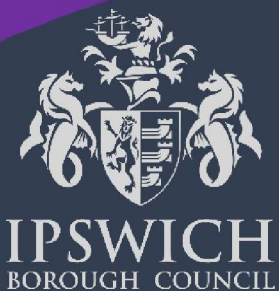




Ipswich Borough Council Employment Land Availability 2022-2024

March 2026



Contents

Executive Summary	3
Employment Area Index	3
Introduction	5
Local Plan Policies	5
Approach to survey of Employment Areas	5
Assessment of Land Available for Employment Use	6
Table 1: Employment land with planning consent, but not commenced	6
Table 2: Sites allocated for employment use in the adopted Ipswich Local Plan (2022)	6
Table 3: Vacant Units and Land within Existing Employment Areas	7
Table 4: Total Land Available for Employment Use – 1 st April 2024	7
Assessment of the Take-Up of Employment Land	8
Table 5: Employment Completions during 2022/24	8
Table 6: Completions on land allocated for employment use and within existing employment areas	9
Loss of Employment Floorspace	10
Table 7: Employment floor space lost – completions	10
Table 8: Employment floor space lost – planning permissions approved 2022/24	11
Table 9a: Completed Prior Approvals for conversion from B1 office/E(c)/E(g) to residential use	13
Table 9b: Prior Approvals for conversion from B1 office/E(c)/E(g) to residential use with planning consent	14
Planning Permissions	16
Table 10: Employment sites with planning permission for E uses (Commercial, Business and Service)	16
Table 11: Employment sites with planning permission for B2 (industrial process)	17
Table 12: Employment sites with planning permission for B8 (storage & distribution)	17
Table 13: Employment sites with planning permission for Sui Generis uses	18
Table 14: Employment sites with multiple use Class planning permission	18
Analysis of findings	20
Employment Land Available	20
Completions and permissions	20
Loss of employment floorspace	20
Part 2: Survey of Employment Areas	21
1. Ipswich Business Park, North of Whitton Lane	21
2. White House Industrial Estate, White House Road	21
3. Knightsdale Road/Wharfedale Road	25
4. Boss Hall Industrial Estate	28
5. Hadleigh Road Industrial Estate, including Elton Park	29
6. Land South of London Road/East of Scrivener Drive	33

7. Civic Drive/Princes Street/Russell Road/Portman Road	33
8. Felaw Maltings / IP-City Centre	35
9. Riverside Industrial Park and the West Bank Area	35
10. Cavendish Street	37
11. Holywells Close and Holywells Road	38
12. Cliff Quay/Sandy Hill Lane/Greenwich Business Park/Landseer Road Area	39
13. Wright Road / Cobham Road	40
14. The Drift / Leslie Road / Nacton Road	41
15. Ransomes Europark, Nacton Road	43
16. Airport Farm Kennels/South of Ravenswood	52
17. Futura Park, Nacton Road	53
Table 16: Summary of changes and vacant units within employment areas	54
Appendix A: Use Classes	55

Executive Summary

This report sets out the findings of the 2022-2024 Employment Land Availability monitoring, where a physical inspection of the occupancies took place in June 2024. The survey provides a snapshot of the occupancy of the employment units in the Employment Areas defined by Policy DM33 (Protection of Employment Land), in the Ipswich Local Plan (adopted 2022).

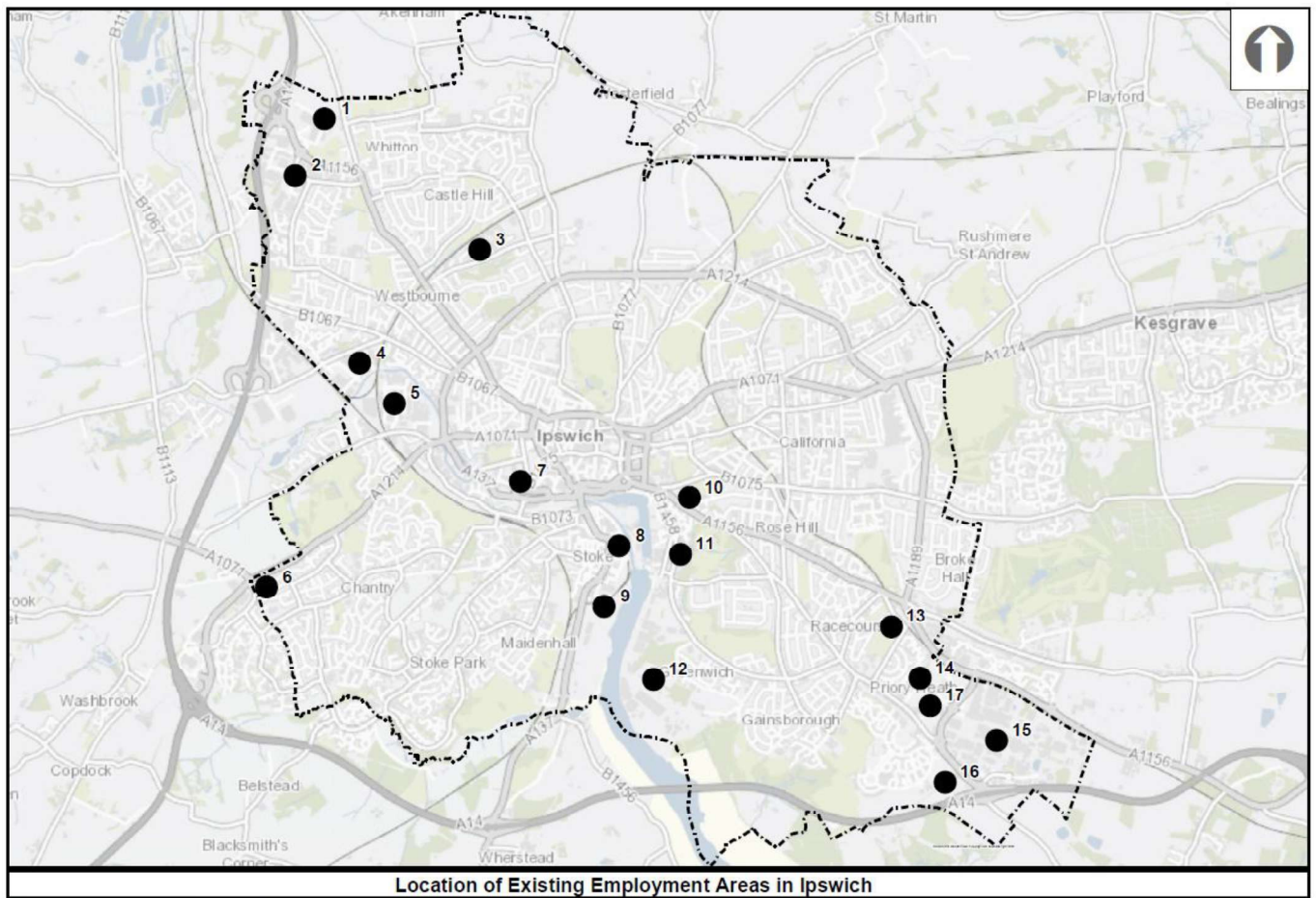
Key findings include:

- There is a total of 35.50ha of employment land available in 2022-2024, including 11.25ha of vacant land within the designated Employment Areas.
- There has been 58sqm of employment completions on land allocated for employment use within existing Employment Areas, from 16,600sqm in 2021-2022.
- 19,114sqm, on 8.73ha of employment floorspace has been granted planning consent between the 1 April 2022 and 31 March 2024.
- A total of 7,648sqm of employment floorspace has been lost through completions (changes of use) between the 1 April 2022 and 31 March 2024. A further 6,054sqm (outside of designated Employment Areas) of this was a result of a prior notification approval completions between the 1 April 2022 and 31 March 2024.
- Employment Areas 1, 6, 10 and 13 are fully occupied.
- There has been an increase in occupancies in Employment Areas 5, 7 and 11, but offset by an increase in vacancies in Employment Areas 2, 3, 4, 8, 9, 12, 14, 15 and 17.

The monitoring highlights the land available for employment related development across the Borough and provides a snapshot of the occupants and occupancy levels across the 17 Employment Areas. While there has been an increase in occupancies in some Employment Areas, the number of employment completions has remained stable.

Employment Area Index

Employment Area Number	Employment Area Name/Location
1	Ipswich Business Park, north of Whitton Lane
2	White House Industrial Estate, White House Road
3	Knightsdale Road / Wharfedale Road
4	Boss Hall Industrial Estate
5	Hadleigh Road Industrial Estate, including Elton Park
6	Land south of London Road / east of Scrivener Drive
7	Civic Drive / Princes Street / Russell Road / Portman Road
8	Felaw Maltings / IP-City Centre
9	Riverside Industrial Park and West Bank area*
10	Cavendish Street
11	Holywells Close and Holywells Road
12	Cliff Quay / Sandy Hill Lane / Greenwich Business Park / Landseer Road area
13	Wright Road / Cobham Road
14	The Drift / Leslie Road / Nacton Road
15	Ransomes Europark*
16	Airport Farm Kennels, south of Ravenswood
17	Futura Park, Nacton Road



Location of Existing Employment Areas in Ipswich

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Introduction

The Council has been publishing Employment Land Availability (ELA) reports since 2004. Extensive surveys are carried out annually for main employment areas. Sites with current planning permissions for employment use are also monitored annually and updated in the report. This ELA report covers the period between 1 April 2022 and 31 March 2024.

The Use Classes Order changed between the last employment monitoring period published and this update. The new Use Classes are referred to below and throughout.

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

E(c) Financial and Professional Services

E(g) Uses which can be carried out in a residential area without detriment to its amenity:

- **E(g)(i)** Offices to carry out any operational or administrative functions,
- **E(g)(ii)** Research and development of products or processes
- **E(g)(iii)** Industrial processes

(E(g)) replaces **B1** – business class as per the use class changes made in September 2020)

B2 – general industry other than E(g) or B8 (excluding incineration, chemical treatment, landfill or hazardous waste);

B8 – storage or distribution

Sui Generis – employment uses (i.e. employment generating uses which are not defined within the above use classes such as car repair businesses and nightclubs).

The Use Classes are shown in **Appendix A**.

Local Plan Policies

The Ipswich Borough Council Local Plan 2018-2036 is the Local Plan to which this monitoring report refers. The relevant Local Plan Policies for the purpose of this reporting period include Policies CS1 (Sustainable Development), CS2 (The Location and Nature of Development), CS13 (Planning for Jobs Growth) and DM33 (Protection of Employment Land).

Approach to survey of Employment Areas

All identified employment areas in the adopted Ipswich Local Plan (2022) are surveyed annually for vacant units and available plots. The survey data is cross-checked against other sources, as it is not always clear whether some premises are occupied. **The objective of the survey is to monitor the supply of employment land to provide accurate and up-to-date data for the Local Plan evidence base and to measure the effectiveness of policies.**

This employment land survey was undertaken in June 2024.

Assessment of Land Available for Employment Use

Table 1: Employment land with planning consent, but not commenced
(see Tables 10 to 14 for details)

Use Classes Order	Within Employment Area – not Allocated for Employment (ha)	Within Employment Area – Allocated for Employment (ha)	Outside Employment Area (ha)	Combined Total (ha)	Combined Total (sqm)
E – Commercial, Business and Service	0.35	0.00	0.27	0.62	537
B2 – General Industry	0.15	0.00	0.00	0.15	87
B8 – Storage and Distribution	2.04	0.00	0.00	2.04	12,081
Sui Generis (SG)	0.00	0.00	0.00	0.00	0
Employment sites with multiple use Class planning permission	1.50	0.00	0.00	1.50	2,760
Total	4.04 ha	0.00 ha	0.27 ha	4.31 ha	15,465 sqm

Table 2: Sites allocated for employment use in the adopted Ipswich Local Plan (2022)

Site	Location	Within Employment Area number:	Allocation (Hectares)	Area Remaining April 2024
IP067b	Former British Energy Site	12	4.18	4.18
IP094	Land to rear of Grafton House	7	0.31	0.31
IP140	Land north of Whitton Lane	1	6.93	6.93
IP141a	Land at Futura Park, Nacton Road	17	4.78	0.00
IP150c	Land south of Ravenswood	16	1.18	1.18
IP152	Airport Farm Kennels	16	7.37	7.37
Total			24.75	19.97

Site IP141a 18/00897/FUL, 20/00137/FUL and 21/00315/FUL built on 4.78ha

Table 3: Vacant Units and Land within Existing Employment Areas

Employment Area Number	Employment area name	Units						Land (hectares)		
		2021/22			2022/24			2021-2022 (excluding allocated land)	2022-2024 (excluding allocated land – see Table 2)	Change amount + or -
		Number of units (total)	Vacant units	% occupied	Number of units (total)	Vacant units	% occupied			
1	Ipswich Business Park, north of Whitton Lane	2	0	100	2	0	100	0.78	0*	-0.78
2	White House Industrial Estate, White House Road	120	5	95.8	118	8	93.2	0	0	0
3	Knightsdale Road / Wharfedale Road	66	2	97	66	3	95.5	0	0	0
4	Boss Hall Industrial Estate	44	3	93.2	43	5	88.4	0	0	0
5	Hadleigh Road Industrial Estate, including Elton Park	114	13	88.6	107	12	88.8	1.15	1.15	0
6	Land south of London Road / east of Scrivener Drive	7	0	100	7	0	100	0	0	0
7	Civic Drive / Princes Street / Russell Road / Portman Road	32	5	84.4	29	2	93.1	0	0	0
8	Felaw Maltings / IP-City Centre	4	0	100	4	1	75	0	0	0
9	Riverside Industrial Park and West Bank area	66	9	86.4	48	7	85.4	0	0	0
10	Cavendish Street	17	0	100	13	0	100	0.22	0.06	-0.16
11	Holywells Close and Holywells Road	36	2	94.4	27	1	96.3	0	0	0
12	Cliff Quay / Sandy Hill Lane / Greenwich Business Park / Landseer Road area	37	2	94.6	37	3	91.9	12.37	7.86	-4.51
13	Wright Road / Cobham Road	6	0	100	6	0	100	0	0	0
14	The Drift / Leslie Road / Nacton Road	73	7	90.4	63	8	87.3	2.18	2.18	0
15	Ransomes Europark	302	45	85.1	275	54	80.4	0	0	0
16	Airport Farm Kennels, south of Ravenswood	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0
17	Futura Park, Nacton Road	27	2	92.6	24	4	83.3	0	0	0
	Total	953	95	90.0	869	108	87.6	16.70	11.25	-5.45

Table 4: Total Land Available for Employment Use – 1st April 2024	Hectares
Land with planning consent, but not commenced outside Employment Areas	0.27
Land with planning consent, but not commenced inside Employment Areas	4.04
Sites allocated for employment use in the Ipswich Local Plan 2022 (area remaining)	19.97
Vacant land within existing Employment Areas (excluding allocated sites)	11.25
Total land available	35.50

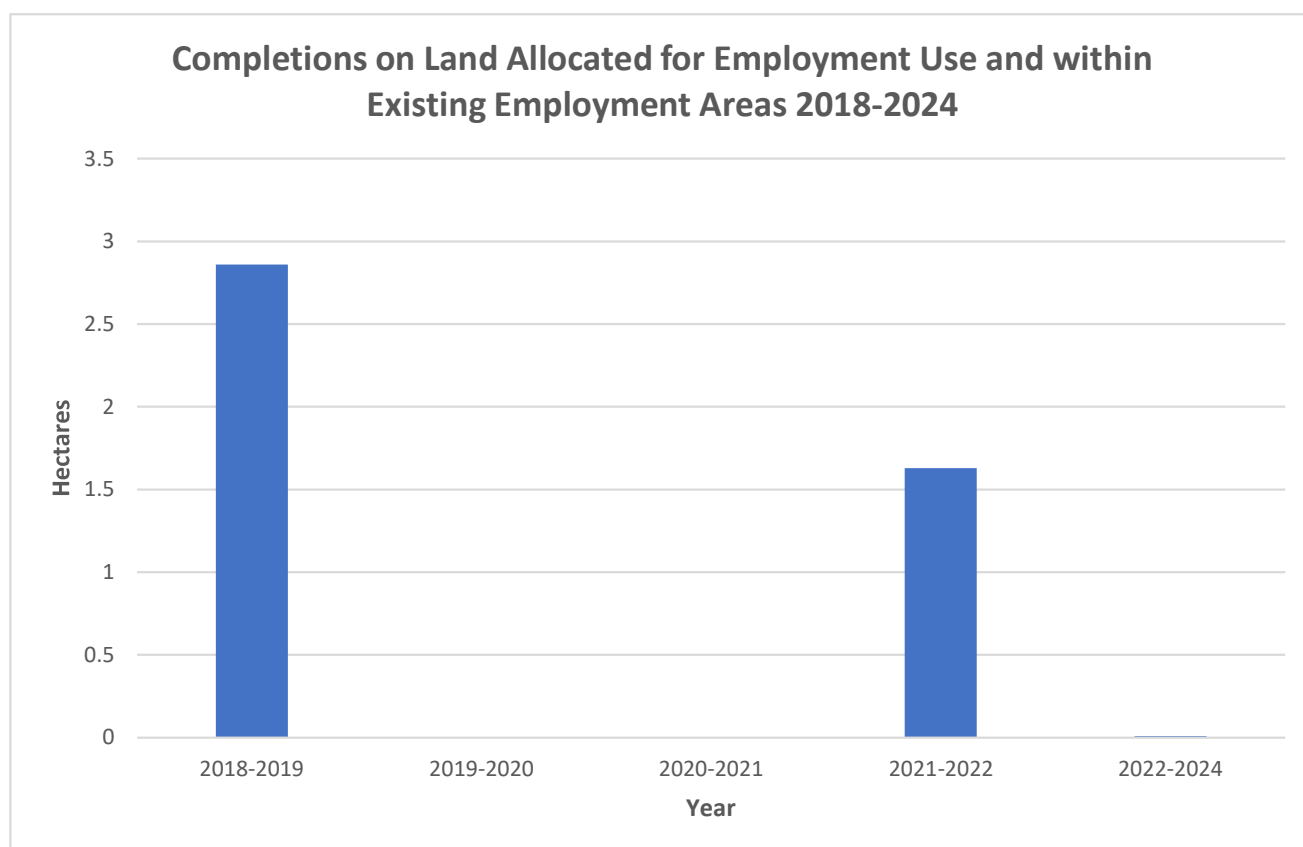
* Note – Planning consent granted for 0.8ha for applications 22/00363/FUL and 23/00062/FUL which are on the same site but which have planning consent but yet to commence but accounted for in Table 14

