

Ipswich Local Plan

Central Shopping Area – Identified Frontages Survey Report

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Section A – Introduction and Policy Context

The National Planning Policy Framework¹ (2021) (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 2018-2036 which was adopted in March 2022. The newly adopted plan introduced changes to the frontages in the Central Shopping Area through the expansion of the boundary to include frontages in Lion Street, Arcade Street, King Street and Princes Street.

For the purposes of this Authority Monitoring Report year (2021-2022), we are reporting against the 2017 Local Plan, as this was the adopted Local Plan for the monitoring year. Therefore, none of the substantive changes to Policy DM27 (previously DM20) have been reflected in this report. It is acknowledged that the use and interpretation of the Policy for the purposes of Planning Decisions issued by Development Management will need to make use of the new unit-based approach, and separate guidance in this regard has been prepared by Planning Policy. In the 2022-2023 report, these changes will be reflected in the data gathered, reported and analysed.

Under the 2017 Local 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 commercial, business and service uses (now grouped into Class E) remain the predominant uses within the Central Shopping Area. The policy sets limits on the proportion of frontages in non-class E 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 commercial, business and service uses and other main town centre uses in ground floor premises. The full text of policies CS14 and DM27 (as per the 2017 Local Plan) is contained in Appendix 1.

The survey of the Central Shopping Area is typically carried out annually in the summer/autumn months to show retail trends across Ipswich town centre. This survey was conducted by the Planning Policy Team in June 2022, through physical visits to all of the units in the Central Shopping Area covered in this document. The Central Shopping 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.

Changes to the Town and Country Planning (Use Classes) Order 1987 (as amended)

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

Class E is comprised of the following categories, all of which are free entry uses within the class:

- E(a) Display or retail sale of goods, other than hot food
- E(b) Sale of food and drink for consumption (mostly) on the premises
- E(c) Provision of:
 - E(c)(i) Financial services
 - E(c)(ii) Professional services (other than health or medical services), or
 - E(c)(iii) Other appropriate services in a commercial, business or service locality
- E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- E(f) Creche, day nursery or day centre (not including a residential use)
- E(g) Uses which can be carried out in a residential area without detriment to its amenity:
 - E(g)(i) Offices to carry out any operational or administrative functions,
 - E(g)(ii) Research and development of products or processes

- E(g)(iii) Industrial processes

Class F was also created as part of this same amendment and covers uses previously defined in the revoked classes D1, 'outdoor sport', 'swimming pools' and 'skating rinks' from D2(e), as well as newly defined local community uses. The class is split into F1 Learning and non-residential institutions and F2 Local community. This change also impacts the retail survey as these community uses are sometimes found within District and Local Centres.

The use class category 'Sui generis' (Latin for 'in a class of its own') caters for many of the remaining uses. Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'. These include:

- theatres
- amusement arcades/centres or funfairs
- launderettes
- fuel stations
- hiring, selling and/or displaying motor vehicles
- taxi businesses
- scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles
- 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended))
- hostels (providing no significant element of care)
- waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste
- retail warehouse clubs
- nightclubs
- casinos
- betting offices/shops
- pay day loan shops
- public houses, wine bars, or drinking establishments – (*previously Class A4*)
- drinking establishments with expanded food provision – (*previously Class A4*)
- hot food takeaways – (*previously Class A5*)
- venues for live music performance – (*newly defined*)
- cinemas – (*previously Class D2(a)*)
- concert halls – (*previously Class D2(b)*)
- bingo halls – (*previously Class D2(c)*)
- dance halls – (*previously Class D2(d)*)

Other uses become 'sui generis' where they fall outside the defined limits of any other use class. Residential uses in Class C remain the same. The Use Classes are shown in Appendix 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 01 September 2020.

¹ National Planning Policy Framework (Ministry of Housing, Communities and Local Government, 202

Whilst general comparisons can be made between surveys, from 2022 the survey has reclassified the Use Classes to accord with the Use Classes Order 1987 as amended to include Class E. Previous annual amendments have also 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'. In addition, where the occupant has changed since the previous survey (2019) the former occupant is shown in brackets.

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. The survey relates to the ground floor units with the exception of the Sailmakers Shopping Centre (previously Tower Ramparts) and the Buttermarket Centre 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 2022 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	Sultan Café (O Patio)	Café	E	S	8	12.9
TC-003	24	Lucky's Souvlakis (Ipswich Restaurant)	Restaurant	E	S	9	14.5
TC-002	26	Flame Lounge (Vacant)	Billiard Hall/Café (Vacant)	E(V)	S	10.2	16.4
TC-001a	28a	Zac's	Barbers	E	S	6.2	10
TC-001 and 001b	28+28b	My Local	Convenience Store	E	S	28.7	46.2
						62.1	

Percentage of identified frontage length E = 100%
Number of E units = 5

Percentage of identified frontage length SG = 0%
Number of SG units = 0

Percentage and number of identified frontage length vacant = 0% (0)
Percentage and number of identified frontage length occupied = 100% (5)

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	E	S	19.7	29
TC-010	4-10	Choose to Re-use Secondhand Goods	Second-hand furniture	E	S	10.1	15
TC-009	8	Ipswich Furniture Project	Second-hand furniture	E	S	11.2	16
TC-008	12	St Elizabeth Hospice	Charity shop	E	S	5.6	8
TC-007	14	M&M Pharmacy	Pharmacy	E	S	5.6	8
TC-006	16	Coal City Barbers & Beauty (CLC Bookshop)	Barbers	E	S	5.6	8
TC-005	18-20	Southgate Funeral Directors	Undertakers	E	S	11.2	16
						69	

Percentage of identified frontage length E = 100%
Number of E units = 7

Percentage of identified frontage length SG = 0%
Number of SG units = 0

Percentage and number of identified frontage length vacant = 0% (0)
 Percentage and number of identified frontage length occupied = 100% (7)

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	E	S	7.6	8
TC-020	3-11	Vacant (Vacant)	Vacant (Vacant)	V (E)	S	22.7	25
TC-019	13	Fresh Food Market (Vacant)	Convenience Store (Vacant)	E (V)	S	4.7	5
TC-018	15	Regal	Newsagent	E	S	5.1	5
TC-017	17	Alpha Hair and Beauty	Beauty	E	S	5.3	6
TC-016	17a	KEBAPIZZA	Takeaway	SG	S	4.4	5
TC-015	19	Mind	Charity Shop	E	S	3.7	4
TC-014	21	Star Express Restaurant	Café	E	S	4.4	5
TC-013	23-31	Spoon World Buffet	Restaurant / Public house	E	S	24	26
TC-012	1 Civic Drive	Residential (Vacant)	Residential (Vacant)	C1 (V)	S	10	11
						91.9	

Percentage of identified frontage length E (including vacant units) = 84%
 Number of E units = 8

Percentage of identified frontage length SG = 5%
 Number of SG units = 1

Percentage of identified frontage length C1 = 11%
 Number of C1 units = 1

Percentage and number of identified frontage length vacant = 25% (1)
 Percentage and number of identified frontage length occupied = 75% (9)

Identified Frontage 4 (Secondary)

59 – 67 (odd) Westgate Street

Identified Frontage Length = 30.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-025	59a	LAS Barbers	Hairdressers	E	S	5.2	18.3
TC-025a	59b	Chick Friend (Shawarma Bistro)	Takeaway	SG	S	4.2	14.7
TC-025b	61	Door to 1 st floor flats	N/A	N/A	S	1.8	N/A
TC-025c	59c	European Mini Mart (Slemani Food store)	Supermarket	E	S	3.8	13.3
TC-024	63	Warhammer	Games	E	S	5.2	18.3
TC-023	65	Ipswich Outreach	Charity Shop	E	S	5	17.5
TC-022	67	New Collections	Clothing	E	S	5.1	17.9
						28.5	

Percentage of identified frontage length E (including vacant units) = 85.3%
 Number of E units = 5

Percentage of identified frontage length SG = 14.7%
 Number of SG units = 1

Percentage and number of identified frontage length vacant = 0% (0)

Percentage and number of identified frontage length occupied = 100% (6)

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 (E)	S	5.6	9
TC-032	37	Betfred	Betting Office	SG	S	5.5	9
TC-031	39	German Doner Kebab	Take away	SG	S	4	6
TC-030	41-43	Trespass	Outdoor clothing	E	S	11.3	18
TC-029	45-49	Ipswich Furniture Project (Vacant)	Second-hand goods (Vacant)	E (V)	S	12.9	21
TC-028	51	Greggs	Bakery	E	S	6.4	10
TC-027	53	Cancer Research UK	Charity shop	E	S	6.7	11
TC-026	55-57	Merkur Slots (Cashino Amusements)	Amusement Arcade	SG	S	9.8	16
						62.2	

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

Number of E units = 5

Percentage of identified frontage length SG = 31%

Number of SG units = 3

Percentage and number of identified frontage length vacant = 9% (1)

Percentage and number of identified frontage length occupied = 91% (7)

Identified Frontage 6 (Secondary)

35 – 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	Specialty clothing	E	S	6.7	8
TC-043	38	Love Thy Burger	Restaurant	E	S	10	11
TC-042	40a	Stylers Hair Salon	Hairdressers	E	S	5.2	6
TC-041	40	PMG Schoolwear	Children's clothing	E	S	6.7	8
TC-040	42	Shoe Zone	Shoe shop	E	S	9	10
TC-039	44	Ecigwizard	E cigarettes	E	S	5.6	6
TC-038	46	Vacant (Unknown entrance to office)	Vacant (Unknown office)	V (E)	S	4.6	5
TC-037	48	Welch Pharmacy	Pharmacy	E	S	6.5	7
TC-036	50-54	Belfast Beds (Bon Marche)	Bed sales (Clothing)	E	S	20.1	23
TC-035	56	Stitch World	Clothes repair/ decoration	E	S	6.3	7
TC-034	58	Pretzie	Artisan Bakery	E	S	7.8	9
						88.5	

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

Number of E units = 11

Percentage of identified frontage length SG = 0%

Percentage and number of identified frontage length vacant = 5% (1)

Percentage and number of identified frontage length occupied = 95% (10)

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	Toffa (Pennington's)	Clothing (Estate agency)	E	SP	8.1	35
	12	Vacant (Pennington's)	Vacant (Estate agents)	V (E)	SP	7.5	32
TC-046	14-16	Ozzie Barber Lounge	Barbers	E	SP	7.8	33
						23.4	

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

Number of E units = 3

Percentage and number of identified frontage length vacant = 32% (1)

Percentage and number of identified frontage length occupied = 68% (2)

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	Specialty clothing	E	S	19.5	36
TC-050	5	Vacant (Vaping liquid)	Vacant (E Cigarettes)	V (E)	S	3.8	7
TC-051	7-9	Just Recruitment	Office	E	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	E	S	4	7
TC-053	17	H&T Pawnbrokers	Pawnbrokers	E	S	11.5	21
						55.3	

Percentage of identified frontage length E (including vacant units) = 87%

Number of E units = 5

Percentage of identified frontage length SG = 13%

Number of SG units = 1

Percentage and number of identified frontage length vacant = 7% (1)

Percentage and number of identified frontage length occupied = 93% (5)

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	E	P	16.5	38
TC-055	6	Café Portoccino	Coffee shop	E	S	5.2	12
TC-056	8	PC Factory	Computer repairs	E	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	E	S	6	14
TC-059	14-16 (also Frontage 10)	The Hive (Bohemia)	Hairdressers	E	S	4.5	10
						43.3	

Percentage of identified frontage length E = 88%

Number of E units = 5

Percentage of identified frontage length SG = 12%

Number of SG units = 1

Percentage and number of identified frontage length vacant = 0% (0)

Percentage and number of identified frontage length occupied = 100% (6)

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	The Hive (Bohemia)	Hairdressers	E	S 6.7	12
TC-060	16-26 Westgate St (also Frontages 11 & 12)	Marks and Spencer	Variety store	E	P 51	88
					57.7	

Percentage of identified frontage length E = 100%

Number of E units = 2

Percentage of identified frontage length SG = 0%

Percentage and number of identified frontage length vacant = 0% (0)

Percentage and number of identified frontage length occupied = 100% (2)

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	E	P 73.2	100
					73.2	

Percentage of identified frontage length E = 100%

Number of E units = 1

Percentage of identified frontage length SG = 0%

Percentage and number of identified frontage length vacant = 0%

Percentage and number of identified frontage length occupied = 100% (1)

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	E	P 36	67
TC-061	28	Vacant (Burger King)	Vacant (Restaurant)	V (E)	P 7.7	14
TC-062	30	Card Factory	Greetings cards	E	P 6.3	12
TC-054	32 (also Frontage 9) Door on this side	Moss Bros	Clothing	E	P 3.9	7
					53.9	

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

Number of E units = 4

Percentage of identified frontage length SG = 0%

Percentage and number of identified frontage length vacant = 14% (1)

Percentage and number of identified frontage length occupied = 86% (3)

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 (E)	P 18.9	16.6
TC-073	5	H Samuel	Jeweller	E	P 7	6.2
TC-072	7	Holland & Barrett	Health foods	E	P 6.1	5.4
TC-071	11	Claire's Accessories	Fashion accessories	E	P 5.9	5.2
TC-070	13	Cards Direct (tReds)	Greetings cards (Shoe Shop)	E	P 7.5	6.6
TC-069	15-19	JDs	Shoe shop	E	P 14.4	12.7
TC-068 TC-067	21 - 23	Primark	Clothing	E	P 29.1	25.6
TC-066	25	Caffé Nero	Café/sandwich shop	E	P 6	5.3
TC-065	27	Vacant (Vacant)	Vacant (Vacant)	V (E)	P 5.7	5.0
TC-064	29	Tessuti	Clothing	E	P 8.1	7.1
TC-063	33	Vacant (Vacant)	Vacant (Vacant))	V (E)	P 4.9	4.3
					113.6	

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

Number of E units = 11

Percentage of identified frontage length SG = 0%

Percentage and number of identified frontage length vacant = 25.9% (3)

Percentage and number of identified frontage length occupied = 74.1% (8)

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	E	P	36.5	100
						36.5	

Percentage of identified frontage length E = 100%

Number of E units = 1

Percentage of identified frontage length SG = 0%

Percentage and number of identified frontage length vacant = 0% (0)

Percentage and number of identified frontage length occupied = 100% (1)

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	Little Bubbas (Escape Beauty Rooms)	Baby Shop (Beauty salon)	E (SG)	SP	20.8	59
TC-076	1 Crown & Anchor Mews, Sailmakers	Pennikkity Pots	Ceramics	E	SP	14.3	41
						35.1	

Percentage of identified frontage length E = 100%

Number of E units = 2

Percentage of identified frontage length SG = 0%

Number of SG units = 0

Percentage and number of identified frontage length vacant = 0% (0)

Percentage and number of identified frontage length occupied = 100% (2)

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	Bingo Club 3000 (Mecca Bingo)	Bingo hall	SG	SP	55.3	47
TC-078	2-8 Westgate Street (also Frontage 17)	Vacant (Debenhams)	Vacant (Department store)	V (E)	P	62.7	53
						118	

