

# **Ipswich Local Plan**

## **Central Shopping Area Survey Report**

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**IPSWICH**  
BOROUGH COUNCIL

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## Section A – Introduction and Policy Context

The National Planning Policy Framework (2024) (NPPF) states that planning policies should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. To achieve this the NPPF states that policies should define the extent of the town centre and primary shopping area, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of the town centre. The Council's planning policies are set out within the Ipswich Borough Council Local Plan 2018-2036 which was adopted in March 2022. The Local Plan introduced changes to the Central Shopping Area through the expansion of the boundary to include Lion Street, Arcade Street, King Street and Princes Street.

Under the 2022 Local Plan, Policy CS14 '*Retail Development and Main Town Centre Uses*' aims to maintain and enhance the attraction and market share of Ipswich Central Shopping Area and strengthen its regional role. Policy DM27 '*The Central Shopping Area*' aims to ensure that commercial, business and service uses (now grouped into Use Class E) remain the predominant uses within the Central Shopping Area. The policy sets limits on the proportion of non-class E uses and other town centre uses for the Primary, Secondary and Specialist Shopping Zones. The policy states that the Council would not grant permission for uses other than commercial, business and service uses and other main town centre uses in ground floor of premises<sup>1</sup>.

Planning permission is not needed when the existing and the proposed uses fall within the same 'use class' (under normal circumstances), or if The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the 'GPDO'), says that a change of use is permitted to another specified 'use class'.

The survey of the Central Shopping Area is typically carried out annually in the summer/autumn months to show retail trends across Ipswich town centre. This survey was conducted by the Planning Policy Team between July and August 2023, through physical visits to all of the units in the Central Shopping Area. The Central Shopping Area covered is shown on Plan 1 in Appendix 2. (A similar survey of the Local and District Centres is also undertaken annually and is reported separately).

Whilst general comparisons can be made between surveys, from 2022 the survey has reclassified the Use Classes to accord with the Use Classes Order 1987 (as amended) to include Class E. Some units are classified as 'V' if they are vacant. Where the occupant has changed, the last known occupant is listed in brackets with the last known associated Use Class.

The Use Classes included within the tables in Section B shows the Use Class of the unit at the time of the survey (i.e. at a point in time). **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.**

From the 2023 survey, the new Local Plan adopted a new zonal approach rather than the previous frontages approach. Grouping together all the units within a zone provides for greater flexibility than was possible with a shop frontage measurement approach.

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<sup>1</sup> The full text of policies CS14 and DM27 is contained in Appendix 1. A plan showing the extent of the Central Shopping Area and the Primary, Secondary and Specialist Shopping Zones it is divided into is contained in Appendix 2.

An explanation of the Town and Country Planning (Use Classes) Order 1987 (as amended) is contained in Appendix 3

The survey relates to the ground floor units only with the exception of the Sailmakers Shopping Centre (previously Tower Ramparts) and the Buttermarket Centre where the survey extends to the first and second floors.

This survey refers to the different unit uses as defined in the Use Classes Order. The Use Classes are shown in Appendix 3.

The previous Local Plan assessed individual frontages within each zone, which were monitored and updated annually. In practice, however, applying the thresholds of each zone to individual frontages resulted in a policy that was unable to respond to the changing make-up and retail experience of these zones. There were instances where the policy restricted empty retail (formerly A1) units from being brought back into alternative uses due to concentrations of non-retail uses on a particular street frontage being too high.

The new approach provides more flexibility in the Central Shopping Area to respond to changing market conditions. In addition, the process for counting the percentages within each zone has been changed from a frontage measurement approach to a unit number approach to provide a more straightforward means of calculating the percentages. The zones will continue to be updated in the yearly in the Central Shopping Area Survey Report. This will form the basis of determining the proportion of units in a given area, unless more recent verified evidence is provided with applications.

## Section B – Survey Results

### Primary Shopping Zone

Unit	Address	Occupant 2023	Type of Business 2023	Use Class 2023
TC-054	32 Westgate Street	Moss Bros	Clothing	E
TC-060	16-26 Westgate Street	Marks and Spencer	Variety store	E
TC-061	28 Westgate Street	Mu Lan Kitchen (Vacant)	Chinese restaurant (Vacant)	E
TC-062	30 Westgate Street	Card Factory	Greetings cards	E
TC-063	33 Westgate Street	Vacant (Vacant - Monsoon)	Vacant (Vacant - Clothing)	V (E)
TC-064	29 Westgate Street	Vacant (Tessuti)	Vacant (Clothing)	V (E)
TC-065	27 Westgate Street	Vacant (Vacant – Menkind)	Vacant (Vacant - Gifts)	V (E)
TC-066	25 Westgate Street	Caffé Nero	Café/sandwich shop	E
TC-068 & TC-067	21 - 23 Westgate Street	Primark	Clothing	E
TC-069	15-19 Westgate Street	JD	Shoe shop	E
TC-070	13 Westgate Street	Cards Direct	Greetings cards	E
TC-071	11 Westgate Street	Claire's Accessories	Fashion accessories	E
TC-072	7 Westgate Street	Holland & Barrett	Health foods	E
TC-073	5 Westgate Street	H Samuel	Jeweller	E
TC-074	14 Westgate Street	Clarks	Shoe shop	E
TC-077	Mecca Bingo Lloyds Avenue	Bingo Club 3000	Bingo hall	SG
TC-078	2-8 Westgate Street	Vacant (Vacant - Debenhams)	Vacant (Vacant - Department Store)	V (E)
TC-079	12 Westgate Street	WHSmith/Post Office	Books/stationery/post office	E
TC-080	12a Westgate Street	Starbucks	Coffee Shop	E
TC-081	1-3 Westgate Street	Vacant (Vacant - Now)	Vacant (Vacant - Now)	V (E)
TC-085	2-10 Tavern Street	NatWest	Bank	E
TC-086	1 Thoroughfare	Snappy Snaps	Photographic Shop	E
TC-087	3 Thoroughfare	Ipswich Bureau de Change	Currency Exchange	E
TC-088	5 Thoroughfare	Robin Body Arts	Jewellery Sales and Piercing	E
TC-089	7 Thoroughfare	Coes Newsagent	Newsagent	E
TC-090	12 Tavern Street	HSBC	Bank	E
TC-091	14 Tavern Street	F Hinds	Jeweller	E
TC-092	10 The Walk	Timpson	Shoe repairs	E
TC-093	12 The Walk	Procter's Sausages	Butchers	E
TC-094	15-17 Thoroughfare	Vacant (Vacant – The Orangery)	Vacant (Vacant - Cafe)	V (E)
TC-095	13 Thoroughfare	Faststitch	Clothes alterations	E
TC-096	11 Thoroughfare	Vacant (Vacant – J Andrews)	Vacant (Vacant - Jeweller)	V (E)
TC-097	1 Princes Street	Barclays	Bank	E
TC-098	14 Thoroughfare	Vacant (Vacant - Ipswich Cobbler)	Vacant (Vacant - Shoe repairs)	V (E)
TC-099	18 Thoroughfare	Bromley & Co	Gifts	E

TC-100	22 Thoroughfare	Tandem Personnel	Employment agency	E
TC-101	24 Thoroughfare	Pocket Watches & Petticoats/The Adventures of Baby Bloom	Dress shop/Baby wear and gifts	E
TC-102	7 Buttermarket	Vacant (BonBon)	Vacant (Bakery and chocolatier)	V (E)
TC-103	5 Buttermarket	Zami Fix	Mobile phone repairs	E
TC-104	3 Buttermarket	Abbotts	Estate agency	E
TC-105	1 Buttermarket	Fenn Wright	Estate agency	E
TC-106	9 Buttermarket	The White Stuff	Clothing	E
TC-107	15 The Walk	Vacant (Vacant – Heroes)	Vacant (Vacant - Fitness products)	V (E)
TC-108	13 The Walk	Vacant (Falltricks Hairdressing Academy)	Vacant (Hairdresser)	V (E)
TC-109	11 The Walk	Fish Face	Café & Crafts	E
TC-110	7-9 The Walk	Vacant (Vacant – Galloway Coach Travel)	Vacant (Vacant – Travel agency)	V (E)
TC-111	5 The Walk	The Skin Care Company	Beauty Treatments	SG
TC-112	3 The Walk	Galloway Coach Travel	Travel Agency	E
TC-113	1 The Walk	Donato	Hairdresser	E
TC-114	16 Tavern Street	Time 2 Vape (Vacant)	Vaping shop (Vacant)	E (V)
TC-115	18 Tavern Street	Vision Express	Opticians	E
TC-116	20 Tavern Street	Superdrug	Beauty / Chemists	E
TC-117	22 Tavern Street	Flying Tiger	Household Goods	E
TC-118	24-26 Tavern Street	Ann Summers (Vacant)	Clothing (Vacant)	E (V)
TC-119	28a Tavern Street	Vacant (Vacant - Hotter Shoes)	Vacant (Vacant – Shoes)	V (E)
TC-120	28 Tavern Street	Fone Tech	Phone Accessories/ Repair	E
TC-121	4 Dial Lane	Berridges	Jeweller	E
TC-122	6 Dial Lane	Elegant Nails	Nail salon	SG
TC-123	8 Dial Lane	Dial Lane Books	Bookshop	E
TC-124	10-12 Dial Lane	Capellis	Hairdressers	E
TC-125	14 Dial Lane	Zebra Chic	Gifts / Clothing	E
TC-126	23a Buttermarket	Sharps	Bedrooms	E
TC-127	21 Buttermarket	Vacant (Joules)	Vacant (Clothing)	V (E)
TC-128	19 Buttermarket	Bonbon (Vacant)	Café and bakery (Vacant)	E (V)
TC-129	17 Buttermarket	Fat Face	Clothing	E
TC-130	15 Buttermarket	Waterstones	Bookshop	E
TC-131	11 Buttermarket	Carats	Jeweller	E
TC-132	1st, 2nd & 3rd floors, 11 Buttermarket	Staffright (entrance to)	Recruitment	E
TC-133	6-8 Buttermarket	Halifax	Bank	E
TC-134	Unit 1 The Buttermarket Shopping Centre (ground floor)	Vacant (Superdry)	Vacant (Clothing)	V (E)
TC-137	16 Buttermarket	TSB	Bank	E
TC-138	18 Buttermarket	Oak Heart	Estate Agents	E
TC-138a	20 Buttermarket	Toni & Guy	Hairdressers	E