Assessment of the Take-Up of Employment Land

Table 5: Employment Completions during 2022/24							
Address	Planning app ref	Description of development	Area ha (land)	Area m ² (gross internal floorspace)	New use class	Date completed	In employment area or on allocated employment land?
1. Archdeacon House Northgate Street Ipswich Suffolk	21/00921/FUL	Change of use from Class C3 (caretakers flat) to Class E(c) (office).	0.01	132	E(g)(i)	18/07/2022	N
2. 32 The Havens Ipswich Suffolk IP3 9SJ	22/00351/FUL	Installation of 12m shipping container for use as storage	[0.95]	28	E(g)(i)	31/03/2023	Y (Area 15)
3. 30 The Havens Ipswich Suffolk IP3 9SJ	22/00395/FUL	Erection of single-storey extension to north-east elevation	[0.74]	30	SG	03/07/2023	Y (Area 15)
4. 16 Goddard Road Ipswich Suffolk IP1 5NP	22/00661/FUL	Change of use from car rental (sui generis) to windscreen repair and replacement centre with ancillary storage, trade counter and offices (sui generis).	[0.04]	[400]	SG	31/03/2023	Y (Area 2)
5. 4 Bermuda Road	23/00390/FUL	Change of use of showroom, workshop and storage premises (Sui Generis) to storage and distribution (Use Class B8).	[0.29]	[0]	B8	31/03/2024	Y (Area 15)
Total			0.01	190			
Total completions – whole site			0.00	0	Where the completion relates to development, redevelopment or change of use across a whole site/building		
of which on land allocated for employment use and within existing employment area			0.00	0			
Total floorspace completions (sites 1, 2 and 3)			N/A	190	Where the completion relates to an extension or a change of use of only part of an existing building or is part of a mixed use scheme. The floorspace is converted to hectares and added to the 'whole site' completions to give the total below		
of which on land allocated for employment use and within existing employment area (sites 2 and 3)			N/A	58			
TOTAL			0.02				
of which on land allocated for employment use and within existing employment area			0.01				

[Figures in brackets] are included for information but excluded from totals as the application does not result in employment floorspace gain or loss

Table 6: Completions on land allocated for employment use and within existing employment areas	
Monitoring period	Area of employment land completed (hectares)
April 2018 – March 2019	2.86
April 2019 – March 2020	No monitoring took place during this period due to Covid.
April 2020 – March 2021	No monitoring took place during this period due to Covid.
April 2021 – March 2022	1.63
April 2022 – March 2024	0.01
Total since April 2018 (covering a 6 year period, with 4 years of active monitoring)	4.50 (1.13 hectares per year)
Total April 2001 to March 2011	17.02 (1.7 hectares per year)
Total April 2011 to March 2018	11.78 (1.7 hectares per year)



Loss of Employment Floorspace

Table 7: Employment floor space lost – completions

Location of Site (numbering continued from Table 5)	Planning Application Number	Approved Use Class and Details of Approved Development	Land area lost (ha)	Floor Space lost (sq.m)	Previous Use Class	Date Completed	Inside employment area or on allocated site?
23 - 25 Burrell Road Ipswich Suffolk	15/00393/FUL	Change of use of former commercial building into 14 no. flats plus demolition of existing side extensions and rear extension, excavation of lightwell and erection of three-storey side extension (renewal of planning consent IP/12/00087/FUL).	0.07	904	B1	10/12/2022	N
Workshop Rear Of 31 To 35 Norwich Road	18/00263/FUL	Conversion of single-storey workshop building (incorporating first floor/front extension) to create 3x one and a half storey one-bedroom dwellings.	0.04	65	B1c	22/09/2022	N
6-10 Cox Lane and 36-46 Carr Street	18/00740/P3JPA	from offices on upper 2 floors to (up to) 33 1 & 2 bed flats	0.2	2,100	B1	26/04/2022	N
22 - 26 Museum Street Ipswich	19/01141/FUL	Conversion of office (Class B1) into 9 self-contained flats with provision of bin and cycle storage.	0.04	625	B1	08/11/2022	N
Second And Third Floor, 43C Butter Market	21/00350/P3JPA	Prior approval for change of use of second and third floor offices (Class E(c)) to 4 no. self-contained flats (Class C3).	0.12	270	E(c)	01/08/2022	N
3 Elm Street	21/00480/P3JPA	Prior Approval for a proposed change of use from office (Class E(g)) to dwelling (Class C3).	0.01	50	E(g)	10/11/2023	N
First Floor Office Orchard House 31 - 37 St Helens Street	21/00578/P3JPA	Prior Approval for a proposed change of use from office (Class E (g)) to three flats (Class C3).	0.01	142	E(g)	02/09/2022	N

39 Princes Street Ipswich Suffolk	21/00809/P3JPA	Prior approval of proposed change of use from offices (Class E(g)(i)) to twelve flats (Class C3a).	0.03	870	E(g)(i)	20/09/2022	N
Elm House 25 Elm Street Ipswich Suffolk IP1 2AD	21/00829/P3JPA	Prior Approval for change of use from offices (Class E(c)(ii)) to 25 residential apartments (Class C3).	0.13	1,912	E(c)(ii)	29/09/2023	N
51 Butter Market, Ipswich IP1 1BJ	22/00252/P3JPA	Prior approval for a proposed change of use from offices (Class E(g)) to 2 no. 1 bedroom flats (Class C3(a)) to include provision for refuse and bicycles area.	0.01	80	E(g)	02/05/2023	N
2 Merchants Court 45 Lower Brook Street Ipswich Suffolk IP4 1AQ	22/00316/P3JPA	Prior approval for a proposed change of use from office (Class E(g)) to dwellinghouse (Class C3(a)).	0.01	130	E(g)	01/04/2023	N
2 - 3 Friars Courtyard 30 - 32 Princes Street Ipswich Suffolk	22/00370/P3JPA	Prior approval for change of use from office (Class E) to 6 dwellings (Class C3).	0.02	500	E(c)(ii)	01/05/2023	N
TOTAL			0.69	7,648	6,054sqm of this total results from the completion of prior approval applications (see Table 9)		

Table 8: Employment floor space lost – planning permissions approved 2022/24

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 area or on allocated site?
22/00015/P3JPA	Knapton Court, Turret Lane, Ipswich IP4 1DL	24/05/2022	0.05	400	Prior approval for a proposed change of use from offices (Class E(g)) to 6 no. self contained studio, one and two bedroom apartments (Class C3(a)).	N
22/00039/FUL	28 Princes Street Ipswich Suffolk	20/07/2022	0.01	137	Change of use from offices (Class E(g)(i)) to 3 x 1 bedroom and 1 x 2 bedroom flats (Class C3) with addition of first-floor level rear extension, roof dormer on rear elevation with balcony and sky-lights on front roof elevation.	N

22/00104/FUL	Store Adjacent To 10 Great Colman Street	18/08/2022	0.03	519	Change of use of basement, part of ground floor and first floor from a commercial, business and service (Class E) use to a drinking establishment (Sui Generis)	N
22/00376/P3JPA	8 Great Colman Street Ipswich Suffolk IP4 2AD	26/07/2022	0.01	85	Prior approval for a proposed change of use from offices (Class E(g)) to 1 no. self contained one or two bedroom apartment (Class C3(a)).	N
22/00476/P3JPA	40 - 42 Museum Street	20/07/2022	0.02	292	Prior Approval for a proposed change of use from offices (Class E(g)) to five flats (Class C3(a)).	N
22/00492/FUL	37 Berners Street Ipswich Suffolk IP1 3LN	17/10/2022	0.04	311	Change of use of commercial building (Class E 'office') to 6 no. flats (Class C3).	N
22/00599/P3JPA	8 Angel Lane Ipswich Suffolk IP4 1JX	22/09/2022	0.02	100	Prior approval for a proposed change of use from offices (Class E) to 1 no. 3 bedroom dwelling (Class C3(a)).	N
22/00767/FUL	Websters Trade Yard Dock Street Ipswich Suffolk	16/01/2023	[0.10]	[400]	Change of use from former commercial building to four-bedroom dwelling with erection of two-storey extensions, demolition of outbuildings and erection of replacement.	N
22/00839/P3JPA	19 Queen Street Ipswich Suffolk IP1 1SW	09/11/2022	0.03	70	Prior Notification of proposed change of use from office (Egi) to two-bedroom, second-floor flat (C3a).	N
22/00982/FUL	39A Westgate Street	08/02/2023	0.02	140	Change of use from office (Use Class Egi) to the provision of learning (Use class F1a) and associated office/administrative functions.	N
23/00017/FUL	The Old Manor House 6 - 10 St Margarets Green Ipswich Suffolk	16/06/2023	0.10	928	Change of use from commercial offices (Class E) to 4no. dwellings (Class C3) and external works.	N
23/00024/FUL	50 - 54 Westgate Street Ipswich Suffolk IP1 3ED	21/07/2023	0.03	154	Subdivision of 1 no. ground floor shop (Class E) premises to form 3 no. shop (Class E) premises, and conversion of first floor office (Class E) to form 3 no. flats (Class C3), and external alterations.	N
23/00386/FUL	112 Cemetery Road	10/01/2024	0.03	80	Demolition of existing single-storey office building (Class E) and erection of a two-storey dwelling (Class C3).	N
23/00457/FUL	Westgate House, Museum Street	09/08/2023	0.05	219	Change of use of the first and second floor offices (Use Class E(g)) to provision of education (Use Class F1(a)), community space (Use Class	N

					F2(b)) and associated office/administrative functions.	
23/00919/FUL	Burton Son And Sanders Warehouse St Peters Wharf Ipswich Suffolk	07/03/2024	0.06	424	Change of use from warehouse Use Class (B8) to lounge bar and restaurant Use Class (E(b)) and associated refurbishment works.	N
23/00940/FUL	83 - 85 Derby Road Ipswich Suffolk IP3 8DL	01/02/2024	0.03	138	Change of use of office (Use Class E) to 8 bed HMO (Sui Generis), and associated external alterations.	N
TOTAL			0.53	3,997		

Figures in [brackets] are not included in the table total as they have been previously counted.

Table 9a: Completed Prior Approvals for conversion from B1 office/E(c)/E(g) to residential use

Application Number	Location of Site	Date of Approval	Employment Floor Space lost (sq.m)	Details of Development	Date of Completion
18/00740/P3JPA	6-10 Cox Lane and 36-46 Carr Street	12/10/2018	2,100	From offices on upper 2 floors to (up to) 33 1 & 2 bed flats	26/04/2022
21/00350/P3JPA	Second And Third Floor, 43C Butter Market	02/08/2021	270	Prior approval for change of use of second and third floor offices (Class E(c)) to 4 no. self-contained flats (Class C3).	01/08/2022
21/00480/P3JPA	3 Elm Street Ipswich Suffolk IP1 1EY	02/08/2021	50	Prior Approval for a proposed change of use from office (Class E(g)) to dwelling (Class C3).	10/11/2023
21/00578/P3JPA	First Floor Office Orchard House 31 - 37 St Helens Street Ipswich Suffolk IP4 2JL	14/10/2021	142	Prior Approval for a proposed change of use from office (Class E (g)) to three flats (Class C3).	02/09/2022
21/00809/P3JPA	39 Princes Street Ipswich Suffolk	07/10/2021	870	Prior approval of proposed change of use from offices (Class E(g)(i)) to twelve flats (Class C3a).	20/09/2022
21/00829/P3JPA	Elm House 25 Elm Street Ipswich Suffolk IP1 2AD	18/02/2022	1,912	Prior Approval for change of use from offices (Class E(c)(ii)) to 25 residential apartments (Class C3).	29/09/2023

22/00252/P3JPA	51 Butter Market, Ipswich IP1 1BJ	19/05/2022	80	Prior approval for a proposed change of use from offices (Class E(g)) to 2 no. 1 bedroom flats (Class C3(a)) to include provision for refuse and bicycles area.	02/05/2023
22/00316/P3JPA	2 Merchants Court 45 Lower Brook Street Ipswich Suffolk IP4 1AQ	22/08/2022	130	Prior approval for a proposed change of use from office (Class E(g)) to dwellinghouse (Class C3(a)).	01/04/2023
22/00370/P3JPA	2 - 3 Friars Courtyard 30 - 32 Princes Street Ipswich Suffolk	23/06/2022	500	Prior approval for change of use from office (Class E) to 6 dwellings (Class C3).	01/05/2023
TOTAL loss of floorspace completed during 2022/24			6,054		

Table 9b: Prior Approvals for conversion from B1 office/E(c)/E(g) to residential use with planning consent

Application Number	Location of Site	Date of Approval	Employment Floor Space lost (sq.m)	Details of Development	Commenced (Y/N)
20/00947/P3JPA	5 Observation Court, 84 Princes Street IP1 1RY	30/12/2020	60	Change of use from office (B1) to 1x1 and 1x2 bedroomed apartment	N
21/00431/P3JPA	British Telecom Local Communications Services Bibb Way Ipswich Suffolk IP1 2EQ	05/08/2021	7,747	Application for Prior Approval of change of use from offices to 78 dwellinghouses.	Y
21/00449/P3JPA	17 Lower Brook Street Ipswich Suffolk IP4 1DN	23/06/2021	4,200	Application for Prior Approval of proposed change of use from offices (Class E(g)) to dwellings (Class C3).	N
21/00833/P3JPA	31 Princes Street Ipswich Suffolk IP1 1PU	21/09/2021	3,371	Prior Approval for the change of use of offices (Use Class E(g)) to 35 residential flats (Use Class C3).	N

21/00837/P3JPA	St Clare House Princes Street Ipswich Suffolk	23/09/2021	7,155	Prior Approval for change of use of offices (E(c)(ii)) to 111 no. residential units (Class C3).	N
21/01030/P3JPA	50 - 56 Wykes Bishop Street Ipswich Suffolk IP3 0DT	25/11/2021	318	Notification of proposed change of use of a building from office use (Use Class E(c)(iii)) to six residential units (Use Class C3).	N
21/01301/P3JPA	47 Key Street	14/02/2022	200	Prior approval for a proposed change of use from offices (Class E(g)) to two dwellinghouses (Class C3(a)).	N
22/00015/P3JPA	Knapton Court, Turret Lane, Ipswich IP4 1DL	24/05/2022	400	Prior approval for a proposed change of use from offices (Class E(g)) to 6 no. self contained studio, one and two bedroom apartments (Class C3(a)).	Y
22/00376/P3JPA	8 Great Colman Street Ipswich Suffolk IP4 2AD	26/07/2022	85	Prior approval for a proposed change of use from offices (Class E(g)) to 1 no. self contained one or two bedroom apartment (Class C3(a)).	N
22/00476/P3JPA	40 - 42 Museum Street	20/07/2022	292	Prior Approval for a proposed change of use from offices (Class E(g)) to five flats (Class C3(a)).	N
22/00599/P3JPA	8 Angel Lane Ipswich Suffolk IP4 1JX	22/09/2022	100	Prior approval for a proposed change of use from offices (Class E) to 1 no. 3 bedroom dwelling (Class C3(a)).	N
22/00839/P3JPA	19 Queen Street Ipswich Suffolk IP1 1SW	09/11/2022	70	Prior Notification of proposed change of use from office (Egi) to two-bedroom, second-floor flat (C3a).	N
TOTAL loss of employment floorspace with planning consent during 2022/24			23,998		

