

Ipswich Local Plan

Employment Land Availability December 2015



IPSWICH
BOROUGH COUNCIL

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

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Useful Contact Names at Ipswich Borough Council

Planning Policy enquiries:	Robert Hobbs	(01473) 432931
Economic Development enquiries:	Peter Lee	(01473) 432924
Inward Investment enquiries:	Richard Hendron	(01473) 432922
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. 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 2014 and 31st March 2015.

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 increased by 1.45 hectares (ha) to 73.39ha across the whole of Ipswich, largely due to the implementation or expiry of planning permissions. The total consists of 3.24ha unimplemented planning permissions, 20.98ha on allocated land and 49.17ha of vacant land within identified employment areas. Of the 49.17ha of vacant land in employment areas, 6.56ha has planning permission or is proposed for allocation for non-employment uses. It should also be noted that the 3.24ha of land with planning permission relates however to changes of use and extensions rather than vacant land. A more realistic figure for vacant employment land is therefore 63.59ha.

Completions and permissions

Total completions on employment land for the year 2014-15 were recorded as 0.097ha, with a further 106.9sqm completed elsewhere. This is made up largely of extensions to floorspace. Planning permissions granted for employment sites (over 100 sqm) during the monitoring year 2014-15 amount to 8.768ha or 29,821sqm. Of this 3.738ha / 4,572sqm relates to new employment floorspace, whilst the remainder relates to changes of use within employment use classes or extensions in time for existing operations. Of note, two permissions relate to change of use from B2 to B8 which together equate to 4.4ha or 25,526sqm of permissions.

Loss of employment floorspace

A total of 824.8sqm of floorspace has been lost through completions during 2014/15. Planning permission has been granted for the loss of a further 2,533sqm of floorspace. The losses of employment floorspace relate mostly to the creation of residential uses. Changes to Permitted Development rights in 2013 have resulted in prior approval being given for 19,005sqm of conversion from B1 office to residential use, of which 2,160sqm 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, even then, where small businesses are not eligible to pay business rates occupation is not always clear. 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 85, which is 13 fewer than in 2013-14. 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 2014 report remains vacant, plus a further 0.6ha at Derby Road has been included. The total vacant land in the employment areas equates to 49.17ha. The survey identifies where vacant land has planning permission or is proposed for allocation through the emerging Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD for non-employment uses, which totals 6.56ha. During 2014/15 planning permission has been 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 June 2015.

Local Plan

The Council is in the process of reviewing its Core Strategy for Ipswich to ensure alignment with the National Planning Policy Framework. 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 is under preparation. Together these documents will form the Ipswich Local Plan. In due course the Local Plan will update the Employment Area designations from the 1997 Local Plan and allocate sites for employment use.

It is anticipated that the new Local Plan will be adopted during summer / autumn 2016. Please see the Council's website for more details: www.ipswich.gov.uk.

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). 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

Ipswich Borough Council's Economic Development Team monitor enquiries received about available land or premises within the Borough and have regular contact with agents. During 2014, 23 enquiries were received primarily via UK Trade and Investment. Of these, the majority (14) were for industrial or warehouse premises or land and 2 for office accommodation. Retail and leisure enquiries accounted for 5 of the 23. 2 enquiries did not specify the land use.

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)	0.01
B1b - Business (research and development)	0.0
B1c - Business (light industry)	0.0
B2 - General Industry	0.85
B8 - Storage and Distribution	0.0
Sui Generis	2.38
Outline	0.0
Total	3.24 (0ha 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		
		2013/14			2014/15			2013-2014	2014-2015	Change amount + /
		number of units (total)	Vacant units	% occupied	Number of units (total)	Vacant units	% occupied			
1	White House Industrial Estate	116	13	88.8%	114	14	87.7%	2.80	2.80	0
2	Dales Road / Knightsdale Road area	64	5	92.2%	64	2	96.9%	0.00	0.00	0
3	Eastway Business Park, Sproughton Rd	4	0	100.0%	3	0	100.0%	2.08	2.08	0
4	Boss Hall Industrial Estate, Sproughton Road	43	3	93.0%	43	4	91.0%	0.00	0.00	0
5	Hadleigh Road Industrial Estate	112	17	84.8%	104	15	95.2%	8.25	8.25	0
6	South of London Road, East of Scrivener Drive	8	1	87.5%	7	1	85.7%	0.20	0.20	0
7	'Ipswich Village' area: Handford Road, Ranelagh Road, Portmans Walk, and Commercial Road	42	4	90.5%	41	6	85.4%	0.31	0.31	0
8	Dock Street, Great Whip Street, Gower Street	19	2	89.5%	19	1	94.7%	0.00	0.00	0
9	Riverside Industrial Park and West Bank Area	30	7	76.7%	29	7	75.9%	0.00	0.00	0
10	Cavendish Street and White Elm Street	13	0	100.0%	13	0	100.0%	0.06	0.06	0
11	Holywells Close and Holywells Road area	33	0	100.0%	33	2	93.9%	0.00	0.00	0
12	Landseer Road, Greenwich Close, Cliff Quay, Sandy Hill Lane area	42	9	78.6%	41	9	78.0%	15.53	14.7	-0.83 ¹
13	Felixstowe Road and Derby Road	20	1	95.0%	19	0	100.0%	0.00	0.6	+0.6
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	76	8	89.5%	73	6	91.8%	10.83	10.83	0
16	Ransomes Europark, Nacton Road	268	28	91.8%	265	18	93.2%	9.34	9.34	0
	Total (C)	896	98	89.0%	874	85	90.3%	49.40	49.17	-0.23

Total Land Available for Employment Use

Sites with unimplemented planning permission outside Employment Areas (sites over 100 sqm)	3.24 ²
Sites proposed for employment use in the Ipswich Local Plan 1997	20.98
Vacant land within existing Employment Areas	49.17 ³
Total land available	73.39

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, rather than vacant employment land

³ Note that this includes 6.56ha of land which has planning permission or is proposed for allocation for non-employment uses.

ASSESSMENT OF THE TAKE-UP OF EMPLOYMENT LAND

Employment Completions during 2014/15							
Address	Planning app ref	Description of development	Area (land)	Area (floor space⁴)	Use class	Date completed	In employment area or on allocated employment land?
493 – 499 Wherstead Road	06/00592	Erection of 70 square metres extension to existing factory.	-	70sqm	B205	8/10/14	n
Broke Hall House, 11 Bucklesham Road	06/00130	Application by Ipswich Borough Council for change of use of basement of sheltered accommodation for the elderly to offices including external alterations and formation of additional car parking spaces.	-	Not available	B1	8/10/14	n
90A Grove Lane	13/01035	Change of use from residential (C3) to office (A2) as part of extension of existing office premises at 90 Grove Lane.	-	39.6sqm	A2	10/9/14	n
38 Bluestem Road	13/00540	Erection of extension to north elevation of existing warehouse.	-	970sqm	B8	6/8/14	y

Total employment land completions – 0ha

Total employment land completions on allocated and existing employment sites – 0ha

Total floorspace completions – 1,040sqm

Total floorspace completions on allocated and existing employment sites – 0.097ha

Note that site area is included where the proposal relates to development, redevelopment or change of use across a whole site/building, whilst only floorspace is included where the development 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 definition of employment areas and employment allocations relates to the 1997 Ipswich Local Plan. The above shows that the majority of employment floorspace created during 2014/15 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 present 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).

⁴ Floorspace shown is gross internal floorspace

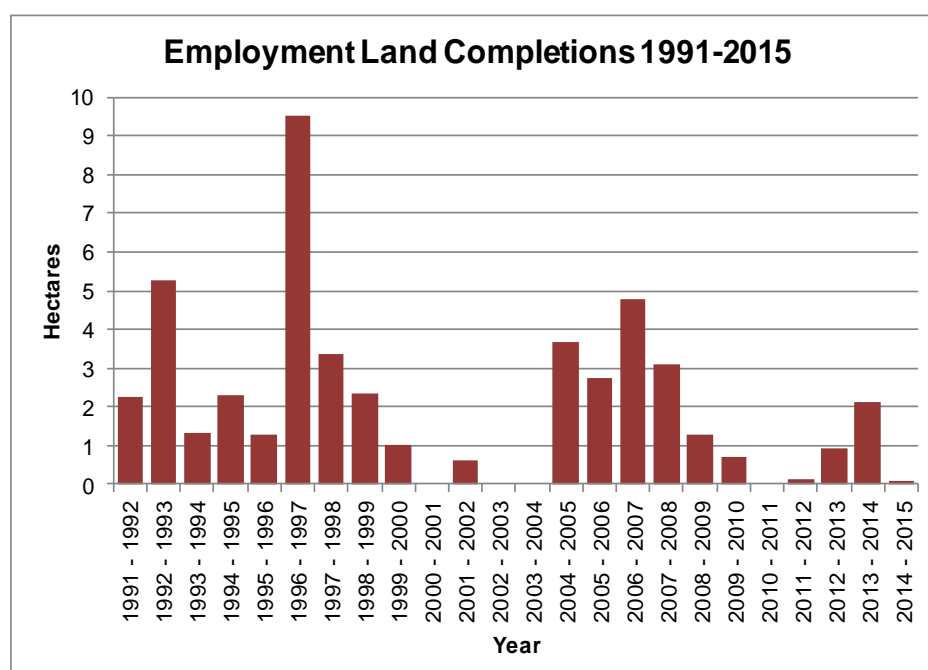
Completions on allocations and existing employment sites

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	1.3
Mid 1996 - Mid 1997	9.52
Mid 1997 - Mid 1998	3.36
Mid 1998 - Mid 1999	2.35
Mid 1999 - Mid 2000	1
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	1.3
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
TOTAL FROM 1991	49.0 (2.04 hectares per year)
Total from mid 2001 onwards	20.33 (1.45 hectares per year)

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

(**The figure for 2006-7 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 has been 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)



LOSS OF EMPLOYMENT FLOORSPACE

The table below shows completions during 2014/15 which resulted in a loss of employment floorspace. These losses all relate to the creation of dwellings.

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?
06/00014/FUL	Wolsey Court, 26-28 Silent Street, IP1 1TF	8/10/14	0.0349	230 (B1)	Change of use from offices to 4 self contained flats on upper floors and commercial use (within Use Classes A1, A2 or B1) on ground floor, works include internal and external alterations and associated works.	N
14/00097/VC	16 Northgate Street, IP1 3DB	11/9/14	0.0152	245 (B1)	Application for variation of condition 1 of planning permission IP/13/00851/FUL for change of use from offices to dwelling house involving reconfiguration of rear garden, erection of new garden room and installation of solar panels on main roof (revised proposal and description).	N
13/00360/FUL	3 Observation Court, 84 Princes Street , IP1 1RY	12/8/14	0.0106	100 (A2)	Change of use of first floor B1 (office) to C3 (two bedroom flat) (site within floodzone 2 and 3).	N
13/00891/FUL	29 Elm Street, IP1 2AB	30/9/14	0.0222	249.8 (A2)	Internal alterations and conversion of office accommodation to create dwelling.	N
13/00446/FUL	10-10A Museum Street	7/5/14	0.0275	Not known	Change of use from B1 (office) to Police Station (Sui Generis) including associated internal/external alteration.	N
TOTAL						

The table below shows the amount of floorspace to be lost through planning permissions granted during 2014/15. Note that those marked with a * are also recorded in completions above. This is a significantly lower amount of floorspace than that recorded in the 2014 Employment Land Availability Report.

