

# Ipswich Local Plan

## Employment Land Availability December 2018



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## Summary

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<sup>st</sup> April 2017 and 31<sup>st</sup> March 2018.

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

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

**B2** – general industry other than B1 or B8;

**B8** – storage and distribution.

This report also reports on A2 uses (Financial and Professional Services) and on ‘Sui Generis’ employment uses (i.e. employment generating uses which are not defined within the B use classes such as car repair businesses and nightclubs). The Use Classes are shown in Appendix A.

## Employment Land Available

The adoption of the Ipswich Local Plan 2011 – 2031 saw the introduction of two new areas of employment land as well as the loss/transfer of some previously allocated employment land to the housing allocation.

The total amount of employment land available has decreased by 2.32 hectares (ha) to 68.52ha across the whole of Ipswich. The total consists of 7.28ha unimplemented planning permissions, 40.46ha on allocated land and 20.78ha of vacant land within identified employment areas. Of the 20.78ha of vacant land in employment areas, 0.73ha has planning permission.

## Completions and permissions

Total completions on employment land for the year 2017/18 were recorded as 0.86ha. A further 187sqm was completed elsewhere. At 31<sup>st</sup> March 2018, 9,116sqm of floorspace was under construction on 5.95ha. Planning permissions granted for employment uses during the monitoring year 2017/18 amount to 30,123sqm on 8.01ha.

## Loss of employment floorspace

A total of 3,115.2sqm of employment floorspace has been lost through completions during 2017/18, 787sqm of this was as a result of a prior notification approval<sup>1</sup>. Planning permission has been granted for the loss of 4,856.3sqm of employment floorspace and prior notification approval was given resulting in losing a further 1,711sqm of B1 floorspace. These losses of employment floorspace relate mainly to the creation of residential uses and redevelopment of existing buildings by the occupier. The survey shows that more B1 floorspace is being lost than that being created or permitted.

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<sup>1</sup> 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.

## Survey of Employment Areas

All identified employment areas in the adopted Ipswich Local Plan (2017) are surveyed annually for vacant units and plots. The survey data is cross-checked against other sources, as it is not always clear whether some premises are occupied. **The objective of the survey is to monitor the supply of employment land to provide accurate and up-to-date data for the Local Plan evidence base and to measure the effectiveness of policies.** This year the total number of vacant units in employment areas is **52**, which is 14 units greater than in 2016/17. The total number of units, as last year, are calculated excluding vacant land from any calculations – this is reported separately.

In relation to employment land, the land identified as vacant in the 2016/2017 report on the whole remains similarly vacant. However, development of vacant employment land at Futura Park (the former Crane's site) and the Quantum Business Park at White House Industrial Estate has reduced the overall level of vacancy slightly. The total vacant land in the employment areas now equates to **60.65ha**. The survey identifies where vacant land has planning permission or is allocated in the Ipswich Local Plan (2017).

As stated above, the number of vacant units has increased but this is not considered statistically significant. There was a high churn of activity in terms of change of occupants but overall the number of occupied to vacant units was predominantly re-balanced by previously vacant units that have since become occupied. However, it should be noted that the survey was conducted later in the year than previous surveys which may go some way to explaining the unusually high levels of changes recorded given the length of time between the surveys. In addition, 10 of the units now vacant are the same company which formerly occupied all of the units at Dencora House on the White House Industrial Estate.

This employment land survey was undertaken between November 2018 and January 2019.

## Local Plan

The Core Strategy and Policies development plan document (DPD) sets out a borough-wide growth strategy and The Site Allocations and Policies DPD (incorporating the IP-One Area Action Plan) which together form the adopted Ipswich Local Plan were adopted in February 2017.

## Enterprise Zones

Parts of two of Ipswich's employment areas (Area 7 - Princes Street and 17 - Futura Park) have been awarded Enterprise Zone status, alongside two other sites in and around Ipswich (the Island Site and the former Sugar Beet Factory site now known as Sproughton Enterprise Park). Enterprise Zone status offers a range of benefits to companies including a business rate discount of up to £275,000 over five years; and access to superfast broadband, which will assist the development of sites within these zones. In addition, these Enterprise Zones mentioned above are within Assisted Areas, in which business premises renovation relief is available.

In terms of employment development related activity in 2017/18, a new office development was completed in the Princes Street Enterprise Zone. At Futura Park, planning approval was granted on 2.21 hectares and by the end of March 2018 three car dealership buildings totaling 3,861sqm were under construction on this land.

## ASSESSMENT OF LAND AVAILABLE FOR EMPLOYMENT USE

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

**Table 1: Land with unimplemented planning permission  
(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)
A2 - Financial and professional services	0.00	0.00	0.00	<b>0</b>
B1 - Business (Offices, Research & Development, Light Industry)	0.73	0.00	0.00	<b>0.73</b>
B2 - General Industry	0.00 (+0.54)	0.87	0.00	<b>0.87</b> (+0.54)
B8 - Storage and Distribution	0.00 (+0.54)	5.68 (+0.87)	0.00	<b>5.68</b> (+1.41)
Sui Generis (SG)	0.00	0.00	0.00	<b>0.00</b>
Outline	0.00	0.00	0.00	<b>0</b>
<b>Total</b>	<b>0.73 ha</b>	<b>6.55 ha</b>	<b>0.00 ha</b>	<b>7.28 ha</b>

The floorspace of buildings proposed on the 7.28ha totals 23,985sqm  
At 1<sup>st</sup> April 2018 4,861sqm of floorspace was under construction on a further 2.75ha of land  
Figures in brackets have been excluded from the total to avoid double counting of applications approved for a mix of uses

**Table 2: Sites allocated for employment use in the adopted Ipswich Local Plan (2017)**

Site	Location	Within Employment Area number:	Allocation (Hectares)	Area Remaining April 2018
IP058	Former Volvo site, Raeburn Rd South	12	5.82	5.82
IP067	Former British Energy Site	12	4.66	4.66
IP094	Land to rear of Grafton House	7	0.31	0.31
IP099	Part of former Volvo Site, Raeburn Road South	12	2.30	2.30
IP140*	Land north of Whitton Lane	1	6.93	3.30
IP141a*	Land at Futura Park, Nacton Road	17	7.10	5.01
IP146	Ransomes Europark (east)/Land around Makro	15	5.29	5.29
IP147*	Land between railway junction and Hadleigh Road	5	4.70	1.78
IP150c	Land south of Ravenswood	16	4.62	4.62
IP152	Airport Farm Kennels	16	7.37	7.37
<b>Total</b>				<b>40.46ha</b>

\* Site IP140 has unimplemented planning permission for employment use on 3.63ha and IP147 on 0.87ha and 2.05ha. Two planning permissions have commenced on part of Site IP141a.

**Table 3: Vacant units and land within existing Employment Areas**

Employment Area Number	Employment area name	Units						Land (hectares)		
		2016/17			2017/18			2016-2017 (excluding allocated land)	2017-2018 (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	0.78	<b>0.78</b>	0
2	White House Industrial Estate, White House Road	117	7	94.0	122	12	90.2	0.41	<b>0</b>	-0.41
3	Knightsdale Road / Wharfedale Road	64	2	96.9	64	1	98.4	0	<b>0</b>	0
4	Boss Hall Industrial Estate	44	3	93.2	44	4	90.9	0	<b>0</b>	0
5	Hadleigh Road Industrial Estate, including Elton Park	108	4	96.3	109	6	94.5	1.45	<b>1.45</b>	0
6	Land south of London Road / east of Scrivener Drive	6	0	100	7	0	100.0	0.20	<b>0</b>	-0.20
7	Civic Drive / Princes Street / Russell Road / Portman Road	31	4	87.1	31	1	96.8	0	<b>0</b>	0
8	Felaw Maltings / IP-City Centre	4	1	75.0	4	0	100.0	0	<b>0</b>	0
9	Riverside Industrial Park and West Bank area	39	3	92.3	39	4	89.7	0	<b>0</b>	0
10	Cavendish Street	17	2	88.2	17	1	94.1	0.06	<b>0.22</b>	+0.16
11	Holywells Close and Holywells Road	36	1	97.2	36	1	97.2	0	<b>0</b>	0
12	Cliff Quay / Sandy Hill Lane / Greenwich Business Park / Landseer Road area	37	1	97.3	37	2	94.6	12.37	<b>12.37</b>	0
13	Wright Road / Cobham Road	6	0	100	6	1	83.3	0	<b>0</b>	0
14	The Drift / Leslie Road / Nacton Road	72	4	94.4	70	5	92.9	2.18	<b>2.18</b>	0
15	Ransomes Europark	260	6	97.7	260*	16	93.8	3.78	<b>3.78</b>	0
16	Airport Farm Kennels, south of Ravenswood	0	0	N/A	0	0	N/A	0	<b>0</b>	N/A
17	Futura Park, Nacton Road	2	0	100.0	2*	0	100.0	0	<b>0</b>	N/A
	<b>Total</b>	<b>845</b>	<b>38</b>	<b>95.5</b>	<b>850</b>	<b>54</b>	<b>93.6</b>	<b>21.23</b>	<b>20.78</b>	<b>-0.45</b>

**Table 4: Total Land Available for Employment Use – 1<sup>st</sup> April 2018**

Land with unimplemented planning permission outside Employment Areas	0.00
Land with unimplemented planning permission inside Employment Areas	7.28
Sites allocated for employment use in the Ipswich Local Plan 2017 (area remaining)	40.46
Vacant land within existing Employment Areas (excluding allocated sites)	20.78
<b>Total land available (hectares)</b>	<b>68.52</b>

In addition to the total land available there is 2,740sqm of floorspace with unimplemented planning permission for employment uses on 1.85ha – see Table 15.

## ASSESSMENT OF THE TAKE-UP OF EMPLOYMENT LAND

**Table 5: Employment Completions during 2017/18**

Address	Planning app ref	Description of development	Area ha (land)	Area m <sup>2</sup> (gross internal floorspace)	New use class	Date completed	In employment area or on allocated employment land?
1. 141 - 145 Princes Street	15/00457/FUL	Erection of 5 storey office block.	0.42	4,935	B1	22/01/2018	Y (Area 7)
2. 21 Compar Crescent IP2 0EH	16/00234/FUL	Change of use from A3 to launderette (Sui Generis).	0.01	57	SG	03/08/2017	N
3. 21 Russell Road IP1 2AG	16/00335/FP13	Application by Ipswich Borough Council to change use from A1 retail to business (B1) to form new document archive store.	0.01	143	B1	30/09/2017	Y (Area 7)
4. Opposite 4 Bailey Close	16/00920/FUL	Change of use from amenity land to site for stationing containers for self-storage facility (B8).	0.04	153	B8	Before 31/07/2017	Y (Area 5)
5a & 5b. Ipswich and Suffolk Club, Archdeacon House, Northgate Street IP1 3BX	16/01006/FUL	Conversion of existing garage/store into an office.	0.27	21	B1	19/09/2017	N
	& 17/00657/FUL	Conversion of existing garage/store into an office*		14	B1	13/12/2017	
6. 29 Olympus Close	16/01039/FUL	Change of use from storage (B8) to motor vehicle repair centre (B2)*	[0.05]	[212]	B2 (change of use from B8)	07/07/2017	Y (Area 2)
7. 2 Great Colman Street IP4 2AD	17/00017/FUL	Change of use from estate agent (A2) to beauty salon (Sui Generis).	[0.01]	[70]	SG (change of use from A2)	Before 31/03/2018	N
8. 59 Knightsdale Road IP1 4JQ	17/00086/FUL	Change of use from warehousing (B8) to general industrial (B2)*	[0.43]	[2,205]	B8 to B2	Before 31/03/2018	Y (Area 3)
9. The Coach House, Gymnasium Street IP1 3NX	17/00272/FUL	Change of use from D1 (clinic) to A2 (office)*	0.01	55.9	A2	31/08/2017	N
10. 3 - 5 Foxtail Road, IP3 9RT	17/00389/FUL	Change of use from letter delivery office to light industry and storage (B1 - B8) with ancillary trade counter/retail use*	[0.26]	[1,802]	B1/B2/B8 (change of use)	06/02/2018	Y (Area 15)
11. 38 - 40 White House Road	17/00513/FUL	Erection of B8 trade counter units (2,219sqm) with ancillary retailing element, and retail food outlet (111sqm)	0.68	2,219	Vacant to B8	20/03/2018	Y (Area 2)
12. 67 Bramford Road	17/00624/FUL	Part change of use from residential flat (C3) on ground floor to beauty salon (Sui Generis)*	0.01	35.6	SG	03/03/2018	N
Total			1.45	7,633.5			
<b>Total completions - whole site</b> (sites 1, 2, 4, 9, 11, 12)			<b>1.17</b>				
of which in an existing employment area or on allocated employment land (site 1)			0.86				where the completion relates to development, redevelopment or change of use across a whole site/building
<b>Total floorspace completions</b> (sites 3, 5a&b)			<b>0.02</b>	<b>178</b>			where the completion relates to an extension or a change of use of only part of an existing

of which in an existing employment area or on allocated employment land (sites 3)	0.01	143	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
<b>TOTAL</b>	<b>1.19</b>		
of which in an existing employment area or on allocated employment land	0.87		

[Figures in brackets] are included for information but excluded from totals as the application does not result in employment floorspace gain or loss  
 \* Please note: 2324.5sqm on 0.97ha of the above totals was also approved during 2017/18 (numbers 5b, 6, 8, 9, 10, 11 and 12)

The definition of employment areas and employment allocations relates to the 2017 Ipswich Local Plan, which was in place during the monitoring year. The above shows that the majority of employment floorspace created during 2017/18 was in existing employment areas.

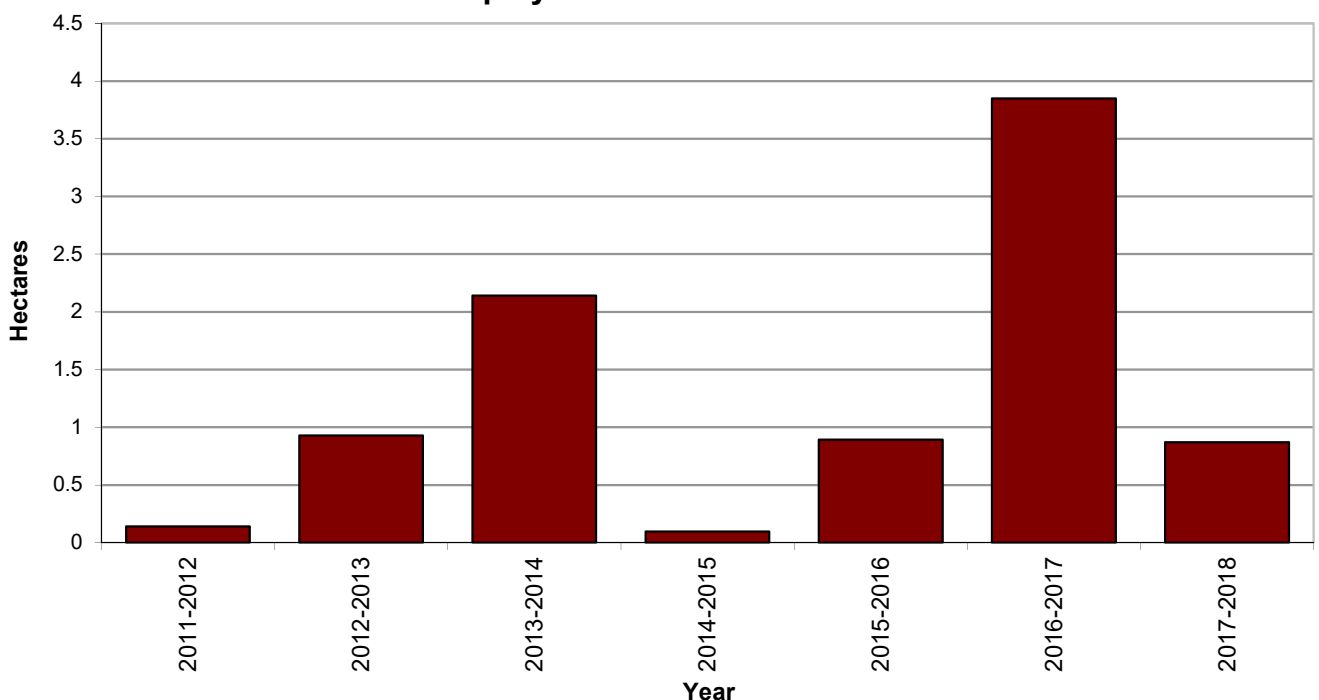
### Completions on allocated land and within existing Employment Areas

The table below shows the total employment completions on allocated and existing employment sites since April 2011. Where completions relate to extensions the additional floorspace rather than whole site area is calculated.