Planning Permissions

**Table 10: Employment sites with planning permission for E uses
(Commercial, Business and Service)**

Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
14/00638/OUTFL	IGS	31/01/2020 (Commenced)	0.25	500	up to 500m2 B1. Also possibly some A2 in district centre of up to 2.76ha	Ipswich Garden Suburb
19/01140/FUL	Car Parking Area The Maltings Princes Street Ipswich	28/08/2020 (Commenced)	0.25	2,341	Erection of four storey office building (Class B1). 23/00963/CLD - Certificate of lawful development to confirm commencement of development pursuant to planning permission IP/19/01140/FUL for the creation of a four storey office building (former Use Class B1), prior to the expiry of the permission on 28 August 2023.	N
20/00485/FUL	Land Adjacent 553 And 12 To 13 The Quadrangle Centre The Drift Nacton Road Ipswich	13/08/2020	0.05	22	Erection of new commercial building for light industrial (Class B1) use.	Y (Area 14)
21/00264/FUL	Fison House, 159 Princes Street	24/05/2021	0.35	250	Extension of existing Third Floor office space.	Y (Area 7)
21/00308/FUL	Taska Marine Ltd, Cliff Road, Ipswich IP3 0AX	15/11/2021	0.20	164	Erection of steel frame workshop following demolition of existing building.	N
22/00303/FUL	6 Wright Road Ipswich Suffolk IP3 9JG	06/06/2022 (Commenced)	0.58	82	Erection of workshop building to facilitate the Green Bike Project.	Y (Area 13)
22/00806/FUL	125 Dale Hall Lane	10/11/2022	0.01	47	Erection of first-floor extension to increase office accommodation.	N
23/00171/FUL	1A Nottidge Road (rear of 13 Spring Road, IP4 2RX)	27/04/2023 (Commenced)	0.01	42	Demolition of a garage to the rear and the erection of a replacement building to serve as an office - revised design to approval IP/22/01042/FUL.	N
23/00413/FUL	57 Gladstone Road	11/09/2023	0.01	54	Change of use of garages (Sui Generis) to self-contained offices (Class E(g)).	N
TOTAL WITH PERMISSION (INCLUDING COMMENCEMENTS) AT 31ST MARCH 2024			1.71	3,502		

Total approved in 2022/24	0.61	225		
Land with planning consent, but not commenced (Table 1)	0.62	537		

Table 11: Employment sites with 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 area or on allocated site?
21/01160/FUL	Suite 1, 85 Dales Road IP1 4JR	08/02/2022	0.15	87	Erection of single-storey extension to existing workshop building.	Y (Area 3)
22/00359/FUL	9 Dunlop Road Ipswich Suffolk IP2 0UG	31/10/2022 (Commenced)	0.12	174	Erection of first-floor extension.	Y (Area 5)
23/00856/FUL	4 Riverside Industrial Park Rapier Street Ipswich Suffolk IP2 8JX	05/02/2024	[0.04]	[336]	Change of use of premises from storage & distribution (Use Class B8) to general industry (Use Class B2).	Y (Area 9)
TOTAL WITH PERMISSION (INCLUDING COMMENCEMENTS) AT 31ST MARCH 2024			0.27	261		
Total approved in 2022/24			0.12	174		
Land with planning consent, but not commenced (Table 1)			0.15	87		

[Figures in brackets] are included for information but excluded from totals as the application does not result in employment floorspace gain or loss

Table 12: Employment sites with 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 area or on allocated site?
22/00363/FUL	Land Adjacent To 2 Anglia Parkway North*	05/10/2022	[0.8]	[2,561]	Erection of B8 warehouse and associated yard and fencing	Y (Area 1)
22/00852/FUL	Former Dairy Crest, Boss Hall Road	25/08/2023	1.22	6,100	Erection of warehouse building (Use Class B8), together with associated service yard, car and cycle parking, landscaping and infrastructure. Access from Boss Hall Road.	Y (Area 4)
23/00062/FUL	Land Adjacent To 2 Anglia Parkway North	03/04/2023	0.8	2,568	Erection of warehouse (Use Class B8) and associated yard and fencing.	Y (Area 1)

23/00357/FUL	53 - 65 White House Road	12/02/2024	0	3,413	Creation of new vehicular access, additional parking and new side access road and erection of side and rear extensions to the commercial building.	Y (Area 2)
23/00882/FUL	28 Foxtail Road Ipswich Suffolk	14/12/2023	0.02	0	Change of Use from Use Class E(c) Commercial Use to Use Class B8 Storage and Distribution Use.	Y (Area 15)
TOTAL WITH PERMISSION (INCLUDING COMMENCEMENTS) AT 31ST MARCH 2024			2.04	12,081		
Total approved in 2022/24			2.04	12,081		
Land with planning consent, but not commenced (Table 1)			2.04	12,081		

[Figures in brackets] are included for information but excluded from totals as the application does not result in employment floorspace gain or loss

* Note - 23/00062/FUL has been submitted as an additional application, but does not make reference to 22/00363/FUL being superseded so the earlier application has been discounted from the final totals

Table 13: Employment sites with 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 area or on allocated site?
TOTAL WITH PERMISSION (INCLUDING COMMENCEMENTS) AT 31ST MARCH 2024			0.00	000		
Total approved in 2022/24			0	0		
Land with planning consent, but not commenced (Table 1)			0.00	000		

Table 14: Employment sites with multiple use Class planning permission

Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
21/00944/FUL	22 - 31 Boss Hall Road*	17/11/2021	[0.46]	[900]	Erection of 12 commercial (Use Class E(g) / B2) units together with associated car and cycle parking, landscaping and infrastructure. Access from Boss Hall Road.	Y (Area 4)
22/00274/FUL	Bolton Aerospace, Hadleigh Road	19/04/2023 (Commenced)	4.46	3,874	Erection of operational depot facility (within Use Classes E.g, B2 and B8) including office and warehouse buildings, vehicle maintenance building, vehicle parking, fuelling area, outdoor storage, car parking, landscaping and erection of 2no. 20.1m wind turbines and associated transformer and associated works.	Y (Area 5)
23/00298/FUL	32 White House Road	01/09/2023	0.68	2,300	Demolition of the existing warehouse (Classes B1 (office) and B2(general industrial)) and erection of new warehouse with ancillary office facility (Classes B8 (storage and distribution) and E(g)(office)) with	Y (Area 2)

					associated hard and soft landscaping works and bicycle storage.	
23/00766/FUL	9 Commercial Road	27/11/2023	[0.06]	[600]	Change of Use from Class E (a) (retail) to a flexible use for Class E (a) (retail) or Class B8 (Trade Counter) (storage and distribution)	N
23/00861/FUL	30 Foxtail Road	17/01/2024	0.82	460	Alterations and extension to existing offices and warehouse and associated works. (existing 3,017 B2 & 398 B1, prop 460 extra B1)	Y (Area 15)
TOTAL WITH PERMISSION (INCLUDING COMMENCEMENTS) AT 31ST MARCH 2024			5.96	6,634		
Total approved in 2022/24			5.96	6,634		
Land with planning consent, but not commenced (Table 1)			1.5	2,760		

[Figures in brackets] are included for information but excluded from totals as the application does not result in employment floorspace gain or loss
 * Note - 21/00944/FUL has been submitted as an additional application, but does not make reference to 22/00852/FUL being superseded so the earlier application has been discounted from the final totals

Analysis of findings

Employment Land Available

The total amount of employment land available has decreased between 2021/22 and 2022/24 by 15.43 hectares (ha) to 35.50ha across the whole of Ipswich. This is mainly a result of the reduction of the sites allocated for employment use in the adopted Ipswich Local Plan (Table 2) where the previous 2017 Local Plan had 10 allocated employment use sites (49.1ha), which has reduced to 6 (24.75ha) in 2022. The total consists of 0.27ha of land with unimplemented planning permission outside the Employment Areas, 4.04ha unimplemented planning permissions inside the Employment Areas, 19.97ha on allocated land and 11.25ha of vacant land without planning permission in identified employment areas.

Completions and permissions

Total completions on designated employment land between the 1 April 2022 and 31 March 2024 was recorded as 58sqm. A further 132sqm was completed on non-designated Employment Land elsewhere in the Borough. Planning permissions granted for employment uses during the monitoring year 2022/24 amount to was 19,114sqm.

Loss of employment floorspace

A total of 7,648 sqm of employment floorspace has been lost through completions (changes of use) between the 1 April 2022 and 31 March 2024, where 6,054sqm of this was as a result of a prior notification approval¹ completions between the 1 April 2022 and 31 March 2024. These prior notification approvals have resulted in the completion of 87 residential dwellings out of the 384 dwellings from 30,052sqm of employment floorspace that had planning consent. Planning permission has been granted for the loss of a further 3,997 sqm of employment floorspace between 1 April 2022 and 31 March 2024.

¹ ie where formal planning permission is not required, and the developer only has to demonstrate through notification that the proposal complies with a few specific areas. The local planning authority has to consider whether there is compliance. If the proposal complies, then the development can proceed without the necessity to submit a formal planning application.

Part 2: 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 (as surveyed through site visits in June 2024) and supplemented where necessary with additional information such as online searches for business names, business rates and valuation office details.

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.

Detailed maps of each employment area and a map showing the location of each employment area are available on the website alongside this report.

1. Ipswich Business Park, North of Whitton Lane

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
2, Anglia Parkway North	Anglia Business Park, Ipswich	IP1 5QL	Ceramic Tile Distributors	No	N/A
2 Anglia Parkway North	Anglia Business Park, Ipswich	IP1 5QL	Graham the Plumbers Merchants	No	N/A
Vacant Land, Anglia Parkway North	Anglia Business Park, Ipswich		Vacant land (0.78ha) (Planning permission 22/00363/FUL and/or 23/00062/FUL)	No	N/A
Vacant Land, Bury Road North	Adjacent to Anglia Business Park, Ipswich		Vacant allocated land (6.93 ha) (Planning permission 16/00898/FUL for regional distribution centre on 3.63ha – lapsed)	No	N/A

2. White House Industrial Estate, White House Road

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
Unit to rear of 667	Norwich Road / White House Road	IP1 6JZ	Cooper Ipswich Mini & BMW MOT facility	No	N/A
Unit 1, Alpha Business Park	White House Road	IP1 5LT	Titans Security & Minas Training	No	N/A
Unit 1a, Alpha Business Park	2 White House Road	IP1 5LT	CTC UK Ltd-Chancellor Global	No	N/A
Unit 1b, Alpha Business Park	4 White House Road	IP1 5LT	Honeyrose Products Ltd	No	N/A
Unit 2-3, Alpha Business Park	6-12 White House Rd	IP1 5LT	Aspen Build	No	N/A
Unit 4, Alpha Business Park	14 White House Road	IP1 5LT	Arc Recruitment	No	N/A
Unit 5-7, Alpha Business Park	16-18 White House Road	IP1 5LT	Ross Coates Solicitors	No	N/A
Unit 8, Alpha Business Park	20 White House Road	IP1 5LT	Grace Estate Agents	No	N/A
Unit 9, Alpha Business Park	22 White House Road	IP1 5LT	TMAC Wireless Solutions T/A ArmaPhone	No	N/A

Unit 10, Alpha Business Park	24 White House Road	IP1 5LT	Fargo Systems	Yes	Vitavia
Unit 11, Alpha Business Park	26 White House Road	IP1 5LT	Benjamin Coomber Ltd	Yes	Ross Coates
Unit 12, Alpha Business Park	28 White House Road	IP1 5LT	For You Now LTD	No	N/A
30	White House Road	IP1 5LX	Jackson Civil Engineering / SEH French Ltd	No	N/A
30 a & b	White House Road	IP1 5LX	Anchor Freight	No	N/A
32	White House Road	IP1 5LX	Azpects	No	N/A
Unit 1, Dencora House, 34	White House Road	IP1 5LT	About Care Services	Yes	Ekklesia Healthcare
Unit 2, Dencora House, 34	White House Road	IP1 5LT	Archer Resourcing Ltd	Yes	Fleetmaxx Solution
Unit 3, Dencora House, 34	White House Road	IP1 5LT	Archer Resourcing Ltd	No	N/A
Unit 4, Dencora House, 34	White House Road	IP1 5LT	SC Projects	No	N/A
Unit 5, Dencora House, 34	White House Road	IP1 5LT	SC Projects	No	N/A
Unit 6, Dencora House, 34	White House Road	IP1 5LT	Oilfast Ltd	No	N/A
Unit 7, Dencora House, 34	White House Road	IP1 5LT	Tru Trak	No	N/A
Unit 8, Dencora House, 34	White House Road	IP1 5LT	Tru Trak Pro Ltd	No	N/A
Unit 9, Dencora House, 34	White House Road	IP1 5LT	Right At Home	No	N/A
Unit 10, Dencora House, 34	White House Road	IP1 5LT	Seden Clarke Ltd	No	N/A
Unit 1, 36 Dencora Business Centre	White House Road	IP1 5LZ	Kitchen Worktops Ltd	No	N/A
Unit 2, 36 Dencora Business Centre	White House Road	IP1 5LZ	AC Leigh	No	N/A
Unit 3, 36 Dencora Business Centre	White House Road	IP1 5LZ	AC Leigh	No	N/A
Unit 4, 36 Dencora Business Centre	White House Road	IP1 5LZ	Volker Smart Technologies	No	N/A
Unit 5, 36 Dencora Business Centre	White House Road	IP1 5LZ	NHS immunization service / PDC dispatch	Yes	PDC
Unit 6-8, 36 Dencora Business Centre	White House Road	IP1 5LZ	PDC	No	N/A
Unit 9, 36 Dencora Business Centre	White House Road	IP1 5LZ	SIG roofing (regional roofing in brackets) Ltd	No	N/A
Essex Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Agility Geologistics	No	N/A
Norfolk Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Ipswich Escape Room	No	N/A
Suffolk Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Ipswich Escape Room	No	N/A
Cumbria Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Vacant	Yes	RDP Accountants
Devon Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Social Care Services Community Support	Yes	Vacant
Durham Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	BlueBird Care	No	N/A

Dorset Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	BlueBird Care	No	N/A
Cornwall Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Sound Solution Consultants Ltd	No	N/A
Sussex Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Onyx Construction Consultants	No	N/A
Somerset Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Fred Olsen	No	N/A
Sudbury House, Dencora Business Centre, 36	White House Road	IP1 5LZ	Cambridgeshire Community Services NHS Trust	Yes	Hertfordshire and East Anglia Community and School Age Immunisation Service
Hereford Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Fred Olsen	Yes	Bloomsbury Home Care
Surrey Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Fred Olsen	No	N/A
Land adj. Dencora Business Centre	White House Road	IP1 5LU	Easy Store / Cash for Clothes	No	N/A
1 Quantum Business Park, 38	White House Road	IP1 5NX	Self Storage	No	N/A
2 Quantum Business Park, 38	White House Road	IP1 5NX	Tool Station	No	N/A
3 Quantum Business Park, 38	White House Road	IP1 5NX	Anglia Tool Centre	No	N/A
4 Quantum Business Park, 38	White House Road	IP1 5NX	Vacant	No	N/A
5 Quantum Business Park, 38	White House Road	IP1 5NX	Euro Car Parts	No	N/A
6 Quantum Business Park, 38	White House Road	IP1 5NX	Up Building Products	No	N/A
7 Quantum Business Park, 38	White House Road	IP1 5NX	Up Building Products	No	N/A
8 Quantum Business Park, 38	White House Road	IP1 5NX	Autoglass	No	N/A
9 Quantum Business Park, 38	White House Road	IP1 5NX	Edmundson Electrical Ltd	No	N/A
10 Quantum Business Park, 38	White House Road	IP1 5NX	Greggs	No	N/A
42	White House Road	IP1 5LL	Fred Olsen Ltd	No	N/A
44	White House Road	IP1 5NX	FTC Gym	No	N/A
Approximately 20 Rooms within 4 Suites (A to D), 46	White House Road	IP1 5NX	Trade Team & Whitehouse Distribution Centre (multiple occupiers) and Easy Store in containers on part of the site	No	N/A
51	White House Road	IP1 5NT	Watson & Hillhouse (Plant Hire) Ltd	No	N/A
53-56	White House Road	IP1 5PB	Hemisphere Freight Services Ltd	No	N/A
2 Olympus Close	Olympus Close	IP1 5LJ	Fred Olsen Travel (car parking only)	No	N/A
1 Olympus Close	Olympus Close	IP1 5LJ	SEH Windows and Doors Ltd	No	N/A