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?
14/00097/VC	16 Northgate Street*	22/04/2014	0.14	245	Application for variation of condition 1 of planning permission IP/13/00851/FUL for change of use from offices to dwelling house involving reconfiguration of rear garden, erection of new garden room and installation of solar panels on main roof (revised proposal and description).	N
14/00221/FUL	20A and 22 Fore Street	13/05/2014	0.02	78	Change of use of first and second floor from B1 (offices) to 2 self-contained flats (C3) and external alterations.	N
14/00438/FUL	65 St Matthews Street	22/07/2014	0.01	157	Change of use from offices (Use Class A2) to offices (Use Class B1 or A2) with two flats above. External alterations involving new door at ground floor level fronting St Matthews Street.	N
14/00507/FUL	3A North Hill Road	04/08/2014	0.07	274	Conversion and extension of office building to create 4 self-contained 1 bedroom apartments and associated works	N
14/00678/FUL	County Hall, St Helens Street	02/10/2014	0.04	912	Change of use of part (north west corner) of former county council offices to registry office (D1).	N
14/00912/FUL	Christies Warehouse, Wherry Quay	04/12/2014	0.03	710	Change of use from offices (B1) To a bar/restaurant (A3/A4)	N
15/00120/FUL	15-17 Princes Street	20/03/2015	0.02	157	Change of use from office (B1) to assessment centre (D1) (for a period of 10 years).	N
TOTAL			0.33	2,533		

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 the LPA has received a total of 21 Prior Notification applications (as at 1st April 2015) which have been approved. A further 3 have been withdrawn and 1 has been refused. These applications have the potential to result in the loss of 16,685 sqm of office accommodation across the town, with a total of 15,289sqm 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. Totals up to 1st April 2015 are included because losses through Permitted Development have not been reported in previous reports. From 2015/16 onwards only completions and approvals in the monitoring year will be reported.

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	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.	
13/00996/P3JPA	566 Foxhall Road	03/01/2014	26	Notification of change of use from office to residential property.	
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.	
14/00206/P3JPA	7-10 Queen Street	29/04/2014	Not known	Prior notification for conversion of offices to flats.	
14/00418/P3JPA	2 Lower Brook Street	15/07/2014	150	Notification for change of use from office to residential.	Yes
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	Prior notification for change of use from B1(a) (Office) to C3 (Residential).	
14/00526/P3JPA	43 Norwich Road	19/08/2014	44	Notification change of use from retail of ground floor and basement to 2 one bed flats.	Yes
14/00576/P3JPA	20A – 20B Princes Street	04/09/2014	296	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	2312	Notification of change of use from offices to residential flats (33 studio flats with 8 parking spaces).	Yes
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	8789	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 Matthews 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, Loyds 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
TOTAL			16,685⁵		

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.

⁵ This excludes the original application for 1,668 sq.m at Western House

PART 1: PLANNING PERMISSIONS

The tables below show all planning permissions granted during 2014/15 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?
14/00438/FUL	65 St Matthews Street	22/07/2014	0.01	133*	Change of use from offices (Use Class A2) to offices (Use Class B1 or A2) with two flats above. External alterations involving new door at ground floor level fronting St Matthews Street.	N
14/00646/FUL	5 Norwich Road	22/09/2014	0.007	66	Change of use from tattoo studio (Sui Generis) to employment offices (A2).	N
TOTAL			0.017	336		

*this relates to the ground floor area only, overall the permission relates to a loss

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?
12/00027/FUL	Harris Ltd, Hadleigh Road	24/06/2014	1.05	1,390	Application for new planning permission to replace an extant planning permission in order to extend the time limit for implementation (IP/08/00929/FUL – Plot 1 – erection of two terraces of six and four single storey Class B1/B2 commercial units with associated external works).	Y
14/00225/FUL	32 Portmans Walk	13/05/2014	0.2	35	Retention of portacabin sales office (renewal of permission IP/03/01216/FUL) (in flood zones 2 and 3).	Y
14/00300/FUL	2 Olympus Close	30/05/2014	0.2	531	Erection of temporary meeting room for use in conjunction with existing temporary office (planning permission IP/12/00822/FUL).	Y
14/00297/FUL	81 - 85 Dales Road	03/06/2014	0.04	420	Erection of two commercial units for B1/B2/B8 (Business/Industrial/Storage) use (resubmission of IP/13/01048/FUL).	Y
14/00368/FUL	267 Dales Road	02/07/2014	0.09	13	Erection of a single storey attached extension to form self-contained B1 office (in association with the occupiers business).	N
14/00438/FUL	65 St Matthews Street	22/07/2014	0.01	113*	Change of use from offices (Use Class A2) to offices (Use Class B1 or A2) with two flats above. External alterations involving new door at ground floor level fronting St Matthews Street.	N
14/00569/FUL	569 Foxhall Road	04/09/2014	0.07	156**	Change of use from dwellinghouse (C3) to Care Home (C2) and B1 office.	N
14/00698/FUL	Ground floor North, 6 South Street	08/10/2014	0.001	94	Change of use from A1 (retail) to B1	N
14/00940/FUL	East Suffolk Family Health, St Clements Hospital, Foxhall Road	21/01/2015	0.09	875	Change of use from Class D1 to office and workshops and training rooms with associated external alteration to building and external areas including car parks and installation of fencing.	N
TOTAL			1.75	3,784		

*This relates to the ground floor area only. Overall the permission results in a loss of employment floorspace.

**This is the floorspace of the whole use.

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?
12/00027/FUL	Harris Ltd, Hadleigh Road	24/06/2014	1.05	1,390	Application for new planning permission to replace an extant planning permission in order to extend the time limit for implementation (IP/08/00929/FUL – Plot 1 – erection of two terraces of six and four single storey Class B1/B2 commercial units with associated external works).	Y

14/00297/FUL	81 - 85 Dales Road	03/06/2014	0.04	420	Erection of two commercial units for B1/B2/B8 (Business/Industrial/Storage) use (resubmission of IP/13/01048/FUL).	Y
TOTAL			1.09	1,810		

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?
12/00027/FUL	Harris Ltd, Hadleigh Road	24/06/2014	1.05	1,390	Application for new planning permission to replace an extant planning permission in order to extend the time limit for implementation (IP/08/00929/FUL – Plot 1 – erection of two terraces of six and four single storey Class B1/B2 commercial units with associated external works).	Y
14/00297/FUL	81 - 85 Dales Road	03/06/2014	0.04	420	Erection of two commercial units for B1/B2/B8 (Business/Industrial/Storage) use (resubmission of IP/13/01048/FUL)..	Y
TOTAL			1.09	1,810		

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?
12/00027/FUL	Harris Ltd, Hadleigh Road	24/06/2014	1.05	1,390	Application for new planning permission to replace an extant planning permission in order to extend the time limit for implementation (IP/08/00929/FUL – Plot 1 – erection of two terraces of six and four single storey Class B1/B2 commercial units with associated external works).	Y
14/00245/FUL	7 Edison Close	15/05/2014	0.3	355	Two storey extension (355sqm) to B2 premises with storage system to existing elevation, carport and cycle storage.	N
14/00297/FUL	81 - 85 Dales Road	03/06/2014	0.04	420	Erection of two commercial units for B1/B2/B8 (Business/Industrial/Storage) use (resubmission of IP/13/01048/FUL).	Y
TOTAL			1.39	3,862		

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?
14/00297/FUL	81 - 85 Dales Road	03/06/2014	0.04	420	Erection of two commercial units for B1/B2/B8 (Business/Industrial/Storage) use (resubmission of IP/13/01048/FUL).	Y
14/00325/FUL	53-65 White House Road	10/06/2014	2.8	8,990	Change of use from Class B2 (General Industrial) to Class B8 (Storage and Distribution).	Y
14/00656/FUL	Former Alstons Ltd, Nacton Road	24/12/2014	1.6	16,536	Change of use from General Industry and warehousing to 100% warehousing and distribution (B8).	Y
14/00871/FUL	J A Wyard Depot, Beaconsfield Road	02/12/2014	0.02	227	Continued use of general warehouse for uses ancillary to haulage business including storage of goods in transit, parking and loading operations.	N
TOTAL			4.46	26,173		

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?
14/00128/FUL	16A Falcon Street	10/04/2014	0.03	287	Change of use from A2 to taxi booking office	N
14/00181/VC	345 Woodbridge Road	30/04/2014	0.4	222	Variation of condition 14 of planning permission 14 of IP/10/01036/FUL to allow retention of temporary	N

					building/structure until 28 th February 2024	
14/00878/FUL	1 Anglia Parkway North	18/12/2014	1.86	330	Change of use from Park and Ride (Sui Generis) to car sales showroom and forecourt (Sui Generis)	N
TOTAL			2.29	839		

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.

<i>Land with planning permission</i>			
Use	Within employment areas	Outside employment areas	Total
B1a -Business (Offices)	1.1238*	0.01	1.1338
B1b -Business (r & d)	0	0	0
B1c -Business (light industry)	0	0	0
B2 General Industry	1.5617*	0.85	2.4117
B8 Storage & Distribution	7.77*	0	7.77
Sui Generis	0	2.38	2.38
Outline	0	0	0
Total	9.31	3.24	12.55

*1.0929ha relates to a planning permission for B1/B2 and 0.0288 relates to a planning permission for B1/B2/B8, however this has only been counted once in the totals hence the figures do not sum.

<i>Total additional floor space with planning permission (sq. m)</i>			
Use	Total within employment areas	Total Outside employment areas	Combined Total
B1a -Business (Offices)	1,699.3*	133	1,832.3
B1b -Business (r & d)	0	0	0
B1c -Business (light industry)	0	0	0
B2 General Industry	3292*	576	3,868
B8 Storage & Distribution	22,002*	0	22,002
Sui Generis	0	3,387	3,387
Outline	0	0	0
Total	25,060	4,096	29,156

*1,390sqm relates to a planning permission for B1/B2 and 288sqm relates to a planning permission for B1/B2/B8, however these have only been counted once in the totals hence the figures 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 June 2015, 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 2014	Change?	New Occupant 2015
731 (former Tooks factory)	Old Norwich Road	IP1 6LD	Vacant site (2.8ha) (proposed housing allocation)		
Unit to rear of 667	Norwich Road / White House Road	IP1 6JZ	Cooper Ipswich Mini & BMW MOT facility		
Unit 1a, Alpha Business Park	2 White House Road	IP1 5LT	CTC UK Ltd- Chancellor Global		
Unit 1b, Alpha Business Park	4 White House Road	IP1 5LT	Honeyrose Products Ltd		
Unit 1-3, Alpha Business Park	6-12 White House Rd	IP1 5LT	Realise Futures Printers		
Unit 4, Alpha Business Park	14 White House Road	IP1 5LT	Safer Neighbourhood Team		
Unit 5-7, Alpha Business Park	16-18 White House Rd	IP1 5LT	Ross Coates Solicitors	1	Harmony Law
Unit 8, Alpha Business Park	20 White House Road	IP1 5LT	Vacant		
Unit 9, Alpha Business Park	22 White House Road	IP1 5LT	ICT in Schools	1	Vacant
Unit 10, Alpha Business Park	24 White House Road	IP1 5LT	TLC Window Clean		
Unit 11, Alpha Business Park	26 White House Road	IP1 5LT	TLC Window Clean		
Unit 12, Alpha Business Park	28 White House Road	IP1 5LT	British Sky Broadcasting Ltd	1	Vacant
30	White House Road	IP1 5LX	Jackson Civil Engineering / SEH French Ltd		
30 a & b	White House Road	IP1 5LX	Anglia Joinery (Part of SEH)	1	Hammond Cars
32	White House Road	IP1 5LX	REH Kennedy		

