

Ipswich Local Plan

Employment Land Availability April 2023



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

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

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Useful Contact Names at Ipswich Borough Council

Planning Policy enquiries:	Sally Minns	(01473) 432906
Economic Development enquiries:	Anette Gilham	(01473) 432918
Development Management enquiries:	Richard Collins	(01473) 432901

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 1st April 2021 and 31st March 2022. Due to the Covid 19 pandemic and restrictions in undertaking site visits, the annual surveys did not take place for the 2019/2020 and 2020/2021 reporting years.

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

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

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

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

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

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

B8 – storage or distribution.

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

Local Plan Policies

The Ipswich Borough Council Local Plan 2011 – 2031 is the Local Plan to which this monitoring report refers. The relevant Local Plan Policies for the purpose of this reporting period include Policy CS2 The Location and Nature of Development, CS13 Planning for Jobs Growth and DM25: Protection of Employment Land.

The new Ipswich Borough Council Local Plan 2018-2036 was adopted on the 23rd of March 2022, and the primary policies relating to employment are CS1 (Sustainable Development), CS2 (The Location and Nature of Development), CS13 (Planning for Jobs Growth) and DM33 (Protection of Employment Land). There have been some minor changes to the allocated employment land with the adoption of this new Local Plan, but this survey will report on the land allocated within the previous Local Plan as the new plan was adopted less than a week before the end of the reporting year.

Employment Land Available

The total amount of employment land available has decreased between 2018/19 and 2021/22 by 6.27hectares (ha) to 50.93ha across the whole of Ipswich. The total consists of 0.82ha unimplemented planning permissions, 33.41ha on allocated land and 16.7ha of vacant land without planning permission in identified employment areas.

Completions and permissions

Total completions on employment land for the year 2021/22 were recorded as 1.63ha. A further 1,200sqm was completed elsewhere. At 31st March 2022, 167sqm of floorspace was under construction on 0.06ha. Planning permissions granted for employment uses during the monitoring year 2021/22 amount to 3,291sqm on 1.72ha.

Loss of employment floorspace

A total of 2,3944sqm of employment floorspace has been lost through completions (changes of use) during 2021/22, 886sqm of this was as a result of a prior notification approval¹. Planning permission has been granted for the loss of a further 20,410sqm of employment floorspace, 17,456sqm of this was a loss of B1 office floorspace as a result of prior notification approvals. These losses relate mainly to the creation of residential uses and redevelopment of existing buildings by the occupier. The survey shows that more B1(E(c)) floorspace is being lost than that being created or permitted.

Survey of Employment Areas

All identified employment areas in the adopted Ipswich Local Plan (2017) are surveyed annually for vacant units and available plots. The survey data is cross-checked against other sources, as it is not always clear whether some premises are occupied. **The objective of the survey is to monitor the supply of employment land to provide accurate and up-to-date data for the Local Plan evidence base and to measure the effectiveness of policies.** This year the total number of vacant units in employment areas is 95 units, which is 30 more units than were vacant in 2018/19 (the last survey that was conducted). 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 2018/2019 report on the whole has increased fairly substantially from 54 to 95. However, development of vacant employment land at Ransomes Europark and Hadleigh Road Industrial Estate has reduced the overall level of vacant employment land slightly in the 2021/22 survey. The total vacant land in the employment areas now equates to **50.11 ha²**. 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 in the 2021/22 survey has increased slightly, and although this is offset by the creation of new units, it marks an upwards vacancy trend that will need to be carefully monitored. There was a high number of occupant changes in the 2021/22 survey period but overall the number of occupied to vacant units was predominantly re-balanced by previously vacant units that have since become occupied. However, the 21 units recorded as being long-term vacant (vacant in the last two surveys) is only approximately 60% of the figure that which was recorded in 2019, so there does not appear to be a continued trend towards longer term vacancies, which was flagged in the 2019 report.

This employment land survey was undertaken in October 2022.

Local Plan

The Core Strategy and Policies Development Plan Document Review (DPD) sets out a borough-wide growth strategy. This together with the Site Allocations and Policies DPD (incorporating the IP-One Area Action Plan) form the adopted Ipswich Local Plan (2017).

Enterprise Zones

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. Ipswich has not adopted planning permission freedoms for Enterprise Zone sites.

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

² This excludes land with unimplemented permissions.

Parts of employment areas 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).

In terms of employment development related activity in 2021/22, at Ransomes Euro Park, employment development had either commenced or been completed on 3.89ha of 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 uses. 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 13 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)
E – Commercial, Business and Service	0.52	0.00	0.30	0.82
B2 – General Industry	0.00 (+0.52)	0.00	0.00	0.00 (+0.52)
B8 – Storage and Distribution	0.00 (+0.06)	0.00	0.00	0.00 (+0.06)
Sui Generis (SG)	0.00	0.00	0.00	0.00
Total	0.52 ha	0.00 ha	0.30 ha	0.82 ha

The floorspace of buildings proposed with unimplemented planning permission on the 0.82ha total given consent equates to 3,891sqm. At 1st April 2022 no floorspace was under construction.

NB. 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 2022
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	6.93
IP141a	Land at Futura Park, Nacton Road	17	7.10	0.00
IP146	Ransomes Europark (east)/Land around Makro	15	5.29	1.40
IP147	Land between railway junction and Hadleigh Road	5	4.70	0.00
IP150c	Land south of Ravenswood	16	4.62	4.62
IP152	Airport Farm Kennels	16	7.37	7.37
Total			49.10	33.41ha

Site IP141a 16/00669/FUL, 16/00900/FUL, 17/00359/VC, 17/01137/FUL, 18/00897/FUL, and 20/00137/FUL built on 6.17ha, 21/00315/FUL approved on 0.93ha

Site IP146 18/00653/FUL, 18/00317/FUL, 18/00368/FUL, 18/00279/FUL and 21/00149/FUL built on 3.89ha

Site IP147 planning permission 18/00534/FUL commenced whole site

Table 3: Vacant Units and Land within Existing Employment Areas

Employment Area	Employment area name	Units						Land (hectares)		
		2018/19			2021/22			2018-2019 (excluding allocated land)	2021-2022 (excluding allocated land – see Table 2)	Change amount + or -
		Number of units (total)	Vacant units	% occupied	Number of units (total)	Vacant units	% occupied			
1	Ipswich Business Park, north of Whitton Lane	2	0	100	2	0	100	0.78	0.78	0
2	White House Industrial Estate, White House Road	123	16	87	120	5	95.8	0	0	0
3	Knightsdale Road / Wharfedale Road	65	4	93.8	66	2	97	0	0	0
4	Boss Hall Industrial Estate	44	5	88.6	44	3	93.2	0	0	0
5	Hadleigh Road Industrial Estate, including Elton Park	*106	5	95.3	114	13	88.6	0	1.15	+1.15
6	Land south of London Road / east of Scrivener Drive	7	0	100	7	0	100	0	0	0
7	Civic Drive / Princes Street / Russell Road / Portman Road	31	0	100	32	5	84.4	0	0	0
8	Felaw Maltings / IP-City Centre	4	0	100	4	0	100	0	0	0
9	Riverside Industrial Park and West Bank area	40	1	97.5	66	9	86.4	0	0	0
10	Cavendish Street	15	1	93.3	17	0	100	0.22	0.22	0
11	Holywells Close and Holywells Road	36	3	91.7	36	2	94.4	0	0	0
12	Cliff Quay / Sandy Hill Lane / Greenwich Business Park / Landseer Road area	36	2	94.4	37	2	94.6	12.37	12.37	0
13	Wright Road / Cobham Road	6	0	100	6	0	100	0	0	0
14	The Drift / Leslie Road / Nacton Road	70	9	87.1	73	7	90.4	2.18	2.18	0
15	Ransomes Europark	*266	19	92.9	302	45	85.1	0	0	0
16	Airport Farm Kennels, south of Ravenswood	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0
17	Futura Park, Nacton Road	6	0	100	27	2	92.6	0	0	0
	Total	857	65	92.4	953	95	90.0	15.55	16.70	+1.15

Table 4: Total Land Available for Employment Use – 1st April 2022

Land with unimplemented planning permission outside Employment Areas	0.30
Land with unimplemented planning permission inside Employment Areas	0.52
Sites allocated for employment use in the Ipswich Local Plan 2017 (area remaining)	33.41
Vacant land within existing Employment Areas (excluding allocated sites)	16.70
Total land available (hectares)	50.93

In addition to the total land available there is 1,541sqm of floorspace with unimplemented planning permission for employment uses on 0.92ha³ – see [Table 14](#).

³ Floorspace only applications from the tables (mainly extensions) for info as they are not included in Table 1 'Land'

ASSESSMENT OF THE TAKE-UP OF EMPLOYMENT LAND

Table 5: Employment Completions during 2021/22							
Address	Planning app ref	Description of development	Area ha (land)	Area m ² (gross internal floorspace)	New use class	Date completed	In employment area or on allocated employment land?
1. Land between Ipswich Railway Station and London Road Railway Line (Bramford to Wherstead)	19/00071/FUL	Modification of rail tracks, new fuelling pad, oil and fuel tanks, materials store, maintenance facility building, wheel lathe building, inspection building, ancillary office, staff welfare facilities, car park provision and access. (235.5sqm existing)	2.63	1,220	SG	Before 31/3/2022	N
2.89 Dales Road IP1 4JR	19/00753/FUL	Warehouse extension, re-ordering and cladding to existing building and new storage building to the rear of the site.	0.17	370	B8	10/06/2021	Y (Area 3)
3. 8 Brunel Road IP2 0EX	20/00013/FUL	Change of use to trade only cash and carry warehouse (B8) and extension to existing building including removal and replacement of roof. (310sqm existing)	[0.12]	[124]	B8	28/06/2021	Y (Area 5)
4. Chalfont Square, 17A Great Colman Street IP4 2AN	20/00100/FUL	Part change of use from recruitment agency (A2) to private hire taxi services (Sui Generis)	[0.002]	[20]	SG	Before 31/03/2022	N
5. Land opposite 1 Crane Boulevard	20/00137/FUL	Erection of industrial/warehouse building (Class B2/B8) and associated works	1.55	7,434	B2/B8	09/04/2021	Y (Area 15. Site IP141a)
6. Land adjacent to 130 Sandyhill Lane	20/00324/FUL	Siting of a meter cabinet and two containers for use as a data centre, together with associated air conditioning units plus two enclosures adjacent to each container housing generators on concrete bases. Erection of a 2.4m high mesh fence around the site.	0.064	137	B8	Before 31/03/2022	Y (Area 12)
7. Units 3-4 Cocksedge Business Park, Sandyhill Lane	20/00325/FUL	Change of use from storage and distribution warehouse (Use Class B8) to general industry (Use Class B2).	[0.059]	[751]	B2	Before 31/03/2022	Y (Area 12)
8. 48 Boss Hall Road IP1 5BN	20/00725/FUL	Change of use from use class B2 (auto repair centre) to use class Sui Generis (MOT centre).	[0.22]	[385]	SG	Before 31/03/2022	Y (Area 4)
9*. 188 Felixstowe Road IP3 8EE	21/00063/FUL	Change of use from bank (Use Class E(c)) to motorcycle showroom, sales and servicing shop (Sui Generis), insertion of larger door on rear elevation.	[0.32]	[160]	SG	10/11/2021	N

10*. Car parking adjacent and amenity area 4 Berwick Road	21/00149/FUL	Provision of 6 no. storage containers.	0.34	200	B8	Before 31/03/2022	Y (Area 15)
11*. Unit 2 47 Knightsdale Road	21/00163/FUL	Extension of mezzanine floor and re-configuration of existing accommodation with insertion of four new windows at first floor level. (100sqm existing).	0.007	28	E(c)	21/09/2021	Y (Area 3)
12*. 41 Upper Orwell Street	21/00836/FUL	Change of use from Use Class E(a) (retail) to Sui Generis (Taxi Office)	[0.009]	[72]	SG	Before 31/03/2022	N
13*. Norris House, Hadleigh Road	21/01289/FUL	Erection of proposed single-storey front lobby extension and blocking up of selected ground floor and first floor windows on north and south elevations (retrospective). (613sqm existing)	0.14	22	E (was B1)	09/02/2022	Y (Area 5)
Total			4.902	9,411			
Total completions – whole site (site 5)			1.55				
of which on land allocated for employment use and within existing employment area (site 5)			1.55				Where the completion relates to development, redevelopment or change of use across a whole site/building
Total floorspace completions (sites 1, 2, 6, 10, 11, 13)			0.20	1,977			
of which on land allocated for employment use and within existing employment area (sites 2, 6, 10, 11, 13)			0.08	757			Where the completion relates to an extension or a change of use of only part of an existing building or is part of a mixed use scheme. The floorspace is converted to hectares and added to the 'whole site' completions to give the total below
TOTAL			1.75				
of which on land allocated for employment use and within existing employment area			1.63				

[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 numbers 9 to 13 were also approved during 2021/22

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 2021/22 was in existing employment areas.

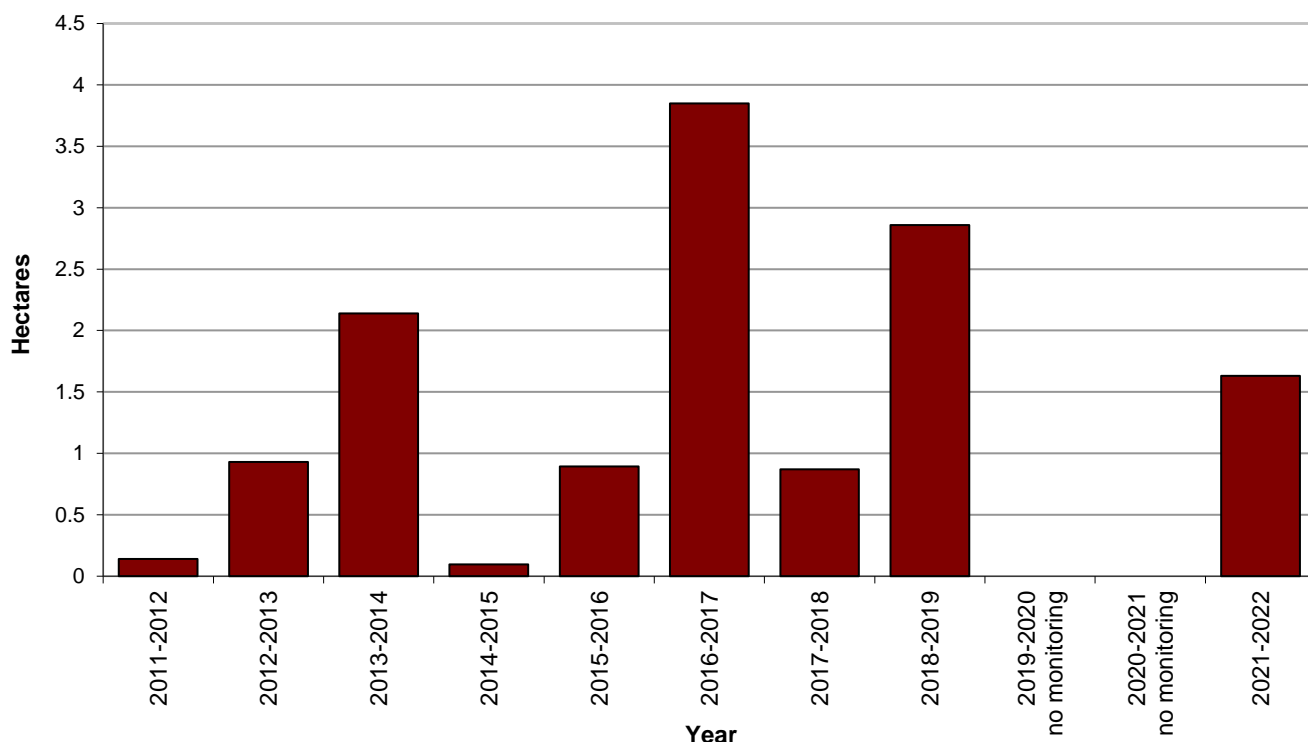
Completions on allocated land and within existing Employment Areas

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.

Table 6: Completions on land allocated for employment use and within existing employment areas	
Monitoring period	Area of employment land completed (hectares)
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
April 2018 – March 2019	2.86
April 2019 – March 2020	No monitoring took place during this period due to Covid.
April 2020 – March 2021	No monitoring took place during this period due to Covid.
April 2021 – March 2022	1.63
Total since April 2011 (9 years of monitoring)	13.41 (1.49 hectares per year)
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 - 2022



LOSS OF EMPLOYMENT FLOORSPACE

The table below shows completions during 2021/22 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?
14. 20a – 20b Princes Street	15/00878/P3J PA	Notification of prior approval for change of use from office to three apartments	0.02	296	B1	18/02/2022	N
15. Adjacent to 53 Gladstone Road	18/00481/FUL	Conversion of existing stores building to residential use with alterations to roofline and insertion of windows and doors.	0.01	59	B8	19/07/2021	N
16. 28-32 Museum Street	18/01063/FUL	Change of use from offices to 9 flats	0.03	847	B1	16/12/2021	N
17. 15-17 Princes Street	18/01070/P3J PA	Change of use of first and second floors to 14 studio flats	0.05	530	B1	10/03/2022	N
18. Gipping House, Dock Street	18/01078/FUL	Change of use of 1 st , 2 nd and 3 rd floors to four residential flats	0.04	512	B1a	24/02/2022	N
19. Westgate Works, Sherrington Road, IP1 4HX	19/00201/FUL	Demolition of existing disused building and erection of new dwelling.	0.03	90	B8	19/04/2021	N
7. Units 3-4 Cocksedge Business Park, Sandyhill Lane	20/00325/FUL	Change of use from storage and distribution warehouse (Use Class B8) to general industry (Use Class B2).	[0.06]	[751]	B8	Before 31/03/2022	Y (Area 12)
20. 4 Observation Court, 84 Princes Street IP1 1RY	20/00531/P3J PA	Change of use from ground floor office (B1) to 1 bedroom apartment (C3)	0.01	60	B1	01/12/2021	N
8. 48 Boss Hall Road IP1 5BN	20/00725/FUL	Change of use from use class B2 (auto repair centre) to use class Sui Generis (MOT centre).	[0.22]	[385]	B2	Before 31/03/2022	Y (Area 4)
9. 188 Felixstowe Road IP3 8EE	21/00063/FUL	Change of use from bank (Use Class E(c)) to motorcycle showroom, sales and servicing shop (Sui Generis), insertion of larger door on rear elevation.	[0.32]	[160]	E(c)	10/11/2021	N
TOTAL			0.19	2,394	886sqm of this total results from the completion of prior approval applications (see Table 9)		

[Figures in brackets] are included for information but excluded from total as the application does not result in employment floorspace gain or loss
 * Application was also approved during 2020/21

The table below shows existing employment floorspace where planning permission for other uses has been granted during 2021/22.

