

Ipswich Local Plan

Employment Land Availability September 2017

(Data collected in November / December 2016)



Planning and Development
Ipswich Borough Council
Grafton House, Russell Road
Ipswich IP1 2DE
(01473) 432019

Email: planningpolicy@ipswich.gov.uk
website: www.ipswich.gov.uk

Contents

Page(s)	
1	Summary
3-4	Assessment of land available for employment use
5-6	Assessment of the take-up of allocated employment land
8-10	Loss of Employment Floorspace
	Part 1: Planning Applications (1st April 2015 – 31st March 2016)
11-12	Current Planning Applications (minimum gross floorspace of 100m ²)
13	Totals
	Part 2: Survey of Employment Areas (November/December 2016)
14-41	Details of occupiers and any current planning permissions within existing employment areas.
14-17	1. White House Industrial Estate
17-19	2. Dales Rd, Knightsdale Rd Area
19	3. Eastway Business Park, Sproughton Rd
20-21	4. Boss Hall Industrial Estate, Sproughton Rd
21-24	5. Hadleigh Road Industrial Estate
24	6. Land South of London Road, east of Scrivener Drive
25-26	7. 'Ipswich Village' area: Handford Road, Ranelagh Road. Portman's Walk, Princes Street and Commercial Road area
26	8. Dock Street, Great Whip Street and Gower Street
26-28	9. Riverside Industrial Park and West Bank area
28	10. Cavendish Street and White Elm Street
28-20	11. Holywells Road and Holywells Close area
29-31	12. Landseer Road, Greenwich Close, Greenwich Road, Cliff Quay, Sandy Hill Lane & Raeburn Road south area
31	13. Felixstowe Road, Derby Road and Hines Road
32	14. Wright Road and Cobham Road
32-34	15. The Drift, Leslie Road and Nacton Road
34-41	16. Ransomes Europark, Nacton Road
42	Summary of changes and vacant units within employment areas
43-44	Appendix A: Use Classes Order
45	Reference for Plans of Existing Employment Areas 1 to 16 Map Showing Location of existing Employment Areas in Ipswich Site plans of Existing Employment Areas 1 to 16

Useful Contact Names at Ipswich Borough Council

Planning Policy enquiries:	Sarah Barker	(01473) 432937
Economic Development enquiries:	Lizzie Mapplebeck	(01473) 432925
Development Management enquiries:	Carlos Hone	(01473) 432917

Summary

The Council has been publishing Employment Land Availability (ELA) reports since 2004. Extensive surveys are carried out annually for main employment areas, as identified through saved policies of the 1997 adopted Local Plan and the Proposals Map, which was the adopted planning policy position for the monitoring year. Sites with current planning permissions for employment use are also monitored annually and updated in the report. This ELA report covers the period between 1st April 2015 and 31st March 2016.

Employment land is defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments as follows:

B1 – business class (offices, research and development and light industry);

B2 – general industry other than B1 or B8;

B8 – storage and distribution.

This report also reports on A2 uses (Financial and Professional Services) and on Sui Generis employment uses (i.e. employment generating uses which are not within the B use classes). The Use Classes are shown in Appendix A.

Employment Land Available

The total amount of employment land available has decreased by 2.99 hectares (ha) to 70.4ha across the whole of Ipswich, largely due to the implementation or expiry of planning permissions. The total consists of 1.18ha unimplemented planning permissions, 20.98ha on allocated land and 48.24ha of vacant land within identified employment areas. Of the 48.24ha of vacant land in employment areas, 7.32ha has planning permission or is proposed for allocation for non-employment uses. It should also be noted that the 1.18ha of land with planning permission relates however to changes of use and extensions and only 0.35ha of vacant land. A more realistic figure for vacant employment land is therefore 63.01ha.

Completions and permissions

Total completions on employment land for the year 2015-16 were recorded as 1.144ha, with a further 5,226 sqm completed elsewhere. This is made up largely of redevelopment of former industrial business land. Planning permissions granted for employment sites (over 100 sqm) during the monitoring year 2015-16 amount to 6.64ha or 20,182 sqm. Of this 4.05ha / 13,509 sqm relates to new employment floorspace, whilst the remainder relates to changes of use within employment use classes or extensions in time for existing operations.

Loss of employment floorspace

A total of 1,150 sqm of floorspace has been lost through completions during 2015/16. Planning permission has been granted for the loss of a further 3,829 sqm of floorspace. The losses of employment floorspace relate partly to the creation of residential uses, redevelopment of existing buildings by the occupier and other changes to use. Changes to Permitted Development rights in 2013 have resulted in prior approval being given for 22,177 sqm of conversion from B1 office to residential use, of which 18,075 sqm is within the defined employment areas. Employment floorspace lost to residential use include both large and small units across a range of locations in the town. The survey shows that more B1 floorspace is being lost than that being created or permitted. However, the majority of this is being carried out under Permitted Development rights.

Survey of Employment Areas

All identified employment areas in the 1997 adopted Local Plan are surveyed annually for the monitoring of vacant units and plots. The survey data is cross-checked against other sources, as it is not always clear whether some premises are occupied. The objective of the survey is

to monitor the supply of employment land to provide accurate and up-to-date data for the Local Plan evidence base and to measure the effectiveness of policies. This year the total number of vacant units is 77, which is 8 units fewer than in 2014-15. The total number of units has however been recalculated to remove land from the calculations – this is reported separately.

In relation to land, the land identified as vacant in the 2015 report on the whole remains vacant, plus a further 0.6ha at Derby Road has been included, however development of vacant land at the former Crane's site and at Ransomes Europark means there has been an overall decrease in land identified as vacant. The total vacant land in the employment areas now equates to 48.24ha. The survey identifies where vacant land has planning permission or was proposed for allocation through the emerging Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD for non-employment uses in the monitoring period 2015-16, which totals 7.32ha. During 2014/15 planning permission was granted for employment development on part of the vacant land at the former Harris site at Hadleigh Road industrial estate.

As stated above, the number of vacant units has decreased and there has been churn within most of the employment areas, showing that although employment land completions were limited, existing floorspace is being taken up.

The survey recorded in this report was undertaken during November/December 2016.

Local Plan

At the time of the survey, the Council was in the process of reviewing its Core Strategy for Ipswich to ensure alignment with the National Planning Policy Framework (NPPF). The Core Strategy and Policies development plan document (DPD) sets out a borough-wide growth strategy and was adopted in December 2011. This allocates a strategic employment site at the former Crane's factory (now known as Futura Park). The Site Allocations and Policies DPD (incorporating the IP-One Area Action Plan) was also under preparation and has reclassified Futura Park as an employment site rather than strategic employment site. Together these documents form the Ipswich Local Plan, which was adopted in February 2017.

Enterprise Zones

Parts of two of Ipswich's employment areas (Princes Street and Futura Park) have recently been awarded Enterprise Zone status, alongside two other sites in and around Ipswich (the Island Site and the former Sugar Beet Factory site now known as Sproughton Enterprise Park). Enterprise Zone status offers a wide range of benefits to companies including a business rate discount of up to £275,000 over five years, simplified planning and access to superfast broadband, which will assist the development of sites within these zones. In addition, all of the Enterprise Zones mentioned above are within Assisted Areas, in which business premises renovation relief is available. Take up of land within the Enterprise Zones will be recorded in future years' surveys.

Enquiries

For 2015 to 2016 there is no reliable information as to the enquiries received about available land or premises within the Borough.

ASSESSMENT OF LAND AVAILABLE FOR EMPLOYMENT USE

The tables below show land available, in planning terms, for employment use. Available land is either that which is allocated, that which is within a defined employment area or that which is outside of these but has planning permission for employment use. The latter relates to land only - permissions relating to changes of use or extensions to employment uses have not been counted as available land.

Sites with unimplemented planning permission outside Employment Areas (sites over 100 sq. m)	
Use Classes Order	Hectares
B1a - Business (Offices)	0.82
B1b - Business (research and development)	0.0
B1c - Business (light industry)	0.0
B2 - General Industry	0.01
B8 - Storage and Distribution	0.0
Sui Generis	0.35
Outline	0.0
Total	1.18 (0.35ha of which is currently vacant land)

Sites proposed for employment use in the Ipswich Local Plan 1997		
Site	Location	Hectares Remaining
5.2	Southern Part of Island Site, Wet Dock	0
5.3	Northern Quays of Wet Dock - Site Substantially developed or under construction (several Planning Permissions)	0
5.5	Eastern Quays of Wet Dock, south of Patteson Road	2.46
5.6	Burtons, Star Lane	0.55
5.7	West of New Cut South of Felaw Street	1.66
5.17	Land north of Bath Street - Whole site (1.42 ha) completed	0
5.18	Land south of Bath Street - 05/00819/FUL for remainder of site for mixed residential and commercial under construction	0
5.19	Land to the north of Star Lane	0.15
5.20	Land to the corner of St Peter's Street and Rose Lane - developed	0
9.1	Quadling Street / New Cardinal Street - Multiplex site (all 1.77 ha developed)	0
9.2	Wolsey Street / Commercial Road - Multiplex site (all 1.77 ha developed)	0
9.3	Land at Nacton Road Airfield site	2.45
9.4	Land to the north east corner of St Matthew's Street	0.10
9.5	Land north of Bury Road – Part of site has temporary permission for car sales (IP/14/00878/FUL) and part for vehicle hire (IP/13/1066/FUL)	0
9.6	Cliff Quay Power Station	0
9.7	The Ash Tip, Cliff Quay	2.29
9.8	Land South of Bell Terminal, River Orwell	11.32
Total		20.98

Vacant land within existing Employment Areas

	Employment site	Units						Land		
		2014/15			2015/16			2014-2015	2015-2016	Change amount + /
		number of units (total)	Vacant units	% occupied	Number of units (total)	Vacant units	% occupied			
1	White House Industrial Estate	114	14	87.7%	116	7	93.97%	2.80	3.21	0.41
2	Dales Road / Knightsdale Road area	64	2	96.9%	64	6	90.6%	0.00	0.00	0
3	Eastway Business Park, Sproughton Rd	3	0	100.0%	3	0	100.0%	2.08	2.08	0
4	Boss Hall Industrial Estate, Sproughton Road	43	4	91.0%	43	7	83.72%	0.00	0.00	0
5	Hadleigh Road Industrial Estate	104	15	95.2%	103	14	86.41%	8.25	8.59	+0.34
6	South of London Road, East of Scrivener Drive	7	1	85.7%	8	0	100%	0.20	0.20	0
7	'Ipswich Village' area: Handford Road, Ranelagh Road, Portmans Walk, and Commercial Road	41	6	85.4%	42	9	78.57%	0.31	0.31	0
8	Dock Street, Great Whip Street, Gower Street	19	1	94.7%	19	0	100%	0.00	0.00	0
9	Riverside Industrial Park and West Bank Area	29	7	75.9%	28	3	89.29%	0.00	0.00	0
10	Cavendish Street and White Elm Street	13	0	100.0%	14	1	92.86%	0.06	0.06	0
11	Holywells Close and Holywells Road area	33	2	93.9%	35	0	100%	0.00	0.00	0
12	Landseer Road, Greenwich Close, Cliff Quay, Sandy Hill Lane area	41	9	78.0%	52	10	80.77%	14.7	16.47	+1.77 ¹
13	Felixstowe Road and Derby Road	19	0	100.0%	20	0	100.0%	0.06	0.06	0.0
14	Wright Road, Cobham Road	6	0	100.0%	6	0	100.0%	0.00	0.00	0
15	The Drift, Leslie Road, Nacton Road	73	6	91.8%	79	9	88.61.8%	10.83	7.95	-2.88
16	Ransomes Europark, Nacton Road	265	18	93.2%	249	11	95.58%	9.34	8.77	-0.57
	Total (C)	874	85	90.3%	881	77	92.5%	49.17	48.24	-0.93

Total Land Available for Employment Use

Sites with unimplemented planning permission outside Employment Areas (sites over 100 sqm)	1.18 ²
Sites proposed for employment use in the Ipswich Local Plan 1997	20.98
Vacant land within existing Employment Areas	48.24 ³
Total land available	70.4

¹ Note the amendment is due to the way in which the land has been counted

² Please note that this figure is made up of a combination of changes of use and extensions to existing premises, and includes 0.35ha of vacant employment land

³ Note that this includes 7.32ha of land which has planning permission or is proposed for allocation for non-employment uses.

ASSESSMENT OF THE TAKE-UP OF EMPLOYMENT LAND

<i>Employment Completions during 2015/16</i>							
Address	Planning app ref	Description of development	Area ha (land)	Area m ² (gross internal floor space)	Use class	Date completed	In employment area or on allocated employment land?
1. Former Cranfields, College Street	04/00313	Redevelopment of former Cranfield Mill site, associated garage & lorry parking areas for mixed use devt including commercial use within use classes A1, A2, A3 & B1.	1.32	3,840	A1, A2, A3 & B1	26/11/15	N
2. 2 Holywells Close	07/00646	Erection of extension to workshop.	0.251	103	B2	14/09/15	Y
3. 7-11 Great Whip Street	10/00867	Mixed-use devt including 1,005m ² (NIA) of mixed commercial space (Classes A1-A5, B1 offices, D1 and D2).	1.195	1,005	A1-A5, B1, D1 & D2.	18/03/16	N
4. Land adjacent 11 to 13 Central Avenue	11/00643	Development of oil storage depot of six storage tanks with associated parking, circulation space, landscaping, lighting, site office and vehicular access onto Latimer Cl.	0.305	210	All completed floor-space is B1	02/02/16	Y
5. 29 Foxhall Road	13/01107	Change of use from retail shop (A1) to pet grooming (Sui Generis).	0.018	350	SG	26/02/16	N
6. Amenity land adjacent 5 Wentworth Road	15/00041	Erection of 1,595m ² warehouse/showroom.	0.588	1,595	B8	03/03/16	Y
7. Sir Thomas Slade Court, 118 Star Lane	15/00263	Change of use from gym (D2) to offices (B1).	0.025	346	B1	17/07/15	N
Total completions - whole site (sites 4, 5, 6 & 7)			0.936		where the completion relates to development, redevelopment or change of use across a whole site/building		
of which in an existing employment area or on allocated employment land (sites 4 & 5)			0.893				
Total floorspace completions (sites 1, 2 & 3)			0.495	4,948	where the completion relates to an extension or a change of use of only part of an existing building, or is part of a mixed use scheme. The floorspace is converted to hectares and added to the 'whole site' completions to give the total below		
of which in an existing employment area or on allocated employment land (site 2)			0.01	103			
TOTAL			1.431				
of which in an existing employment area or on allocated employment land			0.903				

The definition of employment areas and employment allocations relates to the 1997 Ipswich Local Plan, which was in place during the monitoring year. The above shows that the majority of employment floorspace created during 2015/16 was in an existing employment area.

Completions on allocated land and within existing Employment Areas

The table below shows the total employment completions on allocated and existing employment sites from mid-1991 until the previous monitoring period. For 2014/15 onwards, contributions to either land or floorspace are calculated as per the paragraph above (i.e. where completions relate to extensions the additional floorspace rather than whole site area is calculated).

