

Ipswich Local Plan

Central Shopping Area – Identified Frontages October 2015



IPSWICH
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Section A – Introduction and Policy Context

The National Planning Policy Framework¹ states that planning policies should recognise town centres as the heart of their communities and pursue policies to support the viability and vitality of town centres. The Council's planning policies are set out within the Core Strategy and Policies Development Plan Document (DPD) which was adopted in December 2011. Policy CS14 aims to maintain and enhance the attraction and market share of Ipswich Central Shopping Area, and strengthen its regional role. Policy DM20 aims to ensure that retail remains the prominent use within the Central Shopping Area. The policy sets limits on the proportion of frontages in A2-A5 uses for the Primary Shopping Area, Secondary Shopping Area and Specialist Shopping Area. The policy states that the Council would not grant permission for uses outside of classes A1-A5 in ground floor premises. The full text of policies CS14 and DM20 is contained in Appendix 1.

The survey of the Central Shopping Area is carried out annually in the summer months to show retail trends across Ipswich town centre. This survey was completed in May 2015 and involved carrying out a visual inspection of each of the units. The retail area covered is shown on Plan 1 in Appendix 2. A similar survey of the local and district centres is also undertaken annually and is reported separately.

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

From 15th April 2015 the Government has created new Permitted Development rights which mean that planning permission is now not required for a change of use from A1 (shop) to either A2 (financial and professional services) or A3 (cafes and restaurants) and from A2 to A3, where the change of use represents 150sqm floorspace or less. Change of use is also permitted from A1 or A2 use to D2 (assembly and leisure uses) where the A1 use existed on 5th December 2013. The effect of these changes upon the Central Shopping Area will become apparent through future years' surveys. Betting shops and pay day loan shops are now classified as Sui Generis (they were formerly A2) and therefore planning permission is required for any change of use to or from such uses.

Whilst general comparisons can be made between surveys, from 2012 the survey has reclassified the Use Classes to accord with the Use Classes Order 1987 as amended. This has resulted in the reclassifying of units previously identified as 'V' for vacant. Where known, the last known occupant is listed in brackets and the Use Class reassigned to the last known Use Class in brackets after the 'V'. The vacant units are shown on Plan 2. In addition, where the occupant has changed since the previous survey (July 2014) 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 or specialist frontage in accordance with Core Strategy policy, as shown on Plan 2 in Appendix 2. The survey relates to the ground floor units with the exception of Tower Ramparts and the Buttermarket shopping centres where the frontage extends to the first and

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

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.

Following the introduction of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, betting shops and pay day loan shops which were formerly classed as A2 uses are now Sui Generis. These uses are therefore now excluded from the calculation of A2-A5 frontage length within this survey.

The Council's Local Development Scheme (9th Edition, October 2015) commits to the production of an Identified Frontages (Central Shopping Area and District and Local Centres) Supplementary Planning Document which will review the defined frontages and replace the 1997 Supplementary Planning Guidance.

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 June 2015 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. <i>Frontage Deleted</i>
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	Tower Ramparts	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	Tower Ramparts Centre (North)	75	68-70 (even) Carr Street
22	Tower Street (West Side)	76	6-20 (even) Upper Orwell Street
23	13 Cornhill to 9 Tavern Street	77	22-28 (even) Upper Orwell Street
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
27	2-14 (even) The Walk, 9-17 (odd) Thoroughfare	81	1a-3 (odd) Upper Orwell Street
28	1 Princes Street	82	25-43 (odd) Upper Orwell Street
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). <i>Frontage Deleted</i>	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	Tower Ramparts Centre (Ground Floor)
51	St Stephen's Lane (East Side)	105	Tower Ramparts Centre (First Floor)
52	17 St Stephen's Lane to Dogs Head Street	106	<i>Frontage Deleted: redeveloped</i>
53	7-13 (odd) Northgate Street	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	Vacant (Billsberry's)	(Delicatessen)	V (A1)	S	8	13
TC-003	24	Lola's Nails and Beauty	Beautician	SG	S	9	14
TC-002	26	Ipswich Furniture Project	Furniture	A1	S	11.3	18
TC-001	28-32	Morrisons Local	Supermarket	A1	S	33.8	54
						62.1	

Percentage of identified frontage length A1 = 86%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 13%

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	Charity shop	A1	S	19.7	29
TC-010	4-10	Ipswich Furniture Project	Secondhand furniture	A1	S	10.1	15
TC-009	8	Creative Restoration	Furniture restoration	A1	S	11.2	16
TC-008	12	St Elizabeth Hospice	Charity shop	A1	S	5.6	8
TC-007	14	M&M Pharmacy	Pharmacy	A1	S	5.6	8
TC-006	16	CLC Bookshop	Bookshop	A1	S	5.6	8
TC-005	18-20	Southgate Funeral Directors (Vacant)	Undertakers	A1	S	11.2	16
						69	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

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	1-3	Franklins	Haberdashery	A1	S	7.6	8
TC-020	5-7	QD Stores	Discount Store	A1	S	22.7	25
TC-019	9	Armaphone (Vacant)	Mobile phones	A1	S	4.7	5
TC-018	11	M K News Food & Wine	Newsagent	A1	S	5.1	5
TC-017	15	Alpha Hair and Beauty (Vacant)	Beauty	A1	S	5.3	6
TC-016	17	Super Kebab House	Takeaway	A5	S	4.4	5
TC-015	19	Mind	Charity Shop	A1	S	3.7	4
TC-014	21	Star Express Restaurant	Café	A3	S	4.4	5
TC-013	23-31	Iceland	Supermarket	A1	S	24	26
TC-012	1 Civic Drive	CRI	Drop-in Clinic	D1	S	10	11
						91.9	

Percentage of identified frontage length A1 = 79%

Percentage of identified frontage length A2-A5 = 10%

Percentage of identified frontage length vacant = 0%

Identified Frontage 4 (Secondary)

61 – 67 (odd) Westgate Street

Identified Frontage Length = 30.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-025	59-61	Vacant (Bretts)	(Furniture)	V (A1)	S	15	50
TC-024	63	Games Workshop	Games	A1	S	5.2	17
TC-023	65	Vacant (W T Parish)	(Butchers)	V (A1)	S	5	17
TC-022	67	Vacant (Around A Pound)	(Pound shop)	V (A1)	S	5.1	17
						30.3	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 84%

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 (SportsizUs)	(Sports Memorabilia)	V (A1)	S	5.6	9
TC-032	37	Betfred	Betting Office	SG	S	5.5	9
TC-031	39	Granite Outdoors	Outdoor clothing	A1	S	4	6
TC-030	41-43	Trespass	Outdoor clothing	A1	S	11.3	18
TC-029	45-49	Superdrug	Chemist	A1	S	12.9	21
TC-028	51	Greggs	Bakery	A1	S	6.4	10
TC-027	53	Cancer Research UK	Charity shop	A1	S	6.7	11
TC-026	55-57	Cashino	Gaming	SG	S	9.8	16
						62.2	

Percentage of identified frontage length A1 = 75%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 9%

Identified Frontage 6 (Secondary)

36 – 58 (even) Westgate Street

Identified Frontage Length = 88.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-044	36 (also Frontage 8) Door on this side	Ann Summers	Speciality clothing	A1	S	6.7	8
TC-043	38	Santander	Bank	A2	S	10	11
TC-042	40a-40b	Vacant (Moben Sharps Dolphin)	(Kitchens & bathrooms)	V (A1)	S	5.2	6
TC-041	40	PMG Schoolwear	Children's clothing	A1	S	6.7	8
TC-040	42	Shoe Zone	Shoe shop	A1	S	9	10
TC-039	44	Ecigwizard (Vacant)	E cigarettes	A1	S	5.6	6
TC-038	46	Suffolk Mind Partnership	Charity shop	A1	S	4.6	5
TC-037	48	Welch Pharmacy	Pharmacy	A1	S	6.5	7
TC-036	50-54	Bon Marche	Clothing	A1	S	20.1	23
TC-035	56	Amplifon	Hearing aids	A1	S	6.3	7
TC-034	58	Eastern Savings Credit Union	Financial services	A2	S	7.8	9
						88.5	

Percentage of identified frontage length A1 = 80%

Percentage of identified frontage length A2-A5 = 20%

Percentage of identified frontage length vacant = 6%

Identified Frontage 7 (Specialist)

2 – 30 (even) Crown Street

Identified Frontage Length = 28.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-045	12	Pennington's	Estate agency	A2	SP	7.8	28
TC-046	14	Vacant (Beeston's Coaches)	(Travel booking office)	V (A1)	SP	3.2	12
TC-047	22	Vacant (Shimla)	(Takeaway)	V (A1)	SP	6.2	22
TC-048	24-26	Vacant (Restaurant)	(Restaurant)	V (A3)	SP	10.2	36
TC-049	30	The Gentle Touch	Beautician	A1	SP	1.3	2
						28.7	

Percentage of identified frontage length A1 = 36%

Percentage of identified frontage length A2-A5= 64%

Percentage of identified frontage length vacant = 70%

Identified Frontage 8 (Secondary)

1 – 17 (odd) High Street

Identified Frontage Length = 55.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-044	36 Westgate St (also Frontage 6)	Ann Summers	Speciality clothing	A1	S	19.5	36
TC-050	5	Vaping liquid (Hearing Care Centre)	E Cigarettes	A1	S	3.8	7
TC-051	7-9	Vacant (Divine Tanning)	(Tanning salon)	V (SG)	S	9.1	16
TC-051a	11-13	Freedom Tattoos	Tattoo studio	SG	S	7.4	13
TC-052	15	Vacant (Home 2 Home)	(Estate agency)	V (A2)	S	4	7
TC-053	17	The Money Shop	Pawnbrokers	A2	S	11.5	21
						55.3	

Percentage of identified frontage length A1 = 43%

Percentage of identified frontage length A2-A5 = 28%

Percentage of identified frontage length vacant = 23%

Identified Frontage 9 (Secondary)

High Street (East Side)

Identified Frontage Length = 43.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-054	32 Westgate St (also Frontage 12)	Moss Bros	Clothing	A1	P	16.5	38
TC-055	6	Buttery Bar	Sandwich shop	A1	S	5.2	12
TC-056	8	PC Factory	Computer repairs	A1	S	6.1	14
TC-057	10	Charlene Nail Bar	Beauty treatments	A1	S	5	12
TC-058	12	Grace and Lace Bridal	Bridal wear	A1	S	6	14
TC-059	14 (also Frontage 10)	Vacant (Mail Boxes)	(Post & packaging)	V (A1)	S	4.5	10
						43.3	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 10%

Identified Frontage 10 (Primary)

Tower Ramparts

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	Vacant (Mail Boxes)	Printing & packaging	V (A1)	S	6.7	12
TC-060	16-26 Westgate St (also Frontages 11 & 12)	Marks and Spencer	Variety store	A1	P	51	88
						57.7	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 12%

Identified Frontage 11 (Primary)

Providence Street (West Side)

Identified Frontage Length = 73.2m

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

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 12 (Primary)

16-32 (even) Westgate Street

Identified Frontage Length = 53.9m

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

Percentage of identified frontage length A1 = 86%

Percentage of identified frontage length A2-A5 = 14%

Percentage of identified frontage length vacant = 0%

Identified Frontage 13 (Primary)

1 – 33 (odd) Westgate Street

Identified Frontage Length = 94.7m

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 (Now)	(Clothing)	V (A1)	P	18.9	17
TC-073	5	H Samuel	Jeweller	A1	P	7	6
TC-072	7	Holland & Barrett	Health foods	A1	P	6.1	5
TC-071	11	Claire's Accessories	Fashion accessories	A1	P	5.9	5
TC-070	13	Ipswich Mobile Centre (Mountain Warehouse)	Mobile phones	A1	P	7.5	7
TC-069	15-19	JDs	Shoe shop	A1	P	14.4	13
TC-068	21-21a	Primark (Gap)	Clothing	A1	P	17	15
TC-067	23	Primark	Clothing	A1	P	12.1	11
TC-066	25	Café Nero	Café/sandwich shop	A1	P	6	5
TC-065	27	Vacant (Holland & Barrett)	(Health foods)	V (A1)	P	5.7	5
TC-064	29	Next	Clothing	A1	P	8.1	7
TC-063	33	Monsoon	Clothing	A1	P	4.9	4
						113.6	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 22%