<b>Table 6: Completions on land allocated for employment use and within existing employment areas</b>	
<b>Monitoring period</b>	<b>Area of employment land completed (hectares)</b>
April 2011 – March 2012	0.14
April 2012 – March 2013	0.93
April 2013 – March 2014	2.14*
April 2014 – March 2015	0.097
April 2015 – March 2016	0.893
April 2016 – March 2017	3.85
April 2017 – March 2018	0.87
<b>Total since April 2011 (7 years)</b>	<b>8.92 (1.27 hectares per year)</b>
Total April 2001 to March 2011	17.02 (1.7 hectares per year)

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

### Completions on Land Allocated for Employment Use and within existing Employment Areas 2011 - 2018





## LOSS OF EMPLOYMENT FLOORSPACE

The table below shows completions during 2017/18 which resulted in a 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?
13. 20a and 22 Fore Street	14/00221/FUL	Change of use of first and second floor from B1 (offices) to 2 self-contained flats (C3) and external alterations.	0.02	182	B1 to C3	14/04/2017	N
14. 19 - 23 Fore Street, IP4 1JW	15/00239/FUL	Change of use from offices (B1) to 7 no. flats (C3) with associated parking and amenity space.	0.06	582	B1 to C3	19/09/2017	N
6. 29 Olympus Close	16/01039/FUL	Change of use from storage (B8) to motor vehicle repair centre (B2)*	[0.05]	[212]	B8 (change of use to B2)	07/07/2017	Y (Area 2)
8. 59 Knightsdale Road IP1 4JQ	17/00086/FUL	Change of use from warehousing (B8) to general industrial (B2)*	[0.43]	[2,205]	B8 (change of use to B2)	Before 31/03/2018	Y (Area 3)
15. 15 High Street, IP1 3JZ	17/00347/FUL	Change of use from office (A2) to chinese wellness centre (D1)*	0.01	53.2	A2 to D1	01/10/2017	N
10. 3 - 5 Foxtail Road, IP3 9RT	17/00389/FUL	Change of use from letter delivery office to light industry and storage (B1 - B8) with ancillary trade counter/retail use*	[0.26]	[1,802]	(change of use to B1/B2/B8)	06/02/2018	Y (Area 15)
16. 44 White House Road	17/00518/FUL	Change of use from light industrial unit (B1) to gym/health club comprising a gymnasium, rehabilitation and training, retail sales of fitness equipment, B8 storage and distribution of fitness equipment, cafe and ancillary facilities*	0.2	1,335	B1 to D2	March 2018	Y (Area 2)
17. 36 White House Road	17/00560/FUL	Change of use from (B1) office to (D2) assembly and leisure/B1 office to accommodate a live escape room*	0.01	46	B1 to D2/B1	14/08/2017	Y (Area 2)
18. 2 Orwell Place	17/00654/FUL	Change of use from Office (A2) to Escape Rooms (D2)*	0.02	130	A2 to D2	31/03/2018	N
<b>TOTAL</b>			<b>0.32</b>	<b>2,328.20</b>	<b>Completions on sites with prior approval applications resulted in the loss of a further 787sqm (see Table 9)</b>		

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

\* Please note: 1,564.2sqm on 0.24ha of the total was also approved during 2017/18 (numbers 6, 8, 10, 15, 16, 17 and 18)

The table below shows existing employment floorspace where planning permission for other uses has been granted during 2017/18.

<b>Table 8: Employment floor space lost – planning permissions approved 2017/18</b>						
<b>Application Number</b>	<b>Location of Site</b>	<b>Date of Approval</b>	<b>Area (ha)</b>	<b>Floor Space lost (sq.m)</b>	<b>Approved Use Class and Details of Approved Development</b>	<b>Inside employment area or on allocated site?</b>
17/00058/REM	7 and 12 and Colbern Engineering, The Drift, Spring Road	09/05/2017	0.1	140	Submission of reserved matters relating to outline planning permission IP/15/00071/OUT (demolition of an existing building and erection of four 2 bedroom dwellings).	N
17/00136/FUL	7 Tuddenham Road	06/04/2017	0.01	175	Erection of 2 detached dwellings and change of use of No 7 from shop with living accom to single dwelling	N
17/00211/FUL	43 Butter Market IP1 1BJ	27/04/2017	0.02	138	Change of use at first floor level from A2 to 2x one bedroomed flats	N
17/00265/FUL	655 - 657 Bramford Road	28/07/2017	0.08	28	Change of use from beauty salon/office to restaurant with internal alterations and additional car parking facilities. Retention of first floor flat.	N
17/00347/FUL	15 High Street IP1 3JZ	07/06/2017	0.01	53.2	Change of use from office (A2) to chinese wellness centre (D1). (Also completed in 2017/8)	N
17/00486/FUL	16 St Margaret's Green IP4 2BS	26/07/2017	0.01	93	Change of use from offices (B1) to retail premises (A1) and installation of replacement shop windows and doors.	N
17/00510/FUL	21 Museum Street IP1 1HE	02/08/2017	0.01	106	Change of use from an office to a dwelling.	N
17/00518/FUL	44 White House Road	24/08/2017	0.2	1,335	Change of use from light industrial unit (B1) to gym/health club comprising a gymnasium, rehabilitation and training, retail sales of fitness equipment, B8 storage and distribution of fitness equipment, cafe and ancillary facilities. (Also completed in 2017/8)	Y (Area 2)
17/00560/FUL	36 White House Road	14/08/2017	0.01	46	Change of use from (B1) office to (D2) assembly and leisure/(B1) office to accommodate a live escape room. (Also completed in 2017/8)	Y (Area 2)
17/00652/OUT	21a Cemetery Road	11/09/2017	0.03	90	Demolition of existing building (tyre fitting business) and erection of a two storey building comprising four flats.	N
17/00654/FUL	2 Orwell Place	08/09/2017	0.02	130	Change of use from Office (A2) to Escape Rooms (D2). (Also completed in 2017/8)	N
17/00665/FUL	15 - 17 Arcade Street and 15 Museum St	18/10/2017	0.05	896.2	Change of use from offices (B1) to 8 flats and 1 bedsit (C3) and external alterations.	N
17/00734/FUL	7 Queen Street	03/10/2017	0.04	424	Change of use of part of ground floor and part of basement from office to retail and alterations to shop front.	N
17/00753/FUL	1 Melville Road IP4 1PN	05/10/2017	0.01	120.5	Change of use from office (A2) to a three bedroom dwelling (C3).	N
17/00910/FUL	170 Ranelagh Road	01/11/2017	0.01	32	Change of use from combined live/work unit to wholly residential property.	N
17/00921/FUL	8 Bermuda Road	24/11/2017	0.24	854.7	Change of use from industrial (B2) to indoor climbing centre (D2).	Y (Area 15)
17/01132/FUL	Quality Furnishing, The Drift, Spring Road	22/02/2018	0.02	54	Demolition of existing warehouse and erection of dwelling (Renewal of planning permission IP/14/00707/FUL).	N
17/01134/FUL	19 - 23 Princes Street	29/01/2018	0.02	140.7	Change of use from estate agency (A2) to a medical/health centre (D1).	N
<b>TOTAL</b>			<b>0.89</b>	<b>4,856.3</b>	<b>Prior approval applications resulted in the approval of a further loss of 2,566sqm (see Table 9)</b>	

Please note: 1,564.2sqm on 0.24ha of the above total was also completed during 2017/18

In 2013, the Government changed the permitted development rules. This means that in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 in certain instances, formal planning permission does not need to be obtained for a change of use from offices (B1a) to a dwellinghouse (C3). A Prior Notification application<sup>2</sup> needs to be submitted and the local planning authority can only consider the impact of the change of use in respect of its impact on the highway, contamination and flood risk.

Since 2013 Ipswich Borough Council a total of 42 Prior Notification applications (as at 1 April 2018) have been approved for the change of use from offices to residential. A further two prior notification applications are awaiting a decision, eight have been withdrawn and five refused. These applications have the potential to result in the loss of 24,483sqm of office accommodation across the town, with a total of 22,210sqm already completed or under construction as shown in the table below. Those which are completed or under construction represent the loss of employment floorspace to residential use. This has included both large and small employment units across a range of locations in the town with 1,668 sqm being within a defined employment area.

<b>Table 9: Prior Approvals for conversion from B1 office to residential use</b>					
<b>Application Number</b>	<b>Location of Site</b>	<b>Date of Approval</b>	<b>B1 Floor Space lost (sq.m)</b>	<b>Details of Development</b>	<b>Date of Completion</b>
13/00514/P3JPA	Western House, Dunlop Road	13/08/2013	[1,668] superseded by 13/01073 below	Application for prior notification for change of use from B1 (office) to C3 (residential). In Employment Area 5.	-
13/00995/P3JPA	564 Foxhall Road	03/01/2014	26	Notification of change from office to residential property.	Jun 2014
13/00996/P3JPA	566 Foxhall Road	03/01/2014	26	Notification of change of use from office to residential property.	Jun 2014
13/01073/P3JPA	Western House, Dunlop Road	07/02/2014	1,668	Prior notification of change of use from B1 (office) to C3 (residential) with conversion of 1st to 5th floors into 35 one bed and 15 two bed flats. In Employment Area 5.	Nov 2015
13/01088/P3JPA	302 Nacton Road	14/02/2014	[50] lapsed	Prior notification of change of use of ground floor from office (B1) to residential flat (C3).	-
13/01108/P3JPA	15 St Helens Street	21/02/2014	60	Notification of change of use from offices to 5 flats.	Apr 2016
13/01110/P3JPA	Eastgate House, 45 Carr Street	11/02/2014	1,210	Notification of a change of use from offices to flats (25 units).	Feb 2016
14/00054/P3JPA	24 Princes Street	25/02/2014	161	Prior notification of conversion of offices to flats.	Sep 2014
14/00206/P3JPA	7-15 Queen Street	29/04/2014	2,500 (approx.)	Prior notification for conversion of offices to flats.	Sep 2015
14/00418/P3JPA	2 Lower Brook Mews	15/07/2014	[150] superseded by 14/00904 below	Notification for change of use from office to residential.	-
14/00501/P3JPA	231 – 233 Foxhall Road	11/08/2014	226	Application for prior notification for change of use from B1a (Office) to C3 (Residential) - two x2-bed and one x1-bed.	Oct 2014
14/00502/P3JPA	2 Turret Lane	29/07/2014	[157] superseded by 16/00022 below	Prior notification for change of use from B1(a) (Office) to C3 (Residential).	-
14/00576/P3JPA	20A – 20B Princes Street	04/09/2014	[296] superseded by 15/00878 below	Application for prior notification for change of use from B1a (office) to C3 residential.	-
14/00587/P3JPA	16 – 18 Princes Street	29/08/2014	[2,312] superseded by 15/00493 below	Notification of change of use from offices to residential flats (33 studio flats with 8 parking spaces).	-
14/00591/P3JPA	2 – 3 Friars Courtyard, 30 – 32 Princes Street	03/09/2014	[680] lapsed	Notification of change of use from offices to 6 two bedroom flats.	-
14/00743/P3JPA	3 Coachmans Court, Old Cattle Market	20/10/2014	234	Application for prior notification for change of use from B1 (office) to 3 flats.	Feb 2015
14/00810/P3JPA	St Edmund House, Rope Walk	18/11/2014	8,789	Application for prior notification for change of use from B1 (Offices) to C3 (74 Flats).	Mar 2016

<sup>2</sup> See earlier footnote 1 for more information regarding Prior Notification Procedure

14/00904/P3JPA	2 Lower Brook Mews	08/12/2014	150	Application for prior notification for change of use from B1 (office) to C3 (residential) (one x 2-bed and one x 1-bed flats)	Jan 2018
14/00949/P3JPA	30 St Matthew's Street	19/12/2014	133	Application for prior notification for change of use from B1 (office) to C3 (dwellinghouse) (two x1-bed flats).	Dec 2015
15/00011/P3JPA	Electric House, Lloyds Avenue	04/03/2015	313	Application for prior notification for change of use from B1a (Office) to C3 (residential) (Four x1-bed flats and nine x2-bed flats).	Mar 2017
15/00378/P3JPA	2 Cardinal Street	16/07/2015	278	Application for prior approval of change of use from office (B1a to four flats (C3.06).	-
15/00422/P3JPA	Orchard House, 31 - 37 St Helens St	06/07/2015	796	Application for prior approval of change of use from office (B1a) to 13 no. of 2-bed and 2 no. of 1-bed flats (C3).	Commenced
15/00493/P3JPA	16 - 18 Princes Street	27/07/2015	2,312	Notification to change of use from offices (B1a) to 32 no. residential flats.	Aug 2016
15/00537/P3JPA	7 - 11 King Street	04/08/2015	108 (approx.)	Notification of proposed change of use of first floor offices (B1 use class) into two flats.	Jun 2016
15/00616/P3JPA	1 - 2 Observation Court, 84 Princes Street	01/09/2015	929	Change of use of floorspace on the first, second and third floors from B1a (Offices) to C3 (25 flats) with parking and access at ground floor level.	Commenced
15/00878/P3JPA	20a – 20b Princes Street	18/11/2015	296	Notification of prior approval for change of use from office to four apartments.	-
15/00915/P3JPA	36 Museum Street	01/12/2015	267	Prior notification of change of use from office use (B1) to residential (C3) creating two living units (1x 1bedroom; 1x 2bedrooms).	Jan 2017
15/00993/P3JPA	25 London Road	30/12/2015	808	Notification of change of use from B1 offices to 14 flats.	Aug 2016
16/00022/P3JPA	2 Turret Lane	07/03/2016	157	Notification for prior approval for a proposed change of use from office (B1) to four single-bedroom flats (C3.06).	-
16/00348/P3JPA	32A Newton Road	31/05/2016	103	Change of use from office (B1) to residential (C3).	Jan 2017
16/00380/P3JPA	Electric House, Lloyds Avenue	15/06/2016	30	Change of use of ground floor office (B1) to 2-bed flat (C3).	Dec 2017
16/00719/P3JPA	Basement and ground floor, 148 Foundry Lane	26/09/2016	337	Change of use of ground floor office (B1) to nine apartments (C3).	Aug 2017
17/00147/P3JPA	43 Butter Market, IP1 1BJ	06/04/2017	270	Prior notification of proposed change of use of second and third floors from office (B1) to residential (three flats).	
17/00171/P3JPA	34 Museum Street	10/04/2017	420	Change of use from offices to 3 flats	Oct 2017
17/00784/P3JPA	32 Fore Street, Ipswich IP4 1JU	26/10/2017	[288] superseded by 18/00088 below	Prior notification of proposed change of use from B1 (Office) to C3 (7 flats)	
17/00871/P3JPA	27-29 Old Foundry Road	16/11/2017	130	Prior notification of proposed change of use from office (B1) to C3 (residential).	
17/00874/P3JPA	8 Angel Lane	16/11/2017	52	Prior notification of proposed change of use from office (B1) to C3 (residential).	
17/01044/P3IPA	121 Bramford Lane	11/01/2018	89	Application for prior approval of change of use from photography/framing studio (B1) to residential use (C3).	Commenced
17/01085/P3JPA	17-19 St Helen's Street, Ipswich IP4 1HE	17/01/2018	515	Application for prior notification of change from office to 9 residential flats.	Commenced
17/01206/P3JPA	19 Elm Street	16/02/2018	750 (approx.)	Prior notification of change of use from offices (B1) to 17 flats (C306)	
18/00041/P3JPA	1A Martin Road, Ipswich IP2 8BJ	08/03/2018	52	Notification for prior approval of change of use of light industrial premises (B1) to a dwellinghouse (C3).	
18/00088/P3JPA	32 Fore Street, Ipswich IP4 1JU	20/03/2018	288	Prior notification of change of use from offices to six residential units.	
<b>TOTAL loss to B1 floorspace approved since 2013</b>			<b>24,483<sup>1</sup></b>		
<b>Loss to B1 floorspace approved 2017/18</b>			<b>2,566</b>		
<b>TOTAL loss to B1 Floorspace completed</b>			<b>19,881</b>	<b>resulting in the creation of 272? dwellings A further 2,479sqm had commenced at 1<sup>st</sup> April 2018 (53 dwellings)</b>	

<b>Loss to B1 floorspace completed 2017/18</b>	<b>787</b>	<b>resulting in the creation of 13 dwellings</b>	
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<sup>1</sup> This excludes superseded and lapsed applications

## PART 1: PLANNING PERMISSIONS

The tables below show all planning permissions granted for employment uses during 2017/18 and those outstanding planning permissions at 1 April 2018. Please note that where a mix of employment use classes are permitted, the application will appear in both/all tables of relevance and that the tables include Sui Generis uses (employment generating but do not fall within the A2 or B use classes).