Table 8: Employment floor space lost – planning permissions approved 2021/22						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space lost (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
19/00052/FUL	97 Fore Street	28/10/2021	0.024	198	Conversion of first and second floors and outbuilding to student accommodation.	N
21/00063/FUL	188 Felixstowe Road	30/04/2021			Change of use from bank (Use Class E(c)) to motorcycle showroom, sales and servicing shop (Sui Generis), insertion of larger door on rear elevation. 160sqm on 0.32ha – included for information only as results in no overall change in floorspace. Also completed in 2021/22 – item 9 in Tables 5 and 7	N
21/00350/P3JPA	Second And Third Floor, 43C Butter Market	02/08/2021	0.12	270	Prior approval for change of use of second and third floor offices (Class E(c)) to 4 no. self-contained flats (Class C3). (Commenced)	N
21/00394/FUL	8 – 10 Princes Street, IP1 1QT	02/07/2021	0.05	526	Change of use of first and second floors from bank offices (Class E(a)) to residential use (Class C3) with erection of extension to second floor and addition of third floor also for residential use providing 8 flats in total.	N
21/00431/P3JPA	British Telecom Local Communications Services, Bibb Way, IP1 2EQ	05/08/2021	[0.574]	[7,747]	Application for Prior Approval of change of use from offices to 78 dwellinghouses. (Previous application on site 18/00470/P3JPA)	N
21/00449/P3JPA	17 Lower Brook Street, IP4 1DN	23/06/2021	0.29	4,200	Application for Prior Approval of proposed change of use from offices (Class E(g)) to dwellings (Class C3).	N
21/00480/P3JPA	3 Elm Street, IP1 1EY	02/08/2021	0.005	50	Prior Approval for a proposed change of use from office (Class E(g)) to dwelling (Class C3). (Commenced)	N
21/00578/P3JPA	First Floor Office, Orchard House, 31 – 37 St Helens Street, IP4 2JL	14/10/2021		[142]	Prior Approval for a proposed change of use from office (Class E (g)) to three flats (Class C3). (Commenced). (Previous application on site 15/00422/P3JPA)	N
21/00610/P3IPA	37 Upper Orwell Street, IP4 1HP	22/07/2021	0.01	50	Application for Prior Approval for conversion of building from Retail (Class E(a)) into dwelling (Class C3).	N
21/00671/FUL	10 Neale Street	15/09/2021	0.011	110	Change of use from Office (Use Class E(c)) to 2 no. flats (Use Class C3(a))	N
21/00733/P3JPA	2 – 3 Friars Courtyard, 30 – 32 Princes Street	24/08/2021	0.02	500	Prior approval for a proposed change of use from office (Use Class E(c)(ii)) to 6 no. 1-bedroom flats (Use Class C3).	N
21/00809/P3JPA	39 Princes Street	07/10/2021	0.03	870	Prior approval of proposed change of use from offices (Class E(g)(i)) to twelve flats (Class C3a). (Commenced).	N
21/00829/P3JPA	Elm House, 25 Elm Street	18/02/2022	0.134	1,912	Prior Approval for change of use from offices (Class E(c)(ii)) to 25 residential apartments (Class C3).	N
21/00833/P3JPA	31 Princes Street, IP1 1PU	21/09/2021	0.087	3,371	Prior Approval for the change of use of offices (Use Class E(g)) to 35 residential flats (Use Class C3).	N

21/00837/P3JPA	St Clare House, Princes Street	23/09/2021	0.172	7,155	Prior Approval for change of use of offices (E(c)(ii)) to 111 no. residential units (Class C3).	Y (Area 7)
21/00884/P3JPA	Websters Trade Yard, Dock Street	12/11/2021	0.102	400	Prior approval for a proposed change of use from office (Class E(c)(ii)) to dwelling (Class C3(a)).	N
21/00917/FUL	19 Lower Brook Street, IP4 1AQ	19/10/2021	0.028	280	Change of use from Class E(c)(ii) (Office) to Class C3(a) (Dwellinghouse).	N
21/01030/P3JPA	50 – 56 Wykes Bishop Street, IP3 ODT	25/11/2021	0.44	318	Notification of proposed change of use of a building from office use (Use Class E(c)(iii)) to six residential units (Use Class C3).	N
21/01301/P3JPA	47 Key Street	14/02/2022	0.029	200	Prior approval for a proposed change of use from offices (Class E(g)) to two dwellinghouses (Class C3(a)).	N
TOTAL			1.55	20,410		

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

Certain types of development are granted planning permission by national legislation without the need to submit a planning application. This is known as 'Permitted Development'. In order to be eligible for these permitted development rights, each 'Class' specified in the legislation has associated limitations and conditions that proposals must comply with. One such condition on certain classes of permitted development is the need to submit an application to the Local Planning Authority for its 'Prior Approval; or to determine if it's 'Prior Approval' will be required. This allows the Local Planning Authority to consider the proposals, their likely impacts in regard to certain specific factors (e.g. transport and highways) and how these may be mitigated.

These include:

- Commercial/business/service uses (Use Class E) can either be changed to dwellinghouses or a mixed use including up to two flats
- Commercial/business/service/hotels/etc uses (Use Classes C1, C2/C2A or E) to a state-funded school (Use Class F1a)

During the survey period, there were also existing legacy rights for changes of use, requiring a prior approval application, which expired in July 2022. These comprised:

- Retail/service/etc uses (previously Use Classes A1, A2 or certain Sui Generis uses) to Assembly and Leisure uses (previously Use Class D2)
- Retail/service/takeaway/etc uses (previously Use Classes A1, A2, A5 or certain Sui Generis uses) to Offices (previously Use Class B1a)
- Commercial/business/service/hotels/etc uses (Use Classes C1, C2/C2A or E) to a Nursery (previously Class D1(b))
- Assembly and Leisure uses (previously Use Class D2) to a state-funded school (Use Class F1a) or a nursery (previously Class D1(b))

A Prior Notification application⁴ needs to be submitted for these changes of use 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 at Ipswich Borough Council a total of 82 Prior Notification applications (as at 1 April 2022) have been approved for the change of use from offices to residential. These applications have the potential to result in the loss of 56,894sqm of office accommodation across the town, with a total of 30,881sqm already completed or under construction as shown in the table below. A further five prior notification applications have been withdrawn. Those which are completed or under construction represent the loss of employment

⁴ See earlier footnote 1 for more information regarding Prior Notification Procedure

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.

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

Application Number	Location of Site	Date of Approval	B1 Floor Space lost (sq.m)	Details of Development	Date of Completion
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 a residential property.	Jun 2014
13/00996/P3JPA	566 Foxhall Road	03/01/2014	26	Notification of change of use from office to a 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 1 st to 5 th 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 3 flats.	Sep 2014
14/00206/P3JPA	7-15 Queen Street	29/04/2014	2,500 (approx.)	Prior notification for conversion of offices to 11 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) – twox2-bed & onex1-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
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 & 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] lapsed	Application for prior approval of change of use from office (B1a) to four flats (C3).	-
15/00422/P3JPA	Orchard House, 31 – 37 St Helens St	06/07/2015	654 [was 796 – part superseded by 21/00578 below]	Application for prior approval of change of use from office (B1a) to 13 no. of 1-bed and 2 no. of 2-bed flats (C3). First floor offices (142sqm) retained – 3x1 bed flats not commenced	Nov 2016
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.	April 2018
15/00878/P3JPA	20a – 20b Princes Street	18/11/2015	296	Notification of prior approval for change of use from office to three apartments.	Feb 22
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	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] superseded by 18/00288 below	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 one dwelling (C3).	Jan 2017
16/00380/P3JPA	Electric House, Lloyds Avenue	15/06/2016	30	Change of use of ground floor office (B1) to a 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] superseded by 21/00350 below	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 (5 flats).	Oct 2018
17/00874/P3JPA	8 Angel Lane	16/11/2017	52	Prior notification of proposed change of use from office (B1) to C3 (1 flat).	Apr 2018
17/01044/P3IPA	121 Bramford Lane	11/01/2018	89	Application for prior approval of change of use from photography/framing studio (B1) to 2 flats (C3).	Nov 2018
17/01085/P3JPA	17-19 St Helen's Street, 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.] superseded by 18/00382 below	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).	Sep 2018
18/00088/P3JPA	32 Fore Street, Ipswich IP4 1JU	20/03/2018	[288] superseded by 18/00663 below	Prior notification of change of use from offices to six residential units.	-
18/00288/P3JPA	2 Turret Lane	21/05/2018	[157] superseded by 18/00496 below	Notification for prior approval for a proposed change of use from office (B1) flats (C3)	-
18/00374/P3JPA	Saxon House, 1 Cromwell Square	19/06/2018	1,340	Notification for prior approval for a change of use from office (B1(a)) to 34 dwellinghouses (C3).	Mar 2021
18/00382/P3JPA	19 Elm Street	20/06/2018	750 approx.	Prior notification of change of use from offices (Class B1(a)) to 17 residential apartments (Class C3).	Commenced
18/00470/P3JPA	Former British Telecom offices, Bibb Way IP1 2EQ	27/07/2018	[7,747] superseded by 21/00431 below	Prior notification of change of use from offices (B1) to residential (C3) creating 104 residential units (44 studios, 48 x 1 bedroomed, 12 x 2 bedroomed)	-
18/00496/P3JPA	2 Turret Lane	16/07/2018	[157] lapsed	Notification for prior approval for a proposed change of use from office (B1) to six studio flats (C3)	-
18/00549/P3JPA	3-4 Lower Brook Mews	14/08/2018	[250] superseded by 21/00242 below	Notification for prior approval for a proposed change of use from office (B1) to six one bedroomed flats (C3)	-
18/00663/P3JPA	32 Fore Street	17/09/2018	288	Change of use from offices to 7 flats	Feb 2019
18/00675/P3JPA	39 Princes Street	18/09/2018	[870] superseded by 21/00809 below	Notification of a proposed change of use of 1 st , 2 nd and 3 rd floors from offices (B1) to twelve self-contained flats with cycle and recycling bin storage (C3).	-
18/00685/P3JPA	34 Foundation Street	25/09/2018	721	Change of use of 4 storey office to 12 flats	May 2020
18/00740/P3JPA	6-10 Cox Lane and 36-46 Carr Street	12/10/2018	2,100	from offices on upper 2 floors to (up to) 33 1 & 2 bed flats	Commenced

18/01000/P3JPA	1 Lower Brook Mews IP4 1RA	03/01/2019	[125] lapsed	Notification of proposed change of use from Class B1(a) offices to C3 (dwellinghouses).	-
18/01069/P3JPA	1 – 2 Observation Court, 84 Princes Street	18/01/2019	430 approx.	Notification of proposed change of use from offices to four ground floor self-contained flats.	Aug 2020
18/01070/P3JPA	15-17 Princes Street	23/01/2019	530	Change of use of first and second floors to 16 studio flats	Mar 2022
19/00066/P3JPA	43a Woodbridge Road East	13/03/2019	200	Prior notification of a proposed change of use from offices (Class B1a) to 4x flats (Class C3).	Oct 2019
19/00074/P3JPA	3 – 9 Arcade Street IP1 1EX	18/03/2019	286	Notification of a proposed change of use from an office (B1) to four flats (C3).	Mar 2020
19/00373/P3JPA	Suite 3 27 Old Foundry Road IP4 2AH	11/06/2019	86	Prior approval of proposed change of use from professional services office (A2) to one dwelling use (C3).	Jan-20
19/00838/P3JPA	6 Observation Court 84 Princes Street	07/11/2019	60	Notification of prior approval for a proposed change of use from office use (B1a) to a dwellinghouse (Class C3)	Aug-20
19/00882/P3JPA	4 Tacket Street, IP4 1AY	26/11/2019	[66] superseded by 20/01009 below	Notification of prior approval for a proposed change of use of an office (Class B1a) to a dwellinghouse (Class C3) (first floor only).	-
20/00531/P3JPA	4 Observation Court, 84 Princes Street IP1 1RY	08/09/2020	60	Change of use from ground floor office (B1) to 1 bedroom apartment (C3)	Dec 2021
20/00759/P3JPA	Second and third floors, 43 Butter Market	23/11/2020	superseded by 21/00350 below	Prior Approval for change of use from offices (Class B1) to 3 no. dwellings (Class C3)	-
20/00808/P3JPA	5 Cromwell Court, 16 St Peter's Street IP1 1XG	10/12/2020	100	Prior Approval for change of use from offices (Class B1) to 2 no. apartments (Class C3)	-
20/00817/P3JPA	Norris House, Hadleigh Road	10/12/2020	[611] superseded by 21/01289/FUL	Prior Approval for change of use from 2 storey offices (Class B1) to 8 no. apartments (Class C3). In Employment Area 5.	-
20/00947/P3JPA	5 Observation Court, 84 Princes Street IP1 1RY	30/12/2020	60	Change of use from office (B1) to 1x1 and 1x2 bedroomed apartment	-
21/00045/P3JPA	39A Lower Brook Street Ipswich IP4 1AQ	27/05/2021	100	Prior approval for change of use from offices to a dwelling (Class C3).	Aug-20
21/00113/P3JPA	47 Key Street	29/03/2021	superseded by 21/01301 below	Prior notification of change of use from offices (Class B1/EG) to a dwellinghouse (Class C3)	-
21/00350/P3JPA	Second And Third Floor, 43C Butter Market	02/08/2021	270	Prior approval for change of use of second and third floor offices (Class E(c)) to 4 no. self-contained flats (Class C3).	Commenced
21/00431/P3JPA	British Telecom Local Communications Services, Bibb Way, IP1 2EQ	05/08/2021	7,747	Application for Prior Approval of change of use from offices to 78 dwellinghouses.	-
21/00449/P3JPA	17 Lower Brook Street, IP4 1DN	23/06/2021	4,200	Application for Prior Approval of proposed change of use from offices (Class E(g)) to 49 dwellings (Class C3).	-
21/00480/P3JPA	3 Elm Street, IP1 1EY	02/08/2021	50	Prior Approval for a proposed change of use from office (Class E(g)) to a dwelling (Class C3).	Commenced
21/00578/P3JPA	First Floor Office, Orchard House, 31 – 37 St Helens Street, IP4 2JL	14/10/2021	142	Prior Approval for a proposed change of use from office (Class E (g)) to three flats (Class C3).	Commenced
21/00610/P3IPA	37 Upper Orwell Street, IP4 1HP	22/07/2021	50	Application for Prior Approval for conversion of building from Retail (Class E(a)) into dwelling (Class C3).	-
21/00640/P3JPA	47 Key Street, IP4 1BA	02/08/2021	superseded by 21/01301 below	Prior approval for a proposed change of use from offices (Class E(g)) to two dwellinghouses (Class C3(a)).	-
21/00733/P3JPA	2 – 3 Friars Courtyard, 30 – 32 Princes Street	24/08/2021	500	Prior approval for a proposed change of use from office (Use Class E(c)(ii)) to 6 no. 1-bedroom flats (Use Class C3).	-
21/00809/P3JPA	39 Princes Street	07/10/2021	870	Prior approval of proposed change of use from offices (Class E(g)(i)) to twelve flats (Class C3a).	Commenced

21/00829/P3JPA	Elm House, 25 Elm Street, IP1 2AD	18/02/2022	1,912	Prior Approval for change of use from offices (Class E(c)(ii)) to 25 residential apartments (Class C3).	-
21/00833/P3JPA	31 Princes Street, IP1 1PU	21/09/2021	3,371	Prior Approval for the change of use of offices (Use Class E(g)) to 35 residential flats (Use Class C3).	-
21/00837/P3JPA	St Clare House, Princes Street	23/09/2021	7,155	Prior Approval for change of use of offices (E(c)(ii)) to 111 no. residential units (Class C3). In Employment Area 7.	-
21/00884/P3JPA	Websters Trade Yard, Dock Street	12/11/2021	400	Prior approval for a proposed change of use from office (Class E(c)(ii)) to a dwelling (Class C3(a)).	-
21/01030/P3JPA	50 – 56 Wykes Bishop Street, IP3 0DT	25/11/2021	318	Notification of proposed change of use of a building from office use (Use Class E(c)(iii)) to six residential units (Use Class C3).	-
21/01301/P3JPA	47 Key Street	14/02/2022	200	Prior approval for a proposed change of use from offices (Class E(g)) to two dwellinghouses (Class C3(a)).	-
TOTAL loss to B1/E(c) floorspace approved since 2013			56,894[^]		
Loss to B1/E(c) floorspace approved 2021/22			17,456	first approvals. A further 9,279sqm superseded a current or lapsed prior approval	
TOTAL loss to B1/E(c) Floorspace completed since 2013			26,184	Resulting in the creation of 391 dwellings. A further 4,697sqm had commenced at 1st April 2022 (79 dwellings)	
Loss to B1/E(c) floorspace completed 2021/22			886	resulting in the creation of 20 dwellings	

[^] Excludes superseded and lapsed applications

PART 1: PLANNING PERMISSIONS

The tables below show all planning permissions granted for employment uses during 2021/22 and those outstanding planning permissions at 1 April 2022 (i.e. sites with planning permission prior to the monitoring year that are still extant/ unimplemented). 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 E use class).

Table 10: Employment sites with planning permission for E uses (Commercial, Business and Service)						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
17/00049/FUL	25 Grimwade Street, Club and car park, Rope Walk	23/08/2018	0.05	370	Erection of 12 dwellings and 2 flats (on approx. 0.22ha) and 4 offices (0.05ha) and ancillary parking (19 spaces) following demolition of existing buildings and highway works. (Land).	N
19/00294/FUL	34 Foxtail Road IP3 9RT	17/05/2019	[0.4]	[2,580]	Change of use from General Industrial (B2) to combination of Light Industrial (B1(c), B2) and Storage (B8).	Y (Area 15)
19/00575/FUL	5 Cavendish Street	25/10/2019	0.06^	280^	Erection of commercial building for B1, B2 and B8 use with a trade counter. (Land)	Y (Area 10)
19/00618/FUL	476 Felixstowe Road IP3 8SU	12/06/2020	0.07	27.3	Erection of two-storey rear extension (to Veterinary Surgery) and creation of studio flat. 85.1sqm existing	N
19/00945/FUL	235 Foxhall Road IP3 8LE	12/06/2020	0.06	167	Demolition of former Lloyds Bank and construction of 3 no. one-bed apartments and new commercial office. 332sqm existing. Commenced.	N
19/01140/FUL	Car Parking Area, The Maltings, Princes Street	28/08/2020	0.25	2,341	Erection of four storey office building (Class B1). (Land).	N
20/00485/FUL	Land adjacent 553 and 12 to 13 The Quadrangle Centre, The Drift, Nacton Rd	13/08/2020	0.05	22	Erection of new commercial building for light industrial (Class B1) use. 146sqm existing.	Y (Area 14)
20/00926/FUL	Ipswich Warehousing Ltd, Former Volvo Concessionaires Ltd, Raeburn Road South	18/03/2021	[0.27]	[2,640]	Change of use from Class E (g) (light industrial)/ B8 (storage and distribution) to Class E (g) (light industrial)/ B2 (general industrial), and creation of 6 no. parking spaces	Y (Area 12)
21/00264/FUL	Fison House, 159 Princes Street	24/05/2021	[0.35]	250	Extension of existing third floor office space. 3,420 sqm existing.	Y (Area 7)
21/00308/FUL	Taska Marine Ltd, Cliff Road, Ipswich IP3 0AX	15/11/2021	[0.2]	164.3	Erection of steel frame workshop following demolition of existing building (Class EGIII). (Other existing buildings on site unaffected).	N
21/00944/FUL	22 – 31 Boss Hall Road	17/11/2021	0.46^	900^	Erection of 12 commercial (Use Class E(g) / B2) units together with associated car and cycle parking, landscaping and infrastructure. Access from Boss Hall Road. (Land)	Y (Area 4)
TOTAL WITH PERMISSION AT 31ST MARCH 2022			1.00	4,522		
Total approved in 2021/22			0.46	1,314		
Land with unimplemented permission (Table 1)			0.82	3,891		

[Figures in brackets] are included for information but excluded from totals as the application does not result in employment floorspace gain or loss
In addition to the above, up to 500sqm of B1 use was approved in Jan 2020 at Ipswich Garden Suburb (application 14/00638/OUTFL)

^ Application is listed in more than one table as has permission for a mix of use classes (total of 1,180sqm on 0.52ha for [table 10](#))

**Table 11: Employment sites with planning permission for B2
(industrial process)**

Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
19/00294/FUL	34 Foxtail Road IP3 9RT	17/05/2019	[0.4]	[2,580]	Change of use from General Industrial (B2) to combination of Light Industrial (B1(c), B2) and Storage (B8).	Y (Area 15)
19/00575/FUL	5 Cavendish Street	25/10/2019	0.06^	280^	Erection of commercial building for B1, B2 and B8 use with a trade counter. (Land)	Y (Area 10)
20/00926/FUL	Ipswich Warehousing Ltd, Former Volvo Concessionaires Ltd, Raeburn Road South	18/03/2021	[0.27]	[2,640]	Change of use from Class E (g) (light industrial)/ B8 (storage and distribution) to Class E (g) (light industrial)/ B2 (general industrial), and creation of 6 no. parking spaces	Y (Area 12)
21/00944/FUL	22 – 31 Boss Hall Road	17/11/2021	0.46^	900^	Erection of 12 commercial (Use Class E(g) / B2) units together with associated car and cycle parking, landscaping and infrastructure. Access from Boss Hall Road. (Land)	Y (Area 4)
21/01160/FUL	Suite 1, 85 Dales Road IP1 4JR	08/02/2022	[0.15]	87	Erection of single-storey extension to existing workshop building (Class B2). 400sqm existing.	Y (Area 3)
TOTAL WITH PERMISSION AT 31ST MARCH 2022			0.52	1,267		
Total approved in 2021/22			0.46	987		
Land with unimplemented permission (Table 1)			0.52	1,180		

[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 (total of 1,180sqm on 0.52ha for [table 11](#))

**Table 12: Employment sites with planning permission for B8
(storage & distribution)**

Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
19/00294/FUL	34 Foxtail Road IP3 9RT	17/05/2019	[0.4]	[2,580]	Change of use from General Industrial (B2) to combination of Light Industrial (B1(c), B2) and Storage (B8).	Y (Area 15)
19/00575/FUL	5 Cavendish Street	25/10/2019	0.06^	280^	Erection of commercial building for B1, B2 and B8 use with a trade counter. (Land)	Y (Area 10)
21/00408/FUL	Land Adjacent To 2 Anglia Parkway North	14/09/2021	0.8	990	Erection of transport depot (Class B8) comprising associated parking areas, workshop, offices, fencing and landscaping.	Y (Area 1)
TOTAL WITH PERMISSION AT 31ST MARCH 2022			0.86	1,270		
Total approved in 2021/22			0.80	990		
Land with unimplemented permission (Table 1)			0.06	280		

[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 (total of 280sqm on 0.06ha for [table 12](#))

Table 13: Employment sites with planning permission for Sui Generis uses						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
TOTAL WITH PERMISSION AT 31ST MARCH 2022			0.00	000		
Total approved in 2021/22			0	0		
Land with unimplemented permission (Table 1)			0.00	000		

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

The total floorspace of all planning permissions granted for employment use between 1st April 2021 and 31st March 2022 was 3,291sqm on 1.72ha⁵.