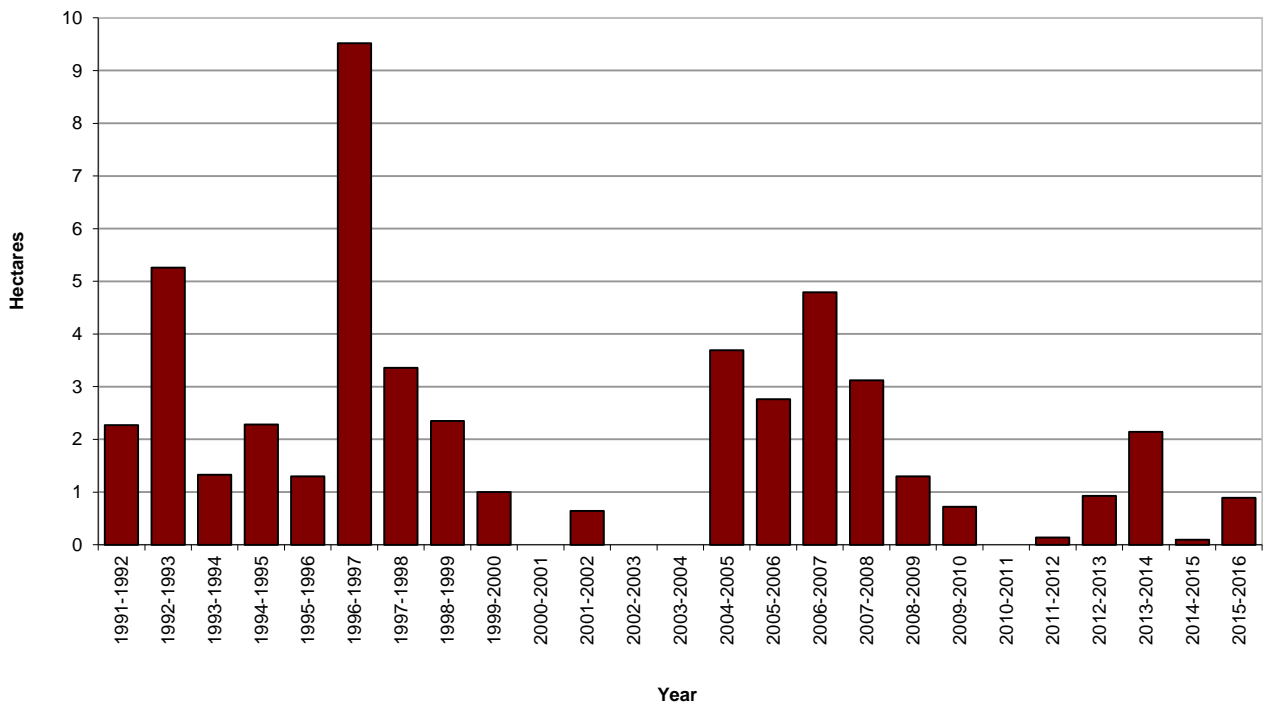
Completions on allocations and existing employment sites	
Monitoring period	Area of employment land completed
Mid 1991 - Mid 1992	2.27
Mid 1992 - Mid 1993	5.26
Mid 1993 - Mid 1994	1.33
Mid 1994 - Mid 1995	2.28
Mid 1995 - Mid 1996	1.30
Mid 1996 - Mid 1997	9.52
Mid 1997 - Mid 1998	3.36
Mid 1998 - Mid 1999	2.35
Mid 1999 - Mid 2000	1.00
Mid 2000 - Mid 2001	0
Mid 2001 - Mid 2002	0.64
Mid 2002 - Mid 2003	0
Mid 2003 - Mid 2004	0
Mid 2004 - March 2005	3.69
April 2005 - March 2006	2.76*
April 2006 - March 2007	4.79**
April 2007 - March 2008	3.12
April 2008 – March 2009	1.30
April 2009 – March 2010	0.72
April 2010 – March 2011	0
April 2011 – March 2012	0.14
April 2012 – March 2013	0.93
April 2013 – March 2014	2.14***
April 2014 – March 2015	0.097
April 2015 – March 2016	0.893
TOTAL FROM 1991	49.89 (2.00 hectares per year)
Total from mid-2001 onwards	21.22 (1.41 hectares per year)

(*A survey of employment land was not carried out in 2006, however the figure has been included retrospectively)

(**The figure for 2006-07 has been revisited and a more accurate representation of completions included from the 2015 report onwards, and to also include 3.2ha at Landmark House (including car park) which was previously omitted)

(***Note that the figure for 2013/14 was amended in the 2015 report to include a further completion of a site at Ransomes Europark totalling 0.81ha which was omitted from the 2014 completions data)

Employment Land Completions 1991 - 2016



LOSS OF EMPLOYMENT FLOORSPACE

The table below shows completions during 2015/16 which resulted in a loss of employment floorspace. These losses relate to the creation of dwellings and a hair and beauty salon.

Employment floor space lost – completions						
Application Number	Location of Site	Date of Completion	Area (ha)	Floor Space lost (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas or on allocated sites?
04/00838/FUL	2 St Peter's Street	07/07/2015	0.015	270 (B1)	Change of use from office to hair and beauty salon	N
11/00127/FUL	13-15 Queen Street	07/01/2016	0.050	702.7 (B1)	Change of use from office (B1) to 8x2 bedroom residential flats (C3) including minor alterations to external appearance (upper floors only)..	N
13/00013/LBC	32 Foundation Street	21/03/2016	0.051	177 (B1)	Change of use of 1st and 2nd floor from office (B1) to 2 no 3 bedroom self-contained flats.	N
TOTAL			0.116	1,149.7		

The table below shows the amount of floorspace to be lost through planning permissions granted during 2015/16. This is a greater amount of floorspace than that recorded in the 2015 Employment Land Availability Report but significantly less than in 2014.

Employment floor space lost – planning permissions						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space lost (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas or on allocated sites?
15/00173/FUL	32 Boss Hall Road	28/04/2015	0.813	890 (C3)	Change of use from offices (Class B1) to funeral directors (Class A1).	N
15/00180/FUL	19 Lower Brook Street	28/04/2015	0.021	280 (C3)	Change of use from office (B1) to 2no. dwellings (C3).	N
15/00239/FUL	19 - 23 Fore Street	24/07/2015	0.055	582 (C3)	Change of use from offices (B1) to 7 no. flats (C3) with associated parking and amenity space.	N
15/00269/FUL	2 Great Colman Street	24/04/2015	0.007	111.4 (C3)	Change of use of first and second floor from offices (A2) to 2 no. studio flats (C3), and external alterations at ground floor.	N
15/00611/FUL	17 Tower Street	18/08/2015	0.143	571 (D1, B1, A3)	Change of use from offices (B1a) to mixed use community centre - comprising parish centre; song school/rehearsal rooms; shared community space and cafe. (D1, B1, A3 uses).	N
15/00652/FUL	9 - 11 Queen Street	26/08/2015	0.002	17 (A1)	Conversion of part of ground floor from office to a retail unit (A1).	N
15/00860/FUL	3 Barrack Corner	10/12/2015	0.035	128.3 (C3)	Demolition of existing garage and construction of 3 storey block of 6 flats.	N
16/00130/FUL	Bolton Aerospace, Hadleigh Road	29/03/2016	0.183	1,249 (Redevt)	Demolition of existing buildings (2,005m ²) and erection of replacement two-storey building (756m ²) and separate security box.	Y
TOTAL			1.259	3,828.7		

See also 36 Museum Street (15/00915/P3JPA) recorded in the Prior Approvals table below.

In 2013 the Government changed the permitted development rules and in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 in certain instances planning permission does not need to be obtained for a change of use from offices (B1a) can be changed to a dwellinghouse (C3). A Prior Notification application needs to be submitted and can only consider the impact of the change of use in respect of its impact on the highway, contamination and flood risk.

Since 2013 Ipswich Borough Council has received a total of 29 Prior Notification applications (as at 1st April 2016) which have been approved for the change of use from offices to residential. A further four have been withdrawn and one has been refused. These applications have the potential to result in the loss of 22,177sqm of office accommodation across the town, with a total of 17,975 sqm already completed or underway as shown in the table below. Those which are completed / underway represent employment floorspace which has already been lost, and these represent the majority of the total figure below.

Prior Approvals for conversion from B1 office to residential use					
Application Number	Location of Site	Date of Approval	Floor Space (sq.m)	Details of Development	Implemented
13/00514/P3JPA	Western House, Dunlop Road	13/08/2013	(1,668 superseded by 13/01073 below)	Application for prior notification for change of use from B1 (office) to C3 (residential).	-
13/00995/P3JPA	564 Foxhall Road	03/01/2014	26	Notification of change from office to residential property.	Yes
13/00996/P3JPA	566 Foxhall Road	03/01/2014	26	Notification of change of use from office to residential property.	Yes
13/01073/P3JPA	Western House, Dunlop Road	07/02/2014	1,668	Prior notification of change of use from B1 (office) to C3 (residential) with conversion of 1st to 5th floors into 35 one bed and 15 two bed flats.	Yes
13/01088/P3JPA	302 Nacton Road	14/02/2014	50	Prior notification of change of use of ground floor from office (B1) to residential flat (C3).	
13/01108/P3JPA	15 St Helens Street	21/02/2014	60	Notification of change of use from offices to 5 flats.	Yes
13/01110/P3JPA	Eastgate House, 45 Carr Street	11/02/2014	1,210	Notification of a change of use from offices to flats (25 units).	Yes
14/00054/P3JPA	24 Princes Street	25/02/2014	161	Prior notification of conversion of offices to flats.	Yes
14/00206/P3JPA	7-10 Queen Street	29/04/2014	2,500 (approx.)	Prior notification for conversion of offices to flats.	Yes
14/00418/P3JPA	2 Lower Brook Mews	15/07/2014	(150 superseded by 14/00904 below)	Notification for change of use from office to residential.	-
14/00501/P3JPA	231 – 233 Foxhall Road	11/08/2014	226	Application for prior notification for change of use from B1(a) (Office) to C3 (Residential) - two x2-bed and one x1-bed.	Yes
14/00502/P3JPA	2 Turret Lane	29/07/2014	(157 superseded by 16/00022 below)	Prior notification for change of use from B1(a) (Office) to C3 (Residential).	-
14/00576/P3JPA	20A – 20B Princes Street	04/09/2014	(296 superseded by 15/00878 below)	Application for prior notification for change of use from B1(a) (office) to C3 residential.	-
14/00587/P3JPA	16 – 18 Princes Street	29/08/2014	(2,312 superseded by 15/00493 below)	Notification of change of use from offices to residential flats (33 studio flats with 8 parking spaces).	-
14/00591/P3JPA	2 – 3 Friars Courtyard, 30 – 32 Princes Street	03/09/2014	680	Notification of change of use from offices to 6 two bedroom flats.	
14/00743/P3JPA	3 Coachmans Court, Old Cattle Market	20/10/2014	234	Application for prior notification for change of use from B1 (office) to 3 flats.	Yes
14/00810/P3JPA	St Edmund House, Rope Walk	18/11/2014	8,789	Application for prior notification for change of use from B1 (Offices) to C3 (74 Flats).	Yes
14/00904/P3JPA	2 Lower Brook Mews	08/12/2014	150	Application for prior notification for change of use from B1 (office) to C3 (residential) (one x 2-bed and one x 1-bed flats)	Yes
14/00949/P3JPA	30 St Matthew's Street	19/12/2014	133	Application for prior notification for change of use from B1 (office) to C3 (dwellinghouse) (two x1-bed flats).	Yes

15/00011/P3JPA	Electric House, Lloyds Avenue	04/03/2015	313	Application for prior notification for change of use from B1(a) (Office) to C3 (residential) (Four x1-bed flats and nine x2-bed flats).	Yes
15/00378/P3JPA	2 Cardinal Street	16/07/2015	278	Application for prior approval of change of use from office (B1 (a) to four flats (C3.06). Site in flood zones 2 and 3.	
15/00422/P3JPA	Orchard House, 31 - 37 St Helens St	06/07/2015	796	Application for prior approval of change of use from office (B1(a)) to 13 no. of 2-bed and 2 no. of 1-bed flats (C3).	
15/00493/P3JPA	16 - 18 Princes Street	27/07/2015	2,312	Notification to change of use from offices (B1a) to 32 no. residential flats.	Yes
15/00537/P3JPA	7 - 11 King Street	04/08/2015	108 (approx.)	Notification of proposed change of use of first floor offices (B1 use class) into two flats.	
15/00616/P3JPA	1 - 2 Observation Court, 84 Princes Street	01/09/2015	929	Change of use of floorspace on the first, second and third floors from B1(a)(Offices) to C3 (25 flats) with parking and access at ground floor level.	
15/00878/P3JPA	20A - 20B Princes Street	18/11/2015	296	Notification of prior approval for change of use from office to four apartments.	
15/00915/P3JPA	36 Museum Street	01/12/2015	267	Prior notification of change of use from office use (B1) to residential (C3) creating two living units (1x 1bedroom; 1x 2bedrooms).	Yes
15/00993/P3JPA	25 London Road	30/12/2015	808	Notification of change of use from B1 offices to 14 flats.	
16/00022/P3JPA	2 Turret Lane	07/03/2016	157	Notification for prior approval for a proposed change of use from office (B1) to four single-bedroom flats (C3.06).	
TOTAL			22,177⁴		

Source: VOA website, as interpreted by Ipswich Borough Council, in relation to floorspace (except 564 and 566 Foxhall Road). Ipswich Borough Council records for all other data.

⁴ This excludes the five superseded applications

PART 1: PLANNING PERMISSIONS

The tables below show all planning permissions granted during 2015/16 for employment uses. Please note that where a mix of employment use classes are permitted the application will appear in both/all tables. Please note that the tables include Sui Generis uses which are employment generating but do not fall within the A2 or B use classes.

Employment sites granted planning permission for A2 uses (Financial & Professional Services)						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas or on allocated sites?
16/00038/LBC	10-12 St Nicholas Street	07/03/2016	0.01	117	Internal alterations to create office involving removal of existing 'modern' fittings and partitions and installation of new timber partitions, plus removal of external kitchen extraction flue and replacement of external signage.	N
TOTAL			0.01	117		

Employment sites granted planning permission for B1(a) uses (Offices not A2)						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas or on allocated sites?
15/00251/FPI3	13 Russell Road	06/05/2015	0.01	140.8	Change of use from retail shop (A1) to meeting room ancillary to offices (B1) (in flood zones 2 and 3).	Y
15/00263/FUL	Sir Thomas Slade Court, 118 Star Lane	06/05/2015	0.03	346	Change of use from gym (D2) to offices (B1).	N
15/00349/FUL	85 Dales Road	10/06/2015	0.14	125	Erection of three-storey office building.	Y
15/00438/FUL	Stone Lodge Youth and Community Centre, Hawthorn Drive	26/06/2015	0.79	128	Change of use of part of ground and first floor from D1(non-residential institution) to B1(a)(Offices).	N
15/00457/FUL	141 - 145 Princes Street	27/07/2015	0.14	4,935	Erection of 5 storey office block and associated external works (flood zones 2 and 3).	Y
15/00544/FUL	Portman House, 120 Princes Street	23/07/2015	0.10	1,049	Change of use of premises from D1 (Educational) to B1 (Offices). Site in flood zones 2 and 3.	Y
15/00956/FUL	Mariner House, 43 Handford Road	10/12/2015	0.18	38	Erection of side extension on stilts to become new entrance hall.	N
TOTAL			1.39	6,761.8		

Employment sites granted planning permission for B1(b) uses (research & development)						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas or on allocated sites?
15/00349/FUL	85 Dales Road	10/06/2015	0.14	125	Erection of three-storey office building.	Y
TOTAL			0.14	125		

Employment sites granted planning permission for B1(c) uses (industrial processes)

Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas or on allocated sites?
15/00349/FUL	85 Dales Road	10/06/2015	0.14	125	Erection of three-storey office building.	Y
TOTAL			0.14	125		

Employment sites granted planning permission for B2 (industrial process)

Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas or on allocated sites?
15/00155/FUL	2 Cardigan Street	15/04/2015	0.01	20	Use of barn as a micro-brewery.	N
15/00242/FUL	6 Bermuda Road	13/05/2015	0.37	355	Part two storey, part single storey side extension, installation of PVs and additional car parking.	Y
15/00574/FUL	1 - 5 Bluestem Road	11/08/2015	0.87	4,267.3	Change of use from B8 (Storage and Distribution) to B2 (General Industrial) (For a 5 year period).	Y
15/00632/FUL	47 Boss Hall Road	03/09/2015	0.41	270	Application for replacement of extant planning permission IP/10/00272/FUL for erection of single-storey extension to rear of premises.	Y
TOTAL			1.66	4,912.3		

Employment sites granted planning permission for B8 (storage & distribution)

Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas or on allocated sites?
15/00041/FUL	Amenity Land Adjacent To 5 Wentworth Road	16/04/2015	0.59	1,595	Erection of 1,595m ² warehouse/showroom and related paving and secure fencing,	Y
TOTAL			0.59	1,595		

Employment sites granted planning permission for Sui Generis uses

Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas or on allocated sites?
15/00351/FUL	Station Yard, Derby Road Station, Derby Road	02/07/2015	0.35	Approx 900m ² land only	Part change of use of rear area of site for car sales with display of a maximum of 14 vehicles, with customer parking to the front.	N
15/00755/FUL	Land to the West of Ransomes Way, Nacton Road	21/10/2015	1.25	3,079	Erection of new car showroom, maintenance and servicing building and car valeting building along with associated infrastructure.	Y
15/00790/FUL	Land to the West of Ransomes Way, Nacton Road	20/11/2015	1.60	3,342	Construction of a two storey motor vehicle dealership including showroom, offices, workshop, MOT testing, vehicle and parts storage and a single storey wet/dry valet building, associated external parking areas, circulation spaces, skip/bin storage compound and formation of new site access.	Y
16/00045/FUL	32 Foxtail Road	14/03/2016	0.33	433	Erection of a new car showroom with car parking, landscaping and associated works.	Y
TOTAL			3.53	6,854 (plus 900m² land)		

EXTANT PLANNING PERMISSIONS

Extant planning permissions are those where the planning permission is still valid (i.e. has not been completed and has not expired). The table below shows the total extant planning permissions for each employment use type, within and outside of employment areas. Please note that the land areas in the first table relate to the size of extension where the permission relates to an extension. Changes of use are included within the figures.