<b>Table 10: Employment sites with planning permission for A2 uses (Financial &amp; Professional Services)</b>						
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?
<b>TOTAL WITH PERMISSION AT 31<sup>ST</sup> MARCH 2018</b>			<b>0.0</b>	<b>0.0</b>		
<b>Total approved in 2017/18</b>			<b>0.0</b>	<b>0.0</b>		
<b>Land with unimplemented permission (Table 1)</b>			<b>0</b>	<b>0</b>		

A2 Use Class figures are included for monitoring purposes only and are not included in employment land calculations

<b>Table 11: Employment sites with planning permission for B1 uses (Offices (not A2), Research &amp; Development, Light Industry)</b>						
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?
15/00349/FUL	85 Dales Road	10/06/2015	0.14	125	Erection of three-storey office building (B1a, b or c). (Land)	Y (Area 3)
16/00146/FUL	6 Whittle Road	11/04/2016	0.93	209	Extension of first floor to create new offices and showroom, and external modifications. (Existing building is 218sqm). Commenced.	Y (Area 5)
16/00253/FUL	North Lodge, Chantry Park	23/05/2016	0.01	50	Change of use from residential (C3) to office use (B1).	N
16/00571/FUL	Crown House, Crown Street	04/08/2016	0.61	144	Erection of glazed-extension on south elevation to form new entrance and reception area. (Existing building is 8,504sqm). Commenced.	N
16/00999/FUL	14 Woodbridge Road East	19/12/2016	0.06	110	Change of use from GP surgery (D1) to 2 flats (C3) and office accommodation (B1). Commenced.	N
16/01058/FUL	65A St Matthews Street	23/12/2016	0.01	23	Change of use of first floor from residential (C3) to office (B1).	N
17/00261/FUL	Amenity land adjacent to 7 Wentworth Road	05/09/2017	0.54 <sup>^</sup>	2,673 <sup>^</sup>	Erection of warehouse/light industrial unit (B1/B2/B8) together with associated access, landscaping and parking provision. (Land)	Y (Area 15)
17/00320/FUL	The Great White Horse Hotel, 45 Tavern Street	01/06/2017	0.12	1,516	Change of use of upper floors from Hotel (C1) to Business Centre (B1) comprising individual 'start-up' suites (1,516sqm); part change of use of first floor to A3 cafe restaurant (110sqm) in association with the existing ground floor use; and conversion of four storey courtyard block into 6x one bedroom flats.	N
17/00744/FUL	Land adjacent to 30 Wharfedale Road	05/10/2017	0.05	172	Erection of new builder's office and workshop, and new vehicular access. (Land)	Y (Area 3)
17/00888/FUL	The Maltings, Princes Street IP1 1SB	19/12/2017	0.39	2,865	Change of use from disused nightclub (Sui generis) to B1 (Office complex). Commenced.	N
17/01169/FUL	Changing accommodation block, Gainsborough Sports Centre, 5 Braziers Wood Road	08/02/2018	0.15	275	Change of use from changing room block to office and storage use (charity HQ) including alteration to external appearance of existing building; raising of roof height, formation of new boundary fences, siting of storage buildings & allowance of parking spaces.	N
<b>TOTAL WITH PERMISSION AT 31<sup>ST</sup> MARCH 2018</b>			<b>3.01</b>	<b>8,162</b>		
<b>Total approved in 2017/18</b>			<b>1.25</b>	<b>7,501</b>		
<b>Land with unimplemented permission (Table 1)</b>			<b>0.73</b>	<b>2,970</b>		

<sup>^</sup> Application is listed in more than one table as has permission for a mix of use classes

**Table 12: 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?
15/00632/FUL	47 Boss Hall Road	03/09/2015	0.41	270	Erection of single-storey extension to rear of premises.(replacement of extant planning permission IP/10/00272/FUL)	Y (Area 4)
16/00529/FUL	Anglian Water Pumping Station, Belstead Road	22/07/2016	1.09	65	Erection of a sodium hypochlorite building and emergency shower. Existing buildings 558sqm	N
16/00771/FUL	22 Bluestem Road	07/10/2016	0.5	850	Extension and alteration to existing industrial building. Existing building 2,920sqm. Commenced.	Y (Area 15)
16/00956/FUL	Plot 8 Harris Way, Hadleigh Road	05/12/2016	0.87^	930^	Erection of commercial trade counter building for B2/B8 use. (Land)	Y (Area 5) and part of Site IP147
17/00086/FUL	59 Knightsdale Road IP1 4JQ	27/04/2017	[0.43]	[2,205]	Change of use from warehousing (B8) to general industrial (B2). Completed in 2017/8	Y (Area 3)
17/00261/FUL	Amenity land adjacent to 7 Wentworth Road	05/09/2017	0.54^	2,673^	Erection of warehouse/light industrial unit (B1/B2/B8) together with associated access, landscaping and parking provision. (Land)	Y (Area 15)
17/00505/FUL	51 White House Road IP1 5NT	31/07/2017	0.71	77	Erection of a first floor side extension with associated external staircase and minor elevational alterations. Existing building 741sqm. Commenced.	Y (Area 2)
<b>TOTAL WITH PERMISSION AT 31<sup>ST</sup> MARCH 2018</b>			<b>4.12</b>	<b>4,865</b>		
<b>Total approved in 2017/18</b>			<b>1.25</b>	<b>2,750</b>		
<b>Land with unimplemented permission (Table 1)</b>			<b>1.41</b>	<b>3,603</b>		

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

^ Application is listed in more than one table as has permission for a range of use classes

**Table 13: 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?
15/00506/FUL	Plots 2 and 3 Harris Way, Hadleigh Road	06/07/2017	2.05	6,707	Erection of 2 B8/trade counter commercial buildings to create 4 units with associated estate road extension and allied external works (Plot 2 - 4,423sqm, Plot 3 - 2,284sqm). (Land)	Y (Area 5) and part of Site IP147
16/00516/FPI3	7 Constantine Road, IP1 2DP	30/06/2016	[0.08]	[888]	Application by Ipswich Borough Council. Change of use from bus workshop/storage (B2/B8) to general storage (B8).	Y (Area 7)
16/00734/FUL	Store rear of 30 St Matthews Street, IP1 3EU	26/09/2016	0.04	370	Creation of separate storage unit from storage unit previously part of adjacent retail store.	N
16/00898/FUL	Agricultural Land Whitton Lane, Fisk's Lane and Corporation Farm, Old Norwich Road	12/01/2018	3.63	13,378	Construction of regional distribution centre comprising 11,508sqm of warehousing (B8) with 1,850sqm of ancillary offices; battery charging area; collection area for trade customers; car parking; new access; landscaping and associated bunding; alteration to site levels; and boundary fence. (Land)	Y (Area 1) and part of Site IP140
16/00956/FUL	Plot 8 Harris Way, Hadleigh Road	05/12/2016	0.87^	930^	Erection of commercial trade counter building for B2/B8 use. (Land)	Y (Area 5) and part of Site IP147
17/00261/FUL	Amenity land adjacent to 7 Wentworth Road	05/09/2017	0.54^	2,673^	Erection of warehouse/light industrial unit (B1/B2/B8) together with associated access, landscaping and parking provision. (Land)	Y (Area 15)
17/00513/FUL	38 - 40 White House Road	29/11/2017	0.68	2,219	Erection of B8 trade counter units (2,219sqm) with ancillary retailing element, and retail food outlet (111sqm). (Land). Completed in 2017/8	Y (Area 2)

17/00831/FUL	Heavy Goods Vehicle Testing Station, Holbrook Road IP3 0JE	27/12/2017	[1.3]	[864]	Change of use from former VOSA HGV testing facility (SG) to storage and distribution centre (B8). Commenced.	Y (Area 12)
17/01035/FUL	6 - 8 Tuddenham Avenue IP4 2HE	22/12/2017	[0.05]	[285]	Change of use from B2 (stonemasonry works) to roof tiles and scaffolder's yard (B8 storage).	N
<b>TOTAL WITH PERMISSION AT 31<sup>ST</sup> MARCH 2018</b>			<b>7.13</b>	<b>24,058</b>	(excluding 2,219sqm completed before 31 <sup>st</sup> March 2018)	
<b>Total approved in 2017/18</b>			<b>6.90</b>	<b>24,977</b>		
<b>Land with unimplemented permission (Table 1)</b>			<b>7.09</b>	<b>23,688</b>		

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

^ Application is listed in more than one table as has permission for a range of use classes

**Table 14: 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?
16/00669/FUL	7 & 9 Crane Boulevard  Plot 9 Futura Park. (Land to the west of Ransomes Way, Nacton Road)	28/09/2016	1.24	2,331	Construction of two motor vehicle dealerships comprising showrooms; workshops; MOT testing; offices; vehicle/parts storage and ancillary wet and dry valet buildings; external car display and parking; waste storage compound; hard and soft landscaping; and two new vehicular accesses onto Crane Boulevard. (Land). Commenced	Y (Area 17 and part of Site IP141a)
16/00900/FUL	3 Crane Boulevard  Plot 10 Futura Park (Land to the west of Ransomes Way, Nacton Road)	22/12/2016	0.97	1,530	Construction of a motor vehicle dealership including customer sales area, offices, workshop, MOT testing, parts storage, single-storey wet valet building, associated external parking, circulation spaces, compound and provision of a new site access. (Land). Commenced.	Y (Area 17 and part of Site IP141a)
16/00988/FUL	275 - 281 Duke Street IP3 0BX	11/09/2017	0.01	111	Change of use of vacant site to laundrette and insertion of extraction outlet.	N
17/00040/FUL	360 Nacton Road, IP3 9NA	10/03/2017	[0.02]	[172]	Change of use to betting shop (Sui Generis) from former bank (A2) and creation of new rear entrance.	N
17/00327/FUL	3 Elm Street IP1 1EY	26/05/2017	[0.01]	[50]	Change of use from offices (A2/B1) to beauty therapist (Sui Generis).	N
17/00408/FUL	32 Foftail Road IP3 9BE	12/07/2017	0.54	1,000	Erection of new car showroom with associated offices, new surfacing and landscaping. Supersedes 16/00045/FUL. (Land). Commenced.	Y (Area 15)
17/00963/FUL	34 St Matthews Street	29/11/2017	0.01	60	Change of use from retail shop (A1) to drop-in advice centre administrative and teaching centre (Sui Generis).	N
<b>TOTAL WITH PERMISSION AT 31<sup>ST</sup> MARCH 2018</b>			<b>2.77</b>	<b>5,032</b>		
<b>Total approved in 2017/18</b>			<b>0.56</b>	<b>1,171</b>		
<b>Land with unimplemented permission (Table 1)</b>			<b>0</b>	<b>0</b>	(with a further 4,861sqm on 2.75ha commenced)	

The total floorspace of all planning permissions granted for employment use between 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2018 was 30,123sqm on 8.01ha.



## EXTANT PLANNING PERMISSIONS

Extant planning permissions are those where the planning permission is still valid (i.e. related development has started but not been completed and the planning permission has not expired). The table below shows the total extant planning permissions for each employment use type, within and outside employment areas. Changes of use from/to non-employment use classes are included within the figures.

<b>Table 15: Total additional floorspace with planning permission (sqm) at 1<sup>st</sup> April 2018</b> (see Tables 10 to 14 for details)			
Use Classes Order	Total within Employment Area (sqm)	Total Outside Employment Area (sqm)	Combined Total (sqm)
A2 - Financial and professional services	0	0	0
B1 - Business (Offices, Research & Development, Light Industry)	3,179	4,983	8,162
B2 - General Industry	2,127 <sup>^</sup>	65	2,192 <sup>^</sup>
B8 - Storage and Distribution	20,085 <sup>^~</sup>	370	20,455 <sup>^~</sup>
Sui Generis (SG)	4,861	171	5,032
Outline	0	0	0
<b>Total</b>	<b>32,252 sqm</b>	<b>5,589 sqm</b>	<b>35,841 sqm</b> (9,116sqm commenced)
of which is not included in Table 1 (Land)	<b>1,406</b>	<b>5,589</b>	<b>6,995</b> (4,255sqm commenced)

<sup>^</sup> Excludes 2,673sqm already included in B1 as planning permission has been granted for a range of use classes

<sup>~</sup> Excludes 930sqm already included in B2 as planning permission has been granted for a range of use classes

In addition to the totals in Table 15, application 16/00103/FUL on the site of 8 to 16 Central Avenue in Employment Area 15 has been approved subject to the signing of a Section 106 agreement. It will provide an extra 12,567sqm of B1c/B2/B8 floorspace.

See Table 1 for **Land with planning permission**.

### PART 3: SURVEY OF EMPLOYMENT AREAS

The table below show the occupants of premises within the defined employment areas, and identify any units or land which are vacant (as surveyed through site visit between November 2018 and January 2019), 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.

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

#### 1. Ipswich Business Park, North of Whitton Lane (new employment area since 2017)

Unit	Address	Post Code	Occupant 2017	Change?	New occupant 2018
Anglia Parkway North	Anglia Business Park, Ipswich	IP1 5QL	Ceramic Tile Distributors	No	N/A
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	IP1 5QL	<b>Vacant</b> land 0.78ha <b>Vacant 1</b>	No	N/A
Vacant Land, Bury Road North	Adjacent to Anglia Business Park, Ipswich		<b>Vacant</b> allocated land 6.93 ha <b>Vacant 2</b>	No	N/A

#### 2. White House Industrial Estate, White House Road (formerly Area 1)

Unit	Address	Post Code	Occupant 2017	Change?	New Occupant 2018
Unit to rear of 667	Norwich Road / White House Road	IP1 6JZ	Cooper Ipswich Mini & BMW MOT facility	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 1-3, 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	Safer Neighbourhood Team	<b>Yes</b>	Arc Recruitment
Unit 5-7, Alpha Business Park	16-18 White House Rd	IP1 5LT	Harmony Law	<b>Yes</b>	Ross Coates
Unit 8, Alpha Business Park	20 White House Road	IP1 5LT	Futures for Children	No	N/A
Unit 9, Alpha Business Park	22 White House Road	IP1 5LT	East Anglia Air Ambulance	<b>Yes</b>	TMAC Wireless Solutions
Unit 10, Alpha Business Park	24 White House Road	IP1 5LT	Fargo Systems	No	N/A
Unit 11, Alpha Business Park	26 White House Road	IP1 5LT	Ben Coomber	No	In use but no signage.
Unit 12, Alpha Business Park	28 White House Road	IP1 5LT	Seakargo	No	In use but no signage