Identified Frontage 14 (Primary)

Providence Street (East Side 1)

Identified Frontage Length = 36.5m

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

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 15 (Primary)

Providence Street (East Side 2)

Identified Frontage Length = 35.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-075	2 Crown & Anchor Mews, Tower Ramparts	Vacant (The Mews Beautique)	(Hairdresser)	V (A1)	P	20.8	59
TC-076	1 Crown & Anchor Mews, Tower Ramparts	Pennikity Pots	Café/Pottery	A1	P	14.3	41
						35.1	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 59%

Identified Frontage 16 (Primary and Specialist)

Lloyds Avenue (West Side)

Identified Frontage Length = 118m

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

Percentage of identified frontage length A1 = 53%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

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	2-8 (also Frontage 16) Door on this side	Debenhams	Department Store	A1	P	59.7	66
TC-080	10	Office	Shoe shop	A1	P	6.6	7
TC-079	12	W H Smith	Books/Stationery	A1	P	12.6	14
TC-074	14 (also Frontage 14) Door on this side	Clarks	Shoe shop	A1	P	12	13
						90.9	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

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 (Now)	(Clothing)	V (A1)	P	16.1	32
TC-082	8	Mannings	Public house	A4	S	5.4	11
TC-084	10	Golden Lion	Hotel	C1	S	5	10
TC-083a	10	Mizu	Restaurant	A3	S	13.2	26
TC-083	10	Wetherspoons	Public House	A4	S	11	22
						50.7	

Percentage of identified frontage length A1 = 32%

Percentage of identified frontage length A2-A5 = 59%

Percentage of identified frontage length vacant = 32%

Identified Frontage 19 (Secondary)

2 – 38 Queen Street & 3 Princes Street

Identified Frontage Length = 105.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-173	3 Princes Street	Ladbrokes	Betting office	SG	S	16.1	15
TC-172	4 Queen Street	Vacant (Mambos Bar and Grill)	(Restaurant)	V (A3)	S	20.8	20
TC-174	8	Wardale Williams trading as 'Observatory'	Opticians	A1	S	4.9	5
TC-175	10	Staff Bank	Employment agency	A2	S	9.2	9
TC-176	12	Reed Recruitment Services	Employment agency	A2	S	6.8	6
TC-177	16	Music World	Music	A1	S	10.1	10
TC-178	20	Urban Vintage	Clothing	A1	S	7.3	7
TC-179	22-24	Urban Vintage	Clothing	A1	S	4.8	5
TC-181	26-28	Subway	Sandwich shop	A1	S	5.4	5
TC-182	30	Old Fashioned Candy Store	Sweet shop	A1	S	4.6	4
TC-183	32	S G R Solicitors	Solicitors	A2	S	1.5	2
TC-184	34	Rumbles Sandwich Bar	Sandwich shop	A1	S	4.4	4
TC-185	36-38	Polka Dot Frog	Employment agency	A2	S	8.6	8
						105.8	

Percentage of identified frontage length A1 = 40%

Percentage of identified frontage length A2-A5 = 45%

Percentage of identified frontage length vacant = 20%

Identified Frontage 20 (Specialist)

Lloyds Avenue (East Side)

Identified Frontage Length = 129.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-271 (part)	12 (also Frontage 23)	Lloyds TSB	Bank	A2	P	28.1	22
TC-269	6	M W Ashton	Tobacconist	A1	P	4.6	4
TC-270	8	Vacant (Newsagent)	(Newsagent/Sandwich bar)	V (A1)	P	4.6	4
TC-271 (part)	12	Lloyds TSB - Cash Points	Bank	A2	P	12.7	10
TC-272	18	Optimax Laser Eye Treatment	Medical clinic	D1	SP	19	15
TC-273	22	Vacant (Lloyds Tavern)	(Public house)	V (A4)	SP	9.3	7
TC-274	24	Pizza Express	Restaurant	A3	SP	11	8
TC-275	28	Goodmans Lofts entrance	Residential	C3	SP	2	2
TC-276	32	Kerseys Solicitors	Solicitors	A2	SP	4.7	4
TC-277	34	Nail Boutique	Beauty treatment	A1	SP	5.9	5
TC-278	36	Coral	Betting office	SG	SP	6.4	5
TC-279	38	Vacant (Café Inn)	(Café)	V (A3)	SP	6.7	5
TC-280	40	Vacant (Ladbrokes)	(Betting office)	V (SG)	SP	9.3	7
TC-281	42	Vacant (Ladbrokes)	(Betting office)	V (SG)	SP	5.2	4
						129.5	

Percentage of identified frontage length A1 = 13%

Percentage of identified frontage length A2-A5 = 56%

Percentage of identified frontage length vacant = 27%

Identified Frontage 21 (Primary)

Tower Ramparts Centre (North)

Identified Frontage Length = 61.7m

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

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 22 (Primary)

Tower Street (West Side)

Identified Frontage Length = 41.8m

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

Percentage of identified frontage length A1 = 48%

Percentage of identified frontage length A2-A5 = 52%

Percentage of identified frontage length vacant = 0%

Identified Frontage 23 (Primary)

13 Cornhill to 9 Tavern Street

Identified Frontage Length = 72.1m

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

Percentage of identified frontage length A1 = 74%

Percentage of identified frontage length A2-A5 = 26%

Percentage of identified frontage length vacant = 0%

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	Vacant (Notting Hill)	(Clothing)	V (A1)	P	8.2	28
TC-292	13 (also Frontage 104) Door on this side	River Island	Clothing	A1	P	12.3	19
TC-293	15	Ipswich Institute Reading Room	Club	D1	P	3	7
TC-294	17	Body Shop	Beauty products	A1	P	4.2	9
TC-295	17	Body Shop	Beauty products	A1	P	11.2	25
TC-285	19 (also Frontage 22) Door on this side	GAME	Computer games	A1	P	5.4	12
						44.3	

Percentage of identified frontage length A1 = 93%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 28%

Identified Frontage 25 (Primary)

1 – 7 (odd) Thoroughfare

Identified Frontage Length = 35.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-085	2-10 Tavern St (also Frontage 26)	NatWest	Bank	A2	P	13.6	38
TC-086	1	Snappy Snaps	Photographic shop	A1	P	5.3	15
TC-087	3	Ipswich bureau de change	Currency exchange	A2	P	4.4	12
TC-088	5	Vacant (Evolution)	(Crafts/Gifts)	V (A1)	P	5.5	15
TC-089	7 (also Frontage 27) Door on corner	Coes	Newsagent	A1	P	7.1	20
						35.9	

Percentage of identified frontage length A1 = 50%

Percentage of identified frontage length A2-A5 = 50%

Percentage of identified frontage length vacant = 15%

Identified Frontage 26 (Primary)

2 Tavern Street to The Walk

Identified Frontage Length = 39m

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

Percentage of identified frontage length A1 = 18%

Percentage of identified frontage length A2-A5 = 82%

Percentage of identified frontage length vacant = 0%

Identified Frontage 27 (Primary)

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

Identified Frontage Length = 64.1m

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

Percentage of identified frontage length A1 = 73%

Percentage of identified frontage length A2-A5 = 27%

Percentage of identified frontage length vacant = 34%

Identified Frontage 28 (Secondary)

1 Princes Street

Identified Frontage Length = 33m

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

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 100%

Percentage of identified frontage length vacant = 0%

Identified Frontage 29 (Secondary)

Thoroughfare (South Side) Princes Street to The Walk

Identified Frontage Length = 50.3m

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

Percentage of identified frontage length A1 = 18%

Percentage of identified frontage length A2-A5 = 82%

Percentage of identified frontage length vacant = 8%

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	Vacant (Enterprising Art Ltd)	(Pictures)	V (A1)	P	8.9	36
TC-100	22	Tandem Personnel	Employment agency	A2	P	1.6	7
TC-101	24	Vacant (Moons)	(Fancy goods)	V (A1)	P	10.1	41
TC-102	7 Buttermarket (also Frontage 31)	GNC	Sports nutrition	A1	P	4	16
						24.6	

Percentage of identified frontage length A1 = 93%

Percentage of identified frontage length A2-A5 = 7%

Percentage of identified frontage length vacant = 77%

Identified Frontage 31 (Secondary)

1 – 7 (odd) Butter Market

Identified Frontage Length = 54.1m

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

Percentage of identified frontage length A1 = 16%

Percentage of identified frontage length A2-A5 = 84%

Percentage of identified frontage length vacant = 0%

Identified Frontage 32 (Primary)

1 – 15 The Walk (East Side)

Identified Frontage Length = 68.4m

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

Percentage of identified frontage length A1 = 93%

Percentage of identified frontage length A2-A5 = 7%

Percentage of identified frontage length vacant = 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	Thorntons	Confectionery	A1	P 6.5	12
TC-115	18	Vision Express	Opticians	A1	P 6.1	11
TC-116	20	HMV	Home entertainment	A1	P 9.3	17
TC-117	22	Vacant (USC)	(Clothing)	V (A1)	P 12.1	22
TC-118	24-26	Paperchase	Stationery	A1	P 7.1	13
TC-119	28a	Hotter Comforts Concept	Clothing	A1	P 7.7	14
TC-120	28 (also Frontage 34) Door on this side	Sole Trader	Footwear	A1	P 5.6	10
					54.4	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 22%

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)	Sole Trader	Shoe shop	A1	P	15.9	31
TC-121	4	Berridges	Jeweller	A1	P	6	12
TC-122	6	Elegant nails	Nail salon	SG	P	3.8	7
TC-123	8	Vacant (The Cusp)	(Gifts)	V (A1)	P	4.1	8
TC-124	10-12	Vacant (Memorable Cheeses)	(Food)	V (A1)	P	5.6	11
TC-125	14	Zebra Chic (Vacant)	Gifts	A1	P	6.3	12
TC-126	23a Buttermarket (also Frontage 35)	Vacant (Clarks)	(Shoe shop)	V (A1)	P	9.5	19
						51.2	

Percentage of identified frontage length A1 = 93%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 38%

Identified Frontage 35 (Primary)

9 – 23a (odd) Butter Market

Identified Frontage Length = 67.4m

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

Percentage of Identified Frontage length A1 = 86%

Percentage of Identified Frontage length A2-A5 = 12%

Percentage of identified frontage length vacant = 15%

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

Identified Frontage 36 (Secondary)

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

Identified Frontage Length = 114.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage
TC-199	Basement and Ground Floor, 1-5	Costa Coffee	Coffee bar	A3	S 19.5	17
TC-198	7	Vacant (Clydesdale Bank/ Pure Resourcing Solutions)	(Bank)	V (A2 and B1)	S 6.3	5
TC-197		Co-operative Bank	Bank	A2	S 4.1	4
TC-196	Ground floor, 9-11	Co-operative Bank	Bank	A2	S 14.1	12
TC-195	13	Central Canteen	Café	A3	S 5.6	5
TC-194	15	Bohemia	Hairdresser	A1	S 12.7	11
TC-193	17	Martin & Co	Estate agency	A2	S 5.7	5
TC-192	19	Twig	Florist	A1	S 5.9	5
TC-191	<i>Stairs to first floor, 21-23⁴</i>	<i>Adecco</i>	<i>Employment agency</i>	A2	S 2	<i>n/a</i>
TC-190	Ground floor, 21-23	Grumpy Mole	Café	A3	S 7.8	7
TC-189	25	Palmer and Partners Estate Agents	Estate agency	A2	S 6.5	6
TC-188	27	Capellis Unisex Salon	Hairdresser	A1	S 5	5
TC-187	29	Vacant (T J Hughes)	(Variety store)	V (A1)	S 7	6
TC-186	31	Bowmans	Bar/Restaurant	A4	S 14.2	13
					114.4	