⁵ Total permissions approved 2021/22 tables 10, 11, 12, and 13 (3,291.3sqm on 1.72ha) minus applications that are listed in more than one table as they have permission for a range of use classes (duplicates from tables 11, 12, and 13 900sqm on 0.46ha)

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 not included within the figures.

Table 14: Total additional floorspace with planning permission (sqm) at 1st April 2022 (see Tables 10 to 13 for details)			
Use Classes Order	Total within Employment Area (sqm)	Total Outside Employment Area (sqm)	Combined Total (sqm)
E – Commercial, Business and Service	1,452	3,070	4,522
B2 – General Industry	87 [^] ~	0	87 [^] ~
B8 – Storage and Distribution	990 [^]	0	990 [^]
Sui Generis (SG)	0	0	0
Total	2,529 sqm	3,070 sqm	5,599 sqm (167sqm commenced)
of which is not included in Table 1 (Land)	1,349	359	1,708 1,541sqm unimplemented 167sqm commenced

[^] Excludes 280sqm already included in Use Class E as planning permission has been granted for a range of use classes

[~] Excludes 900sqm already included in Use Class E as planning permission has been granted for a range of use classes

See [Table 1](#) for **Land with planning permission**.

PART 2: SURVEY OF EMPLOYMENT AREAS

The table below show the occupants of premises within the defined employment areas and identify any units or land which are vacant (as surveyed through site visits in October 2022) 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 2019	Change?	New occupant 2022
2, Anglia Parkway North	Anglia Business Park, Ipswich	IP1 5QL	Ceramic Tile Distributors	No	N/A
2 Anglia Parkway North	Anglia Business Park, Ipswich	IP1 5QL	Graham the Plumbers Merchants	No	N/A
Vacant Land, Anglia Parkway North	Anglia Business Park, Ipswich		Vacant land (0.78ha)	No	N/A (Planning permission 21/00408/FUL)
Vacant Land, Bury Road North	Adjacent to Anglia Business Park, Ipswich		Vacant allocated land (6.93 ha) (Planning permission 16/00898/FUL for regional distribution centre on 3.63ha – lapsed)	No	N/A

2. White House Industrial Estate, White House Road

Unit	Address	Post Code	Occupant 2019	Change?	New Occupant 2022
Unit to rear of 667	Norwich Road / White House Road	IP1 6JZ	Cooper Ipswich Mini & BMW MOT facility	No	N/A
Unit 1, Alpha Business Park		IP1 5LT	Titans Security & Minas Training	No	N/A
Unit 1a, Alpha Business Park	2 White House Road	IP1 5LT	CTC UK Ltd- Chancellor Global	No	N/A
Unit 1b, Alpha Business Park	4 White House Road	IP1 5LT	Honeyrose Products Ltd	No	N/A
Unit 2-3, Alpha Business Park	6-12 White House Rd	IP1 5LT	Aspen Build	No	N/A
Unit 4, Alpha Business Park	14 White House Road	IP1 5LT	Arc Recruitment	No	N/A
Unit 5-7, Alpha Business Park	16-18 White House Rd	IP1 5LT	Ross Coates Solicitors	No	N/A
Unit 8, Alpha Business Park	20 White House Road	IP1 5LT	Grace Estate Agents	No	N/A
Unit 9, Alpha Business Park	22 White House Road	IP1 5LT	TMAC Wireless Solutions T/A ArmaPhone	No	N/A
Unit 10, Alpha Business Park	24 White House Road	IP1 5LT	Fargo Systems	No	N/A
Unit 11, Alpha Business Park	26 White House Road	IP1 5LT	Ross Coates Solicitors	Yes	Benjamin Coomber Ltd

Unit 12, Alpha Business Park	28 White House Road	IP1 5LT	Town 102	Yes	For You Now LTD
30	White House Road	IP1 5LX	Jackson Civil Engineering / SEH French Ltd	No	N/A
30 a & b	White House Road	IP1 5LX	SEH	Yes	Anchor Freight
32	White House Road	IP1 5LX	REH Kennedy	Yes	Azpects
Unit 1, Dencora House, 34	White House Road	IP1 5LT	Vacant (formerly Universal Asset Protection Ltd)	Yes	About Care Services
Unit 2, Dencora House, 34	White House Road	IP1 5LT	Vacant	Yes	Archer Resourcing LTD
Unit 3, Dencora House, 34	White House Road	IP1 5LT	Vacant	Yes	Archer Resourcing LTD
Unit 4, Dencora House, 34	White House Road	IP1 5LT	Vacant	Yes	SC Projects
Unit 5, Dencora House, 34	White House Road	IP1 5LT	Vacant	Yes	SC Projects
Unit 6, Dencora House, 34	White House Road	IP1 5LT	Vacant	Yes	Oilfast LTD
Unit 7, Dencora House, 34	White House Road	IP1 5LT	Vacant	Yes	Tru Trak
Unit 8, Dencora House, 34	White House Road	IP1 5LT	Vacant	Yes	Tru Trak Pro Ltd
Unit 9, Dencora House, 34	White House Road	IP1 5LT	Vacant	Yes	Right At Home
Unit 10, Dencora House, 34	White House Road	IP1 5LT	Vacant	Yes	Seden Clarke LTD
Unit 1, 36 Dencora Business Centre	White House Road	IP1 5LZ	Universal	Yes	Kitchen Worktops Ltd
Unit 2, 36 Dencora Business Centre	White House Road	IP1 5LZ	Go Tankers Ltd	Yes	AC Leigh
Unit 3, 36 Dencora Business Centre	White House Road	IP1 5LZ	Vacant	Yes	AC Leigh
Unit 4, 36 Dencora Business Centre	White House Road	IP1 5LZ	Vacant	Yes	Volker Smart Technologies
Unit 5, 36 Dencora Business Centre	White House Road	IP1 5LZ	Conservative Office	Yes	NHS immunization service/ PDC dispatch
Unit 6-8, 36 Dencora Business Centre	White House Road	IP1 5LZ	Archer Resourcing	Yes	PDC
Unit 9, 36 Dencora Business Centre	White House Road	IP1 5LZ	Universal	Yes	SIG roofing (regional roofing in brackets) Ltd
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	Ipswich Escape Room	No	N/A
Suffolk Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Ipswich Escape Room	No	N/A
Cumbria Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Big Ltd (PDC)	Yes	Vacant
Devon Suite, 36 Dencora Business Centre	White House Road	IP1 5LZ	Morses Club	Yes	Social Care Services Community Support

Dorset Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	BlueBird Care	No	N/A
Sussex Suite, 36 Dencora Business Centre	White House Road	IP1 5LZ	Onyx Construction Consultants	No	N/A
Cornwall Suite, 36 Dencora Business Centre	White House Road	IP1 5LZ	Sound Solution Consultants Ltd	No	N/A
Durham Suite, 36 Dencora Business Centre	White House Road	IP1 5LZ	BlueBird Care	No	N/A
Hereford Suite, 36 Dencora Business Centre	White House Road	IP1 5LZ	Fred Olsen	No	N/A
Surrey Suite, 36 Dencora Business Centre	White House Road	IP1 5LZ	Fred Olsen	No	N/A
Somerset Suite, 36 Dencora Business Centre	White House Road	IP1 5LZ	Fred Olsen	No	N/A
Sudbury House, 36 Dencora Business Centre	White House Road	IP1 5LZ	SNAP (Support and Advice Project)	Yes	Cambridgeshire Community Services NHS Trust
Land adj. Dencora Business Centre	White House Road	IP1 5LU	Easy Store / Cash for Clothes	No	N/A
1 Quantum Business Park, 38	White House Road	IP1 5NX	Self Storage	No	N/A
2 Quantum Business Park, 38	White House Road	IP1 5NX	Tool Station	No	N/A
3 Quantum Business Park, 38	White House Road	IP1 5NX	Anglia Tool Centre	No	N/A
4 Quantum Business Park, 38	White House Road	IP1 5NX	Euro Car Parts	Yes	Vacant
5 Quantum Business Park, 38	White House Road	IP1 5NX	Euro Car Parts	No	N/A
6 Quantum Business Park, 38	White House Road	IP1 5NX	U Plastics	Yes	Up Building Products
7 Quantum Business Park, 38	White House Road	IP1 5NX	U Plastics	Yes	Up Building Products
8 Quantum Business Park, 38	White House Road	IP1 5NX	Edmundson Electrical Ltd	Yes	Auto Glass
9 Quantum Business Park, 38	White House Road	IP1 5NX	Autoglass	Yes	Edmundson Electrical
10 Quantum Business Park, 38	White House Road	IP1 5NX	Greggs	No	N/A
42	White House Road	IP1 5LL	Fred Olsen Ltd	No	N/A
44	White House Road	IP1 5NX	FTC Gym	No	N/A
46 4 suites A-D with multiple occupiers in 'Rooms' within the Suites.	White House Road	IP1 5NX	Trade Team & Whitehouse Distribution Centre	Yes	Trade Team & Whitehouse Distribution Centre Easy Store in containers on part of the site
51	White House Road	IP1 5NT	Watson & Hillhouse (Plant Hire) Ltd	No	N/A
53-56	White House Road	IP1 5PB	Hawk Hemisphere	Yes	Hemisphere Freight Services LTD
2 Olympus Close	Olympus Close	IP1 5LJ	Fred Olsen Travel	Yes	Fred Olsen Car Park only (building demolished)

1 Olympus Close	Olympus Close	IP1 5LJ	SEH Windows and Doors Ltd	No	N/A
1a Olympus Close	Olympus Close	IP1 5LJ	Vacant	Yes	M Markovitz Ltd
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
6 Olympus Close	Olympus Close	IP1 5LJ	West Engineering	No	N/A
4 Olympus Close	Olympus Close	IP1 5LJ	Taydal Surfacing	No	N/A
21	Olympus Close	IP1 5LJ	Vacant	Yes	Hertz
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 Autocare Ltd	Yes	Olympus Autocare LTD
61 (Unit 1, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	TLC Property Maintenance	No	N/A
59 (Unit 2, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	AFL Cosmetic Solutions Ltd	No	N/A
57 (Unit 3, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Platinum Cleaning	No	N/A
55 (Unit 4, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Vacant	No	N/A
53 (Unit 5, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Eurosat	No	N/A
51 (Unit 6, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	DX Network Systems	Yes	FRS Repairs
49 (Unit 7, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	DX Network Systems	Yes	FRS Repairs
47 (Unit 8, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Lean Business Audio	Yes	Pro Sprays / The Window Cleaning Hub
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 Wood Finishes	No	N/A
41 (Unit 11, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	PVS Premier Vehicle Services Ipswich	No	N/A
39 (Unit 12, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Safeway Tyres & Exhausts	No	N/A
37 (Unit 13, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Robinsons Ipswich	Yes	Ipswich Plumb Store LTD
35 (Unit 14, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	HTM	Yes	Ipswich Plumb Store LTD
33 (Unit 15, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	SOS Services Solutions on Security	No	N/A
31 (Unit 16, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Mehmed/ Mehmed Ltd	No	N/A
2	Goddard Road East	IP1 5NY	Wolseley	Yes	Plumb Parts/ Wolseley
1	Goddard Road East	IP1 5NY	Part of Robinsons	Yes	Group 1 Assured/ Seat/ Cupra
4	Goddard Road East	IP1 5NY	Robinsons Motor Group	Yes	Vacant
1	Goddard Road	IP1 5NP	Red Dot Europe Ltd	No	N/A
2	Goddard Road	IP1 5NP	UK Poultry Ltd	No	N/A
2a	Goddard Road	IP1 5NP	M + S Contractors	No	N/A

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

3. Knightsdale Road/Wharfedale Road

Unit	Address	Post Code	Occupant 2019	Change?	New Occupant 2022
20	Knightsdale Road	IP1 4JJ	Motor Guru	No	Fire Trace (storage)
20A	Knightsdale Road	IP1 4JJ	Motor Guru	No	N/A
22	Knightsdale Road	IP1 4JJ	Fire Trace	No	N/A
24	Knightsdale Road	IP1 4JJ	Fire Trace	No	N/A
26-30	Knightsdale Road	IP1 4JJ	Topbond PLC Group	No	N/A
31	Knightsdale Road	IP1 4JJ	Coffeelink	No	N/A
32	Knightsdale Road	IP1 4JJ	Wyards	No	N/A
33 & 33a	Knightsdale Road	IP1 4JJ	Felgains Care & Mobility	No	N/A
39	Knightsdale Road	IP1 4JJ	Ridgeons	Yes	Huws Gray

40-42	Knightsdale Road	IP1 4JJ	Car Repairs	Yes	Needhams/Haxley and Ruffles
44	Knightsdale Road	IP1 4JJ	Haxley and Ruffles	No	N/A
50 (44A)	Knightsdale Road	IP1 4JJ	Jehovah Witnesses Foundation (Kingdom Hall)	No	N/A
43	Knightsdale Road	IP1 4JJ	Turner & Christy	Yes	Christy Turner
Unit 1, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	HITZone	No	N/A
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	Corbel	Yes	Getech
59	Knightsdale Road	IP1 4JQ	IVC Fleet Specialist	No	Bradleys Metal Finishers (dispatch)
2	Wharfedale Road	IP1 4JP	Ipswich Deaf Society	No	N/A
4	Wharfedale Road	IP1 4JP	Home Call	Yes	Diesel Rush
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	Vacant	Yes	SG Engineering
12	Wharfedale Road	IP1 4JP	Mamba Martial Arts	No	N/A
14	Wharfedale Road	IP1 4JP	Colour Plan	Yes	Boswell Printers and Office Supplies
16	Wharfedale Road	IP1 4JP	Colour Plan	Yes	Boswell Printers and Office Supplies
18	Wharfedale Road	IP1 4JP	Colour Plan Print & Design Ltd	Yes	Boswell Printers and Office Supplies
20	Wharfedale Road	IP1 4JP	Boswell Printers	No	N/A
22	Wharfedale Road	IP1 4JP	SG System Products	Yes	Birch Group / Porcelanosa
30	Wharfedale Road	IP1 4JP	Frugal Pac	Yes	Appears likely vacant - but both Needhams and Frugalpac have this address on their live websites.
9	Wharfedale Road	IP1 4JP	Cadent	No	N/A
71-75	Dales Road	IP1 4JR	Harts Carpet World and Hartwood Flooring	No	N/A
79	Dales Road	IP1 4JR	Joseph Reed	No	N/A
81	Dales Road	IP1 4JR	Indespension	No	N/A

83	Dales Road	IP1 4JR	GB Motors	No	N/A
Unit 1	85 Dales Road	IP1 4JR	KBB Centre	No	N/A
Unit 2	85 Dales Road	IP1 4JR	KBB Centre	No	N/A
Unit 7	85 Dales Road	IP1 4JR	The Little Cake Place	No	N/A
Unit 6 ⁶	85 Dales Road	IP1 4JR	Bespoke Stone	No	N/A
89	Dales Road	IP1 4JR	Dance & Dean	No	N/A
91	Dales Road	IP1 4JR	R T Training Solutions	Yes	R T Training Solutions and R T Infrastructure Solutions
Unit 1 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vacant	Yes	Primal Raw
Unit 2 Dales Court Business Centre ⁷	95 Dales Road	IP1 4JR	Vacant	Yes	Primal Raw
Unit 3 Dales Court Business Centre	95 Dales Road	IP1 4JR	Dance and Dean	Yes	Primal Raw
Unit 4 Dales Court Business Centre	95 Dales Road	IP1 4JR	Hoax	Yes	Dance and Dean
Unit 5 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vance Plasters, Bernard Baker Accounting, Rhine Accounting, Nest	Yes	M.C. Robinson T/A W.R. Edwards
Unit 6 Dales Court Business Centre	95 Dales Road	IP1 4JR	Primal Raw	Yes	Vacant
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	Simply Climate Control	Yes	Central Truck and Bus Parts Ltd
Unit 9 Dales Court Business Centre	95 Dales Road	IP1 4JR	Simply Climate Control	No	N/A
Unit 10 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vista Barriera	Yes	Vista / Stopbreeze
Unit 11 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vacant	Yes	The Hot Sausage Company
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	East London Loft Conversions	Yes	Drainage Plus
Unit 16 Dales Court Business Centre	95 Dales Road	IP1 4JR	East London Loft Conversions	Yes	Parkward (Ipswich) LTD
Unit 17 Dales Court Business Centre	95 Dales Road	IP1 4JR	Ipswich Rider Training (Orwell)	Yes	Suffolk Rider Training
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	Yes	Vacant (moved to Hadleigh)
Unit 20 Dales Court Business Centre	95 Dales Road	IP1 4JR	Maljon (Timber Preservation) Ltd	No	N/A

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

⁷ Street numbering Aug 2020 states Units 1 and 2 have been combined

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
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4. Boss Hall Industrial Estate

Unit	Address	Post Code	Occupant 2019	Change ?	New Occupant 2022
Former Dairy Crest	Boss Hall Road	IP1 5BN	Vacant	No	N/A (Part of site covered by permission 21/00944/FUL)
1	Boss Hall Road	IP1 5BN	William's Tyre and Exhaust Service Bay	No	N/A
2	Boss Hall Road	IP1 5BN	Ipswich Hydraulics Ltd	No	N/A
3	Boss Hall Road	IP1 5BN	Brewers	No	N/A
4	Boss Hall Road	IP1 5BN	Johnstone's Leyland Decorating Centre	Yes	Johnstone's Decorating Centre
5	Boss Hall Road	IP1 5BN	FLG Services	Yes	Sunbelt Rentals
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	Yes	Cosy Aromas
8	Boss Hall Road	IP1 5BN	German, Swedish, French Car Parts (GSF)	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	Yes	Vacant
10	Boss Hall Road	IP1 5BN	Gallagher	No	N/A
11	Boss Hall Road	IP1 5BN	Tip and Lift	No	N/A
12	Boss Hall Road	IP1 5BN	Vesto Ltd	Yes	Re Shape
13	Boss Hall Road	IP1 5BN	Vacant	No	N/A
14	Boss Hall Road	IP1 5BN	CAR Refinishers (Colchester Auto Refinishing Supplies Ltd)	Yes	CARS
15	Boss Hall Road	IP1 5BN	Vacant	Yes	Avanti Autos
16	Boss Hall Road	IP1 5BN	Vacant	Yes	Security Foiling
17	Boss Hall Road	IP1 5BN	Car Repairs (no name)	Yes	Triple C
18	Boss Hall Road	IP1 5BN	Hawk Express	No	N/A
19	Boss Hall Road	IP1 5BN	Hawk Express	No	N/A
20	Boss Hall Road	IP1 5BN	Milk & More	No	N/A
20a	Boss Hall Road	IP1 5BN	Milk & More	No	N/A
21	Boss Hall Road	IP1 5BN	East of England Co-op (Vehicle Parking)	Yes	Pioneer Pump Solutions

31	Boss Hall Road	IP1 5BN	Vacant	Yes	YaheeTech
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	Yes	East Coast Stainless Ltd
38	Boss Hall Road	IP1 5BN	Suffolk Fasteners	No	N/A
39	Boss Hall Road	IP1 5BN	Gill Insulation Contractors	No	N/A
40	Boss Hall Road	IP1 5BN	C B D S Design Llp	Yes	Enertor
41-45	Boss Hall Road	IP1 5BN	FAS Ipswich Ltd.	No	N/A
46	Boss Hall Road	IP1 5BN	Tangda Logistics Ltd	Yes	Skyline Express Ltd
47	Boss Hall Road	IP1 5BN	Rackhams	No	N/A
48	Boss Hall Road	IP1 5BN	Rackhams	No	N/A
49	Boss Hall Road	IP1 5BN	Factair	No	N/A
53	Boss Hall Road	IP1 5BN	Tbf Scaffolding	No	N/A
Land adjacent 20-20a	Boss Hall Road	IP1 5BN	Dairy Crest (parking)	Yes	Storage Yard (possibly Pioneer)