30	White House Road	IP1 5LX	Jackson Civil Engineering / SEH French Ltd	No	N/A
30 a & b	White House Road	IP1 5LX	Hammond Cars	No	N/A
32	White House Road	IP1 5LX	REH Kennedy	No	N/A
Unit 1, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd	<b>Yes</b>	<b>Vacant</b>
Unit 2, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd	<b>Yes</b>	<b>Vacant</b>
Unit 3, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd	<b>Yes</b>	<b>Vacant</b>
Unit 4, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd	<b>Yes</b>	<b>Vacant</b>
Unit 5, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd	<b>Yes</b>	<b>Vacant</b>
Unit 6, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd	<b>Yes</b>	<b>Vacant</b>
Unit 7, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd	<b>Yes</b>	<b>Vacant</b>
Unit 8, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd	<b>Yes</b>	<b>Vacant</b>
Unit 9, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd	<b>Yes</b>	<b>Vacant</b>
Unit 10, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd	<b>Yes</b>	<b>Vacant</b>
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	Universal Asset Protection Ltd	<b>Yes</b>	<b>Vacant</b>
Unit 5, 36 Dencora Business Centre	White House Road	IP1 5LZ	Vacant	<b>Yes</b>	PDC
Unit 6-8, 36 Dencora Business Centre	White House Road	IP1 5LZ	BIG Ltd (PDC)	No	N/A
Unit 9, 36 Dencora Business Centre	White House Road	IP1 5LZ	Regional Roofing Ltd	No	Renamed SIG roofing (regional roofing in brackets)
Essex Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Agility Geologistics	No	N/A
Norfolk Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Baltimore Group	<b>Yes</b>	Ipswich Escape Room
Suffolk Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Vacant 2	<b>Yes</b>	Ipswich Escape Room
Cumbria Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Big Ltd (PDC)	No	N/A
Devon Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Welcome Financial Services	<b>Yes</b>	Morses Club
Dorset Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	BlueBird Care	No	N/A
Sussex Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Onyx Construction Consultants	No	N/A

Cornwall Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Sound Solution Consultants Ltd	No	N/A
Durham Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	BlueBird Care	No	N/A
Hereford Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Babcock Training	Yes	Fred Olsen
Surrey Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	<b>Vacant 4</b>	Yes	Fred Olsen
Somerset Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Vacant 4	Yes	Fred Olsen
Sudbury House, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	SNAP (Support and Advice Project)	No	N/A
Land adj. Dencora Business Centre	Whitehouse Road	IP1 5LU	Easy Store / Cash for Clothes	No	N/A
1 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	SafeStore	Yes	Self Storage
2 Quantum Business Park, 38	Whitehouse Road		Tool Station	No	N/A
3 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	Anglia Tool Centre	No	N/A
4 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	<b>Vacant 9</b>	Yes	Euro Car Parts
5 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	Euro Car Parts	No	N/A
6 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	N/A New Building (part of vacant site now developed 17/00513/FUL)	Yes	U Plastics
7 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	N/A New Building (part of vacant site now developed 17/00513/FUL)	Yes	U Plastics
8 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	N/A New Building (part of vacant site now developed 17/00513/FUL)	Yes	Edmundson Electrical Ltd
9 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	N/A New Building (part of vacant site now developed 17/00513/FUL)	Yes	Autoglass
10 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	N/A New Building (part of vacant site now developed 17/00513/FUL)	Yes	Greggs
42	White House Road	IP1 5LL	Fred Olsen Ltd	No	N/A
44	White House Road	IP1 5NX	Vacant 6	Yes	FTC Gym
46	White House Road	IP1 5NX	Carlsberg Distribution Centre	Yes	Whitehouse Distribution Centre
51	White House Road	IP1 5NT	Watson & Hillhouse (Plant Hire) Ltd	No	N/A
53-56	White House Road	IP1 5PB	Hawk Hemisphere	No	N/A
2 Olympus Close	Olympus Close	IP1 5LJ	Land leased by Fred Olsen	Yes	Fred Olsen Travel
1 Olympus Close	Olympus Close	IP1 5LJ	SEH Windows and Doors Ltd	No	N/A
1a Olympus Close	Olympus Close	IP1 5LJ	Lindacre/Ssang Yong	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	No	N/A
West Engineering	Olympus Close	IP1 5LJ	West Engineering	No	N/A

Speedy Space	Olympus Close	IP1 5LJ	Taydal Surfacing	No	N/A
21	Olympus Close	IP1 5LJ	U Plastics	<b>Yes</b>	<b>Vacant</b>
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	Grabhams Autocentre 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	WoodEng	<b>Yes</b>	AFL Cosmetic Solutions Ltd
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	<b>Vacant 7</b>	<b>Yes</b>	BPW Ltd
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	DX Network Systems	No	N/A
49 (Unit 7, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	DX Network Systems	No	N/A
47 (Unit 8, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Lean Business	No	N/A
45 (Unit 9, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Birchwood Caravans	No	N/A
43 (Unit 10, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Morrells	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	No	N/A
37 (Unit 13, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Proshine/Robinsons	<b>Yes</b>	Robinsons Ipswich
35 (Unit 14, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Purple Networks	<b>Yes</b>	HTM
33 (Unit 15, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Solutions on Security	<b>Yes</b>	JAPS Security
31 (Unit 16, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	We Want Any Car	No	N/A
2	Goddard Road East	IP1 5NY	Plumb Centre	<b>Yes</b>	Wolseley
1	Goddard Road East	IP1 5NY	John Grose Peugeot	No	N/A
4	Goddard Road East	IP1 5NY	Robinsons Motor Group	No	N/A
1	Goddard Road	IP1 5NP	Red Dot Europe Ltd	No	N/A
2A	Goddard Road	IP1 5NP	UK Poultry Ltd	No	N/A
2B	Goddard Road	IP1 5NP	Kenday Engineering	<b>Yes</b>	M + S Contractors
3 (Phoenix House)	Goddard Road	IP1 5NP	Suffolk County Council	No	N/A
4	Goddard Road	IP1 5NP	Sanctuary Housing Association	<b>Yes</b>	Vertas
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	EWI Store	No	N/A
14	Goddard Road	IP1 5NP	Purlings	No	N/A
16	Goddard Road	IP1 5NP	Enterprise	No	N/A

18	Goddard Road	IP1 5NP	Fred Olsen Ltd	No	N/A
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	Salon Services	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, White House Business Centre	Lovetofts Drive	IP1 5NZ	Newell Properties Developments Ltd	No	N/A
Unit 2	Lovetofts Drive	IP1 5NZ	BR Cowells Arrow	No	N/A
Unit 3	Lovetofts Drive	IP1 5NZ	Action International	No	N/A
Unit 4	Lovetofts Drive	IP1 5NZ	GAC Shipping & Logistics	No	N/A
Unit 5	Lovetofts Drive	IP1 5NZ	Lombard Shipping	No	N/A
Unit 6	Lovetofts Drive	IP1 5NZ	Lombard Shipping	No	N/A
Whitehouse Enterprises	Lovetofts Drive	IP1 5NZ	Realise Futures	No	N/A
Beacon House	53-68 Whitehouse Rd	IP1 5PB	Coroners Court	No	N/A
Beacon House	53-68 Whitehouse Rd	IP1 5PB	Ross Coates Solicitors	No	N/A
Beacon House	53-68 Whitehouse Rd	IP1 5PB	Fred Olsen	No	N/A
Beacon House	53-68 Whitehouse Rd	IP1 5PB	Vertas	No	N/A
Beacon House	53-68 Whitehouse Rd	IP1 5PB	Sanctuary Housing	No	N/A
Landmark House	2 Egerton Road	IP1 5PF	Suffolk Constabulary	No	N/A
Landmark House	3 Egerton Road	IP1 5PF	Suffolk County Council	No	N/A
Landmark House	4 Egerton Road	IP1 5PF	Suffolk Facilities Management	No	N/A

### 3. Knightsdale Road/Wharfedale Road (formerly Area 2)

Unit	Address	Post Code	Occupant 2017	Change ?	New Occupant 2018
20	Knightsdale Road	IP1 4JJ	Motor Guru	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	P. Caley Groundworks (and Premier Classic Cars office)	Yes	Topbond PLC Group
31	Knightsdale Road	IP1 4JJ	Coffeelink	No	N/A
32	Knightsdale Road	IP1 4JJ	Wyards	No	N/A
33	Knightsdale Road	IP1 4JJ	Felgains Care & Mobility	No	N/A
39	Knightsdale Road	IP1 4JJ	Ridgeons	No	N/A
40 - 44	Knightsdale Road	IP1 4JJ	BR - Needhams	No	N/A
50 (44A)	Knightsdale Road	IP1 4JJ	Jehovah Witnesses Foundation	No	N/A
43	Knightsdale Road	IP1 4JJ	Turner; Christy & Norris Ltd	No	N/A
Unit 1, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Ultimate Fitness and Nutrition	Yes	HITZone
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	No	N/A
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	<b>Yes</b>	Corbel
59	Knightsdale Road	IP1 4JQ	Bradleys (Stowmarket) Ltd	<b>Yes</b>	IVC Fleet Specialist
2	Wharfedale Road	IP1 4JP	Vacant	Yes	Suffolk Deaf Association
4	Wharfedale Road	IP1 4JP	Home Call	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	Mr S C Vincent T/A S G Engineering	No	N/A
12	Wharfedale Road	IP1 4JP	Mamba Martial Arts	No	N/A
14	Wharfedale Road	IP1 4JP	Colour Plan	<b>Yes</b>	Mansion House Publishing
16	Wharfedale Road	IP1 4JP	Colour Plan	<b>Yes</b>	Musical marketing
18	Wharfedale Road	IP1 4JP	Colour Plan Print & Design Ltd	No	N/A
20	Wharfedale Road	IP1 4JP	Boswell Printers	No	N/A
22	Wharfedale Road	IP1 4JP	SG System Products	No	N/A
30	Wharfedale Road	IP1 4JP	Needhams	No	N/A
9	Wharfedale Road	IP1 4JP	National Grid	<b>Yes</b>	Cadent
71-77	Dales Road	IP1 4JR	Harts Carpet World and Hartwood Flooring	No	N/A
79	Dales Road	IP1 4JR	Vacant	No	<b>N/A Vacant</b>
83	Dales Road	IP1 4JR	East Anglian Mini Centre	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 3	85 Dales Road	IP1 4JR	The Little Cake Place	No	N/A
Unit 4	85 Dales Road	IP1 4JR	Bespoke Stone	No	N/A
89	Dales Road	IP1 4JR	Indespension	No	N/A
91	Dales Road	IP1 4JR	R T Training Solutions	No	N/A
Unit 1 Dales Court Business Centre	95 Dales Road	IP1 4JR	Hatfields Catering	No	N/A
Unit 2 Dales Court Business Centre	95 Dales Road	IP1 4JR	Welch Refrigeration & Lemon Pie Design	No	N/A
Unit 3 Dales Court Business Centre	95 Dales Road	IP1 4JR	Dance and Dean	No	N/A
Unit 4 Dales Court Business Centre	95 Dales Road	IP1 4JR	Dance and Dean	No	N/A
Unit 5 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vance Plasters, Bernard Baker	No	N/A

			Accounting, Rhine Accounting, Nest		
Unit 6 Dales Court Business Centre	95 Dales Road	IP1 4JR	Primal Raw	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 Trucks & Bus Parts Ltd.	<b>Yes</b>	Primal Raw
Unit 9 Dales Court Business Centre	95 Dales Road	IP1 4JR	Caterhire (Ipswich) Ltd	<b>Yes</b>	Simply Climate Control
Unit 10 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vista Glass	No	N/A
Unit 11 Dales Court Business Centre	95 Dales Road	IP1 4JR	The Hot Sausage Company	<b>Yes</b>	Paul Handyman Services
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	No	N/A
Unit 15 Dales Court Business Centre	95 Dales Road	IP1 4JR	484 Office Furniture Ltd	No	N/A
Unit 16 Dales Court Business Centre	95 Dales Road	IP1 4JR	Parkward Ipswich Ltd.	No	N/A
Unit 17 Dales Court Business Centre	95 Dales Road	IP1 4JR	Ipswich Rider Training (Orwell)	No	N/A
Unit 18 Dales Court Business Centre	95 Dales Road	IP1 4JR	Anglia Foilblocking & PJ Labels	No	N/A
Unit 19 Dales Court Business Centre	95 Dales Road	IP1 4JR	Fulcher Sports and Technology Ltd	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	Post Code	Occupant 2017	Change ?	New Occupant 2018
Dairy Crest	Boss Hall Road	IP1 5BN	<b>Vacant 1</b>	No	N/A <b>Vacant</b>
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 Leyland Decorating Centre	No	N/A
5	Boss Hall Road	IP1 5BN	Fair View	<b>Yes</b>	FLG Services
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	Andrew Page Autoparts People	No	N/A



8	Boss Hall Road	IP1 5BN	German, Swedish, French Car Parts	No	N/A
9	Boss Hall Road	IP1 5BN	Hermes	No	N/A
9a	Boss Hall Road	IP1 5BN	IP & PS Industrial	No	N/A
9b	Boss Hall Road	IP1 5BN	National Blood Service	No	N/A
10	Boss Hall Road	IP1 5BN	Tip and Lift	<b>Yes</b>	Gallagher
11	Boss Hall Road	IP1 5BN	Tip and Lift	No	N/A
12	Boss Hall Road	IP1 5BN	Vesto Ltd	No	N/A
13	Boss Hall Road	IP1 5BN	<b>Vacant 3</b>	No	<b>N/A Vacant</b>
14	Boss Hall Road	IP1 5BN	CAR Refinishers (Colchester Auto Refinishing Supplies Ltd)	No	N/A
15	Boss Hall Road	IP1 5BN	Fit Marketing Ltd	<b>Yes</b>	Ipswich Tool Centre
16	Boss Hall Road	IP1 5BN	Obsession Auto Systems	<b>Yes</b>	<b>Vacant</b>
17	Boss Hall Road	IP1 5BN	<b>Vacant 6</b>	<b>Yes</b>	Car Repairs (no name)
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	Dairy Crest	No	N/A
20a	Boss Hall Road	IP1 5BN	Dairy Crest	No	N/A
21	Boss Hall Road	IP1 5BN	East of England Co-op (Vehicle Parking)	No	N/A
22-31	Boss Hall Road	IP1 5BN	East of England Co-op Federal Warehouse	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	No	N/A
37	Boss Hall Road	IP1 5BN	Factair Ltd	No	N/A
38	Boss Hall Road	IP1 5BN	Suffolk Fastener	No	N/A
39	Boss Hall Road	IP1 5BN	Gill Insulation Contractors	No	N/A
40	Boss Hall Road	IP1 5BN	C B D S Design Llp	No	N/A
41-45	Boss Hall Road	IP1 5BN	FAS Ipswich Ltd.	No	N/A
46	Boss Hall Road	IP1 5BN	Monumart	<b>Yes</b>	<b>Vacant</b>
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
23	Boss Hall Road	IP1 5BN	Tbf Scaffolding	No	N/A
23a	Boss Hall Road	IP1 5BN	Dairy Crest (parking)	No	N/A