1a Olympus Close	Olympus Close	IP1 5LJ	M Markovitz Ltd	No	N/A
8 Olympus Close (Ground Floor)	Olympus Close	IP1 5LJ	Ceramic Tile Ltd	No	N/A
8 Olympus Close (First Floor)	Olympus Close	IP1 5LJ	Franklin Fuelling Systems	Yes	Vacant
6 Olympus Close	Olympus Close	IP1 5LJ	West Engineering	No	N/A
4 Olympus Close	Olympus Close	IP1 5LJ	Taydal Surfacing	No	N/A
21	Olympus Close	IP1 5LJ	Hertz	No	N/A
23	Olympus Close	IP1 5LJ	Adcock Refrigeration & Air Conditioning Ltd	No	N/A
25	Olympus Close	IP1 5LJ	Panks Pumps	No	N/A
27	Olympus Close	IP1 5LJ	Pitkin & Ruddock	No	N/A
29	Olympus Close	IP1 5LJ	Olympus Autocare Ltd	No	N/A
61 (Unit 1, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	TLC Property Maintenance	No	N/A
59 (Unit 2, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	AFL Cosmetic Solutions Ltd	No	N/A
57 (Unit 3, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Platinum Cleaning	No	N/A
55 (Unit 4, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Vacant	No	N/A
53 (Unit 5, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Eurosat	No	N/A
51 (Unit 6, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	FRS Repairs	Yes	Vacant
49 (Unit 7, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	FRS Repairs	Yes	Vacant
47 (Unit 8, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Pro Sprays / The Window Cleaning Hub	No	N/A
45 (Unit 9, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Birchwood Caravans	Yes	CFS East Anglia Ltd
43 (Unit 10, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Morrells Wood Finishes	No	N/A
41 (Unit 11, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	PVS Premier Vehicle Services Ipswich	No	N/A
39 (Unit 12, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Safeway Tyres & Exhausts	Yes	Premier Tyre Centre
37 (Unit 13, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Ipswich Plumb Store Ltd	No	N/A
35 (Unit 14, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Ipswich Plumb Store Ltd	No	N/A
33 (Unit 15, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	SOS Services Solutions on Security	No	N/A
31 (Unit 16, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Mehmed/ Mehmed Ltd	No	N/A
2	Goddard Road East	IP1 5NY	Plumb Parts/ Wolseley	No	N/A
1	Goddard Road East	IP1 5NY	Group 1 Assured/ Seat/ Cupra	No	N/A
4	Goddard Road East	IP1 5NY	Vacant	Yes	Renault Dacia
1	Goddard Road	IP1 5NP	Red Dot Europe Ltd	No	N/A
2	Goddard Road	IP1 5NP	UK Poultry Ltd	No	N/A
2a	Goddard Road	IP1 5NP	M + S Contractors	No	N/A

3 (Phoenix House)	Goddard Road	IP1 5NP	Suffolk County Council	No	N/A
Beacon House	Goddard Road	IP1 5NP	Vertas + Sanctuary Housing + Coroners Court	No	N/A
4-6	Goddard Road	IP1 5NP	IEC-Ipswich Engineering	No	N/A
8 & 10	Goddard Road	IP1 5NP	Screwfix	No	N/A
12	Goddard Road	IP1 5NP	Fleet Factors	Yes	Vacant
14	Goddard Road	IP1 5NP	Purlings	No	N/A
16	Goddard Road	IP1 5NP	Vacant	Yes	Auto Windscreens
18	Goddard Road	IP1 5NP	Fred Olsen Ltd	Yes	Vacant
20	Goddard Road	IP1 5NP	Wurth	No	N/A
22	Goddard Road	IP1 5NP	CEF Power (trade counter)	No	N/A
24	Goddard Road	IP1 5NP	Sally Beauty	No	N/A
26	Goddard Road	IP1 5NP	F1 Auto Centre	No	N/A
28	Goddard Road	IP1 5NP	Sliderobes	No	N/A
Unit 1, Whitehouse Business Centre	Lovetofts Drive	IP1 5SF	BR Cowells Arrow	No	N/A
Unit 2, Whitehouse Business Centre	Lovetofts Drive	IP1 5SF	Action International	No	N/A
Unit 3, Whitehouse Business Centre	Lovetofts Drive	IP1 5SF	Various offices	No	N/A
Unit 4, Whitehouse Business Centre	Lovetofts Drive	IP1 5SF	GAC Shipping & Logistics	No	N/A
Unit 5, Whitehouse Business Centre	Lovetofts Drive	IP1 5SF	Lombard Shipping	No	N/A
Unit 6, Whitehouse Business Centre	Lovetofts Drive	IP1 5SF	Lombard Shipping	No	N/A
Whitehouse Enterprises	Lovetofts Drive	IP1 5NZ	Realise Futures	No	N/A
Landmark House, 2	Egerton Road	IP1 5PF	Suffolk County Council and Suffolk Constabulary	No	N/A
Landmark House, 3	Egerton Road	IP1 5PF	Suffolk County Council and Suffolk Constabulary	No	N/A
Landmark House, 4	Egerton Road	IP1 5PF	Suffolk County Council and Suffolk Constabulary	No	N/A

3. Knightsdale Road/Wharfedale Road

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
20	Knightsdale Road	IP1 4JJ	Fire Trace (storage)	No	N/A
20a	Knightsdale Road	IP1 4JJ	Motor Guru	No	N/A
22	Knightsdale Road	IP1 4JJ	Fire Trace	No	N/A
24	Knightsdale Road	IP1 4JJ	Fire Trace	No	N/A
26-30	Knightsdale Road	IP1 4JJ	Topbond PLC Group	No	N/A
31	Knightsdale Road	IP1 4JJ	Coffeelink	No	N/A
32	Knightsdale Road	IP1 4JJ	Wyards	No	N/A

33 & 33a	Knightsdale Road	IP1 4JJ	Felgains Care & Mobility	No	N/A
39	Knightsdale Road	IP1 4JJ	Huws Gray	No	N/A
40-42	Knightsdale Road	IP1 4JJ	Needhams / Haxley and Ruffles	No	N/A
44	Knightsdale Road	IP1 4JJ	Haxley and Ruffles	No	N/A
50 (44A)	Knightsdale Road	IP1 4JJ	Jehovah Witnesses Foundation (Kingdom Hall)	No	N/A
43	Knightsdale Road	IP1 4JJ	Christy Turner Ltd	No	N/A
Unit 1, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	HITZone	Yes	Bodyzone
Unit 2, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	An Accounting Gem Limited	No	N/A
Unit 3, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Lynden House	Yes	Multiple occupiers – Lynden Property Company Ltd, Hadleigh Road Estate Ltd, Alexander Barclay Ltd, Acorn Company Management
Unit 4, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Orwell Insurance Services Ltd	No	N/A
Unit 5, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Red Eye Records	No	N/A
Unit 6, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Try Financial Services	No	N/A
49	Knightsdale Road	IP1 4JJ	Bradleys metal Finishers	No	N/A
53-57	Knightsdale Road	IP1 4JQ	Getech	No	N/A
59	Knightsdale Road	IP1 4JQ	Bradleys Metal Finishers (dispatch)	No	N/A
2	Wharfedale Road	IP1 4JP	Ipswich Deaf Society	No	N/A
4	Wharfedale Road	IP1 4JP	Diesel Rush	No	N/A
6	Wharfedale Road	IP1 4JP	Ipswich Plumbing & Heating Services	No	N/A
8	Wharfedale Road	IP1 4JP	Steve White Industrial Roofing	No	N/A
10	Wharfedale Road	IP1 4JP	SG Engineering	No	N/A
12	Wharfedale Road	IP1 4JP	Mamba Martial Arts	No	N/A
14	Wharfedale Road	IP1 4JP	Boswell Printers and Office Supplies	No	N/A
16	Wharfedale Road	IP1 4JP	Boswell Printers and Office Supplies	No	N/A
18	Wharfedale Road	IP1 4JP	Boswell Printers and Office Supplies	No	N/A
20	Wharfedale Road	IP1 4JP	Boswell Printers and Office Supplies	No	N/A
22	Wharfedale Road	IP1 4JP	Birch Group / Porcelanosa	No	N/A
30	Wharfedale Road	IP1 4JP	Appears likely vacant - but both Needhams and Frugalpac have this address on their live websites	No	N/A

9	Wharfedale Road	IP1 4JP	Cadent	No	N/A
71-75	Dales Road	IP1 4JR	Harts Carpet World and Hartwood Flooring	No	N/A
79	Dales Road	IP1 4JR	Joseph Reed	No	N/A
81	Dales Road	IP1 4JR	Indespension	No	N/A
83	Dales Road	IP1 4JR	GB Motors	No	N/A
Unit 1, 85	Dales Road	IP1 4JR	KBB Centre	No	N/A
Unit 2, 85	Dales Road	IP1 4JR	KBB Centre	No	N/A
Unit 7, 85	Dales Road	IP1 4JR	The Little Cake Place	Yes	Hungry Tums Catering
Unit 6 ² , 85	Dales Road	IP1 4JR	Bespoke Stone	No	N/A
89	Dales Road	IP1 4JR	Dance & Dean	No	N/A
91	Dales Road	IP1 4JR	R T Training Solutions and R T Infrastructure Solutions	No	N/A
Unit 1 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Primal Raw	No	N/A
Unit 2 Dales Court Business Centre ³ , 95	Dales Road	IP1 4JR	Primal Raw	No	N/A
Unit 3 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Primal Raw	No	N/A
Unit 4 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Dance and Dean	Yes	ENP Drainage
Unit 5 Dales Court Business Centre, 95	Dales Road	IP1 4JR	M.C. Robinson T/A W.R. Edwards	No	N/A
Unit 6 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Vacant	No	N/A
Unit 7 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Coffeelink Ltd	No	N/A
Unit 8 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Central Truck and Bus Parts Ltd	No	N/A
Unit 9 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Simply Climate Control	No	N/A
Unit 10 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Vista / Stopbreeze	Yes	Wolfman Store
Unit 11 Dales Court Business Centre, 95	Dales Road	IP1 4JR	The Hot Sausage Company	Yes	Grooming Dales
Unit 12 Dales Court Business Centre, 95	Dales Road	IP1 4JR	S R Calver	No	N/A
Unit 12a Dales Court Business Centre, 95	Dales Road	IP1 4JR	Print Room Services	No	N/A
Unit 14 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Dance and Dean	Yes	Vacant
Unit 15 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Drainage Plus	Yes	Wolfman Store
Unit 16 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Parkward (Ipswich) Ltd	Yes	American Candy Store
Unit 17 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Suffolk Rider Training	No	N/A
Unit 18 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Anglia Foilblocking & PJ Labels	No	N/A

² Street numbering Aug 2020 - there are a number of smaller suites in the first floor of 85 Dales Road Suites 1, 2, 3-4, 5, 6, 7, 8 and 9.

³ Street numbering Aug 2020 states Units 1 and 2 have been combined

Unit 19 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Vacant	No	N/A
Unit 20 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Maljon (Timber Preservation) Ltd	No	N/A
Compounds A to N, Dales Court Business Centre, 95	Dales Road	IP1 4JT	Various occupants mostly linked directly to occupiers of Units within Dales Court Business Centre	No	N/A

4. Boss Hall Industrial Estate

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
Former Dairy Crest	Boss Hall Road	IP1 5BN	Vacant	No	N/A (Part of site covered by permissions 21/00944/FUL & 22/00852/FUL)
1	Boss Hall Road	IP1 5BN	William's Tyre and Exhaust Service Bay	No	N/A
2	Boss Hall Road	IP1 5BN	Ipswich Hydraulics Ltd	No	N/A
3	Boss Hall Road	IP1 5BN	Brewers	No	N/A
4	Boss Hall Road	IP1 5BN	Johnstone's Decorating Centre	No	N/A
5	Boss Hall Road	IP1 5BN	Sunbelt Rentals	No	N/A
5a	Boss Hall Road	IP1 5BN	Ipswich Hydraulics	No	N/A
6	Boss Hall Road	IP1 5BN	East of England Co-operative Funeral Services	No	N/A
6a	Boss Hall Road	IP1 5BN	Print Wright	No	N/A
7	Boss Hall Road	IP1 5BN	Cosy Aromas	No	N/A
8	Boss Hall Road	IP1 5BN	German, Swedish, French Car Parts (GSF)	No	N/A
9	Boss Hall Road	IP1 5BN	Hermes	Yes	Vacant
9a	Boss Hall Road	IP1 5BN	IP & PS Industrial	No	N/A
9b	Boss Hall Road	IP1 5BN	Vacant	No	N/A
10	Boss Hall Road	IP1 5BN	Gallagher	Yes	Gallagher / Tip N' Lift / HYVA Main Agents
11	Boss Hall Road	IP1 5BN	Tip and Lift	No	N/A
12	Boss Hall Road	IP1 5BN	Re Shape	No	N/A
13	Boss Hall Road	IP1 5BN	Vacant	No	N/A
14	Boss Hall Road	IP1 5BN	CARS (Colchester Auto Refinishing Supplies Ltd)	No	N/A
15	Boss Hall Road	IP1 5BN	Avanti Autos	No	N/A
16	Boss Hall Road	IP1 5BN	Security Foiling	No	N/A
17	Boss Hall Road	IP1 5BN	Triple C	No	N/A
18	Boss Hall Road	IP1 5BN	Hawk Express	No	N/A
19	Boss Hall Road	IP1 5BN	Hawk Express	No	N/A
20	Boss Hall Road	IP1 5BN	Milk & More	No	N/A

20a	Boss Hall Road	IP1 5BN	Milk & More	No	N/A
21	Boss Hall Road	IP1 5BN	Pioneer Pump Solutions	No	N/A
31	Boss Hall Road	IP1 5BN	YaheeTech	No	N/A
32	Boss Hall Road	IP1 5BN	East of England Co-op Chapel of Rest	No	N/A
33	Boss Hall Road	IP1 5BN	JL Bragg Ltd	No	N/A
34	Boss Hall Road	IP1 5BN	JL Bragg Ltd	No	N/A
35	Boss Hall Road	IP1 5BN	JL Bragg Ltd	No	N/A
36	Boss Hall Road	IP1 5BN	Bell Corp	Yes	Vacant
37	Boss Hall Road	IP1 5BN	East Coast Stainless Ltd	No	N/A
38	Boss Hall Road	IP1 5BN	Suffolk Fasteners	No	N/A
39	Boss Hall Road	IP1 5BN	Gill Insulation Contractors	No	N/A
40	Boss Hall Road	IP1 5BN	Enertor	No	N/A
41-45	Boss Hall Road	IP1 5BN	FAS Ipswich Ltd.	Yes	Vacant
46	Boss Hall Road	IP1 5BN	Skyline Express Ltd	No	N/A
47	Boss Hall Road	IP1 5BN	Rackhams	No	N/A
48	Boss Hall Road	IP1 5BN	Rackhams	No	N/A
49	Boss Hall Road	IP1 5BN	Factair	No	N/A
53	Boss Hall Road	IP1 5BN	Tbf Scaffolding	No	N/A
Land adjacent 20-20a	Boss Hall Road	IP1 5BN	Storage Yard (possibly Pioneer)	No	N/A

5. Hadleigh Road Industrial Estate, including Elton Park

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
Former Bolton Aerospace	New Way, Hadleigh Road	IP2 0EG	Demolished (New IBC depot commenced June 2023 - 22/00274/FUL)	No	N/A
10 Harris Way	Hadleigh Road	IP2 OHZ	Headlam Ipswich Distribution Centre. Multiple traders - Garrods, Faithful Floor Coverings, Beds Flooring, GAAS Flooring, Culpeck for Floor Coverings, Clifford Floors	No	N/A
Norris House	Hadleigh Road	IP2 0HU	Home Foods Market by Lituanica	No	N/A
160	Hadleigh Road	IP2 0HH	Community Action Suffolk	No	N/A
Unit 1a, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Tubeway Sales	No	N/A
Unit 2a, Elton Park Business Centre	Hadleigh Road	IP2 0DD	B4 '99	No	N/A
Unit 3a, Elton Park Business Centre	Hadleigh Road	IP2 0DD	CDC Body Shop	No	N/A
Unit 4a, Elton Park Business Centre	Hadleigh Road	IP2 0DD	CDC Body Shop	No	N/A

Unit 1b, Elton Park Business Centre	Hadleigh Road	IP2 0DD	3B Recycling	Yes	Car-Tech
Unit 2b, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Car-Tech	No	N/A
Unit 3b, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Technic Garage	Yes	Vacant
Unit 4b, Elton Park Business Centre	Hadleigh Road	IP2 0DD	AA Motor Medic	No	N/A
Unit 5b, Elton Park Business Centre	Hadleigh Road	IP2 0DD	AA Motor Medic	No	N/A
Unit 1c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Auto LT	No	N/A
Unit 2c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	S Clarke Vehicle Engineers	No	N/A
Unit 3c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Vacant	Yes	A to B Tyres
Unit 4c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Vacant	No	N/A
Unit 5c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Unnamed car garage (owner yet to name business)	No	N/A
Unit 6c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Boots the Chemist Ltd	No	N/A
Land adjacent car parking area, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Vacant land (1.15ha)	No	N/A
Easy Store 24/7	Elton Park Business Centre, Hadleigh Road	IP2 0DD	Easy Store 24/7	No	N/A
Tubeway Sales	Elton Park Business Centre, Hadleigh Road	IP2 0DD	Tubeway Sales	No	N/A
DHE House	Elton Park Business Centre, Hadleigh Road	IP2 0DD	Unknown New Owner	Yes	HSM Traffic Management Ltd
Carr Road Distribution Ltd	Elton Park Business Centre, Hadleigh Road	IP2 0DD	Carr Road Distribution Ltd	Yes	Greenmill
Russell House	Elton Park Business Centre, Hadleigh Road	IP2 0DD	A to B Tyres/CCC Tyres	Yes	Vacant
Malcolm House	Elton Park Business Centre, Hadleigh Road	IP2 0DD	Vacant	Yes	Automotive Dealers Ltd / Asset Dealers Ltd
1 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Salfs Ipswich Ltd and EVRi	No	N/A
7 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Ipswich Utilities	No	N/A
Digital House,9 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Wiremek	No	N/A
9 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	XL Windows	No	N/A
11 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Vacant	Yes	Mount Cash and Carry
2 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Cavalier Haulage	No	N/A
Unit 7 Rutherford Centre, 4 Dunlop Rd	Hadleigh Road Industrial Estate	IP2 0UG	Smile Dental Laboratory	No	N/A
Unit 6 Rutherford Centre, 6 Dunlop Rd	Hadleigh Road Industrial Estate	IP2 0UG	Fushsia Homecare Group Ltd	No	N/A
Unit 5 Rutherford Centre 8 Dunlop Rd	Hadleigh Road Industrial Estate	IP2 0UG	46 Digital Blue Crocus	Yes	Vacant