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

Number of E units = 1

Percentage of identified frontage length SG = 47%
 Number of SG units = 1

Percentage and number of identified frontage length vacant = 53% (1)
 Percentage and number of identified frontage length occupied = 47% (1)

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	Vacant (Debenhams)	Vacant (Department store)	V (E)	P	59.7	66
TC-080	12a	Starbucks (Office)	Coffee shop (Shoe Shop)	E	P	6.6	7
TC-079	12	WHSmith/Post Office	Books/stationery/post office	E	P	12.6	14
TC-074	14 (also Frontage 14) Door on this side	Clarks	Shoe shop	E	P	12	13
						90.9	

Percentage of identified frontage length E (including vacant units) = 100%
 Number of E units = 4

Percentage of identified frontage length SG = 0%

Percentage and number of identified frontage length vacant = 66% (1)
 Percentage and number of identified frontage length occupied = 34% (3)

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 (E)	P	16.1	32
TC-082	8	Manning's	Public house	SG	S	5.4	11
TC-083a	10	Mizu	Restaurant	E	S	13.2	26
TC-083 TC-084	10	Vacant (Vacant)	Vacant (Vacant)	V (SG)	S	17	32
						50.7	

Percentage of identified frontage length E (including vacant units) = 58%
 Number of E units = 2

Percentage of identified frontage length SG (including vacant units) = 43%
 Number of SG units = 2

Percentage and number of identified frontage length vacant = 64% (2)
 Percentage and number of identified frontage length occupied = 37% (2)

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	Honey and Harvey (Vacant)	Coffee Shop (Vacant)	E (V)	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	Honey and Harvey (Vacant)	Coffee Shop (Vacant)	E (V)	S	20.8	18.2
TC-174	8	Wardale Williams trading as 'Observatory'	Opticians	E	S	4.9	4.3
TC-175	10	Staff Bank	Employment agency	E	S	9.2	8.1
TC-176	12	Vacant (Vacant)	Vacant (Vacant)	V (E)	S	6.8	6.0
TC-177	16	Music World	Music	E	S	10.1	8.9
TC-178	20	Cats Protection	Charity Shop	E	S	7.3	6.4
TC-179	22-24	Uniform Research	Clothing	E	S	4.8	4.2
TC-181	26-28	Subway	Sandwich shop	E	S	5.4	4.7
TC-182	30	Kare Plus (Lady Norfolk and Lord Rust)	Carers (Furniture/collectables)	E	S	4.6	4.0
TC-183	32	S G R Solicitors	Solicitors	E	S	1.5	1.3
TC-184	34	Charlotte's (Rumbles Sandwich Bar)	Sandwich/Coffee Shop	E	S	4.4	3.9
TC-185 part	36	Aplomb (Century 21)	Business Consultants (Estate agent)	E	S	3.8	3.3
TC-185 part	38	The Mortgage Link	Mortgage brokers	E	S	4.8	4.2
						114	

Percentage of identified frontage length E = 85.8%
Number of E units = 14

Percentage of identified frontage length SG = 14.1%
Number of SG units = 1

Percentage and number of identified frontage length vacant = 6% (1)
Percentage and number of identified frontage length occupied = 94% (14)

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	E	P	28.1	22.7
TC-269	6	M W Ashton	Tobacconist	E	SP	4.6	3.6
TC-270	8	Watts for Lunch	Sandwich Bar	E	SP	4.6	3.6
TC-271 (part)	12	Lloyds TSB	Bank	E	SP	12.7	9.8
TC-272	18	Blackberry Clinic	Medical clinic	E	SP	19	14.7
TC-273	22	Three Wise Monkeys	Public House	SG	SP	9.3	7.2
TC-274	24-26	Sourdough Street (Pizza Express)	Restaurant	E	SP	11	8.5
TC-275	28	Goodmans Lofts	Residential	C3	SP	2	1.5
TC-276	32	Kerseys Solicitors	Solicitors	E	SP	4.7	3.6
TC-277	34	Enhance Beauty Care (Nail Boutique)	Beauty Salon (Nail Bar)	SG	SP	5.9	4.6
TC-278	36	Coral	Betting office	SG	SP	6.4	4.9
TC-279	38	Vacant (Hanks Deli and Shop)	Vacant (Café)	V (E)	SP	6.7	5.2
TC-280	40	Ma Belle Present (Vacant)	Gift Shop (Vacant)	E (V)	SP	9.3	7.2
TC-281	42	Mr Barbers (Mr Ipswich)	Barbers	E	SP	5.2	4
						129.5	

Percentage of identified frontage length E (including vacant units) = 82.6%

Number of E units = 10

Percentage of identified frontage length C3 = 1.5%

Number of C3 Units = 1

Percentage of identified frontage length SG = 16.7%

Number of SG units = 3

Percentage and number of identified frontage length vacant = 0% (0)

Percentage and number of identified frontage length occupied = 100.8% (14)

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	E	P	11.1	18
TC-283	(also Frontages 104 & 105)	Iceland	Supermarket	E	P	50.6	82
						61.7	

Percentage of identified frontage length E = 100%

Number of E units = 2

Percentage of identified frontage length SG = 0%

Percentage and number of identified frontage length vacant = 0% (0)

Percentage and number of identified frontage length occupied = 100% (2)

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	SG	P	21.7	51.9
TC-285	19 Tavern Street (also Frontage 24)	Vacant (GAME)	Vacant (Computer Games)	V (E)	P	20.1	48.1
						41.8	

Percentage of identified frontage length E (including vacant units) = 48.1%

Number of E units = 1

Percentage of identified frontage length SG = 51.9%

Number of SG units = 1

Percentage (and number) of identified frontage length vacant = 48.1% (1)

Percentage (and number) of identified frontage length occupied = 51.9% (1)

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	E	P	18.9	26
TC-290	17-19 Cornhill	Deichmann (Burtons/ Dorothy Perkins)	Shoe Shop (Clothing)	E	P	14.4	20
TC-289	3	Clintons	Greetings cards/gifts	E	P	8.7	12
TC-288	5 (also Frontages 104 & 105) Door on this side	Boots	Pharmacy/Variety Store	E	P	12.2	17
TC-287	7	Vacant (Carphone Warehouse)	Vacant (Mobile Phones)	V (E)	P	10	14
TC-286	9	Apple iStore	Electronics	E	P	7.9	11
						72.1	

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

Number of E units = 6

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 14% (1)

Percentage (and number) of identified frontage length occupied = 86% (5)

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	E	P	8.2	18.1
TC-292	13 (also Frontage 104) Door on this side	River Island	Clothing	E	P	12.3	27.2
TC-293	15	Ipswich Institute Reading Room	Club	F1	P	3	6.6
TC-294 TC-295	17	Body Shop	Beauty products	E	P	16.4	36.2
TC-285	19 (also Frontage 22) Door on this side	Vacant (GAME)	Vacant (Computer games)	V (E)	P	5.4	11.9
						45.3	

Percentage of identified frontage length E (including vacant units) = 93.4%

Number of E units = 4

Percentage of identified frontage length F1= 6.6%

Number of F1 units = 1

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 11.9% (1)

Percentage of identified frontage length occupied = 88.1% (4)

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	E	P	13.6	37.9
TC-086	1	Snappy Snaps	Photographic shop	E	P	5.3	14.8
TC-087	3	Ipswich Bureau de Change (No. 1 Currency Exchange)	Currency exchange	E	P	4.4	12.3
TC-088	5	Robin Body Arts (Vacant)	Jewellery sales and piercing (Vacant)	E (V)	P	5.5	15.3
TC-089	7 (also Frontage 27) Door on corner	Coes Newsagent	Newsagent	E	P	7.1	19.8
						35.9	

Percentage of identified frontage length E = 100%

Number of E units = 5

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 0% (0)

Percentage (and number) of identified frontage length occupied = 100% (5)

Identified Frontage 26 (Primary)

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	E	P	24	61
TC-090	12	HSBC	Bank	E	P	8	21
TC-091	14 (also Frontage 27)	F Hinds	Jeweller	E	P	7	18
						39	

Percentage of identified frontage length E = 100%

Number of E units = 3

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 0% (0)

Percentage (and number) of identified frontage length occupied = 100% (3)

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	E	P	4.8	7.5
TC-096	11	Vacant (Vacant)	Vacant (Vacant)	V (E)	P	4.5	7.0
TC-095	13	Faststitch	Clothes alterations	E	P	5.1	8.0
TC-094	15-17	Vacant (Vacant)	Vacant (Vacant)	V (E)	P	17.6	27.5
TC-093	12	Procter's Sausages	Butchers	E	P	10.3	16.1
TC-092	10	Timpson	Shoe repairs	E	P	3.9	6.1
TC-091	14 Tavern Street (also Frontage 26) Door on this side	F Hinds	Jeweller	E	P	17.9	27.9
						64.1	

Percentage of identified frontage length E (including vacant units) = 100.1%

Number of E units = 7

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 34.5% (2)

Percentage (and number) of identified frontage length occupied = 65.6% (5)

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	E	S	33	100
						33	

Percentage of identified frontage length E = 100%

Number of E units = 1

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 0% (0)

Percentage (and number) of identified frontage length occupied = 100% (1)

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	E	S	41.1	82
TC-098	1 The Walk	Vacant (Ipswich Cobbler)	Vacant (Shoe repairs)	V (E)	P	5	10
TC-099	18 Thoroughfare (also Frontage 30)	Bromley & Co	Gifts	E	P	4.2	8
						50.3	

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

Number of E units = 3

Percentage of identified frontage length SG= 0%

Percentage (and number) of identified frontage length vacant = 10% (1)

Percentage (and number) of identified frontage length occupied = 90% (2)

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	E	P	8.9	36
TC-100	22	Tandem Personnel	Employment agency	E	P	1.6	7
TC-101	24	The Adventures of Baby Bloom (Vacant)	Baby Wear and Gifts (Vacant)	E (V)	P	10.1	41
TC-102	7 Butter Market (also Frontage 31)	BonBon (Vacant)	Bakery and chocolatier (Vacant)	E (V)	P	4	16

						24.6	
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Percentage of identified frontage length E = 100%

Number of E units = 4

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 0% (0)

Percentage (and number) of identified frontage length occupied = 100% (4)

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	E	S	20.8	38
TC-105	1	Fenn Wright	Estate agency	E	S	11.1	21
TC-104	3	Abbotts	Estate agency	E	S	8.6	16
TC-103	5	Zami Fix	Mobile phone repairs	E	S	4.7	9
TC-102	7 (also Frontage 30) Door on this side	BonBon (Vacant)	Bakery and chocolatier (Vacant)	E (V)	P	8.9	16
						54.1	

Percentage of identified frontage length E = 100%

Number of E units = 5

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 0% (0)

Percentage (and number) of identified frontage length occupied = 100% (5)

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	Vacant (Thorntons)	Vacant (Confectionery)	V (E)	P	9.5	14
TC-113	1	Donato	Hairdresser	E	P	4.1	6
TC-112	3	Galloway Coach Travel	Travel agency	E	P	3.7	5
TC-111	5	The Skin Care Company (Vacant)	Beauty Treatments (Vacant)	SG (V)	P	4.2	6
TC-110	7-9	Vacant (Vacant)	Vacant (Vacant)	V (E)	P	7.3	11
TC-109	11	Fish Face	Café & Crafts	E	P	5	7
TC-108	13	Falltricks Hairdressing Academy	Hairdresser	E	P	6.3	9
TC-107	15	Vacant (Heroes)	Vacant (Fitness products)	V (E)	P	7.4	11
TC-106	9 Butter Market (also Frontage 35) Door on both frontages	White Stuff	Clothing	E	P	20.9	31
						68.4	

Percentage of identified frontage length E (including vacant units) = 94%
 Number of E units = 8

Percentage of identified frontage length SG = 6%
 Number of SG units = 1

Percentage (and number) of identified frontage length vacant = 36% (3)
 Percentage (and number) of identified frontage length occupied = 64% (6)

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	Vacant (Thorntons)	Vacant (Confectionery)	V (E)	P	6.5	12
TC-115	18	Vision Express	Opticians	E	P	6.1	11
TC-116	20	Superdrug	Beauty / Chemists	E	P	9.3	17
TC-117	22	Flying Tiger	Household Goods	E	P	12.1	22
TC-118	24-26	Vacant (Paperchase)	Vacant (Stationery)	V (E)	P	7.1	13
TC-119	28a	Vacant (Hotter Shoes)	Vacant (Shoes)	V (E)	P	7.7	14
TC-120	28 (also Frontage 34) Door on this side	Phone Tech (Kiko Milano)	Phone Accessories/ Repair (Cosmetics)	E	P	5.6	10
						54.4	

Percentage of identified frontage length E (including vacant units) = 100%
 Number of E units = 7

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 39% (3)
 Percentage (and number) of identified frontage length occupied = 60% (4)

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)	Phone Tech (Kiko Milano)	Phone accessories/ repair (Cosmetics)	E	P	15.9	31
TC-121	4	Berridges	Jeweller	E	P	6	12
TC-122	6	Elegant Nails	Nail salon	SG	P	3.8	7
TC-123	8	Dial Lane Books (Vacant)	Bookshop (Vacant)	E (V)	P	4.1	8
TC-124	10-12	Capellis	Hairdressers	E	P	5.6	11
TC-125	14	Zebra Chic	Gifts / clothing	E	P	6.3	12
TC-126	23a Butter Market (also Frontage 35)	Sharps	Furniture	E	P	9.5	19
						51.2	

Percentage of identified frontage length E = 93%
 Number of E units = 6

Percentage of identified frontage length SG = 7%
 Number of SG units = 1

Percentage (and number) of identified frontage length vacant = 0% (0)
 Percentage (and number) of identified frontage length occupied = 100% (7)

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	E	P	7.6	11
TC-132	1 st , 2 nd & 3 rd floors, 11 ³	Staffright (JARK Recruitment) (entrance 6)	Recruitment (Employment agency)	E	P	2	n/a
TC-131	11	Carats	Jeweller	E	P	2.4	4
TC-130	15	Waterstones	Bookshop	E	P	18.9	28
TC-129	17	Fat Face	Clothing	E	P	9.1	13
TC-128	19	Vacant (Patisserie Valerie)	Vacant (Café and cake shop)	V (E)	P	8.5	12
TC-127	21	Joules	Clothing	E	P	10.4	15
TC-126	23a (also Frontage 34) Door on this frontage	Sharps	Bedrooms	E	P	10.5	15
						67.4	

Percentage of Identified Frontage length E (including vacant units) = 98%
 Number of E units = 8

Percentage of Identified Frontage length SG = 0%
 Number of SG units = 0

Percentage (and number) of identified frontage length vacant = 12% (1)
 Percentage (and number) of identified frontage length occupied = 86% (7)

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	E	S	19.5	17
TC-198	7	Hillfort	Law firm	E	S	6.3	5
TC-197		Co-operative Bank	Bank	E	S	4.1	4
TC-196	Ground floor, 7-11	Co-operative Bank	Bank	E	S	14.1	12
TC-195	13	Central Canteen	Café	E	S	5.6	5
TC-194	15	Zest	Charity shop	E	S	12.7	11
TC-193	17	Coco Nails (Vacant)	Beauty salon (Vacant)	SG (V/E)	S	5.7	5
TC-192	19	Z1 Zip	Barbers	E	S	5.9	5
TC-190	Ground floor, 21-23	Bella Napoli	Restaurant	E	S	7.8	7
TC-191	Stairs to first floor, 21-23 ^d	Adecco	Employment agency	E	S	2	n/a
TC-189	25	Joseph Estates (Kare Plus)	Property agency (Care agency)	E	S	6.5	6
TC-188	27	Alan d	Hairdressing education	E	S	5	5