TC-139	22 Buttermarket	Buttermarket Lighting Centre	Lighting	E
TC-140	24 Buttermarket	Shake Away	Cafe	E
TC-141	28 Buttermarket	J G Andrews	Jeweller	E
TC-142	25-31 Butter-market	Vacant (Vacant - Edinburgh Woollen Mill)	Vacant (Vacant - Clothing)	V (E)
TC-143	1 Dial Lane	Pickwicks	Tea and coffee shop	E
TC-144	30 Tavern Street	Vacant (Vacant – N&P Building Society)	Vacant (Vacant – Buildings society)	V (E)
TC-145	32 Tavern Street	Mr Simms Olde Sweet Shop	Confectionery	E
TC-146	34 Tavern Street	A Phone Shop	Phone repairs/ accessories	E
TC-147	36 Tavern Street	Hays Travel	Travel agency	E
TC-148	38 Tavern Street	I Mobile	Phone repairs/accessories	E
TC-149	40 Tavern Street	Hotel Chocolat	Chocolate shop	E
TC-150	42 Tavern Street	T.H Bakers	Jeweller	E
TC-151	44 Tavern Street	Timpson's	Shoe repairs	E
TC-152	37-41 Buttermarket	Robert Gatward	Jeweller	E
TC-153	35 Buttermarket	Vacant (Vacant – Johnathon Waters Estate Agency)	Vacant (Vacant – Estate Agency)	V (E)
TC-154	33 Buttermarket	Vacant (Vacant – The Health Store)	Vacant (Vacant - Health foods)	V (E)
TC-155	The Ancient House, 30-34 Buttermarket	Pop-up Department Store (Vacant)	Variety Store (Vacant)	E (V)
TC-156	36-42 Buttermarket	Vacant (Vacant – BHS)	Vacant (Vacant – Department store)	V (E)
TC-162	16 Upper Brook Street	Vacant (Vacant - Boots Opticians)	Vacant (Vacant - Optician)	V (E)
TC-163	53 Buttermarket	Oxfam	Charity shop	E
TC-164	51 Buttermarket	Vacant (Vacant – Jessop Photo Centre)	Vacant (Vacant - Photographic shop)	V (E)
TC-165	49 Buttermarket	Vacant (Time 2 Vape)	Vacant (Electronic cigarettes)	V (E)
TC-166	47 Buttermarket	Global Fruits	Grocer	E
TC-167	45 Buttermarket	John Michael Hairdressing/Falltricks Hairdressing Academy	Hairdresser/Hairdresser Training	E
TC-168	43 Buttermarket	Blends Coffee House	Café	E
TC-169	43 Buttermarket	Robert Gatward	Jeweller	E
TC-170	4 St Lawrence Street	Craftability	Crafts/Gifts	E
TC-171	46 Tavern Street	One Below	Discount retail	E
TC-199	1-5 Queen Street	Costa Coffee	Coffee bar	E
TC-271	13-15 Cornhill	Lloyds	Bank	E
TC-282	23 Sailmakers (first floor)	Morrisons Daily (McColl's)	Foodstore (Newsagent)	E
TC-283	34 Sailmakers (first floor)	Iceland	Foodstore	E
TC-283a	37 Sailmakers (ground floor)	Poundland	Discount shop	E
TC-284	11 Tower Street	The Rep	Public house	SG
TC-285	19 Tavern Street	Vacant (Vacant – GAME)	Vacant (Vacant - Computer games)	V (E)
TC-286	9 Tavern Street	Apple iStore	Electronics	E

TC-287	7 Tavern Street	Vacant (Vacant – Carphone Warehouse)	Vacant (Vacant - Mobile Phones)	V (E)
TC-288	5 Tavern Street (and Sailmakers ground floor)	Boots	Pharmacy/Variety store	E
TC-288a	Unit 37 Sailmakers (first floor)	Boots	Pharmacy/Variety store	E
TC-289	3 Tavern Street	Clintons	Greetings cards/gifts	E
TC-290	17-19 Cornhill	Deichmann	Shoe Shop	E
TC-291	13 Tavern Street	Pandora	Jewellers	E
TC-292	15a Tavern Street (and Sailmakers ground floor)	River Island	Clothing	E
TC-292a	Sailmakers (first floor)	River Island	Clothing	E
TC-293	15 Tavern Street	Ipswich Institute Reading Room	Club	F1
TC-294 & TC-295	17 Tavern Street	Body Shop	Beauty products	E
TC-296	21-23 Tavern Street	Vacant (H&M)	Vacant (Clothing)	V (E)
TC-297	25-27 Tavern Street	Vodafone	Mobile phones	E
TC-298	29 Tavern Street	Vacant (Accessorize)	Vacant (Fashion accessories)	V (E)
TC-299	31 Tavern Street	McDonald's	Restaurant	E
TC-300	Church's Bar, The White House Tower Church Yard	Vacant (Church's Café Bar - Vacant)	Vacant (Wine bar - Vacant)	V (SG)
TC-301	33 Tavern Street	Lush	Health and beauty	E
TC-302	35 Tavern Street	O2	Mobile phones	E
TC-303	37-39 Tavern Street	EE	Mobile phones	E
TC-304	41 Tavern Street	Three Store	Mobile phones	E
TC-305	43-45 Tavern Street	Vacant (Vacant - Cotswold)	Vacant (Vacant - Clothing)	V (E)
TC-306	47 Tavern Street	Vacant (Vacant – Starbucks)	Vacant (Vacant – Coffee bar)	V (E)
TC-307	The Great White Horse Hotel Tavern Street	Vacant (Vacant – The Great White Horse Hotel)	Vacant (Vacant – Hotel)	V (C1)
TC-315	24 Sailmakers (first floor)	The Nerd Hut (Bex Bait and Tackle)	Gifts and collectables (Fishing supplies)	E
TC-316	25 Sailmakers (first floor)	Vacant (Vacant – All About Weddings)	Vacant (Vacant – Wedding shop)	V (E)
TC-317	26 Sailmakers (first floor)	Vacant (Vacant - Supercut)	Vacant (Vacant - Hairdressers)	V (E)
TC-318	27 Sailmakers (first floor)	Vacant (Ipswich Windrush Society)	Vacant (Gallery)	V (E)
TC-319	28 Sailmakers (first floor)	Blue Inc (Vacant)	Clothing (Vacant)	E
TC-320	30 Sailmakers (first floor)	Bex Bait & Tackle/The Military Unit (Vacant)	Fishing supplies/clothing (Vacant)	E (V)
TC-321	31 Sailmakers (first floor)	Emmaus	Charity shop	E
TC-322	32 Sailmakers (first floor)	River Island	Clothing	E
TC-324	17 Sailmakers (first floor)	Vacant (Emmaus)	Vacant (Charity shop)	V (E)
TC-325	18 Sailmakers	Emmaus Ipswich	Charity shop	E



	(first floor)			
TC-326	19 Sailmakers (first floor)	Ryman Stationery	Stationery	E
TC-327	20 Sailmakers (first floor)	HMV	Music/ Video shop	E
TC-328	21 Sailmakers (first floor)	HMV	Music/ Video Shop	E
TC-329	22 Sailmakers (first floor)	Vacant (Vacant – Ipswich Building Society)	Vacant (Vacant – Building Society)	V (E)
TC-329a	22a Sailmakers (first floor)	Ravishing Beauty	Beauticians	SG
TC-330	6 Sailmakers (ground floor)	Baldwins of Ipswich	Clothing	E
TC-331	5 Sailmakers (ground floor)	Vacant (Ntourage)	Vacant (Fashion)	V (E)
TC-332	4 Sailmakers (ground floor)	Yours	Clothing	E
TC-333	3 Sailmakers (ground floor)	Bodycare (Vacant)	Toiletries shop (Vacant)	E (V)
TC-334	2 Sailmakers (ground floor)	Warren James	Jeweller	E
TC-335	1 Sailmakers (ground floor)	The Perfume Shop	Beauty products	E
TC-336	15 Sailmakers (ground floor)	River Island	Clothing	E
TC-337	14 Sailmakers (ground floor)	Harry's Handcrafted Doughnuts (The Military Unit)	Café (Clothing and military accessories)	E
TC-338	13 Sailmakers (ground floor)	Vitamin Bar (Vacant)	Juice Bar (Vacant)	E (V)
TC-339	12 Sailmakers (ground floor)	Barnardo's	Charity shop	E
TC-340	11 Sailmakers (ground floor)	Leading Labels (Vacant)	Clothing (Vacant)	E (V)
TC-342	9-10 Sailmakers (ground floor)	Bakers and Baristas	Cafe	E
TC-343	8 Sailmakers (ground floor)	Noodle Stop (Chopsticks)	Noodle restaurant	E
TC-344	7 Sailmakers (ground floor)	Subway	Sandwiches	E
TC-345	1-7 Old Cattle Market	Revolution	Bar	SG
TC-346	1 St Stephen's Lane	Jacey's Coffee House	Café	E
TC-347	3 St Stephen's Lane	Twist 'n' Shout	Clothing	E
TC-368	14 Upper Brook Street	Storico (Global Education Trust)	Restaurant (Charity)	E
TC-369	12 Upper Brook Street	Thompsons	Estate agency	E
TC-370	10 Upper Brook Street	Nails and Beauty	Beautician	SG
TC-371	8 Upper Brook Street	Chinese Medical Centre (Chinese Herbal Medicine)	Chinese remedies	E
TC-372	6 Upper Brook Street	Just Essentials	Fashion accessories	E
TC-373	2-4 Upper Brook Street	Tui	Travel agency	E
TC-374	60-62 Tavern Street	Yorkshire Building Society	Building society	E

TC-375	58 Tavern Street	Vacant (Vacant - Tui)	Vacant (Vacant - Travel agency)	V (E)
TC-376	52-56 Tavern Street	Tesco Express	Supermarket	E
TC-377	50 Tavern Street	Fone World	Mobile phones	E
TC-378	48 Tavern Street	Nationwide Building Society	Building society	E
TC-379	46a Tavern Street	One Below	Discount retail	E
TC-386	Unit 2a The Buttermarket Shopping Centre (ground floor)	Vacant (Superdry)	Vacant (Clothing)	V (E)
TC-387	Unit 2b The Buttermarket Shopping Centre (ground floor)	Vacant (Superdry)	Vacant (Clothing)	V (E)
TC-388	Unit 3 The Buttermarket Shopping Centre (ground floor)	Designer Hair Studio	Hairdressers	E
TC-389	Unit 4 The Buttermarket Shopping Centre (ground floor)	Select Clothes	Clothing	E
TC-391	Unit 4a The Buttermarket Shopping Centre (ground floor)	TK Maxx	Variety store	E
TC-392	Unit 5 The Buttermarket Shopping Centre (ground floor)	Vacant (Vacant – Boots)	Vacant (Vacant – Pharmacy/variety store)	V (E)
TC-393	Unit 6 The Buttermarket Shopping Centre (ground floor)	Holland & Barrett	Health foods	E
TC-394	Unit 7 The Buttermarket Shopping Centre (ground floor)	Grape Tree	Health foods	E
TC-617	34 Sailmakers (first floor)	Vacant (Vacant – Miss Selfridge)	Vacant (Vacant - Clothing)	V (E)
TC-620	Unit 39 (adj to Iceland) Sailmakers (first floor)	Vacant (Vacant – Gold and Silver Discount Centre)	Vacant (Vacant - Jeweller)	V (E)
TC-621	Unit 8 The Buttermarket Shopping Centre (ground floor)	Boom Battle Bar	Bar/restaurant/indoor recreation	E
TC-622	Unit 9 The Buttermarket Shopping Centre (ground floor)	Boom Battle Bar	Bar/restaurant/indoor recreation	E
TC-623	Unit 10 The Buttermarket Shopping Centre (ground floor)	Vacant (Byron Burger)	Vacant (Restaurant)	V (E)
TC-624	Unit 11 The Buttermarket	Wagamama	Restaurant/bar	E