Unit 4 Rutherford Centre, 10 Dunlop Rd	Hadleigh Road Industrial Estate	IP2 0UG	HSM Traffic Management Ltd	Yes	Vacant
Unit 3 Rutherford Centre, 12 Dunlop Rd	Hadleigh Road Industrial Estate	IP2 0UG	Vacant	No	N/A
Unit 2 Rutherford Centre, 14 Dunlop Rd	Hadleigh Road Industrial Estate	IP2 0UG	Vacant	Yes	Deeks & King Accountants
Unit 1 Rutherford Centre, 16 Dunlop Rd	Hadleigh Road Industrial Estate	IP2 0UG	Fushia Homecare	No	N/A
18 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Vacant	No	N/A
Bella House, 20 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Alfa Bella	No	N/A
22 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	ICOSYS + Adapt	No	N/A
24 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Blackwell Academy Martial Arts Excellence	No	N/A
1 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Vacant	Yes	Koste Autorepair
2 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Printing Supplies	No	N/A
3 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Sharp Aesthetics	No	N/A
4 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	ITF Aluminium	Yes	Falcon Windows
5 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Prosound	No	N/A
6 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Vacant	No	N/A
7 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Vacant	Yes	AK Signs & Vehicle Wrapping / SSEC Suffolk Sports Equipment and Clothing Ltd
8 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Falcon Windows	No	N/A
9 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Vacant	Yes	Nomadhippo.co.uk Autocentre
10 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Vacant	Yes	Prism Aerial Arts / Zoe Gibbs Photography
11 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Vacant	Yes	Tuddy's & Smally's
12 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Martin C Gilbert Electricians	Yes	Hillyard Fitness
13 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Project Eleven Construction Services	No	N/A
14 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Jo's Cakes and the Lunch Box	Yes	Vacant
15 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Procast Ltd	Yes	East County Customs
16 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Brookhouse Volvo Parts	No	N/A
17 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Club Colours/ Corporate Image EA	No	N/A
18 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	EES Music	No	N/A
19 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Plug Smart Ltd	No	N/A
20 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Seasons Catering	Yes	The Christmas Decorators

21 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Stav Print	No	N/A
22 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Lankesters Conservatory	Yes	Vacant
23 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Falcon Windows	No	N/A
24 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Mr Misty	No	N/A
25 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Ipswich Trade Frames	Yes	Trade Windows Suffolk
26 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Ipswich Trade Frames	Yes	Mr Misty
4 Brunel Road	Hadleigh Road Industrial Estate	IP2 0EF	Ancient House Press	No	N/A
8 Brunel Road	Hadleigh Road Industrial Estate	IP2 0EX	Capital Hair and Beauty	No	N/A
5 Brunel Road	Hadleigh Road Industrial Estate	IP2 0UB	Fortitude Fitness	No	N/A
Land adj. to 5 Brunel Road	Hadleigh Road Industrial Estate	IP2 0UB	Pack and Stack	No	N/A
1 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Deben Print Co	Yes	Vacant
9a Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Pack Stack Self Storage	No	N/A
5 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Wardley Electronics	No	N/A
7 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	7a Wardley Electronics 7b Best Badges	No	N/A
9 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Wardley Electronics goods entrance	No	N/A
11 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	11a Star Doors Ltd and Filip's Bathrooms Ltd	No	N/A
13 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Orwell Housing	No	N/A
15 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Orwell Housing	No	N/A
Opposite 4 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Bigstore	No	N/A
8 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Window Clean Centre	No	N/A
6 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Diamond View Specialist Cleaning	No	N/A
4 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Dulux Decorator Centre	No	N/A
2 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Tools with a Mission	No	N/A
1 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Magnet Kitchens/Magnet Trade	No	N/A
3 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Motor Parts Direct	No	N/A
5 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Prestige Motor Group	No	N/A
7 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Gofer Ltd	No	N/A
11 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Kocurek Excavators	No	N/A
13 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	BOC Gas & Gear	No	N/A

17 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Ipswich Trade Frames Ltd	No	N/A
19 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Cadent (empty land)	No	N/A
25 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Tuffnells Parcels Express Ltd	Yes	Kocurek Excavators (Goods and Deliveries)
2a Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	DX	No	N/A
2b Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Travis Perkins and Benchmarx	No	N/A
2 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Tru Mix	No	N/A
10 Crompton Road	Hadleigh Road Industrial Estate	IP2 0UB	Kocurek Excavators	No	N/A
6 Crompton Road	Hadleigh Road Industrial Estate	IP2 0UF	Speedy Services	No	N/A
8 Crompton Road	Hadleigh Road Industrial Estate	IP2 0UF	Howden's Joinery	No	N/A
5 Crompton Road	Hadleigh Road Industrial Estate	IP2 0UQ	Booker Cash & Carry	No	N/A
1 Baird Close	Hadleigh Road Industrial Estate	IP2 0UF	Yodel	No	N/A
2 Baird Close	Hadleigh Road Industrial Estate	IP2 0UF	Fuller Davis Printing and Mailing	Yes	Vacant
1 Whittle Road	Hadleigh Road Industrial Estate	IP2 0UH	Suffolk Libraries Stock Unit	No	N/A
6 Whittle Road	Hadleigh Road Industrial Estate	IP2 0UH	Mansion House Bedding Company	No	N/A
8 Whittle Road	Hadleigh Road Industrial Estate	IP2 0UH	Ambient House	Yes	Mansion House Bedding Company
Gipping House, 7 Whittle Road	Hadleigh Road Industrial Estate	IP2 0UH	Ipswich Borough Contracts	No	N/A

6. Land South of London Road/East of Scrivener Drive

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
517	London Road	IP2 0ST	YMCA Training	Yes	Lofty Heights
1 Scrivener Drive and 519	London Road	IP2 0SD	Proveeda / Isuzu	No	N/A
Rear of 1	Scrivener Drive	IP2 0SD	Suffolk Trade Ltd	Yes	Suffolk Caravan Storage
3	Scrivener Drive	IP2 0SD	TruckForce	No	N/A
5	Scrivener Drive	IP2 0SD	Monarch Joinery Ltd	No	N/A
7	Scrivener Drive	IP2 0SD	Sunbelt Rentals	No	N/A
9	Scrivener Drive	IP2 0SD	Sunbelt Rentals	No	N/A

7. Civic Drive/Princes Street/Russell Road/Portman Road

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
Land at 88-98	Princes Street	-	Vacant allocated land (0.24ha) (buildings demolished)	No	N/A
Princes Street Car Park (formerly 100)	Princes Street	IP1 1RY	IBC Car Park	No	N/A
Portman Road B Car Park	Portman Road	IP1 2BP	IBC Car Park	No	N/A

Portman Road C Car Park	Portman Road	IP1 2BP	IBC Car Park	No	N/A
NCP Car Park	Portman Road	IP1 2BP	NCP (Car Park)	No	N/A
Portman Road D Car Park	Princes Street	IP1 2BP	IBC Car Park	No	N/A
Portman House, 120	Princes Street	IP1 1RS	Vacant	Yes	Ashtons Legal
141 – 145 (Providence House)	Princes Street	IP1 1QJ	Birketts LLP	No	N/A
153	Princes Street	IP1 1QJ	Curtis Banks	Yes	Nucleus
159	Princes Street	IP1 1QJ	Multiple Occupiers (majority occupied)	No	N/A
Royal Mail	Commercial Road	IP1 1AA	Royal Mail Sorting Office	No	N/A
Suffolk Fire and Ipswich Police	Princes Street	IP1 1RS	Suffolk Fire and Ipswich Police	No	N/A
1	Russell Road	IP1 2AG	Crown Court	No	N/A
Endeavour House, 8	Russell Road	IP1 2BX	Suffolk County Council, Babergh and Mid Suffolk District Councils, Norfolk and Suffolk NHS, Suffolk and North East Essex NHS	No	N/A
3-7 (Land rear of Grafton House)	Russell Road	IP1 2DE	Vacant allocated land (0.31ha) currently in use as parking area for 9-21 Russell Road	No	N/A
9	Russell Road	IP1 2DE	Handlesbanken	Yes	Vacant
11	Russell Road	IP1 2DE	Cool Beanz	No	N/A
13	Russell Road	IP1 2DE	Integrated into Ipswich Borough Council	No	N/A
Grafton House, 15-17	Russell Road	IP1 2DE	Ipswich Borough Council, Smartest Energy and part vacant	No	N/A
19	Russell Road	IP1 2DE	Ipserv	No	N/A
21	Russell Road	IP1 2DE	Vacant	No	N/A
Gipping Court, 4	Constantine Road	IP1 2EB	Vertas / Virgin Media	No	N/A
2	Constantine Road	IP1 2DH	Suffolk County Council Car Park	No	N/A
3	Constantine Road	IP1 2DH	Suffolk County Council Car Park	No	N/A
Constantine House 5	Constantine Road	IP1 2DH	Suffolk County Council	No	N/A
Franciscan House, 51	Princes Street	IP1 1UR	Regus (2 floors shared office space for hire). Multiple occupiers.	No	N/A
Suffolk House, 78	Civic Drive	IP1 2AN	AXA	No	N/A
Brooke Lawrance House, 80	Civic Drive	IP1 2AN	AXA	Yes	AXA / Smartest Energy
15	Friars Street	IP1 1TD	Willis Towers Watson	No	N/A
Grey Friars Building, 19	Franciscan Way	IP1 1TR	Willis Towers Watson	No	N/A
St Clare House	Princes Street	IP1 1LW	Vacant (but to be converted into housing—	Yes	Our Space

			application for prior approval ref: 21/00837/P3JPA)		
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8. Felaw Maltings / IP-City Centre

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
Malt Works (formerly Felaw Maltings), 42-48	Felaw Street	IP2 8SJ	Multiple occupiers of serviced offices. North Kiln; North Maltings; South Kiln (Suffolk Chamber of Commerce; Tech East and New Anglia Growth Hub); South Maltings (NWES (Suffolk Enterprise Centre)).	Yes	Multiple occupiers of serviced offices. North Kiln; North Maltings; South Kiln (Vacant); South Maltings (NWES (Suffolk Enterprise Centre)).
Malt Works car park	Mather Way		Multiple occupiers connected with Malt Works	No	N/A
Ip-City Centre, 1	Bath Street	IP2 8SD	Multiple occupiers. Ground Floor: Coffee Cat; Sound On; Archant Community Media Ltd; Support Unlimited UK; Suffolk Independent Living; WS Training Ltd; FRANTEC. First Floor: Orwell Design Associates; Space Engineering Services Ltd; Clinical Computing; City Fibre; Trimble UK Ltd; Trimble MRM Ltd; Strucad 2011 Ltd; FLOvate Workflow Technologies Ltd; East Suffolk and North Essex NHS Foundation Trust; Seetec Pluss	Yes	Multiple occupiers. Ground Floor: Coffee Cat; Sound On; Support Unlimited UK; Suffolk Independent Living; WS Training Ltd. First Floor: Orwell Design Associates; Space Engineering Services Ltd; Clinical Computing; City Fibre; Trimble UK Ltd; Trimble MRM Ltd; Strucad 2011 Ltd; East Suffolk and North Essex NHS Foundation Trust; Seetec Pluss & WS Training.
2	Bath Street	IP2 8SD	Cazoo	Yes	Vacant

9. Riverside Industrial Park and the West Bank Area

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
Unit 1, Riverside Industrial Park	Rapier Street	IP2 8JX	Storage Mart	No	N/A
Unit 2, Riverside Industrial Park	Rapier Street	IP2 8JX	Britcar	No	N/A
Unit 2a, Riverside industrial Park	Rapier Street	IP2 8JX	Vacant	No	N/A
Unit 3, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	No	N/A
Unit 4, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	Yes	Wheelhouse Alloys
Unit 5, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	No	N/A
Unit 6, Riverside Industrial Park	Rapier Street	IP2 8JX	Creative Cosmetics Ltd	No	N/A
Unit 7, Riverside Industrial Park	Rapier Street	IP2 8JX	Creative Cosmetics Ltd	No	N/A

Unit 8, Riverside Industrial Park	Rapier Street	IP2 8JX	Fish trade Supplies	No	N/A
Unit 9, Riverside Industrial Park	Rapier Street	IP2 8JX	Fish trade Supplies	Yes	Storage Mart (Customer Parking)
Unit 10, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant (listed as Arcade Holdings Ltd, but unit appears vacant)	No	N/A
Unit 11, Riverside Industrial Park	Rapier Street	IP2 8JX	Hudson Sign Solutions	No	N/A
Unit 12, Riverside Industrial Park	Rapier Street	IP2 8JX	Azpect Ltd	No	N/A
Unit 13, Riverside Industrial Park	Rapier Street	IP2 8JX	Azpect Ltd	No	N/A
Unit 14, Riverside Industrial Park	Rapier Street	IP2 8JX	Re-Create	No	N/A
Unit 15, Riverside Industrial Park	Rapier Street	IP2 8JX	Re-Create	No	N/A
Unit 16, Riverside Industrial Park	Rapier Street	IP2 8JX	Lynett Facilities	No	N/A
Unit 17-18, Riverside Industrial Park	Rapier Street	IP2 8JX	17 – BMS Imagery 18 – D & G	Yes	17 – TEC 41 18 – D & G
Unit 19, Riverside Industrial Park	Rapier Street	IP2 8JX	All Well Care Company	No	N/A
Unit 20, Riverside Industrial Park	Rapier Street	IP2 8JX	EPPH	No	N/A
Unit 20a, Riverside Industrial Park	Rapier Street	IP2 8JX	Pirtek	No	N/A
Unit 21, Riverside Industrial Park	Rapier Street	IP2 8JX	EPPH	No	N/A
Unit 22, Riverside Industrial Park	Rapier Street	IP2 8JX	Trade Supplier Windows	No	N/A
Unit 23, Riverside Industrial Park	Rapier Street	IP2 8JX	CAS Electronics	No	N/A
Unit 24, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	No	N/A
Unit 25, Riverside Industrial Park	Rapier Street	IP2 8JX	DB Transport	Yes	Vacant
Unit 26, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant (previously ABC Distribution – appear to have re-located)	Yes	Spin & Flow Pole Studio
Unit 27, Riverside Industrial Park	Rapier Street	IP2 8JX	Body fitness	Yes	Vacant
Unit 28, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	Yes	TEC 41
Unit 29, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	Yes	TEC 41
Approximately 0.3 Acres of Land at West Bank Terminal, Port of Ipswich	Wherstead Road	IP2 8NB	*Brett Aggregates Ltd	No	N/A
3.73 acres of land at West Bank Terminal, Port of Ipswich, Suffolk	Wherstead Road	IP2 8NB	*Brett Aggregates Ltd	No	N/A
0.54 acres of land at West Bank Terminal, Port of Ipswich, Suffolk	Wherstead Road	IP2 8NB	*Brett Aggregates Limited	No	N/A
Lease of Additional Property. Approx. 0.53	Wherstead Road	IP2 8NB	*Brett Aggregates Limited	No	N/A

acres of Land at West Bank Terminal,					
Land at West Bank Terminal, Port of Ipswich	Wherstead Road	IP2 8NB	*Brett Aggregates Limited	No	N/A
HGV Parking Compound of 1.34 Acres, Westbank Terminal (South), Ipswich	Wherstead Road	IP2 8NB	*Express Freight Services (UK) Ltd	No	N/A
Land at West Bank Terminal at the Port of Ipswich	Wherstead Road	IP2 8NB	*Maritime Transport Ltd	No	N/A
Land at West Bank Terminal at the Port of Ipswich	Wherstead Road	IP2 8NB	* Maritime Transport Ltd	No	N/A
HGV Compound Comprising 3 acres at West Bank Terminal	Wherstead Road	IP2 8NB	* Maze Logistic Solutions Ltd	No	N/A
Approximately 8.26 acres of land at West Bank Terminal, Port of Ipswich, Suffolk	Wherstead Road	IP2 8NB	* Uniserve Limited	No	N/A
2.32 acres of land at West Bank Terminal, Port of Ipswich	Wherstead Road	IP2 8NB	* Uniserve Limited	No	N/A
0.1 Acres of Land on West Bank, Ipswich	Wherstead Road	IP2 8NB	* Qube Containers Limited	No	N/A
1.85 acres land at West Bank Terminal Ipswich	Wherstead Road	IP2 8NB	* Qube Containers Limited	No	N/A
Approximately 2.52 acres of Land at West Bank Terminal, Port of Ipswich	Wherstead Road	IP2 8NB	* Qube Containers Limited	No	N/A
Approximately 8.36 acres of Land at West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	* Qube Containers Limited	No	N/A
Wherstead Road Corner site at West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	* Qube Containers Limited	No	N/A
Former Car Park Site at West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	* Qube Containers Limited	No	N/A
Yard adjoining Shed 10 at West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	* Qube Containers Limited	No	N/A