Land with planning permission			
Use	Within employment areas	Outside employment areas	Total
B1a -Business (Offices)	0.39	1.00	1.39
B1b -Business (r & d)	0	0	0
B1c -Business (light industry)	0	0	0
B2 General Industry	1.65	0.01	1.66
B8 Storage & Distribution	0.59	0	0.59
Sui Generis	3.18	0.35	3.53
Outline	0	0	0
Total	5.81	1.36	7.17

* (no cross class uses – only B1) 1.39ha relate to all B1 uses however this has only been counted once in the totals hence the figured do not sum.

Total additional floor space with planning permission (sq. m)			
Use	Total within employment areas	Total Outside employment areas	Combined Total
B1a -Business (Offices)	6,249.8*	512	6,761.8
B1b -Business (r & d)	0	0	0
B1c -Business (light industry)	0	0	0
B2 General Industry	4,892.3	20	4,912.3
B8 Storage & Distribution	1,595	0	1,595
Sui Generis	6,854	900(land only)	6,854 (+900 land only)
Outline	0	0	0
Total	19,591.1	532 (+900 land only)	20,123.1 (+900 land only)

*. (no cross class uses – only B1) 1.39ha relate to all B1 uses however this has only been counted once in the totals hence the figured do not sum.

PART 3: SURVEY OF EMPLOYMENT AREAS

The table below show the occupants of premises within the defined employment areas, and identify any units or land which are vacant. The survey was undertaken by visiting each of the employment areas during November/December 2016, and supplemented where necessary with other information such as online searches for business names.

Where a street number has not been allocated for a specific site then the occupier's name is used.

Vacant sites without street numbers are defined by the nearest location/address or by the former occupier(s).

Postcodes are included where known.

Maps of each employment area and a map showing the location of each employment area are included at the end of this section of the report.

A note has been made where vacant land is proposed to be allocated for non-employment uses in the emerging Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document. The emerging plan has a degree of weight in decision making and therefore it is appropriate for a distinction to be made between the amount of available employment land and that which is proposed to be allocated for other uses. The boundaries of the employment areas will be updated once the site allocations plan and the emerging Core Strategy and Policies DPD review are adopted.

1. White House Industrial Estate

Unit	Address	Post Code	Occupant 2015	Change?	New Occupant 2016
731 (former Tooks factory)	Old Norwich Road	IP1 6LD	Vacant site (2.8ha) (proposed housing allocation)		n/a
Unit to rear of 667	Norwich Road / White House Road	IP1 6JZ	Cooper Ipswich Mini & BMW MOT facility		n/a
Unit 1a, Alpha Business Park	2 White House Road	IP1 5LT	CTC UK Ltd- Chancellor Global		n/a
Unit 1b, Alpha Business Park	4 White House Road	IP1 5LT	Honeyrose Products Ltd		n/a
Unit 1-3, Alpha Business Park	6-12 White House Rd	IP1 5LT	Realise Futures Printers	1	Vacant
Unit 4, Alpha Business Park	14 White House Road	IP1 5LT	Safer Neighbourhood Team		n/a
Unit 5-7, Alpha Business Park	16-18 White House Rd	IP1 5LT	Harmony Law		n/a
Unit 8, Alpha Business Park	20 White House Road	IP1 5LT	Vacant	1	Futures for Children
Unit 9, Alpha Business Park	22 White House Road	IP1 5LT	Vacant	1	East Anglia Air Ambulance
Unit 10, Alpha Business Park	24 White House Road	IP1 5LT	TLC Window Clean	1	Fargo Systems
Unit 11, Alpha Business Park	26 White House Road	IP1 5LT	TLC Window Clean	1	DM Yoga & Wellbeing
Unit 12, Alpha Business Park	28 White House Road	IP1 5LT	Vacant	1	Seakargo
30	White House Road	IP1 5LX	Jackson Civil Engineering / SEH French Ltd		n/a
30 a & b	White House Road	IP1 5LX	Hammond Cars		n/a
32	White House Road	IP1 5LX	REH Kennedy		n/a

Unit 1, 36 Dencora Business Centre	White House Road	IP1 5LZ	Kitchen Worktops Ltd		n/a
Unit 2, 36 Dencora Business Centre	White House Road	IP1 5LZ	AC Leigh		n/a
Unit 3, 36 Dencora Business Centre	White House Road	IP1 5LZ	AC Leigh		n/a
Unit 4, 36 Dencora Business Centre	White House Road	IP1 5LZ	AC Leigh		n/a
Unit 5, 36 Dencora Business Centre	White House Road	IP1 5LZ	Agility Geologistics		n/a
Unit 6-8, 36 Dencora Business Centre	White House Road	IP1 5LZ	BIG Ltd (PDC)		n/a
Unit 9, 36 Dencora Business Centre	White House Road	IP1 5LZ	Regional Roofing Ltd		n/a
Essex Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Agility Geologistics		n/a
Norfolk Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Baltimore Group	1	Vacant
Suffolk Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Vacant	1	Kinetic
Cumbria Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Old Pond Publishing	1	Big Ltd (PDC)
Devon Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Vacant		n/a
Dorset Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	BlueBird Care		n/a
Sussex Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Onyx Construction Consultants		n/a
Cornwall Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Sound Solution Consultants		n/a
Durham Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	BlueBird Care		n/a
Hereford Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Babcock Training		n/a
Surrey Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Babcock Training		n/a
Somerset Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Vacant	1	Wesselton
Sudbury House, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	SNAP (Support and Advice Project)		n/a
40	White House Road	IP1 5NX	Vacant site (0.41ha)		n/a
42	White House Road	IP1 5LL	Fred Olsen Ltd		n/a
44	White House Road	IP1 5NX	HSS Hire		n/a
46	White House Road	IP1 5NX	Carlsberg Distribution Centre		n/a
51	White House Road	IP1 5NT	Watson & Hillhouse (Plant Hire) Ltd		n/a
53-56	White House Road	IP1 5PB	Hawk Hemisphere		n/a
2 Olympus Close	Olympus Close	IP1 5LJ	Land leased by Fred Olsen		n/a
1 Olympus Close	Olympus Close	IP1 5LJ	SEH Windows and Doors Ltd		n/a
	Olympus Close			1	Lindacre Land Rover
	Olympus Close			1	Ssang Yong
8 Olympus Close (Ground Floor)	Olympus Close	IP1 5LJ	Ceramic Tile Ltd		n/a
8 Olympus Close (First Floor)	Olympus Close	IP1 5LJ	Franklin Fuelling Systems		n/a
West Engineering	Olympus Close	IP1 5LJ	West Engineering		n/a
Speedy Space	Olympus Close	IP1 5LJ	Taydal Surfacing		n/a

21	Olympus Close	IP1 5LJ	U Plastics		n/a
23	Olympus Close	IP1 5LJ	Adcock Refrigeration & Air Conditioning Ltd		n/a
25	Olympus Close	IP1 5LJ	Panks Pumps		n/a
27	Olympus Close	IP1 5LJ	Pitkin & Ruddock		n/a
29	Olympus Close	IP1 5LJ	Purple Networking	1	Vacant
Unit 1, Olympus Close Industrial Park,	61 Olympus Close	IP1 5LJ	Acorn Architectural Ironmongery	1	TLC Property Management
Unit 2, Olympus Close Industrial Park,	59 Olympus Close	IP1 5LJ	WoodEng		n/a
Unit 3, Olympus Close Industrial Park,	57 Olympus Close	IP1 5LJ	Crown Fire	1	Platinum Cleaning
Unit 4, Olympus Close Industrial Park,	55 Olympus Close	IP1 5LJ	B.P.W Ltd	1	Vacant
Unit 5, Olympus Close Industrial Park,	53 Olympus Close	IP1 5LJ	LS Utility and Plant Services	1	Eurosat
Unit 6, Olympus Close Industrial Park,	51 Olympus Close	IP1 5LJ	DX Network Systems		n/a
Unit 7, Olympus Close Industrial Park,	49 Olympus Close	IP1 5LJ	DX Network Systems		n/a
Unit 8, Olympus Close Industrial Park,	47 Olympus Close	IP1 5LJ	Lean Business		n/a
Unit 9, Olympus Close Industrial Park,	45 Olympus Close	IP1 5LJ	Vacant	1	Birchwood Caravans
Unit 10, Olympus Close Industrial Park,	43 Olympus Close	IP1 5LJ	Morrells		n/a
Unit 11, Olympus Close Industrial Park,	41 Olympus Close	IP1 5LJ	PVS Premier Vehicle Services Ipswich		n/a
Unit 12, Olympus Close Industrial Park,	39 Olympus Close	IP1 5LJ	Safeway Tyres & Exhasts		n/a
Unit 13, Olympus Close Industrial Park,	37 Olympus Close	IP1 5LJ	Proshine	1	Robinsons
Unit 14, Olympus Close Industrial Park,	35 Olympus Close	IP1 5LJ	Vacant	1	Purple Networks
Unit 15, Olympus Close Industrial Park,	33 Olympus Close	IP1 5LJ	Solutions on Security		n/a
Unit 16, Olympus Close Industrial Park,	31 Olympus Close	IP1 5LJ	Vacant	1	We Want Any Car
2	Goddard Road East	IP1 5NY	Plumb Centre		n/a
1	Goddard Road East	IP1 5NY	John Grose Peugeot		n/a
4	Goddard Road East	IP1 5NY	Robinsons Motor Group		n/a
1	Goddard Road	IP1 5NP	Red Dot Europe Ltd		n/a
2	Goddard Road	IP1 5NP	M & S Contractors (EA) Ltd		n/a
3	Goddard Road	IP1 5NP	Suffolk County Council		n/a
4	Goddard Road	IP1 5NP	Vacant	1	UK Poultry
6	Goddard Road	IP1 5NP	IEC- Ipswich Engineering		n/a
8 & 10	Goddard Road	IP1 5NP	Vacant	1	Screwfix
12	Goddard Road	IP1 5NP	Vacant	1	EWI Store
14	Goddard Road	IP1 5NP	Purlings		n/a
16	Goddard Road	IP1 5NP	Enterprise		n/a
18	Goddard Road	IP1 5NP	Fred Olsen Ltd		n/a
20	Goddard Road	IP1 5NP	Wurth		n/a
22	Goddard Road	IP1 5NP	CEF Power (trade counter)		n/a
24	Goddard Road	IP1 5NP	Salon Services		n/a

26	Goddard Road	IP1 5NP	F1 Auto Centre		n/a
28	Goddard Road	IP1 5NP	Sliderobes		n/a
Unit 1, White House Business Centre	Lovetofts Drive	IP1 5NZ	Action International	1	Cowells-Arrow
Unit 2	Lovetofts Drive	IP1 5NZ	Cowells-Arrow	1	Action International
Unit 3	Lovetofts Drive	IP1 5NZ	Action International		n/a
Unit 4	Lovetofts Drive	IP1 5NZ	GAC Shipping & Logistics		n/a
Unit 5	Lovetofts Drive	IP1 5NZ	Lombard Shipping		n/a
Unit 6	Lovetofts Drive	IP1 5NZ	Lombard Shipping		n/a
Whitehouse Enterprises	Lovetofts Drive	IP1 5NZ	Realise Futures		n/a
Land adj. Whitehouse Business Centre	Whitehouse Road		Cash for Clothes		n/a
1 Quantum Business Park	Whitehouse Road	IP1 5NX	SafeStore		n/a
2 Quantum Business Park	Whitehouse Road		Tool Station		n/a
3 Quantum Business Park	Whitehouse Road	IP1 5NX	Anglia Tool Centre		n/a
4 Quantum Business Park	Whitehouse Road	IP1 5NX	Vacant		n/a
5 Quantum Business Park	Whitehouse Road	IP1 5NX	Euro Car Parts		n/a
Beacon House	53-68 Whitehouse Rd	IP1 5PB	Attwells Solicitors llp	1	Vacant
Beacon House	53-68 Whitehouse Rd	IP1 5PB	Fred Olsen		n/a
Beacon House	53-68 Whitehouse Rd	IP1 5PB	Vacant	1	Vertas
Beacon House	53-68 Whitehouse Rd	IP1 5PB	Sanctuary Housing		n/a
Unit 1, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		n/a
Unit 2, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		n/a
Unit 3, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		n/a
Unit 4, Dencora House, 34	Whitehouse Road		Synergy Systems	1	Universal Asset Protection Ltd
Unit 5, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		n/a
Unit 6, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		n/a
Unit 7, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		n/a
Unit 8, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		n/a
Unit 9, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		n/a
Unit 10, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		n/a
Landmark House	2 Egerton Road	IP1 5PF	Suffolk Constabulary		n/a
Landmark House	3 Egerton Road	IP1 5PF	Suffolk County Council		n/a
Landmark House	4 Egerton Road	IP1 5PF	Suffolk Facilities Management		n/a

2. Dales Road & Knightsdale Road

Unit	Address	Post Code	Occupant 2015	Change?	New Occupant 2016
20	Knightsdale Road	IP1 4JJ	Motor Guri		n/a
20A	Knightsdale Road	IP1 4JJ	Motor Guru		n/a
22	Knightsdale Road	IP1 4JJ	Fire Trace		n/a
24	Knightsdale Road	IP1 4JJ	Fire Trace		n/a