Percentage of Identified Frontage length A1 = 24%

Percentage of Identified Frontage length A2-A5 = 62%

Percentage of identified frontage length vacant = 11%

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

Identified Frontage 37 (Primary)

6 – 28 (even) Butter Market

Identified Frontage Length = 63.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage
TC-133	6-8	Halifax	Bank	A2	P 6.8	11
TC-134	1 (also Frontage 107)	Vacant (Attitude Inc)	(Clothing)	V (A1)	P 14.2	23
TC-135	11 Buttermarket Shopping Centre, St Stephens Lane (also Frontage 107)	Vacant (Starbucks)	(Café)	V (A3)	P 7.6	12
TC-136	14	Shake Away	Café	A3	P 3.5	5
TC-137	16	TSB	Bank	A2	P 6.6	10
TC-138	18-20	Austin Reed/ Viyella	Clothing	A1	P 4.6	7
TC-139	22	Buttermarket Lighting Centre	Lighting	A1	P 8.1	13
TC-140	24	Vacant (In Step)	(Shoe repairs)	V (A1)	P 4.9	8
TC-141	28 (also Frontage 38) Door on this side	J G Andrews	Jeweller	A1	P 6.8	11
					63.1	

Percentage of identified frontage length A1 = 62%

Percentage of identified frontage length A2-A5 = 38%

Percentage of identified frontage length vacant = 43%

Identified Frontage 38 (Primary)

St Stephen's Lane (West Side)

Identified Frontage Length = 84.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage
TC-345	1-7 Old Cattle Market (also Frontage 39)	Revolucion de Cuba	Bar	A4	P 10.8	13
TC-345	1-7 Old Cattle Market	Revolucion de Cuba	Bar	A4	P 8.3	10
TC-346	1	Jacey's Coffee House	Café	A3	P 14.9	18
TC-347	3	Twist 'n' Shout	Clothing	A1	P 9.5	11
TC-349	9-10 The Buttermarket Centre	Vacant (Jonathon James)	(Shoe shop)	V (A1)	P 24.5	29
TC-348	20 The Buttermarket Centre (also Frontage 107) Door on this side	Grape Tree	Food store	A1	P 9	11
TC-141	28 Buttermarket (also Frontage 37)	J G Andrews	Jeweller	A1	P 7.1	8
					84.1	

Percentage of identified frontage length A1 = 59%

Percentage of identified frontage length A2-A5 = 41%

Percentage of identified frontage length vacant = 29%

Identified Frontage 39 (Primary)

Old Cattle Market (North Side)

Identified Frontage Length = 48m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-345	1-7 (also Frontage 38) Door on this side	Revolution	Bar	A4	P	14	29
TC-345	1-7	Revolution	Bar	A4	P	34	71
						48	

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 100%

Percentage of identified frontage length vacant = 0%

Identified Frontage 40 (Primary)

Tower Street (East Side)

Identified Frontage Length = 41.1m

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

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 41 – (Deleted)

Hatton Court (West Side)

Frontage Deleted

Identified Frontage 42 (Primary)

21 – 29 (odd) Tavern Street

Identified Frontage Length = 36.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-296	21-23 (also Frontage 40) Door on this frontage	H&M	Clothing	A1	P	14.7	40
TC-297	25-27	Vodafone	Mobile phones	A1	P	13	35
TC-298	29	Phones 4 U	Mobile phones	A1	P	9.2	25
						36.9	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 43 (Primary)

Dial Lane (East Side)

Identified Frontage Length = 31.3m

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

Percentage of identified frontage length A1 = 51%

Percentage of identified frontage length A2-A5 = 49%

Percentage of identified frontage length vacant = 0%

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	N & P Building Society	Building society	A2	P	4.5	11
TC-145	32	Mr Simms Olde Sweet Shop	Confectionery	A1	P	4.5	11
TC-146	34	Whittards Coffee	Tea and coffee shop	A1	P	4.8	12
TC-147	36	Thomas Cook	Travel agency	A1	P	7	18
TC-148	38	Phone Workshop (Mobile Doctor)	Phone repairs/accessories	A1	P	4.1	10
TC-149	40	Accessorize	Fashion accessories	A1	P	4.3	11
TC-150	42 (also Frontage 45) Door on this side	Goldsmiths	Jeweller	A1	P	4.9	13
TC-151	44 (also Frontage 45) Door on this side	Timpson's (ESR Services)	Shoe repairs	A1	P	5.1	13
						39.2	

Percentage of identified frontage length A1 = 89%

Percentage of identified frontage length A2-A5 = 11%

Percentage of identified frontage length vacant = 0%

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 Buttermarket (also Frontage 46)	Robert Gatward	Jeweller	A1	P	12.6	56
TC-150	2 St Lawrence Street (also Frontage 44)	Goldsmiths	Jeweller	A1	P	5.4	24
TC-151	44 Tavern Street (also Frontage 44)	Timpsons (ESR Services)	Shoe repairs	A1	P	4.5	20
						22.5	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 46 (Primary)

25 – 41 (odd) Butter Market

Identified Frontage Length = 42.2m

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

Percentage of identified frontage length A1 = 88%

Percentage of identified frontage length A2-A5 = 12%

Percentage of identified frontage length vacant = 0%

Identified Frontage 47 (Primary)

30 – 54 (even) Butter Market

Identified Frontage Length = 99.0m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-155	The Ancient House, 30 (also Frontage 51) Door on this frontage	Lakeland Ltd	Household goods	A1	P	19.3	19
TC-156	32-42 (also Frontage 51) Door on this frontage	BHS	Variety store	A1	P & S	43.6	44
TC-157	44	Jones	Shoe shop	A1	P	8.9	9
TC-158	46-48	The Works	Books/Stationery	A1	P	8.8	9
TC-159	50	Toni & Guy	Hairdresser	A1	P	6.3	6
TC-160	52	Riley and Riley	Jeweller	A1	P	6.4	6
TC-161	54 (also Frontage 48)	Caffé Nero	Café/sandwich shop	A1	P	5.7	6
						99.0	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 48 (Secondary)

20 – 26 (even) Upper Brook Street

Identified Frontage Length = 46.1m

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

Percentage of identified frontage length A1 = 79%

Percentage of identified frontage length A2-A5 = 21%

Percentage of identified frontage length vacant = 11%

Identified Frontage 49 (Secondary)

30 – 44 (even) Upper Brook Street

Identified Frontage Length = 50.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-362	28-32	Wilkinson	Variety store	A1	S	16.1	32
TC-355	38-40 (also Frontage 50) Door on this frontage	J Sainsbury	Supermarket	A1	S	21.1	41
TC-354	42-44 (also Frontage 50)	Vacant (Everything 90p)	(Variety store)	V (A1)	S	13.7	27
						50.9	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 27%

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	A1	S	8.7	11
TC-352	Ground floor, 5a-5b	Ladbrokes	Betting office	SG	S	7.8	10
TC-353	7	Benny's	Newsagent	A1	S	4.6	7
TC-355	38-40 Upper Brook Street (also Frontage 49)	J Sainsbury	Supermarket	A1	S	33.4	44
TC-354	42-44 Upper Brook Street (also Frontage 49) Door on this frontage	Vacant (Everything 90p)	(Variety store)	V (A1)	S	21.4	28
						75.9	

Percentage of identified frontage length A1 = 90%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 28%

Identified Frontage 51 (Primary)

St Stephen's Lane (East Side)

Identified Frontage Length = 86.9m

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

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 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	A1	S	7.6	50
TC-350	17 St Stephens Lane	Fancy Dress hut (Vacant)	Fancy Dress	A1	S	7.5	50
						15.1	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 53 (Specialist)

7 – 13 (odd) Northgate Street

Identified Frontage Length = 76.6m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-309	7	Jackaman	Solicitors	A2	SP	14.6	19
TC-310	9	Residential	Residential	C3	SP	7.9	10
TC-311	Ipswich & Suffolk Club	Ipswich & Suffolk Club	Club	D2	SP	40	52
TC-312	Ground floor, 11	Graham Page Design	Architectural Services	A2	SP	5.3	7
TC-313	13	Dental Surgery	Dentist	D1	SP	3.5	5
TC-314	Ground floor, 11	Holts Solicitors	Solicitors	A2	SP	5.3	7
						76.6	

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 33%

Percentage of identified frontage length vacant = 0%

Identified Frontage 54 (Primary)

1 – 5 (odd) Northgate Street

Identified Frontage Length = 52m

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

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 21%

Percentage of identified frontage length vacant = 79%

Identified Frontage 55 (Primary)

31 – 47 (odd) Tavern Street

Identified Frontage Length = 79m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-299	31 (also Frontage 56) Door on this frontage	McDonald's	Restaurant	A3	P	9.1	12
TC-301	33	Lush	Toiletries	A1	P	9.1	12
TC-302	35	O2	Mobile phones	A1	P	9.2	12
TC-303	37-39	EE	Mobile phones	A1	P	11.1	14
TC-304	41	3 Store	Mobile phones	A1	P	4.8	6
TC-305	43-45	Cotswold	Clothing	A1	P	23.8	29
TC-306	47 (also Frontage 54) Door on this frontage	Starbucks	Café	A3	P	11.9	15
						79	

Percentage of identified frontage length A1 = 73%

Percentage of identified frontage length A2-A5 = 27%

Percentage of identified frontage length vacant = 0%

Identified Frontage 56 (Primary)

Hatton Court (East Side)

Identified Frontage Length = 35.1m

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

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 100%

Percentage of identified frontage length vacant = 0%

Identified Frontage 57 (Primary)

46 – 62 (even) Tavern Street

Identified Frontage Length = 60.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-171	46 (also Frontage 60) Door on this frontage	Vacant (River Island)	(Clothing)	V (A1)	P	9.3	15
TC-379	46a	Vacant (Specsavers)	(Optician)	V (A1)	P	6.2	10
TC-378	48	Nationwide Building Society	Building society	A2	P	7.2	12
TC-377	50	Virgin Media	Mobile phones	A1	P	4.8	8
TC-376	52-56	Vacant (Blacks)	(Outdoor clothing)	V (A1)	P	18.1	30
TC-375	58	Thomson	Travel agency	A1	P	4.2	7
TC-374	60-62 (also Frontage 58) Door on this frontage	Yorkshire Building Society	Building society	A2	P	10.7	18
						60.5	

Percentage of identified frontage length A1 = 70%

Percentage of identified frontage length A2-A5 = 30%

Percentage of identified frontage length vacant = 55%

Identified Frontage 58 (Secondary)

2 – 16 (even) Upper Brook Street

Identified Frontage Length = 52.2m

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

Percentage of identified frontage length A1 = 74%

Percentage of identified frontage length A2-A5 = 26%

Percentage of identified frontage length vacant = 0%

Identified Frontage 59 (Secondary)

43 – 57 (odd) Butter Market

Identified Frontage Length = 46.8m

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

Percentage of identified frontage length A1 = 88%

Percentage of identified frontage length A2-A5 = 12%

Percentage of identified frontage length vacant = 10%

Identified Frontage 60 (Primary)

St Lawrence Street (East Side)

Identified Frontage Length = 49.8m

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

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 66%

Identified Frontage 61 - (Deleted)

2 – 18 St Margaret's Plain and 59 St Margaret's Street

Frontage Deleted

Identified Frontage 62 (Specialist)