** Units within Ipswich Port and owned by ABP have previously been included in this survey, where the information on the occupiers has been provided by them. Tenants that have left the Port are:– Allens Transport Ltd; JM Transport (Essex) Limited; John Good Logistics Limited; Sims Group UK Ltd; Steve Warner Transport; Transmode Logistics Ltd; Hemisphere Freight Services Limited; Viking Logistics Limited; AAL Logistics Limited; BATO Logistics Ltd; A Mlynski T/A Eastern Counties Transport; Spinners Transport Ltd; Destriere Ltd; Foxhaul Logistics Ltd; Abacus Logistics (Felixstowe) Ltd; Chaplins Haulage Ltd; Merchant Transport Ltd*

10. Cavendish Street

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
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Unit 1, 5 (left hand unit)	Cavendish Street	IP3 8AX	Ipswich Clutch Centre	No	N/A
Unit 4, 5	Cavendish Street	IP3 8AX	Ipswich Clutch Centre	No	N/A
Unit 2-3, 5	Cavendish Street	IP3 8AX	Screwfix	No	N/A
Land adjacent 5	Cavendish Street	IP3 8AX	Vacant land (0.06ha) (in use as hand car wash - permission 20/00985/FUL)	No	N/A
9	Cavendish Street	IP3 8AX	Partyman World of Play and Twizzle Tops Day Nursery	No	N/A
17	Cavendish Street	IP3 8AX	Raja Stores	No	N/A
21	Cavendish Street	IP3 8AX	Prestige Car Repairs	No	N/A
59-63	Cavendish Street	IP3 8AX	Niamh's Vehicle Sales	Yes	ACR Car Service
75	Cavendish Street	IP3 8AX	Springvale	No	N/A
85	Cavendish Street	IP3 8AX	Kays Electronics Ltd	No	N/A
2	Cavendish Street	IP3 8AX	Enterprise Car Rental	No	N/A
UK Power Networks	Fore Hamlet	IP3 8AA	UK Power Networks	No	N/A
Trinity Works	Back Hamlet	IP3 8AL	Titchmarsh & Goodwin	No	N/A
Gardeners Arms 75-77	Fore Hamlet	IP3 8AB	Gardeners Arms and Venue 77	No	N/A

Note - 46-70 Cavendish Street; Land Adjacent to ATS White Elm Street and A T S White Elm Street removed from 2024 survey as they are no longer in the identified Employment Area.

11. Holywells Close and Holywells Road

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
Unit 1	Trinity Street	IP3 0AB	Plumb Mate	No	N/A
Unit 2	Trinity Street	IP3 0AB	Plumb Mate	No	N/A
Units 3-4	Trinity Street	IP3 0AB	Crown Decorating Centres	No	N/A
Unit 5	Trinity Street	IP3 0AB	K B Kent Blaxhill	Yes	Paintwell
5 & 13	Unity Street	IP3 0AP	Ipswich Auto Spares Ltd	No	N/A
14-36	Unity Street	IP3 0AP	United Vehicle Services and JT Elvin	No	N/A
1	Holywells Close	IP3 0AW	Vacant	No	N/A
2 and 4	Holywells Close	IP3 0AW	Halfords Autocentre Universal Tyres (Storage)	No	N/A
3	Holywells Close	IP3 0AW	Liquidline	Yes	Brooks & Wood Ltd
5	Holywells Close	IP3 0AW	Liquidline	Yes	Brooks & Wood Ltd
7	Holywells Close	IP3 0AW	Barkers	No	N/A
8	Holywells Close	IP3 0AW	Vacant	Yes	Al-Amin Halal Groceries Ltd
10	Holywells Close	IP3 0AW	Anglian Roofing Supplies	No	N/A
11	Holywells Close	IP3 0AW	Liquidline	No	N/A
1a	Holywells Road	IP3 0DL	Chris Self Motorcycles	No	N/A

1a	Holywells Road	IP3 0DL	Anglian Motorcycles/ Chris Self Motorcycles	Yes	Chris Self Motorcycles
1b	Holywells Road	IP3 0DL	Flood and French	Yes	Sproughton Garden Machinery
3	Holywells Road	IP3 0DL	Supertread Tyres	No	N/A
5	Holywells Road	IP3 0DL	St Elizabeth Hospice	No	N/A
19 / 19a	Holywells Road	IP3 0DL	Landex / Storex	Yes	19 Landex; 19a Direct Heating
21-23	Holywells Road	IP3 0DL	Ipswich Fireplace Centre	No	N/A
25	Holywells Road	IP3 0DL	Ipswich Tyre Company Ltd	No	N/A
27	Holywells Road	IP3 0DL	Ipswich Tyre Company Ltd	No	N/A
29	Holywells Road	IP3 0DL	Envy Fitness	No	N/A
31-35	Holywells Road	IP3 0DL	MJS Services	No	N/A
37-41	Holywells Road	IP3 0DL	Ipswich Tyre and Exhaust Centre	No	N/A
43	Holywells Road	IP3 0DL	Jayar Cars and Commercial	No	N/A

Note – 2 Cliff Road; 6 Cliff Road; 8 Cliff Road; Rear of 8 – 10 Cliff Road; 10 Cliff Road; 7-9 Holywells Road; 11 and front of 15 Holywells Road; 15 and rear of 11 Holywells Road and 17 Holywells Road removed from 2024 survey as they are no longer in the identified Employment Area.

12. Cliff Quay/Sandy Hill Lane/Greenwich Business Park/Landseer Road Area

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
1	Greenwich Close	IP3 0DD	JCG	No	N/A
2	Greenwich Close	IP3 0DD	DPL Electrical	No	N/A
3	Greenwich Close	IP3 0DD	Westgate Precision Engineering	No	N/A
4	Greenwich Close	IP3 0DD	DPL	No	N/A
5	Greenwich Close	IP3 0DD	A1 Vehicle Refinishers	Yes	Vacant
6	Greenwich Close	IP3 0DD	Signs Express	No	N/A
7	Greenwich Close	IP3 0DD	AMX Offset Services	No	N/A
8	Greenwich Close	IP3 0DD	Collins and Curtis	Yes	Vacant
9	Greenwich Close	IP3 0DD	Crisp Engineering	Yes	Derma Styling
11	Greenwich Close	IP3 0DD	Crisp Engineering	No	N/A
13	Greenwich Close	IP3 0DD	Vacant	No	N/A
15	Greenwich Close	IP3 0DD	Vacant	Yes	Ipswich Alloy Wheels
17	Greenwich Close	IP3 0DD	Ipswich Alloy Wheels	No	N/A
19	Greenwich Close	IP3 0DD	Dema Styling	Yes	Ipswich Alloy Wheels
21-23	Greenwich Close	IP3 0DD	Extreme Muscle Gym	No	N/A
25	Greenwich Close	IP3 0DD	Target Plant and Sales Ltd	No	N/A
27	Greenwich Close	IP3 0DD	Protect and Detect	No	N/A
29	Greenwich Close	IP3 0DD	DPL Group	No	N/A
31	Greenwich Close	IP3 0DD	DPL Group	No	N/A

33	Greenwich Close	IP3 0DD	Columbus	No	N/A
40	Landseer Road	IP3 0DG	Vacant land 0.2ha	No	N/A
46	Landseer Road	IP3 0DB	Vacant land 0.25ha	No	N/A
Cliff Bulk Terminal	Landseer Road	IP3 0BG	APB Bulk warehouse	No	N/A
Part former Vopak (60)	Landseer Road	IP3 0BG	Vacant land 1.69ha	No	N/A
Vopak	Landseer Road	IP3 0BG	Vacant land 5.5ha	No	N/A
Shell Direct	Greenwich Road	IP3 0DE	Vacant land 0.22ha	No	N/A
Anglo Norden	Greenwich Road	-	Anglo Norden Ltd	No	N/A
Former Cory Bros	Cliff Quay	IP3 0BZ	ABP	No	N/A
Grain Terminal	Cliff Quay	IP3 0BZ	ABP	Yes	Ipswich Grain Terminal
ABP	Cliff Quay	-	ABP	Yes	Multiple Occupiers: OMEX, Clarksons Port Services, Tarmac Ltd, Cemex Aggregates, Origin Fertilisers
70	Landseer Road	IP3 0DH	Bauder	No	N/A
Lyndon SGB	Holbrook Road	IP3 0JE	Lyndon SGB (scaffolding company)	No	N/A
86	Sandy Hill Lane	IP3 0NA IP3 0JA	Multiple occupiers including ISG, NHS Suffolk Community Healthcare / ADC	Yes	ISG / Liquidline
Former British Energy	Sandy Hill Lane	-	Vacant allocated land (IP067b) 4.18ha	No	N/A
Hamilton's Driver Training	Sandy Hill Lane	IP3 0HY	Hamilton's Driver Training	No	N/A
Units 1-2 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	Strata	No	N/A
Unit 3-5 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	Strata Natural Stone	Yes	Tide-Strata / Orvi
130	Sandy Hill Lane	IP3 0HY	Newmarket Plant Hire	No	N/A
Plots A to P and Warehouse, former Volvo Site	Raeburn Road South	IP3 0ET	Strata, ADL, Tide, Natural Stone	No	N/A
Plots M to N, former Volvo Site (South)	Raeburn Road South	IP3 0ET	Ipswich Warehousing and Cooks Waste	Yes	D&M Logistics Solutions / Cooks Waste Kare
Cooks Wastekare	Raeburn Road South	IP3 0ET	Cooks Waste, P & P Haulage Ltd	No	N/A
Securicor Centre	Raeburn Road South	IP3 0ET	Group 4 Securicor	Yes	The Dyslexia Shop
Five Castles Press	Raeburn Road South	IP3 0ET	The Print Factory	No	N/A

Note - Former Tallspan Sandy Hill Lane removed from 2024 survey as it is no longer in the identified Employment Area.

13. Wright Road / Cobham Road

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
2	Wright Road	IP3 9JG	East Anglian Wire Works, Aircool Services	No	N/A
4	Wright Road	IP3 9JG	Hero Site Solution	No	N/A

6/6a	Wright Road	IP3 9JG	Genesis	No	N/A
20	Wright Road	IP3 9JG	Clearscore Ltd	No	N/A
Ipswich Transport Museum	Cobham Road	IP3 9JD	Ipswich Transport Museum	No	N/A
Environment Agency	Cobham Road	IP3 9JD	Environment Agency	No	N/A

14. The Drift / Leslie Road / Nacton Road

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
Unit 1 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Munro Importers Ltd	No	N/A
Unit 2 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Attitude Inc	Yes	Fitnessunit.co.uk
Unit 3 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Crow Environmental Ltd	No	N/A
Unit 4 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Ipswich Skills Centre Ltd	No	N/A
Unit 5 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	BLT Direct Ltd	No	N/A
Unit 6 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Vacant	Yes	Apex
Unit 7 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Painting Pixels Ltd	No	N/A
Unit 8 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Mutual Media	No	N/A
Unit 9 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	BLT Direct Ltd	No	N/A
Unit 10 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Covertec	No	N/A
Unit 11 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Seale Print	No	N/A
Units 12-13 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	James Francis	No	N/A
Unit 14 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Appeared Vacant	Yes	Attitude Inc
Unit 15-16 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	PJ Print / Seale Print	No	N/A
Unit 17 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Ormiston Families	Yes	A1 Pressure Washers
Unit 17a The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Ipswich Pro Boxing	Yes	A1 Pressure Washers
Wolsey House, 2	The Drift, Nacton Road	IP3 9QR	Multiple occupiers: The Ark Gospel Church; Francesca's House of Glamour; JM Health and Fitness; Mr Peter Westgate; Talltree Property Ltd; Mrs E Garnham; Community 4'Rce Cic 1st Floor Front, Wolsey House; New Skills Centre The Centre Gnd Flr Right Wolsey House; Star Print Finishing	Yes	Multiple occupiers: - New Skill Centre - Support Autism - Blooming Tasty - Inspiring Ambition - Inspiring Support NSC Independent SEN School
Units 1-2 QM Industrial Park	The Drift, Nacton Road	IP3 9QN	Anglian Pumping Services Ltd	No	N/A

Units 3 QM Industrial Park	The Drift, Nacton Road	IP3 9QN	Universal Panels & Systems Ltd	No	N/A
Unit 4 QM Industrial Park	The Drift, Nacton Road	IP3 9QN	Camden Trade Centre	Yes	Vacant
Unit 1 Altitude Business Park, 4	The Drift, Nacton Road	IP3 9QN	Eclipse Sound & Light Ltd	No	N/A
Unit 2 Altitude Business Park, 4	The Drift, Nacton Road	IP3 9QN	Hammond Autoserv Ltd	No	N/A
Unit 3 Altitude Business Park, 4	The Drift, Nacton Road	IP3 9QN	Signs for You Ltd	No	N/A
Unit 4 Altitude Business Park, 4	The Drift, Nacton Road	IP3 9QN	Vacant	No	N/A
Unit 5 Altitude Business Park, 4	The Drift, Nacton Road	IP3 9QN	Vacant	Yes	Dynorod
Units 6 Altitude Business Park, 4	The Drift, Nacton Road	IP3 9QN	ACR Car Service	Yes	Vacant
Unit 7 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	TC Body n Paint	No	N/A
Unit 8 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	Davco	No	N/A
Unit 9 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	Advanced Distribution Logistics	Yes	ACG Publication / Greenlight Publishing
Unit 10 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	Advanced Distribution Logistics	Yes	Vacant
Unit 11 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	Resolve Environmental	Yes	Protect & Detect
Unit 12 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	Suffolk Mazda	No	N/A
Unit 14 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	IP Resprays	No	N/A
Unit 15 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	Vacant	No	N/A
Unit 16-17 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	East Anglian Wholesale Florist	Yes	Wholesale Florist Direct / Christine's Florest
Unit 18 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	New Skill Centre	No	N/A
Unit 19 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	Vacant	Yes	Inspiring Support
Unit 20 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	SolvAir	No	N/A
Unit 21 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	JPL Garage / CCR Autos Ltd	Yes	Vacant
8	The Drift, Nacton Road	IP3 9QR	BMS Scaffolding	No	N/A
10	The Drift, Nacton Road	IP3 9QR	Sidhu and Sons Transport (UK) Ltd	No	N/A
12	The Drift, Nacton Road	IP3 9QR	Bradmanns Commercial Vehicle Repairs	No	N/A
14	The Drift, Nacton Road	IP3 9QR	Charterlink	No	N/A
1-3	Leslie Road	IP3 9PL	Total Tiles Ltd	No	N/A
5-15	Leslie Road	IP3 9PL	GMA Warehousing and Transport Ltd	Yes	Premier Logistics
Vacant land	Leslie Road	IP3 9PL	Vacant land 1.35ha	No	N/A
2 & 6	Leslie Road	IP3 9PL	Vacant land 0.83ha	No	N/A
10	Leslie Road	IP3 9PL	RPS Transport (Ipswich) Ltd	No	N/A

12	Leslie Road	IP3 9PL	RPS Transport (Ipswich) Ltd	No	N/A
14	Leslie Road	IP3 9PL	MG Kerry	Yes	Endeavour Accident Repair
1 Alstons Court	Leslie Road	IP3 9PL	Central Tyre	No	N/A
2 Alstons Court	Leslie Road	IP3 9PL	FareShare	Yes	Homeserve NE Ltd
3 Alstons Court	Leslie Road	IP3 9PL	Granite Transformations	No	N/A
4 Alstons Court	Leslie Road	IP3 9PL	FareShare	Yes	Vacant
5 Alstons Court	Leslie Road	IP3 9PL	SRC Systems Ltd	No	N/A
6 Alstons Court	Leslie Road	IP3 9PL	Ipswich Strength & Conditioning	Yes	Perform for Sport
7 Alstons Court	Leslie Road	IP3 9PL	Nicholas Percival Ltd	No	N/A
8 Alstons Court	Leslie Road	IP3 9PL	Jim's Detailing and Valeting	No	N/A
9 Alstons Court	Leslie Road	IP3 9PL	Axis Electrical	Yes	Major Performance Dents
10 Alstons Court	Leslie Road	IP3 9PL	Vacant	Yes	Elate Fitness
11 Alstons Court	Leslie Road	IP3 9PL	Kingdom Motorcycles	No	N/A
12 Alstons Court	Leslie Road	IP3 9PL	T B M & E Services Ltd	Yes	Vacant
13 Alstons Court	Leslie Road	IP3 9LL	Wheelworx Alloy Wheel Refurbishers	No	N/A
15 Alstons Court	Leslie Road	IP3 9PL	Tammie Bloome Homes Ltd	No	N/A
14 Alstons Court	Leslie Road	IP3 9PL	Nacton Auto Electrics Ltd	Yes	Custom Calibers