5. Hadleigh Road Industrial Estate, including Elton Park

Unit	Address	Post Code	Occupant 2019	Change?	New Occupant 2022
Former Bolton Aerospace	Hadleigh Road	IP2 0EG	Lebronze alloys UK	Yes	Demolished (site for new IBC depot ref 22/00274/FUL)
10 Harris Way	Hadleigh Road	IP2 OHU	Vacant allocated land 4.7ha. Further 0.3ha vacant outside allocated area Planning Permission 18/00534/FUL under construction.	Yes	Headlam – multiple traders Garrods Faithful Floor Coverings Beds Flooring GAAS Flooring Culpeck for Floor coverings Clifford Floors
Norris House	Hadleigh Road	IP2 OHU	Ipswich Vingard	Yes	Home Foods Market by Lituanica
160	Hadleigh Road	IP2 0HH	Community Action Suffolk	No	N/A
Unit 1a, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Tube Way Sales	No	N/A
Unit 2a, Elton Park Business Centre	Hadleigh Road	IP2 0DD	CDC Body Shop	Yes	B4 '99
Unit 3a, Elton Park Business Centre	Hadleigh Road	IP2 0DD	CDC Body Shop	No	N/A
Unit 4a, Elton Park Business Centre	Hadleigh Road	IP2 0DD	CDC Body Shop	No	N/A
Unit 1b, Elton Park Business Centre	Hadleigh Road	IP2 0DD	The Only Way Is Custom Vehicle Repairs	Yes	3B Recycling
Unit 2b, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Technic Garage	Yes	Car-Tech
Unit 3b, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Technic Garage	No	N/A
Unit 4b, Elton Park Business Centre	Hadleigh Road	IP2 0DD	AA Motor Medic	No	N/A
Unit 5b, Elton Park Business Centre	Hadleigh Road	IP2 0DD	AA Motor Medic	No	N/A
Unit 1c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Auto LT	No	N/A
Unit 2c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	S Clarke Vehicle Engineers	No	N/A
Unit 3c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	T + R Ices	Yes	Vacant
Unit 4c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Quay Welding Services Ltd	Yes	Vacant
Unit 5c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Vacant	Yes	Unnamed car garage (owner yet to name business)
Unit 6c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Boots the Chemist Ltd	No	N/A
Land adjacent car parking area, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Peter Colby	Yes	Vacant land (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
DHE House	Elton Park	IP2 0DD	DHE	Yes	Unknown New Owner

Carr Road Distribution Ltd	Elton Park	IP2 0DD	Carr Road Distribution Ltd	No	N/A
Russell House	Elton Park	IP2 0DD	A to B Tyres/CCC Tyres	No	N/A
Storage Warehouse	Elton Park	IP2 0DD	Storage Warehouse	Yes	Vacant
1 Dunlop Road	Hadleigh Road Ind Est.	IP2 0UG	Universal Tyre & Autocentre	Yes	Sales Ipswich LTD and EVRi
7 Dunlop Road	Hadleigh Road Ind Est.	IP2 0UG	CDC Bodyshop	Yes	Ipswich Utilities
Digital House,9 Dunlop Road	Hadleigh Road Ind Est.	IP2 0UG	Wiremek	No	N/A
9 Dunlop Road	Hadleigh Road Ind Est.	IP2 0UG	XL Windows	No	N/A
11 Dunlop Road	Hadleigh Road Ind Est.	IP2 0UG	Capital Hair & Beauty Supplies	Yes	Vacant (Mount Cash and Carry)
2 Dunlop Road	Hadleigh Road Ind Est.	IP2 0UG	Cavalier Haulage	No	N/A
Unit 7 Rutherford Centre, 4 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	A+A Dental	Yes	Smile Dental Laboratory
Unit 6 Rutherford Centre, 6 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Suffolk Facilities Management	Yes	Fushia Homecare Group Ltd
Unit 5 Rutherford Centre 8 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Viking Medical Solutions	Yes	46 Digital Blue Crocus
Unit 4 Rutherford Centre, 10 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Langham Associates	Yes	HSM Traffic Management Ltd
Unit 3 Rutherford Centre, 12 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Engie	Yes	Vacant
Unit 2 Rutherford Centre, 14 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Chummy Musical	Yes	Vacant
Unit 1 Rutherford Centre, 16 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Fushia Homecare	No	N/A
18 Dunlop Road	Hadleigh Road Ind Est.	IP2 0UG	Ancient House	Yes	Vacant
Bella House, 20 Dunlop Road	Hadleigh Road Ind Est.	IP2 0UG	Alfa Bella	No	N/A
22 Dunlop Road	Hadleigh Road Ind Est.	IP2 0UG	ICOSYS + Adapt	No	N/A
24 Dunlop Road	Hadleigh Road Ind Est.	IP2 0UG	Blackwell Academy Martial Arts Excellence	No	N/A
1 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Vacant	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	IT Aluminium	Yes	ITF 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	Yes	Appears Vacant
7 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Ipswich Trade Frames	Yes	Appears Vacant
8 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Ipswich Trade Frames	Yes	Falcon Windows
9 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Vacant	No	N/A
10 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	G&A Fire Protection	Yes	Vacant
11 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Occupied but user unclear	Yes	Vacant

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	CIOB Offices	Yes	Project Eleven Construction Services
14 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	L&L Electricals	Yes	Jo's Cakes and the Lunch Box
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	Yes	Club Colours/ Corporate Image EA
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)	Yes	Plug Smart Ltd
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	Lankesters Conservatory	No	N/A
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	Mr Misty	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 Road	Hadleigh Road Ind Est.	IP2 0EF	Ancient House Press	No	N/A
8 Brunel Road	Hadleigh Road Ind Est.	IP2 0EX	Part-Occupied by DX	Yes	Capital Hair and Beauty
5 Brunel Road	Hadleigh Road Ind Est.	IP2 0UB	Splash	Yes	Fortitude Fitness
Land adj. to 5 Brunel Road	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
9a Dunlop Road	Hadleigh Road Ind Est.	IP2 0UG	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	Vacant	Yes	7a Wardley Electronics, 7b Best Badges
9 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Best Badges	Yes	Wardley Electronics goods entrance
11 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Vacant	Yes	11a Star Doors Ltd, Filip's Bathrooms Ltd
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	Yes	Big Store
8 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Window Clean Centre	No	N/A
6 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Window Clean Centre	Yes	Diamond View Specialist Cleaning
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 Road	Hadleigh Road Ind Est.	IP2 0UB	Magnet Plc	Yes (name)	Magnet Kitchens/Magnet Trade
3 Arkwright Road	Hadleigh Road Ind Est.	IP2 0UB	Motor Parts Direct	No	N/A
5 Arkwright Road	Hadleigh Road Ind Est.	IP2 0UB	Euroshred	Yes	Prestige Motor Group
7 Arkwright Road	Hadleigh Road Ind Est.	IP2 0UB	Gofer Ltd	No	N/A
11 Arkwright Road	Hadleigh Road Ind Est.	IP2 0UB	Kocurek Excavators	No	N/A
13 Arkwright Road	Hadleigh Road Ind Est.	IP2 0UB	BOC Gas & Gear	No	N/A
17 Arkwright Road	Hadleigh Road Ind Est.	IP2 0UB	Total Tiles	Yes	Ipswich Trade Fames
19 Arkwright Road	Hadleigh Road Ind Est.	IP2 0UB	Transco	Yes	Cadent – old site demolished – empty land
25 Arkwright Road	Hadleigh Road Ind Est.	IP2 0UB	Tuffnells Parcels Express Ltd	No	N/A
2a Arkwright Road (formerly part of 8 Brunel Road)	Hadleigh Road Ind Est.	IP2 0UB	Part-Occupied by DX	Yes	DX
2a Arkwright Road (formerly part of 8 Brunel Road)	Hadleigh Road Ind Est.	IP2 0UB	Part-Occupied by DX	Yes	Travis Perkins and Benchmarx
2 Arkwright Road	Hadleigh Road Ind Est.	IP2 0UB	Euromix Concrete	Yes	Tru Mix
10 Crompton Road	Hadleigh Road Ind Est.	IP2 0UB	Kocurek Excavators	No	N/A
6 Crompton Road	Hadleigh Road Ind Est.	IP2 0UF	Speedy Services	No	N/A
8 Crompton Road	Hadleigh Road Ind Est.	IP2 0UF	Howden's Joinery	No	N/A
5 Crompton Road	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	Yes (name)	Fuller Davis Printing and Mailing
1 Whittle Road	Hadleigh Road Ind Est.	IP2 0UH	Vertas IEM Caterquip	Yes	Suffolk Libraries Stock Unit
6 Whittle Road	Hadleigh Road Ind Est.	IP2 0UH	Mansion House Bedding Company	No	N/A
8 Whittle Road	Hadleigh Road Ind Est.	IP2 0UH	Bedding Company	Yes	Ambient House
Gipping House, 7 Whittle Road	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 2019	Change?	New Occupant 2022
517	London Rd	IP2 0ST	YMCA Training	No	N/A
519	London Road (and 1 Scrivener Drive)	IP2 0SD	Proveda / Landspeed	Yes (name)	Proveda/Isuzu
Rear of 1	Scrivener Drive	IP2 0SD	Truck Force	Yes	Suffolk Trade Ltd.
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	Yes	Sunbelt Rentals
9	Scrivener Drive	IP2 0SD	Toolhire Express & Lux Traffic Management	Yes	Sunbelt Rentals

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

Unit	Address	Post Code	Occupant 2019	Change?	New Occupant 2022
88	Princes Street	IP1 1RY	Avanti Autos	Yes	Vacant (building demolished)
90-98	Princes Street	IP1 1RY	Aspire Cars	Yes	Vacant (building demolished)
100	Princes Street	IP1 1RY	IBC Car Park	No	N/A
Portman Road B Car Park	Portman Road	IP1 2BP	IBC Car Park	No	N/A
Portman Road C Car Park	Portman Road	IP1 2BP	IBC Car Park	No	N/A
NCP Car Park	Portman Road	IP1 2BP	NCP (Car Park)	No	N/A
Portman Road D Car Park	Princes Street	~	IBC Car Park	No	N/A
Portman House, 120	Princes Street	IP1 1RS	Archant Magazines	Yes	Vacant
141 – 145 (Providence House)	Princes Street	IP1 1QJ	Birketts LLP	No	N/A
153	Princes Street	IP1 1QB	Curtis Banks	No	N/A
159	Princes Street	IP11QH	Multi-Occupiers (majority occupied)	No	N/A
Royal Mail	Commercial Road	IP1 1AA	Royal Mail Sorting Office	No	N/A
Fire Station	Princes Street	IP1 1RS	Fire Station	Yes	Fire and Police shared use (new building)
Police Car Park	Chancery Road	~	SCC Car Park	Yes	Police and Fire Car Park
1	Russell Road	IP1 2AG	Crown Court	No	N/A
Endeavour House, 8	Russell Road	IP1 2QW	Suffolk County Council	Yes	Shared uses: Babergh Mid Suffolk; Norfolk and Suffolk NHS; Suffolk and North East Essex NHS (and SCC)
3-7 (Land rear of Grafton House)	Russell Road	IP1 2DE	Vacant allocated land (0.31ha) currently in use as parking area for 9-21 Russell Road	No	N/A
9	Russell Road	IP1 2DE	Handlesbanken	No	N/A

11	Russell Road	IP1 2DE	Cool Beanz	No	N/A
13	Russell Road	IP1 2DE	Integrated into Ipswich Borough Council	No	N/A
Grafton House, 15-17	Russell Road	IP1 2DE	Ipswich Borough Council, Smartest Energy and Kier	Yes	Ipswich Borough Council, Smartest Energy (Kier Vacated)
19	Russell Road	IP1 2DE	IBC Print	Yes (name)	Ipserv
21	Russell Road	IP1 2DE	IBC	Yes	Vacant
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 Note: Regus (shared office space) 2 floors
Brooke Lawrance House & 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	Yes	Vacant (but to be converted into housing- application for prior approval ref: 21/00837/P3JPA)

8. Felaw Maltings / IP-City Centre

Unit	Address	Post Code	Occupant 2019	Change?	New Occupant 2022
Felaw Maltings	42 - 48 Felaw Street	IP2 8SJ	Multi Occupiers of serviced offices	Yes	South Kiln: Suffolk Chamber of Commerce; Tech East; New Anglia Growth Hub South Maltings: NWES
Felaw Maltings car park	Mather Way		Multi Occupiers connected with Felaw Street Maltings	No	N/A
Ip-City Centre	1 Bath Street	IP2 8SD	Multi Occupiers; West Suffolk College, WS training, Coffee Cat & Fruits of the Caterer	Yes	Ground Floor: Coffee Cat; Sound On; Archant Community Media LTD; Support Unlimited UK; Suffolk Independent Living; WS Training Ltd; FRANTEC First Floor: Orwell Design Associates; Space Engineering

					Services Ltd; Clinical Computing; City Fibre; Trimble UK Ltd; Trimble MRM Ltd; Strucad 2011 Ltd; FLOvate Workflow Technologies Ltd; East Suffolk and North Essex NHS Foundation Trust; Seetec Pluss
2	Bath Street	IP2 8SD	Imperial Cars	Yes	Cazoo

9. Riverside Industrial Park and the West Bank Area

Unit	Address	Post Code	Occupant 2019	Change?	New Occupant 2022
Unit 1, Riverside Industrial Park	Rapier Street	IP2 8JX	Storage Mart	No	N/A
Unit 2, Riverside Industrial Park	Rapier Street	IP2 8JX	Britcar	No	N/A
Unit 2a, Riverside industrial Park	Rapier Street	IP2 8JX	Macrefresh Ltd	Yes	Vacant
Unit 3, Riverside Industrial Park	Rapier Street	IP2 8JX	Macrefresh Ltd	Yes	Vacant
Unit 4, Riverside Industrial Park	Rapier Street	IP2 8JX	SCC Archaeological Service	Yes	Vacant
Unit 5, Riverside Industrial Park	Rapier Street	IP2 8JX	RNGS Ltd (according to riverside estate sign)	Yes	Vacant (RNSS LTD according to sign)
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	Basetek Ltd	Yes	Vacant (listed as Arcade holdings Ltd, but unit appears vacant)
Unit 11, Riverside Industrial Park	Rapier Street	IP2 8JX	Hudson Sign Solutions	No	N/A
Unit 12, Riverside Industrial Park	Rapier Street	IP2 8JX	Azpect	No	N/A
Unit 13, Riverside Industrial Park	Rapier Street	IP2 8JX	Azpect	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	Yes	Lynett Facilities
Unit 17-18, Riverside Industrial Park	Rapier Street	IP2 8JX	BMS Imaging	Yes	17 – BMS Imagery 18 – D & G
Unit 19, Riverside Industrial Park	Rapier Street	IP2 8JX	All Well Care Company	No	N/A
Unit 20, Riverside Industrial Park	Rapier Street	IP2 8JX	Azpect	Yes	EPPH

Unit 20a, Riverside Industrial Park	Rapier Street	IP2 8JX	Pirtek	No	N/A
Unit 21, Riverside Industrial Park	Rapier Street	IP2 8JX	Azpect	Yes	EPPH
Unit 22, Riverside Industrial Park	Rapier Street	IP2 8JX	Trade Supplier Windows	No	N/A
Unit 23, Riverside Industrial Park	Rapier Street	IP2 8JX	CAS Electronics	No	N/A
Unit 24, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	No	N/A
Unit 25, Riverside Industrial Park	Rapier Street	IP2 8JX	Lynett Commerical	Yes	DB Transport
Unit 26, Riverside Industrial Park	Rapier Street	IP2 8JX	ABC Distribution Ltd	Yes	Vacant (previously ABC Distribution – appear to have re-located)
Unit 27, Riverside Industrial Park	Rapier Street	IP2 8JX	Body fitness	No	N/A
Unit 28, Riverside Industrial Park	Rapier Street	IP2 8JX	Azpect	Yes	Vacant
Unit 29, Riverside Industrial Park	Rapier Street	IP2 8JX	Azpect	Yes	Vacant
West Bank Area - Storage Container No.10 HGV Parking Compound, Westbank Terminal, Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	yes	Allens Transport Ltd
West Bank Area - 4 HGV PARKING SPACES, WEST BANK TERMINAL, IPSWICH	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	yes	Allens Transport Ltd
West Bank Area Approximately 0.3 Acres of Land at West Bank Terminal, Port of Ipswich	Wherstead Road	IP2 8NB	Brett Aggregates Limited	No	N/A
West Bank Area - 3.73 acres of land at West Bank Terminal, Port of Ipswich, Suffolk	Wherstead Road	IP2 8NB	Brett Aggregates Limited	No	N/A
West Bank Area - Land at West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	Brett Aggregates Limited	No	N/A
West Bank Area - HGV Parking Compound of 1.34 Acres, Westbank Terminal (South), Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	yes	Express Freight Services (UK) Ltd
West Bank Area - Storage Containers No.3 & 4, HGV Parking Compound, West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	yes	JM Transport (Essex) Limited
West Bank Area- 3 HGV Parking Spaces, West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	yes	JM Transport (Essex) Limited
West Bank Area - Land at West Bank	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	yes	John Good Logistics Limited

Terminal, Port of Ipswich					
West Bank Area - Land at West Bank Terminal, Port of Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)	yes	John Good Logistics Limited
West Bank Area - Land at West Bank Terminal, Port of Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)	yes	Maritime Transport Ltd
West Bank Area - 40 HGV Parking Spaces at West Bank Terminal, Port of Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)	yes	Maze Logistic Solutions Ltd
West Bank Area - West Bank Terminal	Wherstead Road	IP2 8NB	(previous entry not spatially linked)	yes	Sims Group UK Ltd
West Bank Area - 3 HGV Parking Spaces, West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)	yes	Steve Warner Transport
West Bank Area - 12 HGV Parking Spaces, West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)	yes	Transmode Logistics Ltd
West Bank Area - Land comprising of approximately 0.2 acres at West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)	yes	Hemisphere Freight Services Limited
West Bank Area - Part of 11 Shed, West Bank Terminal, Port of Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)		Hemisphere Freight Services Limited
West Bank Area - Storage Container No.5, HGV Parking Compound, Westbank Terminal, Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)		Viking Logistics Limited
West Bank–Area - 5 HGV Parking Spaces, West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)		Viking Logistics Limited
West Bank Area – 1 HGV Parking Space, West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)		AAL Logistics Limited
West Bank–Area - 4 HGV Parking Spaces, West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)		BATO Logistics Ltd
West Bank Area – 2 HGV Parking Spaces, West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)		A Mlynski T/A Eastern Counties Transport
West Bank–Area - Storage Container No.6, HGV Parking Compound, West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)		Spinners Transport Ltd

West Bank–Area - 3 HGV Parking Spaces, West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)		Spinners Transport Ltd
West Bank–Area - STORAGE CONTAINER NUMBER 8, HGV PARKING COMPOUND, WESTBANK TERMINAL, IPSWICH	Wherstead Road	IP2 8NB	(previous entry not spatially linked)		Destriere Ltd
West Bank–Area - 6 HGV Parking Spaces, West Bank Terminal	Wherstead Road	IP2 8NB	(previous entry not spatially linked)		Destriere Ltd
West Bank–Area - 3.66 Acres of Land at West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)		Uniserve Limited
West Bank–Area - Approximately 8 Acres of land at West Bank Terminal, Port of Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)		Uniserve Limited
West Bank–Area - 8.36 acres of land at West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(previous entry not spatially linked)		Qube Containers Limited
West Bank–Area - Land at West Bank Terminal, Ipswich comprising 2.52 acres	Wherstead Road	IP2 8NB	(previous entry not spatially linked)		Qube Containers Limited
West Bank–Area - 0.1 Acres of Land on West Bank, Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)		Qube Containers Limited
West Bank–Area - 10 HGV Parking Spaces at West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)		Foxhaul Logistics Ltd
West Bank–Area - 11 HGV Parking Spaces at West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)		Abacus Logistics (Felixstowe) Ltd
West Bank–Area - 2 HGV Parking Spaces at Westbank Terminal, Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)		Chaplins Haulage Ltd
West Bank–Area - 1 HGV Parking Space, West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)		Merchant Transport Ltd

10. Cavendish Street

Unit	Address	Post Code	Occupant 2019	Change?	New Occupant 2022
Unit 1, 5 (left hand unit)	Cavendish Street	IP3 8AX	Newey & Eyre Ltd	Yes	Ipswich Clutch centre
Unit 4, 5	Cavendish Street	IP3 8AX	Ipswich Clutch Centre	No	N/A
Unit 2-3, 5	Cavendish Street	IP3 8AX	Screwfix	No	N/A
Land adjacent 5	Cavendish Street	IP3 8AX	Vacant land (0.06ha) used as hand car wash	No	N/A (Hand Car Wash With permission 19/00575)
9	Cavendish Street	IP3 8AX	Partyman World of Play and Twizzle Tops Day Nursery	No	N/A
17	Cavendish Street	IP3 8AX	Raja Stores	No	N/A
21	Cavendish Street	IP3 8AX	Prestige Car Repairs	No	N/A
59-63	Cavendish Street	IP3 8AX	Grove Sprays	Yes	Niamh's Vehicle Sales
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	Vacant	Yes	N/A WH Short; Trans Dec; Eveson Row; Nico (logistics/movers and football training)⁸
Land Adjacent to ATS	White Elm Street	IP3 8BA	Vacant land (0.16ha)	No	N/A
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	Yes	Gardeners Arms Split use with Venue 77