Unit 1, 36 Dencora Business Centre	White House Road	IP1 5LZ	Darren Summers School of Martial Arts	1	Kitchen Worktops Ltd
Unit 2, 36 Dencora Business Centre	White House Road	IP1 5LZ	AC Leigh		
Unit 3, 36 Dencora Business Centre	White House Road	IP1 5LZ	AC Leigh		
Unit 4, 36 Dencora Business Centre	White House Road	IP1 5LZ	AC Leigh		
Unit 5, 36 Dencora Business Centre	White House Road	IP1 5LZ	Agility Geologistics		
Unit 6-8, 36 Dencora Business Centre	White House Road	IP1 5LZ	BIG Ltd		
Unit 9, 36 Dencora Business Centre	White House Road	IP1 5LZ	Regional Roofing Ltd		
Essex Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Agility Geologistics		
Norfolk Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Vacant	1	Baltimore Group
Suffolk Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Vacant		
Cumbria Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Old Pond Publishing		
Devon Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Vacant		
Dorset Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	BlueBird Care		
Sussex Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Onyx Construction Consultants		
Cornwall Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Sound Solution Consultants		
Durham Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	BlueBird Care		
Hereford Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Babcock Training		
Surrey Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Babcock Training		
Somerset Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Vacant		
Sudbury House, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	SNAP (Support and Advice Project)		
40	White House Road	IP1 5NX	Vacant site (2.8ha)		
42	White House Road	IP1 5LL	Fred Olsen Ltd		
44	White House Road	IP1 5NX	HSS Hire		
46	White House Road	IP1 5NX	Carlsberg Distribution Centre		
51	White House Road	IP1 5NT	Watson & Hillhouse (Plant Hire) Ltd		
53-56	White House Road	IP1 5PB	Gardner Denver	1	Hawk Hemisphere
2 Olympus Close	Olympus Close	IP1 5LJ	Land leased by Fred Olsen		
1 Olympus Close	Olympus Close	IP1 5LJ	SEH Windows and Doors Ltd		
8 Olympus Close (Ground Floor)	Olympus Close	IP1 5LJ	Ceramic Tile Ltd		
8 Olympus Close (First Floor)	Olympus Close	IP1 5LJ	Franklin Fuelling Systems		
West Engineering	Olympus Close	IP1 5LJ	West Engineering		
Speedy Space	Olympus Close	IP1 5LJ	Tydal Surfacing		
21	Olympus Close	IP1 5LJ	U Plastics		
23	Olympus Close	IP1 5LJ	Adcock Refrigeration & Air Conditioning Ltd		

25	Olympus Close	IP1 5LJ	Panks Pumps		
27	Olympus Close	IP1 5LJ	Pitkin & Ruddock		
29	Olympus Close	IP1 5LJ	Purple Networking		
Unit 1, Olympus Close Industrial Park,	61 Olympus Close	IP1 5LJ	Acorn Architectural Ironmongery		
Unit 2, Olympus Close Industrial Park,	59 Olympus Close	IP1 5LJ	WoodEng		
Unit 3, Olympus Close Industrial Park,	57 Olympus Close	IP1 5LJ	Crown Fire		
Unit 4, Olympus Close Industrial Park,	55 Olympus Close	IP1 5LJ	B.P.W Ltd		
Unit 5, Olympus Close Industrial Park,	53 Olympus Close	IP1 5LJ	Eurosat	1	LS Utility and Plant Services
Unit 6, Olympus Close Industrial Park,	51 Olympus Close	IP1 5LJ	DX Network Systems		
Unit 7, Olympus Close Industrial Park,	49 Olympus Close	IP1 5LJ	DX Network Systems		
Unit 8, Olympus Close Industrial Park,	47 Olympus Close	IP1 5LJ	Lean Business		
Unit 9, Olympus Close Industrial Park,	45 Olympus Close	IP1 5LJ	Chips Away Car Care Centre	1	Vacant
Unit 10, Olympus Close Industrial Park,	43 Olympus Close	IP1 5LJ	Morrells		
Unit 11, Olympus Close Industrial Park,	41 Olympus Close	IP1 5LJ	PVS Premier Vehicle Services Ipswich		
Unit 12, Olympus Close Industrial Park,	39 Olympus Close	IP1 5LJ	Safeway Tyres & Exhasts		
Unit 13, Olympus Close Industrial Park,	37 Olympus Close	IP1 5LJ	Proshine		
Unit 14, Olympus Close Industrial Park,	35 Olympus Close	IP1 5LJ	Fusion Signs Systems	1	Vacant
Unit 15, Olympus Close Industrial Park,	33 Olympus Close	IP1 5LJ	Solutions on Security		
Unit 16, Olympus Close Industrial Park,	31 Olympus Close	IP1 5LJ	LS Utility and Plant Services Ltd	1	Vacant
2	Goddard Road East	IP1 5NY	Plumb Centre		
1	Goddard Road East	IP1 5NY	John Grose Peugeot		
4	Goddard Road East	IP1 5NY	Robinsons Motor Group		
1	Goddard Road	IP1 5NP	Red Dot Europe Ltd		
2	Goddard Road	IP1 5NP	M & S Contractors (EA) Ltd		
3	Goddard Road	IP1 5NP	Suffolk County Council		
4	Goddard Road	IP1 5NP	Vacant		
6	Goddard Road	IP1 5NP	IEC- Ipswich Engineering		
8 & 10	Goddard Road	IP1 5NP	Autoglass	1	Vacant
12	Goddard Road	IP1 5NP	Vacant		
14	Goddard Road	IP1 5NP	Purlings		
16	Goddard Road	IP1 5NP	Enterprise		
18	Goddard Road	IP1 5NP	Fred Olsen Ltd		
20	Goddard Road	IP1 5NP	Wurth		
22	Goddard Road	IP1 5NP	CEF Power (trade counter)		
24	Goddard Road	IP1 5NP	Salon Services		
26	Goddard Road	IP1 5NP	F1 Auto Centre		
28	Goddard Road	IP1 5NP	Sliderobes		

Unit 1, White House Business Centre	Lovetofts Drive	IP1 5NZ	Vacant	1	Action International
Unit 2	Lovetofts Drive	IP1 5NZ	Cowells-Arrow		
Unit 3	Lovetofts Drive	IP1 5NZ	Action International		
Unit 4	Lovetofts Drive	IP1 5NZ	GAC Shipping & Logistics		
Unit 5	Lovetofts Drive	IP1 5NZ	Lombard Shipping		
Unit 6	Lovetofts Drive	IP1 5NZ	Lombard Shipping		
Whitehouse Enterprises	Lovetofts Drive	IP1 5NZ	Realise Futures		
Land adj. Whitehouse Business Centre	Whitehouse Road		Easystore	1	Cash for Clothes
1 Quantum Business Park	Whitehouse Road	IP1 5NX	SafeStore		
2 Quantum Business Park	Whitehouse Road		Vacant	1	Tool Station
3 Quantum Business Park	Whitehouse Road	IP1 5NX	Tool Station	1	Anglia Tool Centre
4 Quantum Business Park	Whitehouse Road	IP1 5NX	Vacant		
5 Quantum Business Park	Whitehouse Road	IP1 5NX	Euro Car Parts		
Beacon House	53-68 Whitehouse Rd	IP1 5PB	Attwells Solicitors llp		
Beacon House	53-68 Whitehouse Rd	IP1 5PB	Experiences Connect (ECL)	1	Fred Olsen
Beacon House	53-68 Whitehouse Rd	IP1 5PB	Skanska	1	Vacant
Beacon House	53-68 Whitehouse Rd	IP1 5PB	Vacant	1	Sanctuary Housing
Unit 1, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		
Unit 2, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		
Unit 3, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		
Unit 4, Dencora House, 34	Whitehouse Road		Synergy Systems		
Unit 5, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		
Unit 6, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		
Unit 7, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		
Unit 8, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		
Unit 9, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		
Unit 10, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		
Landmark House	2 Egerton Road	IP1 5PF	Suffolk Constabulary		
Landmark House	3 Egerton Road	IP1 5PF	Suffolk County Council		
Landmark House	4 Egerton Road	IP1 5PF	Suffolk Facilities Management		
114 units				19	14 vacant units (13.2%)
					2 vacant sites (5.6ha)

2. Dales Road & Knightsdale Road

Unit	Address	Post Code	Occupant 2014	Changes	New Occupant 2015
20	Knightsdale Road	IP1 4JJ	Motor Guru		
20A	Knightsdale Road	IP1 4JJ	Motor Guru		
22	Knightsdale Road	IP1 4JJ	Fire Trace		
24	Knightsdale Road	IP1 4JJ	Fire Trace		
26-30	Knightsdale Road	IP1 4JJ	P. Caley Groundworks		
31	Knightsdale Road	IP1 4JJ	SKS Healthcare		
32	Knightsdale Road	IP1 4JJ	Wyards		
33	Knightsdale Road	IP1 4JJ	Felgains Care & Mobility		
39	Knightsdale Road	IP1 4JJ	Ridgeons		
40 - 44	Knightsdale Road	IP1 4JJ	Haxley Ruffles Roofing		
44A	Knightsdale Road	IP1 4JJ	Jehovah Witnesses Foundation		
43	Knightsdale Road	IP1 4JJ	Turner; Christy & Norris Ltd		
Unit 1, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Munro Importers		
Unit 2, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	An Accounting Gem Limited		
Unit 3, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Lynden House		
Unit 4, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Orwell Insurance Services Ltd		
Unit 5, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Red Eye Records		
Unit 6, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	AGM Clothing	1	The Ipswich Skill Centre
49	Knightsdale Road	IP1 4JJ	Bradleys metal Finishers		
53-57	Knightsdale Road	IP1 4JQ	Getech		
59	Knightsdale Road	IP1 4JQ	Hamble Distribution		
2	Wharfedale Road	IP1 4JP	Suffolk Deaf Association		
4	Wharfedale Road	IP1 4JP	Vacant	1	Home Call
6	Wharfedale Road	IP1 4JP	Vacant	1	Ipswich Plumbing & Heating Services
8	Wharfedale Road	IP1 4JP	Steve White Industrial Roofing		
10	Wharfedale Road	IP1 4JP	SG Engineering	1	Vacant
12	Wharfedale Road	IP1 4JP	Mamba Martial Arts		
14	Wharfedale Road	IP1 4JP	Colour Plan		
16	Wharfedale Road	IP1 4JP	Colour Plan		
18	Wharfedale Road	IP1 4JP	Colour Plan Print & Design Ltd		
20	Wharfedale Road	IP1 4JP	Colour Plan		
22	Wharfedale Road	IP1 4JP	SG System Products		
30	Wharfedale Road	IP1 4JP	Needhams		
9	Wharfedale Road	IP1 4JP	National Grid		
40-44	Wharfedale Road	IP1 4JP	Haxley Ruffles Roofing Contractors		
71-75	Dales Road	IP1 4JR	Harts Carpet World		

79	Dales Road	IP1 4JR	Hartwood Flooring and Finishing		
83	Dales Road	IP1 4JR	East Anglian Mini Centre		
Unit 1	85 Dales Road	IP1 4JR	KBB Centre		
Unit 2	85 Dales Road	IP1 4JR	Jam Gou Dou		
Unit 3	85 Dales Road	IP1 4JR	The Little Cake Place		
Unit 4	85 Dales Road	IP1 4JR	Wholesale Granite Ltd		
89	Dales Road	IP1 4JR	Indespension		
91	Dales Road	IP1 4JR	R T Training Solutions		
Unit 1 Dales Court Business Centre	95 Dales Road	IP1 4JR	Hatfields Catering	1	Caterhire (Ipswich) Ltd
Unit 2 Dales Court Business Centre	95 Dales Road	IP1 4JR	Welch Refrigeration & Lemon Pie Design		
Unit 3 Dales Court Business Centre	95 Dales Road	IP1 4JR	Dance and Dean		
Unit 4 Dales Court Business Centre	95 Dales Road	IP1 4JR	Dance and Dean		
Unit 5 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vance Plasters, Bernard Baker Accounting, Rhine Accounting, Nest	1	MC Rolamson T/A W R Edwards
Unit 6 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vacant		
Unit 7 Dales Court Business Centre	95 Dales Road	IP1 4JR	Coffeelink Ltd		
Unit 8 Dales Court Business Centre	95 Dales Road	IP1 4JR	Central Trucks & Bus Parts Ltd.		
Unit 9 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vacant	1	B & G Services
Unit 10 Dales Court Business Centre	95 Dales Road	IP1 4JR	Cellar 27	1	Vance Plasterers Ltd
Unit 11 Dales Court Business Centre	95 Dales Road	IP1 4JR	The Hot Sausage Company		
Unit 12 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vacant	1	S R Calver
Unit 12a Dales Court Business Centre	95 Dales Road	IP1 4JR	Vacant	1	Print Room Services
Unit 14 Dales Court Business Centre	95 Dales Road	IP1 4JR	Traditional Brick & Stones Ltd		
Unit 15 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vacant	1	Drainage Plus
Unit 16 Dales Court Business Centre	95 Dales Road	IP1 4JR	Park Ward Ipswich Ltd.		
Unit 17 Dales Court Business Centre	95 Dales Road	IP1 4JR	Ipswich Rider Training (Orwell)		
Unit 18 Dales Court Business Centre	95 Dales Road	IP1 4JR	Anglia Foiling & PJ Labels		
Unit 19 Dales Court Business Centre	95 Dales Road	IP1 4JR	Fulcher Sports and Technology Ltd		
Unit 20 Dales Court Business Centre	95 Dales Road	IP1 4JR	Maljon (Timber Preservation) Ltd		
64 units				11	2 vacant units (3.1%)
					0 vacant plots (0.0ha)