	Shopping Centre (ground floor)			
TC-625	Unit 12 The Buttermarket Shopping Centre (ground floor)	Cosy Club	Restaurant/bar	E
TC-625a	Unit 12 The Buttermarket Shopping Centre (first floor)	Cosy Club	Restaurant/bar	E
TC-626	Unit 13 The Buttermarket Shopping Centre (ground floor)	Prezzo	Restaurant	E
TC-627	12 Butter Market	New Look	Clothing	E
TC-628	Unit 14 The Buttermarket Shopping Centre (first floor)	Vacant (Burger Priest)	Vacant (Restaurant)	V (E)
TC-629	Unit 15 The Buttermarket Shopping Centre (first floor)	Vacant (Vacant – Café Giardino)	Vacant (Vacant - Cafe)	V (E)
TC-630	Unit 16 The Buttermarket Shopping Centre (first floor)	Vacant (Creams Gelato)	Vacant (Ice-cream parlour)	V (E)
TC-631	Unit 17 The Buttermarket Shopping Centre (first floor)	Pure Gym	Gym	E
TC-632	Unit 18a The Buttermarket Shopping Centre (first floor)	Empire Cinema (plus floor above)	Cinema	SG
TC-633	Unit 18b The Buttermarket Shopping Centre (first floor)	Superbowl UK	Bowling/ laser tag / play area	E
TC-634	Unit 18c The Buttermarket Shopping Centre (first floor)	Vacant (Superbowl UK)	Vacant (Bowling/ Laser tag / play area)	V (E)
TCNew01	Kiosk A Sailmakers (ground floor)	Euro Exchange	Currency exchange/transfer	E
TCNew02	Kiosk B Sailmakers (ground floor)	Brows on Fleck (Vacant)	Beautician (Vacant)	SG (V)
TCNew03	Kiosk A The Buttermarket Shopping Centre (ground floor)	Krispy Kreme	Doughnut Kiosk	E
TCNew26	St Lawrence's Church Dial Lane	Realise Futures - St Lawrence Café	Cafe	E
TCNew38	3-5 Falcon Street	Vacant (Bowmans Club)	Vacant (Nightclub/live music venue)	V (SG)

### **Primary Shopping Zone Summary**

<b>Primary shopping zone</b>	<b>Number</b>	<b>Percentage</b>
Class E units (including pop-up units)*	192	94%
Class E pop-up units*	1	0.5%
Non-class E units*	13	6%
Pubs, drinking establishments and takeaways*	4	2%
SG units*	11	4%
C1 units *	1	0.5%
C3 units	0	0%
F1 units*	1	0.5%
F2 units	0	0
Occupied units	156	76%
Vacant units	49	24%

\*Including vacant units

## Secondary Shopping Zone

Unit	Address	Occupant 2023	Type of Business 2023	Use Class 2023
TC-001 and 001b	28+28b St Matthew's Street	Your Local/Your Fruit & Veg Butchery Bakery (My Local)	Foodstore (Convenience store)	E
TC-001a	28a St Matthew's Street	Zac's	Barbers	E
TC-002	26 St Matthew's Street	Flame Lounge	Billiard Hall/Café	E
TC-003	24 St Matthew's Street	Lucky's Souvlakis	Restaurant	E
TC-004	22 St Matthew's Street	Lucky's Coffee Shop (Sultan Café)	Café	E
TC-005	18-20 St Matthew's Street	Southgate Funeral Directors	Undertakers	E
TC-006	16 St Matthew's Street	Coal City Barbers & Beauty	Barbers	E
TC-007	14 St Matthew's Street	Elliot Carpet Ltd (M&M Pharmacy)	Flooring (Pharmacy)	E
TC-008	12 St Matthew's Street	St Elizabeth Hospice	Charity shop	E
TC-009	8 St Matthew's Street	Vacant (Ipswich Furniture Project)	Vacant (Second-hand furniture)	V (E)
TC-010	4-6 St Matthew's Street	Choose to Re-use Secondhand Goods	Second-hand Goods	E
TC-011	2 St Matthew's Street	British Heart Foundation	Furniture and electrical charity shop	E
TC-012	1 Civic Drive	Residential	Residential	C1
TC-013	23-31 St Matthew's Street	Spoon World Buffet	Restaurant	E
TC-014	21 St Matthew's Street	Bang Burger (Star Express Restaurant)	Takeaway (Café)	SG (E)
TC-015	19 St Matthew's Street	Mind	Charity shop	E
TC-016	17a St Matthew's Street	KEBAPIZZA	Takeaway	SG
TC-017	17 St Matthew's Street	Shadow Hair and Beauty (Alpha Hair and Beauty)	Hair and wig shop (Beauty)	E
TC-018	15 St Matthew's Street	Vacant (Regal)	Vacant (Newsagent)	V (E)
TC-019	13 St Matthew's Street	Fresh Food Market	Convenience Store	E
TC-020	3-11 St Matthew's Street	Vacant (Vacant - QD Stores)	Vacant (Vacant - Household goods)	V (E)
TC-021	1 St Matthew's Street	Ipswich Furniture Services (Franklins)	Furniture Shop (Haberdashery)	E
TC-022	67 Westgate Street	Vacant (New Collections)	Vacant (Clothing)	V (E)
TC-023	65 Westgate Street	Ipswich Outreach	Charity Shop	E
TC-024	63 Westgate Street	Warhammer	Games	E

TC-025	59a Westgate Street	LAS Barbers	Hairdressers	E
TC-025a	59b Westgate Street	Chick Fried	Takeaway	SG
TC-025c	59c Westgate Street	Great Britaina Chill Zone (European Mini Mart)	Convenience Store	E
TC-025d	2 Blackhorse Walk	Vacant (Casa de la Musica)	Vacant (Nightclub/Live music venue)	V (SG)
TC-025e	4 Blackhorse Walk	Unique Taste	Takeaway	SG
TC-026	55-57 Westgate Street	Merkur Slots	Gaming	SG
TC-027	53 Westgate Street	Cancer Research UK	Charity shop	E
TC-028	51 Westgate Street	Greggs	Bakery	E
TC-029	45-49 Westgate Street	Franklins (Ipswich Furniture Project)	Haberdashery (Second-hand goods)	E
TC-030	41-43 Westgate Street	Trespass	Outdoor clothing	E
TC-031	39 Westgate Street	German Doner Kebab	Take away	SG
TC-032	37 Westgate Street	Betfred	Betting office	SG
TC-033	35 Westgate Street	Vacant (Vacant - Sportizus)	Vacant (Vacant - Memorabilia)	V (E)
TC-034	58 Westgate Street	Pretzie	Artisan bakery	E
TC-035	56 Westgate Street	Stitch World	Clothes repair/dry cleaners	E
TC-036	50-54 Westgate Street	Belfast Beds	Bed sales	E
TC-037	48 Westgate Street	Welch Pharmacy	Pharmacy	E
TC-038	46 Westgate Street	Vacant (Vacant – Suffolk Mind)	Vacant (Vacant – Charity shop)	V (E)
TC-039	44 Westgate Street	Ecigwizard	E cigarettes	E
TC-040	42 Westgate Street	Shoe Zone	Shoe shop	E
TC-041	40 Westgate Street	PMG Schoolwear	Children's clothing	E
TC-042	40a Westgate Street	Stylers Hair Salon	Hairdressers	E
TC-043	38 Westgate Street	Love Thy Burger	Restaurant	E
TC-044	36 Westgate Street	H & R Desserts (Ann Summers)	Dessert shop/café (Speciality clothing)	E
TC-050	5 High Street	Vacant (Vaping liquid)	Vacant (E Cigarettes)	V (E)
TC-051	7-9 High Street	Just Recruitment	Office	E
TC-051a	11-13 High Street	Freedom Tattoos	Tattoo studio	SG
TC-052	15 High Street	Chinese Wellness Centre	Massage/treatments	E
TC-053	17 High Street	H&T Pawnbrokers	Pawnbrokers	E

TC-055	6 High Street	Café Portoccino	Coffee shop	E
TC-056	8 High Street	PC Factory	Computer repairs	E
TC-057	10 High Street	Charlene Nail Bar	Beauty treatments	SG
TC-058	12 High Street	Vacant (Grace and Lace Bridal)	Vacant (Bridal wear)	V (E)
TC-059	14 High Street	The Hive	Hairdressers	E
TC-082	8 Cornhill	Manning's	Public house	SG
TC-083a	10 Cornhill	Mizu	Restaurant	E
TC-083 TC-084	10 Cornhill	Vacant (The Golden Lion)	Vacant (Public house)	V (SG)
TC-157	44 Buttermarket	British Heart Foundation	Charity shop	E
TC-158	46-48 Buttermarket	The Works	Books/stationery	E
TC-159	50 Buttermarket	Tooth Club	Dentist	E
TC-160	52 Buttermarket	Phone Universe	Phone shop	E
TC-161	54 Buttermarket	Caffé Nero	Café/sandwich shop	E
TC-172	5 Princes Street & 4-6 Queen Street	Honey and Harvey	Coffee shop	E
TC-173	3 Princes Street	Ladbrokes	Betting office	SG
TC-174	8 Queen Street	Observatory the Opticians	Opticians	E
iTC-175	10 Queen Street	Staff Bank	Employment agency	E
TC-176	12 Queen Street	Vacant (Vacant - Reed Recruitment Services)	Vacant (Vacant - Employment agency)	V (E)
TC-177	16 Queen Street	Music World	Music	E
TC-178	20 Queen Street	Cats Protection	Charity shop	E
TC-179	22-24 Queen Street	Uniform Research/Polkadotfrog	Clothing/recruitment	E
TC-181	26-28 Queen Street	Subway	Sandwich shop	E
TC-182	30 Queen Street	Kare Plus	Carers	E
TC-183	32 Queen Street	Saunders Goodin Riddleston Solicitors	Solicitors	E
TC-184	34 Queen Street	Charlotte's	Sandwich/coffee shop	E
TC-185	36-38 Queen Street	First Call Recruitment (Aplomb/The Mortgage Link)	Recruitment agency (Business consultants /mortgage brokers)	E
TC-186	1 Falcon Street	The Falcon	Public house	SG
TC-188	27 Queen Street	Alan D Hairdressing Education	Hairdressing training	E

TC-189	25 Queen Street	Joseph's Property Agency (Joseph Estates)	Property agency	E
TC-190	21 Queen Street	Bella Napoli	Restaurant	E
TC-191	23 Queen Street	Adecco	Recruitment agency	E
TC-192	19 Queen Street	Z1 VIP	Barbers	E
TC-193	17 Queen Street	Cocktails Beauty Salon (Coco Nails)	Beauty salon	SG
TC-194	15 Queen Street	Zest	Charity shop	E
TC-195	13 Queen Street	Central Canteen	Café	E
TC-196 & TC197	9-11 Queen Street	Co-operative Bank	Bank	E
TC-198	7 Queen Street	Hillfort	Law firm	E
TC-269	6 Lloyds Avenue	Vacant (M W Ashton)	Vacant (Tobacconist)	V (E)
TC-270	8 Lloyds Avenue	Watts for Lunch	Sandwich bar	E
TC-271a	12 Lloyds Avenue	Lloyds	Bank	E
TC-272	18 Lloyds Avenue	Blackberry Clinic	Medical clinic	E
TC-273	22 Lloyds Avenue	Three Wise Monkeys	Public house	SG
TC-274	24-26 Lloyds Avenue	Vacant (Sourdough Street)	Vacant (Restaurant)	V (E)
TC-275	28 Lloyds Avenue	Goodmans Lofts	Residential	C3
TC-276	32 Lloyds Avenue	Kerseys Solicitors	Solicitors	E
TC-277	34 Lloyds Avenue	Enhance Beauty Care	Beauty salon	SG
TC-278	36 Lloyds Avenue	Coral	Betting office	SG
TC-279	38 Lloyds Avenue	UR Unique Hair Professional (Vacant)	Hair salon (Vacant)	E
TC-280	40 Lloyds Avenue	Ma Belle Present	Gift shop	E
TC-281	42 Lloyds Avenue	MIR Barbers (Mr Barbers)	Barbers	E
TC-308	3-5 Northgate Street	Easy Hotel	Hotel	C1
TC-350	17 St Stephen's Lane	Wild Goose	Fine foods/deli	E
TC-351	1 Dog's Head Street	Candy Corner (Handy Corner)	Convenience store and off licence (Convenience store and off licence)	E
TC-352	5a- 5b Dog's Head Street	Vacant (Vacant Bettfred)	Vacant (Betting office)	V (SG)
TC-353	7 Dog's Head Street	7 Dogs Head Street Shop	Newsagent	E
TC-354	42-44 Upper Brook Street	Kaspas	Ice cream parlour	E