11. Holywells Close and Holywells Road

Unit	Address	Post Code	Occupant 2019	Change?	New Occupant 2022
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	Ipswich Auto Spares Ltd	No	N/A
14-36	Unity Street	IP3 0AP	Car Rite & J T Elvin Ltd	Yes	United Vehicle Services and JT Elvin
Unit 1	Holywells Close	IP3 0AW	Vacant	No	N/A
Unit 2	Holywells Close	IP3 0AW	G W Tyres	Yes	A – Halfords B – Universal Tyres

⁸ Note: the 2022 Local Plan excludes these from this employment area, but they are included as this survey reports on the 2017 Local Plan

Units 3	Holywells Close	IP3 0AW	Number 3 MWL	Yes	Liquidline
Unit 5	Holywells Close	IP3 0AW	Liquidline	No	N/A
Unit 7	Holywells Close	IP3 0AW	Barkers	No	N/A
Unit 8	Holywells Close	IP3 0AW	Vacant	Yes	Vacant
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	Procurus	Yes	Nordic Transport Group
8	Cliff Road	IP3 0AY	Willis Group	Yes	Tron Mountain
Rear of 8 - 10	Cliff Road	IP3 0AY	Onetwothree Logistics Ltd	Yes	JAS
10	Cliff Road	IP3 0AY	GreenCarrier PTS Ltd	No	N/A
1a	Holywells Road	IP3 0DL	Vacant	Yes	Chris Self Motorcycles
1a	Holywells Road	IP3 0DL	Anglian Motorcycles/ Chris Self Motorcycles	No	N/A (Chris Self Motorcycles)
1b	Holywells Road	IP3 0DL	Flood and French	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	Yes	Jako's Group
15 and rear of 11	Holywells Road	IP3 0DL	CVS (Anglia) Ltd, Isuzu Truck Ltd	Yes (Name)	CUS
17	Holywells Road	IP3 0DL	FIS Windows Ltd	No	N/A
19 / 19a	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	Yes	Ipswich Tyre Company
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 2019	Change?	New Occupant 2022
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	Yes	A1 Vehicle Refinishers

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	Vacant	No	N/A
15	Greenwich Close	IP3 0DD	Benson Viscometers	Yes	Vacant
17	Greenwich Close	IP3 0DD	Ipswich Alloy Wheels	No	N/A
19	Greenwich Close	IP3 0DD	Vacant	Yes	Dema Styling
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	Yes	Protect and Detect
29	Greenwich Close	IP3 0DD	Columbus	Yes	DPL
31	Greenwich Close	IP3 0DD	Protect and Detect	Yes	DPL
33	Greenwich Close	IP3 0DD	Robert Forsdike	Yes	Columbus
40	Landseer Road	IP3 0DG	Vacant land 0.2ha	No	N/A
46	Landseer Road	IP3 0DB	Vacant land 0.25ha	No	N/A
Cliff Bulk Terminal	Landseer Road	IP3 0BG	APB Bulk warehouse	No	N/A
Part former Vopak (60)	Landseer Road	IP3 0BG	Vacant land 1.69ha	No	N/A
Vopak	Landseer Road	IP3 0BG	Vacant land 5.5ha	No	N/A
Shell Direct	Greenwich Road	IP3 0DE	Vacant land 0.22ha	No	N/A
Anglo Norden	Greenwich Road	-	Anglo Norden Ltd	No	N/A
Former Cory Bros	Cliff Quay	IP3 0BZ	ABP	No	N/A
Grain Terminal	Cliff Quay	IP3 0BZ	ABP	No	N/A
ABP	Cliff Quay	-	ABP	No	N/A
70	Landseer Road	IP3 0BS	Bauder	No	N/A
SGB	Holbrook Road	IP3 0JE	Lyndon SGB (scaffolding company)	No	N/A
Former Tallspan	Sandy Hill Lane	-	Vacant land 4.51ha	No	Outline approved, REM Submitted and under consideration (22/00807/REM and 22/00856/REM)
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	Yes	Strata
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	Yes	Strata, ADL, Tide, Natural Stone
Former British Energy	Sandy Hill Lane		Vacant allocated land 4.66ha (increased area due to inclusion of former 88 Sandy Hill Lane)	No	N/A
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	Yes	Cook's Waste, P&P
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

Unit	Address	Post Code	Occupant 2019	Change?	New Occupant 2022
2	Wright Road	IP3 9JG	East Anglian Wire Works, Aircool Services	No	N/A
4	Wright Road	IP3 9JG	Hero Site Solution	No	N/A
6/6a	Wright Road	IP3 9JG	Genesis	No	N/A
20	Wright Road	IP3 9JG	Clearscore Ltd	No	N/A
Ipswich Transport Museum	Cobham Road	IP3 9JD	Ipswich Transport Museum	No	N/A
Environment Agency	Cobham Road	IP3 9JD	Environment Agency	No	N/A

14. The Drift / Leslie Road / Nacton Road

Unit	Address	Post Code	Occupant 2019	Change?	New Occupant 2022
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/ Alpha	Yes	Ipswich Skills Centre
Unit 5 The Quadrangle Centre	The Drift	IP3 9QR	Emediacy	Yes	BLT Direct
Unit 6 The Quadrangle Centre	The Drift	IP3 9QR	Vacant	No	N/A
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	BIT Direct	Yes (name)	BLT Direct
Unit 10 The Quadrangle Centre	The Drift	IP3 9QR	Covertec	No	N/A
Unit 11 The Quadrangle Centre	The Drift	IP3 9QR	James Francis	Yes	Seale Print
Units 12-13 The Quadrangle Centre	The Drift	IP3 9QR	James Francis	No	N/A

Unit 14 The Quadrangle Centre	The Drift	IP3 9QR	Appeared in use but no signage.	Yes	Appears Vacant
Unit 15-16 The Quadrangle Centre	The Drift	IP3 9QR	P J Print & Novaleys book print limited	Yes	PJ Print / Seale Print
Unit 17 The Quadrangle Centre	The Drift	IP3 9QR	Ormiston Families	No	N/A
Unit 17a The Quadrangle Centre	The Drift	IP3 9QR	Ipswich Pro Boxing	No	N/A
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church	yes	Wolsey House: - New Skill Centre - Support Autism - Blooming Tasty - Inspiring Ambition - Inspiring Support NSC Independent SEN School
Wolsey House, 2	The Drift	IP3 9QR	Francesca's House of Glamour	Yes	
Wolsey House, 2	The Drift	IP3 9QR	JM Health and Fitness	Yes	
Wolsey House, 2	The Drift	IP3 9QR	Mr Peter Westgate	Yes	
Wolsey House, 2	The Drift	IP3 9QR	Talltree Property Ltd	Yes	
Wolsey House, 2	The Drift	IP3 9QR	Mrs E Garnham	Yes	
Wolsey House, 2	The Drift	IP3 9QR	Community 4'Rce Cic 1st Floor Front, Wolsey House	Yes	
Wolsey House, 2	The Drift	IP3 9QR	New Skills Centre The Centre Gnd Flr Right Wolsey House	Yes	
Wolsey House, 2	The Drift	IP3 9QR	Star Print Finishing	Yes	
Wolsey House, 2	The Drift	IP3 9QR	Star Print Finishing	Yes	
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	Yes	Camden Trade Centre
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	Vacant	No	N/A
Unit 5 Altitude Business Park, 4	The Drift	IP3 9QR	Vacant	No	Sign indicates Dyno Rod but doesn't appear occupied
Units 6 Altitude Business Park, 4	The Drift	IP3 9QR	MPN Car Sales	Yes	ACR Car Service
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	Vacant	Yes	DAVCO
Unit 9 Altitude Business Park	The Drift	IP3 9QR	T K Garnham	Yes	ADL
Unit 10 Altitude Business Park	The Drift	IP3 9QR	TK Garnham	Yes	ADL
Unit 11 Altitude Business Park	The Drift	IP3 9QR	Resolve Environmental	No	N/A
Unit 12 Altitude Business Park	The Drift	IP3 9QR	Autofix Suffolk Mazda	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	East Anglia Wholesale Florist	Yes	Vacant

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	Mi Gas Mi Tool	Yes	New Skill Centre
Unit 19 Altitude Business Park	The Drift	IP3 9QR	The Attitude Incorporated Ltd	Yes	Vacant
Unit 20 Altitude Business Park	The Drift	IP3 9QR	SolvAir	No	N/A
Unit 21 Altitude Business Park	The Drift	IP3 9QR	JPL Garage	Yes	JPL Garage/CR Autos Ltd.
8	The Drift	IP3 9QR	Vacant	Yes	BMS Scaffolding
10	The Drift	IP3 9QR	Quinto Crane and Plant Hire	Yes	Sidhu and Sons Transport (UK) Ltd.
12	The Drift	IP3 9QR	Bradmanns Commercial Vehicle Repairs	No	N/A
14	The Drift	IP3 9QR	Charterlink	No	N/A
1-3	Leslie Road	IP3 9PL	Marexport Ltd and Karl King	Yes	- Total Tiles
5-15	Leslie Road	IP3 9PL	Marexport Ltd and Karl King	Yes	GMA Warehousing and Transport
Vacant land	Leslie Road	IP3 9PL	Vacant land 1.35ha	No	N/A
2 & 6	Leslie Road	IP3 9PL	Vacant land 0.83ha	No	N/A
10	Leslie Road	IP3 9PL	Vacant	Yes	Unit 10 possibly demolished – RPS Transport use it
12	Leslie Road	IP3 9QL	RPS Transport (Ipswich) Ltd	No	N/A
14	Leslie Road	IP3 9PL	Vacant	Yes	MG Kerry
1 Alstons Court	Leslie Road	IP3 9PL	Central Tyre	No	N/A
2 Alstons Court	Leslie Road	IP3 9PL	Fareshare	No	N/A
3 Alstons Court	Leslie Road	IP3 9PL	Granite Transformations	No	N/A
4 Alstons Court	Leslie Road	IP3 9PL	Wheelworx Ltd	Yes	Fare Share
5 Alstons Court	Leslie Road	IP3 9PL	SRC Systems	No	N/A
6 Alstons Court	Leslie Road	IP3 9PL	ISC	No	N/A
7 Alstons Court	Leslie Road	IP3 9PL	Vacant	Yes	Nicholas Percival
8 Alstons Court	Leslie Road	IP3 9PL	Vacant	Yes	Jim's Detailing and Valeting
9 Alstons Court	Leslie Road	IP3 9PL	Suffolk Craftsman	Yes	Axis Electrical
10 Alstons Court	Leslie Road	IP3 9PL	A.S.K Heating Services	Yes	Vacant
11 Alstons Court	Leslie Road	IP3 9PL	Kingdom Motorcycles	No	N/A
12 Alstons Court	Leslie Road	IP3 9PL	Mr Trevor Beecham	Yes	TBM & E Services Ltd.
13 Alstons Court	Leslie Road	IP3 9LL	Extreme Handling Ltd	Yes	Wheelworx
15 Alstons Court	Leslie Road	IP3 9PL	Tammie Bloome Homes Ltd	No	N/A
14 Alstons Court	Leslie Road	IP3 9PL	Nacton Auto Electrics	No	N/A

15. Ransomes Europark, Nacton Road

Unit	Address	Post Code	Occupant 2019	Change?	New Occupant 2022
1 - 3, & 5	Bluestem Road	IP3 9RR	Hubbard	Yes	1 - Bed Factory 3,5- Thompson and Morgan
6	Bluestem Road	IP3 9RR	Electric Centre	No	N/A
8 and 10	Bluestem Road	IP3 9RR	Sulzer	No	N/A
11	Bluestem Road	IP3 9RR	Besana UK Ltd	Yes	John Grose
12	Bluestem Road	IP3 9RR	FDS	Yes	Vacant
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	Plumbing tool suppliers	No	N/A
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
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	Vacant	Yes	Lord's Taverners (storage)
3 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Vacant	Yes	Appears to be used for storage
4 Yale Business Park	19-21 Bluestem Road	IP3 9RR	PV Kits Direct Ltd or VXKA Solutions	Yes	Vacant
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	Yes	Vacant?/Storage
8 Yale Business Park	19-21 Bluestem Road	IP3 9RR	PVK Energy Ltd	Yes	Lords Taverners
9 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Restore	Yes	Vacant or part of Smy
10 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Dignity Funerals	Yes	Michael Smy Funerals/ Gordon Rodwell
11 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Eriks Service Centre and Worldwide	Yes	Vacant
12 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Gripfixings Ltd	Yes	Vacant
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	DHL	No	N/A
25	Bluestem Road	IP3 9RR	SEA Transport Ltd	Yes	DHL
27	Bluestem Road ' The Exchange '	IP3 9RR	HSS Hire	No	Vacant
29	Bluestem Road ' The Exchange '	IP3 9RR	Menequip UK	No	N/A

31	Bluestem Road 'The Exchange'	IP3 9RR	Menequip UK	No	N/A
33	Bluestem Road 'The Exchange'	IP3 9RR	Menequip UK	No	N/A
35	Bluestem Road 'The Exchange'	IP3 9RR	Bridge Logistics	No	N/A
36	Bluestem Road	IP3 9RR	Thompson and Morgan	No	N/A
38	Bluestem Road	IP3 9RT	Pik-a-Pak	Yes	Pik-a-Pak and Bluestem Group
2 & 4	Foxtail Road	IP3 9RT	Airspeed Tyres and Exhaust	No	N/A
6	Foxtail Road	IP3 9RT	Tank Auto Engineering	Yes	Airspeed
8	Foxtail Road	IP3 9RT	Suffolk Resprays/ Auto-Vision Windscreens	No	N/A
10	Foxtail Road	IP3 9RT	Storage CSL	Yes	Electric Center
12	Foxtail Road	IP3 9RT	Vacant	Yes	Flagship Services
14	Foxtail Road	IP3 9RT	Sail Medic	No	N/A
16	Foxtail Road	IP3 9RT	The Lord's Taverners Ltd	Yes	Vacant
18 and 20	Foxtail Road	IP3 9RT	3- Line	No	N/A
22	Foxtail Road	IP3 9RT	Wolseley	No	N/A
24	Foxtail Road	IP3 9RT	Plumb Base	Yes	Gripfixings
26	Foxtail Road	IP3 9RT	Volvo Truck & Bus	No	N/A
28	Foxtail Road	IP3 9EL	Sharp and Bentech	Yes	Vacant
30	Foxtail Road	IP3 9RX	Ipswich Plastics	No	N/A
1	Foxtail Road	IP3 9RT	Vacant	No	N/A
3 and 5	Foxtail Road	IP3 9RT	Iseki	No	N/A
7	Foxtail Road	IP3 9RT	Screwfix	No	N/A
9	Foxtail Road	IP3 9RT	Karl King Transport Ltd	Yes	Brunel Global
11	Foxtail Road	IP3 9RT	Karl King Transport Ltd	Yes	Brunel Global
13	Foxtail Road	IP3 9RT	Karl King Transport Ltd	Yes	Brunel Global
15	Foxtail Road	IP3 9RT	Karl King Transport Ltd	Yes	Brunel Global
32	Foxtail Road	IP3 9BE	John Grose (Ford, Peugeot and Citroen)	No	N/A
34	Foxtail Road	IP3 9RT	Vacant	No	N/A
1	Bermuda Road	IP3 9RU	Plumb City	No	N/A
2	Bermuda Road	IP3 9RU	Shopogolic	No	N/A
3	Bermuda Road	IP3 9RU	Plas-u-Fix	No	N/A
4	Bermuda Road	IP3 9RU	Vacant	Yes	WePrep FBA
5	Bermuda Road	IP3 9RU	Vacant	Yes	WePrep FBA
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	Avid Climbing	No	N/A

9	Bermuda Road	IP3 9RU	Barnes	No	N/A
11	Bermuda Road	IP3 9RU	RFT Repairs	Yes	Flagship Services
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	Yes	Ocean Network Express
2 K Line House	West Road	IP3 9SX	Axter	Yes	Ocean Network Express
3 K Line House	West Road	IP3 9SX	Axter	Yes	CF
4a K Line House	West Road	IP3 9SX	Plan-IT	Yes	Deben Diagnostics LTD
4b K Line House	West Road	IP3 9SX	Axter	Yes	Deben Diagnostics LTD
5 K Line House	West Road	IP3 9SX	Digital Copier Systems/ Spectrum Signs and graphics	Yes	ABC Wonderland Childcare
6 K Line House	West Road	IP3 9SX	Prime For Print	No	N/A
7 K Line House	West Road	IP3 9SX	Ocean Network Express	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	Red Sector Recruitment	Yes	Cerebrum Systems LTD
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 Accountant	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	Yes	Ridgewall
2	Beta Terrace, West Rd	IP3 9SX	QDOS	Yes	Vacant
3	Beta Terrace, West Rd	IP3 9SX	Alchemy Wines Ltd	No	N/A
4	Beta Terrace, West Rd	IP3 9SX	2 point zero	No	N/A
5	Beta Terrace, West Rd	IP3 9SX	Anglia Care	No	N/A
6	Beta Terrace, West Rd	IP3 9SX	Vacant	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	Yes	Ridgewall
9	Beta Terrace, West Rd	IP3 9SX	QDOS	Yes	Ridgewall
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
15	Beta Terrace, West Rd	IP3 9SX	(not previously recorded)		Spider
Conifer House	Gamma Terrace, West Rd	IP3 9SX	Suffolk Police	No	N/A

1	Gamma Terrace, West Rd	IP3 9FF	Iq SATCO Services Limited	No	N/A
2	Gamma Terrace, West Rd	IP3 9FF	Home Instead	No	N/A
3	Gamma Terrace, West Rd	IP3 9FF	Fairs and Baker	Yes	Motion Mapping
4	Gamma Terrace, West Rd	IP3 9FF	FCC Environmental	No	N/A
4a	Gamma Terrace, West Rd	IP3 9FF	Caritas	Yes	CF Social Work/Education
5	Gamma Terrace, West Rd	IP3 9FF	PCI-PAL	No	N/A
5a	Gamma Terrace, West Rd	IP3 9FF	Red Oak Taverns	No	N/A
6	Gamma Terrace, West Rd	IP3 9FF	PCI-PAL	No	N/A
6a	Gamma Terrace, West Rd	IP3 9FF	PCI-PAL	Yes	Woven
7	Gamma Terrace, West Rd	IP3 9FF	PCI-PAL	No	N/A
7a	Gamma Terrace, West Rd	IP3 9FF	Emmerson Accountants	No	N/A
8	Gamma Terrace, West Rd	IP3 9FF	Asset Monitoring Solutions Ltd	Yes	Made.com
9 (1st Floor)	Gamma Terrace, West Rd	IP3 9FF	Hadleigh Physio	No	N/A
9 (Ground Floor)	Gamma Terrace, West Rd	IP3 9FF	Professional light solution	Yes	Fitology Studio
10	Gamma Terrace, West Rd	IP3 9FF	Ultra Glow	No	N/A
11	Gamma Terrace, West Rd	IP3 9FF	Digital Copier Systems	Yes	Aurora/Vacant (unsure)
12	Gamma Terrace, West Rd	IP3 9FF	Eastern Limited	Yes	Aurora
1a	Delta Terrace, West Rd	IP3 9SX	Tax Rebates	No	N/A
1b	Delta Terrace, West Rd	IP3 9SX	CT Social Work	Yes	Barr Personnel
2b (1st Floor)	Delta Terrace, West Rd	IP3 9SX	Omnetric	Yes	2 and 2b: Tide Shipping
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
3a	Delta Terrace, West Rd	IP3 9SX	EACH	Yes	Pine Developments
4a	Delta Terrace, West Rd	IP3 9SX	Aramar Solutions Ltd	Yes	Red Sector Recruitment
4b	Delta Terrace, West Rd	IP3 9SX	CLDN Cargo	No	N/A
5a	Delta Terrace, West Rd	IP3 9SX	Bluebell Mortgages	No	N/A
5b	Delta Terrace, West Rd	IP3 9SX	Bluebell Mortgages	No	N/A
5	Delta Terrace, West Rd	IP3 9SX	Not previously recorded		Viking Logistics
6	Delta Terrace, West Rd	IP3 9SX	Care UK (Urgent Care) Ltd	No	N/A
7 a	Delta Terrace, West Rd	IP3 9SX	Care UK	No	N/A
7 b	Delta Terrace, West Rd	IP3 9SX	Not previously recorded		Practice Plus Group
8	Delta Terrace, West Rd	IP3 9SX	Care First	No	N/A
9b	Delta Terrace, West Rd	IP3 9SX	Headway	Yes	Plan IT
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	Vacant	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	Marexport Uk Limited	Yes	John Grose vehicle compound
3 – 7	Central Avenue	IP3 9QG	Ransomes Jacobsen, EZ GO and Tech Strong	No	N/A
8 to 16	Central Avenue	IP3 9SL	Quickstack UK More Export John Grose Ford Storage	No	N/A
9	Central Avenue	IP3 9SL	Brinor	Yes	Vacant
11	Central Avenue	IP3 9SL	GMA Warehousing and Transport	Yes	Vacant
13	Central Avenue	IP3 9SL	GMA Warehousing and Transport	No	N/A
Epsilon House	West Road	IP3 9SX	Wright Ways Health & Wellbeing SOSHR AHB Portside Solution Headway Suffolk	Yes	Empire Investments/Partnership Kestrel AMB Maltacourt BA Boyle All About You (beauty salon) Headway Suffolk
Omega House	West Road	IP3 9SX	Serviced offices with multiple occupiers (some units likely to be vacant)	Yes	Empire Investments/Partnership Kestrel AMB Maltacourt BA Boyle All About You (beauty salon) Headway Suffolk
Crane House	West Road	IP3 9SX	Crane Engineering Services	No	N/A
Stanley House	West Road	IP3 9SX	Woodbridge Engineering Co. Ltd.	Yes	Star Editions
26	Central Avenue	IP3 9SL	Notcutts	Yes	DHL
28	Central Avenue	IP3 9SL	Sea Transport Ltd	Yes	DHL/UK Mail
30	Central Avenue	IP3 9SL	Parcel Force	No	N/A
1	Augusta Close	IP3 9SS	Toyota/ Lexus	No	N/A
2	Augusta Close	IP3 9SS	Marshall Vauxhall Car Sales	No	N/A
4	Augusta Close	IP3 9SS	Marshall 'Kia Chevrolet	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	Yes	Vacant (to let, being fixed up)
2 Melford Court,	4 The Havens	IP3 9SJ	Ansaback	Yes	Vacant (to let, being fixed up)
Freehold House	6-8 The Havens	IP3 9SJ	Ipswich Building Society	Yes (name)	Suffolk Building Society