TC-187	29	T K Maxx	Variety store	E	S	7	6
TC-186	31	The Falcon	Public house (Bar/Restaurant)	SG	S	14.2	13
						114.4	

Percentage of Identified Frontage length E = 83%
Number of E units = 12

Percentage of Identified Frontage length SG = 18%
Number of SG units = 2

Percentage (and number) of identified frontage length vacant = 0% (0)
Percentage (and number) of identified frontage length occupied = 100% (14)

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	E	S 6.8	8.8
TC-134	1 Butter Market Centre (also Frontage 107)	Superdry	Clothing	E	P 14.2	18.5
TC-627	12 Butter Market (also Frontage 107)	New Look	Clothing	E	P 16.8	21.8
TC-137	16	TSB	Bank	E	P 6.6	8.6
TC-138	18	Oak Heart (Swarovski)	Estate agents (Jewelers)	E	P 4.6	6
TC-138a	20	Toni & Guy	Hairdressers	E	P 8	10.4
TC-139	22	Butter Market Lighting Centre	Lighting	E	P 8.1	10.5
TC-140	24	Shake Away	Cafe	E	P 4.9	6.4
TC-141	28 (also Frontage 38) Door on this side	J G Andrews	Jeweller	E	P 6.8	8.8
					76.8	

Percentage of identified frontage length E = 100%
Number of E Units = 9

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 0% (0)
Percentage (and number) of identified frontage length occupied = 100% (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	SG	P 19.1	24.3
TC-624	Unit 11 The Buttermarket Centre	Wagamama	Restaurant	E	P 12.5	15.9

TC-623	Unit 10 The Buttermarket Centre (also Frontage 107)	Byron Burger	Restaurant	E	P	6.6	8.4
TC-625	Unit 12 The Buttermarket Centre (also Frontage 107) Door on this side	Cosy Club	Cocktail bar	SG	P	9	11.4
TC-347	3	Twist 'n' Shout	Clothing	E	P	9.5	12.1
TC-346	1	Jacey's Coffee House	Café	E	P	14.9	18.9
TC-141	28 Butter Market (also Frontage 37)	J G Andrews	Jeweller	E	P	7.1	9
						78.7	

Percentage of identified frontage length E = 64.3%
Number of E units = 5

Percentage of identified frontage length SG = 35.7%
Number of SG units = 2

Percentage (and number) of identified frontage length vacant = 0% (0)
Percentage (and number) of identified frontage length occupied = 100% (7)

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	SG	P	48	100
						48	

Percentage of identified frontage length E = 0%
Percentage of identified frontage length SG = 100%

Number of SG units = 1

Percentage of identified frontage length vacant = 0%
Percentage (and number) of identified frontage length occupied = 100% (1)

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	E	P	41.1	100
						41.1	

Percentage of identified frontage length E = 100%
Number of E units = 1

Percentage of identified frontage length SG = 0%

Percentage of identified frontage length vacant = 0%
Percentage (and number) of identified frontage length occupied = 100% (1)

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	E	P	14.7	40
TC-297	25-27	Vodafone	Mobile phones	E	P	13	35.2
TC-298	29	Accessorize	Fashion accessories	E	P	9.2	25
						36.9	

Percentage of identified frontage length E = 100%

Number of E units = 3

Percentage of identified frontage length SG = 0%

Percentage of identified frontage length vacant = 0%

Percentage (and number) of identified frontage length occupied = 100% (3)

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)	Vacant (Edinburgh Woollen Mill)	Clothing	V(E)	P	6.9	22
TC-143	1	Pickwicks	Tea and coffee shop	E	P	9.1	29
TC-144	30 Tavern Street (also Frontage 44)	Vacant	Vacant	V (E)	P	15.3	48.9
						31.3	

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

Number of E units = 3

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 70.9% (2)

Percentage of identified frontage length occupied = 29% (1)

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	Vacant	V (E)	P	4.5	11.5
TC-145	32	Mr Simms Olde Sweet Shop	Confectionery	E	P	4.5	11.5
TC-146	34	A Phone shop (Whittards Coffee)	Phone repairs/ accessories (Tea and coffee shop)	E	P	4.8	12.2
TC-147	36	Hays Travel (Thomas Cook)	Travel agency	E	P	7	17.9

TC-148	38	I Mobile (FONE World)	Phone repairs/accessories	E	P	4.1	10.4
TC-149	40	Hotel Chocolat	Chocolate shop	E	P	4.3	11
TC-150	42 (also Frontage 45) Door on this side	T.K Bakers (Goldsmiths)	Jeweller	E	P	4.9	12.5
TC-151	44 (also Frontage 45) Door on this side	Timpson's	Shoe repairs	E	P	5.1	13
						39.2	

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

Number of E units = 8

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 11.5% (1)

Percentage (and number) of identified frontage length occupied = 88.5% (7)

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	E	P	12.6	56
TC-150	2 St Lawrence Street (also Frontage 44)	T.K Bakers (Goldsmiths)	Jeweller	E	P	5.4	24
TC-151	44 Tavern Street (also Frontage 44)	Timpsons	Shoe repairs	E	P	4.5	20
						22.5	

Percentage of identified frontage length E = 100%

Number of E units = 3

Percentage of identified frontage length SG = 0%

Percentage of identified frontage length vacant = 0%

Percentage (and number) of identified frontage length occupied = 100% (3)

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	Vacant (Edinburgh Woollen Mill)	Vacant (Clothing)	V(E)	P	17.6	41.7
TC-154	33	Vacant (The Health Store)	Vacant (Health foods)	V(E)	P	5.3	12.6
TC-153	35	Vacant	Vacant	V (E)	P	5.1	12.1
TC-152	37-41 (also Frontage 45) Door on this frontage	Robert Gatward	Jeweller	E	P	14.2	33.6
						42.2	

Percentage of identified frontage length E (including vacant) = 100 %
 Number of E units = 4

Percentage of identified frontage length SG (including vacant units) = 0%

Percentage (and number) of identified frontage length vacant = 66.4% (3)
 Percentage (and number) of identified frontage length occupied = 33.6% (1)

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	Vacant (Lakeland Ltd)	Vacant (Household goods)	V(E)	P	19.3	19.5
TC-156	36-42 (also Frontage 51) Door on this frontage	Vacant (J Sainsbury)	Vacant (Supermarket)	V (E)	P	43.6	44
TC-157	44	British Heart Foundation	Charity Shop	E (V)	P	8.9	9
TC-158	46-48	The Works	Books/stationery	E	P	8.8	8.9
TC-159	50	Tooth Club (Vacant)	Dentist (Vacant)	E(V)	P	6.3	6.4
TC-160	52	Phone Universe (Vacant)	Phone shop (Vacant)	E (V)	P	6.4	6.5
TC-161	54 (also Frontage 48)	Caffé Nero	Coffee shop	E	P	5.7	5.8
						99.0	

Percentage of identified frontage length E (including vacant units) = 100%
 Number of E units = 7

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 63% (2)
 Percentage of identified frontage length occupied = 36% (5)

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	E	S	14.1	31
TC-367	20	Fairtrade Shop	Fairtrade goods	E	S	7.4	16
TC-366	22	BetFred (William Hill)	Betting office	SG	S	9.9	21
TC-365	24	Food Plus Express Salami Deli	Food store	E	S	5	11
TC-364	26a	Boreham Christopher Jewellers	Jeweller	E	S	4.6	10
TC-363	26	Cancer Research UK	Charity shop	E	S	5.1	11
						46.1	

Percentage of identified frontage length E = 79%

Number of E units = 5

Percentage of identified frontage length SG = 21%

Number of SG units = 1

Percentage (and number) of identified frontage length vacant = 0% (0)

Percentage (and number) of identified frontage length occupied = 100% (6)

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	E	S 16.1	31.6
TC-355	38-40 (also Frontage 50) Door on this frontage	J Sainsbury	Supermarket	E	S 21.1	41.5
TC-354	42-44 (also Frontage 50)	Kaspas	Ice cream Parlour	E	S 13.7	26.9
					50.9	

Percentage of identified frontage length E = 100%

Number of E units = 3

Percentage of identified frontage length SG = 0%

Percentage of identified frontage length vacant = 0%

Percentage (and number) of identified frontage length occupied = 100% (3)

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	E	S 8.7	11.5
TC-352	Ground floor, 5a-5b	Vacant (Betfred)	Vacant (Betting office)	V (SG)	S 7.8	10.3
TC-353	7	7 Dogs Head Street Shop 'Bennys'	Newsagent	E	S 4.6	6.1
TC-355	38-40 Upper Brook Street (also Frontage 49)	J Sainsbury	Supermarket	E	S 33.4	44
TC-354	42-44 Upper Brook Street (also Frontage 49) Door on this frontage	Kaspas	Ice cream Parlour	E	S 21.4	28.2
					75.9	

Percentage of Identified frontage length E = 90%

Number of E units = 4

Percentage of identified frontage length SG = 10%

Number of SG units = 1

Percentage of identified frontage length vacant = 10% (1)
 Percentage (and number) of identified frontage length occupied = 90% (4)

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)	Vacant (Lakeland)	Vacant (Household goods)	V (E)	P	44	51
TC-156	32-42 Butter Market (also Frontage 47)	Vacant (Vacant)	Vacant (Vacant)	V (E)	P	42.9	49
						86.9	

Percentage of identified frontage length E (including vacant units) = 100%
 Number of E units = 2

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 100 % (2)
 Percentage of identified frontage length occupied = 0%

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	E	S	7.6	50
TC-350	17 St Stephens Lane	Wild Goose (Vacant)	Fine Foods/Deli (Vacant)	E (V)	S	7.5	50
						15.1	

Percentage of identified frontage length E (including vacant units) = 100%
 Number of E units = 2

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 0 % (0)
 Percentage (and number) of identified frontage length occupied = 100 % (2)

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	Easy Hotel	Hotel	C1 (V)	SP	28.2	54.2
TC-307	The Great White Horse Hotel, Tavern Street	Vacant (Vacant)	Vacant (Vacant)	V (C1)	P	12.8	24.6
TC-306	47 Tavern Street (also Frontage 55)	Vacant (Starbucks)	Vacant (Cafe)	V (E)	P	11	21.2
						52	

Percentage of identified frontage length E (including vacant units) = 21.2%
Number of E units = 1

Percentage of identified frontage length C1 (including vacant) = 79%
Number of C1 units = 2

Percentage of identified frontage length SG (including vacant) = 0%

Percentage (and number) of identified frontage length vacant = 46% (2)
Percentage (and number) of identified frontage length occupied = 54% (1)

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	E	P	9.1	12
TC-301	33	Lush	Health and beauty	E	P	9.1	12
TC-302	35	O2	Mobile phones	E	P	9.2	12
TC-303	37-39	EE	Mobile phones	E	P	11.1	14
TC-304	41	Three Store	Mobile phones	E	P	4.8	6
TC-305	43-45	Vacant (Cotswold)	Vacant (Clothing)	V (E)	P	23.8	29
TC-306	47 (also Frontage 54) Door on this frontage	Vacant (Vacant)	Vacant (Vacant)	V (E)	P	11.9	15
						79	

Percentage of identified frontage length E (including vacant units) = 100%
Number of E units = 7

Percentage of identified frontage length SG (including vacant units) = 0%
Number of SG units = 0

Percentage (and number) of identified frontage length vacant = 45.2% (2)

Percentage (and number) of identified frontage length occupied = 54.8% (5)

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	E	P	28.2	80.3
TC-300	Church's Bar, The White House, Tower Church Yard	Vacant (Vacant)	Vacant (Vacant)	V (SG)	P	6.9	19.7
						35.1	

Percentage of identified frontage length E = 80.3%
Number of E units = 1

Percentage of identified frontage length SG (including vacant units) = 19.7%
Number of SG units = 1

Percentage (and number) of identified frontage length vacant = 19.7% (1)
Percentage (and number) of identified frontage length occupied = 80.3% (1)

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	One Below (Vacant)	Discount retail (Vacant)	E (V)	P	9.3	15
TC-379	46a	One Below (Vacant)	Discount retail (Vacant)	E (V)	P	6.2	10
TC-378	48	Nationwide Building Society	Building society	E	P	7.2	12
TC-377	50	Fone World	Mobile phones	E	P	4.8	8
TC-376	52-56	Tesco Express (Jack Wills)	Supermarket (Clothing)	E	P	18.1	30
TC-375	58	Vacant (Tui)	Vacant (Travel agency)	V (E)	P	4.2	7
TC-374	60-62 (also Frontage 58) Door on this frontage	Yorkshire Building Society	Building society	E	P	10.7	18
						60.5	

Percentage of identified frontage length E (including vacant units) = 100%
Number of E units = 7

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 6.9% (1)
Percentage (and number) of identified frontage length occupied = 93.1% (6)

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	E	P	6.8	13
TC-373	2-4	Tui	Travel agency	E	S	11.7	22
TC-372	6	Just Essentials	Fashion accessories	E	S	6.1	12
TC-371	8	Chinese Herbal Medicine	Chinese remedies	E	S	3.9	7

TC-370	10	Nails and Beauty	Beautician	SG	S	3.9	7.1
TC-369	12	Thompsons	Estate agency	E	S	6.8	13
TC-368	14	Global Education Trust (Gold and silver buyers)	Charity Shop (Pawn brokers)	E (SG)	S	5.1	11
TC-162	16 (also Frontage 59)	Vacant (Boots Opticians)	Vacant (Optician)	V(E)	S	7.9	15.1
						52.2	

Percentage of identified frontage length (including vacant units) = 92.9%
Number of E units = 7

Percentage of identified frontage length SG = 7.1%
Number of SG units = 1

Percentage (and number) of identified frontage length vacant = 15.1 % (1)
Percentage (and number) of identified frontage length occupied = 84.9 % (7)

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 (Vacant)	Jeweller (Vacant)	E(V)	S	4.9	10
TC-168	43	Blends Coffee House	Café	E	S	5.7	12
TC-167	45	John Michael	Hairdresser	E	S	5.4	12
TC-166	47	Global Fruits	Grocer	E	S	5.6	12
TC-165	49	Time 2 Vape	Electronic cigarettes	E	S	4.6	10
TC-164	51	Vacant (Jessop Photo Centre)	Vacant (Photographic shop)	V (E)	S	5.2	11
TC-163	53	Oxfam	Charity shop	E	S	5.1	11
TC-162	16 Upper Brook Street (also Frontage 58) Door on this frontage	Vacant (Boots Opticians)	Vacant (Optician)	V(E)	S	10.3	22
						46.8	

Percentage of identified frontage length E (including vacant units) = 100%
Number of E units = 8

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 33.1 % (2)
Percentage (and number) of identified frontage length occupied = 66.9 % (6)

