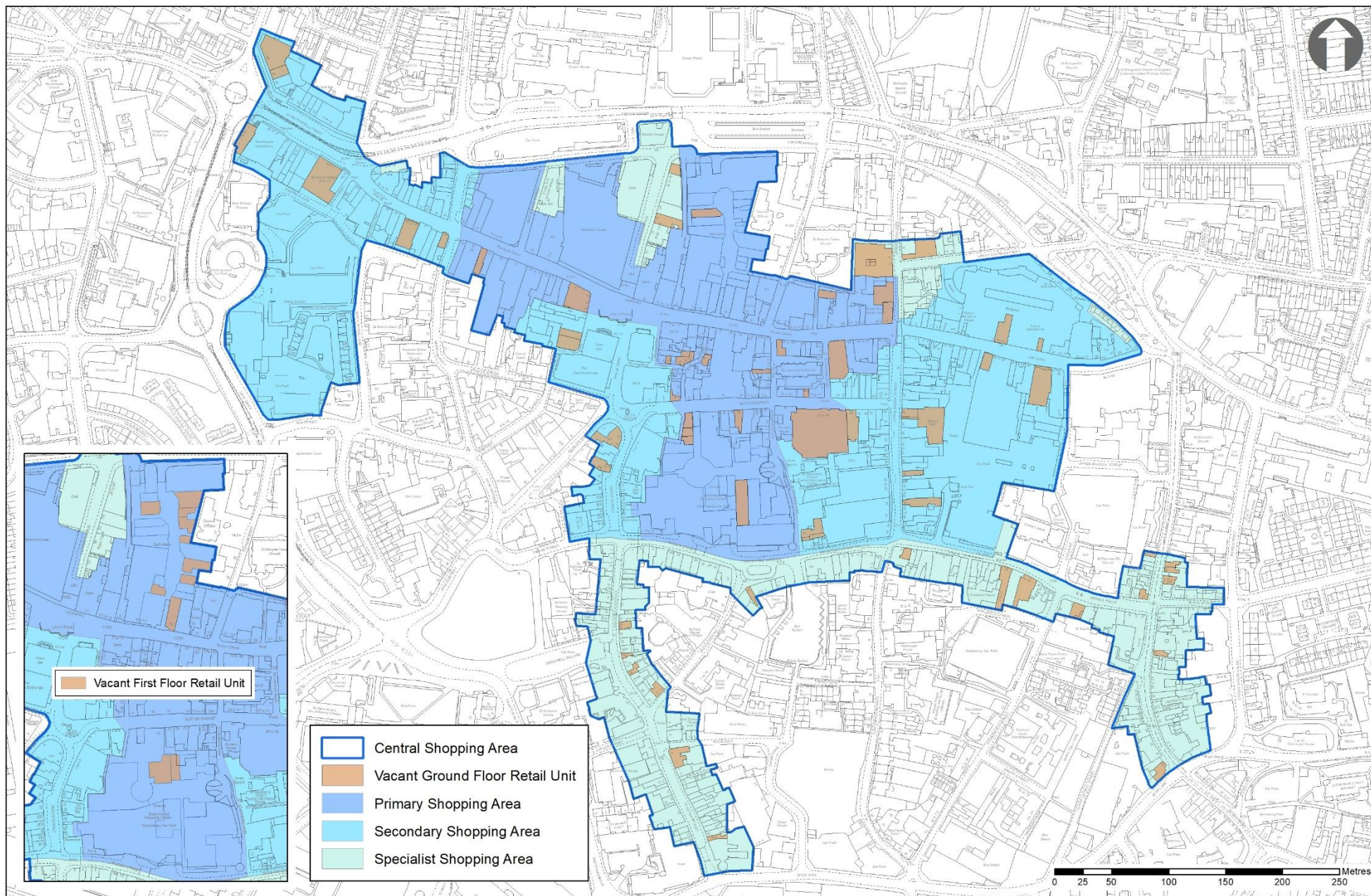
Appendix 2: Plans

Plan 1: Survey Area – Ipswich Central Shopping Area

Plan 2: Vacant Units in Ipswich Central Shopping Area, October 2018



Plan 1. Survey Area - Ipswich Central Shopping Area



Plan 2. Vacant Units in Ipswich Central Shopping Area, October 2018

Appendix 3: Use Classes

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

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

A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies. (Note this now excludes betting shops and pay day loan shops which are classed as sui generis uses).

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) including drinking establishments with expanded food provision.

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: beauty salons, nail bars, betting and payday loan shops, 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.