## 5. Hadleigh Road Industrial Estate, including Elton Park

Unit	Address	Post Code	Occupant 2017	Change?	New Occupant 2018
Bolton Aerospace	Hadleigh Road	IP2 0EG	Bolton Aerospace	Yes	Lebronze alloys UK
Western House, Floor 1	Hadleigh Road Ind Est.	IP2 0HP	Residential	No	N/A
Western House, Floor 2	Hadleigh Road Ind Est.	IP2 0HP	Residential	No	N/A
Western House, Floor 3	Hadleigh Road Ind Est.	IP2 0HP	Residential	No	N/A
Western House, Floor 4	Hadleigh Road Ind Est.	IP2 0HP	Residential	No	N/A
Western House, Floor 5	Hadleigh Road Ind Est.	IP2 0HP	Residential	No	N/A
Vacant plots at Harris Way	Hadleigh Road	IP2 0HP	<b>Vacant</b> land (5.00ha) <b>Vacant 1</b>	No	N/A <b>Vacant allocated land</b> 4.7ha. Further 0.3ha vacant outside allocated area Planning permissions 15/00506/FUL & 16/00956/FUL on part site
Norris House	Hadleigh Road	IP2 0HU	<b>Vacant 2</b>	Yes	Ipswich Vingard
160	Hadleigh Road	IP2 0HH	Community Action Suffolk	No	N/A
Unit 1a	Elton Park	IP2 0DD	Tube Way Sales	No	N/A
Unit 2a	Elton Park	IP2 0DD	Clarks	Yes	CDC Body Shop
Unit 3a	Elton Park	IP2 0DD	Top Gun	Yes	CDC Body Shop
Unit 4a	Elton Park	IP2 0DD	Top Gun	Yes	CDC Body Shop
Unit 1b	Elton Park	IP2 0DD	P Stevenson Joinery	Yes	Transform Upholstery
Unit 2b	Elton Park	IP2 0DD	AA Motor Medic	Yes	KC Wheel alignment specialist
Unit 3b	Elton Park	IP2 0DD	Technic Garage	No	N/A
Unit 4b	Elton Park	IP2 0DD	AA Motor Medic	No	N/A
Unit 5b	Elton Park	IP2 0DD	<b>Vacant 3</b>	Yes	AA Motor Medic
Unit 1c	Elton Park	IP2 0DD	M.Sarkus, E Draugelis, V Morozov	Yes	<b>Vacant</b>
Unit 2c	Elton Park	IP2 0DD	S Clarke Vehicle Engineers	No	N/A
Unit 3c	Elton Park	IP2 0DD	<b>Vacant 4</b>	Yes	T + R Ices
Unit 4c	Elton Park	IP2 0DD	Quay Welding Services Ltd	No	N/A
Unit 5c	Elton Park	IP2 0DD	Top Parcel	Yes	<b>Vacant</b>
Unit 6c	Elton Park	IP2 0DD	Boots the Chemist Ltd	No	N/A
Vacant land	Elton Park	IP2 0DD	Vacant (1.15 ha) <b>Vacant 5</b>	No	N/A <b>Vacant land</b> 1.15ha
Easy Store 24/7	Elton Park	IP2 0DD	Easy Store 24/7	No	N/A
Tubeway Sales	Elton Park	IP2 0DD	Tubeway Sales	No	N/A
Ellenor House	Elton Park	IP2 0DD	DHE	No	N/A
A&R Building	Elton Park	IP2 0DD	Fortress	No	N/A
Marine & Auto Electrics	Elton Park	IP2 0DD	CC Tyres	Yes	A to B Tyres
Storage Warehouse	Elton Park	IP2 0DD	<b>Vacant 6</b>	Yes	Storage Warehouse
1 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Universal Tyre & Autocentre	No	N/A

7 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Foreward Floors	No	N/A
Graphic House,9 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Wiremek	No	N/A
9 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	XL Windows	No	N/A
11 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Capital Hair & Beauty Supplies	No	N/A
2 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Cavalier Haulage	No	N/A
Unit 7 Rutherford Centre, 4	Hadleigh Road Ind Est.	IP2 0UG	A+A Dental	No	N/A
Unit 6 Rutherford Centre, 6	Hadleigh Road Ind Est.	IP2 0UG	CCS Cares	<b>Yes</b>	Suffolk Facilities Management
Unit 5 Rutherford Centre 8	Hadleigh Road Ind Est.	IP2 0UG	My Hounds Wash & Groom	<b>Yes</b>	Viking Medical Solutions
Unit 4 Rutherford Centre, 10	Hadleigh Road Ind Est.	IP2 0UG	Robin Dinmore	<b>Yes</b>	Langham Associates
Unit 3 Rutherford Centre, 12	Hadleigh Road Ind Est.	IP2 0UG	Keepmoat Construction and Development	No	N/A
Unit 2 Rutherford Centre, 14	Hadleigh Road Ind Est.	IP2 0UG	Chummy Musical	No	N/A
Unit 1 Rutherford Centre, 16	Hadleigh Road Ind Est.	IP2 0UG	Fushia Homecare	No	N/A
18 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Lambourne International Ltd	No	N/A
Bella Ho, 20 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Alfa Bella	No	N/A
22 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	ICOSYS	<b>Yes</b>	ICOSYS + Adapt
24 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Blackwell Academy Martial Arts Excellence	No	N/A
1 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Nogeta Upholstry	No	N/A
2 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Printing Supplies	No	N/A
3 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Sharp Aesthetics	No	N/A
4 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	A J Hughes	<b>Yes</b>	IT Aluminium
5 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Prosound	No	N/A
6 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Ipswich Utilities	No	N/A
7 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Ipswich Trade Frames	No	N/A
8 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Ipswich Trade Frames	No	N/A
9 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Karl Anderson T/A K A Promotions	No	N/A
10 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Mr Peter Whittle	No	N/A
11 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Mr G Vincent	<b>Yes</b>	<b>Vacant</b>
12 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Martin C Gilbert Electricians	No	N/A
13 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Project 11	<b>Yes</b>	CIOB Offices

14 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	L&L Electricals	No	N/A
15 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Procast Ltd	No	N/A
16 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Brookhouse Volvo Parts	No	N/A
17 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Club Colours	No	N/A
18 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Eastern Entertainment Services Ltd (EES Music)	No	N/A
19 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Eastern Entertainment Services Ltd (EES Music)	No	N/A
20 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Seasons Catering (Formerly Seasons Ltd)	No	N/A
21 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Stav Print	No	N/A
22 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	<b>Vacant 12</b>	<b>Yes</b>	Lankesters Conservatory
23 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Falcon Windows	No	N/A
24 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Falcon Glass and Windows	No	N/A
25 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Ipswich Trade Frames	No	N/A
26 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Ipswich Trade Frames	No	N/A
4 Brunel Rd	Hadleigh Road Ind Est.	IP2 0EF	Ancient House Press	No	N/A
8 Brunel Rd	Hadleigh Road Ind Est.	IP2 0EX	British Oxygen Co Ltd	<b>Yes</b>	<b>Vacant</b>
5 Brunel Rd	Hadleigh Road Ind Est.	IP2 0UB	Splash	No	N/A
Land adj. to 5 Brunel Rd	Hadleigh Road Ind Est.	IP2 0UB	Pack and Stack	No	N/A
1 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Deben Print Co	No	N/A
3 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Pack Stack Self Storage	No	N/A
5 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Wardley Electronics	No	N/A
7 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Wardley Electronics	<b>Yes</b>	<b>Vacant</b>
9 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Wardley Electronics	<b>Yes</b>	Best Badges
11 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Carr Road Distribution Ltd	No	N/A
13 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Orwell Housing	No	N/A
15 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Orwell Housing	No	N/A
Opposite 4 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD			Self-storage facility
8 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Window Clean Centre	No	N/A
6 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Cleaning Technicians	<b>Yes</b>	Window Clean Centre
4 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Dulux Decorator Centre	No	N/A

2 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Tools with a mission	No	N/A
1 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Magnet Plc	No	N/A
3 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Motor Parts Direct	No	N/A
5 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Bolton Recycling/ Euroshred	<b>Yes</b>	Euroshred
7 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Gofer Ltd	No	N/A
11 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Edmunson Electrical Ltd	<b>Yes</b>	<b>Vacant</b>
13 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	BOC Gas & Gear	No	N/A
17 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Total Tiles	No	N/A
19 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Transco	No	N/A
25 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Tuffnells Parcels Express Ltd	No	N/A
2 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Euromix Concrete	No	N/A
10 Crompton Road	Hadleigh Road Ind Est.	IP2 0UB	Kocurek Excavators	No	N/A
6 Crompton Rd	Hadleigh Road Ind Est.	IP2 0UF	Speedy Services	No	N/A
8 Crompton Rd	Hadleigh Road Ind Est.	IP2 0UF	Howden's Joinery	No	N/A
5 Crompton Rd	Hadleigh Road Ind Est.	IP2 0UQ	Booker Cash & Carry	No	N/A
1 Baird Close	Hadleigh Road Ind Est.	IP2 0UF	Yodel	No	N/A
2 Baird Close	Hadleigh Road Ind Est.	IP2 0UF	Fuller Davis Printing	No	N/A
1 Whittle Road	Hadleigh Road Ind Est.	IP2 0UH	Eastern Facilities Management Solutions (SCC)	<b>Yes</b>	Vertas IEM Caterquip
6 Whittle Road	Hadleigh Road Ind Est.	IP2 0UH	Mattisons	No	N/A
8 Whittle Rd	Hadleigh Road Ind Est.	IP2 0UH	Ancient House Printing Group	<b>Yes</b>	Bedding Company
Gipping Ho, 7 Whittle Rd	Hadleigh Road Ind Est.	IP2 0UH	Ipswich Borough Contracts	No	N/A

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

Unit	Address	Post Code	Occupant 2017	Change?	New Occupant 2018
517	London Rd	IP2 0ST	YMCA Training	No	N/A
519	London Road (and 1 Scrivener Drive)	IP2 0SD	Provedea / Landspeed	No	N/A
Rear of 1	Scrivener Drive	IP2 0SD	<b>Vacant 1</b>	<b>Yes</b>	Truck Force
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	Toolhire Express & Lux Traffic Management (Part of A Plant so no change of occupier)	No	N/A
9	Scrivener Drive	IP2 0SD	Toolhire Express & Lux Traffic Management (Part of A Plant so no change of occupier)	No	N/A

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

Unit	Address	Post Code	Occupant 2017	Change?	New Occupant 2018
88	Princes Street	IP1 1RY	Avanti Autos	No	N/A
90-98	Princes Street	IP1 1RY	Aspire Cars	No	N/A
100	Princes Street	IP1 1RY	<b>Vacant 1</b>	No	<b>Vacant land (0.07ha)</b>
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	~	IBC Car Park	No	N/A
Portman House	120 Princes Street	IP1 1RS	Archant Magazines	No	N/A
141 – 145 (Providence House)	Princes Street	IP1 1QJ	<b>Vacant 2</b>	<b>Yes</b>	Birketts LLP
153	Princes Street	IP11QB	Suffolk Life	No	N/A
Connexions, 159	Princes Street	IP11QH	Vacant 3	Yes	Multi-Occupiers (majority occupied)
Royal Mail	Commercial Road	IP1 1AA	Royal Mail Sorting Office	No	N/A
Fire Station	Princes Street	IP1 1RS	Fire Station	No	N/A
Police Car Park	Chancery Road	~	SCC Car Park	No	N/A
1	Russell Road	IP1 2AG	Crown Court	No	N/A
Endeavour House, 8	Russell Road	IP1 2QW	Suffolk County Council	No	N/A
3-7 (Land rear of Grafton House)	Russell Road	IP1 2DE	Vacant (0.31 ha) Vacant 4	No	<b>N/A Vacant allocated land (0.31ha)</b>
9	Russell Road	IP1 2DE	Handlesbanken	No	N/A
11	Russell Road	IP1 2DE	Cool Beanz	No	N/A
13	Russell Road	IP1 2DE	<b>Vacant 5</b>	<b>Yes</b>	Integrated into Ipswich Borough Council

Grafton House, 15-17	Russell Road	IP1 2DE	Ipswich Borough Council, SmartestEnergy and Kier	No	N/A
19	Russell Road	IP1 2DE	IBC Print	No	N/A
21	Russell Road	IP1 2DE	IBC	No	N/A
Gipping Court, 4	Constantine Road	IP1 2EB	Virgin Media	No	N/A
2	Constantine Road	IP1 2DH	SCC	No	N/A
3	Constantine Road	IP1 2DH	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	Multi occupiers	No	N/A
Brooke Lawrance House and Suffolk House	Civic Drive	IP1 2AN	AXA	No	N/A
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	HMRC and Others	No	N/A

#### 8. Felaw Maltings / IP-City Centre (new employment area since 2017)

Unit	Address	Post Code	Occupant 2017	Change ?	New Occupant 2018
Felaw Maltings	42 - 48 Felaw Street	IP2 8SJ	Multi Occupiers of serviced offices	No	N/A
Felaw Maltings car park	Mather Way		Multi Occupiers connected with Felaw Street Maltings Occupation	No	N/A
Ip-City Centre	1 Bath Street	IP2 8SD	Ipswich Borough Council	<b>Yes</b>	Multi Occupiers; West Suffolk College, WS training, Coffee Cat & Fruits of the Caterer
2	Bath Street	IP2 8SD	<b>Vacant 1</b>	<b>Yes</b>	Imperial Cars

#### 9. Riverside Industrial Park and the West Bank Area

Unit	Address	Post Code	Occupant 2017	Change?	New Occupant 2018
Unit 1, Riverside Industrial Park	Rapier Street	IP2 8JX	Self Storage	<b>Yes</b>	Storage Mart
Unit 2, Riverside Industrial Park	Rapier Street	IP2 8JX	Britcar	No	N/A
Unit 2a, Riverside industrial Park	Rapier Street	IP2 8JX	Macrefresh Ltd	No	N/A
Unit 3, Riverside Industrial Park	Rapier Street	IP2 8JX	Macrefresh Ltd	No	N/A
Unit 4, Riverside Industrial Park	Rapier Street	IP2 8JX	SCC Archaeological Service	No	N/A
Unit 5, Riverside Industrial Park	Rapier Street	IP2 8JX	<b>Vacant 1</b>	<b>Yes</b>	In Use (not clear occupier)
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	No	N/A
Unit 10, Riverside Industrial Park	Rapier Street	IP2 8JX	Basetech Ltd	No	N/A
Unit 11, Riverside Industrial Park	Rapier Street	IP2 8JX	Perspective Signs	<b>Yes</b>	Hudson Sign Solutions
Unit 12, Riverside Industrial Park	Rapier Street	IP2 8JX	The Bathroom Showroom	<b>Yes</b>	<b>Vacant</b>
Unit 13, Riverside Industrial Park	Rapier Street	IP2 8JX	Azpects	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	Retail Wide	No	N/A
Unit 17-18, Riverside Industrial Park	Rapier Street	IP2 8JX	BMS Imaging	No	N/A
Unit 19, Riverside Industrial Park	Rapier Street	IP2 8JX	<b>Vacant 2</b>	<b>Yes</b>	All Well Care Company
Unit 20a, Riverside Industrial Park	Rapier Street	IP2 8JX	J C W Enterprises Ltd	No	N/A
Unit 21, Riverside Industrial Park	Rapier Street	IP2 8JX	Perspective Signs Ltd	<b>Yes</b>	Azpects
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	CAS Electronics (Vacant)	No	N/A
Unit 25, Riverside Industrial Park	Rapier Street	IP2 8JX	Lynett Commerical	No	N/A
Unit 26, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant 3	No	N/A <b>Vacant</b>
Unit 27, Riverside Industrial Park	Rapier Street	IP2 8JX	Body fitness	No	N/A
Unit 28, Riverside Industrial Park	Rapier Street	IP2 8JX	City Plumbing	<b>Yes</b>	<b>Vacant</b>
Unit 29, Riverside Industrial Park	Rapier Street	IP2 8JX	City Plumbing	<b>Yes</b>	<b>Vacant</b>
West Bank Area	Wherstead Road	IP2 8NB	ABP	No	N/A
West Bank Area	Wherstead Road	IP2 8NB	Brett aggregates	No	N/A
West Bank Area	Wherstead Road	IP2 8NB	Dyer Welding	No	N/A
West Bank Area	Wherstead Road	IP2 8NB	Express Freight Services (UK) Ltd	No	N/A
West Bank Area	Wherstead Road	IP2 8NB	Consort Shipping Ltd	No	N/A
West Bank Area	Wherstead Road	IP2 8NB	Nwt Distribution Ltd	No	N/A
West Bank Area	Wherstead Road	IP2 8NB	Associated British Ports (ABP)	N/A	N/A
West Bank Area	Wherstead Road	IP2 8NB	North Sea Ferries Ltd	No	N/A
West Bank Area	Wherstead Road	IP2 8NB	Ipswich Port Authority		N/A
West Bank Area	Wherstead Road	IP2 8NB	Hay Pollock & Co Ltd		N/A



## 10. Cavendish Street

Unit	Address	Post Code	Occupant 2017	Change?	New Occupant 2018
Unit 1 (left hand unit)	5 Cavendish Street	IP3 8AX	Newey & Eyre Ltd	No	N/A
Unit 4	5 Cavendish Street	IP3 8AX	Ipswich Clutch Centre	No	N/A
Unit 3	5 Cavendish Street	IP3 8AX	Next PLC	Yes	Screwfix
Unit 2 (right hand unit)	5 Cavendish Street	IP3 8AX	Next PLC	Yes	Screwfix
Land adjacent	5 Cavendish Street	IP3 8AX	Vacant Site (0.06ha) consent 11/0448 lapsed July 2014. Currently car wash <b>Vacant 1</b>	No	N/A <b>Vacant site (0.06ha)</b> Currently used as hand car wash
9	Cavendish Street	IP3 8AX	Snakes and Ladders	Yes	Partyman World of Play and Twizzle Tops Day Nursery
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	Grove Sprays	No	N/A
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
46-70	Cavendish Street	IP3 8AX	<b>Vacant 2</b>	No	N/A <b>Vacant</b>
Land Adjacent to ATS	White Elm Street	IP3 8BA	Car Park for JJ Wilson	Yes	N/A <b>Vacant site (0.16ha)</b>
A T S	White Elm Street	IP3 8BA	Associated Tyre Specialists	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 Public House	No	N/A