26-30	Knightsdale Road	IP1 4JJ	P. Caley Groundworks	1	P. Caley Groundworks / Classic Cars
31	Knightsdale Road	IP1 4JJ	SKS Healthcare	1	Coffeelink
32	Knightsdale Road	IP1 4JJ	Wyards		n/a
33	Knightsdale Road	IP1 4JJ	Felgains Care & Mobility		n/a
39	Knightsdale Road	IP1 4JJ	Ridgeons		n/a
40 - 44	Knightsdale Road	IP1 4JJ	Haxley Ruffles Roofing		n/a
44A	Knightsdale Road	IP1 4JJ	Jehovah Witnesses Foundation		n/a
43	Knightsdale Road	IP1 4JJ	Turner; Christy & Norris Ltd		n/a
Unit 1, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Munro Importers	1	Ultimate Fitness and Nutrition
Unit 2, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	An Accounting Gem Limited		n/a
Unit 3, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Lynden House		n/a
Unit 4, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Orwell Insurance Services Ltd		n/a
Unit 5, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Red Eye Records		n/a
Unit 6, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	The Ipswich Skill Centre	1	Vacant
49	Knightsdale Road	IP1 4JJ	Bradleys metal Finishers		n/a
53-57	Knightsdale Road	IP1 4JQ	Getech		n/a
59	Knightsdale Road	IP1 4JQ	Hamble Distribution	1	Vacant
2	Wharfedale Road	IP1 4JP	Suffolk Deaf Association	1	Vacant
4	Wharfedale Road	IP1 4JP	Home Call		n/a
6	Wharfedale Road	IP1 4JP	Ipswich Plumbing & Heating Services		n/a
8	Wharfedale Road	IP1 4JP	Steve White Industrial Roofing		n/a
10	Wharfedale Road	IP1 4JP	Vacant		n/a
12	Wharfedale Road	IP1 4JP	Mamba Martial Arts		n/a
14	Wharfedale Road	IP1 4JP	Colour Plan		n/a
16	Wharfedale Road	IP1 4JP	Colour Plan		n/a
18	Wharfedale Road	IP1 4JP	Colour Plan Print & Design Ltd		n/a
20	Wharfedale Road	IP1 4JP	Colour Plan		n/a
22	Wharfedale Road	IP1 4JP	SG System Products		n/a
30	Wharfedale Road	IP1 4JP	Needhams		n/a
9	Wharfedale Road	IP1 4JP	National Grid		n/a
71-75	Dales Road	IP1 4JR	Harts Carpet World		n/a
79	Dales Road	IP1 4JR	Hartwood Flooring and Finishing		n/a
83	Dales Road	IP1 4JR	East Anglian Mini Centre		n/a
Unit 1	85 Dales Road	IP1 4JR	KBB Centre		n/a
Unit 2	85 Dales Road	IP1 4JR	Jam Gou Dou	1	KBB Centre
Unit 3	85 Dales Road	IP1 4JR	The Little Cake Place		n/a
Unit 4	85 Dales Road	IP1 4JR	Wholesale Granite Ltd		n/a
89	Dales Road	IP1 4JR	Indespension		n/a
91	Dales Road	IP1 4JR	R T Training Solutions		n/a
Unit 1 Dales Court Business Centre	95 Dales Road	IP1 4JR	Caterhire (Ipswich) Ltd		n/a

Unit 2 Dales Court Business Centre	95 Dales Road	IP1 4JR	Welch Refrigeration & Lemon Pie Design		n/a
Unit 3 Dales Court Business Centre	95 Dales Road	IP1 4JR	Dance and Dean		n/a
Unit 4 Dales Court Business Centre	95 Dales Road	IP1 4JR	Dance and Dean		n/a
Unit 5 Dales Court Business Centre	95 Dales Road	IP1 4JR	MC Rolamson T/A W R Edwards	1	Vance Plasters, Bernard Baker Accounting, Rhine Accounting, Nest
Unit 6 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vacant		n/a
Unit 7 Dales Court Business Centre	95 Dales Road	IP1 4JR	Coffeelink Ltd		n/a
Unit 8 Dales Court Business Centre	95 Dales Road	IP1 4JR	Central Trucks & Bus Parts Ltd.		n/a
Unit 9 Dales Court Business Centre	95 Dales Road	IP1 4JR	B & G Services		n/a
Unit 10 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vance Plasterers Ltd	1	Vista Glass
Unit 11 Dales Court Business Centre	95 Dales Road	IP1 4JR	The Hot Sausage Company	1	Vacant
Unit 12 Dales Court Business Centre	95 Dales Road	IP1 4JR	S R Calver		n/a
Unit 12a Dales Court Business Centre	95 Dales Road	IP1 4JR	Print Room Services		n/a
Unit 14 Dales Court Business Centre	95 Dales Road	IP1 4JR	Traditional Brick & Stones Ltd	1	Dance and Dean
Unit 15 Dales Court Business Centre	95 Dales Road	IP1 4JR	Drainage Plus	1	484 Office Furniture Ltd (since Sep 2010)
Unit 16 Dales Court Business Centre	95 Dales Road	IP1 4JR	Park Ward Ipswich Ltd.		n/a
Unit 17 Dales Court Business Centre	95 Dales Road	IP1 4JR	Ipswich Rider Training (Orwell)		n/a
Unit 18 Dales Court Business Centre	95 Dales Road	IP1 4JR	Anglia Foiling & PJ Labels		n/a
Unit 19 Dales Court Business Centre	95 Dales Road	IP1 4JR	Fulcher Sports and Technology Ltd		n/a
Unit 20 Dales Court Business Centre	95 Dales Road	IP1 4JR	Maljon (Timber Preservation) Ltd		n/a

3. Eastway Business Park, Sproughton Road

Unit	Address	Post Code	Occupant 2015	Changes?	New Occupant 2016
Billington Food Services Ltd	Europa Way	IP1 5DL	Billington Food Services Ltd		n/a
Anglian Willhire	Europa Way	IP1 5DL	Anglian Willhire	1	Northgate Vehicle Hire
Thrifty Hire	Europa Way	IP1 5DL	Thrifty Hire		n/a
Land north of Europa Way	Land north of Europa Way	IP1 5DL	Vacant site (2.08 ha) (Outline planning permission for housing - 13/00943/OUT)		n/a

4. Boss Hall

Unit	Address	Post Code	Occupant 2015	Change?	New Occupant 2016
Dairy Crest	Boss Hall Road	IP1 5BN	Chord Project Storage / Part Vacant	1	Vacant
1	Boss Hall Road	IP1 5BN	William's Tyre and Exhaust Service Bay		n/a
2	Boss Hall Road	IP1 5BN	Ipswich Hydraulics Ltd		n/a
3	Boss Hall Road	IP1 5BN	Brewers		n/a
4	Boss Hall Road	IP1 5BN	Johnstone's Leyland Decorating Centre		n/a
5	Boss Hall Road	IP1 5BN	Geesinkorba	1	Fair View
5a	Boss Hall Road	IP1 5BN	Ipswich Hydraulics		n/a
6	Boss Hall Road	IP1 5BN	East of England Co-operative Funeral Services		n/a
6a	Boss Hall Road	IP1 5BN	Print Wright		n/a
7	Boss Hall Road	IP1 5BN	Andrew Page Autoparts People		n/a
8	Boss Hall Road	IP1 5BN	German, Swedish, French Car Parts		n/a
9	Boss Hall Road	IP1 5BN	Vacant	1	Hermes
9a	Boss Hall Road	IP1 5BN	IP & PS Industrial		n/a
9b	Boss Hall Road	IP1 5BN	National Blood Service	1	n/a
10	Boss Hall Road	IP1 5BN	Tip and Lift		n/a
11	Boss Hall Road	IP1 5BN	Tip and Lift		n/a
12	Boss Hall Road	IP1 5BN	M & C Diesel	1	Closed
13	Boss Hall Road	IP1 5BN	Fairview Lifting Gear	1	Vacant
14	Boss Hall Road	IP1 5BN	Car Refinishers		n/a
15	Boss Hall Road	IP1 5BN	East of England Co-op Storage	1	Vacant
16	Boss Hall Road	IP1 5BN	East of England Co-op Storage	1	Vacant
17	Boss Hall Road	IP1 5BN	East of England Co-op Storage	1	Vacant
18	Boss Hall Road	IP1 5BN	Stoke Hall Garage Ltd	1	Hawk Express
19	Boss Hall Road	IP1 5BN	Stoke Hall Garage Ltd	1	Hawk Express
20	Boss Hall Road	IP1 5BN	Dairy Crest		n/a
20a	Boss Hall Road	IP1 5BN	Dairy Crest		n/a
21	Boss Hall Road	IP1 5BN	East of England Co-op (Vehicle Parking)		n/a
22-31	Boss Hall Road	IP1 5BN	East of England Co-op Federal Warehouse		n/a
33	Boss Hall Road	IP1 5BN	JL Bragg Ltd		n/a
34	Boss Hall Road	IP1 5BN	JL Bragg Ltd		n/a
35	Boss Hall Road	IP1 5BN	JL Bragg Ltd		n/a
36	Boss Hall Road	IP1 5BN	Bell Corp		n/a
37	Boss Hall Road	IP1 5BN	Factair Ltd	1	Vacant
38	Boss Hall Road	IP1 5BN	Suffolk Fastener		n/a
39	Boss Hall Road	IP1 5BN	Gill Insulation Contractors		n/a
40	Boss Hall Road	IP1 5BN	Vacant		n/a
41-45	Boss Hall Road	IP1 5BN	FAS Ipswich Ltd.		n/a

46	Boss Hall Road	IP1 5BN	Vacant	1	Monumart
47	Boss Hall Road	IP1 5BN	Rackhams		n/a
48	Boss Hall Road	IP1 5BN	Rackhams		n/a
49	Boss Hall Road	IP1 5BN	Factair		n/a
23	Boss Hall Road	IP1 5BN	Vacant	1	TBF Scaffolding
23a	Boss Hall Road	IP1 5BN	Dairy Crest (parking)		n/a

5. Hadleigh Road Industrial Estate

Unit	Address	Post Code	Occupant 2015	Change?	New Occupant 2016
Bolton Aerospace	Hadleigh Road	IP2 0EG	Bolton Aerospace		n/a
Western House, Floor 1	Hadleigh Road Ind Est.	IP2 0HP	Residential		n/a
Western House, Floor 2	Hadleigh Road Ind Est.	IP2 0HP	Residential		n/a
Western House, Floor 3	Hadleigh Road Ind Est.	IP2 0HP	Residential		n/a
Western House, Floor 4	Hadleigh Road Ind Est.	IP2 0HP	Residential		n/a
Western House, Floor 5	Hadleigh Road Ind Est.	IP2 0HP	Residential		n/a
Former Harris	Hadleigh Road	IP2 0HP	Vacant land (5.00ha). B1/B2 planning permission granted June 2014 for part of site.		n/a
Norris House	Hadleigh Road	IP2 0HU	Vacant	1	Ipswich Vineyard Church
160	Hadleigh Road	IP2 0HH	Brightspace	1	Community Action Suffolk
178 – 184	Hadleigh Road	IP2 0HH	Vacant land (0.34ha) (housing)		n/a
Rear of 164-190	Hadleigh Road	IP2 0DD	Vacant land - site being cleared (2.1ha) (proposed housing allocation)		n/a
Unit 1a	Elton Park	IP2 0DD	Vacant	1	Tube Way Sales
Unit 2a	Elton Park	IP2 0DD	Lesonal	1	Clarks
Unit 3a	Elton Park	IP2 0DD	Top Gun		n/a
Unit 4a	Elton Park	IP2 0DD	Top Gun		n/a
Unit 1b	Elton Park	IP2 0DD	P Stevenson Joinery		n/a
Unit 2b	Elton Park	IP2 0DD	AA Motor Medic		n/a
Unit 3b	Elton Park	IP2 0DD	Vacant	1	Technic Garage
Unit 4b	Elton Park	IP2 0DD	AA Motor Medic		n/a
Unit 5b	Elton Park	IP2 0DD	Vacant		n/a
Unit 1c	Elton Park	IP2 0DD	Elton Park Garage	1	Auto Repairs
Unit 2c	Elton Park	IP2 0DD	S Clarke Vehicle Engineers		n/a
Unit 3c	Elton Park	IP2 0DD	Vacant		n/a
Unit 4c	Elton Park	IP2 0DD	Vacant	1	Quay Welding Services Ltd
Unit 5c	Elton Park	IP2 0DD	Anglia Recovery	1	Top Parcel
Unit 6c	Elton Park	IP2 0DD	Boots the Chemist Ltd		n/a
Vacant land	Elton Park	IP2 0DD	Vacant land (1.15 ha)		n/a

	Elton Park	IP2 0DD	Easy Store 24/7		n/a
Tubeway Sales	Elton Park	IP2 0DD	Tubeway Sales		n/a
Ellenor House	Elton Park	IP2 0DD	DHE		n/a
A&R Building	Elton Park	IP2 0DD	Ashford Cullen Logistics	1	Fortress
Marine & Auto Electrics	Elton Park	IP2 0DD	CC Tyres		n/a
Storage Warehouse	Elton Park	IP2 0DD	East Anglian Mini Centre	1	Vacant
1 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Universal Tyre & Autocentre		n/a
7 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Foreward Floors		n/a
Graphic House,9 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Vacant	1	Wiremek
9 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	XL Windows		n/a
11 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Capital Hair & Beauty Supplies		n/a
2 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Cavalier Haulage		n/a
Unit 7 Rutherford Centre, 4	Hadleigh Road Ind Est.	IP2 0UG	Vacant	1	A+A Dental
Unit 6 Rutherford Centre, 6	Hadleigh Road Ind Est.	IP2 0UG	Acescott Management Services	1	CCS Cares
Unit 5 Rutherford Centre	Hadleigh Road Ind Est.	IP2 0UG	My Hounds Wash & Groom		n/a
Unit 4 Rutherford Centre, '8 & 10	Hadleigh Road Ind Est.	IP2 0UG	Asescott Ltd		n/a
Unit 3 Rutherford Centre, '12	Hadleigh Road Ind Est.	IP2 0UG	Keepmoat Construction and Development		n/a
Unit 2 Rutherford Centre, 14	Hadleigh Road Ind Est.	IP2 0UG	Wildings	1	Chummy Musical
Unit 1 Rutherford Centre, 16	Hadleigh Road Ind Est.	IP2 0UG	Easilife Cleaning Services	1	Fushia Homecare
18 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Lambourne International Ltd		Lambourne Clothing Ltd (name change)
Bella Ho, 20 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Alfa Bella		n/a
22 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	ICOSYS		n/a
24 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Blackwell Academy Martial Arts Excellence		n/a
1 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Zalan Motors Ltd	1	Nogeta Upholstry
2 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Printing Supplies		n/a
3 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Sharp Aesthetics		n/a
4 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Balloon Occasions	1	Split Use Unit Balloon Occasions & AJ Hughes
5 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Vacant		n/a
6 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Dents and Scuffs	1	Vacant
7 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Simba Sports Products	1	Ipswich Frames
8 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	TPR Signs	1	Ipswich Frames
9 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Vacant		n/a
10 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Procas Dental Laboratory	1	Vacant

11 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 OEF	Syms Bacon Jam	1	Vacant
12 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 OEF	Martin C Gilbert Electricians		n/a
13 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 OEF	Vacant		n/a
14 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 OEF	IEM Caterquip		n/a
15 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 OEF	Procast Ltd		n/a
16 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 OEF	Brookhouse Volvo Parts		n/a
17 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 OEF	Vacant	1	Club Colours
18 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 OEF	Vacant		n/a
19 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 OEF	Eastern Entertainment Services Ltd		n/a
20 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 OEF	Seasons Catering (Formerly Seasons Ltd)		n/a
21 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 OEF	Stav Print		n/a
22 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 OEF	Vacant		n/a
23 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 OEF	Falcon Windows		n/a
24 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 OEF	Falcon Glass and Windows		n/a
25 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 OEF	Ipswich Trade Frames		n/a
26 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 OEF	Ipswich Trade Frames		n/a
4 Brunel Rd	Hadleigh Road Ind Est.	IP2 OEF	Ancient House Press		n/a
8 Brunel Rd	Hadleigh Road Ind Est.	IP2 OEX	British Oxygen Co Ltd		n/a
5 Brunel Rd	Hadleigh Road Ind Est.	IP2 OUB	Splash		n/a
Land adj. to 5 Brunel Rd	Hadleigh Road Ind Est.	IP2 OUB	Pack and Stack		n/a
1 Bailey Close	Hadleigh Road Ind Est.	IP2 OUD	Deben Print Co		n/a
3 Bailey Close	Hadleigh Road Ind Est.	IP2 OUD	Pack Stack Self Storage		n/a
5 Bailey Close	Hadleigh Road Ind Est.	IP2 OUD	Best Badges		n/a
7 Bailey Close	Hadleigh Road Ind Est.	IP2 OUD	Wardley Electronics		n/a
9 Bailey Close	Hadleigh Road Ind Est.	IP2 OUD	Wardley Electronics Ltd	1	Vacant
11 Bailey Close	Hadleigh Road Ind Est.	IP2 OUD	Carr Road Distribution Ltd		n/a
13 Bailey Close	Hadleigh Road Ind Est.	IP2 OUD	Orwell Housing	1	Vacant
15 Bailey Close	Hadleigh Road Ind Est.	IP2 OUD	Orwell Housing	1	Vacant
8 Bailey Close	Hadleigh Road Ind Est.	IP2 OUD	Window Clean Centre		n/a
6 Bailey Close	Hadleigh Road Ind Est.	IP2 OUD	Cleaning Technicians		n/a
4 Bailey Close	Hadleigh Road Ind Est.	IP2 OUD	Dulux Decorator Centre		n/a
2 Bailey Close	Hadleigh Road Ind Est.	IP2 OUD	Tools with a mission		n/a