3. Eastway Business Park, Sroughton Road

Unit	Address	Post Code	Occupant 2014	Changes	New Occupant 2015
Billington Food Services Ltd	Europa Way	IP1 5DL	Billington Food Services Ltd		
Anglian Willhire	Europa Way	IP1 5DL	Anglian Willhire		
Thrifty Hire	Europa Way	IP1 5DL	Thrifty Hire		
Land north of Europa Way	Land north of Europa Way	IP1 5DL	2.08 ha Vacant Land (<i>Outline planning permission for housing - 13/00943/OUT</i>)		
3 units				0	0 vacant units (0%)
					1 vacant plot (2.08 ha)

4. Boss Hall

Unit	Address	Post Code	Occupant 2014	Change?	New Occupant 2015
Dairy Crest	Boss Hall Road	IP1 5BN	Chord Project Storage / Part Vacant		
1	Boss Hall Road	IP1 5BN	William's Tyre and Exhaust Service Bay		
2	Boss Hall Road	IP1 5BN	Ipswich Hydraulics Ltd		
3	Boss Hall Road	IP1 5BN	Brewers		
4	Boss Hall Road	IP1 5BN	Johnstone's Leyland Decorating Centre		
5	Boss Hall Road	IP1 5BN	Geesinkorba		
5a	Boss Hall Road	IP1 5BN	Ipswich Hydraulics		
6	Boss Hall Road	IP1 5BN	East of England Co-operative Funeral Services		
6a	Boss Hall Road	IP1 5BN	Print Wright		
7	Boss Hall Road	IP1 5BN	Unipart Automotive / Brown Brothers	1	Andrew Page Autoparts People
8	Boss Hall Road	IP1 5BN	German, Swedish, French Car Parts		
9	Boss Hall Road	IP1 5BN	Amaro Signalling Ltd	1	Vacant
9a	Boss Hall Road	IP1 5BN	IP & PS Industrial		
9b	Boss Hall Road	IP1 5BN	National Blood Service		
10	Boss Hall Road	IP1 5BN	Tip and Lift		
11	Boss Hall Road	IP1 5BN	Tip and Lift		
12	Boss Hall Road	IP1 5BN	M & C Diesel		
13	Boss Hall Road	IP1 5BN	Fairview Lifting Gear		
14	Boss Hall Road	IP1 5BN	Vacant	1	Car Refinishers
15	Boss Hall Road	IP1 5BN	East of England Co-op Storage		
16	Boss Hall Road	IP1 5BN	East of England Co-op Storage		
17	Boss Hall Road	IP1 5BN	East of England Co-op Storage		

18	Boss Hall Road	IP1 5BN	Stoke Hall Garage Ltd		
19	Boss Hall Road	IP1 5BN	Stoke Hall Garage Ltd		
20	Boss Hall Road	IP1 5BN	Dairy Crest		
20a	Boss Hall Road	IP1 5BN	Dairy Crest		
21	Boss Hall Road	IP1 5BN	East of England Co-op (Vehicle Parking)		
22-31	Boss Hall Road	IP1 5BN	East of England Co-op Federal Warehouse		
33	Boss Hall Road	IP1 5BN	JL Bragg Ltd		
34	Boss Hall Road	IP1 5BN	JL Bragg Ltd		
35	Boss Hall Road	IP1 5BN	JL Bragg Ltd		
36	Boss Hall Road	IP1 5BN	Bell Corp		
37	Boss Hall Road	IP1 5BN	Factair Ltd		
38	Boss Hall Road	IP1 5BN	Suffolk Fastener		
39	Boss Hall Road	IP1 5BN	Gill Insulation Contractors		
40	Boss Hall Road	IP1 5BN	Vacant		
41-45	Boss Hall Road	IP1 5BN	FAS Ipswich Ltd.		
46	Boss Hall Road	IP1 5BN	Ipswich Rail Enhancements Project Ltd Chord Project	1	Vacant
47	Boss Hall Road	IP1 5BN	Rackhams		
48	Boss Hall Road	IP1 5BN	Rackhams		
49	Boss Hall Road	IP1 5BN	Factair		
23	Boss Hall Road	IP1 5BN	Faith Raphael Ltd	1	Vacant
23a	Boss Hall Road	IP1 5BN	Dairy Crest (parking)		
43 units				5	4 vacant units (9.3%)
					0 vacant plots (0.00ha)

5. Hadleigh Road Industrial Estate

Unit	Address	Post Code	Occupant 2014	Change?	New Occupant 2015
Bolton Aerospace	Hadleigh Road	IP2 0EG	Bolton Aerospace		
Western House, Floor 1	Hadleigh Road Ind Est.	IP2 0HP	Vacant	1	Residential
Western House, Floor 2	Hadleigh Road Ind Est.	IP2 0HP	Vacant	1	Residential
Western House, Floor 3	Hadleigh Road Ind Est.	IP2 0HP	Vacant	1	Residential
Western House, Floor 4	Hadleigh Road Ind Est.	IP2 0HP	Vacant	1	Residential
Western House, Floor 5	Hadleigh Road Ind Est.	IP2 0HP	Vacant	1	Residential
Former Harris	Hadleigh Road	IP2 0HP	Vacant land (5.00ha). B1/B2 planning permission granted June 2014 for part of site.		
Norris House	Hadleigh Road	IP2 0HU	Vacant		
160	Hadleigh Road	IP2 0HH	Brightspace		
178 – 184	Hadleigh Road	IP2 0HH	Vacant		
Rear of 164-190	Hadleigh Road	IP2 0DD	Vacant land - site being cleared (2.1ha) (proposed housing allocation)		

Unit 1a	Elton Park	IP2 0DD	Vacant		
Unit 2a	Elton Park	IP2 0DD	Clarks	1	Lesonal
Unit 3a	Elton Park	IP2 0DD	Top Gun		
Unit 4a	Elton Park	IP2 0DD	Top Gun		
Unit 1b	Elton Park	IP2 0DD	P Stevenson Joinery		
Unit 2b	Elton Park	IP2 0DD	AA Motor Medic		
Unit 3b	Elton Park	IP2 0DD	Vacant		
Unit 4b	Elton Park	IP2 0DD	AA Motor Medic		
Unit 5b	Elton Park	IP2 0DD	Vacant		
Unit 1c	Elton Park	IP2 0DD	Elton Park Garage		
Unit 2c	Elton Park	IP2 0DD	S Clarke Vehicle Engineers		
Unit 3c	Elton Park	IP2 0DD	T&R Ices	1	Vacant
Unit 4c	Elton Park	IP2 0DD	Quay Welding	1	Vacant
Unit 5c	Elton Park	IP2 0DD	Anglia Recovery		
Unit 6c	Elton Park	IP2 0DD	Boots the Chemist Ltd		
Vacant land	Elton Park	IP2 0DD	Vacant (1.15 ha)		
	Elton Park	IP2 0DD	Easy Store24/7		
Tubeway Sales	Elton Park	IP2 0DD	Tubeway Sales		
Ellenor House	Elton Park	IP2 0DD	DHE		
A&R Building	Elton Park	IP2 0DD	Vacant	1	Ashford Cullen Logistics
Marine & Auto Electrics	Elton Park	IP2 0DD	Marine & Auto Electrics	1	CC Tyres
Storage Warehouse	Elton Park	IP2 0DD	East Anglian Mini Centre		
1 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Universal Tyre & Autocentre		
7 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Foreward Floors		
Graphic House,9 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Vacant		
9 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	XL Windows		
11 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Capital Hair & Beauty Supplies		
2 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Cavalier Haulage		
Unit 7 Rutherford Centre, 4	Hadleigh Road Ind Est.	IP2 0UG	Vacant		
Unit 6 Rutherford Centre, 6	Hadleigh Road Ind Est.	IP2 0UG	Acescott Management Services		
Unit 5 Rutherford Centre	Hadleigh Road Ind Est.	IP2 0UG	My Hounds Wash & Groom		
Unit 4 Rutherford Centre, '8 & 10	Hadleigh Road Ind Est.	IP2 0UG	Asescott Ltd		
Unit 3 Rutherford Centre, '12	Hadleigh Road Ind Est.	IP2 0UG	Keepmoat Construction and Development		
Unit 2 Rutherford Centre, 14	Hadleigh Road Ind Est.	IP2 0UG	Wildings		
Unit 1 Rutherford Centre, 16	Hadleigh Road Ind Est.	IP2 0UG	Easilife Cleaning Services		
18 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Lambourne International Ltd		
Bella Ho, 20 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Alfa Bella		
22 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	ICOSYS		

24 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Blackwell Academy Martial Arts Excellence		
1 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Zalan Motors Ltd		
2 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Printing Supplies		
3 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Sharp Aesthetics		
4 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Balloon Occasions		
5 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Vacant		
6 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Dents and Scuffs		
7 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Simba Sports Products		
8 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	TPR Signs		
9 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Vacant		
10 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Procas Dental Laboratory		
11 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	The Main Ingredient	1	Syms Bacon Jam
12 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Martin C Gilbert Electricians		
13 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	LINCAT Catering	1	Vacant
14 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	IEM Caterquip		
15 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Procast Ltd		
16 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Brookhouse Volvo Parts		
17 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Club Colours Sports Leisurewear	1	Vacant
18 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Eastern Entertainment Services Ltd	1	Vacant
19 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Eastern Entertainment Services Ltd		
20 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Seasons Catering (Formerly Seasons Ltd)		
21 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Stav Print		
22 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Lankesters Conservatories	1	Vacant
23 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Falcon Windows		
24 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Falcon Glass and Windows		
25 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Ipswich Trade Frames		
26 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Ipswich Trade Frames		
4 Brunel Rd	Hadleigh Road Ind Est.	IP2 0EF	Ancient House Press		
8 Brunel Rd	Hadleigh Road Ind Est.	IP2 0EX	British Oxygen Co Ltd		
5 Brunel Rd	Hadleigh Road Ind Est.	IP2 0UB	Splash		
Land adj. to 5 Brunel Rd	Hadleigh Road Ind Est.	IP2 0UB	Pack and Stack		
1 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Deben Print Co		
3 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Pack Stack Self Storage		

5 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Best Badges		
7 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Wardley Electronics		
9 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Wardley Electronics Ltd		
11 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Carr Road Distribution Ltd		
13 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Orwell Housing		
15 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Orwell Housing		
8 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Window Clean Centre		
6 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Cleaning Technicians		
4 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Dulux Decorator Centre		
2 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Tools with a mission		
1 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Magnet Plc		
3 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Motor Parts Direct		
5 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Bolton Recycling/Euroshred		
7 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Gofer Ltd		
11 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Edmunson Electrical Ltd		
13 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	BOC Gas & Gear		
17 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Vacant	1	NVCS
19 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Transco		
25 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Tuffnells Parcels Express Ltd		
2 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Euromix Concrete		
10 Crompton Road	Hadleigh Road Ind Est.	IP2 0UB	Kocurek Excavators		
6 Crompton rd	Hadleigh Road Ind Est.	IP2 0UF	Speedy Services		
8 Crompton Rd	Hadleigh Road Ind Est.	IP2 0UF	Howden's Joinery		
5 Crompton Rd	Hadleigh Road Ind Est.	IP2 0UQ	Booker Cash & Carry		
1 Baird Close	Hadleigh Road Ind Est.	IP2 0UF	Yodel		
2 Baird Close	Hadleigh Road Ind Est.	IP2 0UF	Fuller Davis Printing		
1 Whittle Road	Hadleigh Road Ind Est.	IP2 0UH	Eastern Facilities Management Solutions (SCC)		
6 Whittle Road	Hadleigh Road Ind Est.	IP2 0UH	Glanmar Handcrafted Beds & Beds Direct-2U		
8 Whittle Rd	Hadleigh Road Ind Est.	IP2 0UH	Ancient House Printing Group		
Gipping Ho, 7 Whittle Rd	Hadleigh Road Ind Est.	IP2 0UH	Ipswich Borough Contracts		
104 units (excluding residential)				16	15 vacant units (14.4%)
					3 vacant sites (10.04ha)