12 – 28 (even) Northgate Street

Identified Frontage Length = 78.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-414	26/28	Residential	Residential	C3	SP	11.2	14
TC-413	Public Library	Suffolk County Library	Library	D1	SP	30.4	38
TC-412	16	Residential (Vacant)	Residential	C3	SP	10.8	14
TC-411	14	A J Rawlings	Optician	A1	SP	11.2	14
TC-410	12	RaRas	Restaurant	A3	SP	10	13
TC-415	1 Great Colman Street (also Frontage 63)	Vacant (Barsport)	(Public house)	V (A4)	SP	5.2	7
						78.8	

Percentage of identified frontage length A1 = 14%

Percentage of identified frontage length A2-A5 = 20%

Percentage of identified frontage length vacant = 7%

Identified Frontage 63 (Specialist)

1 – 9 (odd) Great Colman Street

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 (Bar Sport)	(Public house)	V (A4)	SP	31	58
TC-416	3	Action Outdoors	Outdoor pursuits	A1	SP	6.8	13
TC-417	5	Hamilton Smith	Estate agency	A2	SP	4.1	8
TC-418	7	Ipswich Mortgage Centre	Mortgage broker	A2	SP	4.1	8
TC-419	9	Alaturka	Restaurant	A3	SP	7.8	14
						53.8	

Percentage of identified frontage length A1 = 13%

Percentage of identified frontage length A2-A5 = 87

Percentage of identified frontage length vacant = 58%

Identified Frontage 64 (Specialist)

2 – 10 (even) Great Colman Street

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	Vacant (Seatons)	(Estate agency)	V (A2)	S	17.1	49
TC-422	4a	Fine and Country Estate Agents	Estate agency	A2	SP	4	11
TC-421	8	John Oliver Haircutters	Hairdresser	A1	SP	8.9	25
TC-420	10	Diabolink	Tattoo studio (no consent)	A1	SP	5	15
						35	

Percentage of identified frontage length A1 = 40%

Percentage of identified frontage length A2-A5 = 60%

Percentage of identified frontage length vacant = 49%

Identified Frontage 65 (Secondary)

2 – 10 (even) Northgate Street

Identified Frontage Length = 45.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-429	1-3 Carr Street (also Frontage 66) Door on this frontage	Santander	Bank	A2	S	5.9	13
TC-428	2	Bedwells	Florist	A1	S	5.2	11
TC-427	4	Willy's and Milly's	Sandwich bar	A1	S	5	11
TC-426	6	Terminal	Recruitment	A1	S	5.7	12
TC-425	8	Cash Converters	Pawnbroker	A2	S	11.9	27
TC-424	10	Money Shop	Financial services	A2	S	5.7	12
TC-423	2 Gt Colman St (also Frontage 64)	Vacant (Seatons)	(Estate agency)	V (A2)	S	6.5	14
						45.9	

Percentage of identified frontage length A1 = 34%

Percentage of identified frontage length A2-A5 = 66%

Percentage of identified frontage length vacant = 14%

Identified Frontage 66 (Secondary)

1 – 19 (odd) Carr Street

Identified Frontage Length = 48.3m

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

Percentage of identified frontage length A1 = 68%

Percentage of identified frontage length A2-A5 = 32%

Percentage of identified frontage length vacant = 12%

Identified Frontage 67 (Secondary)

2 – 24 (even) Carr Street

Identified Frontage Length = 65.7m

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

Percentage of identified frontage length A1 = 84%

Percentage of identified frontage length A2-A5 = 16%

Percentage of identified frontage length vacant = 0%

Identified Frontage 68 (Secondary)

1 – 9 (odd) Tacket Street

Identified Frontage Length = 23.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-444 + TC-445	1-3 (also Frontage 70)	RSPCA	Charity shop	A1	S	14.1 + 4.2	77
TC-446	5	Hearing Solutions	Hearing aids	D1	S	5.6	23
						23.9	

Percentage of identified frontage length A1 = 77%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 69 (Secondary)

1 – 39 (odd) Upper Brook Street

Identified Frontage Length = 116.0m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-443	1-3 (also Frontage 67) Door on corner	Costa Coffee	Café/Restaurant	A3	S	12	10
TC-447	5	Coral	Betting office	SG	S	7.3	6
TC-448	7	Hughs	Electrical goods	A1	S	7.3	6
TC-449	9	Vacant (Santander)	(Bank)	V (A2)	S	6.3	5
TC-450	11	Hearing Centre	Hearing aids	A1	S	6.4	5
TC-451	13	Cock & Pye	Public house	A4	S	5.4	5
TC-452	15-17	Sense	Charity shop	A1	S	9	8
TC-453	19	Mattressman	Beds and bedding	A1	S	7.2	6
TC-454	21	Vacant (Arthritis Research UK)	(Charity shop)	V (A1)	S	7	6
TC-455	Door to snooker centre ⁵	Vacant (Snooker centre)	(Snooker centre)	V (D2)	S	2.1	n/a
TC-456	23	Shuropody	Shoe shop	A1	S	7.1	6
TC-457	25-27	Entertainment Exchange	Secondhand home entertainment	A1	S	9.5	8
TC-458	29-33	Savers	Toiletries	A1	S	15.5	13
TC-459	35	Greggs	Bakery	A1	S	5	4
TC-460	37	Royal Amusements	Gaming	SG	S	6.8	6
TC-461	39	Vacant (Gold and silver discount centre)	(Jeweller)	V (A1)	S	4.2	4
						116.0	

Percentage of identified frontage length A1 = 66%

Percentage of identified frontage length A2-A5 = 20%

Percentage of identified frontage length vacant = 15%

Identified Frontage 70 (Secondary)

39a Upper Brook Street to Tacket Street

Identified Frontage Length = 42m

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

Percentage of identified frontage length A1 = 66%

Percentage of identified frontage length A2-A5 = 34%

Percentage of identified frontage length vacant = 0%

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

Identified Frontage 71 (Secondary)

21 – 43 (odd) Carr Street

Identified Frontage Length = 65.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-468	21	Peacocks	Clothing	A1	S	5.6	9
TC-469	23-25	Specsavers	Optician	A1	S	11	17
TC-470	27	Sports Direct	Sportswear	A1	S	5.5	8
TC-471	29-31	Maplin Electronics	Electronics	A1	S	11	17
TC-472	33	Card Factory	Cards/Gifts	A1	S	6.5	10
TC-473	35	Ladbrokes	Betting office	A2	S	4.6	7
TC-474	37	Cashino	Gaming	SG	S	5.4	8
TC-475	39-41	Superdrug	Chemist/Toiletries	A1	S	12.6	19
TC-476	43	T Junction	Restaurant	A3	S	3.1	5
						65.3	

Percentage of identified frontage length A1 = 80%

Percentage of identified frontage length A2-A5 = 12%

Percentage of identified frontage length vacant = 0%

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	26	Yippee Its 99p	Pound shop	A1	S	7.7	11
TC-478	28-32	Poundland	Pound shop	A1	S	16.5	22
TC-479	32a	Ashtons Barbers (Craft & Card Hut)	Barbers	A1	S	8	11
TC-480	34	Betfred	Betting office	SG	S	8	11
TC-481	36	Co-op Optician	Optician	A1	S	8.6	12
TC-483	38	Co-op Optician	Optician	A1	S	9.1	12
TC-482	38	Bright House	Furniture	A1	S	15.3	21
						73.2	

Percentage of identified frontage length A1 = 89%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 73 (Secondary)

1 – 19 (odd) Old Foundry Road

Identified Frontage Length = 43.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-490	75 Carr Street (also Frontage 74) Door on corner	Majors	Newsagent	A1	S	13.2	30
TC-484	3	Hairraisers	Hairdresser	A1	S	5	11
TC-485	5	Real Taste	Takeaway	A5	S	5.2	12
TC-486	9	Cleopatra's Massage Parlour	Adult	D1	S	3.9	9
TC-487	11	Dwelling	Dwelling	C3	S	10.3	23
TC-488	15 and 17	Dwelling and dwelling	Dwelling	C3	S	2	5
TC-489	19	Dwelling	Dwelling	C3	S	4.3	10
						43.9	

Percentage of identified frontage length A1 = 41%

Percentage of identified frontage length A2-A5 = 12%

Percentage of identified frontage length vacant = 0%

Identified Frontage 74 (Secondary)

47 – 75 (odd) Carr Street

Identified Frontage Length = 86.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-496	47-51	99p Store Plus (QD)	Household goods	A1	S	23.2	27
TC-495	53 - 61	Argos	Catalogue store	A1	S	21.6	25
TC-494	63	Polishdeli	Convenience store	A1	S	7.2	8
TC-493	65-67	Salutation	Public house	A4	S	13.2	15
TC-492	69	Asian and Afro Ltd	Foodstuffs	A1	S	9.2	11
TC-491	71	Hairraisers	Hairdresser	A1	S	7.7	9
TC-490	75 (also Frontage 73)	Majors	Newsagent	A1	S	4.6	5
						86.7	

Percentage of identified frontage length A1 = 85%

Percentage of identified frontage length A2-A5 = 15%

Percentage of identified frontage length vacant = 0%

Identified Frontage 75 (Secondary)

68 – 70 (even) Carr Street

Identified Frontage Length = 87.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-497	48-68	Suffolk Age UK (occupy part)	Charity shop	A1	S	71.7	82
TC-498	70 (also Frontage 76) Door on this frontage	New Temptations	Restaurant	A3	S	15.4	18
						87.1	

Percentage of identified frontage length A1 = 82%

Percentage of identified frontage length A2-A5 = 18%

Percentage of identified frontage length vacant = 0%

Identified Frontage 76 (Secondary & Specialist)

6 – 20 (even) Upper Orwell Street

Identified Frontage Length = 53.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-498	70 Carr Street (also Frontage 75)	New Temptations	Restaurant	A3	S	20.5	38
TC-499	6	Vacant (Absolution)	(Goth/Punk clothing)	V (A1)	SP	4.3	8
TC-500	8	Sacred Earth	Crafts/Gifts	A1	SP	5.3	10
TC-501	10	Vacant (Ipswich Origo)	(Community centre)	V (D1)	SP	14.5	27
TC-502	12-20	Vacant (Barnes of Ipswich)	(Carpets)	V (A1)	SP	8.8	17
						53.4	

Percentage of identified frontage length A1 = 35%

Percentage of identified frontage length A2-A5 = 38%

Percentage of identified frontage length vacant = 52%

Identified Frontage 77 (Specialist)

22 – 28 (even) Upper Orwell Street

Identified Frontage Length = 19.6m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-503	22	Roberts	Jeweller	A1	SP	4.8	24
TC-504	24	City Grill	Takeaway	A5	SP	4.8	24
TC-505	26	Vacant (Sweet P's)	Takeaway	V (A5)	SP	5	26
TC-506	28	Fresh Kebabs	Takeaway	A5	SP	5	26
						19.6	

Percentage of identified frontage length A1 = 24%

Percentage of identified frontage length A2-A5 = 76%

Percentage of identified frontage length vacant = 26%

Identified Frontage 78 (Specialist)

34 – 76 (even) Upper Orwell Street

Identified Frontage Length = 49.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage
TC-507	34	Demolished			SP	
TC-508	36	Demolished			SP	
TC-509	38	Demolished			SP	
TC-510	42-44	Demolished			SP	
TC-511	46	Demolished			SP	
TC-512	56	Vacant (Ipswich Bagel Bakery)	(Bakery)	V (A1)	SP	3.6
TC-513	58	Roberterry Hair Group	Hairdresser	A1	SP	3.7
TC-514	60	Athens	Takeaway	A5	SP	3.8
TC-515	62	Istanbul Kebab House	Takeaway	A5	SP	3.8
TC-516	64	Chinese Herbs	Chinese remedies	A1	SP	3.9
TC-517	66	Vacant (Ipswich Inx)	Tattoos & Piercing	V (SG)	SP	3.6
TC-518	68	Adult Superstore Pulse and Cocktails	Adult interest	A1	SP	4
TC-519	70-72	Franco's	Hairdresser	A1	SP	13.3
TC-520	17 Orwell Place (also Frontage 79) Door on corner	Chic Beauty	Beauty treatment	SG	SP	9.7
						49.4