1 Arkwright Rd	Hadleigh Road Ind Est.	IP2 OUB	Magnet Plc		n/a
3 Arkwright Rd	Hadleigh Road Ind Est.	IP2 OUB	Motor Parts Direct		n/a
5 Arkwright Rd	Hadleigh Road Ind Est.	IP2 OUB	Bolton Recycling/Euroshred		n/a
7 Arkwright Rd	Hadleigh Road Ind Est.	IP2 OUB	Gofer Ltd		n/a
11 Arkwright Rd	Hadleigh Road Ind Est.	IP2 OUB	Edmunson Electrical Ltd		n/a
13 Arkwright Rd	Hadleigh Road Ind Est.	IP2 OUB	BOC Gas & Gear		n/a
17 Arkwright Rd	Hadleigh Road Ind Est.	IP2 OUB	NVCS	1	Total Tiles
19 Arkwright Rd	Hadleigh Road Ind Est.	IP2 OUB	Transco		n/a
25 Arkwright Rd	Hadleigh Road Ind Est.	IP2 OUB	Tuffnells Parcels Express Ltd		n/a
2 Arkwright Rd	Hadleigh Road Ind Est.	IP2 OUB	Euromix Concrete		n/a
10 Crompton Rd	Hadleigh Road Ind Est.	IP2 OUB	Kocurek Excavators		n/a
6 Crompton Rd	Hadleigh Road Ind Est.	IP2 OUF	Speedy Services		n/a
8 Crompton Rd	Hadleigh Road Ind Est.	IP2 OUF	Howden's Joinery		n/a
5 Crompton Rd	Hadleigh Road Ind Est.	IP2 OJD	Booker Cash & Carry		Booker Wholesale (re-name)
1 Baird Close	Hadleigh Road Ind Est.	IP2 OUF	Yodel		n/a
2 Baird Close	Hadleigh Road Ind Est.	IP2 OUF	Fuller Davis Printing		n/a
1 Whittle Road	Hadleigh Road Ind Est.	IP2 OUH	Eastern Facilities Management Solutions (Suffolk County Council)	1	Vertas (Suffolk County Council)
6 Whittle Road	Hadleigh Road Ind Est.	IP2 OUH	Glanmar Handcrafted Beds & Beds Direct-2U	1	Mattisons
8 Whittle Rd	Hadleigh Road Ind Est.	IP2 OUH	Ancient House Printing Group		n/a
Gipping House, 7 Whittle Rd	Hadleigh Road Ind Est.	IP2 OUH	Ipswich Borough Contracts		n/a

6. London Road & Scrivener Drive

Unit	Address	Post Code	Occupant 2015	Change?	New Occupant 2016
517	London Rd	IP2 OST	YMCA Training		n/a
519	London Rd	IP2 OSD	Proveeda		n/a
519	London Rd	IP2 OSD	Landspeed		n/a
Part 1 to rear of 3	Scrivener Drive	IP2 OSD	Vacant site (0.2ha)		n/a
3	Scrivener Drive	IP2 OSD	TruckForce		n/a
5	Scrivener Drive	IP2 OSD	Monarch Joinery Ltd		n/a
7	Scrivener Drive	IP2 OSD	City Electrical Factors Ltd	1	Ashtead Plant Hire Co Ltd
9	Scrivener Drive	IP2 OSD	Vacant	1	Ashtead Plant Hire Co Ltd

7. 'Ipswich Village' area

Unit	Address	Post Code	Occupant 2015	Change?	New Occupant 2016
VA Marriott	Handford Road	IP1 2BA	Residential Units		
British Telecom	Bibb Way	IP1 2EQ	Vacant		n/a
Housing site	Handford Road		Housing Site		n/a
7	Portman's Walk	IP1 2DW	Camel Sand & Gravel		n/a
11	Portman's Walk	IP1 2DW	Cemex		n/a
6 & 8	Portman's Walk	~	IBC Owned Land (skip and wheelie bin storage)		n/a
10	Portman's Walk	IP1 2DW	Advanced Autos		n/a
12	Portman's Walk	IP1 2DW	BTN Auto Services	1	Advanced Autos / John R Cox
14	Portman's Walk	IP1 2DW	Vacant		n/a
16-20	Portman's Walk	IP1 2DW	John R Cox		n/a
22	Portman's Walk	IP1 2DW	RJ Cox/Astons		n/a
24	Portman's Walk	IP1 2DW	IBC Electoral Services Storage		n/a
26	Portman's Walk	IP1 2DW	IBC Electoral Services Storage		n/a
28	Portman's Walk	IP1 2DW	McAVAC Car Valet		n/a
30 & 32	Portman's Walk	IP1 2DW	Astons		n/a
88	Princes Street	IP1 1RY	Avanti Autos		n/a
90-98	Princes Street	IP1 1RY	Suffolk Forklift Training	1	Aspire Cars
100	Princes Street	IP1 1RY	Drum & Monkey PH	1	Vacant
IBC	Princes Street	~	IBC Car Park		n/a
Portman House	120 Princes Street	IP1 1RS	Vacant	1	Archant Magazines
Churchman's House	Portman Road	~	Residential Units		
141	Portman Road	IP1 1QJ	RCP Parking	1	Vacant
143	Portman Road	IP1 1QJ	RCP Parking	1	Vacant
145	Princes Street	IP1 1QJ	Rileys Snooker Hall	1	New office block under construction
153	Princes Street	IP1 1QB	Suffolk Life		n/a
Berkeley B C	159 Princes Street	IP1 1QH	Vacant		n/a
Royal Mail	Commercial Road	IP1 1AA	Royal Mail Sorting Office		n/a
Fire Station	Princes Street	IP1 1RS	Fire Station		n/a
Police Car Park	Chancery Road	~	SCC Car Park		n/a
1	Russell Road	IP1 2AG	Crown Court		n/a
2 to 4	Russell Road	IP1 2BE	Staples		n/a
6	Russell Road	IP1 2BX	Fitness First		n/a
Endeavour House, 8	Russell Road	IP1 2QW	Suffolk County Council		n/a
3-7 (Land rear of Grafton House)	Russell Road	IP1 2DE	Vacant site (0.31 ha)		n/a
9	Russell Road	IP1 2DE	Handlesbanken		n/a
11	Russell Road	IP1 2DE	Cool Beanz		n/a
13	Russell Road	IP1 2DE	Vacant		n/a

Grafton House, 15-17	Russell Road	IP1 2DE	Ipswich Bourough Council		n/a
19	Russell Road	IP1 2DE	IBC Print		n/a
21	Russell Road	IP1 2DE	Vacant		n/a
Gipping Court, 4	Constantine Road	IP1 2EB	NTL and SCC		n/a
2	Constantine Road	IP1 2DH	Virgin Media		n/a
3	Constantine Road	IP1 2DH	Car Park		n/a
Constantine House 5	Constantine Road	IP1 2DH	Suffolk County Council		n/a
7	Constantine Road	IP1 2DL	Ipswich Buses Ltd		n/a
Voyage Housing site	Ranelagh Road		Housing Site - completed		

8. Dock Street, Great Whip Street & Gower Street

Unit	Address	Post Code	Occupant 2015	Change?	New Occupant 2016
8&12	Dock Street	IP2 8ET	FJD Commericals		n/a
2 to 6	Great Whip Street	IP2 8EY	WSM Metal Recycling		n/a
8	Great Whip Street	IP2 8EY	SDF Transport Solutions	1	TEC 41 Limited
10	Great Whip Street	IP2 8EY	Chancery Garage Ltd		n/a
1	Gower Street	IP2 8EX	Mark Munday	1	French Polishing
2	Gower Street	IP2 8EX	Handfeild accessories	1	Mat Sant Studio
3	Gower Street	IP2 8EX	All UK signs		n/a
4	Gower Street	IP2 8EX	All UK signs		n/a
5	Gower Street	IP2 8EX	Need-A-Hand		n/a
6	Gower Street	IP2 8EX	East Coast Stainless Limited		n/a
7	Gower Street	IP2 8EX	Wiggly Woo's Craft Emporium		n/a
7a	Gower Street	IP2 8EX	R W Bond Printers		n/a
8	Gower Street	IP2 8EX	Vacant	1	The Juice Works
9	Gower Street	IP2 8EX	Hydro Pressure Test	1	Jackson Yachts
10	Gower Street	IP2 8EX	Dynamite Displays / Straight 2 Canvas		n/a
11	Gower Street	IP2 8EX	Design and Graphics		n/a
12	Gower Street	IP2 8EX	AB Tronix		n/a
13	Gower Street	IP2 8EX	Cabbie Shack		n/a
14	Gower Street	IP2 8EX	Cash 4 Clothes	1	Karomed

9. Riverside Industrial Park & West Bank area*

Unit	Address	Post Code	Occupant 2015	Change?	New Occupant 2016
Unit 1, Riverside Industrial Park	Rapier Street	IP2 8JX	Self Storage		n/a
Unit 2, Riverside Industrial Park	Rapier Street	IP2 8JX	Homestyle UK Windows Ltd	1	Britcar
Unit 2a, Riverside industrial Park	Rapier Street	IP2 8JX	Vacant		n/a
Unit 3, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	1	Create Pro

Unit 4, Riverside Industrial Park	Rapier Street	IP2 8JX	SCC Archaeological Service		n/a
Unit 5, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant (formerly Rnss Ltd)		n/a
Unit 6, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	1	Creative Cosmetics Ltd
Unit 7, Riverside Industrial Park	Rapier Street	IP2 8JX	Creative Cosmetics Ltd		n/a
Unit 8, Riverside Industrial Park	Rapier Street	IP2 8JX	Fish trade Supplies		n/a
Unit 9, Riverside Industrial Park	Rapier Street	IP2 8JX	Fish trade Supplies		n/a
Unit 10, Riverside Industrial Park	Rapier Street	IP2 8JX	Basetech Ltd		n/a
Unit 11, Riverside Industrial Park	Rapier Street	IP2 8JX	Perspective Signs		n/a
Unit 12, Riverside Industrial Park	Rapier Street	IP2 8JX	The Bathroom Showroom		n/a
Unit 13, Riverside Industrial Park	Rapier Street	IP2 8JX	Azpects		n/a
Unit 14, Riverside Industrial Park	Rapier Street	IP2 8JX	Re-Create		n/a
Unit 15, Riverside Industrial Park	Rapier Street	IP2 8JX	Re-Create		n/a
Unit 16, Riverside Industrial Park	Rapier Street	IP2 8JX	Onezerosix Ltd	1	Retail Wide
Unit 17-18, Riverside Industrial Park	Rapier Street	IP2 8JX	BMS Imaging		n/a
Unit 19, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	1	Topgun
Unit 20a, Riverside Industrial Park	Rapier Street	IP2 8JX	Pirtek Ipswich		n/a
Unit 21, Riverside Industrial Park	Rapier Street	IP2 8JX	Perspective Signs Ltd		n/a
Unit 22, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	1	Trade Supplier Windows
Unit 23, Riverside Industrial Park	Rapier Street	IP2 8JX	CAS Electronics		n/a
Unit 24, Riverside Industrial Park	Rapier Street	IP2 8JX	CAS Electronics		n/a
Unit 25, Riverside Industrial Park	Rapier Street	IP2 8JX	Lynett Commerical		n/a
Unit 26, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant		n/a
Unit 27, Riverside Industrial Park	Rapier Street	IP2 8JX	Body fitness		n/a
Unit 28, Riverside Industrial Park	Rapier Street	IP2 8JX	City Plumbing		n/a
Unit 29, Riverside Industrial Park	Rapier Street	IP2 8JX	City Plumbing		n/a
Housing	Rapier Street	n/a	Housing Site - Completed		
West Bank Area	Wherstead Road	IP2 8NB	ABP	*	ABP
West Bank Area	Wherstead Road	IP2 8NB	Magnus Group Ltd	*	Magnus Group Ltd
West Bank Area	Wherstead Road	IP2 8NB	Brett aggregates	*	Brett Aggregates Ltd
West Bank Area	Wherstead Road	IP2 8NB	Northern Wood Terminals Ltd	*	Northern Wood terminals Ltd
West Bank Area	Wherstead Road	IP2 8NB	Dyer Welding	*	Dyer Welding Ltd
West Bank Area	Wherstead Road	IP2 8NB	Sims Group (UK) Ltd	*	Sims Group (UK) Ltd
West Bank Area	Wherstead Road	IP2 8NB	West Bank Timber Ltd	*	West bank Timber Ltd
West Bank Area	Wherstead Road	IP2 8NB	G & C Slatings Ltd	*	G & C Slatings Ltd
West Bank Area	Wherstead Road	IP2 8NB	Express Freight Services (UK) Ltd		Express Freight Services (UK) Ltd

West Bank Area	Wherstead Road	IP2 8NB	Consort Shipping Ltd		Consort Shipping Ltd
West Bank Area	Wherstead Road	IP2 8NB	Nwt Distribution Ltd		Nwt Distribution Ltd
West Bank Area	Wherstead Road	IP2 8NB	Associated British Ports (ABP)		Associated British Ports (ABP)
West Bank Area	Wherstead Road	IP2 8NB	North Sea Ferries Ltd		North Sea Ferries Ltd
West Bank Area	Wherstead Road	IP2 8NB	Ipswich Port Authority		Ipswich Port Authority
West Bank Area	Wherstead Road	IP2 8NB	Hay Pollock & Co Ltd		Hay Pollock & Co Ltd

* Units within Ipswich Port and owned by ABP have previously been included in this survey, but the accuracy of this information was doubtful due to it not being possible to physically access the port. Use of units at the port is generally restricted to port users and therefore premises are not available as other units are to general business users. Port accommodation only features in Areas 9 and 11 of the survey and whilst reference to the units remains, they are now not included in figures for the number of units or the number of vacant units. Port accommodation is shown in the shaded boxes in the table above.