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	Yes	KDM (west side) Svensk (east side)
20	The Havens	IP3 9SS	SVENSK Homes	Yes	EV Cargo
22	The Havens		All Port Cargo Services	Yes	MSC
24 –28	The Havens		MSC	No	N/A
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	Yes (name change)	Drax
Site I	The Havens		Vacant allocated land (0.90ha) and 18/00653/FUL (4 Berwick Road) under construction on 0.34ha	No	N/A
2	Berwick Road		Clip N Climb	No	N/A
Unit 1a Beamish Hub, 4	Berwick Road	IP3 9RY	n/a	Y (Newly completed)	1a - Thurston Olive LTD
Unit 1b Beamish Hub, 4	Berwick Road	IP3 9RY	n/a	Y (Newly completed)	1b - Love Outdoor Grilling
Unit 2 Beamish Hub, 4	Berwick Road	IP3 9RY	n/a	Y (Newly completed)	2 - KIS Quilting
Unit 3 Beamish Hub, 4	Berwick Road	IP3 9RY	n/a	Y (Newly completed)	3 – Bright and Beautiful
Unit 4 Beamish Hub, 4	Berwick Road	IP3 9RY	n/a	Y (Newly completed)	4 – APTL
Unit 5-6 Beamish Hub, 4	Berwick Road	IP3 9RY	n/a	Y (Newly completed)	5 and 6 – Evolve Business Solutions
Unit 7 Beamish Hub, 4	Berwick Road	IP3 9RY	n/a	Y (Newly completed)	7 – ELF Electrical
Unit 8 Beamish Hub, 4	Berwick Road	IP3 9RY	n/a	Y (Newly completed)	8 – Vacant
Unit 9 Beamish Hub, 4	Berwick Road	IP3 9RY	n/a	Y (Newly completed)	9 – Energie Solutions
Unit 10 Beamish Hub, 4	Berwick Road	IP3 9RY	n/a	Y (Newly completed)	10 - Bushfire Portraits
Unit 11 Beamish Hub, 4	Berwick Road	IP3 9RY	n/a	Y (Newly completed)	11 – Ostium BLDC Solutions

Unit 12 Beamish Hub, 4	Berwick Road	IP3 9RY	n/a	Y (Newly completed)	12 – Warehouse Digital
Unit 13 Beamish Hub, 4	Berwick Road	IP3 9RY	n/a	Y (Newly completed)	13 – AK Signs & Vehicle Wrapping LTD
Unit 14 Beamish Hub, 4	Berwick Road	IP3 9RY	n/a	Y (Newly completed)	14 – Energie Solutions
Unit 15 Beamish Hub, 4	Berwick Road	IP3 9RY	n/a	Y (Newly completed)	15 – UDO Link LTD
Unit 16 Beamish Hub, 4	Berwick Road	IP3 9RY	n/a	Y (Newly completed)	16 – Vacant
1	Lytham Road		18/00368/FUL (commenced in Nov 2019)	Yes	Parking for HB Commercial
3	Lytham Road	IP3 9BL	18/00317/FUL	Yes	BaseTek
6	Lytham Road	IP3 9BL	Part of vacant allocated land (1.60ha)	Yes	SCC Waste Transfer Station
Vacant Land	Lytham Road		Part of vacant allocated land (1.60ha)	Yes	Vacant allocated land (0.50ha)
21	The Havens	IP3 9SJ	Makro	No	N/A
76	The Havens	IP3 9BF	HB Commercial	No	N/A
1	Edison Close	IP3 9GU	Vacant	Yes	East Suffolk Council Estate management
3	Edison Close	IP3 9GU	Eurocell & Ipswich Plastics	No	N/A
5	Edison Close	IP3 9GU	Edison House Group Ltd	No	N/A
7	Edison Close	IP3 9GU	Edison House Group Ltd	No	N/A
2	Edison Close	IP3 9GU	Medlock Electrical Distributor	No	N/A
6	Wentworth Road	IP3 9SW	Home Store Self Storage	No	N/A
Unit 1, Nobel Trading Park, 9	Wentworth Road	IP3 9SY	Vacant land (0.54ha). Planning permission 19/00100/VC (commenced in December 2019)	Yes	Corbel
Unit 2, Nobel Trading Park, 9	Wentworth Road	IP3 9SY	Vacant land (0.54ha). Planning permission 19/00100/VC	Yes	Total Football
Units 3-6, Nobel Trading Park, 9	Wentworth Road	IP3 9SY	Vacant land (0.54ha). Planning permission 19/00100/VC	Yes	Edison Trading
7	Wentworth Road	IP3 9SW	Coastal Building Supplies	No	N/A
5	Wentworth Road	IP3 9SW	Henbrandt – The Harlequin Brand	No	N/A
3	Wentworth Road	IP3 9SW	Driving Test Centre	No	N/A
S&P House, 1a	Wentworth Road	IP3 9SW	Soler and Palau	No	N/A
Site K1	Wentworth Road		Solar Car Park	No	N/A
1	Wentworth Road	IP3 9SW	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	Yes	Vaccination UK
4	Basepoint, 70 The Havens	IP3 9BF	Cardinal Chambers	No	N/A
5	Basepoint, 70 The Havens	IP3 9BF	SCI Partnership	Yes	Diabetic Eye Screening Clinic Health Intelligence
6	Basepoint, 70 The Havens	IP3 9BF	Ovenden Papers Ltd	No	N/A
7	Basepoint, 70 The Havens	IP3 9BF	Vacant	Yes	Sicaison Transport
8	Basepoint, 70 The Havens	IP3 9BF	Vacant	No	N/A
9	Basepoint, 70 The Havens	IP3 9BF	RNS Global Ltd	Yes	David Leaman
10	Basepoint, 70 The Havens	IP3 9BF	Orwell Computers	Yes	Althorp Money LTD
11	Basepoint, 70 The Havens	IP3 9BF	Lindsay Markwell Counselling	Yes	Escape Beauty Rooms
12	Basepoint, 70 The Havens	IP3 9BF	Efficiency Solutions	Yes	Above and Beyond Care
12a	Basepoint, 70 The Havens	IP3 9BF	Brand Cast	Yes	Vaccination UK
14	Basepoint, 70 The Havens	IP3 9BF	Advance Underwriting Ltd	Yes	Classic Angels Care Group
15	Basepoint, 70 The Havens	IP3 9BF	ERS Medical	Yes	Health Intell
16	Basepoint, 70 The Havens	IP3 9BF	Heron IT Ltd	Yes	East Anglia One LTD
17	Basepoint, 70 The Havens	IP3 9BF	Driver Hire	Yes	Vacant
18	Basepoint, 70 The Havens	IP3 9BF	ABS Technical Services Ltd	Yes	East Anglia One LTD
19	Basepoint, 70 The Havens	IP3 9BF	Vacant	Yes	Health ??? LTD
20	Basepoint, 70 The Havens	IP3 9BF	Vacant	Yes	JM Restart LTD
21	Basepoint, 70 The Havens	IP3 9BF	Anthony Mains Design and Marketing	Yes	Vacant
22	Basepoint, 70 The Havens	IP3 9BF	Fire Globe Ltd	No	N/A
23	Basepoint, 70 The Havens	IP3 9BF	Havenpower	Yes	Vacant
24	Basepoint, 70 The Havens	IP3 9BF	Havenpower	Yes	Pier Marketing
25	Basepoint, 70 The Havens	IP3 9BF	Seahawk Logitech UK Limited	Yes	J Murphy and Sons
26	Basepoint, 70 The Havens	IP3 9BF	IGuard Security Services	Yes	J Murphy and Sons
27	Basepoint, 70 The Havens	IP3 9BF	JDS Logistics	Yes	Vacant
28	Basepoint, 70 The Havens	IP3 9BF	Angels by Classic Ltd	Yes	Social Work Partners LTD
29	Basepoint, 70 The Havens	IP3 9BF	Elementalle	Yes	Vacant
30	Basepoint, 70 The Havens	IP3 9BF	RJB Carpentry	Yes	Vacant
31	Basepoint, 70 The Havens	IP3 9BF	Harden Associated Ltd	Yes	Vacant
32	Basepoint, 70 The Havens	IP3 9BF	Vacant	Yes	Immigration Social Work
33	Basepoint, 70 The Havens	IP3 9BF	Tracy Hutchings Therapy	Yes	Vacant
34	Basepoint, 70 The Havens	IP3 9BF	Social Work Projects UK	Yes	Westminster Blinds
35	Basepoint, 70 The Havens	IP3 9BF	Howard Shipping Services Ltd	Yes	Vacant
36	Basepoint, 70 The Havens	IP3 9BF	AJ Senior Wealth Management	Yes	Mason Freight

37	Basepoint, 70 The Havens	IP3 9BF	Meridan Strategic Land Ltd	Yes	Media Traks
38	Basepoint, 70 The Havens	IP3 9BF	Consulting Direct Accountants	Yes	Vacant
39	Basepoint, 70 The Havens	IP3 9BF	Paul Bryanton Wealth Management	Yes	Vacant
40	Basepoint, 70 The Havens	IP3 9BF	Andrew Wealth Ltd	Yes	Brand Cast Media
41	Basepoint, 70 The Havens	IP3 9BF	Andrew Wealth Ltd	Yes	Brand Cast Media
42	Basepoint, 70 The Havens	IP3 9BF	Blind Veterans UK	Yes	Consulting Direct
43	Basepoint, 70 The Havens	IP3 9BF	Fela Group Ltd	Yes	Chameleon Management
44	Basepoint, 70 The Havens	IP3 9BF	Vacant	No	N/A
45	Basepoint, 70 The Havens	IP3 9BF	Vacant	No	N/A
46	Basepoint, 70 The Havens	IP3 9BF	Vacant	No	N/A
47	Basepoint, 70 The Havens	IP3 9BF	Medica Reporting	Yes	Vacant
48	Basepoint, 70 The Havens	IP3 9BF	Angels by Classic Ltd	Yes	East Anglia One
53	Basepoint, 70 The Havens	IP3 9BF	1-2 Transport	Yes	SW Hill Power Renewables
54	Basepoint, 70 The Havens	IP3 9BF	D&A Media	No	Vacant
55	Basepoint, 70 The Havens	IP3 9BF	Westminster Blinds	No	N/A
56	Basepoint, 70 The Havens	IP3 9BF	APTL	Yes	VCS Electrical
57	Basepoint, 70 The Havens	IP3 9BF	Chase Accountants Ltd	No	N/A
58	Basepoint, 70 The Havens	IP3 9BF	Lilly & Co	Yes	Eriks
59	Basepoint, 70 The Havens	IP3 9BF	Colin A Scott	Yes	Fryers Transport LTD
60	Basepoint, 70 The Havens	IP3 9BF	Half Moon Foods	No	Vacant
61	Basepoint, 70 The Havens	IP3 9BF	MPS Doors	Yes	Vacant
62	Basepoint, 70 The Havens	IP3 9BF	IDAHO & CO	Yes	World Security Group
63	Basepoint, 70 The Havens	IP3 9BF	IDAHO & CO	Yes	Olympus
64	Basepoint, 70 The Havens	IP3 9BF	Ashford Wright Ltd	Yes	J Murphy & Sons
65	Basepoint, 70 The Havens	IP3 9BF	ESN Products / VPO trading	Yes	AR Rapps LTD
66	Basepoint, 70 The Havens	IP3 9BF	Keep it Simple	Yes	Blocked Drain Solutions
67b	Basepoint, 70 The Havens	IP3 9BF	Tyson Cooper	Yes	Experts in Recruitment
68	Basepoint, 70 The Havens	IP3 9BF	Haven Power	Yes	Call Scripter LTD
69	Basepoint, 70 The Havens	IP3 9BF	Haven Power	Yes	Only Social Care
70	Basepoint, 70 The Havens	IP3 9BF	Vacant	No	N/A
71	Basepoint, 70 The Havens	IP3 9BF	Infosec7	Yes	Vacant
72	Basepoint, 70 The Havens	IP3 9BF	TDC Cordless Lighting	Yes	Vacant
73	Basepoint, 70 The Havens	IP3 9BF	Marbob Cargo Ltd	Yes	Vacant
74	Basepoint, 70 The Havens	IP3 9BF	McAusland Turner	Yes	Motion Watches
75	Basepoint, 70 The Havens	IP3 9BF	Yonder Synergy	Yes	Dan Mar Logistics
76	Basepoint, 70 The Havens	IP3 9BF	Swanstaff Recruitment	Yes	Vacant
77	Basepoint, 70 The Havens	IP3 9BF	Only Social Care Recruitment	Yes	Andreas Pleassas
Kitchen 2nd Flr	Basepoint, 70 The Havens	IP3 9BF	Basepoint Centres Ltd	No	N/A

16. Airport Farm Kennels/South of Ravenswood

Unit	Address	Post Code	Occupant 2019	Change ?	New Occupant 2022
Land adjacent to Edith Way	Nacton Road		Vacant allocated land (4.62 ha)	No	N/A
Land adjacent to A14	Nacton Road		Vacant allocated land (7.37 ha)	No	N/A

17. Futura Park, Nacton Road

Unit	Address	Post Code	Occupant 2019	Change ?	New Occupant 2022
1	Crane Boulevard	IP3 9RP	Marshall Jaguar Ipswich	Yes	Jaguar and Land Rover
3	Crane Boulevard	IP3 9RP	Evans Halshaw	Yes	Car Store
7	Crane Boulevard	IP3 9RP	Mazda	Yes (name)	Donalds Mazda
9	Crane Boulevard	IP3 9RP	Volvo	No	N/A
11	Crane Boulevard	IP3 9SQ	Ipswich Audi	No	N/A
13	Crane Boulevard	IP3 9SQ	Lok'n Store	No	N/A
15	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.31ha Planning permission (18/00897/FUL, approved in May 2019) for redevelopment of land to provide 19 industrial units within Use Class B1(c), B2 and B8.	Yes	MPS Doors
17-19	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.31ha Planning permission (18/00897/FUL)	Yes	Trooli Ltd
21	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.31ha Planning permission (18/00897/FUL)	Yes	Global Brand Solutions Ltd
23-25	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.31ha Planning permission (18/00897/FUL)	Yes	Rapid Response
27	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.31ha Planning permission (18/00897/FUL)	Yes	ERS Medical
29	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.31ha Planning permission (18/00897/FUL)	Yes	Vacant
31	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.31ha Planning permission (18/00897/FUL)	Yes	Last Mile Fibre

33	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.31ha Planning permission (18/00897/FUL)	Yes	Vacant
35	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.31ha Planning permission (18/00897/FUL)	Yes	Flooring Superstore/Grass Direct/DWF
37	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.31ha Planning permission (18/00897/FUL)	Yes	Frugalpac
39	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.31ha Planning permission (18/00897/FUL)	Yes	CareCo
41	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.31ha Planning permission (18/00897/FUL)	Yes	Howdens
43	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.31ha Planning permission (18/00897/FUL)	Yes	Green Rhino
45	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.31ha Planning permission (18/00897/FUL)	Yes	Easy Bathrooms
47	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.31ha Planning permission (18/00897/FUL)	Yes	NV Cargo Ltd
49-51	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.31ha Planning permission (18/00897/FUL)	Yes	WANB Express UK Ltd
4	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.25ha	Yes	Hubbard
2	Crane Boulevard	IP3 9SQ	Part of vacant allocated land 2.25ha	Yes	LIDL (IP/21/00315/FUL under construction 2,061sqm foodstore on 0.9ha)

Table 15: Summary of changes and vacant units within employment areas

Employment Area Number	Employment Area name	Vacant in 2019 and 2022	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	1	30	13	4	120	95.8	4.2	5
3	Knightsdale Road / Wharfedale Road	0	18	4	2	66	97	3	2
4	Boss Hall Industrial Estate	2	10	3	1	44	93.2	6.8	3
5	Hadleigh Road Industrial Estate, including Elton Park	2	37	10	10	114	88.6	11.4	13
6	Land south of London Rd / east of Scrivener Drive	0	2	0	0	7	100.0	0.0	0
7	Civic Drive / Princes St / Russell Rd / Portman Rd	0	5	0	5	32	84.4	15.6	5
8	Felaw Maltings / IP-City Centre	0	0	0	0	4	100.0	0.0	0
9	Riverside Industrial Park and West Bank area	1	8	0	8	66	86.4	13.6	9
10	Cavendish Street	0	3	1	0	17	100	-0	0
11	Holywells Close and Holywells Road	1	9	2	0	36	97.2	2.8	1
12	Cliff Quay / Sandy Hill Lane / Landseer Road area	1	6	1	1	37	94.6	5.4	2
13	Wright Road / Cobham Road	0	0	0	0	6	100	0	0
14	The Drift / Leslie Road / Nacton Road	3	27	6	4	73	90.4	9.6	7
15	Ransomes Europark	9	93	14 ⁹	34	302	85.1	14.9	45
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	3	0	0	27	92.6	7.4	2
		20	251	54	69	953	90.0	10.0	95

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

The number of previously identified vacant units becoming occupied (54) was substantially up from the previous survey year (32). However, there was an increase in the number of vacant units recorded (95) compared to last year (65). Just over 20% (21) of these vacant units were long-term vacancies whereby they were recorded as being vacant in both the 2019 and 2022 surveys. It is noted that the overall number of units increased over the 3-year period by 96 units, most of which were occupied at the 2022 survey, and so although the overall number of vacant units increased, the overall vacancy percentage increased from 7.6% in 2019 to 10% in 2022. The lowest vacancy rates by percentage were evident in employment area 1 (Ipswich Business Park, north of Whitton Lane), 6 (Land south of London Rd / east of Scrivener Drive) and 10 (Cavendish Street), all of which had 100% occupancy. The highest vacancy rates by percentage were evident at employment area 7 (15.6%), area 15 (14.9%), area 9 (13.6%) and area 5 (11.4%).

The survey also revealed that there continued to be a significant level of change in occupants compared to historic survey results. 251 units had new occupants which is a 58.6% increase from the 147 new occupants identified in the 2019 survey, both of which were higher than that recorded in 2018. The bulk of this turnover was experienced in the three largest employment areas of Ransomes Europark (93), Hadleigh Road (37) and White House Industrial Estate (30), with The Drift / Leslie Road / Nacton Road recording 27 units changing hands. Subdivision of units within employment areas continues to occur, and, along with the completion of development on allocated sites, this remains the main trend behind growth in the number of units in the three largest employment areas.

⁹ This figure excludes 14 new occupied units created at the Beamish Hub at Berwick Road

Appendix A: Use Classes

Source: Planning Portal

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

Class B

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

Class C

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

Class E - Commercial, Business and Service

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

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

Class F - Local Community and Learning

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

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

Sui Generis

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

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

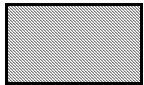
- theatres
- amusement arcades/centres or funfairs
- launderettes
- fuel stations
- hiring, selling and/or displaying motor vehicles
- taxi businesses
- scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles
- 'Alkali work' (any work registerable under the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

Other uses become 'sui generis' where they fall outside the defined limits of any other use class. For example, C4 (Houses in multiple occupation) is limited to houses with no more than six residents. Therefore, houses in multiple occupation with more than six residents become a 'sui generis' use.