Percentage of identified frontage length A1 = 57%

Percentage of identified frontage length A2-A5 = 16%

Percentage of identified frontage length vacant = 14%

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
TC-522	11	Cambios	Hairdresser	A1	SP	5.6
TC-521	15	Fair Trade Shop	Ethical variety store	A1	SP	7.3
TC-520	17 (also Frontage 78)	Chic Beauty	Beauty products	SG	SP	7.5
						25.2

Percentage of identified frontage length A1 = 51%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 80 (Specialist)

2 – 26 (even) St Helen's Street

Identified Frontage Length = 56.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-524	2 (also Frontage 81)	Masons	Estate agency	A2	SP	3.6	6
TC-525	4	T&D Flavour of Portugal	Delicatessen	A1	SP	5.3	9
TC-526	6	Scissors and Needles	Clothing alterations	A1	SP	5.1	9
TC-527	8-10	M F Frames	Picture framing	A1	SP	6.4	11
TC-528	12	Sydney mini market	Newsagent	A1	SP	5.4	10
TC-529	14	Barber Hairdressing	Hairdresser	A1	SP	4.6	8
TC-530	16	AVG Pastimes	Retro goods	A1	SP	4.6	8
TC-531	18	Damnation	'Goth' boutique	A1	SP	5.4	10
TC-532	20	European Food Store	Grocer	A1	SP	4.6	8
TC-533	22	Vacant (Mark Young)	(Solicitor)	V (A2)	SP	6.1	11
TC-534	24-26	My Keralam	Restaurant	A3	SP	5.8	10
						56.9	

Percentage of identified frontage length A1 = 73%

Percentage of identified frontage length A2-A5 = 27%

Percentage of identified frontage length vacant = 11%

Identified Frontage 81 (Specialist)

1a – 3 (odd) Upper Orwell Street

Identified Frontage Length = 17.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-524	2 St Helens St (also Frontage 80) Door on this side	Masons	Estate Agent	A2	SP	5	28
TC-535 & TC-536	1-3	Ipswich Cab Company (CabSmart)	Taxi office	SG	SP	12.8	72
						17.8	

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 28%

Percentage of identified frontage length vacant = 0%

Identified Frontage 82 (Specialist)

25 – 43 (odd) Upper Orwell Street

Identified Frontage Length = 42.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage	
TC-542	25-27	Tandoori House	Restaurant	A3	SP	8.7	21
TC-541	29	Downtown Barbers	Hairdresser	A1	SP	3.9	9
TC-541a	31	Vacant (Sid's Connection)	(Phone accessories)	V (A1)	SP	3.8	9
TC-540	33	Vacant (Lockdales)	Collectables	V (A1)	SP	3.2	8
TC-539	35-37	Vacant (Lockdales)	Collectables	V (A1)	SP	7.9	19
TC-538	39	Indian Palace	Restaurant	A3	SP	8.7	21
TC-537	41	Ipswich Motorcycle Accessories	Motor spares	A1	SP	5.9	13
						42.1	

Percentage of identified frontage length A1 = 58%

Percentage of identified frontage length A2-A5 = 42%

Percentage of identified frontage length vacant = 36%

Identified Frontage 83 (Specialist)

45 – 75 (odd) Upper Orwell Street

Identified Frontage Length = 69.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage	
TC-553	45-47	Oaks	Tanning & fitness	SG	SP	5.6	8
TC-552	49	V mart (M and M International)	Supermarket	A1	SP	6.6	10
TC-551	51-53	Kacper-ek	Convenience store	A1	SP	7.7	11
TC-550	55	Vacant (Edgeriders)	(Clothing)	V (A1)	SP	5.5	8
TC-549	57-59	Mosque	Place of worship	D1	SP	8.1	12
TC-548	61	Multi Off licence	Off-Licence	A1	SP	3.5	5
TC-547	63	Baipo	Thai restaurant	A3	SP	6.7	10
TC-546	65	Vacant (Ipswich Sewing Centre)	(Haberdashery)	V (A1)	SP	4.3	6
TC-545	67	Vacant (Napoli Deli)	(Foodstore)	V (A1)	SP	3.7	5
TC-544	71-73	Krazy Kitchen	Takeaway/Restaurant	A3	SP	13.4	19
TC-543	75 (also Frontage 84) Door on corner	Sweet P's (Café Jam)	Café	A3	SP	4.2	6
						69.3	

Percentage of identified frontage length A1 = 45%

Percentage of identified frontage length A2-A5 = 35%

Percentage of identified frontage length vacant = 19%

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)	Sweet P's (Café Jam)	Café	A3	SP	8.7	18
TC-559	1-3	PC Spares	Computers & art	A1	SP	9.2	19
TC-558	5	Ipswich Inx (Top Gun Tattoos)	Tattoo studio	SG	SP	4.8	10
TC-557	7	The Piercing Shop (Vacant)	Piercing	A1	SP	4.4	9
TC-556	9	Vacant (New Dawn)	(Vintage Pop-up)	V (A1)	SP	9.7	20
TC-555	11	New Little Hut	Off-Licence	A1	SP	5.6	12
TC-554	13	Perfect Cut	Hairdresser	A1	SP	5.6	12
						48.0	

Percentage of identified frontage length A1 = 72%

Percentage of identified frontage length A2-A5 = 18%

Percentage of identified frontage length vacant = 20%

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	Vacant (Ajax)	(Domestic spares)	V (A1)	SP	10.4	52
TC-200	3	Antonio Giovani	Hairdresser	A1	SP	9.6	48
						20.0	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 52%

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)	Vacant (Ajax)	(Domestic Spares)	V (A1)	SP 7.0	10
TC-201a	4	Idelo Travel	Travel agency	A1	SP 7.8	11
TC-202	6-8	Rocket Music Store	Music store	A1	SP 8.2	12
TC-203	10-12	Clay Oven	Bar/Restaurant	A4	SP 10.3	15
TC-204	14-14a	Kwan Thai Restaurant	Restaurant	A3	SP 11.9	17
TC-205	16	Fat Bottom Girl	Clothing	A1	SP 4.5	6
TC-206	18	Doorsteps (Arnie's Sarnies)	Sandwich bar	A1	SP 5.8	8
TC-207	20	Olde English Sweet Shop	Sweetshop	A1	SP 4.4	6
TC-208	22	Frame Workshop	Picture framing	A1	SP 7.4	11
TC-209	24	Vacant (Chocolates Boutique)	(Confectionery)	V (A1)	SP 3.1	4
					70.4	

Percentage of identified frontage length A1 = 68%

Percentage of identified frontage length A2-A5 = 32%

Percentage of identified frontage length vacant = 14%

Identified Frontage 87 (Specialist)

2 – 34 (even) St Peters Street

Identified Frontage Length = 90.7m

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

Percentage of identified frontage length A1 = 48%

Percentage of identified frontage length A2-A5 = 12%

Percentage of identified frontage length vacant = 7%

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)	JSM Properties	Estate agency	A2	SP	20.8	38
TC-221	1-3	Paul Henri	Hairdresser	A1	SP	7.4	14
TC-222	7	St Nicholas Stores	Delicatessen	A1	SP	3.7	7
TC-223	9	Foot Kandi	Beautician	A1	SP	3.6	7
TC-618	11	Degero	Restaurant	A3	SP	9.8	18
TC-619	13	Zizzi	Restaurant	A3	SP	9.0	16
						54.3	

Percentage of identified frontage length A1 = 28%

Percentage of identified frontage length A2-A5 = 72%

Percentage of identified frontage length vacant = 0%

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	A3	SP	5.4	6
TC-225	19-21	Baiss and Co	Hairdresser	A1	SP	6.9	8
TC-226	23	Trongs	Restaurant	A3	SP	6.8	8
TC-227	25	Twenty5	Restaurant	A3	SP	7	8
TC-228	27-29	Momentum (Biotecare)	Café (Beautician)	A3	SP	6.5	8
TC-229	31	Finishing Touches	Household goods	A1	SP	5.4	6
TC-230	33-37	Bar K Grill+Smoke and Cure	Wine bar/restaurant	A4	SP	11.6	14
TC-231	39	Rachels	Aromatherpy	A1	SP	4.3	5
TC-232	41	Aura	Clothing	A1	SP	10.2	12
TC-233	43	Aspects Health and Beauty	Beauty salon	A1	SP	4.7	6
TC-234	45	Antonio Giovani	Hairdresser	A1	SP	5.6	7
TC-235	47 (also Frontage 90) Door on corner	Travel Clinic	Medical clinic	D1	SP	9.4	11
						83.8	

Percentage of identified frontage length A1 = 44%

Percentage of identified frontage length A2-A5 = 44%

Percentage of identified frontage length vacant = 0%

Identified Frontage 90 (Specialist)

St Nicholas Street to 9 Silent Street

Identified Frontage Length = 30.6m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-235	47 St Nicholas Street (also Frontage 89) Door on corner	Travel Clinic	Medical clinic	D1	SP	9.6	31
TC-236	3-5	Claude Cox	Old & rare books	A1	SP	9.9	32
TC-237	7	Residential (part Claude Cox)	Dwelling	C3	SP	5.4	18
TC-238	9	Residential	Dwelling	C3	SP	5.7	19
						30.6	

Percentage of identified frontage length A1 = 32%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 91 (Specialist)

1 – 3 (odd) St Peters Street

Identified Frontage Length = 22.2m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-239	1	Edge	Hairdresser	A1	SP	13.6	61
TC-240	3	Entrance to 1 st , 2 nd & 3 rd floor flats ⁶	Dwelling	C3	SP	4.1	n/a
TC-241	3a	Saints	Café	A3	SP	8.6	39
						22.2	

Percentage of identified frontage length A1 = 61%

Percentage of identified frontage length A2-A5 = 39%

Percentage of identified frontage length vacant = 0%

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	GNMA	Skillcentre	D1	SP 18.1	17
TC-243	Bar IV Public House, 9-9a	Thomas Walsey	Public house	A4	SP 8.7	8
TC-244	13	Myrtle & Mint	Florist	A1	SP 4.7	5
TC-244a	15	Nelson	Interior design	A1	SP 3.7	3
TC-244b	17	Italian Shirt Shop	Clothing	A1	SP 6.1	6
TC-245	19	Baker & Barista	Café and coffee shop	A3	SP 4.8	5
TC-246	21	Love One	Fancy goods	A1	SP 3.4	3
TC-247	23	House In The Town	Antique furniture	A1	SP 4.6	4
TC-248	25	Maud's Attic	Antiques	A1	SP 5.5	5
TC-249	27-29	Merchant House Antiques	Antiques	A1	SP 4.4	4
TC-250	29	Merchant House Antiques	Antiques	A1	SP 3.8	4
TC-251	31	I Scream	Ice cream parlour	A1	SP 4.5	4
TC-252	33	Rovian Sports	Sports equipment	A1	SP 4.3	4
TC-253	33a	Marianna	Clothing	A1	SP 4.4	4
TC-254	35-39	Seven	Office	B1	SP 24.8	24
					105.8	

Percentage of identified frontage length A1 = 46%

Percentage of identified frontage length A2-A5 = 13%

Percentage of identified frontage length vacant = 0%

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	JSM Properties	Estate agency	A2	SP 10.8	13
TC-255	4	Northwood	Estate agency	A2	SP 6	7
TC-256	6	Gino's	Hairdresser	A1	SP 4.5	6
TC-257	8	David Brown & Co	Estate agency	A2	SP 5.7	7
TC-258	16a	Taxi Office	Taxi booking office	SG	SP 4.3	5
TC-259	16	The Brasserie	Restaurant	A3	SP 8.2	10
TC-260	18	Hidden Hearing	Hearing aids	A1	SP 7.7	9
TC-261	20	Perfect Kebab House	Takeaway	A5	SP 5.6	7
TC-262	22	Boutique	Beautician	SG	SP 6.2	8
TC-263	24-26	New York Exchange Bar	Public house	A4	SP 11.1	14
TC-264	37 Silent Street	Armed Forces Careers	Recruitment office	A2	SP 11.2	14
					81.3	