## 11. Holywells Close and Holywells Road

Unit	Address	Post Code	Occupant 2017	Change?	New Occupant 2018
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 Paints	No	N/A
Unit 5	Trinity Street	IP3 0AB	K B Kent Blaxhill	No	N/A
5 - 13	Unity Street	IP3 0AP	Car Rite & J T Elvin Ltd	Yes	Ipswich Auto Spares Ltd
14-36	Unity Street	IP3 0AP	Car Rite & J T Elvin Ltd	No	N/A
Unit 1	Holywells Close	IP3 0AW	Mr S Perrins T/A Lamden gallery	Yes	<b>Vacant</b>
Unit 2	Holywells Close	IP3 0AW	G W Tyres	No	N/A
Units 3	Holywells Close	IP3 0AW	Number 3 MWL	No	N/A
Unit 5	Holywells Close	IP3 0AW	Vacant	Yes	Liquidline
Unit 7	Holywells Close	IP3 0AW	Barkers	No	N/A
Unit 8	Holywells Close	IP3 0AW	G W Tyres	Yes	Khan & Meer & Khan & Meer
Unit 10	Holywells Close	IP3 0AW	Anglian Roofing Supplies	No	N/A
Unit 11	Holywells Close	IP3 0AW	Liquidline	No	N/A

2	Cliff Road	IP3 0AY	Brochure Holders	No	N/A
6	Cliff Road	IP3 0AY	Uclink Logistics Ltd	<b>Yes</b>	Procurus
8	Cliff Road	IP3 0AY	Willis Group	No	N/A
Rear of 8 - 10	Cliff Road	IP3 0AY	Onetwothree Logistics Ltd	No	N/A
10	Cliff Road	IP3 0AY	GreenCarrier PTS Ltd	No	N/A Renumbered to No 10, was 12
1	Holywells Road	IP3 0DL	Jaycee Distributors Ltd	No	N/A
1b	Holywells Road	IP3 0DL	Flood and French	No	N/A
1c	Holywells Road	IP3 0DL	Anglian Motorcycles/ Chris Self Motorcycles	No	N/A
3	Holywells Road	IP3 0DL	Supertread Tyres	No	N/A
5	Holywells Road	IP3 0DL	St Elizabeth Hospice	No	N/A
7--9	Holywells Road	IP3 0DL	Medi Plinth	No	N/A
11 and Front of 15	Holywells Road	IP3 0DL	Clearance Decorating Outlet	No	N/A
15 and rear of 11	Holywells Road	IP3 0DL	CVS (Anglia) Ltd, Isuzu Truck Ltd	No	N/A
17	Holywells Road	IP3 0DL	FIS Windows Ltd	No	N/A
19	Holywells Road	IP3 0DL	Landex / Storex	No	N/A
21-23	Holywells Road	IP3 0DL	Ipswich Fireplace Centre	No	N/A
25	Holywells Road	IP3 0DL	P Seager Engineers	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	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

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

Unit	Address	Post Code	Occupant 2017	Changes	New Occupant 2018
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	First Hydroponex	No	N/A
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	No	N/A
9	Greenwich Close	IP3 0DD	Crisp Engineering	No	N/A
11	Greenwich Close	IP3 0DD	Crisp Engineering	No	N/A
13	Greenwich Close	IP3 0DD	Benson Viscometers	No	N/A
15	Greenwich Close	IP3 0DD	Benson Viscometers	No	N/A
17	Greenwich Close	IP3 0DD	Stevenjames Auto Services	<b>Yes</b>	Ipswich Alloy Wheels
19	Greenwich Close	IP3 0DD	Pound Gates	<b>Yes</b>	<b>Vacant</b>
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	Columbus	No	N/A
29	Greenwich Close	IP3 0DD	Columbus	No	N/A
31	Greenwich Close	IP3 0DD	Mr R Forsdike	No	N/A
33	Greenwich Close	IP3 0DD	Robert Forsdike	No	N/A
40	Landseer Road	IP3 0DG	Cliff Quay Developments Ltd Vacant site (0.2ha)	No	<b>Vacant land 0.2ha</b>
46	Landseer Road	IP3 0DB	<b>Vacant land 0.25ha</b> <b>Vacant 2</b>	No	N/A <b>Vacant land 0.25ha</b>
Cliff Bulk Terminal	Landseer Road	IP3 0BG	APB Bulk warehouse	No	N/A
Part former Vopak (60)	Landseer Road	IP3 0BG	<b>Vacant land 2.95ha</b> <b>Vacant 3</b>	No	<b>Vacant land 1.69ha</b>
Vopak	Landseer Road	IP3 0BG	<b>Vacant land 5.5ha</b> <b>Vacant 4</b>	No	N/A <b>Vacant land 5.5ha</b>
Shell Direct	Greenwich Road	IP3 0DE	<b>Vacant land 0.22ha</b> <b>Vacant 5</b>	No	N/A <b>Vacant land 0.22ha</b>
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	No	N/A
ABP	Cliff Quay	-	ABP	No	N/A
70	Landseer Road	IP3 0BS	Bauder	No	N/A
Heavy Goods Vehicle Testing Station	Holbrook Road	IP3 0JE	<b>Vacant 6</b>	No	N/A <b>Vacant</b> (planning permission 17/00831/FUL commenced on whole site)
Former Tallspan	Sandy Hill Lane	-	<b>Vacant land 4.51ha</b> <b>Vacant 7</b>	No	N/A <b>Vacant land 4.51ha</b>
86	Sandy Hill Lane	IP3 0HZ	N/A multiple occupiers including ISG, NHS Suffolk Community Healthcare / ADC	No	N/A
Horley Motors	Sandy Hill Lane	IP3 0HY	Hamiltons Driver training	No	N/A
Units 1-2 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	Strata Natural Stone	No	N/A
Unit 3-5 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	SCC Records Management	No	N/A
130	Sandy Hill Lane	IP3 0NA	Newmarket Plant Hire	No	N/A
Former Volvo Concessionaires	Sandy Hill Lane	IP3 0HY	Part occupied by Strata Natural Stone	No	N/A
Former British Energy	Sandy Hill Lane		Vacant allocated land 4.66ha <b>Vacant 8</b> (increased area due to inclusion of former 88 Sandy Hill Lane)	No	N/A <b>Vacant allocated land 4.66ha</b>
Volvo Site (South)	Sandy Hill Lane	IP3 0ET	Ipswich Warehousing and Cooks Waste	No	N/A
Freight Kare	Raeburn Road South	IP3 0ET	Freight Kare/Cook's Waste, Ipswich Mini-Skip	No	N/A
Securicor Centre	Raeburn Road South	IP3 0ER	Group 4 Securicor	No	N/A
Five Castles Press	Raeburn Road South	IP3 0ER	The Print Factory	No	N/A

### 13. Wright Road / Cobham Road (formerly Area 14)

Unit	Address	Post Code	Occupant 2017	Change ?	New Occupant 2018
2	Wright Road	IP3 9JG	East Anglian Wire Works, Aircool Services	No	N/A
4	Wright Road	IP3 9JG	Orwell Auto Ltd	Yes	Vacant
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 (formerly Area 15)

Unit	Address	Post Code	Occupant 2017	Change?	New Occupant 2018
Unit 1 The Quadrangle Centre	The Drift	IP3 9QR	Munro Import BLT Direct	No	N/A
Unit 2 The Quadrangle Centre	The Drift	IP3 9QR	Attitude Inc	No	N/A
Unit 3 The Quadrangle Centre	The Drift	IP3 9QR	Crow Environmental	No	N/A
Unit 4 The Quadrangle Centre	The Drift	IP3 9QR	Ipswich Skills Centre/Max's Staples Photography	Yes	Ipswich Skills Centre/ Alpha
Unit 5 The Quadrangle Centre	The Drift	IP3 9QR	School Councils UK/ Emediacy	No	N/A
Unit 6 The Quadrangle Centre	The Drift	IP3 9QR	James Francis	Yes	Vacant
Unit 7 The Quadrangle Centre	The Drift	IP3 9QR	Painting Pixels	No	N/A
Unit 8 The Quadrangle Centre	The Drift	IP3 9QR	Mutual Media	No	N/A
Unit 9 The Quadrangle Centre	The Drift	IP3 9QR	Ellwood Electrical	No	N/A
Unit 10 The Quadrangle Centre	The Drift	IP3 9QR	Covertec	No	N/A
Unit 11 The Quadrangle Centre	The Drift	IP3 9QR	Rust and Kemp Builders	Yes	James Francis
Units 12-13 The Quadrangle Centre	The Drift	IP3 9QR	Rust and Kemp Builders	Yes	James Francis
Unit 14 The Quadrangle Centre	The Drift	IP3 9QR	Securus Storage Services Ltd	No	N/A
Unit 15-16 The Quadrangle Centre	The Drift	IP3 9QR	P J Print	No	N/A
Unit 17 The Quadrangle Centre	The Drift	IP3 9QR	Vacant 2	Yes	Ormiston Families
Unit 17a The Quadrangle Centre	The Drift	IP3 9QR	Vacant 3	Yes	Ormiston Families
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church	No	N/A
Wolsey House, 2	The Drift	IP3 9QR	Francesca's House of Glamour	No	N/A
Wolsey House, 2	The Drift	IP3 9QR	JM Health and Fitness	No	N/A
Wolsey House, 2	The Drift	IP3 9QR	Mr Peter Westgate	No	N/A
Wolsey House, 2	The Drift	IP3 9QR	Talltree Property Ltd	No	N/A

Wolsey House, 2	The Drift	IP3 9QR	Mrs E Garnham	No	N/A
Wolsey House, 2	The Drift	IP3 9QR	Community 4'Rce Cic 1st Floor Front, Wolsey House	No	N/A
Wolsey House, 2	The Drift	IP3 9QR	New Skills Centre The Centre Gnd Flr Right Wolsey House	No	N/A
Wolsey House, 2	The Drift	IP3 9QR	Star Print Finishing	No	N/A
Units 1-2 QM Industrial Park	The Drift	IP3 9QR	Anglian Pumping Services Ltd	No	N/A
Units 3 QM Industrial Park	The Drift	IP3 9QR	UPS - Universal Panels and Systems	No	N/A
Unit 4 QM Industrial Park	The Drift	IP3 9QR	Camden Group	No	N/A
Unit 1 Altitude Business Park, 4	The Drift	IP3 9QR	Eclipse Sound & Light Ltd	No	N/A
Unit 2 Altitude Business Park, 4	The Drift	IP3 9QR	Hammond Autoserv	No	N/A
Unit 3 Altitude Business Park, 4	The Drift	IP3 9QR	Signs for you	No	N/A
Unit 4 Altitude Business Park, 4	The Drift	IP3 9QR	484 Office Furniture Ltd	<b>Yes</b>	<b>Vacant</b>
Unit 5 Altitude Business Park, 4	The Drift	IP3 9QR	Dyno Rod	<b>Yes</b>	<b>Vacant</b>
Units 6 Altitude Business Park, 4	The Drift	IP3 9QR	East Anglian Wholesale Florists	<b>Yes</b>	Colne Valley Commercial Services Ltd
Unit 7 Altitude Business Park	The Drift	IP3 9QR	TC Body n Paint	No	N/A
Unit 8 Altitude Business Park	The Drift	IP3 9QR	Videonix Security Uk Ltd	<b>Yes</b>	<b>Vacant</b>
Unit 9 Altitude Business Park	The Drift	IP3 9QR	T K Garnham	No	N/A
Unit 10 Altitude Business Park	The Drift	IP3 9QR	TK Garnham	No	N/A
Unit 11 Altitude Business Park	The Drift	IP3 9QR	Resolve Environmental	No	N/A
Unit 12 Altitude Business Park	The Drift	IP3 9QR	Retro & Modern (Cars)	No	N/A
Unit 14 Altitude Business Park	The Drift	IP3 9QR	IP Resprays	No	N/A
Unit 15 Altitude Business Park	The Drift	IP3 9QR	David Payne T/A Suffolk Mazda	No	N/A
Unit 16-17 Altitude Business Park	The Drift	IP3 9QR	East Anglian Wholesale Florist	No	N/A
Unit 18 Altitude Business Park	The Drift	IP3 9QR	Realise Futures	No	N/A
Unit 19 Altitude Business Park	The Drift	IP3 9QR	The Attitude Incorporated Ltd	No	N/A
Unit 20 Altitude Business Park	The Drift	IP3 9QR	SolvAir	No	N/A
Unit 21 Altitude Business Park	The Drift	IP3 9QR	C C R Autos	No	N/A <b>Vacant</b>
8	The Drift	IP3 9QR	SGB	No	N/A
10	The Drift	IP3 9QR	Quinto Crane and Plant Hire	No	N/A
12	The Drift	IP3 9QR	Bradmanns Commercial Vehicle Repairs	No	N/A

14	The Drift	IP3 9QR	Charterlink	No	N/A
Former Alstons Furniture	Leslie Road	IP3 9QL	Marexport Ltd and Karl King	No	N/A
Former Alstons Furniture	Leslie Road	IP3 9QL	Vacant land 1.35ha <b>Vacant 4</b>	No	N/A <b>Vacant land</b> 1.35ha
2 & 6	Leslie Road	IP3 9PL	Vacant land <b>Vacant 7</b>	No	N/A <b>Vacant land</b> 0.83ha
10	Leslie Road	IP3 9PL	RPS Transport	No	N/A
12	Leslie Road	IP3 9QL	RPS Transport (Ipswich) Ltd	No	N/A
14	Leslie Road	IP3 9PL	MG Kerry	No	N/A
1 Alstons Court	Leslie Road	IP3 9PL	Central Tyre	No	N/A
2 Alstons Court	Leslie Road	IP3 9PL	Granite Transformations	<b>Yes</b>	Fareshare
3 Alstons Court	Leslie Road	IP3 9PL	Granite Transformations	No	N/A
4 Alstons Court	Leslie Road	IP3 9PL	Sonus +Eson	<b>Yes</b>	Wheelworx Ltd
5 Alstons Court	Leslie Road	IP3 9PL	SRC Systems	No	N/A
6 Alstons Court	Leslie Road	IP3 9PL	Crossfit	No	N/A
7 Alstons Court	Leslie Road	IP3 9PL	Albro Properties Ltd	Yes	Nicholas Percival
8 Alstons Court	Leslie Road	IP3 9PL	Simply Climate Control	Yes	GS Construction
9 Alstons Court	Leslie Road	IP3 9PL	Vacant 6	<b>Yes</b>	Opus Renovations
10 Alstons Court	Leslie Road	IP3 9PL	L & C Transformations Ltd	<b>Yes</b>	A.S.K Heating Services
11 Alstons Court	Leslie Road	IP3 9PL	Kingdom Motorcycles	No	N/A
12 Alstons Court	Leslie Road	IP3 9PL	Mr Trevor Beecham	No	N/A
13 Alstons Court	Leslie Road	IP3 9LL	Extreme Handling Ltd	No	N/A
15 Alstons Court	Leslie Road	IP3 9PL	Nacton Auto Electrics	No	N/A
14 Alstons Court	Leslie Road	IP3 9PL	Nacton Auto Electrics	Yes	Tammie Bloome Homes Ltd

#### 15. Ransomes Europark, Nacton Road (formerly Area 16)

Unit	Address	Post Code	Occupant 2017	Change?	New Occupant 2018
1 - 3, & 5	Bluestem Road	IP3 9RR	Hubbard	No	N/A
6	Bluestem Road	IP3 9RR	Electric Centre	No	N/A
8 and 10	Bluestem Road	IP3 9RR	Sulzer, Dowding and Mills Ltd	No	N/A
11	Bluestem Road	IP3 9RR	John Grose Group Ltd	No	N/A
12	Bluestem Road	IP3 9RR	FDS	No	N/A
12a	Bluestem Road	IP3 9RR	John Grose	No	N/A
13 - 17	Bluestem Road	IP3 9RR	Debach Enterprise / Besana	No	N/A
18	Bluestem Road	IP3 9RR	Plumbing Trade Supplies	No	N/A
16	Bluestem Road	IP3 9RR	Simon Morris	No	N/A
16a	Bluestem Road	IP3 9RR	Bss Group Ltd	<b>Yes</b>	Plumbing tool suppliers