TC-355	38-40 Upper Brook Street	J Sainsbury	Supermarket	E
TC-362	28-32 Upper Brook Street	Wilkinson	Discount store	E
TC-363	26 Upper Brook Street	Cancer Research UK	Charity shop	E
TC-364	26a Upper Brook Street	Boreham Christopher Jewellers	Jeweller	E
TC-365	24 Upper Brook Street	Salami Deli (Food Plus Express Salami Deli)	Food store (Food store)	E
TC-366	22 Upper Brook Street	Betfred	Betting office	SG
TC-367	20 Upper Brook Street	Fairtrade Shop	Fairtrade goods	E
TC-410	12 Northgate Street	Storico	Restaurant	E
TC-415	1 Great Colman Street	Bar A to Z (Vacant)	Sports bar (Vacant)	SG (V)
TC-416	3 Great Colman Street	Quest Dental Care	Dentist	E
TC-417	5 Great Colman Street	Slog and Hustle	Barbers	E
TC-418	7 Great Colman Street	Hamilton Smith	Estate agency	E
TC-419	9 Great Colman Street	Brothers Bar	Restaurant	E
TC-420	10 Great Colman Street	MDZ Consulting	Business consulting services	E
TC-421	8 Great Colman Street	John Oliver's Hairdressing	Hairdresser	E
TC-422	4a Great Colman Street	Vacant (Vacant - Fine and Country Estate Agents)	Vacant (Vacant - Estate agency)	V (E)
TC-423	2 Great Colman Street	IP1 Lettings and Property Management	Estate agent	E
TC-424	10 Northgate Street	The Vaping Emporium	E- Cigarettes	E
TC-425	8 Northgate Street	Cash Converters	Pawnbroker	E
TC-426	6 Northgate Street	Tennial	Employment agency	E
TC-427	4 Northgate Street	Audrey's Café	Café	E
TC-428	2 Northgate Street	New Style	Barbers shop	E
TC-429	1 -3 Carr Street	Santander	Bank	E
TC-430	5 Carr Street	Mobile Fone Experts	Mobile phones	E
TC-431	7 Carr Street	Salon Central	Hairdresser	E
TC-432	9 Carr Street	Vacant (Magazin Romanesce)	Vacant (Convenience store)	V (E)
TC-433	13 Carr Street	Print England (Design Print Signage)	Photo shop and printing	E
TC-434	15 Carr Street	The Entertainer	Toy shop	E

TC-435	17 Carr Street	Post Office	Post office	E
TC-436	24 Carr Street	Ipswich Nails Spa (Nails Spa)	Nail bar	SG
TC-437	22 Carr Street	Steam House Café (Vacant)	Café (Vacant)	E (V)
TC-438	20 Carr Street	Samaritans	Charity shop	E
TC-439	18 Carr Street	Vacant (Vacant - Orwells Butchers)	Vacant (Vacant - Butcher)	V (E)
TC-440	14-16 Carr Street	Milletts	Camping/outdoor	E
TC-441	10-12 Carr Street	Orient Supermarket	Supermarket	E
TC-442	8 Carr Street	I Love Noodle (Vacant - Subway)	Restaurant (Vacant – sandwich shop)	E (V)
TC-443	2 -4 Carr Street	Costa Coffee	Café/restaurant	E
TC-444 + TC-445	1-3 Tacket Street	RSPCA	Charity shop	E
TC-446	5 Tacket Street	Minuteman Press	Design and print	E
TC-447	5 Upper Brook Street	Coral	Betting office	SG
TC-448	7 Upper Brook Street	Vacant (Vacant - Hughes)	Vacant (Vacant - Electrical goods)	V (E)
TC-449	9 Upper Brook Street	Rush	Hairdressers	E
TC-450	11 Upper Brook Street	Vacant (Hearing Centre Care)	Vacant (Hearing aid centre)	V (E)
TC-451	13 Upper Brook Street	Cock & Pye	Public house	SG
TC-452	15-17 Upper Brook Street	Sense	Charity shop	E
TC-453	19 Upper Brook Street	Cash Exchange	Pawn shop (Loans)	E (SG)
TC-454	21 Upper Brook Street	Amplifon	Hearing aid centre	E
TC-455	Door to snooker centre, 5 Upper Brook Street	Vacant (Vacant - Snooker Centre)	Vacant (Vacant - Snooker club)	V (E)
TC-456	23 Upper Brook Street	Shuropody	Shoe shop	E
TC-457	25-27 Upper Brook Street	Cex Entertainment Exchange	Secondhand home entertainment	E
TC-458	29-33 Upper Brook Street	Savers	Toiletries	E
TC-459	35 Upper Brook Street	Greggs	Bakery	E
TC-460	37 Upper Brook Street	Game Nation	Gaming	SG
TC-461	39 Upper Brook Street	Lotus Nail Spa (Lotus Nails)	Nail bar	SG
TC-462	39a Upper Brook Street	Can Can	Luggage & bags	E
TC-463	41 Upper Brook Street	Salvation Army	Charity shop	E

TC-464	41a Upper Brook Street	Geek Retreat	Retail, gaming and café	E
TC-465	43 Upper Brook Street	Ocean Fish Bar	Restaurant	E
TC-466	45 Upper Brook Street	GSB Jewellers	Jewellers	E
TC-466a	47-49 Upper Brook Street	Fire Away Pizza	Restaurant	E
TC-467	51 Upper Brook Street	Stop Press	Newsagent	E
TC-468	21 Carr Street	Micro shops	Pop-up retail	E
TC-469	23-25 Carr Street	Specsavers	Optician	E
TC-470	27 Carr Street	Sports Direct	Sportswear	E
TC-471	29-31 Carr Street	Fresh Start and Coffee	Charity shop and café	E
TC-472	33 Carr Street	Card Factory	Cards/gifts	E
TC-473	35 Carr Street	Vacant (Vacant - Ladbrokes)	Vacant (Vacant - Betting office)	V (SG)
TC-474	37 Carr Street	Merkur Slots	Gaming	SG
TC-475	39 Carr Street	Cake Box	Bakery	E
TC-475a	41 Carr Street	Waffle & More	Desserts/café	E
TC-476	43 Carr Street	Vacant (Friterie Ipswich)	Vacant (Takeaway)	V (SG)
TC-477	26A Carr Street	Vacant (Vacant - Age UK)	Vacant (Charity shop)	V (E)
TC-478	26-32 Carr Street	Vacant (Poundland)	Vacant (Pound shop)	V (E)
TC-479	32a Carr Street	Ayan Turksh Barber (City Art Turkish Barber)	Barbers	E
TC-480	34 Carr Street	Betfred	Betting office	SG
TC-481	36 Carr Street	Armstrong & North Optician	Optician	E
TC-482	46 Carr Street	Vacant (TLC Homes Housegroup)	Vacant (Development offices)	V (E)
TC-483	38-44 Carr Street	Vacant (Vacant - Bright House)	Vacant (Furniture)	V (E)
TC-484	3 Old Foundry Road	Daley James	Hairdresser	E
TC-485	5 Old Foundry Road	Real Taste	Takeaway	SG
TC-486	9 Old Foundry Road	Dwelling	Dwelling	C3
TC-487	11 Old Foundry Road	Dwelling	Dwelling	C3
TC-488	15 and 17 Old Foundry Road	Dwelling	Dwelling	C3
TC-489	19 Old Foundry Road	Dwelling	Dwelling	C3
TC-490	75 Carr Street	Majors	Newsagent	E

TC-491 & 492	69-71 Carr Street	Asian and Afro Ltd	Convenience store	E
TC-493	65-67 Carr Street	The Salutation	Public house	SG
TC-494	63 Carr Street	Angel	Beauty salon	SG
TC-495	53 - 61 Carr Street	Vacant (Vacant - Argos)	Vacant (Vacant - Catalogue store)	V (E)
TC-496	47-51 Carr Street	B&M Store	Household goods	E
TCNew04	1 Arcade Street (& 2 Elm Street)	Arcade Street Tavern	Public house	SG
TCNew05	2-6 Arcade Street	Ellisons Solicitors	Solicitors	E
TCNew06	8 Lion Street	The Moloko	Bar/restaurant	SG
TCNew07	Rear of 8 Lion Street	The Club	Night club	SG
TCNew08	Swan and Hedgehog Inn King Street	Swan and Hedgehog	Public house	SG
TCNew09	7 King Street	Twig (Twig Flowers)	Florist	E
TCNew10	9-11 King Street	Papaky	Coffee shop	E
TCNew11	Mutual House & 2 Princes Street	Suffolk Building Society	Building society	E
TCNew12	4 Princes Street	A-Plan insurance	Insurance office	E
TCNew13	6 Princes Street	Connells Estate Agents	Estate agent (Office)	E
TCNew14	8-10 Princes Street	Vacant (Vacant – Royal Bank of Scotland)	Vacant (Vacant - Bank)	V (E)
TCNew15	12-14 Princes Street	Ipswich Combat Academy	Recreation and fitness facility	E
TCNew16	16 Princes Street	William H. Brown	Estate agent (Office)	E
TCNew17	18 Princes Street	Everyday Loans	Loan shop	SG
TCNew18	20 Princes Street	Residential Flats	Residential	C3
TCNew19	7-9 Princes Street	Carter Dawes IFA solutions	Financial planning office	E
TCNew20	11-13 Princes Street	Pure Recruitment	Employment Agent/office	E
TCNew21	15 Princes Street	Vacant (Vacant - Manpower)	Vacant (Vacant - Employment agency)	V (E)
TCNew22	17 Princes Street	Vacant (SAI Estates)	Vacant (Estate agent)	V (E)
TCNew23	19 Princes Street	Abracadavra Tattoo Art (upstairs unit)	Tattoo Studio	SG
TCNew24	21-23 Princes Street	Evolutio Ophthalmology	Medical treatment and diagnostic centre	E
TCNew25	25-27 Princes Street	Choices Healthcare	Medical recruitment	E
TCNew27	Town Hall Cornhill	Town Hall	Civic Centre	F1
TCNew28	Corn Exchange Princes Street	Corn Exchange	Theatre	SG

TCNew29	Electric House Lloyds Avenue	Haart	Estate agent	E
TCNew30	Old Post Office Cornhill	The Botanist	Bar/restaurant	SG
TCNew31	Club St Stephen's Church Lane	Ipswich Conservative Club	Social club	F2
TCNew32	St Stephen's Church St Stephen's Lane	The Church (Vacant – Tourist Information Centre)	Music venue (Vacant tourist information centre)	SG
TCNew33	29 Coytes Gardens	The Shop (Londis)	Convenience Store	E
TCNew34	6 Friars Street	Taj Darbar	Restaurant	E
TCNew35	6 Cox Lane	Adam & Eve	Hairdresser	E
TCNew36	8 Cox Lane	Wellbeing Pharmacy	Pharmacy	E
TCNew37	10 Cox Lane	DJV Boutique	Clothes Shop	E