Percentage of identified frontage length A1 = 15%

Percentage of identified frontage length A2-A5 = 72%

Percentage of identified frontage length vacant = 0%

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	Vacant (Future Recruitment and Pitman Training)	(Employment agency)	V (A2)	SP 11.9	28
TC-266	34	Vacant (Ray's Bistro)	(Café)	V (A3)	SP 5.5	13
TC-265	2 Coachmans Court, Old Cattle Market	Sin	Bar	A4	SP 17.3	40
TC-268	6 Coachmans Court, Old Cattle Market	Ipswich Fish & Chips	Restaurant	A3	SP 8.4	19
					43.1	

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 100%

Percentage of identified frontage length vacant = 41%

Identified Frontage 95 (Specialist)

2 – 16 (even) Dogs Head Street

Identified Frontage Length = 70.1m

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

Percentage of identified frontage length A1 = 57%

Percentage of identified frontage length A2-A5 = 43%

Percentage of identified frontage length vacant = 0%

Identified Frontage 96 (Specialist)

1 – 5 (odd) Lower Brook Street

Identified Frontage Length = 24m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage
TC-560	5	Dwelling	Dwelling	C3	SP 10.4	43
TC-561	2 Tacket Street (also Frontage 97)	Vacant (Ollie's Cocktail Bar)	(Bar/Restaurant)	V (A4)	SP 3.9 + 9.7	16 + 40
					24	

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 56%

Percentage of identified frontage length vacant = 56%

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	Vacant (Ollie's Cocktail Bar)	(Bar/Restaurant)	V (A4)	SP 8.3	13
TC-562	4	Polski Sklep	Convenience Store	A1	SP 7	11
TC-563	6	Victoria's Bakery	Bakery	A1	SP 4.5	7
TC-564	8	Turkish Barber	Hairdresser	A1	SP 4.4	7
TC-565	10	Cocktail Wine Bar	Wine bar	A4	SP 5.3	9
TC-566	10a	Hot off the Press	Printing	A1	SP 3.9	6
TC-618	12	Vacant	Retail shop	V (A1)	SP 9.6	16
	<i>Doors to upstairs⁷</i>				SP 2	n/a
TC-567	12	Cash Exchange	Pawnbroker	A1	SP 6	10
TC-568	14	Pacific Oriental Store	Asian goods	A1	SP 3.5	6
TC-569	14a	Annabelles Accessories	Fashion accessories	A1	SP 2.7	4
TC-570	16	L'apres	Café	A3	SP 6.6	11
					61.8	

Percentage of identified frontage length A1 = 67%

Percentage of identified frontage length A2-A5 = 33%

Percentage of identified frontage length vacant = 29%

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	Caffe Basso	Café/pizzeria	A3	SP 5.6	8
TC-572	20	Convenience Store	Convenience store	A1	SP 3.9	5
TC-573	22	Kersey Ophthalmic Opticians	Optician	A1	SP 5.2	7
TC-574	24	Renaissance	Hairdresser	A1	SP 5.3	7
TC-575	26	Jonty's	Clothing	A1	SP 4.5	6
TC-576	28-32	Vacant (Fire & Ice)	(Bar/Night club)	V (A4)	SP 8.8	12
TC576a	34	Vacant (Reva Diva)	(Clothing)	V (A1)	SP 7.5	11
TC-577	34-38	Peggy's Place	Gifts	A1	SP 12.3	17
TC-578	40	Vacant (Izzi Izaiah)	(Bridalwear)	V (A1)	SP 6.2	9
TC-579	42	Cake Supreme	Cake shop	A1	SP 4.5	6
TC-580	42a	Fusion	Hairdresser	A1	SP 3.2	4
TC-581	44	Bodylines	Beauty Salon	A1	SP 4.4	6
					71.4	

Percentage of identified frontage length A1 = 80%

Percentage of identified frontage length A2-A5 = 20%

Percentage of identified frontage length vacant = 32%

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 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	Bridalwear	A1	SP	8.4	12
TC-583	2	Vacant (E A A A Charity Shop)	(Charity shop)	V (A1)	SP	8.6	12
TC-584	4-4a	Town House Restaurant	Restaurant	A3	SP	8.5	12
TC-585	6	The Dhaka	Indian Restaurant	A3	SP	15.3	21
TC-586	8	Vacant (Peggy's Place)	(Fancy Goods)	V (A1)	SP	6.1	9
TC-587	Orwell House, 10-12	Indigo Dyslexia Centre	Advice Centre	D1	SP	17.6	25
TC-588	14 (also Frontage 100) Door on this frontage	Go East	Asian foodstuffs	A1	SP	7	10
						71.5	

Percentage of identified frontage length A1 = 43%

Percentage of identified frontage length A2-A5 = 33%

Percentage of identified frontage length vacant =21%

Identified Frontage 100 (Specialist)

2 – 6 (even) Fore Street

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

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage	
TC-588	14 Orwell Place (also Frontage 99)	Go East	Asian foods	A1	SP	11.2	33
TC-589	2	Vacant (Go East)	(Asian foods)	V (A1)	SP	5.6	16.5
TC-590	4a	Countywide	Estate agency	A2	SP	5.6	16.5
	4b	Hydrojetz	Massage/Beauty/ Treatments	SG	SP	5.6	16.5
TC-591	6-8	Vacant (Cargill and Co)	(Hairdresser)	V (A1)	SP	5.8	17
						33.8	

Percentage of identified frontage length A1 = 66.5%

Percentage of identified frontage length A2-A5 = 16.5%

Percentage of identified frontage length vacant = 33.5%

Identified Frontage 101 (Specialist)

14 – 32 (even) Fore Street

Identified Frontage Length = 79.5 (Length reviewed in 2013)

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-592	14-20	Ladies that lunch/Blackfriars coffee shop	Restaurant + clothing	A3	SP	26.1	33
TC-593	20a	Dance Vibe	Dance clothing	A1	SP	6.3	8
TC-594	22	Dance Style (Vacant)	Dance Clothing	A1	SP	4.6	6
TC-595	22a	The Hair Zone	Hairdresser	A1	SP	5.3	7
TC-596	24-26	Find a Job +1	Recruitment agency	A2	SP	20	25
TC-597	28	Relax...dine with us	Restaurant	A3	SP	13.4	17
TC-598	32	Crafted Media	Architect's Office	B1	SP	3.8	5
						79.5	

Percentage of identified frontage length A1 = 21%

Percentage of identified frontage length A2-A5 = 75%

Percentage of identified frontage length vacant = 0%

Identified Frontage 102 (Specialist)

4 – 10 (even) Eagle Street

Identified Frontage Length = 42.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-599	Spread Eagle PH, 1-3 Fore Street (also Frontage 103)	Spread Eagle	Public house	A4	SP	18.3	43
TC-600	4-6	Central City Comics	Comics	A1	SP	7.3	17
TC-601	8	Shared Studio Ltd	Wooden Ornaments	A1	SP	8.3	20
TC-602	10	Grocery café (Vacant)	Retail/ Cafe	A1	SP	8.6	20
						42.5	

Percentage of identified frontage length A1 = 57%

Percentage of identified frontage length A2-A5 = 43%

Percentage of identified frontage length vacant = 0%

Identified Frontage 103 (Specialist)

1 – 43 (odd) Fore Street

Identified Frontage Length = 140.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage
TC-599	Spread Eagle PH, 1 (also Frontage 102) Door on this frontage	Spread Eagle	Public house	A4	SP 11	8
TC-603	5-7	The Dress Circle	Clothing	A1	SP 6.2	5
TC-604	9	Ben Gummer Office	MP's surgery	B1	SP 3.2	2
TC-605	Education Centre, 11	Co-operative Education Centre	Training Centre	D1	SP 16	12
TC-606	13a, b & c	Hair by Glendale	Hairdresser	A1	SP 3.6	3
TC-607	15	John Olivers	Hairdresser	A1	SP 7.1	5
TC-608	17	BodyCare Plus	Chiropractor	D1	SP 6.3	5
TC-609	19-23	Vacant (Girls Love Roses)	(Clothing)	V (A1)	SP 6.1	5
TC-611	19-23	Vacant (Petz Crazee)	(Pet Boutique)	V (A1)	SP 6.1	5
TC-610	19-23	Vacant (Precious Memories)	(Antiques)	V (A1)	SP 6.1	5
TC-612	25	East Ocean	Restaurant	A3	SP 5.2	4
TC-613	27-29-31	A Passage to India	Indian Restaurant	A3	SP 14.7	10
TC-614	33	Elizabeth Holdings	Lettings	A2	SP 6.9	5
TC-615	35 + 37-43	WS training (Vacant)	(Office + Internet Café)	B1 + A1	SP 7.2 + 34.7	5 + 25
					140.4	

Percentage of identified frontage length A1 = 53%

Percentage of identified frontage length A2-A5 = 27%

Percentage of identified frontage length vacant = 15%

Identified Frontage 104 (Primary)

Tower Ramparts Centre (Ground Floor)

Identified Frontage Length = 186.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage	
TC-335	1	The Perfume Shop	Beauty products	A1	P	5.8	3
TC-334	2	Warren James	Jeweller	A1	P	6.5	3
TC-288	5 Tavern Street (also Frontages 23 & 105)	Boots	Pharmacy/Variety store	A1	P	27.5	15
TC-333	3	Baldwins	Variety store	A1	P	11.3	6
TC-332	4	Vacant (Wallis)	(Clothing)	V (A1)	P	9.1	5
TC-331	5	Vacant	(Vacant)	V (A1)	P	8.5	5
TC-330	6	Vacant (Strides)	(Clothing)	V (A1)	P	10.9	6
TC-283		Poundland	Pound shop	A1	P	29.3	16
TC-344	7	Java Shop (Vacant)	Cards/Gifts	A1	P	6.9	4
TC-343	8	Vacant	Vacant	V (A1)	P	7.2	4
TC-342	9	Total Mobiles	Mobile phones	A1	P	7	4
TC-341	10	Vacant (Touch of Beauty)	(Beauty salon)	V (A1)	P	7.4	4
TC-340	11	Topshop	Clothing	A1	P	12.9	7
TC-339	12	Quiz	Clothing	A1	P	7.2	4
TC-338	13	Ernest Jones	Jeweller	A1	P	7.2	4
TC-337	14	Virgin Media	Mobile phones	A1	P	5.9	3
TC-336	15	River Island	Clothing	A1	P	6.5	3
TC-292	15 Tavern St (also Frontage 24)	River Island	Clothing	A1	P	6.5	3
TC-291	13 Tavern St (also Frontage 24)	Vacant (Notting Hill)	(Clothing)	V (A1)	P	3.1	2
	KIOSK	Vacant (Shoecare)	(Shoe Repairs)	V (A1)	P		
	KIOSK	Vacant (Café Sienna)	(Café)	V (A3)	P		
						186.7	

Percentage of identified frontage length A1 = 100%⁸

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 26%

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

Identified Frontage 105 (Primary)

Tower Ramparts Centre (First Floor)