14	Bluestem Road	IP3 9RR	Simon Morris Ltd	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 16/00771/FUL under construction at 1 <sup>st</sup> April 2018
1 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Debach Enterprises	No	N/A
2 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Dlp Electrical Services	<b>Yes</b>	PV Kits Direct Ltd
3 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Gladwell Entertainments	<b>Yes</b>	<b>Vacant</b>
4 Yale Business Park	19-21 Bluestem Road	IP3 9RR	PV Kits Direct Ltd	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	PR Service	No	N/A
8 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Dlp Electrical Services	<b>Yes</b>	PVK Energy Ltd
9 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Securus Storage Services Ltd	No	N/A
10 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Michael Smy & Gordon Rodwell	<b>Yes</b>	Dignity Funerals
11 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Eriks Service Centre and Worldwide	No	N/A
12 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Gripfixings Ltd	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 9HU	Carters	No	N/A
23	Bluestem Road	IP3 9RR	UK Mail	No	N/A
25	Bluestem Road	IP3 9RR	SEA Transport Ltd	No	N/A
27	Bluestem Road	IP3 9RR	HSS Hire	No	N/A
29	Bluestem Road	IP3 9RR	Climate Centre	<b>Yes</b>	Mendequip UK
31	Bluestem Road	IP3 9RR	NHS	<b>Yes</b>	Mendequip UK
33	Bluestem Road	IP3 9RR	Tameside Metropolitan Borough Council	<b>Yes</b>	Mendequip UK
35	Bluestem Road	IP3 9RR	BBWS	<b>Yes</b>	Bridge Logistics
36	Bluestem Road	IP3 9RR	Thompson and Morgan	No	N/A
38	Bluestem Road	IP3 9RT	Pik-a-Pak	No	N/A
2 & 4	Foxtail Road	IP3 9RT	Airspeed Tyres and Exhaust	No	N/A
6	Foxtail Road	IP3 9RT	Tank Auto Engineering	No	N/A
8	Foxtail Road	IP3 9RT	Suffolk Resprays/ Auto-Vision Windscreens	No	N/A
10	Foxtail Road	IP3 9RT	Edmundson Electrical Ltd	<b>Yes</b>	<b>Vacant</b>
12	Foxtail Road	IP3 9RT	Flagship Housing Group Ltd	<b>Yes</b>	<b>Vacant</b>

14	Foxtail Road	IP3 9RT	Sail Medic	No	N/A
16	Foxtail Road	IP3 9RT	The Lord's Taverners Ltd	No	N/A
18 and 20	Foxtail Road	IP3 9RT	<b>Vacant 5</b>	<b>Yes</b>	3- Line
22	Foxtail Road	IP3 9RT	Pipeline Centre	<b>Yes</b>	Wolseley
24	Foxtail Road	IP3 9RT	Plumb Base	No	N/A
26	Foxtail Road	IP3 9RT	Volvo Truck & Bus	No	N/A
28	Foxtail Road	IP3 9EL	Bentek & Copy It Digital Services	No	N/A
30	Foxtail Road	IP3 9RX	Ipswich Plastics	No	N/A
1	Foxtail Road	IP3 9RT	<b>Vacant 6</b>	No	<b>Vacant</b>
3 and 5	Foxtail Road	IP3 9RT	Royal Mail	<b>Yes</b>	Iseki
7	Foxtail Road	IP3 9RT	Screwfix	No	N/A
9	Foxtail Road	IP3 9RT	Karl King Transport Ltd	No	N/A
11	Foxtail Road	IP3 9RT	Karl King Transport Ltd	No	N/A
13	Foxtail Road	IP3 9RT	Karl King Transport Ltd	No	N/A
15	Foxtail Road	IP3 9RT	Karl King Transport Ltd	No	N/A
32	Foxtail Road	IP3 9BE	John Grose	No	N/A 17/00408/FUL under construction at 1 <sup>st</sup> April 2018 on part of site
34	Foxtail Road	IP3 9RT	Profoil & Blockfoil Systems Ltd	No	N/A
1	Bermuda Road	IP3 9RU	Plumb City	No	N/A
2	Bermuda Road	IP3 9RU	Crafty Crocodiles	<b>Yes</b>	Shopogolic
3	Bermuda Road	IP3 9RU	Plas-u-Fix	No	N/A
4	Bermuda Road	IP3 9RU	Bartrum Mowers	No	N/A
5	Bermuda Road	IP3 9RU	Fishing Republic Trading Ltd	No	N/A
6	Bermuda Road	IP3 9RU	The Barnes Group Ltd	No	N/A
7	Bermuda Road	IP3 9RU	The Bed Factory / Carpet 1st	No	N/A
8	Bermuda Road	IP3 9RU	Barnes	<b>Yes</b>	Avid Climbing 17/00921/FUL under construction at 1 <sup>st</sup> April 2018
9	Bermuda Road	IP3 9RU	Barnes	No	N/A
11	Bermuda Road	IP3 9RU	RFT Repairs	No	N/A
2 (NatWest House)	The Sandlings	IP3 9YY	National Westminster Bank	No	N/A
1 K Line House	West Road	IP3 9SX	K' Line Europe Ltd	No	N/A
2 K Line House	West Road	IP3 9SX	Axter	No	N/A
3 K Line House	West Road	IP3 9SX	Axter	No	N/A
4a K Line House	West Road	IP3 9SX	Plan-IT	No	N/A
4b K Line House	West Road	IP3 9SX	Axter	No	N/A
5 K Line House	West Road	IP3 9SX	Digital Copier Systems Eastern Ltd	<b>Yes</b>	<b>Vacant</b>
6 K Line House	West Road	IP3 9SX	Prime For Print	No	N/A
7 K Line House	West Road	IP3 9SX	Distinct	No	N/A



8 K Line House	West Road	IP3 9SX	The Window Film Centre	No	N/A
1	Alpha Terrace, West Rd	IP3 9SX	Kings Coffee House	No	N/A
1a	Alpha Terrace, West Rd	IP3 9SX	Kings Coffee House	No	N/A
2	Alpha Terrace, West Rd	IP3 9SX	NHS	<b>Yes</b>	<b>Vacant</b>
3	Alpha Terrace, West Rd	IP3 9SX	Concept Design Ltd	No	N/A
4	Alpha Terrace, West Rd	IP3 9SX	Deben Diagnostics Ltd	No	N/A
5	Alpha Terrace, West Rd	IP3 9SX	Northwood (South Suffolk) Ltd	No	N/A
6	Alpha Terrace, West Rd	IP3 9SX	Absolute Rentals & Astonshaw Accountants	No	N/A
7	Alpha Terrace, West Rd	IP3 9SX	Comdronic Ltd	No	N/A
1	Beta Terrace, West Rd	IP3 9SX	QDOS Communications Ltd	No	N/A
2	Beta Terrace, West Rd	IP3 9SX	QDOS	No	N/A
3	Beta Terrace, West Rd	IP3 9SX	Alchemy Wines Ltd	No	N/A
4	Beta Terrace, West Rd	IP3 9SX	Mr David Saxby T/A Tweed Cycle	<b>Yes</b>	Finance & Capital
5	Beta Terrace, West Rd	IP3 9SX	Strand Freight Ltd & Anglia Care	No	N/A
6	Beta Terrace, West Rd	IP3 9SX	Alton Windows Ltd	No	N/A
7	Beta Terrace, West Rd	IP3 9SX	R J Dean Plasterers	No	N/A
8	Beta Terrace, West Rd	IP3 9SX	QDOS Communications	No	N/A
9	Beta Terrace, West Rd	IP3 9SX	QDOS	No	N/A
10	Beta Terrace, West Rd	IP3 9SX	Agile Technical Solutions	No	N/A
11	Beta Terrace, West Rd	IP3 9SX	H&D Accountancy Services	No	N/A
12	Beta Terrace, West Rd	IP3 9SX	Labels Plus Ltd	No	N/A
13	Beta Terrace, West Rd	IP3 9SX	All Clear Logistics	No	N/A
14	Beta Terrace, West Rd	IP3 9SX	Spider	No	N/A
Conifer House	Gamma Terrace, West Rd	IP3 9SX	Suffolk Police	No	N/A
1	Gamma Terrace, West Rd	IP3 9SX	Executive Suites	No	N/A
2	Gamma Terrace, West Rd	IP3 9SX	Home Instead	No	N/A
3	Gamma Terrace, West Rd	IP3 9SX	Fairs and Baker	No	N/A
4	Gamma Terrace, West Rd	IP3 9SX	FCC Environmental	No	N/A
4a	Gamma Terrace, West Rd	IP3 9SX	Caritas	No	N/A
5	Gamma Terrace, West Rd	IP3 9SX	BELIP ECL	<b>Yes</b>	PCI-PAL
5a	Gamma Terrace, West Rd	IP3 9SX	Provident Personnel Credit Ltd	No	N/A
6	Gamma Terrace, West Rd	IP3 9SX	BELIP	No	N/A
6a	Gamma Terrace, West Rd	IP3 9SX	A T & A	<b>Yes</b>	PCI-PAL
7	Gamma Terrace, West Rd	IP3 9SX	PCI-PAL	No	N/A
7a	Gamma Terrace, West Rd	IP3 9SX	Emmerson Accountants	No	N/A
8	Gamma Terrace, West Rd	IP3 9SX	Asset Monitoring Solutions Ltd	No	N/A
9(1st Floor)	Gamma Terrace, West Rd	IP3 9SX	Union	No	N/A
9(Ground Floor)	Gamma Terrace, West Rd	IP3 9SX	PFS	<b>Yes</b>	Hadleigh Physio

10	Gamma Terrace, West Rd	IP3 9SX	Ultra Glow	No	N/A
11	Gamma Terrace, West Rd	IP3 9SX	Digital Copier Systems	No	N/A
12	Gamma Terrace, West Rd	IP3 9SX	Digital Copier Systems	No	N/A
1a	Delta Terrace, West Rd	IP3 9SX	MillCliffe	No	N/A
1b	Delta Terrace, West Rd	IP3 9SX	MillCliffe	No	N/A
2b (1st Floor)	Delta Terrace, West Rd	IP3 9SX	CLDN Cargo	No	N/A
2a (Ground Floor)	Delta Terrace, West Rd	IP3 9SX	Print4U	No	N/A
3 & 3b	Delta Terrace, West Rd	IP3 9SX	CLDN Cargo	No	N/A
3b	Delta Terrace, West Rd	IP3 9SX	Aramar Solutions Ltd	No	N/A
4a	Delta Terrace, West Rd	IP3 9SX	Voice Ability	No	N/A
4b	Delta Terrace, West Rd	IP3 9SX	CLDN Cargo	No	N/A
5a	Delta Terrace, West Rd	IP3 9SX	Poppy Nursing Services	No	N/A
5b	Delta Terrace, West Rd	IP3 9SX	Poppy Nursing Services	No	N/A
6	Delta Terrace, West Rd	IP3 9SX	Care UK (Urgent Care) Ltd	No	N/A
7 a & b	Delta Terrace, West Rd	IP3 9SX	Care UK	No	N/A
8	Delta Terrace, West Rd	IP3 9SX	Care First	No	N/A
9b	Delta Terrace, West Rd	IP3 9SX	Headway	No	N/A
9a	Delta Terrace, West Rd	IP3 9SX	Gardner Denver	No	N/A
10	Delta Terrace, West Rd	IP3 9SX	The Ferns / SPA	No	N/A
11	Delta Terrace, West Rd	IP3 9SX	The Ferns / SPA	No	N/A
12a	Delta Terrace, West Rd	IP3 9SX	IC24 Integrated Care	No	N/A
12b	Delta Terrace, West Rd	IP3 9SX	IC24 Integrated Care	No	N/A
14a	Delta Terrace, West Rd	IP3 9SX	IC24 Integrated Care	No	N/A
14b	Delta Terrace, West Rd	IP3 9SX	IC24 Integrated Care	No	N/A
15	Delta Terrace, West Rd	IP3 9SX	Crane Building Services & Utilities	No	N/A
2 and 6	Central Avenue	IP3 9SL	<b>Vacant 10</b>	<b>Yes</b>	Marexport Uk Limited
3	Central Avenue	IP3 9QG	Ransomes Jacobsen	No	N/A
8 to 16	Central Avenue	IP3 9SL	<b>Vacant Land (2.36ha) Vacant 11</b>	No	<b>N/A Vacant land (2.36ha)</b> Site is covered by planning permission 16/00103/FUL which has been approved subject to the signing of a Section 106 agreement to provide 12,567 sqm of B1c/B2/B8
9	Central Avenue	IP3 9SL	Brinor	No	N/A
11	Central Avenue	IP3 9SL	GMA Warehousing and Transport	No	N/A
13	Central Avenue	IP3 9SL	GMA Warehousing and Transport	No	N/A
Epsilon House	West Road	IP3 9SX	Serviced offices with multiple occupiers	No	N/A

			(some units likely to be vacant)		
Omega House	West Road	IP3 9SX	Serviced offices with multiple occupiers (some units likely to be vacant)	No	N/A
Crane House	West Road	IP3 9SX	Crane	No	N/A
Stanley House	West Road	IP3 9SX	Woodbridge Engineering Co. Ltd.	No	N/A
26	Central Avenue	IP3 9SL	UK Mail	No	N/A
28	Central Avenue	IP3 9SL	Sea Transport Ltd	No	N/A
30	Central Avenue	IP3 9SL	Parcel Force	No	N/A
1	Augusta Close	IP3 9SS	Ipswich Toyota	<b>Yes</b>	Lexus
2	Augusta Close	IP3 9SS	Marshall Vauxhall Car Sales	No	N/A
4	Augusta Close	IP3 9SS	Marshall 'Kia Chevrolet	No	N/A
3 (Brewer's Fayre)	Augusta Close	IP3 9SS	Brewer's Fayre Swallow (Public House & Restaurant)	No	N/A
3 (Premier Inn)	Augusta Close	IP3 9SS	Premier Inn	No	N/A
1 Melford Court,	4 The Havens	IP3 9SJ	IP Plus	No	N/A
2 Melford Court,	4 The Havens	IP3 9SJ	Ansaback	No	N/A
Freehold House	6-8 The Havens	IP3 9SJ	Ipswich Building Society	No	N/A
Medite House	10 The Havens	IP3 9SS	MSC	No	N/A
11	The Havens	IP3 9SJ	David Lloyds	No	N/A
15	The Havens		Cofco International UK Ltd	No	N/A
16	The Havens	IP3 9SS	BDO Accountants & Business Advisors	No	N/A
18	The Havens	IP3 9SS	KDM	No	N/A
20	The Havens	IP3 9SS	Allports Cargo Services Ltd	No	N/A
22	The Havens		Allport	<b>Yes</b>	C & G Worldwide
24 –28	The Havens		RBS	<b>Yes</b>	<b>Vacant</b>
17	The Havens		Fire Station	No	N/A
30	The Havens	IP3 9SJ	Lancaster Group Mercedes Benz & SMART	No	N/A
32	The Havens	IP3 9SJ	Haven Power	No	N/A
Site I	The Havens		<b>Vacant Land (1.68ha) Vacant 12</b>	No	<b>N/A Vacant allocated land (1.68ha)</b> . Shell of under construction on 0.45ha (18/00279/FUL approved 28/06/18)
Site F	The Havens		<b>Vacant Land (1.71ha) Vacant 13</b>	No	<b>N/A Vacant allocated land (1.71ha)</b>
21	The Havens	IP3 9SJ	Makro	No	N/A
76	The Havens		HB Commercial	No	N/A