### **Secondary Shopping Zone Summary**

<b>Secondary shopping zone</b>	<b>Number</b>	<b>Percentage</b>
Total units	233	100%
Class E units (including pop-up units)*	181	77.7%
Class E pop-up units*	1	0.4%
Non-class E units*	52	22.3%
Pubs, drinking establishments and takeaways*	20	8.6%
SG units*	42	18.0%
C1 units *	2	0.9%
C3 units	6	2.6%
F1 units*	1	0.4%
F2 units	1	0.4%
Occupied units	203	87.1%
Vacant units	30	12.9%

\*Including vacant units

## Specialist Shopping Zone

Unit	Address	Occupant 2023	Type of Business 2023	Use Class 2023
TC-075	2 Crown & Anchor Mews, Tower Ramparts	Vacant (Little Bubbas)	Vacant (Baby Shop)	V (E)
TC-076	1 Crown & Anchor Mews, Tower Ramparts	Pennikkity Pots	Ceramics	E
TC-200	1 Friars Street	Antonio Giovani	Hairdresser	E
TC-200a	3 Friars Street	Antonio Giovani	Hairdresser	E
TC-201	2 St Nicholas Street	Palmers and Partners	Estate agents	E
TC-201a	4 St Nicholas Street	Idelo Travel	Travel agency	E
TC-202	6-8 St Nicholas Street	Rocket Music Store	Music store	E
TC-203	10-12 St Nicholas Street	Ipswich Mortgage Centre	Financial services	E
TC-204	14-14a St Nicholas Street	Kwan Thai Restaurant	Restaurant	E
TC-205	16 St Nicholas Street	Hopsters	Craft ales and fine spirts	E
TC-206	18 St Nicholas Street	Café Myra	Café	E
TC-207	20 St Nicholas Street	Vacant (Olde English Sweet Shop)	Vacant (Sweetshop)	V (E)
TC-208	22 St Nicholas Street	Frame Workshop and Gallery	Picture framing	E
TC-209	24 St Nicholas Street	Cromwell's	Antiques and collectables	E
TC-210	2 St Peter's Street	Baiss & Co	Hairdresser	E
TC-211	4-6 St Peter's Street	Residential	Residential	C3
TC-212	8 St Peter's Street	The Pizzeria (Gandhi)	Restaurant	E
TC-213	10 St Peter's Street	Tavernetta	Restaurant	E
TC-214	14 St Peter's Street	Hullabaloo	Vegan Café	E
TC-215	16 St Peter's Street	WJ & LD Poulter	Dental Practice	E
TC-216	18 St Peter's Street	Vacant (USDAW)	Vacant (Trade union office)	V (E)
TC-217	30 St Peter's Street	Purity	Beauty treatments	SG
TC-218	32 St Peter's Street	Crafty Baba	Fabric	E
TC-219	34 St Peter's Street	Keystone	Estate agency	E
TC-220	Friars House, 2 Falcon Street	Leaders	Estate agency	E

TC-221	1-3 St Nicholas Street	Paul Henri	Hairdresser	E
TC-222	7 St Nicholas Street	St Nicholas Sandwich Shop (St Nicholas Stores)	Delicatessen	E
TC-223	9 St Nicholas Street	Foot Kandi	Beautician	SG
TC-224	17 St Nicholas Street	Zaika	Restaurant	E
TC-225	19-21 St Nicholas Street	Vacant (Zaika)	Vacant (Restaurant)	V (E)
TC-226	23 St Nicholas Street	Trongs	Restaurant	E
TC-227	25 St Nicholas Street	@twenty5	Restaurant	E
TC-228	27-29 St Nicholas Street	Fred Olsen Travel Agents (Travel Quest)	Travel agent	E
TC-229	31 St Nicholas Street	Modify	Hair Salon	E
TC-230	33-37 St Nicholas Street	Vacant (Bar K Grill)	Vacant (Restaurant)	V (E)
TC-231	39 St Nicholas Street	The Loft	Beauty Salon	SG
TC-232	41 St Nicholas Street	Vacant (Dress and Impress)	Vacant (Clothing)	V (E)
TC-233	43 St Nicholas Street	Aspects Health and Beauty	Beauty salon	SG
TC-234	45 St Nicholas Street	Antonio Giovani	Hairdresser	E
TC-235	47 St Nicholas Street	Community Hub Ipswich	Community/retail	E
TC-236	3-5 Silent Street	Vacant (Vacant - Claude Cox)	Vacant (Vacant - Bookshop)	V (E)
TC-239	1 St Peter's Street	Graceful Hair	Hairdresser	E
TC-239a	1b St Peter's Street	Lana's Holistic Centre	Healing/massage	E
TC-240	3 St Peter's Street	Entrance to 1st, 2nd & 3rd floor flats6	Dwelling	C3
TC-241	3a St Peter's Street	On the Huh	Café/restaurant	E
TC-242	5-7 St Peter's Street	Vacant (Vacant - GNMA)	Vacant (Vacant – Training Centre)	V (E)
TC-243	9-9a St Peter's Street	Thomas Wolsey	Public house	SG
TC-244	13 St Peter's Street	Vacant (Blackthorn Beauty)	Vacant (Beauty)	V (SG)
TC-244a	15 St Peter's Street	Vacant (Hug)	Vacant (Clothing)	V (E)
TC-244b	17 St Peter's Street	Italian Shirt Shop	Clothing	E
TC-245	19 St Peter's Street	Applaud Coffee	Café and coffee shop	E
TC-246	21 St Peter's Street	Love One	Gift Shop	E
TC-247	23 St Peter's Street	House In The Town	Antique furniture	E

TC-248	25 St Peter's Street	Maud's Attic	Antiques	E
TC-249	27 St Peter's Street	Merchant House Interiors	Antiques	E
TC-250	29 St Peter's Street	Merchant House Interiors	Antiques	E
TC-251	31 St Peter's Street	The Blitz 1940s Tearooms	Tea room	E
TC-252	33 St Peter's Street	Little Bubba's Baby Shop (Bride of St Peters)	Childrens and baby shop (Bridal clothing)	E
TC-253	33a St Peter's Street	Sorry Mum Tattoo (Vacant)	Tattoos (Vacant)	SG (V)
TC-254	35-39 St Peter's Street	Seven	Office	E
TC-255	4 Falcon Street	WM Brokers (Woodward Markwell Insurance Brokers)	Insurance	E
TC-256	6 Falcon Street	Gino's	Hairdresser	E
TC-257	8 Falcon Street	Vacant (David Brown & Co)	Vacant (Estate agency)	V (E)
TC-258	16a Falcon Street	Cab Smart	Taxi booking office	SG
TC-259	16 Falcon Street	Lanterns	Restaurant	E
TC-260	18 Falcon Street	Hidden Hearing	Hearing aid centre	E
TC-261	20 Falcon Street	Perfect Kebab House	Takeaway	SG
TC-262	22 Falcon Street	Vacant (Luna Bar and Lounge)	Vacant (Bar)	V (SG)
TC-263	24-26 Falcon Street	Vacant (New York Exchange Bar)	Vacant (Public house)	V (SG)
TC-264	37 Silent Street	Armed Forces Careers	Recruitment office	E
TC-265	2'Coachman's Court Old Cattle Market	Eden & Pulse (Eden)	Night club (Bar)	SG
TC-266	34 Silent Street	Joy Fast Food	Takeaway	SG
TC-267	32 Silent Street	Taylor Haldane Barlex	Solicitors	E
TC-268	6'Coachman's Court Old Cattle Market	Ipswich Fish & Chips	Takeaway	SG
TC-3'6	16 Dog's Head Street	Lewis	Hairdresser	E
TC-357	'2-14 Dog's Head Street	St Elizabeth's Hospice	Charity shop	E
TC-358'8-10 Dog's Head Street	Emmaus Suffolk (Vacant)	Charity shop (Vacant)	E (V)	
TC-'59	6 Dog's Head Street	Fly Girls	Wigs	E
TC-'60	4 Dog's Head Street	Best Kebab Centre	Takeaway	SG
TC-'61	2 Dog's Head Street	The Plough	Public house	SG



TC-514	60 Upper Orwell Street	Turkish Kebab House	Takeaway	SG
TC-515	62 Upper Orwell Street	Istanbul Kebab (Istanbul Kebab House)	Takeaway	SG
TC-516	64 Upper Orwell Street	First Health Chinese Ac. & Herbs (Chinese Herbs)	Chinese remedies	E
TC-517	66 Upper Orwell Street	Tattoo Art Studio (Abrakadvra)	Tattoos (Tattoos & piercing)	SG
TC-518	68 Upper Orwell Street	Pulse and Cocktails Adult Superstore	Adult interest	E
TC-519	70 Upper Orwell Street	MA Barbers (Nails 4 You)	Barber (Nail salon)	E (SG)
TC-519a	72 Upper Orwell Street	Hair by Annette	Hairdresser and beauty salon	E
TC-520	17 Orwell Place	Miss Quirky Kicks	Gift Shop	E
TC-521	15 Orwell Place	Midnight Moon	Gifts	E
TC-522	11 Orwell Place	Cambio's Hair Stylists (Cambios)	Barber (Hairdresser)	E
TC-523	9 Orwell Place	Soleil Tanning Studio (Tanning Studio)	Beauty salon	SG
TC-543	75 Upper Orwell Street	Vacant (Peak Pancakes)	Vacant (Pancake€fé)	V (E)
TC-544	71 Upper Orwell Street	Vacant (Vacant – Takeaway Krazy)	Vacant (Vacant - Takeaway)	V (SG)
TC-544a	73 Upper Orwell Street	Million Flavours	Restaurant	E
TC-545	67 Upper Orwell Street	Dwelling	Dwelling	C3
TC-546	65 Upper Orwell Street	Unnamed Shop' (Vacant)	Clothing (Vacant)	E (V)
TC-547	63 Upper Orwell Street	Jamaica Street	Restaurant	E
TC-554	13 Eagle Street	MONCEF	Hairdresser	E
TC-555	11 Eagle Street	New Little Hut	Off-Licence	E
TC-555a	11a Eagle Street	ERDM Architecture	Architects	E
TC-556	9a Eagle Street	What Associates	Creative Agency	E
TC-557	7 Eagle Street	Scarz & Barz	Body piercing	SG
TC-558	5 Eagle Street	Vacant (Angry Elf)	Vacant (Tattoo Studio)	V (SG)
TC-559	1-3 Eagle Street	Angry Elf Tattoos	Tattoos	SG
TC-561	2 Tacket Street	The Shamrock	Bar	SG
TC-562	4 Tacket Street	Avesta (Vacant)	Café (Vacant)	E (V)
TC-563	6 Tacket Street	TC Barber Club	Barber	E
TC-564	8 Tacket Street	Dream Coffee & Bar (Nibbles Barr)	Café (Bakery)	E