Identified Frontage Length = 214.0m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage
TC-288	5 Tavern Street (also Frontages 23 & 104)	Boots	Chemist/Variety store	A1	P 12.7	6
TC-324	17	Vacant (Carmens Bakery)	(Bakery)	V (A1)	P 5.3	2
TC-325	18	Vacant (Test trading)	(Business start-up)	V (A1)	P 7.3	3
TC-326	19	Ryman Stationery	Stationery	A1	P 11.5	5
TC-327	20	Crack-On	Charity shop	A1	P 10.4	5
TC-328	21	Vacant (Capel Galleries)	(Picture gallery)	V (A1)	P 6.6	3
TC-329	22	Ipswich Building Society	Building society	A2	P 10.9	5
TC-330	22a	New Life Mobility Centre	Shop Mobility	A1	P 7.3	3
TC-282	23 (also Frontage 21)	McColls	Newsagent	A1	P 24.8	12
TC-283	(also Frontage 21)	Iceland	Foodstore	A1	P 44.1	21
TC-315	24	Crack-On	Charity shop	A1	P 7.2	3
TC-316	25	Vacant (All About Weddings)	(Wedding shop)	V (A1)	P 7.3	3
TC-317	26	Vacant (Supercuts)	(Hairdresser)	V (A1)	P 5.3	2
TC-318	27	Bear garden	Soft toys	A1	P 6	3
TC-319	28	Topshop	Clothing	A1	P 12.1	6
TC-320	30	Post Office	Post office	A1	P 12.1	6
TC-321	31	Thomson	Travel agency	A1	P 7.1	3
TC-322	32	River Island	Clothing	A1	P 7.2	3
TC-291	33 (also Frontage 24)	River Island	Clothing	A1	P 4.7	2
TC-617	34	Vacant (Miss Selfridge)	(Clothing)	V (A1)	P 4.1	2
					214.0	

Percentage of identified frontage length A1 = 95%

Percentage of identified frontage length A2-A5 = 5%

Percentage of identified frontage length vacant = 15%

Identified Frontage 106 - Deleted

Eastgate Centre

Frontage Deleted

Identified Frontage 107 (Primary)

Buttermarket Centre (Ground Floor)

Identified Frontage Length = 222.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage
TC-134	1 (also Frontage 37)	Vacant (Attitude Inc)	(Clothing)	V (A1)	P 12.6	6
TC-386	2a	Vacant (Inside Out)	(Clothing)	V (A1)	P 8	4
TC-387	2b	Vacant (2b)	(Clothing)	A1	P 8.2	4
TC-388	3	Carousel	Cake decoration	A1	P 7.1	3
TC-389	4	Blue Inc	Clothing	A1	P 18.1	8
TC-391	4a (also Frontage 108)	Vacant (T J Hughes)	(Variety store)	V (A1)	P 18.1	8
TC-392	5	Boots	Pharmacy/variety store	A1	P 16.8	8
TC-393	6	Holland & Barrett	Health foods	A1	P 7.4	3
TC-394	7	Unit 7	Clothing	A1	P 7.3	3
TC-396	7a	New Look +Laura Ashley	Clothing	A1	P 23.2	10
TC-397	8	Vacant (Java Store)	(Fancy goods)	V (A1)	P 7.4	3
TC-398	9-10	Vacant (Jonathan James)	(Shoe shop)	V (A1)	P 15	7
TC-135	11 (also Frontage 37)	Vacant (Starbucks)	(Café)	V (A3)	P 13.3	6
TC-385	12	Hallmark	Greeting cards	A1	P 7.8	4
TC-384	13	Vacant (Model Zone)	(Model shop)	V (A1)	P 7.8	4
TC-383	14-15	Vacant (Café Giardino)	(Café)	V (A3)	P 7.2	3
TC-382	16	Vacant (Planet Blue)	ITFC merchandise	V (A1)	P 7.2	3
TC-381	17-18	Vacant (Internationale)	Clothing	V (A1)	P 14.6	7
TC-380	19	Vacant (Julian Graves)	Health food	V (A1)	P 7.8	4
TC-348	20 (also Frontage 38)	Grape Tree	Foodstuffs	A1	P 7.5	3
					222.4	

Percentage of identified frontage length A1 = 91%

Percentage of identified frontage length A2-A5 = 9%

Percentage of identified frontage length vacant = 59%

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-391	4a (also Frontage 107)	Vacant (T J Hughes)	(Variety store)	V (A1)	P 12.1	11
TC-402	29-30	Vacant(The Pound Shop)	(Pound shop)	V (A1)	P 13.6	13
TC-400	31	T K Maxx	Clothing	A1	P 35	33
TC-401	36a-36b	DeeSigner Hair Studio	Hairdressers	A1	P 15.5	15
TC-395	40	Laura Ashley	Clothing and homeware	A1	P 22.1	21
TC-399	41	Vacant (Carousel)	Cake decoration	V (A1)	P 7.2	7
					105.5	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 31%

Section D – Commentary

The 2015 survey shows that the structure of the town centre remains largely unaltered with 'value/discount' retail outlets sitting to the east and west of the centrally positioned Primary Shopping Area which accommodates the more traditional high street names including Marks & Spencers and Debenhams. Despite a continuing number of vacant premises, there is clearly vitality in evidence in parts of the town particularly within the Secondary Shopping Area.

In terms of the mix of uses represented in the Central Shopping Area, 66% of frontage is within use class A1 and this is made up of 82% of the Primary Shopping Area frontage, 65.9% of the Secondary Shopping Area frontage and 42.9% of the Specialist Shopping Area frontage. In the Primary Shopping Area the remainder of the frontages are made up largely of A2 and A3 uses, within the Secondary Shopping Area largely through A2-A5 uses and a small number of residential uses and within the Specialist Shopping Area through a wider range of uses including a larger number of A2-A5 uses, D1 uses including health facilities and a library, and residential uses. In terms of café and restaurant uses in particular, 7.5% of frontage across the Central Shopping Area comprises such uses (of which 85.4% is occupied). Within the Speciality Shopping Area 13% of units are within use class A3, compared to 5.1% and 4.7% in the Primary and Secondary Shopping Areas respectively.

The central part of the Primary Shopping Area along Westgate Street and Tavern Street contains a number of national multiples and remains largely unchanged and mostly buoyant with just a small number of vacant units, although there remains a cluster of empty units towards the east end of Tavern Street due to Specsavers, River Island and Blacks all having relocated within the town centre. The unit previously occupied by Gap is to be amalgamated with the adjacent Primark store to create a larger Primark. Streets leading south from Tavern Street continue to show a relatively high proportion of vacant units with Dial Lane, Thoroughfare and The Walk having 10 vacant units between them (28% of units), including the recently vacant long-established Games and Giggles shop in The Walk. However, over the past year two new units have opened on these streets including an upholstery shop containing a café and a clothing shop.

The two shopping centres in the Primary Shopping Area, Tower Ramparts and the Buttermarket have experienced an increasing number of vacant units over the past year with 34% of units (18% of frontage) vacant in Tower Ramparts and 58% of units (49% of frontage) vacant in the Buttermarket. In June 2015, planning permission was granted for change of use within the Buttermarket shopping centre to provide a 16 screen cinema, a gym and an increased area of floorspace for café and restaurant use, along with the retention / relocation of a number of A1 units. The current extent of vacant units within the centre is therefore understood to be due to the centre's forthcoming changes. Tower Ramparts Shopping Centre is also currently undergoing renovation works and is to be re-branded as the Sailmakers.

The Secondary Shopping Area, characterised largely by 'discount' stores and non-retail units such as betting shops, appears to be relatively vibrant and is possibly indicative of weaker spending power within the town. At the western edge of the Secondary Shopping Area St Matthew's Street and the western part of Westgate Street remain significant for their charity shops including those selling bulky goods, namely the British Heart Foundation and the long established Ipswich Furniture Project, along with a number of 'discount' national multiples such as QD and Shoe Zone and a non-retail element in the form of Cashino gaming, Betfred bookmakers and a Credit Union office. This area has seen a number of vacant units become occupied, however also a number of previously occupied units have become vacant meaning that overall vitality in the area is roughly on par with the previous year, with a total of 12 vacant units in the area between the St Matthews Street roundabout and High Street. New occupants in this area include a shop specialising in the sale of electronic cigarettes and a hairdressers whilst the units becoming vacant include two long-established shops – a butchers and a furniture store.

The eastern edge of the Secondary Shopping Area is characterised by a range of discount and charity shops and a variety of other retailers plus betting shops, coffee shops and two public houses. Carr Street has seen little change from last year and has only one vacant unit aside from the long term vacant Co-op department store which continues to be partly occupied by Age UK. However Upper Brook Street has seen the loss of two charity shops and a bank and has a total of five (13%) vacant units.

Within the Specialist Shopping Area, St Peters Street and St Nicholas Street continue to thrive with no change in occupants over the past year other than the gain of a fabric shop in a previously vacant unit and the loss of a kitchen shop creating one of only three vacant units in these streets. This part of town has seen a significant improvement in occupancy over the past two years. With their many medieval buildings and high quality public realm, St Nicholas Street and St Peters Street now provide a very attractive corridor from the town centre towards the western end of the waterfront with the streets containing a number of cafes, restaurants and independent shops. On the eastern side of the town centre, Upper Orwell Street and Fore Street provide a similar link but are not experiencing the same level of vibrancy, having an increasing number of vacant units a number of which have been vacant for some years. However, there has been some positive change with a dance clothing shop and a café occupying two previously vacant units on Fore Street and Eagle Street respectively. Other parts of the Specialist Shopping Area, including Orwell Place, Tacket Street and Lloyds Avenue are also experiencing an increasing number of vacant units.

Table 1 below shows that, in terms of vacant units, the Secondary Shopping Area is currently the most vibrant part of town, although figures for the Primary Shopping Area are largely influenced by the vacant premises in the town’s shopping centres as explained above. If the Buttermarket and Tower Ramparts are removed from the Primary Shopping Area calculations, the remainder of the Primary Shopping Area is shown to be experiencing vacancy levels of 15.5% of units and 14.3% of frontage. 16.4% of units across the Central Shopping Area are vacant. Nationally town centre vacancy rates were at an average of 10.4% in January 2015 which would suggest that the Secondary Shopping Area appears to be performing relatively well whilst the other two areas are experiencing relatively high vacancy rates⁹. The discrepancy between the rates of vacancies by unit and frontage in Table 1 suggest that it is the smaller units in the Primary Shopping Area that are unoccupied. The two kiosks in Tower Ramparts are also vacant (one last in A1 use and one last in A3 use) but are excluded from the calculations as they do not have an identified frontage length.

When compared to the vacancy rates for 2014, it is evident that vacancies have increased most significantly within the Primary Shopping Area, with more minor increases in the proportion of vacant units in the Secondary and Specialist Shopping Areas, whilst the length of vacant frontage in the Specialist Shopping Area has decreased marginally.

Since the point at which the 2015 survey was undertaken (April 2015) a number of vacant units in the town have been filled including national chain Tiger occupying the former USC store in Tavern Street, a café and bookshop opening in the former Bretts furniture store on Westgate and, in October 2015, Poundworld opening in the former River Island store on the corner of Tavern Street and St Lawrence Street. The effect upon vacancy rates will be reflected within the 2016 survey results.

Table 1: Vacancy rates by shop unit¹⁰ and frontage across the primary, secondary and specialist shopping areas

	Primary	Secondary	Specialist
Vacant by frontage lengths	19.0%	10.2%	18.2%
Vacant shop units	22.1%	10%	16.9%

Table 2 below indicates that the number of vacant units with permitted A1 retail use far outnumber those for other uses. Within the Primary Shopping Area policy DM20 allows up to 10% of any given frontage to be occupied by uses within the A2-A5 uses classes, and the current proportion of A2-A5 in any given frontage would therefore be a key consideration should such uses be proposed in these vacant premises.

Table 2: Number of empty premises within each type of shopping area and permitted uses

Use	Primary	Secondary	Specialist
A1	40	13	25
A2-A5	3	5	11
Sui Generis	0	1	3
Other	1	0	1

⁹ See <http://www.spring-board.info/uk/reports/JAN2015-VACANCY-SURVEY-RESULTS>. Note that the two surveys should not be directly compared due to differences in methodology.

¹⁰ Where a unit is within more than one defined shopping area it is assigned to the area within which the customer entrance is situated.