10. Cavendish Street & White Elm Street

Unit	Address	Post Code	Occupant 2015	Change?	New Occupant 2016
Unit 5	5 Cavendish Street	IP3 8AX	Next Retail Ltd	1	Newey & Eyre Ltd
Unit 4	5 Cavendish Street	IP3 8AX	Newey & Eyre Ltd	1	Ipswich Clutch Centre
Unit 3	5 Cavendish Street	IP3 8AX	Prestwood Automotive	1	n/a
Unit 2	5 Cavendish Street	IP3 8AX	Prestwood Automotive	1	n/a
Land Adjacent	5 Cavendish Street	IP3 8AX	Vacant Site (0.06ha) consent 11/0448 lapsed July 2014. Currently car wash		n/a
9	Cavendish Street	IP3 8AX	Snakes and Ladders		n/a
17	Cavendish Street	IP3 8AX	Raja Stores		n/a
21	Cavendish Street	IP3 8AX	Prestige Car Repairs		n/a
59-63	Cavendish Street	IP3 8AX	Grove Sprays		n/a
75	Cavendish Street	IP3 8AX	Springvale		n/a
85	Cavendish Street	IP3 8AX	Kays Electronics Ltd		n/a
2	Cavendish Street	IP3 8AX	Enterprise Car Rental		n/a
46-70	Cavendish Street	IP3 8AX	Builders Equipment	1	Vacant
J J Wilson	White Elm Street	IP3 8BA	J J Wilson		n/a
A T S	White Elm Street	IP3 8BA	Associated Tire Specialists		n/a

11. Holywells Close & Holywells Road area

Unit	Address	Post Code	Occupant 2015	Change?	New Occupant 2016
Unit 1	Trinity Street	IP3 0AB	Plumb Mate		n/a
Unit 2	Trinity Street	IP3 0AB	Plumb Mate		n/a
Units 3-4	Trinity Street	IP3 0AB	Crown Paints		n/a
Unit 5	Trinity Street	IP3 0AB	K B Kent Blaxhill		n/a
5--13	Unity Street	IP3 0AP	Car Rite & J T Elvin Ltd		n/a

14-36	Unity Street	IP3 0AP	Car Rite & J T Elvin Ltd		n/a
Unit 1	Holywells Close	IP3 0AW	Flex Gym		n/a
Unit 2	Holywells Close	IP3 0AW	G W Tyres		n/a
Units 3-5	Holywells Close	IP3 0AW	SCC Library Store		n/a
Unit 7	Holywells Close	IP3 0AW	Barkers		n/a
Unit 8	Holywells Close	IP3 0AW	El Amin Stores	1	G W Tyres
Unit 10	Holywells Close	IP3 0AW	Anglian Roofing Supplies		n/a
Unit 11	Holywells Close	IP3 0AW	Liquidline		n/a
2	Cliff Road	IP3 0AY	Hawk Express Services	1	Brochure Holders
6 Unit 2	Cliff Road	IP3 0AY	MAR Export	1	Uclink Logistics Ltd
6 Unit 3	Cliff Road	IP3 0AY	MAR Export	1	Willis Towers Watson Ltd
6 Unit 4	Cliff Road	IP3 0AY	MAR Export	1	Greenchair Freight Services
8	Cliff Road	IP3 0AY	Willis Group		n/a
10	Cliff Road	IP3 0AY	Axter Roofing		n/a
12	Cliff Road	IP3 0AY	GreenCarrier PTS Ltd		n/a
1	Holywells Road	IP3 0DL	Anglian Motorcycles / Chris Self Motorcycles		n/a
3	Holywells Road	IP3 0DL	Supertread Tyres		n/a
5	Holywells Road	IP3 0DL	St Elizabeth Hospice		n/a
7--9	Holywells Road	IP3 0DL	Medi Plinth		n/a
11	Holywells Road	IP3 0DL	Clearance Decorating Outlet		n/a
15	Holywells Road	IP3 0DL	CVS (Anglia)Ltd, Isuzu Truck Ltd		n/a
17	Holywells Road	IP3 0DL	FIS Windows Ltd		n/a
19	Holywells Road	IP3 0DL	Landex / Storex		n/a
21-23	Holywells Road	IP3 0DL	Ipswich Fireplace Centre		n/a
25	Holywells Road	IP3 0DL	P Seager Engineers		n/a
27	Holywells Road	IP3 0DL	Ipswich Tyre Exhaust	1	Anglia Truck Tyre
29	Holywells Road	IP3 0DL	Ipswich Heating Components	1	Envy Fitness
31-35	Holywells Road	IP3 0DL	MJS		n/a
37-41	Holywells Road	IP3 0DL	Ipswich Tyre and Exhaust Centre		n/a
43	Holywells Road	IP3 0DL	Jayar Cars and Commercial		n/a

12. Landseer Road, Greenwich Close, Cliff Quay, Sandy Hill Lane & Raeburn Road south area*

Unit	Address	Post Code	Occupant 2015	Changes	New Occupant 2016
1	Greenwich Close	IP3 0DD	JCG		n/a
2	Greenwich Close	IP3 0DD	DPL Electrical		n/a
3	Greenwich Close	IP3 0DD	Westgate Precision Engineering		n/a
4	Greenwich Close	IP3 0DD	Eclipse	1	DPL
5	Greenwich Close	IP3 0DD	ComputerTune	1	First Hydroponex
6	Greenwich Close	IP3 0DD	Signs Express		n/a
7	Greenwich Close	IP3 0DD	AMX Offset Services		n/a
8	Greenwich Close	IP3 0DD	Collins and Curtis		n/a

9	Greenwich Close	IP3 ODD	Crisp Engineering		n/a
11	Greenwich Close	IP3 ODD	Crisp Engineering		n/a
13	Greenwich Close	IP3 ODD	Benson Viscometers		n/a
15	Greenwich Close	IP3 ODD	Benson Viscometers		n/a
17	Greenwich Close	IP3 ODD	T & I Solutions	1	Stevenjames Auto Services
19	Greenwich Close	IP3 ODD	Pound Gates		n/a
21-23	Greenwich Close	IP3 ODD	Extreme Muscle Gym		n/a
25	Greenwich Close	IP3 ODD	Target Plant and Sales Ltd		n/a
27	Greenwich Close	IP3 ODD	Columbus		n/a
29	Greenwich Close	IP3 ODD	Columbus		n/a
31	Greenwich Close	IP3 ODD	Vacant		n/a
33	Greenwich Close	IP3 ODD	Robert Forsdike		n/a
Former Econorent	Toller Road	IP3 OBJ	Vacant		n/a
Unit 2 Landseer Business Park	Landseer Road	IP3 OAZ	Riverside Clinic		n/a
Unit 4 Landseer Business Park	Landseer Road	IP3 OAZ	Vacant (Consent 12/00702)		n/a
Unit 6 Landseer Business Park	Landseer Road	IP3 OAZ	Vacant (Consent 12/00702)		n/a
Units 8-20 Landseer Business Park	Landseer Road	IP3 OAZ	Vacant (Consent 12/00702)		n/a
22-28 (Landseer Business Park)	Landseer Road	IP3 OAZ	Vacant (Consent 12/00702)		n/a
9 & 11 Landseer Business Park	Landseer Road	IP3 OAZ	Vacant (Consent 12/00702)		n/a
40	Landseer Road	IP3 ODG	Cliff Quay Developments Ltd (for future car parking) (0.2ha) Vacant site		n/a
46	Landseer Road	IP3 ODB	Vacant site 0.25ha		n/a
60 and Vopak	Landseer Road	IP3 OBG	Vacant site 2.95ha		n/a
Vopak	Landseer Road	IP3 OBG	Vacant site 5.5ha		n/a
Shell Direct	Greenwich Road	IP3 ODE	Vacant site 0.22ha		n/a
Cliff Quay Brewery	Cliff Quay	IP3 OAZ	Vacant		n/a
Former Jewson(Anglo Norden)	Greenwich Road	-	Anglo Norden Ltd		n/a
Former Cory Bros	Cliff Quay	IP3 OBZ	ABP		n/a
Grain Terminal	Cliff Quay	IP3 OBZ	ABP		n/a
ABP	Cliff Quay	-	ABP		n/a
70	Landseer Road	IP3 OBS	Bauder		n/a
Department of Transport	Landseer Road	IP3 ODF	Dept Of Transport	1	Vacant
Former Tallspan	Sandy Hill Lane	-	Vacant site (current planning permission for Retail Warehousing – 4.51 ha)		n/a
86	Sandy Hill Lane	IP3 OHZ	isg Jackson Ltd		n/a
88	Sandy Hill Lane	IP3 OBB	Vacant	1	NHS Suffolk Community Healthcare / ADC
Horley Motors	Sandy Hill Lane	IP3 OHY	Horley Motors		n/a
Units 1-2 Cocksedge Business Park	Sandy Hill Lane	IP3 OHY	Strata Natural Stone		n/a
Unit 3-5 Cocksedge Business Park	Sandy Hill Lane	IP3 OHY	SCC Records Management		n/a
130	Sandy Hill Lane	IP3 ONA	Newmarket Plant Hire		n/a

Former Volvo Concessionaires	Sandy Hill Lane	IP3 0HY	Part occupied by Strata Natural Stone		n/a
Former British Energy	Sandy Hill Lane		Vacant site 2.84ha		n/a
Volvo Site (South)	Sandy Hill Lane	IP3 0ET	Vacant		n/a
Freight Kare	Raeburn Road South	IP3 0ET	Freight Kare/Cook's Waste, Ipswich Mini-Skip		n/a
Securicor Centre	Raeburn Road South	IP3 0ET	Group 4 Securicor		n/a
Five Castles Press	Raeburn Road South	IP3 0ER	The Print Factory		n/a

* Units within Ipswich Port and owned by ABP have previously been included in this survey, but the accuracy of this information was doubtful due to it not being possible to physically access the port. Use of units at the port is generally restricted to port users and therefore premises are not available as other units are to general business users. Port accommodation features in Areas 9 and 11 of the survey and whilst reference to the units remains, they are now not included in figures for the number of units or the number of vacant units. Port accommodation is shown in the shaded boxes in the above lists.

13. Felixstowe Road, Derby Road & Hines Road

Unit	Address	Post Code	Occupant 2015	Change?	New Occupant 2016
Foxgrove Gardens	Foxhall Road		Housing Site - Complete		n/a
Anglia Garage	Derby Road	IP3 8DJ	Coastal Building Supplies		n/a
Concord Garage	Derby Road	IP3 8DJ	Vacant site (0.6ha)		n/a
Co-op Depot	Felixstowe Road	-	Ipswich & Norwich Co-operative Society		n/a
Rosehill Centre	Felixstowe Road	-	Aldi/Co-op Foodstores		n/a
22	Hines Road	IP3 9BG	Concord Media	1	Concord Media/Video + Film
22	Hines Road	IP3 9BG	Galaxsea	1	Galaxsea/Emergency responders
24	Hines Road	IP3 9BG	Find Families in Need		n/a
237	Felixstowe Road	IP3 9BN	British Telecom		n/a
239	Felixstowe Road	IP3 9BN	Rushmere Garden Estates		n/a
239	Felixstowe Road	IP3 9BN	Sunningdale Maintenance (Ipswich) Ltd		n/a
241	Felixstowe Road	IP3 9BN	Sunningdale Joinery		n/a
Unit 1, 243	Felixstowe Road	IP3 9BN	The Fitness Unit		n/a
Unit 2, 243	Felixstowe Road	IP3 9BN	Green Park		n/a
Unit 3, 243	Felixstowe Road	IP3 9BN	Green Park		n/a
247	Felixstowe Road	IP3 9BN	NACRO		n/a
253	Felixstowe Road	IP3 9BN	Hughes and T.E.D		n/a
273-297	Felixstowe Road	IP3 9BN	Fork Rent, Redi Hire and Trucks 'R' Us	1	Ardent Hire SOLNS
255	Felixstowe Road	IP3 9BN	Gardwell Security	1	Darden Security
257	Felixstowe Road	IP3 9BN	Hughes Electrical		n/a
259	Felixstowe Road	IP3 9BN	Ipswich Vehicle Refurnishers Ltd		n/a

14. Wright Road & Cobham Road

Unit	Address	Post Code	Occupant 2015	Change?	New Occupant 2016
2	Wright Road	IP3 9JG	East Anglian Wire Works, Aircool Services		n/a
4	Wright Road	IP3 9JG	OBO Scaffolding	1	OBO Scaffolding/Orwell Auto Ltd
6/6a	Wright Road	IP3 9JG	Genesis		n/a
20	Wright Road	IP3 9JG	Speedy Hire	1	Clearscore Ltd
Ipswich Transport Museum	Cobham Road	IP3 9JD	Ipswich Transport Museum		n/a
Environmental Agency	Cobham Road	IP3 9JD	Environmental Agency		n/a

15. The Drift, Leslie Road, Nacton Road

Unit	Address	Post Code	Occupant 2015	Change?	New Occupant 2016
Unit 1 The Quadrangle Centre	The Drift	IP3 9QR	Munro Import BLT Direct		n/a
Unit 2 The Quadrangle Centre	The Drift	IP3 9QR	Attitude Inc		n/a
Unit 3 The Quadrangle Centre	The Drift	IP3 9QR	Crow Environmental		n/a
Unit 4 The Quadrangle Centre	The Drift	IP3 9QR	Ipswich Skills Centre	1	Ipswich Skills Centre/Max Staples Photography
Unit 5 The Quadrangle Centre	The Drift	IP3 9QR	School Councils UK / Emediacy		n/a
Unit 6 The Quadrangle Centre	The Drift	IP3 9QR	James Francis		n/a
Unit 7 The Quadrangle Centre	The Drift	IP3 9QR	Painting Plus	1	Painting Pixels
Unit 8 The Quadrangle Centre	The Drift	IP3 9QR	Mutual Media		n/a
Unit 9 The Quadrangle Centre	The Drift	IP3 9QR	Ellwood Electrical		n/a
Unit 10 The Quadrangle Centre	The Drift	IP3 9QR	Covertec		n/a
Unit 11 The Quadrangle Centre	The Drift	IP3 9QR	Rust and Kemp Builders		n/a
Units 12-13 The Quadrangle Centre	The Drift	IP3 9QR	Rust and Kemp Builders		n/a
Unit 14 The Quadrangle Centre	The Drift	IP3 9QR	Securus Storage Services	1	Vacant
Unit 15-16 The Quadrangle Centre	The Drift	IP3 9QR	P J Print		n/a
Unit 17 The Quadrangle Centre	The Drift	IP3 9QR	Macmillan & Wright	1	Vacant
Unit 17a The Quadrangle Centre	The Drift	IP3 9QR	Nick Bourne	1	Vacant
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		n/a
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church	1	Francesca's House of Glamour
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church	1	JM Health and Fitness
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		n/a
Wolsey House, 2	The Drift	IP3 9QR	(The Ark Gospel Church) The Old Factory	1	Mr Peter Westgate (since Nov 2012)
Wolsey House, 2	The Drift	IP3 9QR	(The Ark Gospel Church) The Old Factory		May be vacant