TC-565	10 Tacket Street	Distilled Republik	Wine bar	SG
TC-566	10a Tacket Street	Gateway Continental Convenience Store / Sam Kebab	Convenience store / Takeaway <sup>2</sup>	E / SG
TC-567	12 Tacket Street	Langden Games	Games shop	E (SG)
TC-568	14 Tacket Street	Star Barbers	Barbers	E
TC-569	14a Tacket Street	Ana's Art Café (Ana Gift Shop)	Café/retail	E
TC-570	16 Tacket Street	Vacant (La Sofre Kitchen)	Vacant (BBQ / mezze restaurant)	V (E)
TC-571	18 Tacket Street	Salt N Pepper	Café	E
TC-572	20 Tacket Street	Tacket Street Convenience Store	Convenience store	E
TC-573	22 Tacket Street	Vacant (Kersey Opticians)	Vacant (Optician)	V (E)
TC-574	24 Tacket Street	Renaissance Hair and Beauty	Hairdresser	E
TC-575	26 Tacket Street	Jonty's	Clothing	E
TC-576	28 Tacket Street	The Bloom Lounge	Restaurant	E
TC-576a	30-32 Tacket Street	Go East	Groceries	E
TC-577	34-38 Tacket Street	Vacant (Barr Construction Personnel)	Vacant (Recruitment agency)	V (E)
TC-578	40 Tacket Street	Ipswich 5 Star Convenience Shop	Convenience Store	E
TC-579	42 Tacket Street	Primo Hair Lounge	Hairdresser	E
TC-580	42a Tacket Street	ARTACOM	Electrical 2nd hand shop	E
TC-581	44 Tacket Street	Spirit and Skin	Beauty salon	E
TC-582	2 Orwell Place	Suffolk Bridal	Bridal wear	E
TC-583	2 Orwell Place	Unicorn Studios	Office Space for Hire	E
TC-584	4-4a Orwell Place	Bangkok Heightz	Restaurant	E
TC-585	6 Orwell Place	The Dhaka	Restaurant	E
TC-586	8 Orwell Place	Vacant (Ascension Aquatics)	Vacant (Pet shop – fish)	V (E)
TC-587	Orwell House, 10-12 Orwell Place	Terrence Higgins Trust	Sexual Health Clinic	E
TC-588	14 Orwell Place	Shadow Gallery	Barber	E
TC-589	2 Fore Street	Isabella Beauty Salon (Exclusive)	Beauty Salon (Hair/beauty)	SG (E)
TC-590	4a Fore Street	Countywide	Estate agency	E

<sup>2</sup> The store has been subdivided, there no record of planning permission.

TC-590a	4b Fore Street	Suffolk Community Acupuncture	Acupuncture	E
TC-591	6-8 Fore Street	SLS Hair Boutique	Hairdresser	E
TC-592a	14-16 Fore Street	Pizza Star and Coffee <sup>3</sup>	Restaurant	E
TC-592b	18-20 Fore Street	Efes Kebab	Takeaway	SG
TC-593	20a Fore Street	Dance Vibe	Dance clothing	E
TC-594	22 Fore Street	Dance Style	Dance clothing	E
TC-595	22a Fore Street	Mens Inc Barbers	Hairdresser	E
TC-596	24 Fore Street	Find a Job/Harris Strategic Land/Taylor Whitmore	Office space (Recruitment agency)	E
TC-597	26-28 Fore Street	Iza's Beauty Salon (Takayama)	Beauty Salon (Restaurant)	SG (E)
TC-598	32 Fore Street	Residential (Vacant)	Residential (Vacant)	C3 (V)
TC-599	1-3 Fore Street	Spread Eagle	Public house	SG
TC-600	4-6 Eagle Street	Central City Comics	Comics	E
TC-601	8 Eagle Street	Essential Vintage	Vintage clothing	E
TC-602	10 Eagle Street	Vacant (The Green Man Lounge)	Vacant (Cannabis Lounge)	V (E)
TC-603	5-7 Fore Street	The Dress Circle	Clothing	E
TC-604	9 Fore Street	Glendale	Hairdresser	E
TC-605	11 Fore Street	West Suffolk College	Training centre	F1
TC-606	13a, Fore Street	AbraKadava	Tattoo studio	SG
TC-606a	13b & c Fore Street	Residential	Residential	C3
TC-607	15 Fore Street	Lift Beauty Clinic	Beauty Salon	SG
TC-608	17 Fore Street	Body Care Plus	Chiropractor	E
TC-609	19-23 Fore Street	Residential	Residential	C3
TC-610	19-23 Fore Street	Residential	Residential	C3
TC-611	19-23 Fore Street	Residential	Residential	C3
TC-612	25 Fore Street	East Ocean	Restaurant	E
TC-613	27-31 Fore Street	A Passage to India	Indian restaurant	E
TC-614	33 Fore Street	Elizabeth Holdings	Lettings	E

<sup>3</sup> The store has been subdivided, there no record of planning permission.

TC-615	35-43 Fore Street	Vacant (WS Training)	Vacant (Office)	V (E)
TC-618	11 St Nicholas Street	Bar Twenty One	Cocktail Bar (Restaurant/bar)	SG (E)
TC-619	13 St Nicholas Street	Takayama (La Cueva)	Restaurant (Restaurant/bar)	E
TC-635	12 Tacket Street	Gateway Continental	Supermarket	E
TC-636	12 Tacket Street	Sam Kebab (The Greek Hut)	Takeaway	SG
TCNew39	1 Wingfield Street	House of Aesthetics	Beauty Treatments	SG
TCNew40	46-48 St Nicholas Street	Hays	Recruitment Agency	E
TCNew41	50 St Nicholas Street	Gill Associates	Chartered Surveyors	E

### **Specialist Shopping Zone Summary**

<b>Specialist shopping zone</b>	<b>Number</b>	<b>Percentage</b>
Class E units	125	73.5%
Non-class E units*	45	26.5%
Pubs, drinking establishments and takeaways*	19	11.2%
SG units*	36	21.2%
C3 units	8	4.7%
F1 units*	1	0.6%
Occupied units	148	87.1%
Vacant units	22	12.9%

\*Including vacant units

## Section C – Commentary

### Central Shopping Area/ General Conclusions

#### Introduction

The Central Shopping Area comprises the Primary, Secondary and Specialist Shopping Zones, which are defined on the IP-One Area Inset Policies Map. This analysis moves away from a frontage-based study to a use-based study (by unit). This is in compliance with the adopted Ipswich Local Plan (2022).

#### Non-Class E Uses

The portion of non-class E uses across the Central Shopping Area has shown a decrease from 6.8% in 2022 to 6.3% in 2023, although occupancy rates have only increased by around 5%. This is primarily due to an expansion of existing premises. The data suggest a stable or growing demand for non-class E uses.

The data suggest that the percentage have been exceeded in the Secondary Shopping Zone. Proposals for non-class E uses that would exceed the maximum thresholds outlined for the zones above will only be permitted in circumstances where it can be robustly demonstrated that such a change would be beneficial to the vitality and viability of the shopping zone, such as uses that help to attract people to visit the centre during the evening, as well as flats above shops.

#### Takeaways and Public Houses

The 2022 Local Plan introduces measures to guide takeaway uses and public houses within the Central Shopping Area, aiming to ensure a balanced mix of uses.

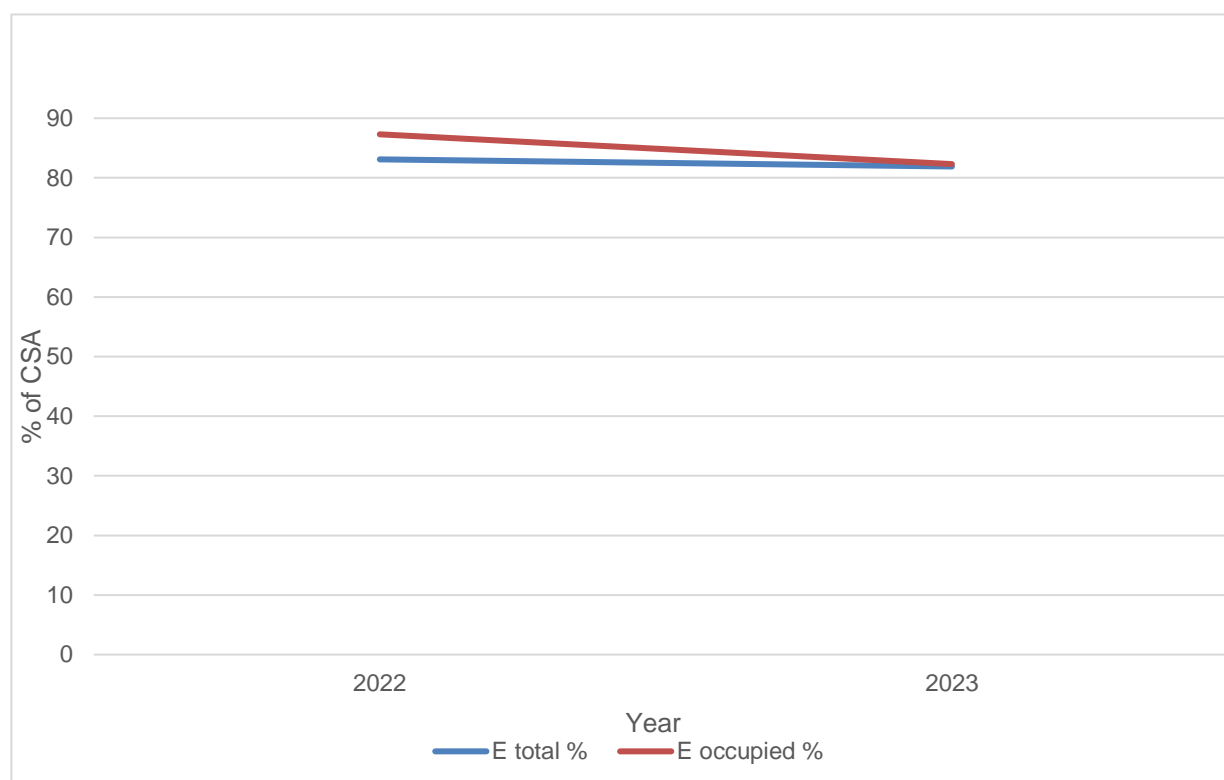
In the Primary Shopping Zone takeaway uses will not be permitted (Policy DM27 – The Central Shopping Area). *“In the Secondary Shopping Zone public houses, drinking establishments, takeaways, betting shops and payday loan shops and other main town centre uses (as defined by the NPPF 2021) will be permitted where they will not exceed 15% of the units within the zone, provided the proposal does not create a concentration of more than three adjacent non-class E units, and the site is not adjacent to an existing non-class E use within the same Use Class as the proposal. No more than 10% of the total identified units within the Secondary Shopping Zone will be permitted for public houses, drinking establishments or takeaway uses.”*

In the Specialist Shopping Zone no more than 35% of the total identified units within the identified sub-group of the Specialist Shopping Zone will be permitted for public houses, drinking establishments and takeaway uses. In the 2022/23 monitoring period, there was a 0.4% increase in pub and takeaway uses, limited to the Secondary and Specialist Shopping Zones. This reflects the continued effectiveness of Policy DM27 in supporting a balanced mix of uses within the Central Shopping Area.

#### Class E Uses

Class E planning use was introduced in England on 1 September 2020 and covers the former use classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure) and puts them all into one new use class. The introduction of Class E aimed to provide greater flexibility for property owners and businesses to adapt to changing market conditions without the need for planning permission for changes within this class. The changes in the Use Classes Order mean that we cannot accurately compare town centre shopping function with previous years. The Central Shopping Area is divided into three zones comprising the Primary Shopping Zone, the Secondary Shopping Zone and the Specialist Shopping Zone.