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 (Vacant)	Jeweller (Vacant)	E (V)	S	13.6	27
TC-170	Brook Craft Market	Craftability	Crafts/Gifts	E	P	3.2	6
TC-171	46 Tavern St (also Frontage 57)	One Below (Vacant)	Shop (Vacant)	E (V)	P	33	66
						49.8	

Percentage of identified frontage length E = 100%
 Number of E units = 3

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 0 % (0)
 Percentage (and number) of identified frontage length occupied = 100% (3)

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 = 15.2m

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

Percentage of identified frontage length E = 65.8%
 Number of E units = 1

Percentage of identified frontage length SG (including vacant units) = 34.2%
 Number of SG units = 1

Percentage (and number) of identified frontage length vacant = 34.2% (1)
 Percentage (and number) of identified frontage length occupied = 65.8% (1)

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 (SG)	SP	31	57.6
TC-416	3	Quest Dental Care (Action Outdoors)	Dentist (Outdoor pursuits)	E	SP	6.8	12.6
TC-417	5	Slog and Hustle	Barbers	E	SP	4.1	7.6
TC-418	7	Hamilton Smith	Estate agency	E	SP	4.1	7.6
TC-419	9	Brothers Restaurants	Restaurant	E	SP	7.8	14.5
						53.8	

Percentage of identified frontage length E = 42.3%
 Number of E units = 4

Percentage of identified frontage length SG = 57.6%
 Number of SG Units = 1

Percentage (and number) of identified frontage length vacant = 57.6% (1)
 Percentage (and number) of identified frontage length occupied = 42.3 % (4)

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	IP1 Lettings and property management (Glow Clinics)	Estate agent (Beauty Therapy)	E (SG)	SP	17.1	48.9
TC-422	4a	Vacant (Fine and Country Estate Agents)	Vacant (Estate agency)	E	SP	4	11.4
TC-421	8	John Oliver Haircutters	Hairdresser	E	SP	8.9	25.4
TC-420	10	MDZ consulting (Diabb Ink)	Business consulting services (Tattoo studio)	E (SG)	SP	5	14.3
						35	

Percentage of identified frontage length E = 100%

Number of E units = 4

Percentage of identified frontage length SG=0%

Number of SG Units = 0

Percentage (and number) of identified frontage length vacant = 0% (0)

Percentage (and number) of identified frontage length occupied = 100 % (4)

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	E	S	5.9	13
TC-428	2	New Style	Barbers shop	E	SP	5.2	11
TC-427	4	Audrey's Café (Willy's and Milly's)	Café (Sandwich bar & café)	E	SP	5	11
TC-426	6	Tennial	Employment agency	E	SP	5.7	12
TC-425	8	Cash Converters	Pawnbroker	E	SP	11.9	27
TC-424	10	The Vaping Emporium	E- Cigarettes	E	SP	5.7	12
TC-423	2 Gt Colman St (also Frontage 64)	IP1 Lettings and Professional Management (Glow Clinic)	Estate Agent (Beauty therapy)	E (SG)	SP	6.5	14
						45.9	

Percentage of identified frontage length E = 100%

Number of E units = 7

Percentage of identified frontage length SG = 0%

Percentage of identified frontage length vacant = 0%

Percentage (number of units) of identified frontage length occupied = 100% (7)

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	E	S	15	32
TC-430	5	Mobile Fone Experts	Mobile phones	E	S	5.5	11
TC-431	7	Salon Central	Hairdresser	E	S	5.5	11
TC-432	9	Magazin Romanesc (Orient)	Convenience Shop	E	S	5.8	12
TC-433	13	Design Print Signage (Vacant)	Photo shop and printing (Vacant)	E (V)	S	5	10
TC-434	15	The Entertainer	Toy shop	E	S	5.5	11
TC-435	17	Post Office	Post office	E	S	6	13
						48.3	

Percentage of identified frontage length E = 100%

Number of E units = 7

Percentage of identified frontage length SG = 0 %

Percentage of identified frontage length vacant = 0 %

Percentage (and number) of identified frontage length occupied = 100 % (7)

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	E	S	10.8	16
TC-442	6-8	Vacant	Vacant	V (E)	S	10.6	16
TC-441	10-12	Orient Supermarket (Smart Phone)	Supermarket (Mobile phone accessories)	E	S	9.9	15
TC-440	14-16	Milletts	Camping/Outdoor	E	S	9.6	15
TC-439	18	Vacant (Orwells Butchers)	Vacant (Butcher)	V(E)	S	6.3	10
TC-438	20	Samaritans	Charity shop	E	S	5.8	9
TC-437	22	Vacant (Sue Ryder)	Vacant (Charity shop)	V(E)	S	6.2	9
TC-436	24	Nails Spa (Vacant)	Nail Bar (Vacant)	SG (V)	S	6.5	10
						65.7	

Percentage of identified frontage length E (including vacant units) = 90.1%

Number of E units = 7

Percentage of identified frontage length SG = 9.9%

Number of SG units = 1

Percentage (and number) of identified frontage length vacant = 35 % (3)

Percentage of identified frontage length occupied = 65 % (5)

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	E	S	14.1 + 4.2	77
TC-446	5	Minuteman Press (Bloom)	Design and Print (Hearing aid centre)	E	S	5.6	23
						23.9	

Percentage of identified frontage length E = 100%

Number of E units = 2

Percentage of identified frontage length SG = 0%

Percentage of identified frontage length vacant = 0%

Percentage (and number) of identified frontage length occupied = 100% (2)

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	E	S	12	10
TC-447	5	Coral	Betting office	SG	S	7.3	6
TC-448	7	Vacant (Hughes)	Vacant (Electrical goods)	V (E)	S	7.3	6
TC-449	9	Rush	Hairdressers	E	S	6.3	5
TC-450	11	Hearing Centre Care	Hearing aid centre	E	S	6.4	5
TC-451	13	Cock & Pye	Public house	SG	S	5.4	5
TC-452	15-17	Sense	Charity shop	E	S	9	8
TC-453	19	Cash Exchange (Vacant)	Loans (Vacant)	SG (V)	S	7.2	6
TC-454	21	Amplifon	Hearing aid centre	E	S	7	6
TC-455	Door to snooker centre ⁵	Vacant (Vacant)	(Vacant)	V	S	2.1	n/a
TC-456	23	Shuropody	Shoe shop	E	S	7.1	6
TC-457	25-27	Cex Entertainment Exchange	Secondhand home entertainment	E	S	9.5	8
TC-458	29-33	Savers	Toiletries	E	S	15.5	13
TC-459	35	Greggs	Bakery	E	S	5	4
TC-460	37	Game Nation (Palace Amusements)	Amusement Arcade	SG	S	6.8	6
TC-461	39	Lotus Nails (Vacant)	Nail bar (Vacant)	SG (V)	S	4.2	4
						116.0	

Percentage of identified frontage length E (including vacant units) = 73.4%

Number of E units = 10

Percentage of identified frontage length SG = 26.6%

Number of SG units = 5

Percentage (and number) of identified frontage length vacant = 6.3% (1)

Percentage (and number) of identified frontage length occupied = 93.7% (14)¹

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	E	S 2.1	5
TC-463	41	Salvation Army	Charity shop	E	S 6.5	15
TC-464	41a	Geek Retreat (Vacant)	Retail, gaming and café (Vacant)	E (V/E)	S 7.8	19
TC-465	43	Ocean Fish Bar	Restaurant	E (V/E)	S 4.4	10
TC-466	45	GSB Jewellers (Vacant)	Jewellers (Vacant)	E (V/SG)	S 4.7	11.2
TC-466a	47-49	Fire Away Pizza (Vacant)	Restaurant (Vacant)	E (V)	S 9.4	22.4
TC-467	51	Stop Press	Newsagent	E	S 3.7	9
TC-444	1-3 Tacket St (also Frontage 68)	RSPCA	Charity shop	E	S 3.4	8
					42.3	

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

Number of E units = 8

Percentage of identified frontage length SG (including vacant units) = 0%

Percentage of identified frontage length vacant = 0%

Percentage (and number) of identified frontage length occupied = 100% (8)

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	Micro shops (Peacocks)	Pop-up retail (Clothing)	E	S 5.6	9
TC-469	23-25	Specsavers	Optician	E	S 11	17
TC-470	27	Sports Direct	Sportswear	E	S 5.5	8
TC-471	29-31	Fresh Start and Coffee (Vacant)	Charity shop and café (Vacant)	E (V)	S 11	17
TC-472	33	Card Factory	Cards/Gifts	E	S 6.5	10
TC-473	35	Vacant (Ladbrokes)	Vacant (Betting office)	V (SG)	S 4.6	7
TC-474	37	Merkur Slots (Cashino Amusements)	Amusement Arcade	SG	S 5.4	8
TC-475	39	Waffle & More (Vacant)	Desserts/café (Vacant)	E (V)	S 6.3 12.6	9.5
	41	Cake Box (Vacant)	Bakery (Vacant)	E	6.3	9.5
TC-476	43	Friterie Ipswich (KIO Café)	Belgian fries Takeaway (Café)	SG (V/E)	S 3.1	5

¹ Doors to upper levels are excluded from the frontage calculations in accordance with the Central Shopping Area Identified Frontages Supplementary Planning Guidance (1997)

						65.3	
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Percentage of identified frontage length E (including vacant) = 80%

Number of E units = 7

Percentage of identified frontage length SG = 20%

Number of SG units = 3

Percentage (and number) of identified frontage length vacant = 7% (1)

Percentage (and number) of identified frontage length occupied = 93 % (9)

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 (Age UK)	Vacant (Charity Shop)	V (E)	S	7.7	11
TC-478	26-32	Poundland	Pound shop	E	S	16.5	22
TC-479	32a	City Art Turkish Barber (Aston's Art of TurkishBarbering)	Barbers	E	S	8	11
TC-480	34	Betfred	Betting office	SG	S	8	11
TC-481	36	Armstrong & North Optician (Co-op Optician)	Optician	E	S	8.6	12
TC-483	38-44	Vacant (Bright House)	Vacant (Furniture)	V (E)	S	9.1	12
TC-482	46	TLC Homes Housegroup (Vacant)	Development offices (Vacant)	E (V)	S	15.3	21
						73.2	

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

Number of E units = 6

Percentage of identified frontage length SG = 11%

Number of SG units = 1

Percentage (and number) of identified frontage length vacant = 23 % (2)

Percentage (and number) of identified frontage length occupied = 77 % (5)

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	E	S	13.2	30
TC-484	3	Daley James (Hairraisers)	Hairdresser	E	SP	5	11
TC-485	5	Real Taste	Takeaway	SG	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 E = 41.5%

Number of E units = 2

Percentage of identified frontage length SG = 11.8%
 Number of SG units = 1

Percentage of identified frontage length C3 = 46.7%
 Number of C3 units = 4

Percentage of identified frontage length vacant = 0%
 Percentage (and number) of identified frontage length occupied = 100% (7)

Identified Frontage 74 (Secondary)

47 – 75 (odd) Carr Street
 Identified Frontage Length = 89.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage
TC-496	47-51	B&M Store	Household goods	E	S 23.2	27
TC-495	53 - 61	Vacant (Argos)	Vacant (Catalogue store)	V (E)	S 21.6	25
TC-494	63	Angel	Beauty salon	SG	S 7.2	8
TC-493	65-67	The Salutation	Public house	SG	S 13.2	15
TC-492-1	69-71	Asian and Afro Ltd	Convenience store	E	S 19.9	20
TC-490	75 (also Frontage 73)	Majors	Newsagent	E	S 4.6	5
					89.7	

Percentage of identified frontage length E (including vacant units) = 77.3%
 Number of E units = 4

Percentage of identified frontage length SG = 22.7%
 Number of SG units = 2

Percentage (and number) of identified frontage length vacant = 25% (1)
 Percentage (and number) of identified frontage length occupied = 75% (5)

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	Turkish Kebab House	Takeaway	SG (V)	SP	3.8	9
TC-515	62	Istanbul Kebab House	Takeaway	SG	SP	3.8	9
TC-516	64	Chinese Herbs	Chinese remedies	E	SP	3.9	9.3
TC-517	66	Abtrakadvra	Tattoos & piercing	SG	SP	3.6	8.6
TC-518	68	Pulse and Cocktails Adult Superstore	Adult interest	E	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	E	SP	6.6	15.7
TC-520	17 Orwell Place (also Frontage 79) Door on corner	Miss Quirky Kicks	Gift Shop	E (V)	SP	9.7	23.1
						42	

Percentage of identified frontage length E = 57.6%

Number of E units = 4

Percentage of identified frontage length SG = 42.3%

Number of SG units = 4

Percentage of identified frontage length vacant = 0%

Percentage (and number) of identified frontage length occupied = 100% (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	E	SP	5.6	22
TC-521	15	Midnight Moon (Alexander Sewing Rooms)	Gifts (Clothes Alteration)	E	SP	7.3	29
TC-520	17 (also Frontage 78)	Miss Quirky Kicks	Gift Shop	E (V)	SP	7.5	30
						25.2	

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

Number of E units = 3

Percentage of identified frontage length SG = 19%

Number of SG units = 1

Percentage of identified frontage length vacant = 0%

Percentage (and number) of identified frontage length occupied = 100% (4)

Identified Frontage 80 (Specialist)

3 – 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	Jamaica Street (Baipo)	Restaurant (Thai restaurant)	E	SP	6.7	17.2
TC-546	65	Vacant	Vacant	V (E)	SP	4.3	11
TC-545	67	Dwelling	Dwelling	C3 (V)	SP	3.7	9.5
TC-544	71	Vacant	Vacant (Takeaway)	V (SG)	SP	13.4	34.4
TC-544a	73	Million Flavours (Vacant)	Restaurant (Vacant)	E (V)	SP	6.7	17.2
TC-543	75 (also Frontage 84) Door on corner	Vacant (Peaky Pancakes)	Vacant (Pancake café)	V (E)	SP	4.2	10.8
						39	

Percentage of identified frontage length E (including vacant units) = 56.2%

Number of E units = 4

Percentage of identified frontage length SG = 34.4%

Number of SG units = 1

Percentage of identified frontage length C3 = 9.5%

Number of C3 units = 1

Percentage (and number) of identified frontage length vacant = 56.2% (3)

Percentage (and number) of identified frontage length occupied = 43.9% (3)

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)	Vacant (Peaky Pancakes)	Vacant (Pancake café)	V (E)	SP	8.7	18
TC-559	1-3	Angry Elf Tattoos (Pre-Loved Re-Loved Vintage)	Tattoos (Antiques)	SG	SP	9.2	19
TC-558	5	Vacant (Angry Elf)	Vacant (Tattoo Studio)	V (SG)	SP	4.8	10
TC-557	7	Scarz & Barz	Body piercing	SG	SP	4.4	9
TC-556	9a	What Associates	Creative Agency	E	SP	4.9	10
TC-555A	11a	ERDM Architecture	Architects	E	SP	4.8	10
TC-555	11	New Little Hut	Off-Licence	E	SP	5.6	12
TC-554	13	MONCEF (Perfect Cut)	Hairdresser	E	SP	5.6	12
						48.0	