Wolsey House, 2	The Drift	IP3 9QR	(The Ark Gospel Church) The Old Factory		May be vacant
Wolsey House, 2	The Drift	IP3 9QR	(The Ark Gospel Church) The Old Factory	1	Talltree Property Ltd (since Apr 2012)
Wolsey House, 2	The Drift	IP3 9QR	(The Ark Gospel Church) The Old Factory		Mrs E Garnham
Wolsey House, 2	The Drift	IP3 9QR	Community 4'Rce Cic 1st Floor Front, Wolsey House		n/a
Wolsey House, 2	The Drift	IP3 9QR	The Centre Gnd Flr Right Wolsey House	1	New Skills Centre
Wolsey House, 2	The Drift	IP3 9QR	Star Print Finishing		n/a
Units 1-2 QM Industrial Park	The Drift	IP3 9QR	Anglian Pumping Services Ltd		n/a
Units 3 QM Industrial Park	The Drift	IP3 9QR	UPS - Universal Panels and Systems		n/a
Unit 4 QM Industrial Park	The Drift	IP3 9QR	Camden Group		n/a
Unit 1 Altitude Business Park, 4	The Drift	IP3 9QR	Eclipse Sound & Light Ltd		n/a
Unit 2 Altitude Business Park, 4	The Drift	IP3 9QR	Hammond Autoserv		n/a
Unit 3 Altitude Business Park, 4	The Drift	IP3 9QR	Signs for you		n/a
Unit 4 Altitude Business Park, 4	The Drift	IP3 9QR	Vacant		n/a
Unit 5 Altitude Business Park, 4	The Drift	IP3 9QR	Dyno Rod		n/a
Units 6 Altitude Business Park, 4	The Drift	IP3 9QR	Vacant	1	East Anglian Wholesale Florists
Unit 7 Altitude Business Park	The Drift	IP3 9QR	TC Body n Paint		n/a
Unit 8 Altitude Business Park	The Drift	IP3 9QR	Vacant		n/a
Unit 9 Altitude Business Park	The Drift	IP3 9QR	T K Garnham		n/a
Unit 10 Altitude Business Park	The Drift	IP3 9QR	Resolve Environmental	1	TK Garnham
Unit 11 Altitude Business Park	The Drift	IP3 9QR	Vacant	1	Resolve Environmental
Unit 12 Altitude Business Park	The Drift	IP3 9QR	Retro & Modern (Cars)		n/a
Unit 14 Altitude Business Park	The Drift	IP3 9QR	JGC Auto	1	IP Resprays
Unit 15 Altitude Business Park	The Drift	IP3 9QR	Dyke's	1	East Anglian Wholesale Florists
Unit 16-17 Altitude Business Park	The Drift	IP3 9QR	East Anglian Wholesale Florist		n/a
Unit 18 Altitude Business Park	The Drift	IP3 9QR	Realise Futures		n/a
Unit 19 Altitude Business Park	The Drift	IP3 9QR	Vacant		n/a
Unit 20 Altitude Business Park	The Drift	IP3 9QR	SolvAir		n/a
Unit 21 Altitude Business Park	The Drift	IP3 9QR	C R Autos		n/a
8	The Drift	IP3 9QR	SGB		n/a
10	The Drift	IP3 9QR	Quinto Crane and Plant Hire		n/a
12	The Drift	IP3 9QR	Bradmanns Commercial Vehicle Repairs		n/a
14	The Drift	IP3 9QR	Charterlink		n/a
Alstons Furniture	Leslie Road	IP3 9QL	Vacant	1	Marexport / part Vacant
2 & 6	Leslie Road	-	Vacant site (0.83 ha)		n/a
10	Leslie Road	IP3 9PL	Karl King	1	RPS Transport

12	Leslie Road	IP3 9QL	RPS Transport (Ipswich) Ltd		n/a
14	Leslie Road	IP3 9PL	MG Kerry		n/a
1 Alstons Court	Leslie Road	IP3 9PL	Central Tyre		n/a
2 Alstons Court	Leslie Road	IP3 9PL	Sodexo	1	Granite Transportation
3 Alstons Court	Leslie Road	'IP3 9PL	Vacant	1	Granite Transportation
4 Alstons Court	Leslie Road	'IP3 9PL	Esion	1	Sonus and Erision
5 Alstons Court	Leslie Road	'IP3 9PL	SRC Systems		n/a
6 Alstons Court	Leslie Road	'IP3 9PL	Extreme Racing / M Smith	1	Crossfit
7 Alstons Court	Leslie Road	IP3 9PL	Granite Transformations	1	Vacant
8 Alstons Court	Leslie Road	IP3 9PL	Granite Transformations	1	Simply Climate Control
9 Alstons Court	Leslie Road	IP3 9PL	Granite Transformations		n/a
10 Alstons Court	Leslie Road	IP3 9PL	Granite Transformations		n/a
11 Alstons Court	Leslie Road	IP3 9PL	Kingdom Motorcycles		n/a
12 Alstons Court	Leslie Road	IP3 9PL	Crossfit	1	Vacant
13 Alstons Court	Leslie Road	IP3 9LL	Crossfit	1	Vacant
15 Alstons Court	Leslie Road	IP3 9PL	Nacton Auto Electrics		n/a
14 Alstons Court	Leslie Road	IP3 9PL	Nacton Auto Electrics		n/a
Cranes (Futura Park)	Nacton Road	IP3 9QH	Vacant sites (7.12ha)		n/a
1	Crane Boulevard	IP3 9RP	Vacant site	1	Marshall Jaguar Ipswich (since Nov 2016)
11	Crane Boulevard	IP3 9SQ	Vacant site	1	Ipswich Audi (since Dec 2016)
	Crane Boulevard	IP3 9SQ	Vacant site	1	Waitrose & John Lewis at Home (since Nov 2012)
9	James Bennett Avenue	IP3 9SR	Vacant	1	The Carphone Warehouse (since Aug 2013)
1	James Bennett Avenue	IP3 9SR	Vacant	1	D F S (since Aug 2013)
3	James Bennett Avenue	IP3 9SR	Vacant	1	Furniture Village (since Aug 2013)
5	James Bennett Avenue	IP3 9SR	Vacant	1	Tapi Carpets and Floors (since May 2015)
7	James Bennett Avenue	IP3 9SR	Vacant	1	Oak Furniture Land (since Aug 2013)
11	James Bennett Avenue	IP3 9SR	Vacant	1	Costa Coffee (since Aug 2013)

16. Ransomes Europark, Nacton Road

Unit	Address	Post Code	Occupant 2015	Change?	New Occupant 2016
1 - 3, & 5	Bluestem Road	IP3 9RR	Masons Paper Co	1	Hubbard
6	Bluestem Road	IP3 9RR	Electric Centre		n/a
8 and 10	Bluestem Road	IP3 9RR	Sulzer, Dowding and Mills Ltd		n/a
11	Bluestem Road	IP3 9RR	Vacant		n/a
12	Bluestem Road	IP3 9RR	Vacant	1	FDS
12a	Bluestem Road	IP3 9RR	John Grose		n/a
13 - 17	Bluestem Road	IP3 9RR	Debach Enterprises / Hill Hire	1	Debach Enterprise / Besana
18	Bluestem Road	IP3 9RR	Plumbing Trade Supplies		n/a

16	Bluestem Road	IP3 9RR	Unclear of occupier	1	Simon Morris
16a	Bluestem Road	IP3 9RR	Vacant		n/a
14	Bluestem Road	IP3 9RR	Simon Morris Ltd		n/a
20	Bluestem Road	IP3 9RR	Reeves and Wright Ltd		n/a
22	Bluestem Road	IP3 9RR	Ashe Controls Ltd		n/a
1 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Debach Enterprises		n/a
2 Yale Business Park	19-21 Bluestem Road	IP3 9RR	PV Kits Direct		n/a - Dlp Electrical Services
3 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Ipswich Renewables (IES)	1	Gladwell Entertainments
4 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Ipswich Electrical Services	1	PV Kits Direct Ltd
5 - 6 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Vacant		Suffolk Strength Academy
7 Yale Business Park	19-21 Bluestem Road	IP3 9RR	PR Service		n/a - Pre-Serve (UK) Ltd (since Sep 2013)
8 Yale Business Park	19-21 Bluestem Road	IP3 9RR	PV Kits Direct		n/a Dlp Electrical Services
9 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Vacant		n/a
10 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Michael Smy & Gordon Rodwell		n/a - Dignity Funerals Ltd
11 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Eriks Service Centre and Worldwide		n/a - Eriks UK Holdings Ltd
12 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Gripfixings Ltd		n/a
13-15 Yale Business Park	19-21 Bluestem Road	IP3 9RR	John Parker Fixings		n/a
30	Bluestem Road	IP3 9RR	Menzies Distribution / John Menzies plc		n/a
34	Bluestem Road	IP3 9RR	RNLI		n/a
Adjacent 34/1 Belfry Rd	Bluestem Road	IP3 9SJ	Carters		n/a
23	Bluestem Road	IP3 9RR	UK Mail		n/a
25	Bluestem Road	IP3 9RR	SEA Transport Ltd		n/a
27	Bluestem Road	IP3 9RR	Vacant	1	HSS Hire
29	Bluestem Road	IP3 9RR	Climate Centre		n/a
31	Bluestem Road	IP3 9RR	NHS		n/a
33	Bluestem Road	IP3 9RR	Bridges Logistics & Shield Shipping		n/a
35	Bluestem Road	IP3 9RR	Vacant	1	BBWS
36	Bluestem Road	IP3 9RR	Thompson and Morgan		n/a
38	Bluestem Road	IP3 9RT	Pik-a-Pak		n/a
2 & 4	Foxtail Road	IP3 9RT	Airspeed Tyres and Exhaust		n/a
6	Foxtail Road	IP3 9RT	Tank Auto Engineering		n/a
8	Foxtail Road	IP3 9RT	Suffolk Resprays/ Auto-Vision Windscreens		n/a
10	Foxtail Road	IP3 9RT	Haven Garden Furniture	1	Vacant
12	Foxtail Road	IP3 9RT	Ipswich Wines and Beers	1	Vacant
14	Foxtail Road	IP3 9RT	Sail Medic		n/a
16	Foxtail Road	IP3 9RT	Ipswich Wines and Beers	1	Vacant
18 and 20	Foxtail Road	IP3 9RT	SIG Fixings	1	Vacant
22	Foxtail Road	IP3 9RT	Pipeline Centre		n/a
24	Foxtail Road	IP3 9RT	Plumb Base		n/a
26	Foxtail Road	IP3 9RT	Volvo Truck & Bus		n/a
28	Foxtail Road	IP3 9EL	Bentek & Copy It Digital Services		n/a

30	Foxtail Road	IP3 9RX	Ipswich Plastics		n/a
1	Foxtail Road	IP3 9RT	Vacant		n/a
3 and 5	Foxtail Road	IP3 9RT	Royal Mail		n/a
7	Foxtail Road	IP3 9RT	Screwfix		n/a
9	Foxtail Road	IP3 9RT	Karl King Transport Ltd		n/a
11	Foxtail Road	IP3 9RT	Karl King Transport Ltd		n/a
13	Foxtail Road	IP3 9RT	Karl King Transport Ltd		n/a
15	Foxtail Road	IP3 9RT	Karl King Transport Ltd		n/a
32	Foxtail Road	IP3 9BE	John Grose		n/a
34	Foxtail Road	IP3 9RT	Profoil Systems Ltd		n/a
1	Bermuda Road	IP3 9RU	Plumb City		n/a
2	Bermuda Road	IP3 9RU	Crafty Crocodiles		n/a
3	Bermuda Road	IP3 9RU	Plas-u-Fix		n/a
4	Bermuda Road	IP3 9RU	Bartrum Mowers		n/a
5	Bermuda Road	IP3 9RU	Crafty Crocodiles	1	Vacant
6	Bermuda Road	IP3 9RU	The Barnes Group Ltd		n/a
7	Bermuda Road	IP3 9RU	The Bed Factory / Carpet 1st		n/a
8	Bermuda Road	IP3 9RU	Barnes		n/a
9	Bermuda Road	IP3 9RU	Barnes		n/a
11	Bermuda Road	IP3 9RU	RFT Repairs		n/a
2 (NatWest House)	The Sandlings	IP3 9YY	National Westminster Bank		n/a
1 K Line House	West Road	IP3 9SX	K' Line Europe Ltd		n/a
2 K Line House	West Road	IP3 9SX	Axter		n/a
3 K Line House	West Road	IP3 9SX	Axter		n/a
4a K Line House	West Road	IP3 9SX	Diginate	1	Plan-IT
4b K Line House	West Road	IP3 9SX	Diginate	1	Plan-IT
5 K Line House	West Road	IP3 9SX	1st Hydroponics & Reliable Shipping Ltd		n/a
6 K Line House	West Road	IP3 9SX	Tailoring	1	Prime For Print
7 K Line House	West Road	IP3 9SX	Model Signage Solutions	1	Distinct
8 K Line House	West Road	IP3 9SX	The Window Film Centre		n/a
1	Alpha Terrace, West Rd	IP3 9SX	Kings Coffee House		n/a
1a	Alpha Terrace, West Rd	IP3 9SX	Kings Coffee House		n/a
2	Alpha Terrace, West Rd	IP3 9SX	Ashton Design Company	1	NHS
3	Alpha Terrace, West Rd	IP3 9SX	Concept Design Ltd		n/a
4	Alpha Terrace, West Rd	IP3 9SX	Deben Diagnostics Ltd		n/a
5	Alpha Terrace, West Rd	IP3 9SX	Lifetime Financial Solutions		n/a
6	Alpha Terrace, West Rd	IP3 9SX	Absolute Rentals & Astonshaw Accountants		n/a
7	Alpha Terrace, West Rd	IP3 9SX	Comdronic Ltd		n/a
1	Beta Terrace, West Rd	IP3 9SX	QDOS Communications Ltd		n/a
2	Beta Terrace, West Rd	IP3 9SX	Commercial Finance Brokers	1	QDOS
3	Beta Terrace, West Rd	IP3 9SX	Alchemy Wines Ltd		n/a

4	Beta Terrace, West Rd	IP3 9SX	Homes Instead Senior Care	1	Tweed Cycle
5	Beta Terrace, West Rd	IP3 9SX	Strand Freight Ltd & Anglia Care		n/a
6	Beta Terrace, West Rd	IP3 9SX	Alton Windows Ltd		n/a
7	Beta Terrace, West Rd	IP3 9SX	R J Dean Plasterers		n/a
8	Beta Terrace, West Rd	IP3 9SX	QDOS Communications		n/a
9	Beta Terrace, West Rd	IP3 9SX	Vacant	1	QDOS
10	Beta Terrace, West Rd	IP3 9SX	Agile Technical Solutions		n/a
11	Beta Terrace, West Rd	IP3 9SX	H&D Accountancy Services		n/a
12	Beta Terrace, West Rd	IP3 9SX	Labels Plus Ltd		n/a
13	Beta Terrace, West Rd	IP3 9SX	Vacant	1	All Clear Logistics
14	Beta Terrace, West Rd	IP3 9SX	C P L Foods Ltd	1	Spider
Conifer House	Gamma Terrace, West Rd	IP3 9SX	Suffolk Police		n/a
1	Gamma Terrace, West Rd	IP3 9SX	Paperlinx	1	Executive Suites
2	Gamma Terrace, West Rd	IP3 9SX	Vacant	1	Home Instead
3	Gamma Terrace, West Rd	IP3 9SX	Fairs and Baker		n/a
4	Gamma Terrace, West Rd	IP3 9SX	FCC Environmental		n/a
4a	Gamma Terrace, West Rd	IP3 9SX	Silver Lining Estate Planning	1	Caritas
5	Gamma Terrace, West Rd	IP3 9SX	Digi Bee	1	BELIP ECL
5a	Gamma Terrace, West Rd	IP3 9SX	Policy Bee	1	BELIP ECL
6	Gamma Terrace, West Rd	IP3 9SX	Vacant		n/a
6a	Gamma Terrace, West Rd	IP3 9SX	A T & A		n/a
7	Gamma Terrace, West Rd	IP3 9SX	Mencap	1	PCI-PAL
7a	Gamma Terrace, West Rd	IP3 9SX	Emmerson Accountants		n/a
8	Gamma Terrace, West Rd	IP3 9SX	Asset Monitoring Solutions Ltd		n/a
9(1st Floor)	Gamma Terrace, West Rd	IP3 9SX	Fleximise	1	Union
9(Ground Floor)	Gamma Terrace, West Rd	IP3 9SX	Fleximise	1	PFS
10	Gamma Terrace, West Rd	IP3 9SX	Ultra Glow		n/a
11	Gamma Terrace, West Rd	IP3 9SX	Digital Copier Systems		n/a
12	Gamma Terrace, West Rd	IP3 9SX	Digital Copier Systems		n/a
1a	Delta Terrace, West Rd	IP3 9SX	MillCliffe		n/a
1b	Delta Terrace, West Rd	IP3 9SX	MillCliffe		n/a
2b (1st Floor)	Delta Terrace, West Rd	IP3 9SX	Incubator Projects	1	CLDN Cargo
2a (Ground Floor)	Delta Terrace, West Rd	IP3 9SX	Print4U		n/a
3 & 3b	Delta Terrace, West Rd	IP3 9SX	CLDN Cargo		n/a
3b	Delta Terrace, West Rd	IP3 9SX	CLDN Cargo		n/a
4a	Delta Terrace, West Rd	IP3 9SX	Voice Ability		n/a
4b	Delta Terrace, West Rd	IP3 9SX	CLDN Cargo		n/a
5a	Delta Terrace, West Rd	IP3 9SX	Poppy Nursing Services		n/a
5b	Delta Terrace, West Rd	IP3 9SX	Poppy Nursing Services		n/a