Figure 1 – Total Class E Uses in the Central Shopping Area in the Financial Years 2022 to 2023



	2022	2023
E total %	83.1	81.9
E occupied %	87.3	82.3

Table 2 – Percentage and Occupancy Rates for Non-Class E Uses 2022-2023

Non-Class E Uses 2022/23				
	2022 Non-class E total %	2022 Non-class E total occupied %	2023 Non-class E total %	2023 Non-class E total occupied %
Primary Shopping Zone	6.8	71.4	6.3	76.9
Secondary Shopping Zone	21.9	90.2	22.3	90.4
Specialist Shopping Zone	22.9	92.3	26.5	88.6
Central Shopping Area Total	16.9	88.3	18.1	88.9

Policy DM27 of the Ipswich Local Plan (2022) places limits on the number of non-class E uses. The Primary Shopping Zone is the principal retail centre for Ipswich. All uses in the Primary Shopping Zone are required to be primary commercial, business and service uses on the ground floor.

Within the Secondary Shopping Zone, no more than 15% of units can be non-class E use. The policy also seeks to prevent an over concentration by restricting non-class E uses from forming a group of three or more adjacent premises. In addition, any proposed non-Class E use must not be located adjacent to an existing non-class E use.

Within the Specialist Shopping Zone main town centre uses, other than retail, as defined in the NPPF will be permitted where they will not exceed 40% of the units. No more than 35% of the total identified units within the identified sub-group of the Specialist Shopping Zone will be permitted for public houses, drinking establishments and takeaway uses. These restrictions are in place in the interest of the vitality and viability of the Town Centre as the principal location for retail uses.

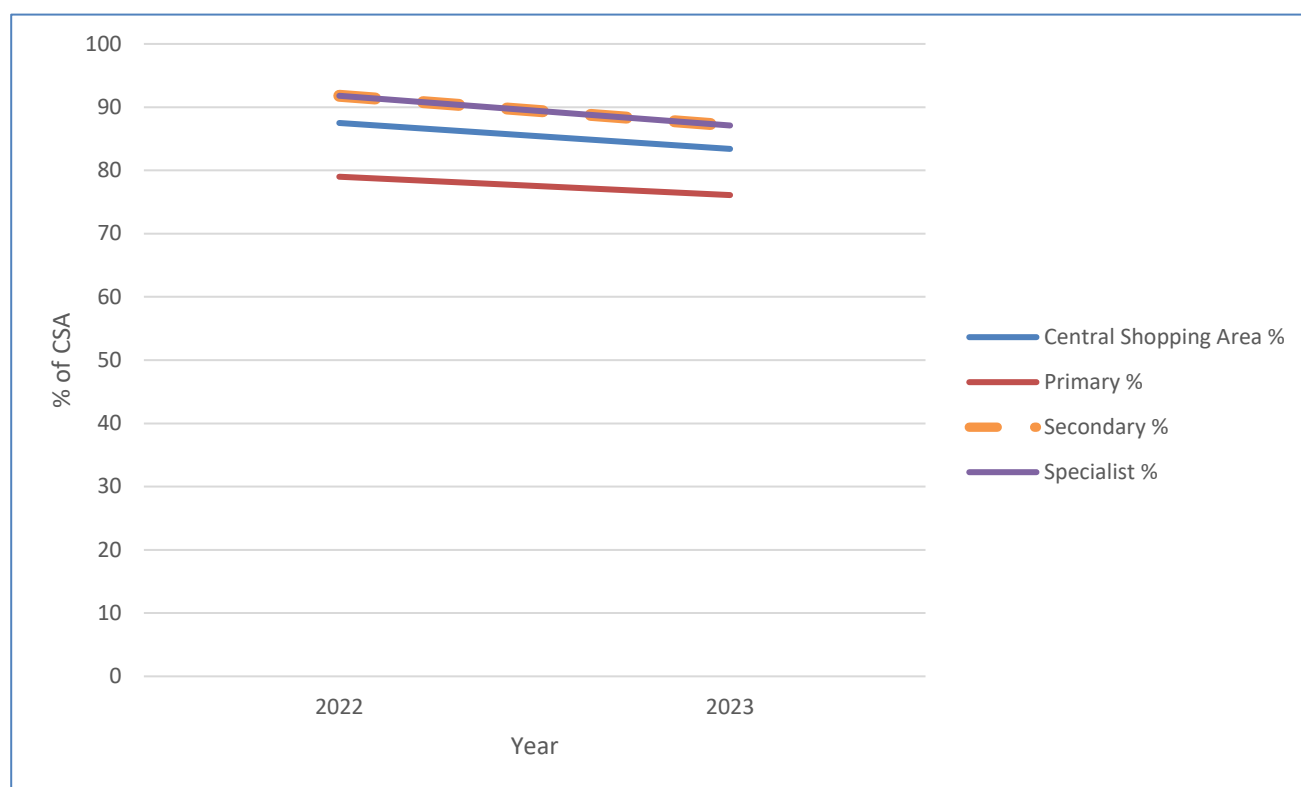
**Table 3 – Percentage of Pubs, Drinking Establishments and Takeaways in each Shopping Zone 2022-23**

Pubs, Drinking Establishments and Takeaway (PDT) Usage 2022/23				
	2022 PDT total %	2022 PDT total occupied %	2023 PDT total %	2023 PDT occupied %
Primary Shopping Zone	2.4	60.0	2.0	50.0
Secondary Shopping Zone	8.2	84.2	8.6	85.0
Specialist Shopping Zone	10.0	88.2	11.2	84.2
Entire Central Shopping Area	6.7	82.9	7.1	74.4

Table 3 shows a that there is a slight decrease in the proportion of Non-Class E uses from 6.8% in 2022 to 6.3% in 2023. However, the occupancy rate for these uses increased from 71.4% to 76.9%, indicating a higher utilization of Non-Class E spaces. The proportion of Non-Class E uses increased slightly from 21.9% in 2022 to 22.3% in 2023. The Secondary Shopping Zone has exceeded the portion of non-Class E uses and no further increases will be supported by Policy DM27, unless it can be robustly demonstrated that a change to a non-Class E use would be beneficial to the vitality and viability of the shopping zone.

Since the 2021/22 survey, the proportion of pubs, drinking establishments and takeaway uses has seen a 0.4% increase. There were increases in the Secondary Shopping Zone (0.4%) and the Specialist Shopping Zone (1.2%) but a fall of 0.4% in the Primary Shopping Zone. In 2023, 25.6% of pubs, drinking establishments and takeaways are vacant cross the Central Shopping Area, which is an increase of 8.5% compared to the 17.1% vacancy rate in 2022.

Figure 2 – Unit Occupancy Percentage in the Central Shopping Area between 2022-2023



	2022	2023
Central Shopping Area %	87.5	83.4
Primary %	79	76.1
Secondary %	91.8	87.1
Specialist %	91.8	87.1

### Vacancy rates

In line with the national position there has been an increase in vacant units across the Central Shopping Area in all Zones. The largest proportional increase has been in the Specialist Shopping Zone. In the Primary Shopping Zone the increase in vacancy rates is relatively static only increasing by 2.9%, whereas the Secondary Shopping Zone and Specialist Shopping Zone have both increased vacancy rates by 4.7%. The Specialist and Secondary Zones are largely independent retailers and restaurants which are more susceptible to the cost of living crisis and higher interest rates. However, occupation rates whilst dipping remain vibrant in the Specialist and Secondary Zones.

**Table 4 – Percentage of Occupied and Vacant Units in each Shopping Zone 2022-23**

Vacant/occupied Units 2022/23				
	2022 vacant units total %	2022 occupied units total %	2023 vacant units total %	2023 occupied units total %
Primary Shopping Zone	21.0	79.0	23.9	76.1
Secondary Shopping Zone	8.2	91.8	12.9	87.1
Specialist Shopping Zone	8.2	91.8	12.9	87.1
Entire Central Shopping Area	12.5	87.5	16.6	83.4



## Primary Shopping Zone

The Primary Shopping Zone is the principal retail centre for Ipswich. All uses in the Primary Shopping Zone are required to be primary commercial, business and service uses on the ground floor. There are currently no takeaway uses within the Primary Shopping Zone and any proposal to change an existing use to a takeaway are not supported under Policy DM27, which expects Class E Uses to dominate the Primary Shopping Zone.

**Table 5 – Primary Shopping Zone Use Classes and Occupations 2022-23**

Primary Shopping Zone Use Class Calculations (Unit Numbers in Brackets)		
	Total %	Occupied Total %
Use Class E	93.7 (192)	76.0 (146)
Use Class SG	5.4 (11)	81.8 (9)
Use Class C1	0.5 (1)	0.0 (0)
Use Class F1	0.5 (1)	100.0 (1)

## Secondary Shopping Zone

The Secondary Shopping Zone is designed to accommodate a wider range of town centre uses for example Class F1 training establishments as well as Class E uses. It is anticipated that other main town centre uses as defined by the NPPF should not exceed 15% of units within this Zone. Sui Generis<sup>4</sup> uses are slightly higher than anticipated at 18%.

**Table 6 – Secondary Shopping Zone Use Classes and Occupied Units 2022-23**

Secondary Shopping Zone Use Class Calculations (Unit Numbers in Brackets)		
	Total %	Occupied Total %
Use Class E	77.7 (181)	86.2 (156)
Use Class SG	18.0 (42)	88.1 (37)
Use Class C1	0.9 (2)	100.0 (2)
Use Class C3	2.6 (6)	100.0 (6)
Use Class F1	0.4 (1)	100.0 (1)
Use Class F2	0.4 (1)	100.0 (1)

## Specialist Shopping Zone

The Specialist Shopping Zone is formed of the streets on the periphery of the town centre and is the location where a greater diversity of uses is anticipated and accommodated. The occupancy levels of Class E use is similar to the Secondary Shopping Zone and also higher than the Primary Shopping Zone. For Sui Generis uses there is 2% less units occupied than the Secondary Shopping Zone.

<sup>4</sup> Sui Generis in the context of planning means 'in a class of its own'. Certain uses are specifically defined as Sui Generis by legislation, whereas for other uses they land into the sui generis category when they fall outside of the defined limits of other use classes. For example, betting offices, payday loan shops, theatres, larger houses in multiple occupation, petrol filling stations, car showrooms, nightclubs, launderettes, casinos and taxi companies

**Table 7 – Specialist Shopping Zone Use Classes and Occupancy 2022-23**

Specialist Shopping Zone Use Class Calculations (Unit numbers in brackets)		
	Total %	Occupied total %
Use Class E	73.5 (125)	86.4 (108)
Use Class SG	21.2 (36)	86.1 (31)
Use Class C3	4.7 (8)	100.0 (8)
Use Class F1	0.6 (1)	100.0 (1)

In terms of vacancies as shown in Table 7 there has been an increase of 4.7% between the 2022 survey and 2023 survey.

## **Appendix 1: Core Strategy Policies**

The policies below are contained in the adopted Ipswich Borough Council Ipswich Local Plan Review 2018-2036 which was adopted on the 23<sup>rd</sup> March 2022.

For the purposes of this Authority Monitoring Report year (2022-2023), this will be the first year that this retail survey will reflect the amended CS14 policy and the new policy, DM27 below.