Percentage of identified frontage length E (including vacant units) = 61.7%

Number of E units = 5

Percentage of identified frontage length SG = 38.3%

Number of SG units = 3

Percentage (and number) of identified frontage length vacant = 28.1% (2)
 Percentage (and number) of identified frontage length occupied = 71.9% (6)

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	E	SP	10.4	52
TC-200	3	Antonio Giovani	Hairdresser	E	SP	6	32
TC-200a	3A	Antonio Giovani (Easy Peasy Cooking)	Hairdresser (Cooking and catering)	E	SP	3.6	16
						20.0	

Percentage of identified frontage length E =100%
 Number of E units = 3

Percentage of identified frontage length SG = 0%

Percentage of identified frontage length vacant = 0%
 Percentage (and number) of identified frontage length occupied = 100% (3)

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)	Palmer and Partners	Estate agents	E	SP	7.0	9.9
TC-201a	4	Idelo Travel	Travel agency	E	SP	7.8	11
TC-202	6-8	Rocket Music Store	Music store	E	SP	8.2	11.6
TC-203	10-12	Ipswich Mortgage Centre	Financial services	E	SP	10.3	14.6
TC-204	14-14a	Kwan Thai Restaurant	Restaurant	E	SP	11.9	16.9
TC-205	16	Hopsters	Craft ales and fine spirits	E	SP	4.5	6.4
TC-206	18	Café Myra (Vacant)	Café (Vacant)	E (V/E)	SP	5.8	8.2
TC-207	20	Olde English Sweet Shop	Sweetshop	E	SP	4.4	6.3
TC-208	22	Frame Workshop and Gallery	Picture framing	E	SP	7.4	10.5
TC-209	24	Cromwell's	Antiques and collectables	E	SP	3.1	4.4
						70.4	

Percentage of identified frontage length E = 100%
 Number of E units = 10

Percentage of identified frontage length SG = 0%

Percentage of identified frontage length vacant = 0 %
 Percentage (and number) of identified frontage length occupied = 100 % (10)

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	E	SP	17.1	18.9
TC-211	4-6	Residential	Residential	C3	SP	12.9	14.2
TC-212	8	Gandhi	Restaurant	E	SP	5.8	6.4
TC-213	10	Tavernetta	Restaurant	E	SP	6.3	7.0
TC-214	14	Hullabaloo (Jenny Wrens Yarns)	Vegan Café (Haberdashery)	E (E)	SP	8.9	9.8
TC-215	16	WJ & LD Poulter	Dental Practice	E	SP	6.7	7.4
TC-216	18	USDAW	Trades union office	E	SP	17.2	19.0
TC-217	30	Purity	Beauty treatments	SG	SP	5.4	6.0
TC-218	32	Crafty Baba	Fabric	E	SP	5.1	5.6
TC-219	34	Keystone	Estate agency	E	SP	5.3	5.8
						90.7	

Percentage of identified frontage length E = 79.9%

Number of E units = 8

Percentage of identified frontage length C3 = 14.2%

Number of C3 units = 1

Percentage of identified frontage length SG = 6.0%

Number of SG units = 1

Percentage of identified frontage length vacant = 0%

Percentage (and number) of identified frontage length occupied = 100% (10)

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	E	SP	20.8	38.3
TC-221	1-3	Paul Henri	Hairdresser	E	SP	7.4	13.6
TC-222	7	St Nicholas Stores	Delicatessen	E	SP	3.7	6.8
TC-223	9	Foot Kandi	Beautician	SG	SP	3.6	6.6
TC-618	11	Bar Twenty One (Degero)	Restaurant/bar (Restaurant)	E	SP	9.8	18
TC-619	13	La Cueva (Zizzi)	Restaurant/bar (Restaurant)	E	SP	9.0	16.6
						54.3	

Percentage of identified frontage length E = 93.4%

Number of E units = 5

Percentage of identified frontage length SG = 6.6%

Number of SG units = 1

Percentage of identified frontage length vacant = 0%

Percentage (and number) of identified frontage length occupied = 100% (6)

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	Restaurant	E	SP	5.4	6.4
TC-225	19-21	Zaika (Vacant)	Restaurant (Vacant)	E(V)	SP	6.9	8.2
TC-226	23	Trongs	Restaurant	E	SP	6.8	8.1
TC-227	25	@twenty5	Restaurant	E	SP	7	8.4
TC-228	27-29	Travel Quest	Travel agent	E	SP	6.5	7.8
TC-229	31	Modify (Vacant)	Hair Salon (Vacant)	E (V)	SP	5.4	6.4
TC-230	33-37	Bar K Grill	Restaurant	E	SP	11.6	13.8
TC-231	39	The Loft (Vacant)	Beauty Salon (Vacant)	SG (V/E)	SP	4.3	5.1
TC-232	41	Dress and Impress (Vacant)	Clothing (Vacant)	E (V/E)	SP	5.0	6.0
TC-233	43	Aspects Health and Beauty	Beauty salon	SG	SP	4.7	5.6
TC-234	45	Antonio Giovanni	Hairdresser	E	SP	10.8	12.9
TC-235	47 (also Frontage 90) Door on corner	Community Hub Ipswich (Masta Travel Clinic)	Retail/community centre (Medical clinic)	E	SP	9.4	11.2
						83.8	

Percentage of identified frontage length E (including vacant units) = 89.2%
Number of E units = 10

Percentage of identified frontage length SG = 10.7%
Number of SG units = 2

Percentage of identified frontage length vacant = 0%
Percentage (and number) of identified frontage length occupied = 100% (12)

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	Community Hub Ipswich (Masta Travel Clinic)	Community/retail (Medical clinic)	E	SP	9.6	38.5
TC-236	3-5	Vacant (Vacant)	Vacant (Vacant)	V (E)	SP	9.9	39.8
TC-237	7	Residential	Dwelling	C3	SP	5.4	21.7
						24.9	

Percentage of identified frontage length E (including vacant units) = 78.3%
Number of E units = 2

Percentage of identified frontage length SG=0%

Percentage of identified frontage length C3 = 21.7%
Number of C3 units = 1

Percentage (and number) of identified frontage length vacant = 39.8% (1)
Percentage (and number) of identified frontage length occupied = 60.2% (2)

Identified Frontage 91 (Specialist)

Identified Frontage Length = 22.2m

1 – 3 (odd) St Peters Street

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-239	1	Graceful Hair (Edge)	Hairdresser	E	SP	4.6	20.7
TC-239a	1b	Lana's Holistic Centre (Vacant)	Healing/massage (Vacant)	E (V)	SP	9.0	40.5
TC-240	3	Entrance to 1 st , 2 nd & 3 rd floor flats ⁶	Dwelling	C3	SP	4.1	n/a
TC-241	3a	On the Huh (Jackie's Café and Deli)	Café/restaurant	E	SP	8.6	38.7
						22.2	

Percentage of identified frontage length E = 100%

Number of E units = 3

Percentage of identified frontage length SG=0%

Percentage of identified frontage length vacant = 0%

Percentage (and number) of identified frontage length occupied = 100 % (3)

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 (E)	SP	18.1	17.1
TC-243	Bar IV Public House, 9-9a	Thomas Wolsey	Public house	SG	SP	8.7	8.2
TC-244	13	Blackthorn Beauty (Emma's)	Beauty (Florist)	SG (E)	SP	4.7	4.4
TC-244a	15	Hug (Cake & Catwalk)	Clothing (Clothing/café)	E	SP	3.7	3.5
TC-244b	17	Italian Shirt Shop	Clothing	E	SP	6.1	5.8
TC-245	19	Applaud Coffee	Café and coffee shop	E	SP	4.8	4.5
TC-246	21	Love One	Fancy goods	E	SP	3.4	3.2
TC-247	23	House In The Town	Antique furniture	E	SP	4.6	4.3
TC-248	25	Maud's Attic	Antiques	E	SP	5.5	5.2
TC-249	27-29	Merchant House Interiors	Antiques	E	SP	4.4	4.2
TC-250	29	Merchant House Interiors	Antiques	E	SP	3.8	3.6
TC-251	31	The Blitz 1940s Tearooms (Cire)	Tea room (Luxury Surface Design)	E	SP	4.5	4.3
TC-252	33	Bride of St Peters (Revival)	Bridal clothing (Gift Shop)	E	SP	4.3	4.1
TC-253	33a	Vacant (Vacant)	Vacant (Vacant)	V (E)	SP	4.4	4.2
TC-254	35-39	Seven	Office	E	SP	24.8	23.4
						105.8	

Percentage of identified frontage length E (including vacant units) = 87.4%

Number of E units = 13

Percentage of identified frontage length SG = 12.6%

Number of SG units = 2

Percentage (and number) of identified frontage length vacant = 21.3% (2)

Percentage (and number) of identified frontage length occupied = 78.4% (13)

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	E	SP	10.8	13.3
TC-255	4	Woodward Markwell Insurance Brokers (Vacant)	Insurance (Vacant)	E (V)	SP	6	7.4
TC-256	6	Gino's	Hairdresser	E	SP	4.5	5.5
TC-257	8	Vacant (David Brown & Co)	Vacant (Estate agency)	V(E)	SP	5.7	7.0
TC-258	16a	Cab Smart	Taxi booking office	SG	SP	4.3	5.3
TC-259	16	Lanterns	Restaurant	E	SP	8.2	10.1
TC-260	18	Hidden Hearing	Hearing aid centre	E	SP	7.7	9.5
TC-261	20	Perfect Kebab House	Takeaway	SG	SP	5.6	6.9
TC-262	22	Luna Bar and Lounge (Boutique)	Bar (Beautician)	SG	SP	6.2	7.6
TC-263	24-26	Vacant (New York Exchange Bar)	Vacant (Public house)	V(SG)	SP	11.1	13.7
TC-264	37 Silent Street	Armed Forces Careers	Recruitment office	E	SP	11.2	13.8
						81.3	

Percentage of identified frontage length E = 66.6%

Number of E units = 7

Percentage of identified frontage length SG = 33.5%

Number of SG units = 4

Percentage (and number) of identified frontage length vacant = 20.7% (2)

Percentage (and number) of identified frontage length occupied = 79.3 % (9)

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	E	SP	11.9	27.6
TC-266	34	Joy Fast Food (Ray's Bar)	Takeaway (Bar)	SG (V/E)	SP	5.5	12.8
TC-265	2 Coachmans Court, Old Cattle Market	Eden (Sin)	Night club (Bar)	SG	SP	17.3	40.1
TC-268	6 Coachmans Court, Old Cattle Market	Ipswich Fish & Chips	Takeaway	SG	SP	8.4	19.5
						43.1	

Percentage of identified frontage length E = 27.6%

Number of E units = 1

Percentage of Identified frontage length SG = 72.4%

Number of SG units = 3

Percentage of identified frontage length vacant = 0%

Percentage (and number) of identified frontage length occupied = 100% (4)

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	SG	SP	23.9	34.1
TC-360	4	Best Kebab Centre	Takeaway	SG	SP	6.7	9.6
TC-359	6	Fly Girls	Wigs	E	SP	9	12.8
TC-358	8-10	Vacant (Wahoo)	Vacant (Leisurewear)	V(E)	SP	11.7	16.7
TC-357	12-14	St Elizabeth's Hospice	Charity shop	E	SP	12.4	17.7
TC-356	16	Lewis	Hairdresser	E	SP	6.4	9.1
						70.1	

Percentage of Identified Frontage length E = 56.3%

Number of E units = 4

Percentage of Identified Frontage Length SG = 43.7%

Number of SG units = 2

Percentage (and number) of identified frontage length vacant = 16.7 % (1)

Percentage (and number) of identified frontage length occupied = 83.3 % (5)

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	SG	SP	3.9 + 9.7	28.7 + 71.3
						13.6	

Percentage of identified frontage length E = 0%

Percentage of identified frontage length SG = 100%

Number of SG units = 1

Percentage of identified frontage length vacant = 0%

Percentage (and number) of identified frontage length occupied = 100% (1)

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	SG	SP 8.3	13.4
TC-562	4	Vacant (Vacant)	Vacant (Vacant)	V (E)	SP 7	11.3
TC-563	6	TC Barber Club (Vacant)	Barber (Vacant)	E (V)	SP 4.5	7.3
TC-564	8	Nibbles Barr (TC Barber Shop)	Bakery (Hairdresser)	E	SP 4.4	7.1
TC-565	10	Distilled Republik	Wine bar	SG	SP 5.3	8.6
TC-566	10a	Makani Café	Café	E	SP 3.9	6.3
TC-618	12	The Greek Hut (Casablanca)	Takeaway (Restaurant)	SG (E)	SP 9.6	15.5
	<i>Doors to upstairs⁷</i>				SP 2	n/a
	<i>3 units upstairs</i>	Lagden Games, UCKG and Help Centre			- -	-
TC-567	12	Gateway Continental (Cash Exchange)	Supermarket (Pawnbroker)	E	SP 6	9.7
TC-568	14	Star Barbers	Barbers	E	SP 3.5	5.7
TC-569	14a	Ana Gift Shop (House of Beauty)	Café/retail (Hair and beauty)	E	SP 2.7	4.4
TC-570	16	La Sofre Kitchen (Two Brothers)	BBQ / mezze restaurant	E	SP 6.6	10.7
					61.8	

Percentage of identified frontage length E (including vacant units) = 62.5%

Number of E units = 8

Percentage of identified frontage length SG = 37.5%

Number of SG units = 3

Percentage (and number) of identified frontage length vacant = 11.3 % (1)

Percentage (and number) of identified frontage length occupied = 88.7 % (10)

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

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage
TC-571	18	Salt N Pepper	Café	E	SP 5.6	7.8
TC-572	20	Tacket Street Convenience Store	Convenience store	E	SP 3.9	5.5
TC-573	22	Vacant (Kersey Opticians)	Vacant (Optician)	V (E)	SP 5.2	7.3
TC-574	24	Renaissance Hair and Beauty	Hairdresser	E	SP 5.3	7.4
TC-575	26	Jonty's	Clothing	E	SP 4.5	6.3
TC-576	28	The Bloom Lounge (Vacant)	Restaurant (Vacant)	E (V) (SG)	SP 8.8	12.3
TC576a	30-32	Go East (Jeneveve)	Groceries (Clothing)	E	SP 7.5	10.5
TC-577	34-38	Barr Construction Personnel	Recruitment agency	E	SP 12.3	17.2
TC-578	40	Ipswich 5 Star Convenience Shop	Convenience Store	E	SP 6.2	8.7
TC-579	42	Primo Hair Lounge (Cake Supreme)	Hairdresser (Cake shop)	E	SP 4.5	6.3

TC-580	42a	ARTACOM (Fusion Hair)	Electrical 2 nd hand shop (Hairdresser)	E	SP	3.2	4.5
TC-581	44	Spirit and Skin (Bodylines)	Beauty salon	E	SP	4.4	6.2
						71.4	

Percentage of identified frontage length E (including vacant units) = 100%
Number of E units = 12

Percentage of identified frontage length SG = 0%

Percentage (and number) of identified frontage length vacant = 7.3 % (1)
Percentage (and number) of identified frontage length occupied = 92.7% (11)