6. London Road & Scrivener Drive

Unit	Address	Post Code	Occupant 2014	Changes	New Occupant 2015
517	London Road	IP2 0ST	YMCA Training		
517	London Road	IP2 0SD	Proveeda		
519	London Road	IP2 0SD	Landspeed		
Part 1 to rear of 3	Scrivener Drive	IP2 0SD	Vacant Land (0.2ha)		
3	Scrivener Drive	IP2 0SD	TruckForce		
5	Scrivener Drive	IP2 0SD	Monarch Joinery Ltd		
7	Scrivener Drive	IP2 0SD	City Electrical Factors Ltd		
9	Scrivener Drive	IP2 0SD	Vacant		
7 units				0	1 vacant unit (14.3%)
					1 vacant plot (0.2ha)

7. 'Ipswich Village' area

Unit	Address	Post Code	Occupant 2014	Changes	New Occupant 2015
VA Marriott	Handford Road	IP1 2BA	Residential units		
British Telecom	Bibb Way	IP1 2EQ	British Telecom	1	Vacant
Housing site	Handford Road		Housing site		
7	Portman's Walk	IP1 2DW	Camel Sand & Gravel		
11	Portman's Walk	IP1 2DW	Cemex		
6 & 8	Portman's Walk	-	IBC owned land (skip and wheelie bin storage)		
10	Portman's Walk	IP1 2DW	Advance Autos		
12	Portman's Walk	IP1 2DW	BTN Auto Services		
14	Portman's Walk	IP1 2DW	Vacant		
16-20	Portman's Walk	IP1 2DW	John R Cox		
22	Portman's Walk	IP1 2DW	RJ Cox/Astons		
24	Portman's Walk	IP1 2DW	IBC Electoral Services Storage		
26	Portman's Walk	IP1 2DW	IBC Electoral Services Storage		
28	Portman's Walk	IP1 2DW	McAVAC Car Valet		
30 & 32	Portman's Walk	IP1 2DW	Astons		
88	Princes Street	IP1 1RY	Avanti Autos		
90-98	Princes Street	IP1 1RY	Churchmans & The Ink Room	1	Suffolk Forklift Training
100	Princes Street	IP1 1RY	Drum and Monkey PH		
I B C	Princes Street	-	IBC Car Park		

Portman House	120 Princes Street	IP1 1RS	Vacant		
Churchman's House	Portman Road	-	Residential units		
141	Portman Road	IP1 1QJ	RCP Parking		
143	Portman Road	IP1 1QJ	RCP Parking		
145	Princes Street	IP1 1QJ	Rileys Snooker Hall		
153	Princes Street	IP1 1QB	Suffolk Life		
Berkeley B C	159 Princes Street	IP1 1QH	Vacant		
Royal Mail	Commercial Road	IP1 1AA	Royal Mail Sorting Office		
Fire Station	Princes Street	IP1 1RS	Fire Station		
Police Car Park	Chancery Road	-	SCC Car Park		
1	Russell Road	IP1 2AG	Crown Court		
2 to 4	Russell Road	IP1 2BE	Staples		
6	Russell Road	IP1 2BX	Klick Fit	1	Fitness First
Endeavor House, 8	Russell Road	IP1 2QW	Suffolk County Council		
3-7 (Land to rear of Grafton House)	Russell Road	IP1 2DE	Vacant (0.31 ha)		
9	Russell Road	IP1 2DE	Handelsbanken		
11	Russell Road	IP1 2DE	Cool Beanz		
13	Russell Road	IP1 2DE	Vacant		
Grafton House, 15-17	Russell Road	IP1 2DE	Ipswich Borough Council		
19	Russell Road	IP1 2DE	IBC Print		
21	Russell Road	IP1 2DE	Costcutters	1	Vacant
Gipping Court, 4	Constantine Road	IP1 2EB	NTL and SCC		
2	Constantine Road	IP1 2DH	Virgin Media		
3	Constantine Road	IP1 2DH	Car park		
Constantine House 5	Constantine Road	IP1 2DH	Suffolk County Council		
7	Constantine Road	IP1 2DL	Ipswich Buses Ltd		
Voyage Housing site	Ranelagh Road	-	Housing site- Completed		
41 units				4	6 vacant units (14.6%) 1 vacant plot (0.31ha)

8. Dock Street, Great Whip Street & Gower Street

Unit	Address	Post Code	Occupant 2014	Changes	New Occupant 2015
8 & 12	Dock Street	IP2 8ET	FJD Commercials		
2 – 6	Great Whip Street	IP2 8EY	WSM Metal Recycling		
8	Great Whip Street	IP2 8EY	SDF Transport Solutions		
10	Great Whip Street	IP2 8EY	Chancery Garage Ltd		
1	Gower Street	IP2 8EX	Mark Munday		
2	Gower Street	IP2 8EX	Handfield Accessories		
3	Gower Street	IP2 8EX	All UK Signs		

4	Gower Street	IP2 8EX	All UK Signs		
5	Gower Street	IP2 8EX	Need-A-Hand		
6	Gower Street	IP2 8EX	Premier Formes	1	East Coast Stainless Ltd
7	Gower Street	IP2 8EX	Wiggly Woo's Craft Emporium		
7a	Gower Street	IP2 8EX	R W Bond Printers		
8	Gower Street	IP2 8EX	Vacant		
9	Gower Street	IP2 8EX	Hydro Pressure Test		
10	Gower Street	IP2 8EX	Dynamite Displays / Straight 2 Canvas		
11	Gower Street	IP2 8EX	Design and Graphics		
12	Gower Street	IP2 8EX	AB Tronix		
13	Gower Street	IP2 8EX	Cabbie Shack		
14	Gower Street	IP2 8EX	Vacant	1	Cash 4 Clothes
19 units				2	1 vacant unit (5.3%)
					0 vacant plots (0.0ha)

9. Riverside Industrial Park & West Bank area*

Unit	Address	Post Code	Occupant 2014	Change?	New Occupant 2015
Unit 1, Riverside Industrial Park	Rapier Street	IP2 8JX	Self Storage		
Unit 2, Riverside Industrial Park	Rapier Street	IP2 8JX	Homestyle UK Windows Ltd		
Unit 2a, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant		
Unit 3, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant		
Unit 4, Riverside Industrial Park	Rapier Street	IP2 8JX	SCC Archaeological Service		
Unit 5, Riverside Industrial Park	Rapier Street	IP2 8JX	R & SS		
Unit 6, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant		
Unit 7, Riverside Industrial Park	Rapier Street	IP2 8JX	Creative Cosmetics Ltd		
Unit 8, Riverside Industrial Park	Rapier Street	IP2 8JX	Fish Trade Supplies		
Unit 9, Riverside Industrial Park	Rapier Street	IP2 8JX	Fish Trade Supplies		
Unit 10, Riverside Industrial Park	Rapier Street	IP2 8JX	Basetech Ltd		
Unit 11, Riverside Industrial Park	Rapier Street	IP2 8JX	Perspective Signs		
Unit 12, Riverside Industrial Park	Rapier Street	IP2 8JX	The Bathroom Collection		
Unit 13, Riverside Industrial Park	Rapier Street	IP2 8JX	Azpects		
Unit 14, Riverside Industrial Park	Rapier Street	IP2 8JX	Re-Create		
Unit 15, Riverside Industrial Park	Rapier Street	IP2 8JX	Re-Create		
Unit 16, Riverside Industrial Park	Rapier Street	IP2 8JX	Onezerosix Ltd		
Units 17-18, Riverside Industrial Park	Rapier Street	IP2 8JX	BMS Imaging		
Unit 19, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant		
Unit 20a, Riverside Industrial Park	Rapier Street	IP2 8JX	Pirtek Ipswich		

Unit 21, Riverside Industrial Park	Rapier Street	IP2 8JX	Perspective Signs Ltd		
Unit 22, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant		
Unit 23, Riverside Industrial Park	Rapier Street	IP2 8JX	CAS Electronics		
Unit 24, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant		
Unit 25, Riverside Industrial Park	Rapier Street	IP2 8JX	E.L.M Property Services	1	Lynett Commercial
Unit 26, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant		
Unit 27, Riverside Industrial Park	Rapier Street	IP2 8JX	Body Fitness		
Unit 28, Riverside Industrial Park	Rapier Street	IP2 8JX	City Plumbing		
Unit 29, Riverside Industrial Park	Rapier Street	IP2 8JX	City Plumbing		
Housing	Rapier Street	-	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
29 units (excl. Port)				1	7 vacant units (24%)
					0 vacant plots (0.0ha)

* 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 2014	Change?	New Occupant 2015
Unit 1-2	5 Cavendish Street	IP3 8AX	Next Retail Ltd		
Unit 3	5 Cavendish Street	IP3 8AX	Newey and Eyre Ltd		
Unit 4	5 Cavendish Street	IP3 8AX	Prestwood Automotive		
Land Adjacent	5 Cavendish Street	IP3 8AX	Vacant Site (0.06ha) consent 11/00448 lapsed July 2014. Currently car wash		
9	Cavendish Street	IP3 8AX	Snakes and Ladders		
17	Cavendish Street	IP3 8AX	Raja Stores		
21	Cavendish Street	IP3 8AX	Prestige Car Repairs Ltd		
59-63	Cavendish Street	IP3 8AX	Grove Sprays		
75	Cavendish Street	IP3 8AX	Springvale		
85	Cavendish Street	IP3 8AX	Kays Electronics Ltd		

Housing	Cavendish Street	IP3 8AX	Housing		
2	Cavendish Street	IP3 8AX	Enterprise Car Rental		
46-70	Cavendish Street	IP3 8AX	Builders Equipment		
J J Wilson	White Elm Street	IP3 8BA	J J Wilson		
A T S	White Elm Street	IP3 8BA	Associated Tyre Specialists		
13 units (excluding residential)				0	0 vacant units
					1 vacant plot (0.06ha)

11. Holywells Close & Holywells Road area

Unit	Address	Post Code	Occupant 2014	Change?	New Occupant 2015
Unit 1	Trinity Street	IP3 0AB	Plumb Mate		
Unit 2	Trinity Street	IP3 0AB	Plumb Mate		
Units 3-4	Trinity Street	IP3 0AB	Crown Paints		
Unit 5	Trinity Street	IP3 0AB	K B Kent Blaxhill		
5-13	Unity Street	IP3 0AP	Car Rite & J T Elvin Ltd		
14-36	Unity Street	IP3 0AP	'Car Rite & J T Elvin Ltd		
Unit 1	Holywells Close	IP3 0AW	Flex Gym		
Unit 2	Holywells Close	IP3 0AW	G W Tyres		
Units 3-5	Holywells Close	IP3 0AW	SCC Library Store		
Unit 7	Holywells Close	IP3 0AW	Barkers		
Unit 8	Holywells Close	IP3 0AW	El Amin Stores		
Unit 10	Holywells Close	IP3 0AW	Anglian Roofing Supplies		
Unit 11	Holywells Close	IP3 0AW	Liquidline		
2	Cliff Road	IP3 0AY	Hawk Express Services	1	Vacant
6	Cliff Road	IP3 0AY	MAR Export	1	Vacant
8	Cliff Road	IP3 0AY	Willis Group		
10	Cliff Road	IP3 0AY	Axter Roofing		
12	Cliff Road	IP3 0AY	GreenCarrier PTS Ltd		
1	Holywells Road	IP3 0DL	Anglia Motorcycles / Chris Self Motorcycles		
3	Holywells Road	IP3 0DL	Supertread Tyres		
5	Holywells Road	IP3 0DL	St Elizabeth Hospice		
7-9	Holywells Road	IP3 0DL	Medi Plinth		
11	Holywells Road	IP3 0DL	Clearance Decorating Outlet		
15	Holywells Road	IP3 0DL	CVS (Anglia) Ltd, Isuzu Truck Ltd		
17	Holywells Road	IP3 0DL	FIS Windows Ltd		
19	Holywells Road	IP3 0DL	Landex / Storex		
21-23	Holywells Road	IP3 0DL	Ipswich Fireplace Centre		
25	Holywells Road	IP3 0DL	P Seager Engineers		
27	Holywells Road	IP3 0DL	Ipswich Tyre Exhaust		