6	Delta Terrace, West Rd	IP3 9SX	Vacant		n/a
7 a & b	Delta Terrace, West Rd	IP3 9SX	Care UK		n/a
8	Delta Terrace, West Rd	IP3 9SX	Toko Maine Kiln Regional Underwriting Ltd	1	Care First
9b	Delta Terrace, West Rd	IP3 9SX	Care UK	1	Headway
9a	Delta Terrace, West Rd	IP3 9SX	Gardner Denver		n/a
10	Delta Terrace, West Rd	IP3 9SX	The Ferns / SPA		n/a
11	Delta Terrace, West Rd	IP3 9SX	The Ferns / SPA		n/a
12a	Delta Terrace, West Rd	IP3 9SX	IC24 Integrated Care		n/a
12b	Delta Terrace, West Rd	IP3 9SX	IC24 Integrated Care		n/a
14a	Delta Terrace, West Rd	IP3 9SX	IC24 Integrated Care		n/a
14b	Delta Terrace, West Rd	IP3 9SX	IC24 Integrated Care		n/a
15	Delta Terrace, West Rd	IP3 9SX	Crane Building Services & Utilities		n/a
2 and 6	Central Avenue	IP3 9SL	CINRAM	1	Vacant
3	Central Avenue	IP3 9QG	Ransomes Jacobsen		n/a
8 to 16	Central Avenue	IP3 9SL	Vacant land (2.36ha)		n/a
9	Central Avenue	IP3 9SL	Brinor		n/a
11	Central Avenue	IP3 9SL	GMA Warehousing and Transport		n/a
13	Central Avenue	IP3 9SL	GMA Warehousing and Transport		n/a
Epsilon House	West Road	IP3 9SX	Multiple Occupiers- some units vacant		n/a
Omega House	West Road	IP3 9SX	Multiple Occupiers- some units vacant		n/a
Crane House	West Road	IP3 9SX	Crane		n/a
Stanley House	West Road	IP3 9SX	Woodbridge Engineering Co. Ltd.		n/a
26	Central Avenue	IP3 9SL	UK Mail		n/a
28	Central Avenue	IP3 9SL	Sea Transport Ltd		n/a
30	Central Avenue	IP3 9SL	Parcel Force		n/a
1	Augusta Close	IP3 9SS	Ipswich Toyota		n/a
2	Augusta Close	IP3 9SS	Marshall Vauxhall Car Sales		n/a
4	Augusta Close	IP3 9SS	Marshall 'Kia Chevrolet		n/a
3(The Swallow & Premier Inn)	Augusta Close	IP3 9SS	The Swallow (Brewer's Fayre Public House and Restaurant)		n/a
Premier Inn	Augusta Close	IP3 9SS	Premier Inn		n/a
1 Melford Court	The Havens	IP3 9SJ	Vacant	1	IP Plus
2 Melford Court	The Havens	IP3 9SJ	Ansaback		n/a
4	The Havens	IP3 9SJ	Ipswich Building Society		n/a
6 and 8	The Havens	IP3 9SJ	Ipswich Building Society		n/a
10 (Medite House)	The Havens	IP3 9SS	MSC		n/a
11	The Havens	IP3 9SJ	David Lloyds		n/a
15	The Havens		Nidera		n/a
16	The Havens	IP3 9SS	BDO Accountants & Business Advisors		n/a
18	The Havens	IP3 9SS	KDM		n/a
20	The Havens	IP3 9SS	Allports Cargo Services Ltd		n/a
22	The Havens		Allport		n/a

24 –28	The Havens		RBS		n/a
17	The Havens		Fire Station		n/a
30	The Havens	IP3 9SJ	Lancaster Group Mercedes Benz & SMART		n/a
32	The Havens	IP3 9SJ	Haven Power		n/a
Site I	The Havens		Vacant land (1.68ha)		n/a
Site F	The Havens		Vacant land (1.71ha)		n/a
21	The Havens	IP3 9SJ	Makro		n/a
76	The Havens		HB Commercial		n/a
Vacant Land	Lytham Close		Vacant Land (1.60 ha)		n/a
1	Edison Close		Occupier unclear		n/a
3	Edison Close	IP3 9GU	Eurocell		n/a
5	Edison Close	IP3 9GU	CJ Electrical Elements		n/a
7	Edison Close	IP3 9GU	CJ Electrical Elements		n/a
2	Edison Close	IP3 9GU	Medlock Electrical Distributor		n/a
6	Wentworth Road	IP3 9SW	Home Store Self Storage		n/a
Driving Test Centre,	3 Wentworth Road		Driving Test Centre		n/a
Adjacent 7	Wentworth Road	IP3 9SJ	Vacant land (0.54ha)		n/a
7	Wentworth Road	IP3 9SJ	Vacant land	1	Coastal Building Supplies
5	Wentworth Road	IP3 9GU	Henbrandt – The Harlequin Brand		n/a
S&P House,	1a Wentworth Road		Soler and Palau		n/a
Site K1	Wentworth Road		Vacant land (0.88 ha)		n/a
Site K3	Wentworth Road		Certas Energy		n/a
Buildbase,	1 Wentworth Road		Buildbase		n/a
Unit 1	Basepoint, 70 The Havens	IP3 9BF	Finance East Ltd	1	FE Loan Management
2	Basepoint, 70 The Havens	IP3 9BF	Sea Kargo Ltd	1	Trama International Limited
3	Basepoint, 70 The Havens	IP3 9BF	Above and Beyond Care		n/a
4	Basepoint, 70 The Havens	IP3 9BF	Wilson Forwarding	1	Cardinal Chambers
5	Basepoint, 70 The Havens	IP3 9BF	SCI Partnership		n/a
6	Basepoint, 70 The Havens	IP3 9BF	Ovenden Papers Ltd		n/a
7	Basepoint, 70 The Havens	IP3 9BF	Equity Estates Projects	1	Grove Logistic Service Limited
8	Basepoint, 70 The Havens	IP3 9BF	Safety Critical	1	Critical Resource Limited
9	Basepoint, 70 The Havens	IP3 9BF	Integrated Counselling Services	1	Jackie Foden
10	Basepoint, 70 The Havens	IP3 9BF	Suffolk Hearing Advisory Services	1	Orwell Computers
11	Basepoint, 70 The Havens	IP3 9BF	Lindsay Markwell Counselling		n/a
12	Basepoint, 70 The Havens	IP3 9BF	Efficiency Solutions		n/a
12a	Basepoint, 70 The Havens	IP3 9BF	Brand Cast		n/a
14	Basepoint, 70 The Havens	IP3 9BF	EWB Logistics		n/a
15	Basepoint, 70 The Havens	IP3 9BF	EWB Logistics		n/a
16	Basepoint, 70 The Havens	IP3 9BF	Zip Heaters UK Ltd	1	Heron IT Ltd
17	Basepoint, 70 The Havens	IP3 9BF	Driver Hire		n/a

18	Basepoint, 70 The Havens	IP3 9BF	Icredo Digital	1	Grove Logistic Service Limited
19	Basepoint, 70 The Havens	IP3 9BF	TLBC Ltd	1	Marbob Cargo Ltd
20	Basepoint, 70 The Havens	IP3 9BF	TLBC Ltd	1	Quin Global UK Limited
21	Basepoint, 70 The Havens	IP3 9BF	Anthony Mains Design and Marketing		n/a
22	Basepoint, 70 The Havens	IP3 9BF	Fire Globe Ltd		n/a
23	Basepoint, 70 The Havens	IP3 9BF	Ultimate LED Ltd	1	Havenpower
24	Basepoint, 70 The Havens	IP3 9BF	Claro Solutions	1	Havenpower
25	Basepoint, 70 The Havens	IP3 9BF	Suffolk Careline / Community Voice Ltd	1	Seahawk Logitech UK Limited
26	Basepoint, 70 The Havens	IP3 9BF	Identity Web Design		n/a
27	Basepoint, 70 The Havens	IP3 9BF	Swann Staff Recruiting		n/a
28	Basepoint, 70 The Havens	IP3 9BF	iMarketing Ltd		n/a
29	Basepoint, 70 The Havens	IP3 9BF	Elementalle		n/a
30	Basepoint, 70 The Havens	IP3 9BF	Computer gaga	1	Tyrell Buisness Support Services Limited
31	Basepoint, 70 The Havens	IP3 9BF	Harden Associated Ltd		n/a
32	Basepoint, 70 The Havens	IP3 9BF	Elementary Business Solutions	1	All Star Minerals PLE
33	Basepoint, 70 The Havens	IP3 9BF	IPI Property Group	1	Maison Le Lou
34	Basepoint, 70 The Havens	IP3 9BF	Yellow Jelly and Partners	1	Havenpower
35	Basepoint, 70 The Havens	IP3 9BF	Cardinal Chambers	1	Howard Shipping Services Ltd
36	Basepoint, 70 The Havens	IP3 9BF	Media Search	1	Costain Limited
37	Basepoint, 70 The Havens	IP3 9BF	Varega Ltd	1	Costain Limited
38	Basepoint, 70 The Havens	IP3 9BF	Suffolk Careline / Community Voice Ltd	1	J&L Recruitment Limited
39	Basepoint, 70 The Havens	IP3 9BF	Gilman - Earle Design		n/a
40	Basepoint, 70 The Havens	IP3 9BF	Wesselton Associates		n/a
41	Basepoint, 70 The Havens	IP3 9BF	Wesselton Associates		n/a
42	Basepoint, 70 The Havens	IP3 9BF	Blind Veterans UK		n/a
43	Basepoint, 70 The Havens	IP3 9BF	Orwell Computers	1	Werdna Freight Services Limited
44	Basepoint, 70 The Havens	IP3 9BF	Shore Transport	1	Orwell Accountants Ltd
45	Basepoint, 70 The Havens	IP3 9BF	HSC Professional	1	Whitespace Commercial Property Ltd
46	Basepoint, 70 The Havens	IP3 9BF	Personal Career Management		n/a
47	Basepoint, 70 The Havens	IP3 9BF	Billie Box		n/a
48	Basepoint, 70 The Havens	IP3 9BF	Bristo Holland Ltd	1	Havenpower
49	Basepoint, 70 The Havens		n/k		
50	Basepoint, 70 The Havens		n/k		
51	Basepoint, 70 The Havens		n/k		
52	Basepoint, 70 The Havens		n/k		
53	Basepoint, 70 The Havens	IP3 9BF	Refresh Wellness		n/a
54	Basepoint, 70 The Havens	IP3 9BF	Bakers of Suffolk		n/a
55	Basepoint, 70 The Havens	IP3 9BF	W M Electrical		n/a
56	Basepoint, 70 The Havens	IP3 9BF	Vacant	1	APTL

57	Basepoint, 70 The Havens	IP3 9BF	Vacant	1	Cargo Labels Ltd
58	Basepoint, 70 The Havens	IP3 9BF	Vacant	1	BM Tankering
59	Basepoint, 70 The Havens	IP3 9BF	Colin A Scott		n/a
60	Basepoint, 70 The Havens	IP3 9BF	Half Moon Foods		n/a
61	Basepoint, 70 The Havens	IP3 9BF	Paul Stemp- Health & Wellbeing		n/a
62	Basepoint, 70 The Havens	IP3 9BF	Vacant	1	IDAHO & CO
63	Basepoint, 70 The Havens	IP3 9BF	Gavin King Photography		n/a
64	Basepoint, 70 The Havens	IP3 9BF	Dunne Consultancy Ltd		n/a
65	Basepoint, 70 The Havens	IP3 9BF	PA Centre Ipswich Sound Solutions		n/a
66	Basepoint, 70 The Havens	IP3 9BF	Keep it Simple		n/a
67	Basepoint, 70 The Havens	IP3 9BF	UK Data House		n/a
68	Basepoint, 70 The Havens	IP3 9BF	Icon Training		n/a
69	Basepoint, 70 The Havens	IP3 9BF	BM Tankering		n/a
70	Basepoint, 70 The Havens	IP3 9BF	Ross Dean Plumbing	1	McAusland & Turner Ltd
71	Basepoint, 70 The Havens	IP3 9BF	Tyson Cooper	1	Bluecrow Projects Ltd
72	Basepoint, 70 The Havens	IP3 9BF	Italclean	1	Financial Impact Limited
73	Basepoint, 70 The Havens	IP3 9BF	Tracing Hutchings Hypnotherapy		n/a
74	Basepoint, 70 The Havens	IP3 9BF	Paul Smith Design Services		n/a
75	Basepoint, 70 The Havens	IP3 9BF	Jeremy Stewart Chartered Accountant	1	Financial Impact Limited
76	Basepoint, 70 The Havens	IP3 9BF	Tyson Cooper	1	Merriveen Ltd
77	Basepoint, 70 The Havens	IP3 9BF	Community Voice	1	Suffolk Careline Social Enterprise CIC
67b	Basepoint, 70 The Havens	IP3 9BF	Tyson Cooper Ltd		n/a
Kitchen 2 nd Flr	Basepoint, 70 The Havens	IP3 9BF	Basepoint Centres Ltd		n/a

Summary of changes and vacant units within employment areas							
Employment Area	Change of Occupant	Vacant to Vacant	Vacant to Occupied	Occupied to Vacant	Number of Units	% Vacant	Total Vacant Units
1. Whitehouse	29	2	10	5	116	6.03%	7
2. Dales Road	12	2	0	4	63	9.5%	6
3. Eastway	1	0	0	0	3	0.0%	0
4. Boss Hall	14	2	3	5	43	16.28%	7
5. Hadleigh Rd	29	7	7	7	103	13.59%	14
6. London Road	2	0	1	0	8	0.0%	0
7. 'Ipswich Village'	7	5	1	4	42	21.43%	9
8. Gower St	6	0	1	0	19	0.0%	0
9. Riverside	6	3	4	0	28	10.7%	3
10. Cavendish St	5	0	0	1	14	7.14%	1
11. Holywells Rd	7	0	0	2	35	0.0%	0
12. Landseer Rd	5	9	1	1	52	19.2%	10
13. Felixstowe Rd	4	0	0	0	20	0.0%	0
14. Wright Road	2	0	0	0	6	0.0%	0
15. Leslie Rd, The Drift	34	3	10	6	79	11.4%	9
16. Ransomes Europark	73	5	13	6	262	4.42%	11
Totals	236	38	51	39	893	8.62%	77

Note: The term Vacant Units referred to in the above table does not include undeveloped vacant land. Vacant land is accounted for separately in the table on Page 6.

Whilst around half of the vacant units were also vacant at the time of last year's survey, there has been a net reduction in the number of vacant units. The total number of vacant units has declined and this year the number of occupied to vacant units is somewhat less than the number of vacant to occupied.

The table above shows that the smaller employment areas are generally performing well, with little change between occupants suggesting that the businesses are well established. The occupants of the smaller, older employment areas include a number of general industrial uses, car repair/servicing uses and businesses related to construction. A greater amount of churn has taken place within the larger employment areas and in particular 73 units at Ransomes Europark have seen a change of occupant. This is thought to be due to the nature of many of the units there which act as small starter units. A range of types of units are vacant, in terms of both size, location and nature of last occupant. Surveys from previous years have shown a growing proportion of service uses and distribution uses within the employment areas, alongside a loss of general industrial uses, and this trend is reflected in this year's survey results.

Appendix A: 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.

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, casinos and betting shops.

Reference for plans of Employment Areas 1 to 16 (on following pages and in separate document on website)



Site Boundary



Vacant building/land



Boundary of an existing employment area (as identified in the Ipswich Local Plan 1997)



Boundary of the area covered by Ipswich Borough Council

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