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	E	SP	8.4	12
TC-583	2	Unicorn Studios	Office Space for Hire	E	SP	8.6	12
TC-584	4-4a	Bangkok Heightz	Restaurant	E	SP	8.5	12
TC-585	6	The Dhaka	Restaurant	E	SP	15.3	21
TC-586	8	Ascension Aquatics (Vacant)	Pet shop – fish (Vacant)	E (V)	SP	6.1	9
TC-587	Orwell House, 10-12	Terrence Higgins Trust	Sexual Health Clinic	E	SP	17.6	25
TC-588	14 (also Frontage 100) Door on this frontage	Shadow Gallery (Vacant)	Barber (Vacant)	E (V)	SP	7	10
						71.5	

Percentage of identified frontage length E = 100%
Number of E units = 7

Percentage of identified frontage length SG = 0%

Percentage of identified frontage length vacant = 0%
Percentage (and number) of identified frontage length occupied = 100% (7)

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)	Shadow Gallery (Vacant)	Barber (Vacant)	E (V)	SP	11.2	33.1
TC-589	2	Exclusive	Hair/beauty	E	SP	5.6	16.6
TC-590	4a	Countywide	Estate agency	E	SP	5.6	16.6
	4b	Suffolk Community Acupuncture (Hydrojetz)	Acupuncture (Massage/beauty/ treatments)	E (E/SG)	SP	5.6	16.6
TC-591	6-8	SLS Hair Boutique (Shadow Gallery)	Hairdresser (Barbers)	E	SP	5.8	17.2

							33.8	
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Percentage of identified frontage length E = 100%

Number of E units: 5

Percentage of identified frontage length SG = 0%

Percentage of identified frontage length vacant = 0 %

Percentage (and number) of identified frontage length occupied = 100% (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	14-16	Pizza Star and Café (Vacant)	Restaurant (Vacant)	E (V)	SP	13	16.4
TC-592a	18-20	Efes Kebab (vacant)	Restaurant (Vacant)	E	SP	13.1	16.5
TC-593	20a	Dance Vibe	Dance clothing	E	SP	6.3	7.9
TC-594	22	Dance Style	Dance clothing	E	SP	4.6	5.8
TC-595	22a	Mens Inc Barbers	Hairdresser	E	SP	5.3	6.7
TC-596	24-26	Find a Job +1	Recruitment agency	E	SP	20	25.2
TC-597	28	Takayama	Restaurant	E	SP	13.4	16.9
TC-598	32	Vacant (Vacant)	Vacant (Vacant)	V (E)	SP	3.8	4.8
						79.5	

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

Number of E units: 8

Percentage of identified frontage length SG (including vacant units) = 0%

Percentage (and number) of identified frontage length vacant = 4.8% (1)

Percentage (and number) of identified frontage length occupied = 95.2% (7)

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	SG	SP	18.3	43.1
TC-600	4-6	Central City Comics	Comics	E	SP	7.3	17.2
TC-601	8	Essential Vintage (Kaleidoscope Eye x Rockafella Industries)	Vintage clothing (Gift Shop)	E	SP	8.3	19.5
TC-602	10	Vacant (The Green Man Lounge)	Vacant (Cannabis Lounge)	V (E)	SP	8.6	20.2
						42.5	

Percentage of identified frontage length E (including vacant units) = 56.9%

Number of E units: 3

Percentage of identified frontage length SG = 43.1%

Number of SG units: 1

Percentage (and number) of identified frontage length vacant = 20.2 % (1)
 Percentage (and number) of identified frontage length occupied = 79.8% (3)

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	SG	SP	11	7.8
TC-603	5-7	The Dress Circle	Clothing	E	SP	6.2	4.4
TC-604	9	Glendale	Hairdresser	E	SP	3.2	2.3
TC-605	Education Centre, 11	West Suffolk College (Co-operative Education Centre)	Training centre	E	SP	16	11.4
TC-606	13a,	Abrakadava (Boo Studio)	Tattoo studio (Body piercings)	SG (V)	SP	1.8	1.3
	13b & c	Residential (Boo Studio)	Residential (Body piercings)	C3 (SG)	SP	1.8	1.3
TC-607	15	Lift Beauty Clinic	Beauty Salon	SG	SP	7.1	5.1
TC-608	17	Body Care Plus	Chiropractor	E	SP	6.3	4.5
TC-609	19-23	Residential	Residential	C3	SP	6.1	4.3
TC-611	19-23	Residential	Residential	C3	SP	6.1	4.3
TC-610	19-23	Residential	Residential	C3	SP	6.1	4.3
TC-612	25	East Ocean	Restaurant	E	SP	5.2	3.7
TC-613	27-29-31	A Passage to India	Indian restaurant	E	SP	14.7	10.5
TC-614	33	Elizabeth Holdings	Lettings	E	SP	6.9	4.9
TC-615	35-43	WS training	Office	E	SP	41.9	29.8
						140.4	

Percentage of identified frontage length E = 71.5%
 Number of E units: 8

Percentage of identified frontage length C3 = 14.3%
 Number of C3 units: 4

Percentage of identified frontage length SG (including vacant) = 14.2%
 Number of SG units: 3

Percentage (and number) of identified frontage length vacant = 0% (0)
 Percentage (and number) of identified frontage length occupied = 100% (15)

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	E	P	5.8	3.2
TC-334	2	Warren James	Jeweller	E	P	6.5	3.6

TC-288	5 Tavern Street (also Frontages 23 & 105)	Boots	Pharmacy/Variety store	E	P	27.5	15.1
TC-333	3	Vacant (Blue Inc)	Vacant (Clothing)	V (E)	P	11.3	6.2
TC-332	4	Yours	Clothing	E	P	9.1	5.0
TC-331	5	Ntourage (Vacant)	Fashion (Vacant)	E (V)	P	8.5	4.7
TC-330	6	Baldwins of Ipswich	Clothing	E	P	10.9	6.0
TC-283	37	Poundland	Pound shop	E	P	29.3	16.1
TC-344	7	Subway	Sandwiches	E	P	6.9	3.8
TC-343	8	Chopsticks	Noodle restaurant	E	P	7.2	4.0
TC-342	9-10	Bakers and Baristas (BB'S)	Cafe	E	P	9.8	5.4
TC-340	11	Vacant (Topshop)	Vacant (Clothing)	V(E)	P	12.9	7.1
TC-339	12	Barnardo's (Quiz)	Charity shop (Clothing)	E	P	7.2	4.0
TC-338	13	Vacant (Ernest Jones)	Vacant (Jeweller)	V(E)	P	7.2	4.0
TC-337	14	The Military Unit (Vacant)	Clothing and military accessories (Vacant)	E (V)	P	5.9	3.2
TC-336	15	River Island	Clothing	E	P	6.5	3.6
TC-292	15 Tavern St (also Frontage 24)	River Island	Clothing	E	P	6.5	3.6
TC-291	13 Tavern St (also Frontage 24)	Pandora	Jewelry	E	P	3.1	1.7
	KIOSK A	Euro Exchange	Currency exchange/transfer	E	P		
	KIOSK B	Vacant (Ravishing Beauty)	Vacant (Beauty salon)	V (SG)	P		
						182.1	

Percentage of identified frontage length E (including vacant units) = 100%⁸

Number of E units: 19

Percentage of identified frontage length SG = 0%⁸

Number of SG units: 1

Percentage (and number) of identified frontage length vacant = 17.3% (4)⁸

Percentage (and number) of identified frontage length occupied = 82.7% (16)⁸

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	E	P	12.7	5.6
TC-324	17	Emmaus (Vacant)	Charity shop (Vacant)	E (V)	P	5.3	2.3
TC-325	18	Emmaus Ipswich	Charity shop	E	P	7.3	3.2
TC-326	19	Ryman Stationery	Stationery	E	P	11.5	5.1
TC-327	20	HMV	Music/ Video shop	E	P	10.4	4.6
TC-328	21	HMV	Music/ Video Shop	E	P	6.6	2.9
TC-329	22	Vacant (Vacant)	Vacant (Vacant)	V (E)	P	10.9	4.8
TC-330	22a	Ravishing Beauty	Beauticians	SG	P	7.3	3.2

TC-282	23 (also Frontage 21)	McColl's	Newsagent	E	P	24.8	10.9
TC-283	(also Frontage 21)	Iceland	Foodstore	E	P	44.1	19.4
TC-620	Unit 39 (adj to Iceland)	Vacant (Vacant)	Vacant (Vacant)	V (E)	P	13	5.7
TC-315	24	Bex Bait and Tackle (Vacant)	Fishing supplies (Vacant)	E (V)	P	7.2	3.2
TC-316	25	Vacant (Vacant)	Vacant (Vacant)	V (E)	P	7.3	3.2
TC-317	26	Vacant (Vacant)	Vacant (Vacant)	V (E)	P	5.3	2.3
TC-318	27	Ipswich Windrush Society (Vacant)	Gallery (Vacant)	E (V)	P	6	2.6
TC-319	28	Vacant (Topman)	Vacant (Clothing)	E	P	12.1	5.3
TC-320	30	Vacant (Vacant)	Vacant (Vacant)	V (E)	P	12.1	5.3
TC-321	31	Emmaus (Vacant)	Charity shop (Vacant)	V (E)	P	7.1	3.1
TC-322	32	River Island	Clothing	E	P	7.2	3.2
TC-291	33 (also Frontage 24)	River Island	Clothing	E	P	4.7	2.1
TC-617	34	Vacant (Vacant) (toilets?)	Vacant (Vacant)	V (E)	P	4.1	1.8
						227	

Percentage of identified frontage length E (including vacant units) = 96.6%

Number of E units: 20

Percentage of identified frontage length SG = 3.2%

Number of SG units: 1

Percentage (and number) of identified frontage length vacant =26.3% (7)

Percentage (and number) of identified frontage length occupied = 73.7% (14)

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)	Superdry (Vacant)	Clothing (Vacant)	E (V)	P	12.6	6.2
TC-386	Unit 2a	Superdry (Vacant)	Clothing (Vacant)	E (V)	P	8	3.9
TC-387	Unit 2b	Superdry (Vacant)	Clothing (Vacant)	E (V)	P	8.2	4
TC-388	Unit 3	Designer Hair Studio	Hairdressers	E	P	7.1	3.5
TC-389	Unit 4	Select Clothes	Clothing	E	P	18.1	8.9
TC-391*	Unit 4a	TK Maxx	Variety store	E	P	18.1	8.9
TC-392	Unit 5	Vacant (Boots)	Vacant(Pharmacy/variety store)	V(E)	P	16.8	8.3
TC-393	Unit 6	Holland & Barrett	Health foods	E	P	7.4	3.6
TC-394	Unit 7	Grape Tree	Health foods	E	P	7.3	3.6
TC-621	Unit 8	Boom Battle Bar (Vacant)	Bar/restaurant/indoor recreation (Vacant)	E (V)	P	10.3	5.1
TC-622	Unit 9	Boom Battle Bar (Coast to Coast)	Bar/restaurant/indoor recreation (Restaurant)	E (E)		11.5	5.7

TC-623	Unit 10 (also Frontage 38)	Byron Burger	Restaurant	E	P	6.3	3.1
TC-625	Unit 12 (ground floor) (also Frontage 38)	Cosy Club	Restaurant	E	P	6.8	3.4
TC-626	Unit 13	Prezzo	Restaurant	E	P	14.4	7.1
TC-627	12 Butter Market (also Frontage 37)	New Look	Clothes	E	P	50	24.6
	KIOSK A	Krispy Kreme	Donuts	SG	P		
						202.9	

Percentage of identified frontage length E (including vacant units) = 100%⁸

Number of E units: 15

Percentage of identified frontage length SG = 0%

Number of SG units: 1

Percentage (and number) of identified frontage length vacant = 8.3% (1) ⁸

Percentage (and number) of identified frontage length occupied = 91.7 % (15)⁸

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

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	E	P	23.5	25.5
TC-628	Unit 14	Burger Priest (Vacant)	Restaurant (Vacant)	E (V)	P	7.2	7.9
TC-629	Unit 15	Vacant (Vacant)	Vacant (Vacant)	V (E)	P	7.2	7.9
TC-632	Unit 18a	Empire Cinema (plus floor above)	Cinema	SG	P	4.4	4.8
TC-633	Unit 18b	Superbowl UK	Bowling/ Laser tag / Play area	E	P	11.8	13
TC-634	Unit 18c	Superbowl UK	Bowling/ laser tag / Play area	E	P	7.2	7.9
TC-630	Unit 16	Creams Gelato	Ice-cream Parlour	E	P	23.4	25.7
TC-631	Unit 17	Pure Gym	Gym	E	P	7	7.7
						91.7	

Percentage of identified frontage length E (including vacant units) = 95.2%

Number of E units: 7

Percentage of identified frontage length SG = 4.8%

Number of SG units: 1

Percentage (and number) of identified frontage length vacant = 7.9 % (1)

Percentage and number of identified frontage length occupied = 92.2 % (7)

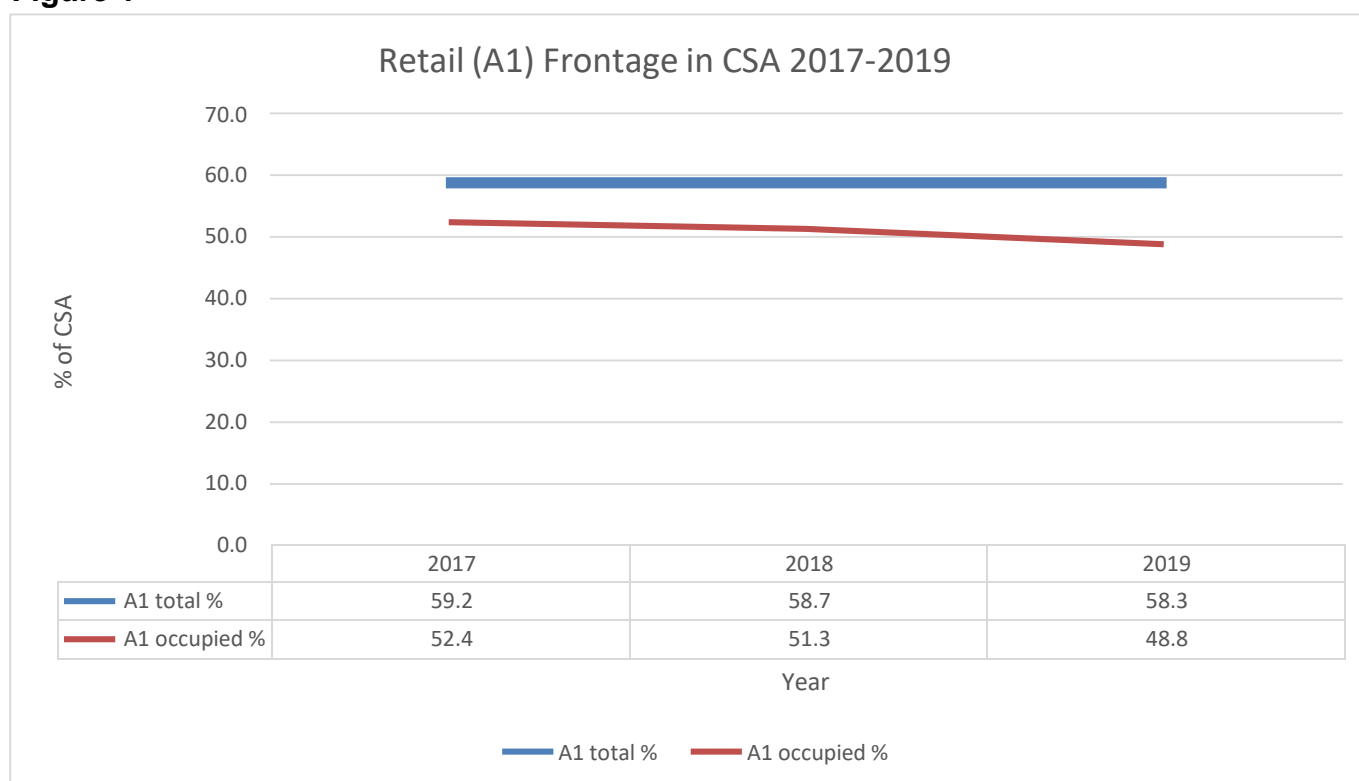
Section D – Commentary

Central Shopping Area/ General Conclusions

Based on the evidence gathered, it is apparent that the Central Shopping Area (CSA) of Ipswich, which broadly covers the town centre, is undergoing a change in its composition as with previous years. This has not been the result of a sudden shift over the last year and has largely been following the transformation of town centres that has been experienced across the UK in recent years. 2018-2019 was a particularly challenging year for retail, and although 2021-2022 was not substantially worse, there has not been a noticeable upwards trend in occupation of units, with only a 0.1% increase in total occupancy. As no surveys were undertaken for the 2019-2020 and 2020-2021 survey periods, due to Covid restrictions, it is difficult to track to what extent the Town Centre has remained resilient to (or recovered from) the closures that occurred during the Covid lockdown periods.