29	Holywells Road	IP3 0DL	Ipswich Heating Components Ltd		
31-35	Holywells Road	IP3 0DL	MJS		
37-41	Holywells Road	IP3 0DL	Ipswich Tyre and Exhaust Centre		
43	Holywells Road	IP3 0DL	Jayar Cars and Commercial Factors		
33 units				2	2 vacant units (6.0%)
					0 vacant sites (0.0 ha)

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

Unit	Address	Post Code	Occupant 2014	Changes	New Occupant 2015
1	Greenwich Close	IP3 0DD	JCG		
2	Greenwich Close	IP3 0DD	DPL Electrical		
3	Greenwich Close	IP3 0DD	Westgate Precision Engineering		
4	Greenwich Close	IP3 0DD	Eclipse		
5	Greenwich Close	IP3 0DD	ComputerTune		
6	Greenwich Close	IP3 0DD	Signs Express		
7	Greenwich Close	IP3 0DD	AMX Offset Services		
8	Greenwich Close	IP3 0DD	Collins and Curtis		
9	Greenwich Close	IP3 0DD	Crisp Engineering		
11	Greenwich Close	IP3 0DD	Crisp Engineering		
13	Greenwich Close	IP3 0DD	Benson Viscometers		
15	Greenwich Close	IP3 0DD	Benson Viscometers		
17	Greenwich Close	IP3 0DD	T & I Solutions		
19	Greenwich Close	IP3 0DD	Pound Gates		
21-23	Greenwich Close	IP3 0DD	Extreme Muscle Gym		
25	Greenwich Close	IP3 0DD	Target Plant and Sales Ltd		
27	Greenwich Close	IP3 0DD	Columbus		
29	Greenwich Close	IP3 0DD	Columbus		
31	Greenwich Close	IP3 0DD	Vacant		
33	Greenwich Close	IP3 0DD	Robert Forsdike		
Former Econorent	Toller Road	IP3 0BJ	Vacant		
Unit 2 Landseer Business Park	Landseer Road	IP3 0AZ	Riverside Clinic		
Unit 4 Landseer Business Park	Landseer Road	IP3 0AZ	Vacant (Consent 12/00702)		
Unit 6 Landseer Business Park	Landseer Road	IP3 0AZ	Vacant (Consent 12/00702)		
Units 8-20 Landseer Business Park	Landseer Road	IP3 0AZ	Vacant (Consent 12/00702)		
22-28 (Landseer Business Park)	Landseer Road	IP3 0AZ	Vacant (Consent 12/00702)		
9 & 11 Landseer Business Park	Landseer Road	IP3 0AZ	Vacant (Consent 12/00702)		
40	Landseer Road	IP3 0DG	Cliff Quay Developments Ltd (for future car parking) (0.6ha)		

46	Landseer Road	IP3 0DB	Vacant land 0.2ha		
60 and Vopak	Landseer Road	IP3 0BG	Vacant land 2.7ha		
Vopak	Landseer Road	IP3 0BG	Vacant land 5.5ha		
Shell Direct	Greenwich Road		Vacant land 0.2ha		
Cliff Quay Brewery	Cliff Quay	IP3 0AZ	Vacant		
Former Jewson(Anglo Norden)	Greenwich Road	-	Anglo Norden Ltd		
Former Cory Bros	Cliff Quay	IP3 0BZ	ABP		
Grain Terminal	Cliff Quay	IP3 0BZ	ABP		
ABP	Cliff Quay	-	ABP		
70	Landseer Road	IP3 0BS	Bauder		
Department of Transport	Landseer Road	IP3 0DF	Dept Of Transport		
Former Tallspan	Sandy Hill Lane	-	Vacant (current planning permission for Retail Warehousing – 3.51 ha, 3.04 ha remains)		
86	Sandy Hill Lane	IP3 0HZ	isg Jackson Ltd		
88	Sandy Hill Lane	IP3 0BB	Vacant		
Horley Motors	Sandy Hill Lane	IP3 0HY	Horley Motors		
Units 1-2 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	Strata Natural Stone		
Unit 3-5 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	SCC Records Management		
130	Sandy Hill Lane	IP3 0NA	Newmarket Plant Hire		
Former Volvo Concessionaires	Sandy Hill Lane	IP3 0HY	Part occupied by Strata Natural Stone		
Former British Energy	Sandy Hill Lane		Vacant land 5.25ha		
Volvo Site (South)	Sandy Hill Lane	IP3 0ET	Vacant		
Freight Kare	Raeburn Road South	IP3 0ET	Freight Kare/Cook's Waste, Ipswich Mini-Skip		
Securicor Centre	Raeburn Road South	IP3 0ET	Group 4 Securicor		
Five Castles Press	Raeburn Road South	IP3 0ER	The Print Factory		
41 units (excluding port)				0	9 vacant units (21.9%)
					4 vacant plots (14.7ha)

* 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 2014	Change?	New Occupant 2015
Foxgrove Gardens	Foxhall Road		Housing Site- Complete		
Anglia Garage	Derby Road	IP3 8DJ	Coastal Building Supplies		
Concord Garage	Derby Road	IP3 8DJ	Vacant land (planning permission for retail unit on 0.25ha on southern part of the site – 15/00171/FUL. 0.35 ha remaining)		
Co-op Depot	Felixstowe Road	-	Ipswich & Norwich Co-operative Society Ltd		
Rosehill Centre	Felixstowe Road	-	Aldi/Co-op Foodstores		
22	Hines Road	IP3 9BG	Concord Media		
22	Hines Road	IP3 9BG	Galaxsea		
24	Hines Road	IP3 9BG	Find families in need (food bank)		
237	Felixstowe Road	IP3 9BN	British Telecom		
239	Felixstowe Road	IP3 9BN	Rushmere Garden Estates		
239	Felixstowe Road	IP3 9BN	Sunningdale Maintenance (Ipswich) Ltd		
241	Felixstowe Road	IP3 9BN	Sunningdale Joinery		
Unit 1, 243	Felixstowe Road	IP3 9BN	The Fitness Unit Ltd		
Unit 2, 243	Felixstowe Road	IP3 9BN	AV Unit		
Unit 3, 243	Felixstowe Road	IP3 9BN	AV Unit		
247	Felixstowe Road	IP3 9BP	NACRO		
253	Felixstowe Road	IP3 9BN	Hughes and T.E.D		
273-297	Felixstowe Road	IP3 9BN	Fork Rent, Redi Hire and Trucks 'R' Us		
255	Felixstowe Road	IP3 9BN	Gardwell Security		
257	Felixstowe Road	IP3 9BN	Hughes Electrical		
259	Felixstowe Road	IP3 9BN	Ipswich Vehicle Refinishers Ltd		
19 units				0	0 vacant units
					1 vacant plot (0.6ha)

14. Wright Road & Cobham Road

Unit	Address	Post Code	Occupant 2014	Change?	New Occupant 2015
2	Wright Road	IP3 9JG	East Anglian Wire Works, Aircool Services		
4	Wright Road	IP3 9JG	O B O Scaffolding		
6/6a	Wright Road	IP3 9JG	Genesis		
20	Wright Road	IP3 9JG	Speedy Hire		
Ipswich Transport Museum	Cobham Road	IP3 9JD	Ipswich Transport Museum		
Environment Agency	Cobham Road	IP3 9JD	Environment Agency		
6 units				0	0 vacant units
					0 vacant plots (0.0ha)

15. The Drift, Leslie Road, Nacton Road

Unit	Address	Post Code	Occupant 2014	Change?	New Occupant 2015
Unit 1 The Quadrangle Centre	The Drift	IP3 9QR	Beline Transport	1	Munro Import BLT Direct
Unit 2 The Quadrangle Centre	The Drift	IP3 9QR	Attitude Inc		
Unit 3 The Quadrangle Centre	The Drift	IP3 9QR	Crow Environmental		
Unit 4 The Quadrangle Centre	The Drift	IP3 9QR	Vacant	1	Ipswich Skills Centre
Unit 5 The Quadrangle Centre	The Drift	IP3 9QR	School Councils UK / Emediacy		
Unit 6 The Quadrangle Centre	The Drift	IP3 9QR	James Francis		
Unit 7 The Quadrangle Centre	The Drift	IP3 9QR	Mutual Media	1	Painting Plus
Unit 8 The Quadrangle Centre	The Drift	IP3 9QR	Mutual Media		
Unit 9 The Quadrangle Centre	The Drift	IP3 9QR	Ellwood Electrical		
Unit 10 The Quadrangle Centre	The Drift	IP3 9QR	Covertec		
Unit 11 The Quadrangle Centre	The Drift	IP3 9QR	Rust and Kemp Builders		
Units 12-13 The Quadrangle Centre	The Drift	IP3 9QR	Rust and Kemp Builders		
Unit 14 The Quadrangle Centre	The Drift	IP3 9QR	Securus Storage Services		
Unit 15-16 The Quadrangle Centre	The Drift	IP3 9QR	P J Print		
Unit 17 The Quadrangle Centre	The Drift	IP3 9QR	Macmillan & Wright		
Unit 17a The Quadrangle Centre	The Drift	IP3 9QR	Nick Bourne		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		

Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Centre		
Wolsey House, 2	The Drift	IP3 9QR	Star Print Finishing		
Units 1-2 QM Industrial Park	The Drift	IP3 9QR	Anglian Pumping Services Ltd		
Units 3 QM Industrial Park	The Drift	IP3 9QR	UPS - Universal Panels and Systems		
Unit 4 QM Industrial Park	The Drift	IP3 9QR	Camden Group		
Unit 1 Altitude Business Park, 4	The Drift	IP3 9QR	Eclipse Sound & Light Ltd		
Unit 2 Altitude Business Park, 4	The Drift	IP3 9QR	Hammond Autoserv		
Unit 3 Altitude Business Park, 4	The Drift	IP3 9QR	Signs for you		
Unit 4 Altitude Business Park, 4	The Drift	IP3 9QR	Vacant		
Unit 5 Altitude Business Park, 4	The Drift	IP3 9QR	Dyno Rod		
Units 6 Altitude Business Park, 4	The Drift	IP3 9QR	Vacant		
Unit 7 Altitude Business Park	The Drift	IP3 9QR	TC Body n Paint		
Unit 8 Altitude Business Park	The Drift	IP3 9QR	Vacant		
Unit 9 Altitude Business Park	The Drift	IP3 9QR	T K Garnham		
Unit 10 Altitude Business Park	The Drift	IP3 9QR	Resolve Environmental		
Unit 11 Altitude Business Park	The Drift	IP3 9QR	Vacant		
Unit 12 Altitude Business Park	The Drift	IP3 9QR	Vacant	1	Retro & Modern (Cars)
Unit 14 Altitude Business Park	The Drift	IP3 9QR	Hemigstone Services	1	JGC Auto
Unit 15 Altitude Business Park	The Drift	IP3 9QR	Dyke's		
Unit 16-17 Altitude Business Park	The Drift	IP3 9QR	East Anglian Wholesale Florist		
Unit 18 Altitude Business Park	The Drift	IP3 9QR	Realise Futures		
Unit 19 Altitude Business Park	The Drift	IP3 9QR	Attitude Inc	1	Vacant
Unit 20 Altitude Business Park	The Drift	IP3 9QR	SolvAir		
Unit 21 Altitude Business Park	The Drift	IP3 9QR	A P Lamp Distributors	1	C R Autos
8	The Drift	IP3 9QR	Harsco Infrastructure	1	SGB
10	The Drift	IP3 9QR	Quinto Crane and Plant Hire		
12	The Drift	IP3 9QR	Bradmanns Commercial Vehicle Repairs		
14	The Drift	IP3 9QR	Charterlink		
Alstons Furniture	Leslie Road	IP3 9QL	Vacant		
2 & 6	Leslie Road	-	Vacant (0.83 ha)		
10	Leslie Road	IP3 9PL	Vacant	1	Karl King
12	Leslie Road	IP3 9QL	RPS Transport (Ipswich) Ltd		
14	Leslie Road	IP3 9PL	MG Kerry		
1 Alstons Court	Leslie Road	IP3 9PL	Central Tyre		
2 Alstons Court	Leslie Road	IP3 9PL	Sodexo		
3 Alstons Court	Leslie Road	'IP3 9PL	Vacant		
4 Alstons Court	Leslie Road	'IP3 9PL	Sonus Engineering Ltd	1	Esion
5 Alstons Court	Leslie Road	'IP3 9PL	SRC Systems		
6 Alstons Court	Leslie Road	'IP3 9PL	Extreme Racing / M Smith		