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



Site Boundary



Vacant building/land

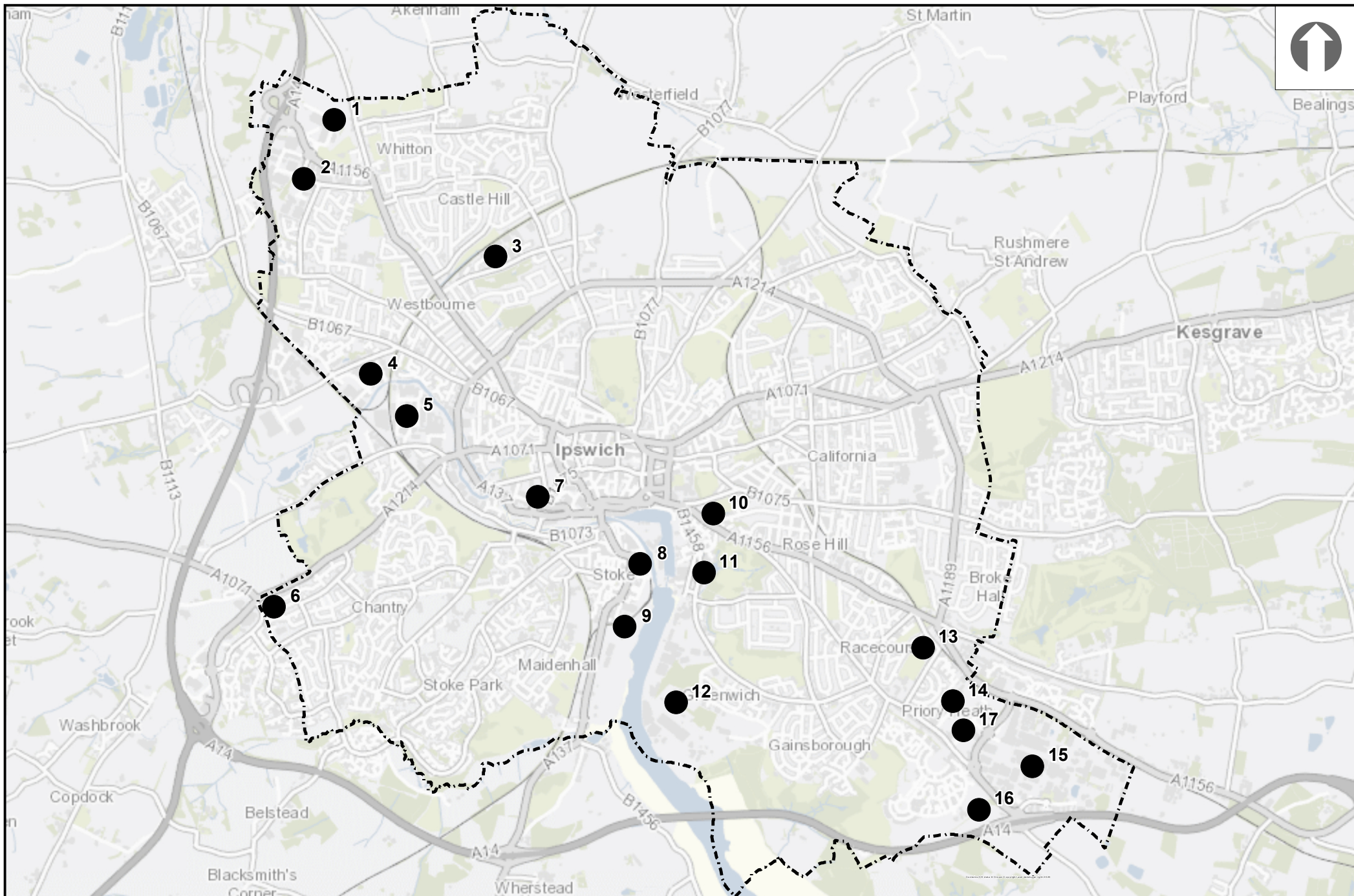


Boundary of an existing employment area (as identified in the Ipswich Local Plan 2017)



Boundary of the area covered by Ipswich Borough Council

The plans on the following pages are based upon the Ordnance Survey mapping
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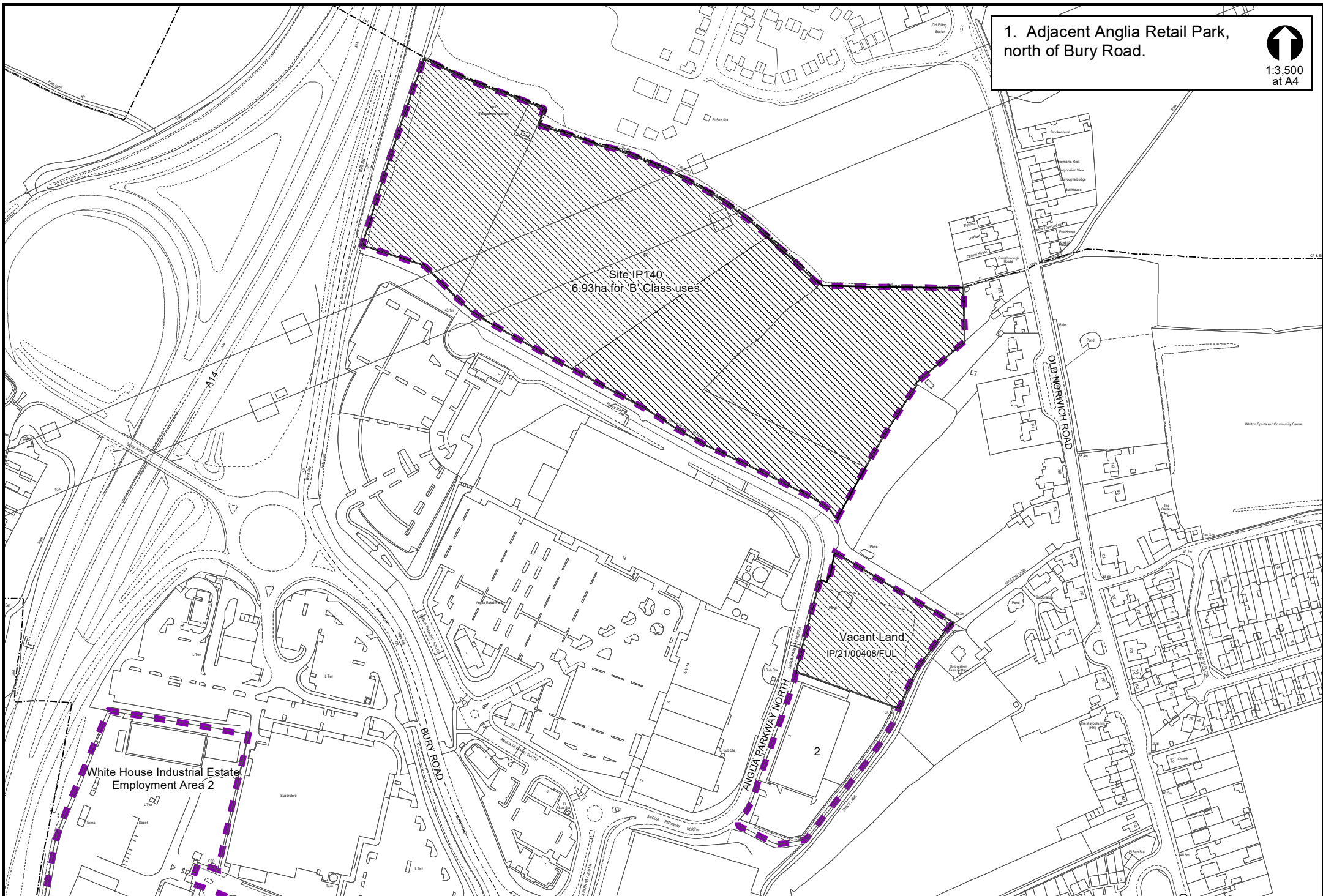



Location of Existing Employment Areas in Ipswich

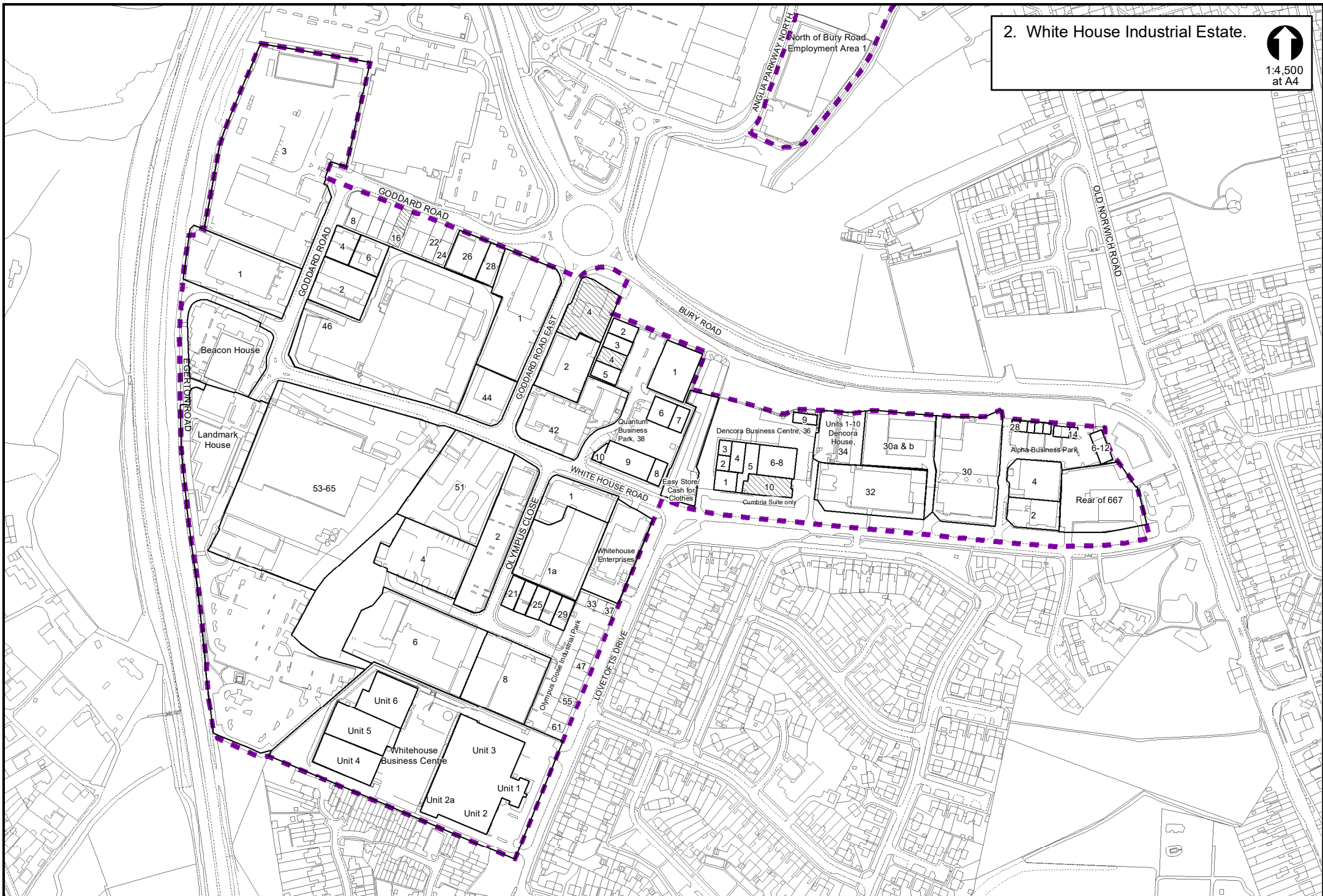
1. Adjacent Anglia Retail Park,
north of Bury Road.



1:3,500
at A4



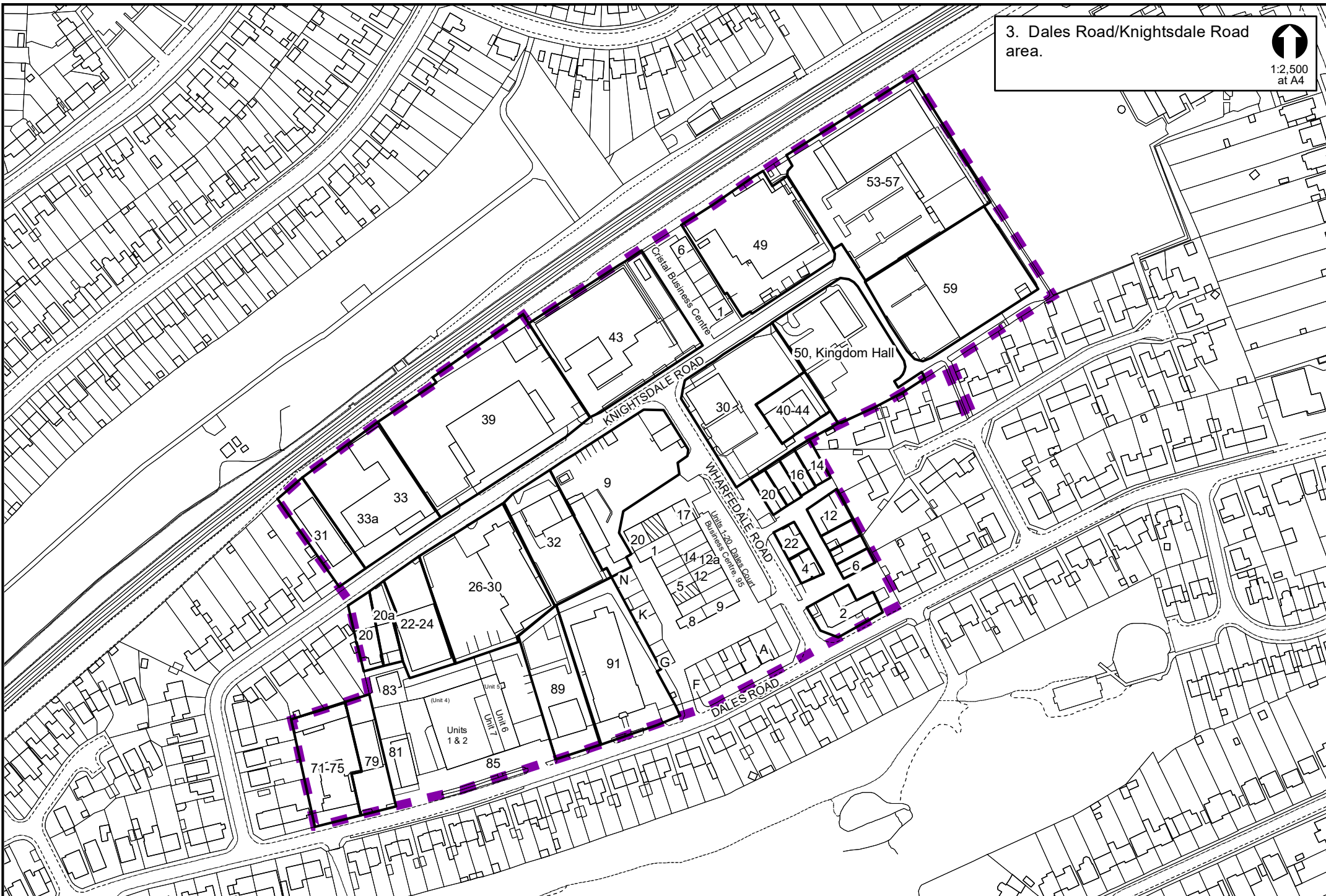
2. White House Industrial Estate. 
1:4,500
at A4



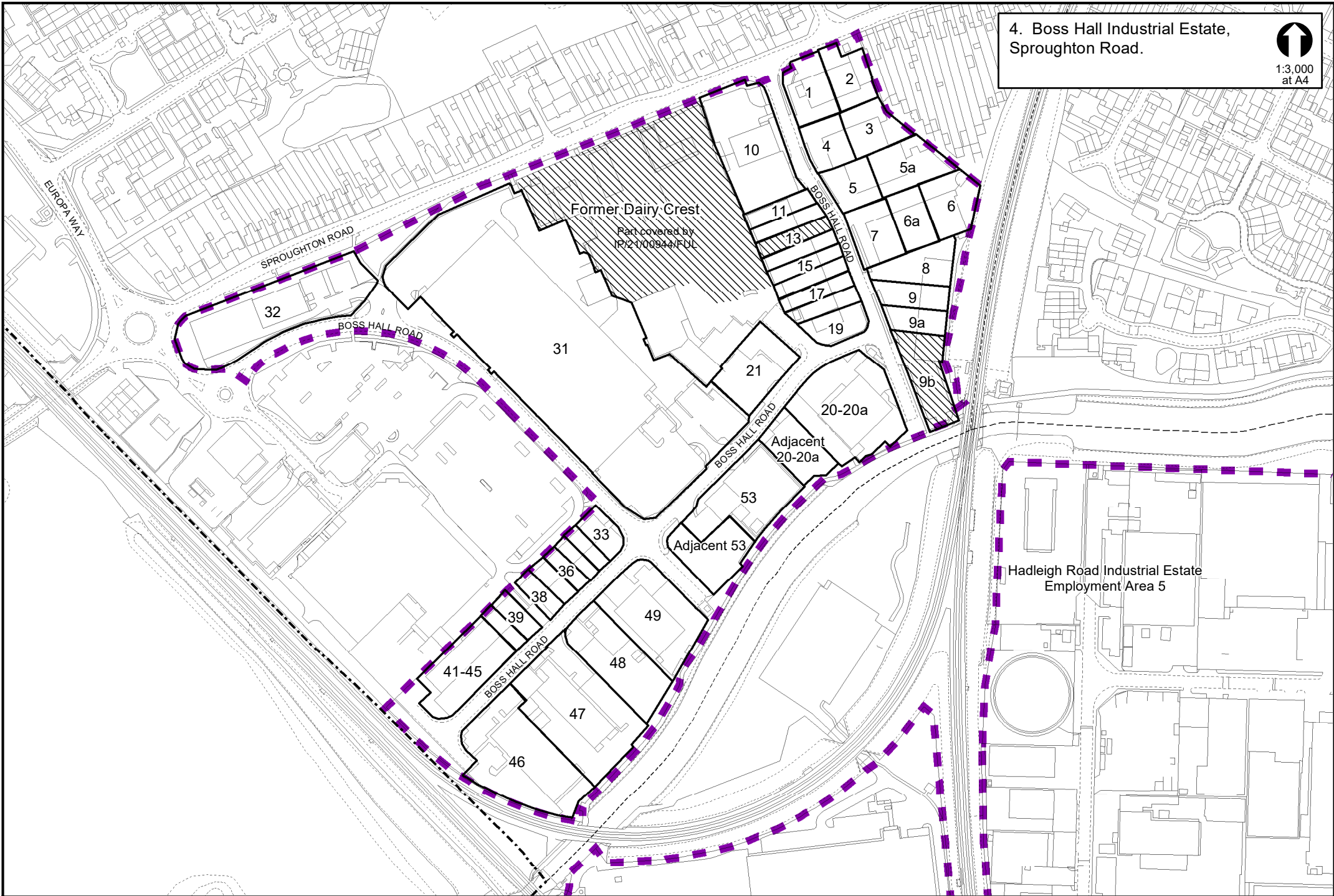
3. Dales Road/Knightsdale Road area.