Figure 1 below shows how the total amount of retail (A1) frontage remained broadly stagnant across the CSA over the previous three survey years (2017-2019). This year's survey figures are not comparable to this data, as the use class change to Use Class E incorporates Use Classes A1/2/3, B1, D1(a-b) and D2(e) which were not recorded separately during the current survey.

Figure 1



The figures from this year's survey have therefore been compiled and displayed below in Table 1 using the new use class categories. Table 1 makes a comparison between the total Class E use percentages in each frontage area and the occupied percentages.

Table 1

June 2022 Class E frontage calculations		
	Class E total frontage %	Class E total occupied frontage %
Primary Shopping Area	90.9	71.1
Secondary Shopping Area	89.3	80.7

Specialist Shopping Area	76.1	69.4
Entire Central Shopping Area	85.7	73.2

The proportion of Sui Generis uses has increased between the last survey in 2019 and this year's survey in June 2022 (see Table 2 below). This use class category in 2019 included uses such as theatres, amusement arcades, launderettes, nail and beauty salons, taxi businesses, nightclubs, casinos, betting offices and payday loan shops. With the 2020 use class changes, added to this category were public houses and drinking establishments, hot food takeaways, live music venues, cinemas, bingo halls and concert/dance halls. The expansion of this category incorporates many town-centre compatible previous A and D uses, which inflates the total percentage beyond what would otherwise show comparable increase. Table 2 is therefore simply for information and does not necessarily reflect a substantial rise in SG uses in the Central Shopping Area.

Table 2

2019/2022 Class SG frontage calculations				
	2019 Class SG total frontage %	2019 Class SG total occupied frontage %	2022 Class SG total frontage %	2022 Class SG total occupied frontage %
Primary Shopping Area	1.7	1.7	6.9	6.4
Secondary Shopping Area	7.2	5.4	10.3	8.5
Specialist Shopping Area	7.3	7.1	20.5	15.6
Entire Central Shopping Area	5.0	4.4	12.1	9.9

Overall, the proportion of frontage that was recorded as vacant increased sharply between 2017 and 2019, with the proportion of the frontage recorded as vacant increasing roughly 1.5% year on year. However between 2019 and 2022 the percentage of vacant frontages appears to have stabilised, with a rate of 15.1% recorded in 2022 compared with 15% 2019. Figure 2 and Table 3 below demonstrate the frontage occupancy trends for the CSA.

Figure 2

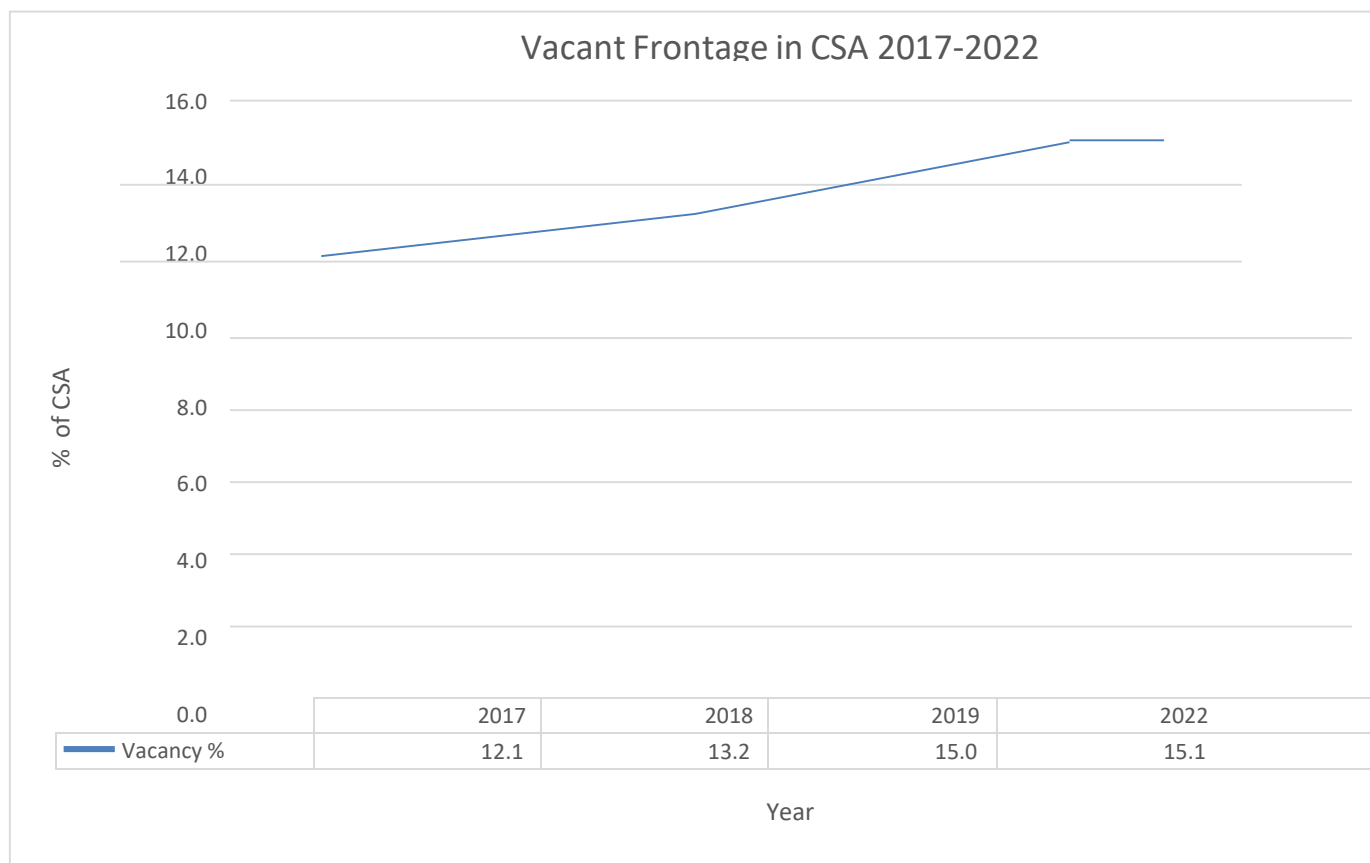


Table 3

June 2022 Vacant/occupied frontage calculations ²		
	Vacant frontage total %	Occupied frontage total %
Primary Shopping Area	21.1	78.9
Secondary Shopping Area	10.4	89.6
Specialist Shopping Area	11.3	88.2
Entire Central Shopping Area	15.1	84.9

Primary Shopping Area

In looking specifically at the Primary Shopping Area (PSA), it was evident that this had suffered the worst of the three respective areas that collectively make up the CSA. The PSA is the heart of the town centre and it is here where the amount of retail (E) frontage is expected to be at its greatest. The proportion of retail frontage present in the PSA has remained relatively steady at 73.2% of the frontage in Use Class A1 for the previous three survey years and 90.9% of the frontage in Use Class E in 2022. Meanwhile, the occupancy of this critical mass of retail frontage has declined abruptly over the same period with a 5% reduction between 2017 and 2019, equivalent to 2.5% per year, and a further 5.6% decline in occupancy between 2019 and

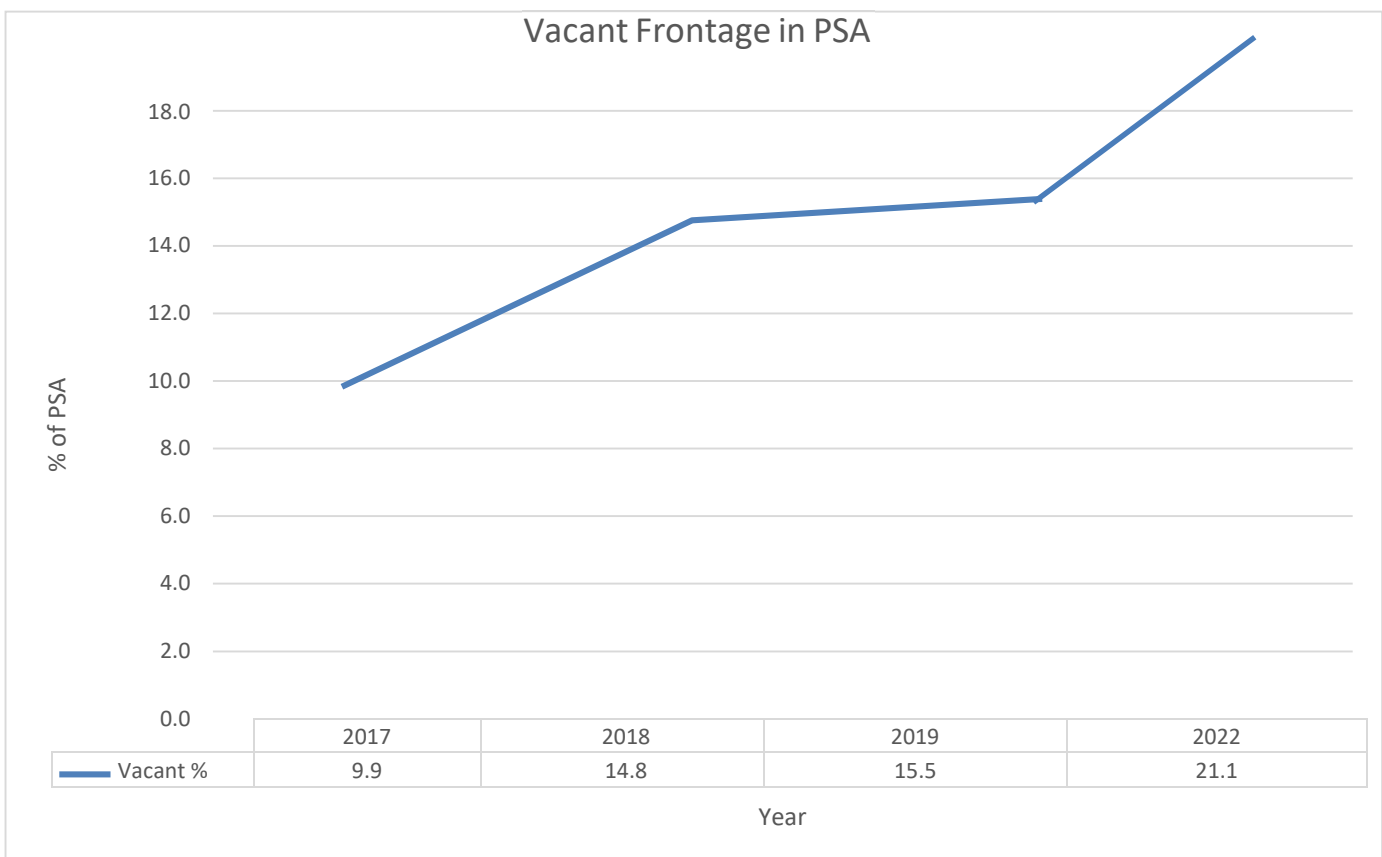
² Sum of vacant and occupied frontages may not always equal 100 due to rounding.

2022 (see Table 4 and Figure 3). The significance of this fall in occupancy in the PSA is also emphasised by the fact that it is countered by the overall stabilizing of vacancy figures across the entire CSA (at 15.1%, only 0.1 down from 2019), and the net improvement in occupancy in the Secondary and Specialist Areas. A direct comparison not being possible between old use class A1 and new use class E, the occupied use classes surveyed in June 2022 (under the new Use Classes Order) will be shown below for the Primary Retail Frontage Area

Table 4

June 2022 Primary Shopping Area use class frontage calculations		
	Frontage total %	Occupied frontage total %
Use Class E	90.9	71.1
Use Class SG	6.9	6.4
Use Class C1	1.4	1.4
Use Class C3	0	0
Use Class F1	0	0
Use Class D2	6.6	6.6

Figure 3



The absence of data collected in 2020 and 2021 means that an analysis of the differences in occupancy over the last 3 years is not possible, but media reporting (primarily from the Ipswich Star) seems to indicate that there is some overall increase in occupancy occurring in 2022 in the Primary Shopping Area in comparison to the status quo in the Covid 19 years.