7 Alstons Court	Leslie Road	IP3 9PL	Crossfit	1	Granite Transformations
8 Alstons Court	Leslie Road	IP3 9PL	Allpoints	1	Granite Transformations
9 Alstons Court	Leslie Road	IP3 9PL	Granite Transformations		
10 Alstons Court	Leslie Road	IP3 9PL	Vacant	1	Granite Transformations
11 Alstons Court	Leslie Road	IP3 9PL	Kingdom Motorcycles		
12 Alstons Court	Leslie Road	IP3 9PL	Vacant	1	Crossfit
13 Alstons Court	Leslie Road	IP3 9LL	Vacant	1	Crossfit
15 Alstons Court	Leslie Road	IP3 9PL	Nacton Auto Electrics		
Cranes (Futura Park)	Nacton Road	IP3 9QH	Vacant (10ha)		
14 Alstons Court	Leslie Road	IP3 9PL	Nacton Auto Electrics		
73 units				6	6 vacant units (8.2%)
					2 vacant plots (10.83ha)

16. Ransomes Europark, Nacton Road

Unit	Address	Post Code	Occupant 2014	Change?	New Occupant 2015
1 - 3, & 5	Bluestem Road	IP3 9RR	Masons Paper Co		
6	Bluestem Road	IP3 9RR	Parts Center	1	Electric Centre
8 and 10	Bluestem Road	IP3 9RR	Sulzer, Dowding and Mills Ltd		
11	Bluestem Road	IP3 9RR	Vacant		
12	Bluestem Road	IP3 9RR	Hemisphere Freight Services	1	Vacant
12a	Bluestem Road	IP3 9RR	John Grose		
13 - 17	Bluestem Road	IP3 9RR	Debach Enterprises / Hill Hire		
18	Bluestem Road	IP3 9RR	Plumbing Trade Supplies		
16	Bluestem Road	IP3 9RR	Shield Shipping	1	Unclear of occupier
16a	Bluestem Road	IP3 9RR	Vacant		
14	Bluestem Road	IP3 9RR	Simon Morris Ltd		
20	Bluestem Road	IP3 9RR	Reeves and Wright Ltd		
22	Bluestem Road	IP3 9RR	Ashe Controls Ltd		
1 Yale Business Park	Bluestem Road	IP3 9RR	Debach Enterprises		
2 Yale Business Park	Bluestem Road	IP3 9RR	Vacant	1	PV Kits Direct
3 Yale Business Park	Bluestem Road	IP3 9RR	Ipswich Renewables (IES)		
4 Yale Business Park	Bluestem Road	IP3 9RR	Ipswich Electrical Services		
5 - 6 Yale Business Park	Bluestem Road	IP3 9RR	Vacant		
7 Yale Business Park	Bluestem Road	IP3 9RR	Vacant	1	PR Service
8 Yale Business Park	Bluestem Road	IP3 9RR	Vacant	1	PV Kits Direct
9 Yale Business Park	Bluestem Road	IP3 9RR	Vacant		
10 Yale Business Park	Bluestem Road	IP3 9RR	Michael Smy & Gordon Rodwell		
11 Yale Business Park	Bluestem Road	IP3 9RR	Eriks Service Centre and Worldwide		
12 Yale Business Park	Bluestem Road	IP3 9RR	Gripfixings Ltd		
13-15 Yale Business Park	Bluestem Road	IP3 9RR	John Parker Fixings		

30	Bluestem Road	IP3 9RR	Menzies Distribution / John Menzies plc		
34	Bluestem Road	IP3 9RR	RNLI		
Adjacent 34/1 Belfry Rd	Bluestem Road	IP3 9RR	Carters		
23	Bluestem Road	IP3 9RR	UK Mail		
25	Bluestem Road	IP3 9RR	SEA Transport Ltd		
27	Bluestem Road	IP3 9RR	PV Kits Direct	1	Vacant
29	Bluestem Road	IP3 9RR	Climate Centre		
31	Bluestem Road	IP3 9RR	NHS		
33	Bluestem Road	IP3 9RR	Bridges Logistics	1	Bridges Logistics & Shield Shipping
35	Bluestem Road	IP3 9RR	Shield Shipping	1	Vacant
36	Bluestem Road	IP3 9RR	Thompson and Morgan		
38	Bluestem Road	IP3 9RT	Pik-a-Pak		
2 & 4	Foxtail Road	IP3 9RT	Airspeed Tyres and Exhaust		
6	Foxtail Road	IP3 9RT	Tank Auto Engineering		
8	Foxtail Road	IP3 9RT	Suffolk Resprays/ Auto-Vision Windscreens		
10	Foxtail Road	IP3 9RT	Haven Garden Furniture		
12	Foxtail Road	IP3 9RT	Ipswich Wines and Beers		
14	Foxtail Road	IP3 9RT	Sail Medic		
16	Foxtail Road	IP3 9RT	Ipswich Wines and Beers		
18 and 20	Foxtail Road	IP3 9RT	SIG Fixings		
22	Foxtail Road	IP3 9RT	Pipeline Centre		
24	Foxtail Road	IP3 9RT	Plumb Base		
26	Foxtail Road	IP3 9RT	Volvo Truck & Bus		
28	Foxtail Road	IP3 9EL	Bentek	1	Bentek & Copy It Digital Services
30	Foxtail Road	IP3 9RX	Ipswich Plastics		
1	Foxtail Road	IP3 9RT	Vacant		
3 and 5	Foxtail Road	IP3 9RT	Royal Mail		
7	Foxtail Road	IP3 9RT	Screwfix		
9	Foxtail Road	IP3 9RT	Karl King Transport Ltd		
11	Foxtail Road	IP3 9RT	Karl King Transport Ltd		
13	Foxtail Road	IP3 9RT	Karl King Transport Ltd		
15	Foxtail Road	IP3 9RT	Karl King Transport Ltd		
32	Foxtail Road	IP3 9BE	John Grose		
34	Foxtail Road	IP3 9RT	Profoil Systems Ltd		
1	Bermuda Road	IP3 9RU	Plumb City		
2	Bermuda Road	IP3 9RU	Crafty Crocodiles		
3	Bermuda Road	IP3 9RU	Plas-u-Fix		
4	Bermuda Road	IP3 9RU	Bartrum Mowers		
5	Bermuda Road	IP3 9RU	Crafty Crocodiles		
6	Bermuda Road	IP3 9RU	The Barnes Group Ltd		
7	Bermuda Road	IP3 9RU	The Bed Factory / Carpet 1st		

8	Bermuda Road	IP3 9RU	Barnes		
9	Bermuda Road	IP3 9RU	Barnes		
11	Bermuda Road	IP3 9RU	Vacant	1	RFT Repairs
2 (NatWest House)	The Sandlings	IP3 9YY	National Westminster Bank		
1 K Line House	West Road	IP3 9SX	K' Line Europe Ltd		
2 K Line House	West Road	IP3 9SX	Axter		
3 K Line House	West Road	IP3 9SX	Axter		
4a K Line House	West Road	IP3 9SX	Plan It	1	Diginat
4b K Line House	West Road	IP3 9SX	Diginat		
5 K Line House	West Road	IP3 9SX	1st Hydroponics	1	1st Hydroponics & Reliable Shipping Ltd
6 K Line House	West Road	IP3 9SX	Tailoring (No business name)		
7 K Line House	West Road	IP3 9SX	Model Signage Solutions		
8 K Line House	West Road	IP3 9SX	The Window Film Centre		
1	Alpha Terrace, West Rd	IP3 9SX	Kings Coffee House		
1a	Alpha Terrace, West Rd	IP3 9SX	Kings Coffee House		
2	Alpha Terrace, West Rd	IP3 9SX	Ashton Design Company		
3	Alpha Terrace, West Rd	IP3 9SX	Concept Design Ltd		
4	Alpha Terrace, West Rd	IP3 9SX	Deben Diagnostics Ltd		
5	Alpha Terrace, West Rd	IP3 9SX	Lifetime Financial Solutions		
6	Alpha Terrace, West Rd	IP3 9SX	Vacant	1	Absolute Rentals & Astonshaw Accountants
7	Alpha Terrace, West Rd	IP3 9SX	Comdronic Ltd		
1	Beta Terrace, West Rd	IP3 9SX	QDOS Communications Ltd		
2	Beta Terrace, West Rd	IP3 9SX	Commercial Finance Brokers		
3	Beta Terrace, West Rd	IP3 9SX	Alchemy Wines Ltd		
4	Beta Terrace, West Rd	IP3 9SX	Homes Instead Senior Care		
5	Beta Terrace, West Rd	IP3 9SX	Strand Freight Ltd	1	Strand Freight Ltd & Anglia Care
6	Beta Terrace, West Rd	IP3 9SX	Alton Windows Ltd		
7	Beta Terrace, West Rd	IP3 9SX	R J Dean Plasterers		
8	Beta Terrace, West Rd	IP3 9SX	Chubb	1	QDOS Communications
9	Beta Terrace, West Rd	IP3 9SX	Vacant		
10	Beta Terrace, West Rd	IP3 9SX	Agile Technical Solutions		
11	Beta Terrace, West Rd	IP3 9SX	H&D Accountancy Services		
12	Beta Terrace, West Rd	IP3 9SX	Labels Plus Ltd		
13	Beta Terrace, West Rd	IP3 9SX	VistaGlass	1	Vacant
14	Beta Terrace, West Rd	IP3 9SX	C P L Foods Ltd		
Conifer House	Gamma Terrace, West Rd	IP3 9SX	Suffolk Police		
1	Gamma Terrace, West Rd	IP3 9SX	Westminster Recliners	1	Paperlinx

2	Gamma Terrace, West Rd	IP3 9SX	Vacant		
3	Gamma Terrace, West Rd	IP3 9SX	Fairs and Baker		
4	Gamma Terrace, West Rd	IP3 9SX	Universal Asset Protection	1	FCC Environmental
4a	Gamma Terrace, West Rd	IP3 9SX	D4 Health, D4 Date	1	Silver Lining Estate Planning
5	Gamma Terrace, West Rd	IP3 9SX	Digi Bee		
5a	Gamma Terrace, West Rd	IP3 9SX	Policy Bee		
6	Gamma Terrace, West Rd	IP3 9SX	Vacant		
6a	Gamma Terrace, West Rd	IP3 9SX	Vacant	1	A T & A
7	Gamma Terrace, West Rd	IP3 9SX	Mencap		
7a	Gamma Terrace, West Rd	IP3 9SX	Mencap	1	Dmmerson Accountants
8	Gamma Terrace, West Rd	IP3 9SX	Asset Monitoring Solutions Ltd		
9(1st Floor)	Gamma Terrace, West Rd	IP3 9SX	Drummand Park Ltd	1	Fleximise
9(Ground Floor)	Gamma Terrace, West Rd	IP3 9SX	Penny Lane Computers	1	Fleximise
10	Gamma Terrace, West Rd	IP3 9SX	Ultra Glow		
11	Gamma Terrace, West Rd	IP3 9SX	Digital Copier Systems		
12	Gamma Terrace, West Rd	IP3 9SX	Digital Copier Systems		
1a	Delta Terrace, West Rd	IP3 9SX	MillCliffe		
1b	Delta Terrace, West Rd	IP3 9SX	Vacant	1	MillCliffe
2b (1st Floor)	Delta Terrace, West Rd	IP3 9SX	Incubator Projects		
2a (Ground Floor)	Delta Terrace, West Rd	IP3 9SX	Print4U		
3 & 3b	Delta Terrace, West Rd	IP3 9SX	CLDN Cargo		
3b	Delta Terrace, West Rd	IP3 9SX	CLDN Cargo		
4a	Delta Terrace, West Rd	IP3 9SX	SS Facilities	1	Voice Ability
4b	Delta Terrace, West Rd	IP3 9SX	SS Facilities	1	CLDN Cargo
5a	Delta Terrace, West Rd	IP3 9SX	Giles Insurance Brookers	1	Poppy Nursing Services
5b	Delta Terrace, West Rd	IP3 9SX	Giles Insurance Brookers	1	Poppy Nursing Services
6	Delta Terrace, West Rd	IP3 9SX	Vacant		
7 a & b	Delta Terrace, West Rd	IP3 9SX	Care UK		
8	Delta Terrace, West Rd	IP3 9SX	Toko Maine Kiln Regional Underwriting Ltd		
9b	Delta Terrace, West Rd	IP3 9SX	Care UK		
9a	Delta Terrace, West Rd	IP3 9SX	Gardner Denver		