Vacant Land	Lytham Road		Vacant Land (1.60 ha) Vacant 14	No	N/A <b>Vacant allocated land</b> (1.60ha)
1	Edison Close		Ransomes Park Ltd	No	N/A
3	Edison Close	IP3 9GU	Eurocell	No	N/A
5	Edison Close	IP3 9GU	CJ Electrical Elements	<b>Yes</b>	Edison House Group Ltd
7	Edison Close	IP3 9GU	CJ Electrical Elements	<b>Yes</b>	Edison House Group Ltd
2	Edison Close	IP3 9GU	Medlock Electrical Distributor	No	N/A
6	Wentworth Road	IP3 9SW	Home Store Self Storage	No	N/A
Adjacent 7	Wentworth Road		Vacant Land (0.54ha) Vacant 15	No	N/A <b>Vacant land</b> (0.54ha) Planning permission 17/00261/FUL
7	Wentworth Road	IP3 9SJ	Coastal Building Supplies	No	N/A
5	Wentworth Road	IP3 9GU	Henbrandt – The Harlequin Brand	No	N/A
3	Wentworth Road		Driving Test Centre	No	N/A
S&P House, 1a	Wentworth Road		Soler and Palau	No	N/A
Site K1	Wentworth Road		Vacant Land (0.88 ha) Vacant 16	No	N/A <b>Vacant land</b> (0.88ha)
1	Wentworth Road		Buildbase	No	N/A
3	Latimer Close	IP3 9TA	Certas Energy	No	N/A
Unit 1	Basepoint, 70 The Havens	IP3 9BF	FE Loan Management	No	N/A
2	Basepoint, 70 The Havens	IP3 9BF	Trama International Limited	No	N/A
3	Basepoint, 70 The Havens	IP3 9BF	Above and Beyond Care	No	N/A
4	Basepoint, 70 The Havens	IP3 9BF	Cardinal Chambers	No	N/A
5	Basepoint, 70 The Havens	IP3 9BF	SCI Partnership	No	N/A
6	Basepoint, 70 The Havens	IP3 9BF	Ovenden Papers Ltd	No	N/A
7	Basepoint, 70 The Havens	IP3 9BF	Grove Logistic Service Limited	<b>Yes</b>	<b>Vacant</b>
8	Basepoint, 70 The Havens	IP3 9BF	Critical Resource Limited	<b>Yes</b>	<b>Vacant</b>
9	Basepoint, 70 The Havens	IP3 9BF	Integrative Counselling Services	<b>Yes</b>	RNS Global Ltd
10	Basepoint, 70 The Havens	IP3 9BF	Orwell Computers	No	N/A
11	Basepoint, 70 The Havens	IP3 9BF	Lindsay Markwell Counselling	No	N/A
12	Basepoint, 70 The Havens	IP3 9BF	Efficiency Solutions	No	N/A
12a	Basepoint, 70 The Havens	IP3 9BF	Brand Cast	No	N/A
14	Basepoint, 70 The Havens	IP3 9BF	EWB Logistics	<b>Yes</b>	Advance Underwriting Ltd
15	Basepoint, 70 The Havens	IP3 9BF	EWB Logistics	<b>Yes</b>	ERS Medical
16	Basepoint, 70 The Havens	IP3 9BF	Heron IT Ltd	No	N/A
17	Basepoint, 70 The Havens	IP3 9BF	Driver Hire	No	N/A
18	Basepoint, 70 The Havens	IP3 9BF	Orwell Accountants Ltd	<b>Yes</b>	ABS Technical Services Ltd
19	Basepoint, 70 The Havens	IP3 9BF	Marbob Cargo Ltd	<b>Yes</b>	<b>Vacant</b>

20	Basepoint, 70 The Havens	IP3 9BF	Quin Global UK Limited	Yes	Vacant
21	Basepoint, 70 The Havens	IP3 9BF	Anthony Mains Design and Marketing	No	N/A
22	Basepoint, 70 The Havens	IP3 9BF	Fire Globe Ltd	No	N/A
23	Basepoint, 70 The Havens	IP3 9BF	Havenpower	No	N/A
24	Basepoint, 70 The Havens	IP3 9BF	Havenpower	No	N/A
25	Basepoint, 70 The Havens	IP3 9BF	Seahawk Logitech UK Limited	No	N/A
26	Basepoint, 70 The Havens	IP3 9BF	Arc Recruitment	Yes	IGuard Security Services
27	Basepoint, 70 The Havens	IP3 9BF	Swann Staff Recruiting	Yes	JDS Logistics
28	Basepoint, 70 The Havens	IP3 9BF	iMarketing Ltd	Yes	Angels by Classic Ltd
29	Basepoint, 70 The Havens	IP3 9BF	Elementalle	No	N/A
30	Basepoint, 70 The Havens	IP3 9BF	<b>Vacant 10</b>	Yes	RJB Carpentry
31	Basepoint, 70 The Havens	IP3 9BF	Harden Associated Ltd	No	N/A
32	Basepoint, 70 The Havens	IP3 9BF	<b>Vacant 11</b>	No	N/A <b>Vacant</b>
33	Basepoint, 70 The Havens	IP3 9BF	Winton Globe Ltd	Yes	Tracy Hutchings Therapy
34	Basepoint, 70 The Havens	IP3 9BF	Havenpower	Yes	Social Work Projects UK
35	Basepoint, 70 The Havens	IP3 9BF	Howard Shipping Services Ltd	No	N/A
36	Basepoint, 70 The Havens	IP3 9BF	Costain Limited	Yes	AJ Senior Wealth Management
37	Basepoint, 70 The Havens	IP3 9BF	Costain Limited	Yes	Meridan Strategic Land Ltd
38	Basepoint, 70 The Havens	IP3 9BF	J&L Recruitment Limited	Yes	Consulting Direct Accountants
39	Basepoint, 70 The Havens	IP3 9BF	Blind Veterans Uk	Yes	Paul Bryanton Wealth Management
40	Basepoint, 70 The Havens	IP3 9BF	Wesselton Associates	Yes	Andrew Wealth Ltd
41	Basepoint, 70 The Havens	IP3 9BF	Wesselton Associates	Yes	Andrew Wealth Ltd
42	Basepoint, 70 The Havens	IP3 9BF	Blind Veterans UK	No	N/A
43	Basepoint, 70 The Havens	IP3 9BF	Prysmian	Yes	Fela Group Ltd
44	Basepoint, 70 The Havens	IP3 9BF	Prysmian	Yes	<b>Vacant</b>
45	Basepoint, 70 The Havens	IP3 9BF	Whitespace Commercial Property Ltd	Yes	<b>Vacant</b>
46	Basepoint, 70 The Havens	IP3 9BF	Personal Career Management	Yes	<b>Vacant</b>
47	Basepoint, 70 The Havens	IP3 9BF	Medica Reporting	No	N/A
48	Basepoint, 70 The Havens	IP3 9BF	Havenpower	Yes	Angels by Classic Ltd
53	Basepoint, 70 The Havens	IP3 9BF	Click Retail T/A Curatd	Yes	Go Tankers Ltd
54	Basepoint, 70 The Havens	IP3 9BF	Bakers of Suffolk	Yes	Deben Contracts
55	Basepoint, 70 The Havens	IP3 9BF	W M Electrical	Yes	Westminster Blinds
56	Basepoint, 70 The Havens	IP3 9BF	APTL	No	N/A
57	Basepoint, 70 The Havens	IP3 9BF	Graver Antiques	Yes	Chase Accountants Ltd

58	Basepoint, 70 The Havens	IP3 9BF	BM Tankering	Yes	D J Bethell
59	Basepoint, 70 The Havens	IP3 9BF	Colin A Scott	No	N/A
60	Basepoint, 70 The Havens	IP3 9BF	Half Moon Foods	No	N/A
61	Basepoint, 70 The Havens	IP3 9BF	Paul Stemp- Health & Wellbeing	No	N/A
62	Basepoint, 70 The Havens	IP3 9BF	IDAHO & CO	No	N/A
63	Basepoint, 70 The Havens	IP3 9BF	Gavin King Photography	Yes	IDAHO & CO
64	Basepoint, 70 The Havens	IP3 9BF	Dunne Consultancy Ltd	Yes	Ashford Wright Ltd
65	Basepoint, 70 The Havens	IP3 9BF	PA Centre Ipswich Sound Solutions	Yes	ESN Products / VPO trading
66	Basepoint, 70 The Havens	IP3 9BF	Keep it Simple	No	N/A
67b	Basepoint, 70 The Havens	IP3 9BF	Tyson Cooper	No	N/A
68	Basepoint, 70 The Havens	IP3 9BF	Icon Training	Yes	Haven Power
69	Basepoint, 70 The Havens	IP3 9BF	BM Tankering	Yes	Haven Power
70	Basepoint, 70 The Havens	IP3 9BF	McAusland & Turner Ltd	Yes	Vacant
71	Basepoint, 70 The Havens	IP3 9BF	Euroswift Worldwide Logistics Ltd	Yes	Infosec7
72	Basepoint, 70 The Havens	IP3 9BF	Financial Impact Limited	Yes	TDC Cordless Lighting
73	Basepoint, 70 The Havens	IP3 9BF	Tracing Hutchings Hypnotherapy	Yes	Marbob Cargo Ltd
74	Basepoint, 70 The Havens	IP3 9BF	Paul Smith Design Services	Yes	McAusland Turner
75	Basepoint, 70 The Havens	IP3 9BF	Financial Impact Limited	Yes	Yonder Synergy
76	Basepoint, 70 The Havens	IP3 9BF	Merriveen Ltd	Yes	Swanstaff Recruitment
77	Basepoint, 70 The Havens	IP3 9BF	Vacant	Yes	Only Social Care Recruitment
Kitchen 2nd Flr	Basepoint, 70 The Havens	IP3 9BF	Basepoint Centres Ltd	No	N/A

#### 16. Airport Farm Kennels/South of Ravenswood (new employment area since 2017)

Unit	Address	Post Code	Occupant 2017	Change ?	New Occupant 2018
Land adj to Edith Way	Nacton Road		New EA area in 2017 Vacant 1 (4.62ha)	No	Vacant allocated land 4.62 ha
Land adjacent to A14	Nacton Road		Vacant 2 (7.37ha)	No	Vacant allocated land 7.37 ha

**17. Futura Park, Nacton Road** (new employment area created from part of The Drift/Leslie Road/Nacton Road in 2017)

Unit	Address	Post Code	Occupant 2017	Change ?	New Occupant 2018
1	Crane Boulevard	IP3 9RP	Marshall Jaguar Ipswich	No	N/A
11	Crane Boulevard	IP3 9SQ	Ipswich Audi	No	N/A
Vacant plots (1 & 3) Futura Park, opposite 1 Crane Boulevard fronting	Nacton Road		Vacant allocated land (2.25ha) Vacant 1	No	N/A Vacant allocated land 2.25ha <b>Vacant 1</b>
(Vacant plots 9 & 10 Futura Park) 3, 5 and 7	Crane Boulevard	IP3 9SQ	Vacant allocated land (2.11ha) Vacant 2	<b>Yes</b>	7 Crane Boulevard (Mazda) and 9 Crane Boulevard (Volvo) 16/00669/FUL under construction at 1 <sup>st</sup> April 2018 3 Crane Boulevard 16/00900/FUL car showroom under construction at 1 <sup>st</sup> April 2018
Vacant plots (6 & 7) Futura Park, adjacent 11	Crane Boulevard		Vacant allocated land (2.76ha) Vacant 3	No	N/A Vacant allocated land 2.76ha <b>Vacant 2</b>

**Table 17: Summary of changes and vacant units within employment areas**

Employment Area Number	Employment Area name	Vacant in 2017 and 2018	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	0	16	7	12	122	90.2	9.8	12
3	Knightsdale Road / Wharfedale Road	1	10	1	0	64	98.4	1.6	1
4	Boss Hall Industrial Estate	2	3	1	2	44	90.9	9.1	4
5	Hadleigh Road Industrial Estate, including Elton Park	2	18	7	4	109	94.5	5.5	6
6	Land south of London Rd / east of Scrivener Drive	0	0	1	0	7	100.0	0.0	0
7	Civic Drive / Princes St / Russell Rd / Portman Rd	1	0	3	0	31	96.8	3.2	1
8	Felaw Maltings / IP-City Centre	0	1	1	0	4	100.0	0.0	0
9	Riverside Industrial Park and West Bank area	1	3	2	3	39	89.7	10.3	4
10	Cavendish Street	1	3	0	1	17	94.1	5.9	1
11	Holywells Close and Holywells Road	0	5	0	1	36	97.2	2.8	1
12	Cliff Quay / Sandy Hill Lane / Landseer Road area	1	0	0	1	37	94.6	5.4	2
13	Wright Road / Cobham Road	0	0	0	1	6	83.3	16.7	1
14	The Drift / Leslie Road / Nacton Road	0	11	4	5	70	92.9	7.1	5
15	Ransomes Europark	2	52	4	13	*260	93.8	6.2	16
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	0	0	0	0	*2	100.0	0.0	0
		<b>11</b>	<b>122</b>	<b>31</b>	<b>43</b>	<b>850</b>	<b>93.6</b>	<b>6.4</b>	<b>54</b>

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.

There has been a slight increase in the number of vacant units in the last year although a disproportionate amount of vacancies (13) were focussed at the Ransomes Europark and 10 units housing the same company that became vacant at Dencora House on the White House Industrial Estate. However, 31 units that were vacant in the 2017 survey are now occupied, indicating that the relatively high number of vacancies has been balanced by new occupancies. As an overall percentage, the level of vacancy was 1.8% greater than last year which suggests that this increase isn't significant.

The survey also revealed that there was a significant level of change in occupants compared to previous years. 122 units had new occupants whereas only 44 changes took place in last year's survey. The bulk of this turnover was experienced in the three largest employment areas of Ransomes Europark (52), Hadleigh Road (18) and White House Industrial Estate (16 changes).

0.86ha of vacant land was developed between the 2017 and 2018 surveys. In addition, there were developments under construction on 5.95ha of employment land at 31 March 2018. 2.21ha of this was at Futura Park (three car showrooms) and 1.58ha at Ransomes Europark (car showroom and a warehouse/light industrial unit), but as these were not completed they will only be counted as occupied in a future survey. In addition, the final vacant land (0.41ha) was developed and occupied at the White House Industrial Estate as an extension to the Quantum Business Park. The completion and commencement of large parcels of vacant land across the employment areas suggests that there is a continued demand for modern employment space in the area.

The occupants of the smaller, older employment areas include a number of general industrial uses, car repair/servicing uses and businesses related to construction. This shows there is a range of types of vacant units in terms of size, location and nature of last occupant. Surveys from previous years have shown a growing proportion of service uses and distribution uses within the employment areas, alongside a loss of general industrial uses, and this trend is again reflected in this year's survey results. There are also signs that leisure uses are beginning to creep into industrial areas, for example the opening of 'avid climbing' at Ransomes Europark and FTC Gym at White House Industrial Estate.



## Appendix A: Use Classes

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

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

**A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies.

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

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

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

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

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

**B8 Storage or distribution** - This class storage (includes open air storage) or as a distribution centre.

**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 (whether or not as the main residence)** - this class is formed of 3 parts:

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

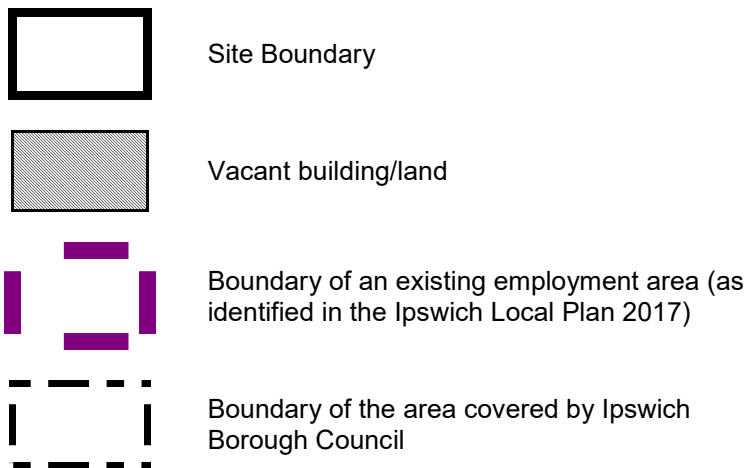
**C4 Houses in multiple occupation** - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

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

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

**Sui Generis** - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, large houses in multiple occupation (more than 6 residents), hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres, casinos and betting shops.

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



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