Secondary Shopping Area

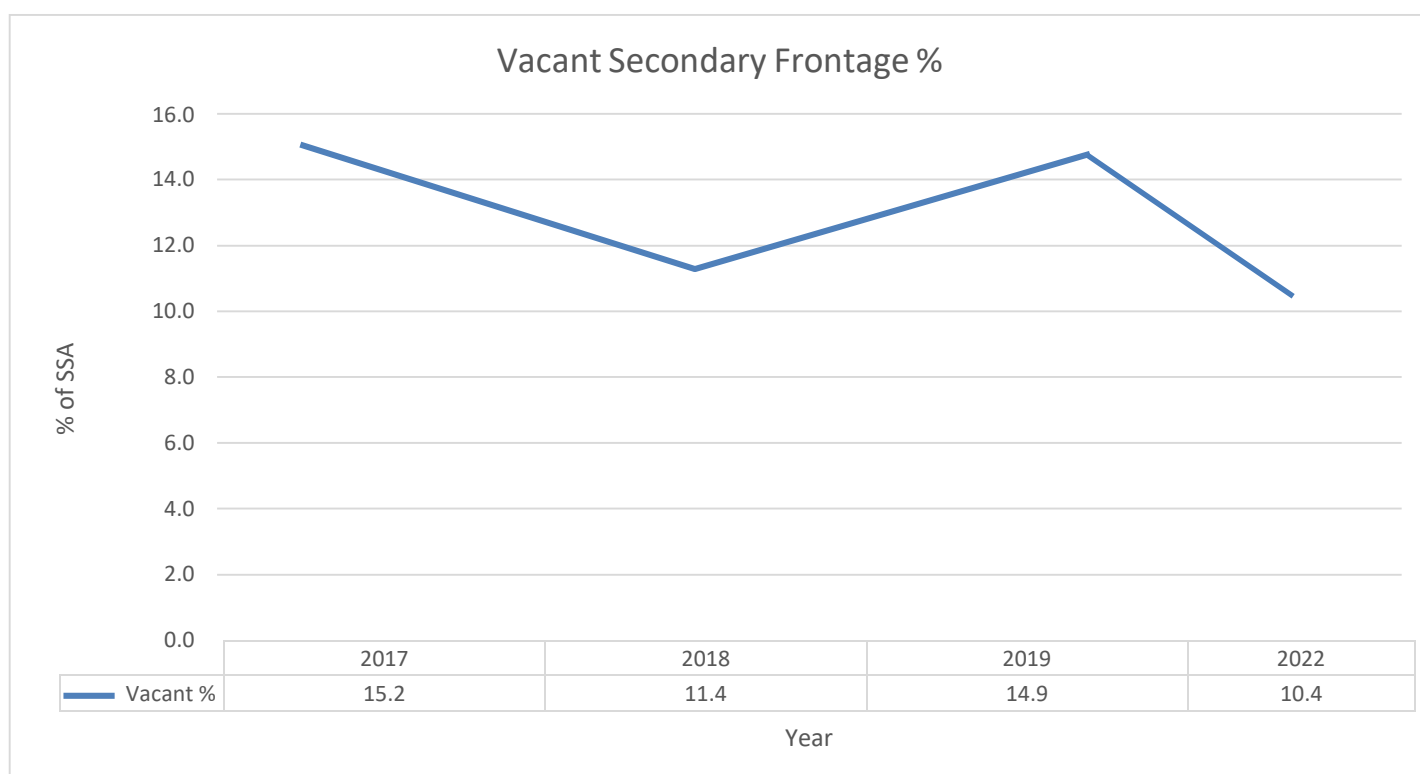
The Secondary Shopping Area is comprised of secondary frontages on the edge of the Primary Shopping Area as the town centre expands outwards. Of the three identified shopping areas (primary, secondary and specialist) the Secondary Shopping Area has been recorded as the most resilient in terms of retail occupancy levels, with a 2022 overall occupancy figure of 89.6%. Table 3 in the introduction demonstrates the high level of retail occupancy compared to the other shopping areas. Table 5 below breaks down the occupancy by use class relative to the percentage of total frontage, indicating that 8.6% of Secondary Zone vacancies are of Use Class E frontages and 1.8% of these vacancies are SG uses.

Table 5

June 2022 Secondary Shopping Area use class frontage calculations		
	Frontage total %	Occupied frontage total %
Use Class E	89.3	80.7
Use Class SG	10.3	8.5
Use Class C1	0.4	0.4
Use Class C3	0	0
Use Class F1	0	0
Use Class D2	0	0

Figure 4 below shows the vacancy rates for the Secondary Shopping Area for this survey year and the previous three survey years. This highlights how the vacancy level has dropped dramatically in the Secondary Shopping Area, a whole percentage lower than the 2018 level, demonstrating a very positive post-Covid recovery that will be closely tracked over the next survey period.

Figure 4



Notwithstanding this, and unlike the PSA, over the last 4 survey periods the Secondary Shopping Area has diversified gradually into other non-retail uses with 10.8% of frontages Sui Generis or C1 uses and restaurant and other non-retail Class E uses very common. This has not been tracked in this survey due to the change in use class categories but is evident when examining the recorded businesses in the survey tables in Section C of this document.

Specialist Shopping Area

The Specialist Shopping Area is formed of the streets on the periphery of the town centre and is the location where a greater diversity of uses is anticipated and accommodated. Of the three identified shopping areas, the occupancy levels within the Specialist Shopping Area have been recorded as almost as resilient as those in the Secondary Area, with a 2022 overall occupancy figure of 88.2%.

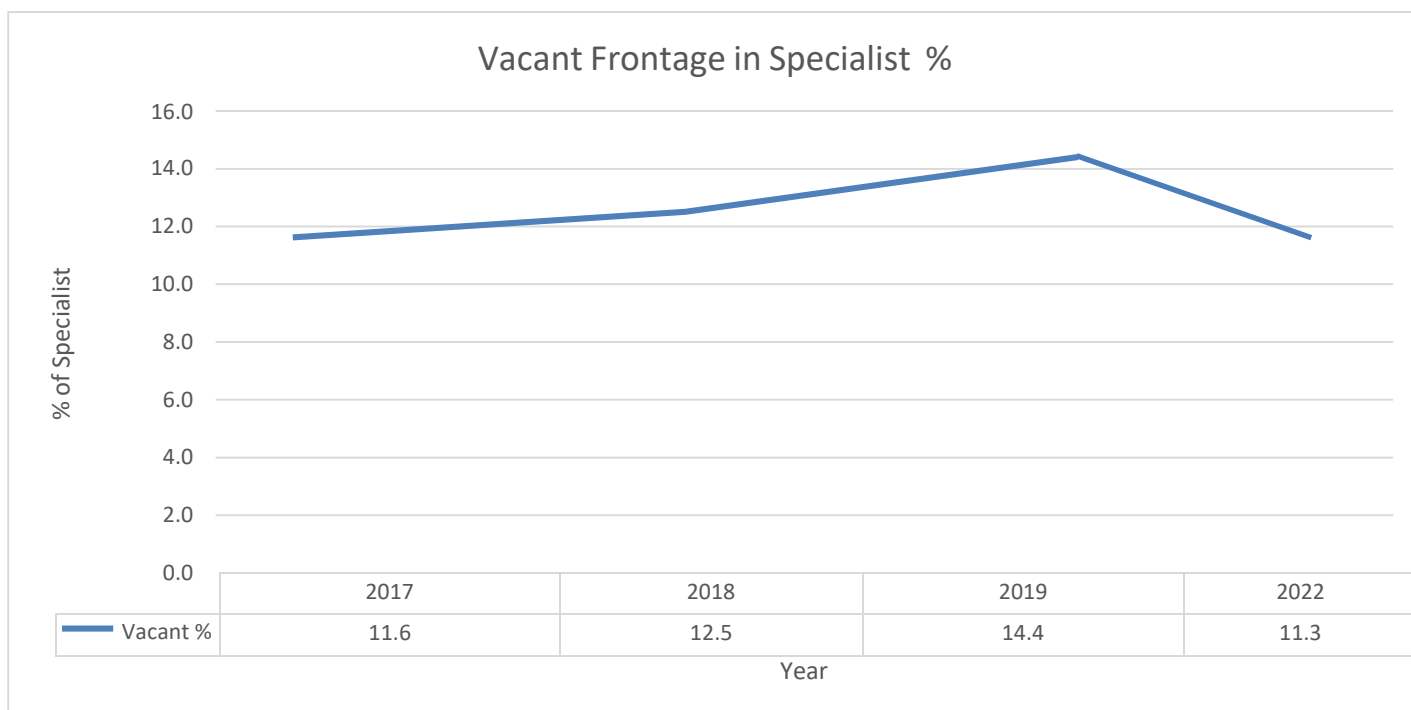
Table 6 below breaks down the occupancy by use class relative to the percentage of total frontage, indicating that 7.4% of Specialist Zone vacancies are of Use Class E frontages and 4.9% of vacancies are SG uses. The proportion of SG vacancies are slightly higher in the Specialist Shopping Area than in either the Primary or Secondary Areas, although it is noted that this may also be a result of higher overall rates of Sui Generis uses in the Specialist Shopping Area, which is expected and accommodated.

Table 6

June 2022 Specialist Shopping Area use class frontage calculations		
	Frontage total %	Occupied frontage total %
Use Class E	76.1	69.4
Use Class SG	20.5	15.6
Use Class C1	0.1	0.1
Use Class C3	3.4	3.4
Use Class F1	0	0
Use Class D2	0	0

This area has experienced an increase in overall occupied retail uses compared with 2019 and 2018 and has a 0.3% higher occupancy than 2017 (see figure 5 below). As with the Secondary Shopping Area, this points to a resilience of this peripheral part of the Central Shopping Area that is not being achieved in the Primary Shopping Area. Given the high number of independent and local businesses typically found in the Specialist Area, this apparent resilience is worth investigating as part of a broader study of the changing nature of retail in the Ipswich Town Centre, and results from the 2023 survey will be interesting to track, particularly the respective roles of Class E and Sui Generis uses in this resilience.

Figure 5



The Ipswich Central Shopping Area appears to have displayed an overall resilience to the economic damage that occurred as a result of Covid 19. The Primary Shopping Area has seen the worst occupancy rates of the three zones, with a concerning 11.2% rise in vacancy rates since 2017 and 5.6% since the last survey in 2019 (Figure 3). The Secondary and Specialist Areas are both improving in occupancy levels, and together have balance the impact of the poor performance by the Primary Shopping Area. These trends will need to be observed going forwards and noting that in 2023, a new unit-base, rather than frontage-based survey monitoring approach will begin in accordance with the 2022 Local Plan.

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.

For the purposes of this Authority Monitoring Report year (2021-2022), we are reporting against the 2017 Local Plan, as this was the adopted Local Plan for the monitoring year. The Council adopted a new Ipswich Borough Council Local Plan Review 2018-2036 on the 23rd March 2022. Therefore, none of the substantive changes to Policy DM27 (previously DM20) have been reflected in this report.

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.

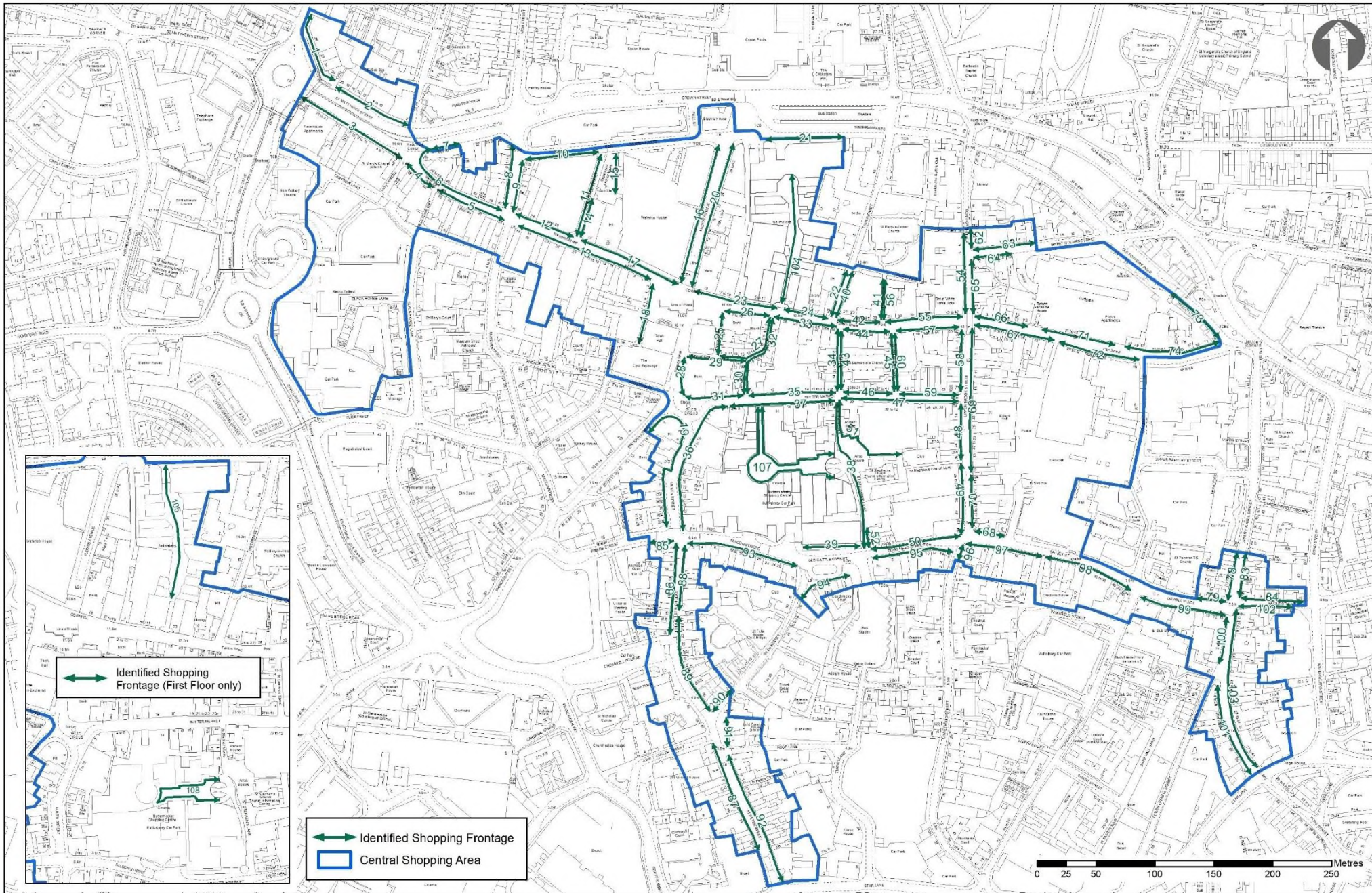
Mixed use development, including B1 office, A2 financial and professional services, C3 housing, and C1 hotel or any combination of these uses will be supported in the Central Shopping Area, provided there is a ground floor use in accordance with the above.

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 1. Survey Area - Ipswich Central Shopping Area

Appendix 3: Use Classes (as amended in 2020)

Source: Planning Portal

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

Class B

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

Class C

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders' institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks
- **C3 Dwellinghouses** - This class is formed of three parts
 - C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child
 - C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems
 - C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger
- **C4 Houses in multiple occupation** - Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

Class E - Commercial, Business and Service

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

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
 - **E(c)(i)** Financial services,
 - **E(c)(ii)** Professional services (other than health or medical services), or
 - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
 - **E(g)(i)** Offices to carry out any operational or administrative functions,
 - **E(g)(ii)** Research and development of products or processes
 - **E(g)(iii)** Industrial processes

Class F - Local Community and Learning

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

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

Sui Generis

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

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

- theatres
- amusement arcades/centres or funfairs
- launderettes
- fuel stations
- hiring, selling and/or displaying motor vehicles
- taxi businesses
- scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles
- 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended))
- hostels (providing no significant element of care)
- waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste
- retail warehouse clubs
- nightclubs
- casinos
- betting offices/shops
- pay day loan shops
- public houses, wine bars, or drinking establishments – *from 1 September 2020, previously Class A4*
- drinking establishments with expanded food provision – *from 1 September 2020, previously Class A4*
- hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) – *from 1 September 2020, previously Class A5*
- venues for live music performance – *newly defined as 'Sui Generis' use from 1 September 2020*
- cinemas – *from 1 September 2020, previously Class D2(a)*
- concert halls – *from 1 September 2020, previously Class D2(b)*
- bingo halls – *from 1 September 2020, previously Class D2(c)*
- dance halls – *from 1 September 2020, previously Class D2(d)*

Other uses become 'sui generis' where they fall outside the defined limits of any other use class.

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