10	Delta Terrace, West Rd	IP3 9SX	The Ferns / SPA		
11	Delta Terrace, West Rd	IP3 9SX	The Ferns / SPA		
12a	Delta Terrace, West Rd	IP3 9SX	D4 Data 24	1	IC24 Integrated Care
12b	Delta Terrace, West Rd	IP3 9SX	D4 Data 24	1	IC24 Integrated Care
14a	Delta Terrace, West Rd	IP3 9SX	Vacant	1	IC24 Integrated Care
14b	Delta Terrace, West Rd	IP3 9SX	Vacant	1	IC24 Integrated Care
15	Delta Terrace, West Rd	IP3 9SX	Crane Building Services & Utilities		
2 and 6	Central Avenue	IP3 9SL	CINRAM		
3	Central Avenue	IP3 9QG	Ransomes Jacobsen		
8-16	Central Avenue	IP3 9SL	Vacant land (2.36ha)		
9	Central Avenue	IP3 9SL	Brinor		
11	Central Avenue	IP3 9SL	GMA Warehousing and Transport		
13	Central Avenue	IP3 9SL	GMA Warehousing and Transport		
Epsilon House	West Road	IP3 9SX	Multiple Occupiers- some units vacant		
Omega House	West Road	IP3 9SX	Multiple Occupiers- some units vacant		
Crane House	West Road	IP3 9SX	Crane		
Stanley House	West Road	IP3 9SX	Woodbridge Engineering Co. Ltd.		
26	Central Avenue	IP3 9SL	UK Mail		
28	Central Avenue	IP3 9SL	Sea Transport Ltd		
30	Central Avenue	IP3 9SL	Parcel Force		
1	Augusta Close	IP3 9SS	Ipswich Toyota		
2	Augusta Close	IP3 9SS	Marshall Vauxhall Car Sales		
4	Augusta Close	IP3 9SS	Marshall 'Kia Chevrolet		
3(The Swallow & Premier Inn)	Augusta Close	IP3 9SS	The Swallow (Brewer's Fayre Public House and Restaurant)		
Premier Inn	Augusta Close	IP3 9SS	Premier Inn		
1 Melford Court	The Havens	IP3 9SJ	Vacant		
2 Melford Court	The Havens	IP3 9SJ	Ansaback		
4	The Havens	IP3 9SJ	Ipswich Building Society		
6 and 8	The Havens	IP3 9SJ	Ipswich Building Society		
10 (Medite House)	The Havens	IP3 9SS	MSC		
11	The Havens	IP3 9SJ	David Lloyds		
15	The Havens		Nidera		
16	The Havens	IP3 9SS	BDO Accountants & Business Advisors		
18	The Havens	IP3 9SS	KDM		
20	The Havens	IP3 9SS	Allports Cargo Services Ltd		
22	The Havens		Allport		
24 –28	The Havens		RBS		
17	The Havens		Fire Station		
30	The Havens	IP3 9SJ	Lancaster Group Mercedes Benz		

32	The Havens	IP3 9SJ	Haven Power		
Site I	The Havens		Vacant (1.68ha)		
Site F	The Havens		Vacant (1.71ha)		
21	The Havens	IP3 9SJ	Makro		
76	The Havens			1	HB Commercial
Vacant Land	Lytham Close		Vacant Land (1.60 ha)		
1	Edison Close		SCDC Maintenance	1	occupier unclear
3	Edison Close	IP3 9GU	Eurocell		
5	Edison Close	IP3 9GU	CJ Electrical Elements		
7	Edison Close	IP3 9GU	CJ Electrical Elements		
2	Edison Close	IP3 9GU	Medlock Electrical Distributor		
6	Wentworth Road	IP3 9SW	Home Store Self Storage		
Driving Test Centre,	3 Wentworth Road		Driving Test Centre		
Adjacent 5	Wentworth Road	IP3 9SJ	Vacant (1.11ha)		
5	Wentworth Road	IP3 9GU	Henbrandt – The Harlequin Brand		
S&P House,	1a Wentworth Road		Soler and Palau		
Site K1	Wentworth Road		Vacant land (0.88 ha)		
Site K3	Wentworth Road		Certas Energy		
Buildbase,	1 Wentworth Road		Buildbase		
Unit 1	Basepoint, The Havens		Finance East Ltd		
2	Basepoint, The Havens		Sea Kargo Ltd		
3	Basepoint, The Havens		Ikon Training Ltd	1	Above and Beyond Care
4	Basepoint, The Havens		Wilson Forwarding		
5	Basepoint, The Havens		Prime Global Logisitcs	1	SCI Partnership
6	Basepoint, The Havens		Miller Wash Associates LLP	1	Ovenden Papers Ltd
7	Basepoint, The Havens		Equity Estates Projects		
8	Basepoint, The Havens		Billie Box	1	Safety Critical
9	Basepoint, The Havens		Chase Resources Ltd	1	Integrated Counselling Services
10	Basepoint, The Havens		Efficacy Solutions	1	Suffolk Hearing Advisory Services
11	Basepoint, The Havens		Cambridge Weight Plan	1	Lindsay Markwell Counselling
12	Basepoint, The Havens		n/k	1	Efficiency Solutions
12a	Basepoint, The Havens		12a Brancast		
14	Basepoint, The Havens		SCI Partnership	1	EWB Logistics
15	Basepoint, The Havens		n/k	1	EWB Logistics
16	Basepoint, The Havens		Orwell Freight Services	1	Zip Heaters UK Ltd
17	Basepoint, The Havens		Above and Beyond Care	1	Driver Hire
18	Basepoint, The Havens		Langham Associates	1	Icredo Digital
19	Basepoint, The Havens		Web Training	1	TLBC Ltd
20	Basepoint, The Havens		Web Training	1	TLBC Ltd
21	Basepoint, The Havens		n/k	1	Anthony Mains Design and Marketing

22	Basepoint, The Havens		Fire Globe Ltd		
23	Basepoint, The Havens		Action Coach East Anglia	1	Ultimate LED Ltd
24	Basepoint, The Havens		Claro Solutions		
25	Basepoint, The Havens		Suffolk Careline / Community Voice Ltd		
26	Basepoint, The Havens		Identity Web Design		
27	Basepoint, The Havens		Swann Staff Recruiting		
28	Basepoint, The Havens		iMarketing Ltd		
29	Basepoint, The Havens		Elementalle		
30	Basepoint, The Havens		Orwell Computers	1	Computer gaga
31	Basepoint, The Havens		Harden Associated Ltd		
32	Basepoint, The Havens		Touch UK	1	Elementary Business Solutions
33	Basepoint, The Havens		Ross Dean / Caroline Gauld Events	1	IPI Property Group
34	Basepoint, The Havens		Yellow Jelly and Partners		
35	Basepoint, The Havens		Cardinal Chambers		
36	Basepoint, The Havens		Media Search		
37	Basepoint, The Havens		Varega Ltd		
38	Basepoint, The Havens		Suffolk Careline / Community Voice Ltd		
39	Basepoint, The Havens		Safety Critical Communications	1	Gilman - Earle Design
40	Basepoint, The Havens		Wesselton Associates		
41	Basepoint, The Havens		Wesselton Associates		
42	Basepoint, The Havens		Blind Veterans UK		
43	Basepoint, The Havens		Orwell Computers		
44	Basepoint, The Havens		Allergy & Candida Centre	1	Shore Transport
45	Basepoint, The Havens		HSC Professional		
46	Basepoint, The Havens		Personal Career Management		
47	Basepoint, The Havens		Billie Box		
48	Basepoint, The Havens		Bristo Holland Ltd		
49	Basepoint, The Havens		n/k		
50	Basepoint, The Havens		n/k		
51	Basepoint, The Havens		n/k		
52	Basepoint, The Havens		n/k		
53	Basepoint, The Havens		Baytree Catering	1	Refresh Wellness
54	Basepoint, The Havens		Bakers of Suffolk		
55	Basepoint, The Havens		W M Electrical		
56	Basepoint, The Havens		TLC Cleaning	1	Vacant
57	Basepoint, The Havens		Cargo Labels	1	Vacant
58	Basepoint, The Havens		Go Buy Post	1	Vacant
59	Basepoint, The Havens		Colin A Scott		
60	Basepoint, The Havens		Half Moon Foods		

61	Basepoint, The Havens		Paul Stemp- Health & Wellbeing		
62	Basepoint, The Havens		Refresh Wellness	1	Vacant
63	Basepoint, The Havens		Gavin King Photography		
64	Basepoint, The Havens		Dunne Consultancy Ltd		
65	Basepoint, The Havens		PA Centre Ipswich Sound Solutions		
66	Basepoint, The Havens		Ipswich Fitness	1	Keep it Simple
67	Basepoint, The Havens		Nnable & Haven Power	1	UK Data House
68	Basepoint, The Havens		Seven Social Care	1	Icon Training
69	Basepoint, The Havens		BM Tankering		
70	Basepoint, The Havens		Proverb 2 Lmt	1	Ross Dean Plumbing
71	Basepoint, The Havens		Chase Resource Ltd	1	Tyson Cooper
72	Basepoint, The Havens		Ross Dean Photography	1	Italclean
73	Basepoint, The Havens		n/k	1	Tracing Hutchings Hypnotherapy
74	Basepoint, The Havens		Not recorded		Paul Smith Design Services
75	Basepoint, The Havens		Not recorded		Jeremy Stewart Chartered Accountant
76	Basepoint, The Havens		Not recorded		Tyson Cooper
77	Basepoint, The Havens		Not recorded		Community Voice
265 units				67	18 vacant units (7.0%)
					6 vacant Plots (9.34 ha)

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	8	7	3	7	114	12.3%	14
2. Dales Road	4	1	6	1	64	3.1%	2
3. Eastway	0	0	0	0	3	0.0%	0
4. Boss Hall	1	1	1	3	43	9.3%	4
5. Hadleigh Rd	3	9	2	6	104	14.4%	15
6. London Road	0	1	0	0	7	14.3%	1
7. 'Ipswich Village'	2	4	0	2	41	14.6%	6
8. Gower St	2	1	0	0	19	5.3%	1
9. Riverside	1	7	0	0	29	24.0%	7
10. Cavendish St	0	0	0	0	13	0.0%	0
11. Holywells Rd	0	0	0	2	33	6.1%	2
12. Landseer Rd	0	9	0	0	41	21.9%	9
13. Felixstowe Rd	0	0	0	0	19	0.0%	0
14. Wright Road	0	0	0	0	6	0.0%	0
15. Leslie Rd, The Drift	8	6	5	0	73	8.2%	6
16. Ransomes Europark	52	10	7	8	265	7.0%	18
Totals	81	56	24	29	874	9.7%	85

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 two thirds 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 even though the number of occupied to vacant has exceeded the number of vacant to occupied. This is due to a number of previously unrecorded units being included, notably at Ransomes Europark. The overall number of units has decreased as vacant land has been discounted from the totals.

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 52 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 years 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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