15. Ransomes Europark, Nacton Road

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
1 - 3, 5 & 7	Bluestem Road	IP3 9RR	1-3 - Bed Factory 5 & 7 - Thompson and Morgan	Yes	Thompson & Morgan (all units)
6	Bluestem Road	IP3 9RR	Electric Centre	No	N/A
8 and 10	Bluestem Road	IP3 9RR	Sulzer	No	N/A
11	Bluestem Road	IP3 9RR	John Grose	No	N/A
12	Bluestem Road	IP3 9RR	Vacant	Yes	Megasteel Ltd
12a	Bluestem Road	IP3 9RR	John Grose	No	N/A
13 - 17	Bluestem Road	IP3 9RR	Debach Enterprises Ltd and Besana UK Ltd	No	N/A
14	Bluestem Road	IP3 9RR	Simon Morris (Ipswich) Ltd	No	N/A
16	Bluestem Road	IP3 9RR	Simon Morris (Ipswich) Ltd	No	N/A
16a - 18	Bluestem Road	IP3 9RR	PTS (Plumbing Trade Supplies)	No	N/A
20	Bluestem Road	IP3 9RR	Reeves and Wright Ltd	No	N/A
22	Bluestem Road	IP3 9RR	ASHE Controls Ltd	No	N/A
1 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Debach Enterprises	Yes	Selkent

2 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Lord's Taverners (storage)	No	N/A
3 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Appears to be used for storage	Yes	Vacant
4 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Vacant	No	N/A
5 - 6 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Suffolk Strength Academy	No	N/A
7 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Vacant	No	N/A
8 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Lord's Taverners	No	N/A
9 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Vacant or part of Michael Smy	No	Vacant
10 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Michael Smy Funerals / Gordon Rodwell (Dignity Funeral Care)	No	N/A
11 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Vacant	No	N/A
12 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Vacant	No	N/A
13 - 15 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	John Parker Fixings	No	N/A
30	Bluestem Road	IP3 9RR	Menzies Distribution/ John Menzies plc	No	N/A
34	Bluestem Road	IP3 9RR	RNLI	No	N/A
Drayton House, 1	Belfry Road	IP3 9UH	R G Carter	No	N/A
23	Bluestem Road	IP3 9RR	DHL Parcel UK	No	N/A
25	Bluestem Road	IP3 9RR	DHL Parcel UK	No	N/A
27	Bluestem Road (The Exchange)	IP3 9RR	Vacant	Yes	Phasor Electrical
29	Bluestem Road (The Exchange)	IP3 9RR	Medequip UK	No	N/A
31	Bluestem Road (The Exchange)	IP3 9RR	Medequip UK	No	N/A
33	Bluestem Road (The Exchange)	IP3 9RR	Medequip UK	No	N/A
35	Bluestem Road (The Exchange)	IP3 9RR	Bridge Logistics	Yes	Bridge Logistics / Shield Shipping Ltd
36	Bluestem Road	IP3 9RR	Thompson and Morgan	Yes	Vacant
38	Bluestem Road	IP3 9RR	Bluestem Group (igenix, Statesman, Ewbank, Pik-a-Pak)	No	N/A
2 & 4	Foxtail Road	IP3 9RT	Airspeed Tyres and Exhaust	No	N/A
6	Foxtail Road	IP3 9RT	Airspeed Tyres and Exhaust	Yes	Training Vehicle Solutions Ltd
8	Foxtail Road	IP3 9RT	Suffolk Resprays / Auto-Vision Windscreens	Yes	Vacant
10	Foxtail Road	IP3 9RT	Electric Centre	Yes	Vacant
12	Foxtail Road	IP3 9RT	Flagship Services	Yes	Vacant
14	Foxtail Road	IP3 9RT	Sail Medic	No	N/A
16	Foxtail Road	IP3 9RT	Vacant	No	N/A
18 and 20	Foxtail Road	IP3 9RT	3- Line	No	N/A

22	Foxtail Road	IP3 9RT	Wolseley	No	N/A
24	Foxtail Road	IP3 9RT	Gripfixings	No	N/A
26	Foxtail Road	IP3 9RT	Volvo Truck & Bus	No	N/A
28	Foxtail Road	IP3 9EL	Vacant	Yes	Game Works Creative Ltd / Shopogolic
30	Foxtail Road	IP3 9RX	Ipswich Plastics	Yes	Vacant
1	Foxtail Road	IP3 9RT	Vacant	No	N/A
3 and 5	Foxtail Road	IP3 9RT	Iseki	No	N/A
7	Foxtail Road	IP3 9RT	Screwfix	No	N/A
9 - 13	Foxtail Road	IP3 9RT	Brunel Global Solutions Ltd	No	N/A
15	Foxtail Road	IP3 9RT	Brunel Global Solutions Ltd	No	N/A
32	Foxtail Road	IP3 9BE	John Grose (Ford, Peugeot, Citroen and DS Automobiles)	No	N/A
34	Foxtail Road	IP3 9RT	Vacant	No	N/A
1	Bermuda Road	IP3 9RU	Plumb City	No	N/A
2	Bermuda Road	IP3 9RU	Shopogolic	No	N/A
3	Bermuda Road	IP3 9RU	Plas-u-Fix	No	N/A
4	Bermuda Road	IP3 9RU	WePrep FBA	Yes	Fareshare
5	Bermuda Road	IP3 9RU	WePrep FBA	Yes	Motion Mapping
6	Bermuda Road	IP3 9RU	The Barnes Group Ltd	No	N/A
7	Bermuda Road	IP3 9RU	The Bed Factory / Carpet 1st	Yes	Vacant
8	Bermuda Road	IP3 9RU	Avid Climbing	No	N/A
9	Bermuda Road	IP3 9RU	Barnes	No	N/A
11	Bermuda Road	IP3 9RU	Flagship Services	Yes	Flagship Services / Travis Perkins
2 (NatWest House)	The Sandlings	IP3 9YY	National Westminster Bank	Yes	Vacant
1 K Line House	West Road	IP3 9FG	Ocean Network Express Ltd	No	N/A
2-4 K Line House	West Road	IP3 9FG	Ocean Network Express	Yes	C F Social Work Ltd
4a K Line House	West Road	IP3 9FG	Deben Diagnostics Ltd	No	N/A
5 K Line House	West Road	IP3 9FG	ABC Wonderland Childcare	No	N/A
6 K Line House	West Road	IP3 9FG	Prime For Print	No	N/A
7-8 K Line House	West Road	IP3 9FG	The Window Film Centre	No	N/A
1	Alpha Terrace, West Road	IP3 9FD	King's Coffee House	No	N/A
2	Alpha Terrace, West Road	IP3 9FD	Cerebrum Systems Ltd	No	N/A
3	Alpha Terrace, West Road	IP3 9FD	Concept Design Services Ltd	No	N/A
4	Alpha Terrace, West Road	IP3 9FD	Deben Diagnostics Ltd	No	N/A
5	Alpha Terrace, West Road	IP3 9FD	Northwood (South Suffolk) Ltd	Yes	Deben Diagnostics Ltd

6	Alpha Terrace, West Road	IP3 9FD	Absolute Rentals & Aston Shaw Accountants	Yes	Aston Shaw Accountants
7	Alpha Terrace, West Road	IP3 9FD	Comdronic Ltd	No	N/A
1	Beta Terrace, West Road	IP3 9FE	Ridgewall Group	No	N/A
2	Beta Terrace, West Road	IP3 9FE	Vacant	Yes	Rob Case Wealth Management
3	Beta Terrace, West Road	IP3 9FE	Alchemy Wines Ltd	No	N/A
4	Beta Terrace, West Road	IP3 9FE	TwoPointZero IT	No	N/A
5	Beta Terrace, West Road	IP3 9FE	Anglia Care	No	N/A
6	Beta Terrace, West Road	IP3 9FE	Vacant	Yes	Strand Freight Ltd
7	Beta Terrace, West Road	IP3 9FE	R J Dean Plasterers	No	N/A
8	Beta Terrace, West Road	IP3 9FE	Ridgewall	No	N/A
9	Beta Terrace, West Road	IP3 9FE	Ridgewall Group	No	N/A
10	Beta Terrace, West Road	IP3 9FE	Agile Technical Solutions	Yes	Lendese
11	Beta Terrace, West Road	IP3 9FE	H&D Accountancy Services	Yes	Merzario
12	Beta Terrace, West Road	IP3 9FE	Labels Plus Ltd	No	N/A
13	Beta Terrace, West Road	IP3 9FE	AllClear Logistics	No	N/A
14	Beta Terrace, West Road	IP3 9FE	Spider Recruitment	Yes	Spider Recruitment and Polka Dot Frog
Conifer House	Gamma Terrace, West Road	IP3 9FF	Suffolk Constabulary	No	N/A
Exec 1-4	Gamma Terrace, West Road	IP3 9FF	SAFCO Services Ltd	Yes	Multiple occupiers: GoodFreight; All Home Care; United Kash Ltd
2	Gamma Terrace, West Road	IP3 9FF	Home Instead	No	N/A
3	Gamma Terrace, West Road	IP3 9FF	Motion Mapping	Yes	Container Forwarding Solutions
3a	Gamma Terrace, West Road	IP3 9FF	Not previously recorded	Yes	Open Ultra
4	Gamma Terrace, West Road	IP3 9FF	FCC Environmental	No	N/A
4a	Gamma Terrace, West Road	IP3 9FF	C F Social Work Ltd / Education	Yes	Social Personnel
5	Gamma Terrace, West Road	IP3 9FF	PCI-PAL	No	N/A
5a	Gamma Terrace, West Road	IP3 9FF	Red Oak Taverns	No	N/A
6	Gamma Terrace, West Road	IP3 9FF	PCI-PAL	No	N/A
6a	Gamma Terrace, West Road	IP3 9FF	We Are Woven	No	N/A
7	Gamma Terrace, West Road	IP3 9FF	PCI-PAL	No	N/A
7a	Gamma Terrace, West Road	IP3 9FF	Emmerson Accountants Ltd	No	N/A

8	Gamma Terrace, West Road	IP3 9FF	Made.com	Yes	Red Sector Recruitment
9	Gamma Terrace, West Road	IP3 9FF	Hadleigh Physiotherapy	No	N/A
9a	Gamma Terrace, West Road	IP3 9FF	Fitology Studio	No	N/A
10	Gamma Terrace, West Road	IP3 9FF	Ultra Glow Cosmetics Ltd	No	N/A
11	Gamma Terrace, West Road	IP3 9FF	Aurora/Vacant (unsure)	No	N/A
12	Gamma Terrace, West Road	IP3 9FF	Aurora	No	N/A
1	Delta Terrace, West Road	IP3 9FH	Barr Personnel	No	N/A
1a	Delta Terrace, West Road	IP3 9FH	Tax Rebates Ltd	No	N/A
2	Delta Terrace, West Road	IP3 9FH	Tide Shipping	Yes	A.Plessas
2a	Delta Terrace, West Road	IP3 9FH	Print 4 U Ltd	No	N/A
3	Delta Terrace, West Road	IP3 9FH	CLdn Cargo (UK) Ltd	No	N/A
3a	Delta Terrace, West Road	IP3 9FH	Pine Developments Ltd	No	N/A
4	Delta Terrace, West Road	IP3 9FH	CLdn Cargo (UK) Ltd	No	N/A
4a	Delta Terrace, West Road	IP3 9FH	Red Sector Recruitment	Yes	Agnes Cole Consulting
5	Delta Terrace, West Road	IP3 9FH	Viking Logistics Ltd / Viking Innovations Ltd	No	N/A
5a	Delta Terrace, West Road	IP3 9FH	Bluebell Mortgages	No	N/A
6	Delta Terrace, West Road	IP3 9FH	Care UK (Urgent Care) Ltd	Yes	Practice Plus Group
7	Delta Terrace, West Road	IP3 9FH	Practice Plus Group	No	N/A
8	Delta Terrace, West Road	IP3 9FH	CareFirst Care Services	No	N/A
9	Delta Terrace, West Road	IP3 9FH	Gardner Denver	No	N/A
9a	Delta Terrace, West Road	IP3 9FH	Plan IT	No	N/A
10	Delta Terrace, West Road	IP3 9FH	The Ferns	No	N/A
11	Delta Terrace, West Road	IP3 9FH	Vacant	Yes	The Ferns
12	Delta Terrace, West Road	IP3 9FH	IC24 Integrated Care	No	N/A
14	Delta Terrace, West Road	IP3 9FH	IC24 Integrated Care	Yes	Vacant (to let)
15	Delta Terrace, West Road	IP3 9FH	Crane Building Services & Utilities	No	N/A
Epsilon House	Epsilon Terrace, West Road	IP3 9FJ	Empire Investments/ Partnership Kestrel AMB Maltacourt BA Boyle All About You (beauty salon) Headway Suffolk	Yes	* Multiple occupiers: Masterlord Estates Ltd; Provira; TDJ Transport Ltd; Rushmere Technology; JS Global; Galldris;

					Paul Bryanton Wealth Management; Andrews Wealth; Extra Staff; Cardinal Chambers; Nobilis Homecare; Magic Word Media; Impress Ipswich; PAF Project Management; AGI Logistics; Empire Partnership; CRN; AMB Law; Curzon St Peter Ltd; Model Signage Solutions Ltd; My Mortgage Planner; Howard Shipping Services Ltd; Photo Therm; Crane Ltd; Central Oceans UK; H&B Accountancy; Armour Consultants; All About You; SB Group Ltd; DBA Building Contractors Ltd; Opal Personnel; Deugro; Accounts Hero Ltd; Henry Rose Lettings; Martin & Co; Red 12 Recruitment; QP Timber; Ocean wide Logistics UK Ltd; Vivo Clean; DeFacto Software Ltd; Akkon Shipping; ICL; Ascender Creative; 3 x Vacant
Crane House	Epsilon Terrace, West Road	IP3 9FJ	Crane Fluid Systems	No	N/A
Stanley House	West Road	IP3 9SX	Star Editions	No	N/A
Ransomes Jacobsen	West Road	IP3 9TT	Ransomes Jacobsen, E-Z-GO and Tech Strong	No	N/A
2 and 6	Central Avenue	IP3 9SL	John Grose vehicle compound	No	N/A
8 to 16	Central Avenue	IP3 9SL	Quickstack UK More Export John Grose Ford Storage	No	N/A
9 - 11	Central Avenue	IP3 9SL	Vacant	Yes	GMA Warehousing and Transport Ltd
13	Central Avenue	IP3 9SL	GMA Warehousing and Transport Ltd	No	N/A
26	Central Avenue	IP3 9SL	DHL	No	N/A

28	Central Avenue	IP3 9SL	DHL/UK Mail	No	N/A
30	Central Avenue	IP3 9SL	Parcel Force	No	N/A
1	Augusta Close	IP3 9SS	Steven Eagell Toyota/ Lexus	No	N/A
2	Augusta Close	IP3 9SS	Marshall Vauxhall Car Sales	No	N/A
4	Augusta Close	IP3 9SS	Marshall Kia Chevrolet	Yes	Donald's Kia
3 (Brewer's Fayre)	Augusta Close	IP3 9SS	Brewer's Fayre The Swallow (Public House & Restaurant)	No	N/A
3 (Premier Inn)	Augusta Close	IP3 9SS	Premier Inn Ipswich South East	No	N/A
1 Melford Court, 4	The Havens	IP3 9SJ	Vacant (to let, being fixed up)	Yes	MSC
2 Melford Court, 4	The Havens	IP3 9SJ	Vacant (to let, being fixed up)	Yes	MSC
Freehold House, 6-8	The Havens	IP3 9SJ	Suffolk Building Society	No	N/A
Meditate House, 10	The Havens	IP3 9SJ	MSC	No	N/A
11	The Havens	IP3 9SJ	David Lloyd	No	N/A
15	The Havens	IP3 9SJ	Cofco International UK Ltd	No	N/A
16	The Havens	IP3 9SJ	BDO Accountants & Business Advisors	Yes	OCS
18	The Havens	IP3 9SJ	KDM Timber & Forest Products (west side) and Svenskhomes (east side)	No	N/A
20	The Havens	IP3 9SJ	EV Cargo	No	N/A
22	The Havens	IP3 9SJ	MSC	No	N/A
24 –28	The Havens	IP3 9SJ	MSC	No	N/A
17	The Havens	IP3 9SJ	Fire Station	No	N/A
30	The Havens	IP3 9SJ	Mercedes-Benz and smart	No	N/A
32	The Havens	IP3 9SJ	Drax	No	N/A
19 (was Site I)	The Havens		Vacant land (0.90ha)	No	N/A
2	Berwick Road	IP3 9ST	Clip N Climb	No	N/A
Unit 1a Beamish Hub, 4	Berwick Road	IP3 9RY	Thurston Olive Ltd	No	N/A
Unit 1b Beamish Hub, 4	Berwick Road	IP3 9RY	Love Outdoor Grilling	No	N/A
Unit 2 Beamish Hub, 4	Berwick Road	IP3 9RY	KIS Quilting	Yes	ABDS Architects
Unit 3 Beamish Hub, 4	Berwick Road	IP3 9RY	Bright and Beautiful	No	N/A
Unit 4 Beamish Hub, 4	Berwick Road	IP3 9RY	APTL	No	N/A
Unit 5-6 Beamish Hub, 4	Berwick Road	IP3 9RY	Evolve Business Solutions	No	N/A
Unit 7 Beamish Hub, 4	Berwick Road	IP3 9RY	EH Electrical	No	N/A
Unit 8 Beamish Hub, 4	Berwick Road	IP3 9RY	Vacant	Yes	SF Services
Unit 9 Beamish Hub, 4	Berwick Road	IP3 9RY	Energie Solutions	No	N/A
Unit 10 Beamish Hub, 4	Berwick Road	IP3 9RY	Bushfire Portraits	No	N/A