### **Policy CS14: Retail Development and Main Town Centre Uses**

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

The Council has allocated land for 10,000 sq.m net of new comparison retail floorspace up to 2031, in accordance with the national requirement to allocate suitable sites in town centres to meet likely need looking at least ten years ahead. This reflects the Ipswich Vision Strategy for the Town Centre, the scale of housing growth set out in the plan, latest household projections and the most up-to-date evidence and monitoring of market conditions and the changing nature of the high street. The Council will review retail need within five years to ensure that this approach best supports the success of the Town Centre. The need for convenience floorspace over the same period will be met by the new District Centre at Ipswich Garden Suburb allocated through Policy CS10.

In the District Centres and Local Centres, the Council will encourage retail development of a scale appropriate to their size, function and catchment.

Through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document Review, the Council has:

- amended the Central Shopping Area and frontage zones to deliver flexibility;
- strengthened north-south connectivity through the Town Centre; and
- allocated sites within defined centres for retail development.

This will enable the delivery of additional floorspace to diversify the retail offer.

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

The Council will also promote environmental enhancements and urban greening to the town centre through the Public Realm Strategy Supplementary Planning Document and improved public transport accessibility.

### **Policy DM27: 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, building in flexibility to meet the needs of retailers and leisure businesses appropriate to the Central Shopping Area.**

The Central Shopping Area comprises the Primary, Secondary and Specialist Shopping Zones, which are defined on the IP-One Area Inset Policies Map. Sites identified as suitable for major retail investment are allocated in the Site Allocations and Policies (incorporating IPOne Area Action Plan) Development Plan Document Review.

**Class E use (commercial, business and service) should remain the predominant use at all times**

in the Central Shopping Area, to ensure the strategic town centre function of Ipswich is maintained.

- a) **Primary Shopping Zone** – this is the principal retail centre for Ipswich. All uses in the Primary Shopping Zone are required to be primary commercial, business and service uses on the ground floor. Here takeaway uses will not be permitted.
- b) **Secondary Shopping Zone** – public houses, drinking establishments, takeaways, betting shops and payday loan shops and other main town centre uses (as defined by the NPPF 2021) will be permitted where they will not exceed 15% of the units within the zone, provided the proposal does not create a concentration of more than three adjacent non-class E units, and the site is not adjacent to an existing nonclass E use within the same Use Class as the proposal. No more than 10% of the total identified units within the Secondary Shopping Zone will be permitted for public houses, drinking establishments or takeaway uses. The Council will support Local Development Orders which help to maintain an appropriate mix of uses and will support the use of pop-up shops. This could also include limited use of training centres (F.1) and other such uses appropriate to the Secondary Shopping Zone.
- c) **Specialist Shopping Zone** – this zone comprises non-multiple retail uses, specialist shops such as music shops and services such as beauticians and hairdressers and jewellers or bespoke clothing and bags. Many of the units are listed buildings. It is in this zone and the Secondary Shopping Zone where there are the majority of unlet units. Again, the Council supports the use of unlet units for pop-up shops and restaurants. Main town centre uses, other than retail, as defined in the NPPF will be permitted where they will not exceed 40% of the units. No more than 35% of the total identified units within the identified sub-group of the Specialist Shopping Zone will be permitted for public houses, drinking establishments and takeaway uses.

Proposals for non-class E uses that would exceed the maximum thresholds outlined for the zones above will only be permitted in circumstances where it can be robustly demonstrated that such a change would be beneficial to the vitality and viability of the shopping zone, such as uses that help to attract people to visit the centre during the evening, as well as flats above shops.

Restaurants (where permission is required), public houses, drinking establishments and takeaway uses and other main town centre uses will only be permitted where they have no detrimental effect on the residential amenities of nearby residents in terms of noise, fumes, smell, litter and general activity generated from the use and retain an active frontage.

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

The Council will not grant planning permission for the change of use of a ground floor unit to a use falling outside Class E, public houses, drinking establishments and takeaway uses in Primary Shopping Zones; and falling outside Class E, public houses, drinking establishments and takeaway uses or a suitable town centre use as defined by the NPPF in the Secondary Shopping Zones.

The Council will support opportunities to use vacant shop units for uses such as pop-up shops. It will also work closely with other organisations so that a shared town centre vision is created for the 21st century.

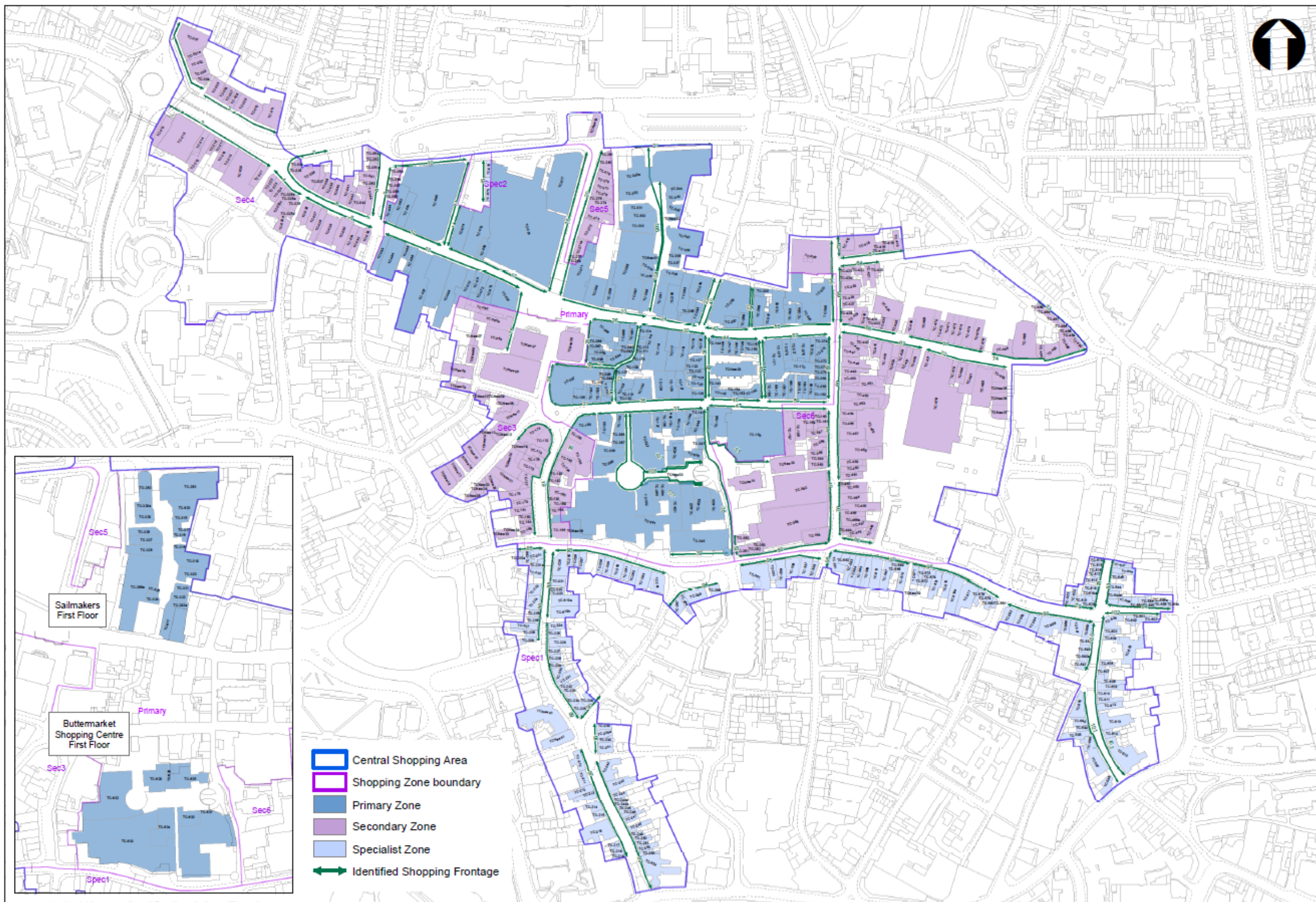
The Council also supports the retention of the open market and will work to ensure it meets the needs of residents and visitors to the Borough.

Developers need to also ensure that proposals contribute positively to the objectives of the Ipswich Town Centre and Waterfront Public Realm Strategy SPD, Shopfront Design Guide SPD

**and other relevant SPD. The Council will expect proposals to contribute to the creation of a dementia-friendly town centre which is fit for all.**

## Appendix 2: Plans

### Plan 1: Survey Area – Ipswich Central Shopping Area





## Appendix 3: Use Classes (as amended in 2020)

Source: Planning Portal -

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

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

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

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

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

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

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

- theatres
- amusement arcades/centres or funfairs
- launderettes
- fuel stations
- hiring, selling and/or displaying motor vehicles
- taxi businesses
- scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles
- 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act



1906 (as amended))

- hostels (providing no significant element of care)
- waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste
- retail warehouse clubs
- nightclubs
- casinos
- betting offices/shops
- pay day loan shops
- public houses, wine bars, or drinking establishments – (*previously Class A4*)
- drinking establishments with expanded food provision – (*previously Class A4*)
- hot food takeaways – (*previously Class A5*)
- venues for live music performance – (*newly defined*)
- cinemas – (*previously Class D2(a)*)
- concert halls – (*previously Class D2(b)*)
- bingo halls – (*previously Class D2(c)*)
- dance halls – (*previously Class D2(d)*)

Other uses become 'sui generis' where they fall outside the defined limits of any other use class. Residential uses in Class C remain the same.

Planning permission is not needed when the existing and the proposed uses fall within the same 'use class', or if [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) (as amended) (the 'GPDO'), says that a change of use is permitted to another specified 'use class'. The latest updates to legislation came into force on 01 September 2020.

#### Class B

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

#### Class C

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

homeowner who is living with a lodger

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

## Class E - Commercial, Business and Service

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

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

## Class F - Local Community and Learning

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

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

## Sui Generis

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

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

- theatres
- amusement arcades/centres or funfairs

- launderettes
- fuel stations
- hiring, selling and/or displaying motor vehicles
- taxi businesses
- scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles
- 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended))
- hostels (providing no significant element of care)
- waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste
- retail warehouse clubs
- nightclubs
- casinos
- betting offices/shops
- pay day loan shops
- public houses, wine bars, or drinking establishments – from 1 September 2020, previously Class A4
- drinking establishments with expanded food provision – from 1 September 2020, previously Class A4
- hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) – from 1 September 2020, previously Class A5
- venues for live music performance – newly defined as 'Sui Generis' use from 1 September 2020
- cinemas – from 1 September 2020, previously Class D2(a)
- concert halls – from 1 September 2020, previously Class D2(b)
- bingo halls – from 1 September 2020, previously Class D2(c)
- dance halls – from 1 September 2020, previously Class D2(d)
- Other uses become 'sui generis' where they fall outside the defined limits of any other use class.
- For example, C4 (Houses in multiple occupation) is limited to houses with no more than six residents. Therefore, houses in multiple occupation with more than six residents become a 'sui generis' use.

## Appendix 4: Main Town Centre Uses Definition

As defined in the 2023 NPPF Definitions:

- Retail development including:
  - Warehouse clubs
  - Factory outlet centres
- Leisure, entertainment and more intensive sport and recreation uses including:
  - Cinemas
  - Restaurants
  - Drive-through restaurants
  - Bars and pubs
  - Nightclubs
  - Casinos
  - Health and fitness centres
  - Indoor bowling centres
  - Bingo halls
- Offices
- Arts, culture and tourism development including:
  - Theatres
  - Museums
  - Galleries and concert halls
  - Hotels and conference facilities