Between 2014 and 2015, whilst 14 units have gone from vacant to occupied, 32 have gone from occupied to vacant. The number of units becoming vacant is similar to the number recorded the previous year, however the number of vacant units becoming occupied is considerably lower and overall the number of vacant units within the Central Shopping Area has increased by 18¹¹. The majority of former vacant units becoming occupied are A1 units within the Secondary and Specialist Shopping Areas. Table 3 below indicates changes in occupancy within the frontages since the last survey. The figures for the change in occupancy show that there has been turnover in far fewer occupied units than in the previous year, down from 66 changes in occupancy to 13. Of these, with the exception of a change from a beautician to a café within the Specialist Shopping Area all changes in occupancy have been within the same use class and many are similar businesses but with a change in name.

Table 3: Changes in Occupancy (units)

	Primary	Secondary	Specialist	Total
Occupied to occupied ¹²	4	3	6	13
Occupied to vacant	10	9	13	32
Vacant to occupied	3	5	6	14
Net change in occupancy	-7	-4	-7	-18

Table 4 below shows that the greatest number of new uses are A1 retail premises despite the continuing rise of online retailing, although the number is fewer than in the previous year. It is not possible to say whether those non-retail uses that located in the Specialist Shopping Area would have preferred to locate in the Secondary or Primary Shopping Area. Between 1st April 2014 and 31st March 2015 there have been no planning decisions (approvals or refusals) relevant to the use of ground floor frontages in the Central Shopping Area. This is significant as during this period planning permission would have been required for a change of use from an A1 use to another use other than residential.

Table 4: New uses in previously vacant premises

	Primary	Secondary	Specialist
A1 (Retail)	2	4	6
A2 (Professional Services)			
A3 (Restaurant/café)	1		
A5 (Takeaway)			
D1 (Medical & Training)			
Sui Generis			
Residential			1
Totals	3	5	6

¹¹ Note that the vacancy rates cannot be directly compared to the 2014 survey as for the 2015 survey entrances to 1st floor levels have been excluded from the calculations to accord with the Central Shopping Areas – Identified Frontages Supplementary Planning Guidance (1997)

¹² Occupied to Occupied refers to changes in occupier, but includes cases where businesses may have altered their trading name. In addition, there are some premises that have gone from occupied to vacant and back to being occupied during the course of the year and this will not be recorded within the vacancy figures.

Appendix 1: Core Strategy Policies

The policies below are contained in the adopted Core Strategy and Policies development plan document (December 2011). The policies are currently being amended. Please see the Proposed Submission Core Strategy and Policies Development Plan Document Review (November 2014) and the Pre-Submission Main Modifications (September 2015).

POLICY CS14: RETAIL DEVELOPMENT

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

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

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

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

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

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

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 Areas, which will be defined through the IP-One Area Action Plan. Sites identified as suitable for major retail investment will be allocated in the IP-One Area Action Plan.

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 retail uses will also be supported, provided the overall percentage of the frontage does not exceed the levels specified below. A2-A5 uses are defined in the Glossary.

- a. Primary Shopping Area - A2-A5 retail uses will be permitted where they will not exceed 10% of a group of identified ground floor frontages and the site is not adjacent to an existing non-A1 retail use within the same Use Class as the proposal. A5 uses will not be permitted.**
- b. Secondary Shopping Area - A2-A5 retail 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 retail frontage, and the site is not adjacent to an existing non-A1 retail 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 Area - A2-A5 retail 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 A4 or A5 uses.**

A3, A4 and A5 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.

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 retail use in accordance with the above.

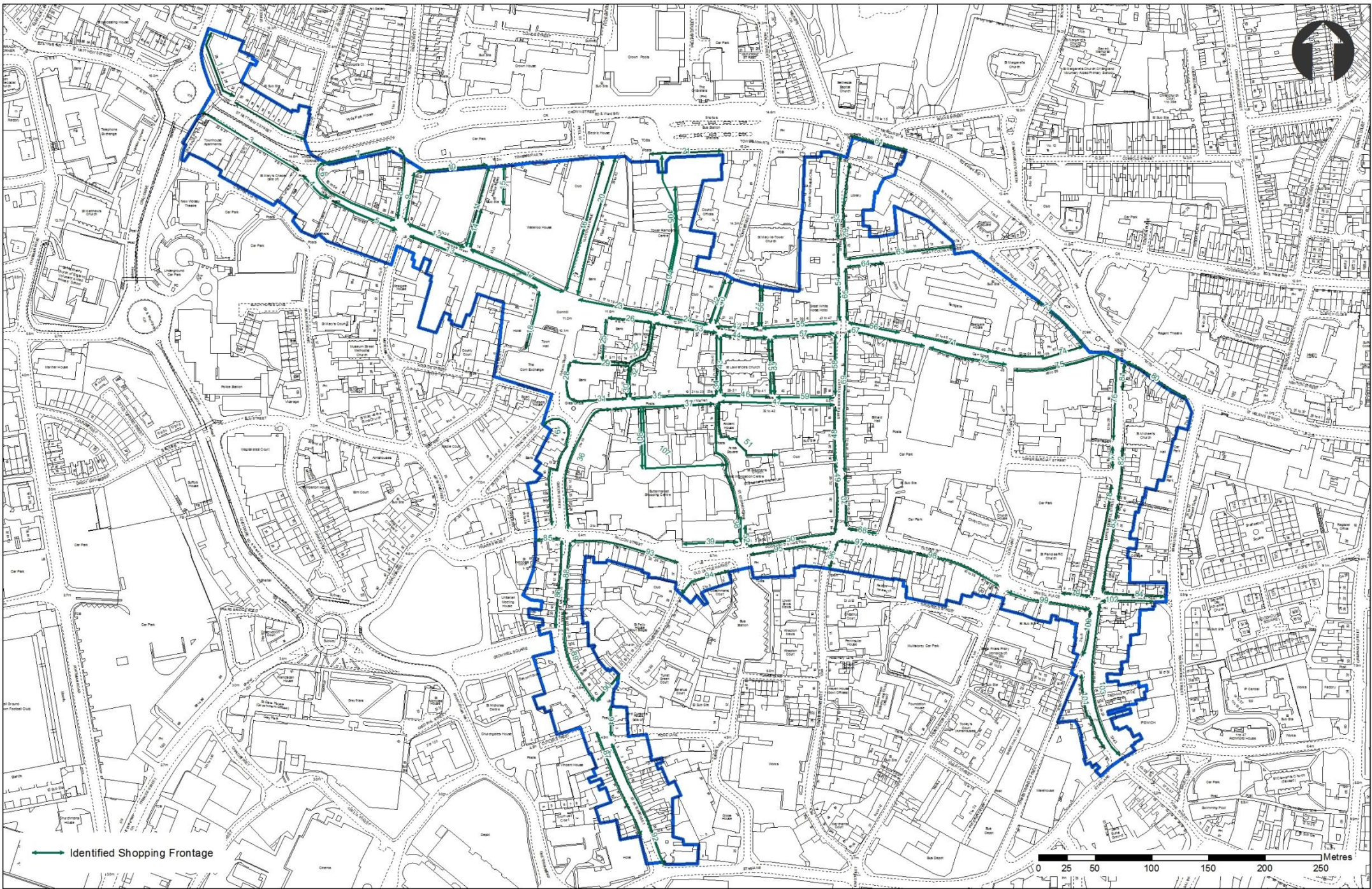
Within Primary and Secondary Shopping Areas, the Council will not grant planning permission for the use of a ground floor unit to a use falling outside classes A1 to A5.

The Council also supports the retention of the open market.

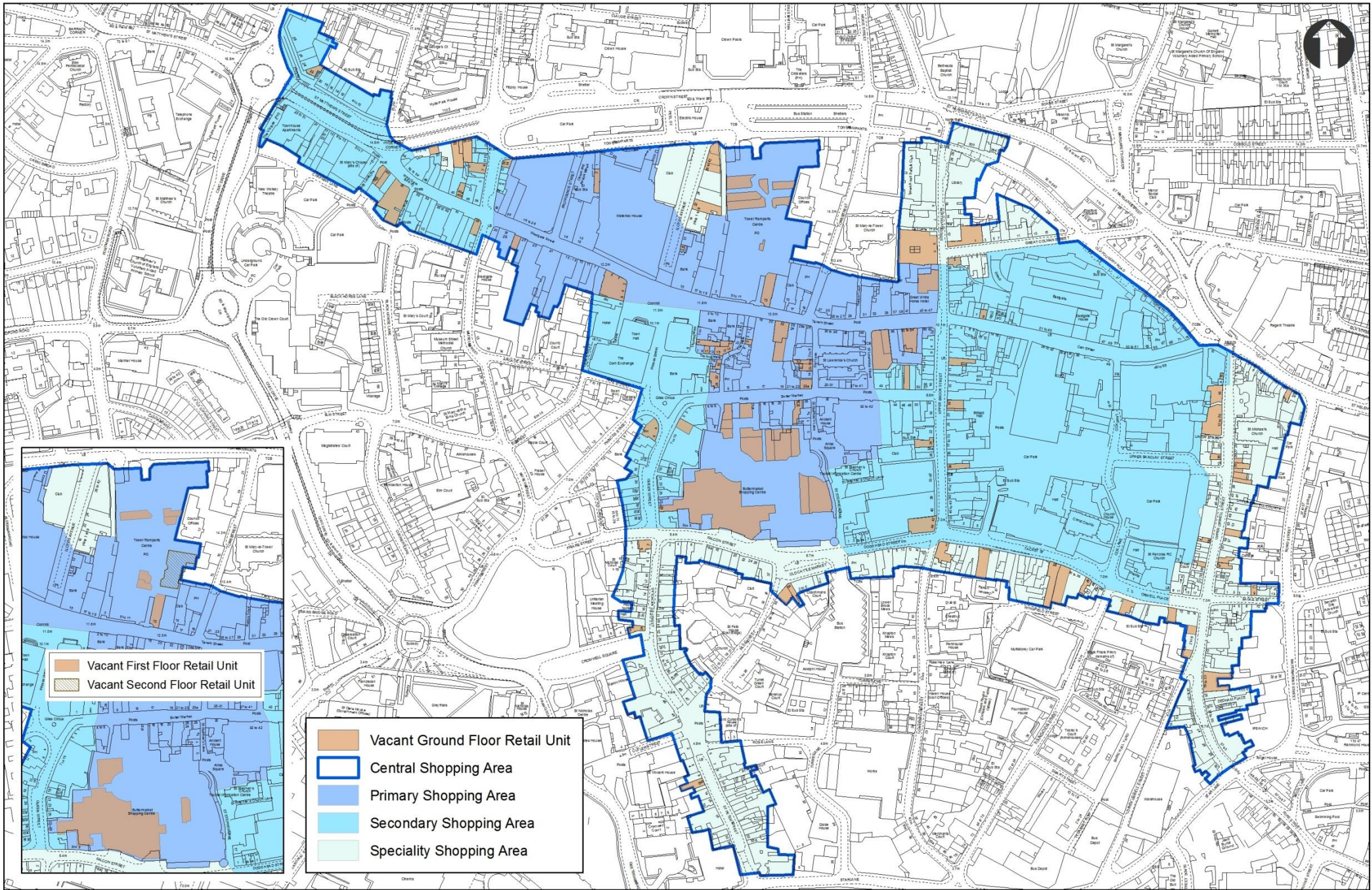
Appendix 2: Plans

Plan 1: Survey Area – Ipswich Central Shopping Area

Plan 2: Vacant Units in Ipswich Central Shopping Area, April 2015



Plan 1. Survey Area - Ipswich Central Shopping Area



Plan 2. Vacant Units in Ipswich Central Shopping Area, April 2015.

Appendix 3: Use Classes

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

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

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

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

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

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

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

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

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

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

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

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

C3 Dwellinghouses - this class is formed of 3 parts:

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

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

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

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

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