Unit 11 Beamish Hub, 4	Berwick Road	IP3 9RY	Ostium BLDC Solutions	Yes	Vacant
Unit 12 Beamish Hub, 4	Berwick Road	IP3 9RY	Warehouse Digital	No	N/A
Unit 13 Beamish Hub, 4	Berwick Road	IP3 9RY	AK Signs & Vehicle Wrapping Ltd	Yes	Olive Air
Unit 14 Beamish Hub, 4	Berwick Road	IP3 9RY	Energie Solutions	No	N/A
Unit 15 Beamish Hub, 4	Berwick Road	IP3 9RY	UDO Link Ltd	No	N/A
Unit 16 Beamish Hub, 4	Berwick Road	IP3 9RY	Vacant	No	N/A
1	Lytham Road		Parking for HB Commercial Ltd	No	N/A
3	Lytham Road	IP3 9BL	BaseTek Ltd	No	N/A
6	Lytham Road	IP3 9BL	SCC Waste Transfer Station	No	N/A
Vacant Land	Lytham Road		Vacant land (0.50ha)	No	N/A
21	The Havens	IP3 9SJ	Makro	No	N/A
76	The Havens	IP3 9BF	HB Commercial Ltd	No	N/A
1	Edison Close	IP3 9GU	East Suffolk Council Estate Management	Yes	Vacant
3	Edison Close	IP3 9GU	Eurocell	No	N/A
5 - 7	Edison Close	IP3 9GU	Edison House Group Ltd	Yes	Solartrade Underfloor Heating / Heater Shop / Trace Heating UK / Elements Frost Protection
2	Edison Close	IP3 9GU	Medlock Electrical Distributor	No	N/A
6	Wentworth Road	IP3 9SW	HomeStore Self Storage	No	N/A
Unit 1, Nobel Trading Park, 9	Wentworth Road	IP3 9SY	Corbel	No	N/A
Unit 2, Nobel Trading Park, 9	Wentworth Road	IP3 9SY	Total Football	No	N/A
Units 3-6, Nobel Trading Park, 9	Wentworth Road	IP3 9SY	Edison Trading	No	N/A
7	Wentworth Road	IP3 9SW	Coastal Building Supplies	No	N/A
5	Wentworth Road	IP3 9SW	Henbrandt Ltd – The Harlequin Brand	No	N/A
3	Wentworth Road	IP3 9SW	Driving Test Centre (The Driving & Vehicle Standards Agency)	No	N/A
S&P House, 1a	Wentworth Road	IP3 9SW	Soler and Palau	No	N/A
Land rear of 1a	Wentworth Road, Latimer Close		Solar Car Park	No	N/A
Adjacent 3	Latimer Close			No	Vacant land (0.19ha) with outline planning permission 22/00974/OUT
3	Latimer Close	IP3 9TA	Certas Energy	No	N/A
1	Wentworth Road	IP3 9SW	HUWS Buildbase	No	N/A
1 Basepoint, 70-72	The Havens	IP3 9BF	FE Loan Management	Yes	Vacant

2 Basepoint, 70-72	The Havens	IP3 9BF	Trama International Limited	No	N/A
3 Basepoint, 70-72	The Havens	IP3 9BF	Vaccination UK	Yes	Vacant
4 Basepoint, 70-72	The Havens	IP3 9BF	Cardinal Chambers	Yes	Vacant
5 Basepoint, 70-72	The Havens	IP3 9BF	Diabetic Eye Screening Clinic Health Intelligence	Yes	Vacant
6 Basepoint, 70-72	The Havens	IP3 9BF	Ovenden Papers Ltd	No	N/A
7 Basepoint, 70-72	The Havens	IP3 9BF	Sicaison Transport	Yes	Callscripter
8 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
9 Basepoint, 70-72	The Havens	IP3 9BF	David Seaman	No	N/A
10 Basepoint, 70-72	The Havens	IP3 9BF	Althorp Money Ltd	Yes	Allthorpe Management
11 Basepoint, 70-72	The Havens	IP3 9BF	Escape Beauty Rooms	Yes	Time to Change
12 Basepoint, 70-72	The Havens	IP3 9BF	Above and Beyond Care	No	N/A
12a Basepoint, 70-72	The Havens	IP3 9BF	Vaccination UK	Yes	Vacant
14 Basepoint, 70-72	The Havens	IP3 9BF	Classic Angels Care Group	Yes	Dardan Security
15 Basepoint, 70-72	The Havens	IP3 9BF	Health Intell	Yes	Vacant
16 Basepoint, 70-72	The Havens	IP3 9BF	East Anglia One Ltd	Yes	Vacant
17 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
18 Basepoint, 70-72	The Havens	IP3 9BF	East Anglia One Ltd	Yes	Vacant
19 Basepoint, 70-72	The Havens	IP3 9BF	Health Intel	Yes	Vacant
20 Basepoint, 70-72	The Havens	IP3 9BF	JM Restart Ltd	Yes	Vacant
21 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
22 Basepoint, 70-72	The Havens	IP3 9BF	Fire Globe Ltd	Yes	Vacant
23 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
24 Basepoint, 70-72	The Havens	IP3 9BF	Pier Marketing	No	N/A
25 Basepoint, 70-72	The Havens	IP3 9BF	J Murphy and Sons	Yes	Mannson Freight
26 Basepoint, 70-72	The Havens	IP3 9BF	J Murphy and Sons	Yes	Vacant
27 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
28 Basepoint, 70-72	The Havens	IP3 9BF	Social Work Partners Ltd	Yes	Vacant
29 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
30 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
31 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
32 Basepoint, 70-72	The Havens	IP3 9BF	Immigration Social Work	Yes	Vacant
33 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	Yes	FireGlobe Ltd
34 Basepoint, 70-72	The Havens	IP3 9BF	Westminster Blinds	Yes	Kier Construction
35 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
36 Basepoint, 70-72	The Havens	IP3 9BF	Mason Freight	Yes	Armour Transport
37 Basepoint, 70-72	The Havens	IP3 9BF	Media Traks	Yes	Vacant
38 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
39 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A

40 Basepoint, 70-72	The Havens	IP3 9BF	Brand Cast Media	No	N/A
41 Basepoint, 70-72	The Havens	IP3 9BF	Brand Cast Media	No	N/A
42 Basepoint, 70-72	The Havens	IP3 9BF	Consulting Direct	No	N/A
43 Basepoint, 70-72	The Havens	IP3 9BF	Chameleon Management	Yes	Suffolk Hearing Advisory
44 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
45 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	Yes	Footballer Fits
46 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
47 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	Yes	Dynamic Coach
48 Basepoint, 70-72	The Havens	IP3 9BF	East Anglia One	Yes	Motion Watches
53 Basepoint, 70-72	The Havens	IP3 9BF	SW Hill Power Renewables	Yes	DA Formwork
54 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	Yes	Cornish Carpenter
55 Basepoint, 70-72	The Havens	IP3 9BF	Westminster Blinds	No	N/A
56 Basepoint, 70-72	The Havens	IP3 9BF	VCS Electrical	No	N/A
57 Basepoint, 70-72	The Havens	IP3 9BF	Chase Accountants Ltd	No	N/A
58 Basepoint, 70-72	The Havens	IP3 9BF	Eriks	Yes	Hearts of Care
59 Basepoint, 70-72	The Havens	IP3 9BF	Fryers Transport LTD	Yes	Kemiveb
60 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	Yes	EKB Cleaning
61 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
62 Basepoint, 70-72	The Havens	IP3 9BF	World Security Group	Yes	Vacant
63 Basepoint, 70-72	The Havens	IP3 9BF	Olympus	No	N/A
64 Basepoint, 70-72	The Havens	IP3 9BF	J Murphy & Sons	Yes	Zebra Chic
65 Basepoint, 70-72	The Havens	IP3 9BF	AR Rapps Ltd	Yes	Nationwide Fire + Security
66 Basepoint, 70-72	The Havens	IP3 9BF	Blocked Drain Solutions	Yes	Vacant
67 Basepoint, 70-72	The Havens	IP3 9BF	Experts in Recruitment	Yes	Vacant
68 Basepoint, 70-72	The Havens	IP3 9BF	Call Scriptor Ltd	Yes	Only Social Care
69 Basepoint, 70-72	The Havens	IP3 9BF	Only Social Care	No	N/A
70 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	Yes	Thompson Environmental
71 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
72 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
73 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	Yes	Angels Amore
74 Basepoint, 70-72	The Havens	IP3 9BF	Motion Watches	Yes	Vacant
75 Basepoint, 70-72	The Havens	IP3 9BF	Dan Mar Logistics	Yes	Fryers Transport
76 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	Yes	Social Work Partners
77 Basepoint, 70-72	The Havens	IP3 9BF	Andreas Pleassas	Yes	Eriks
Kitchen 2nd Floor Basepoint, 70-72	The Havens	IP3 9BF	Basepoint Centres Ltd	No	N/A

16. Airport Farm Kennels/South of Ravenswood

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
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Land adjacent to Edith Way	Nacton Road		Vacant allocated land (1.18 ha)	No	N/A
Land adjacent to A14	Nacton Road		Vacant allocated land (7.37 ha)	No	N/A

17. Futura Park, Nacton Road

Unit	Address	Postcode	Occupant 2022	Change?	New Occupant 2024
1	Crane Boulevard	IP3 9RP	Marshall Jaguar and Land Rover	No	N/A
3	Crane Boulevard	IP3 9SQ	Car Store	Yes	Vacant
7	Crane Boulevard	IP3 9SQ	Donalds Mazda	No	N/A
9	Crane Boulevard	IP3 9SQ	Volvo	No	N/A
11	Crane Boulevard	IP3 9SQ	Ipswich Audi	No	N/A
13	Crane Boulevard	IP3 9SQ	Lok'n Store	No	N/A
15	Crane Boulevard	IP3 9SQ	MPS Doors	No	N/A
17-19	Crane Boulevard	IP3 9SQ	Trooli Ltd	No	N/A
21	Crane Boulevard	IP3 9SQ	Global Brand Solutions Ltd	No	N/A
23-25	Crane Boulevard	IP3 9SQ	Rapid Response	Yes	Vacant
27	Crane Boulevard	IP3 9SQ	ERS Medical	No	N/A
29	Crane Boulevard	IP3 9SQ	Vacant	No	N/A
31	Crane Boulevard	IP3 9SQ	Last Mile Fibre	No	N/A
33	Crane Boulevard	IP3 9SQ	Vacant	No	N/A
35	Crane Boulevard	IP3 9SQ	Flooring Superstore/ Grass Direct/DWF	No	N/A
37	Crane Boulevard	IP3 9SQ	Frugalpac	No	N/A
39	Crane Boulevard	IP3 9SQ	CareCo	No	N/A
41	Crane Boulevard	IP3 9SQ	Howdens	No	N/A
43	Crane Boulevard	IP3 9SQ	Green Rhino	No	N/A
45	Crane Boulevard	IP3 9SQ	Easy Bathrooms	No	N/A
47	Crane Boulevard	IP3 9SQ	NV Cargo Ltd	No	N/A
49-51	Crane Boulevard	IP3 9SQ	WANB Express UK Ltd	Yes	49 Tongda Distribution Ltd 51 WANB Express Uk Ltd
4	Crane Boulevard	IP3 9SQ	Hubbard	No	N/A
2	Crane Boulevard	IP3 9SQ	LIDL	No	N/A

Table 16: Summary of changes and vacant units within employment areas									
Employment Area Number	Employment Area name	Vacant in 2022 and 2024	Change of Occupant	Vacant to Occupied	Occupied to Vacant	Number of Units	% Occupancy	% Vacant	Total Vacant Units
1	Ipswich Business Park, north of Whitton Lane	0	0	0	0	2	100.0	0.0	0
2	White House Industrial Estate, White House Road	2	18	3	6	118	93.2	6.8	8
3	Knightsdale Road / Wharfedale Road	2	9	0	1	66	95.5	4.5	3
4	Boss Hall Industrial Estate	2	4	0	3	43	88.4	11.6	5
5	Hadleigh Road Industrial Estate, including Elton Park	4	28	9	8	107	88.8	11.2	12
6	Land south of London Road / east of Scrivener Drive	0	2	0	0	7	100.0	0.0	0
7	Civic Drive / Princes St / Russell Road / Portman Road	1	5	2	1	29	93.1	6.9	2
8	Felaw Maltings / IP-City Centre	0	3	0	1	4	75.0	25.0	1
9	Riverside Industrial Park and West Bank area	5	8	4	2	48	85.4	14.6	7
10	Cavendish Street	0	1	0	0	13	100.0	0.0	0
11	Holywells Close and Holywells Road	1	7	1	0	27	96.3	3.7	1
12	Cliff Quay / Sandy Hill Lane / Landseer Road area	1	11	1	2	37	91.9	8.1	3
13	Wright Road / Cobham Road	0	0	0	0	6	100	0.0	0
14	The Drift / Leslie Road / Nacton Road	2	24	4	6	63	87.3	12.7	8
15	Ransomes Europark	24	93	18	30	275	80.4	19.6	54
16	Airport Farm Kennels, south of Ravenswood	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17	Futura Park, Nacton Road	2	3	0	2	24	83.3	16.7	4
		46	216	42	62	869	87.6	12.4	108

The term 'vacant units' referred to in the above table does not include undeveloped vacant land. Vacant land is accounted for separately in Table 3.

The number of previously identified vacant units becoming occupied (42) is lower than the previous survey undertaken in 2022 (54). There was also an increase in the number of vacant units recorded in 2024 (108) compared to the 2022 survey (95). The number of long-term vacancies, where units were recorded as vacant in both the 2022 and 2024 surveys has also increased from 20 in 2022 to 46 in 2024. It is noted that the overall number of units have reduced over the 2-year period by 84 units. This reduction in number is partly based on the removal of employment units that are no longer in the defined Employment Area identified in the Adopted Ipswich Local Plan Review 2018-2036, which involve Areas 10, 11 and 12, and therefore not counted in the 2024 survey. In addition to this there was a reduction in units reported on the ABP West Bank Terminal from 66 in 2022 to 48 in 2024. The overall number of vacant units has also increased from 10% in 2022 to 12.4% in 2024. The lowest vacancy rates by percentage were evident in employment area 1 (Ipswich Business Park, north of Whitton Lane), 6 (Land south of London Road / east of Scrivener Drive) and 13 (Wright Road / Cobham Road), all of which had 100% occupancy. The highest vacancy rates by percentage were evident at employment area 8 (Felaw Maltings / IP-City Centre - 25%), area 15 (Ransomes Europark - 19.6%) and area 17 (Futura Park, Nacton Road - 16.7%).

216 units had a change of occupant in 2024, which is a 13.9% reduction from the 251 identified in the 2022 survey. Despite the reduction in new occupants in the 2024 survey, this is still higher than the changes recorded in 2018 survey. The bulk of this turnover was experienced in the three largest employment areas of Ransomes Europark (93), Hadleigh Road (28) and The Drift / Leslie Road / Nacton Road (24). Subdivision and multiple occupiers sharing units within employment areas continues to occur, and, along with the completion of development on allocated sites, this remains the main trend behind growth in the number of units identified in the survey.

Appendix A: Use Classes

Source: Planning Portal

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

Class B

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

Class C

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

Class E - Commercial, Business and Service

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

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

- **E(g)(iii)** Industrial processes

Class F - Local Community and Learning

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

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

Sui Generis

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

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

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

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

Reference for plans of Employment Areas 1 to 17 (on following pages and in separate document on website)



Site Boundary



Boundary of an existing employment area (as identified in the Ipswich Local Plan 2022)



Boundary of the area covered by Ipswich Borough Council

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