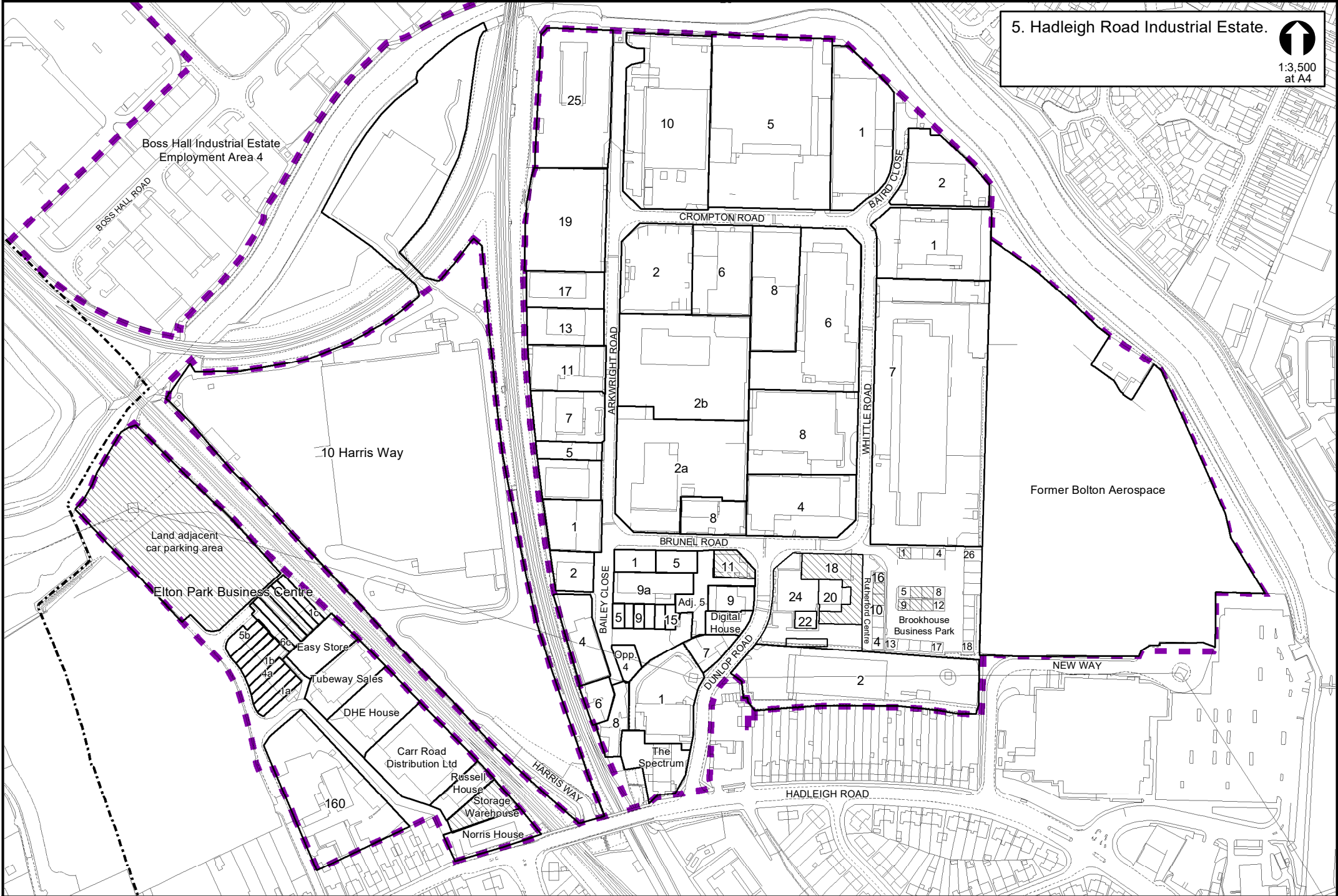
1:2,500
at A4



4. Boss Hall Industrial Estate,
Sproughton Road.



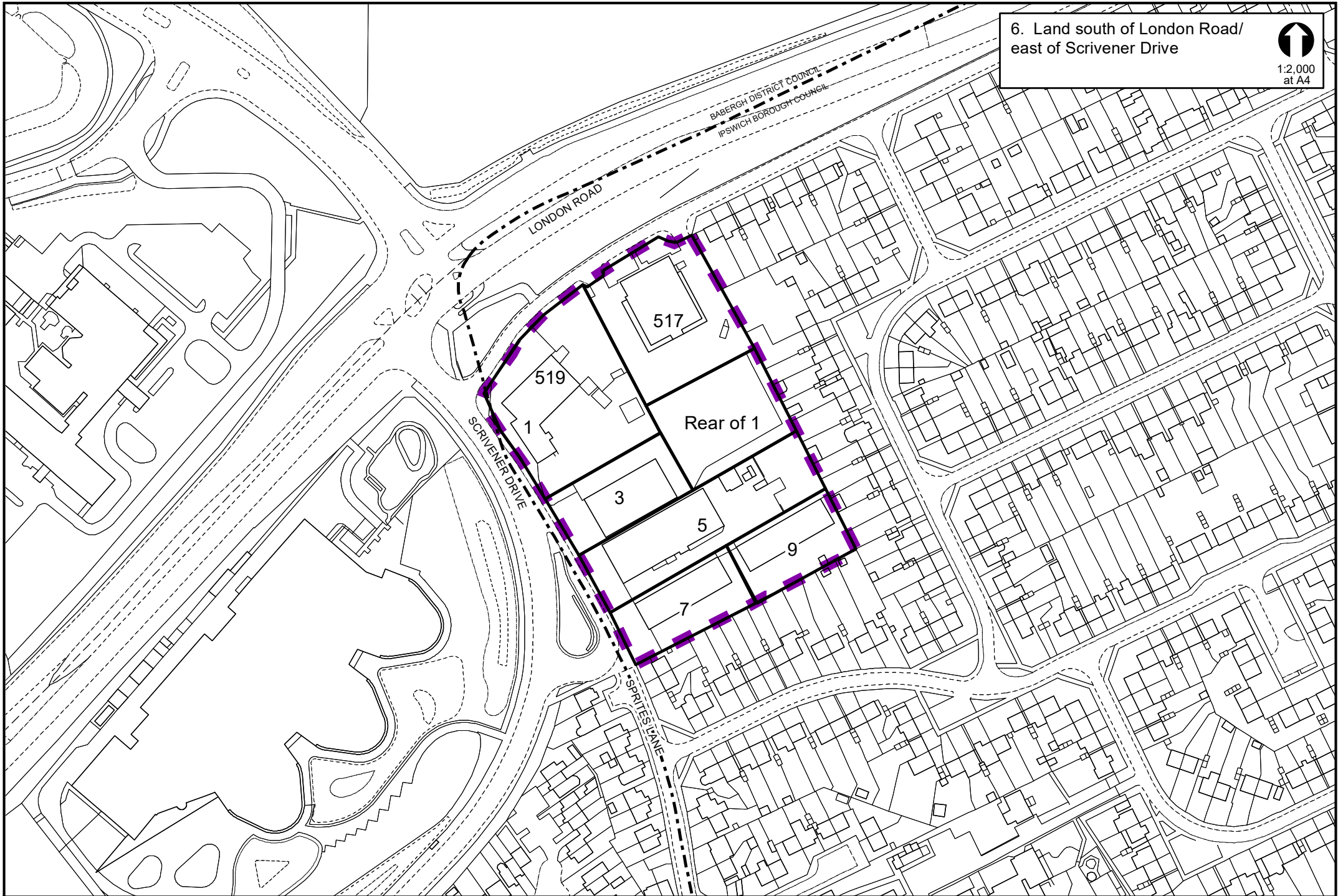
5. Hadleigh Road Industrial Estate. 
 1:3,500
 at A4



6. Land south of London Road/
east of Scrivener Drive



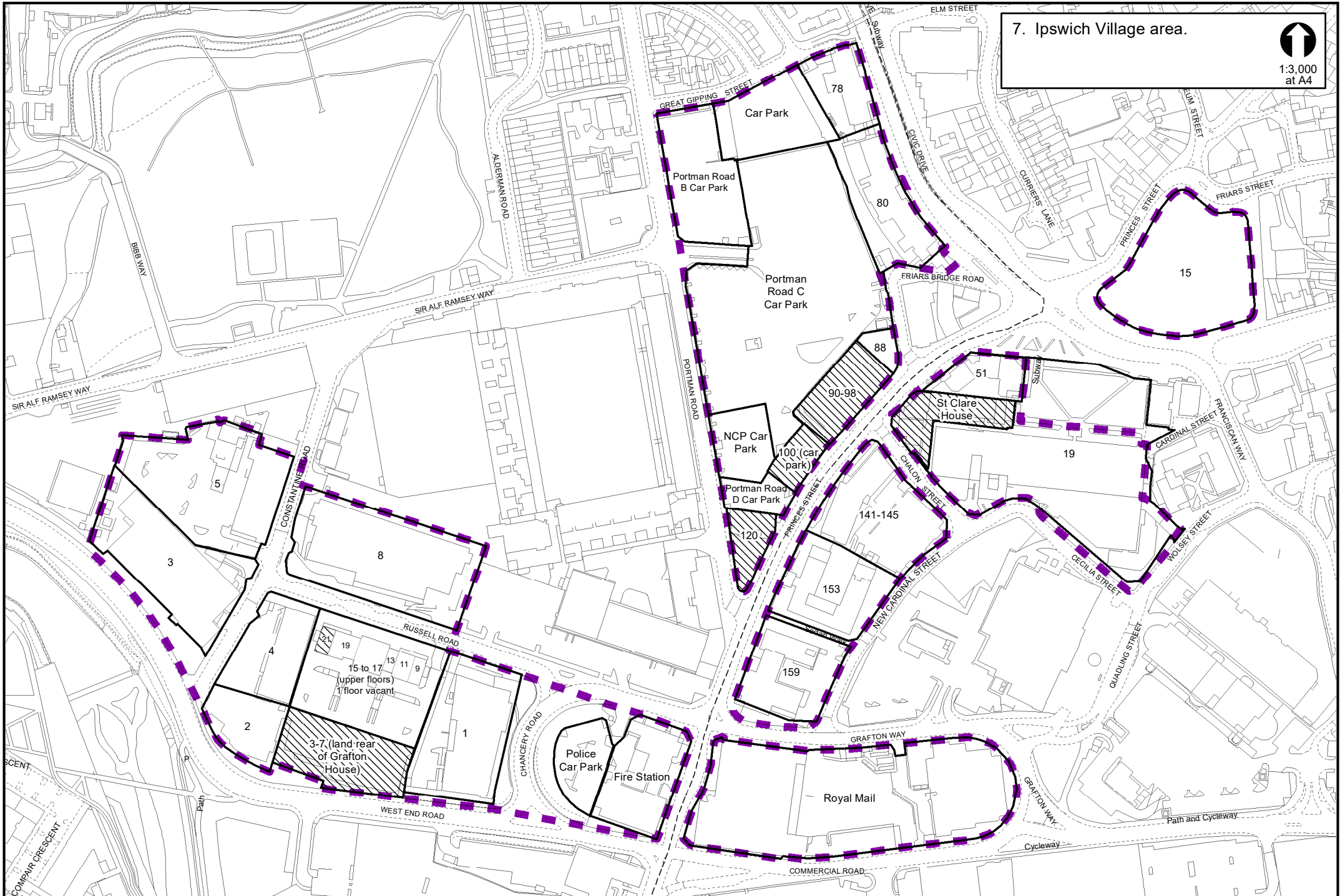
1:2,000
at A4



7. Ipswich Village area.



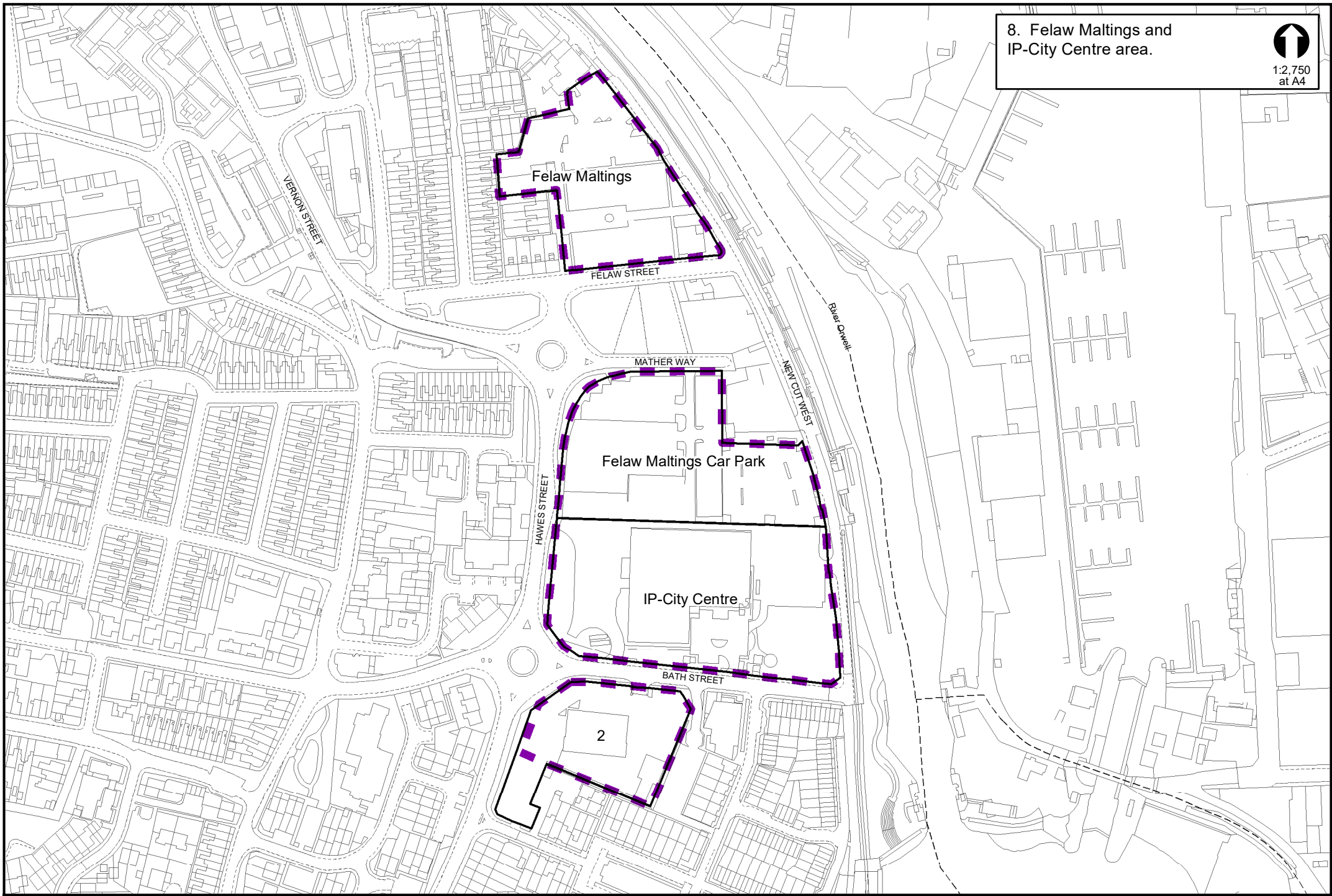
1:3,000
at A4



8. Felaw Maltings and IP-City Centre area.



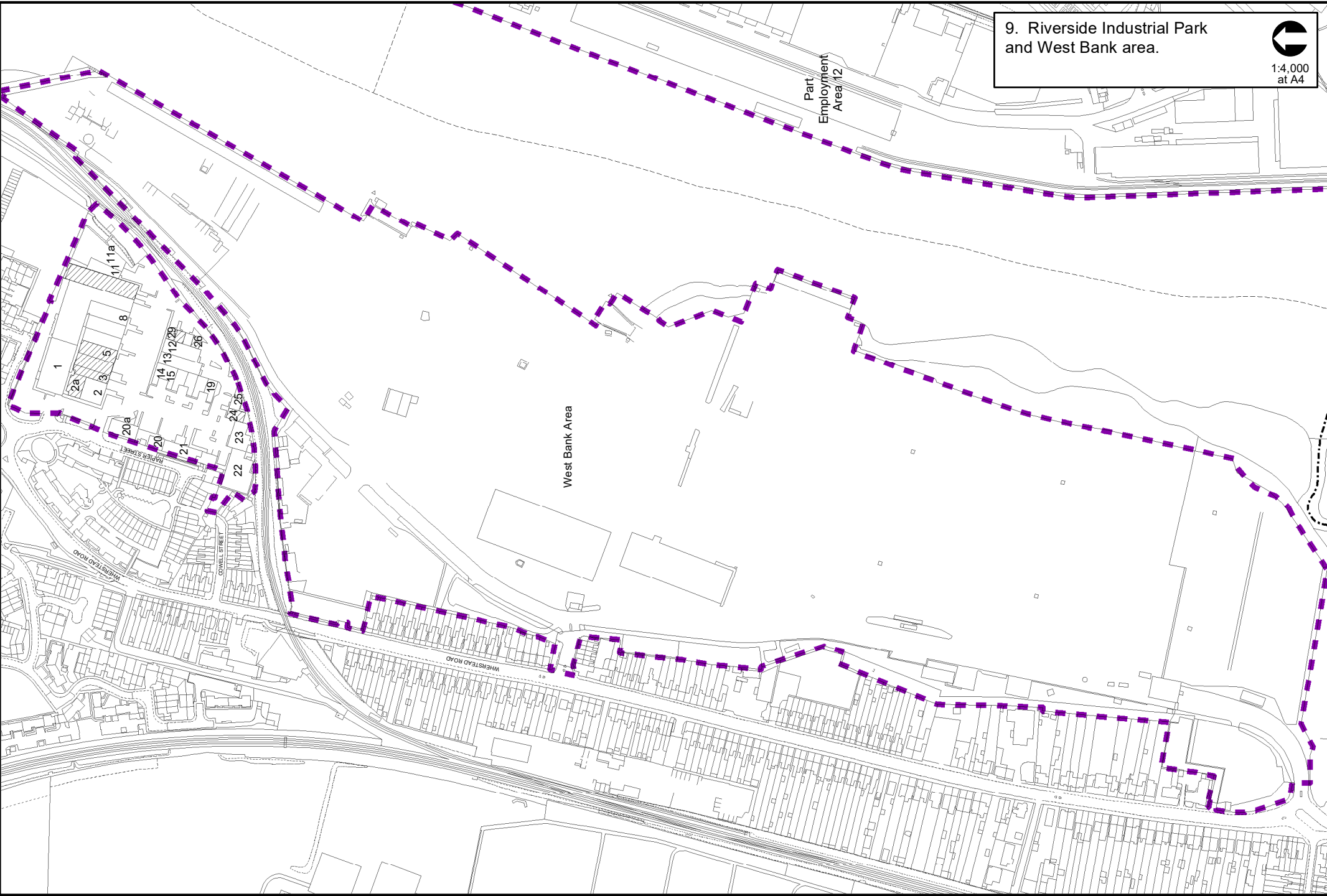
1:2,750
at A4



9. Riverside Industrial Park and West Bank area.



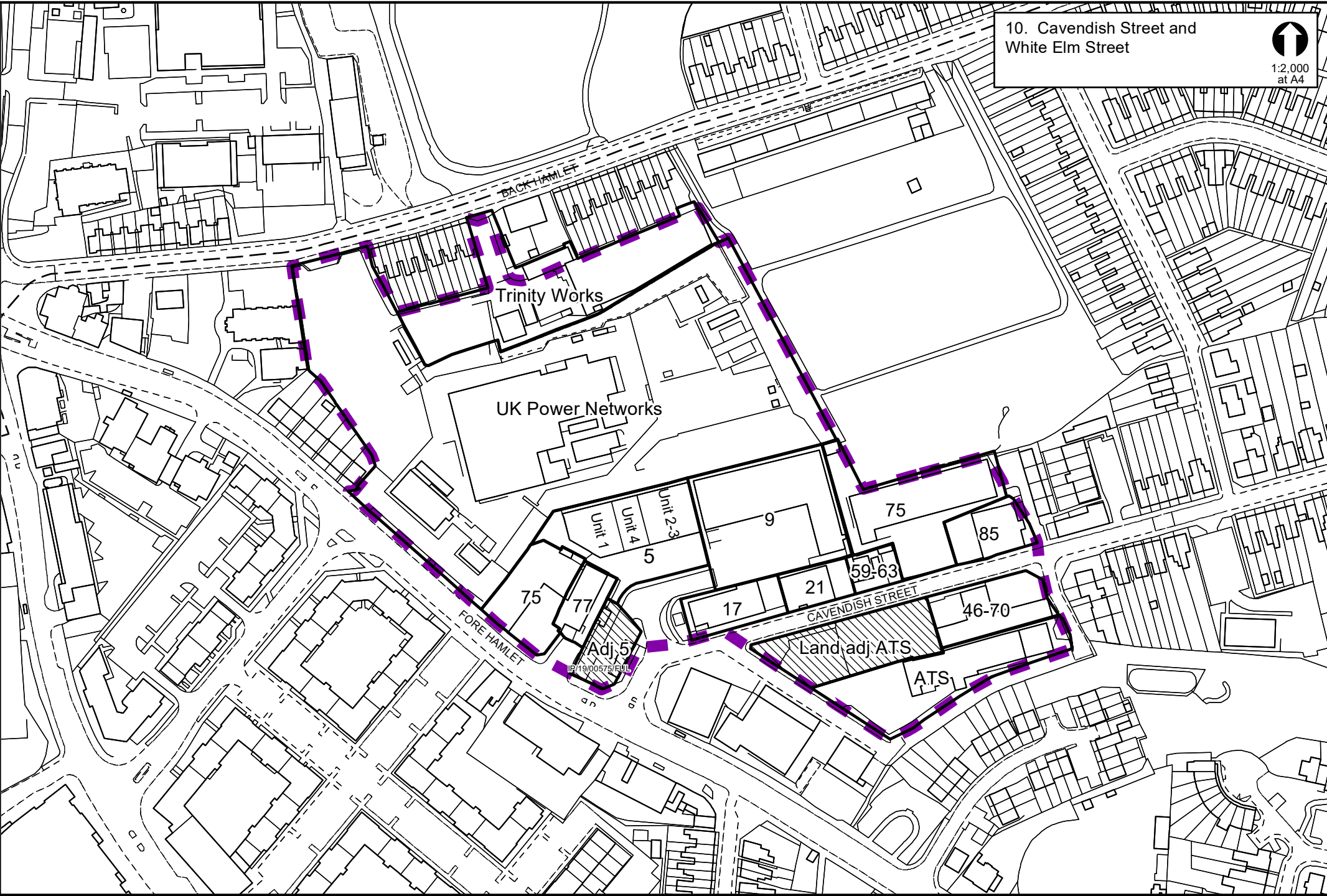
1:4,000
at A4



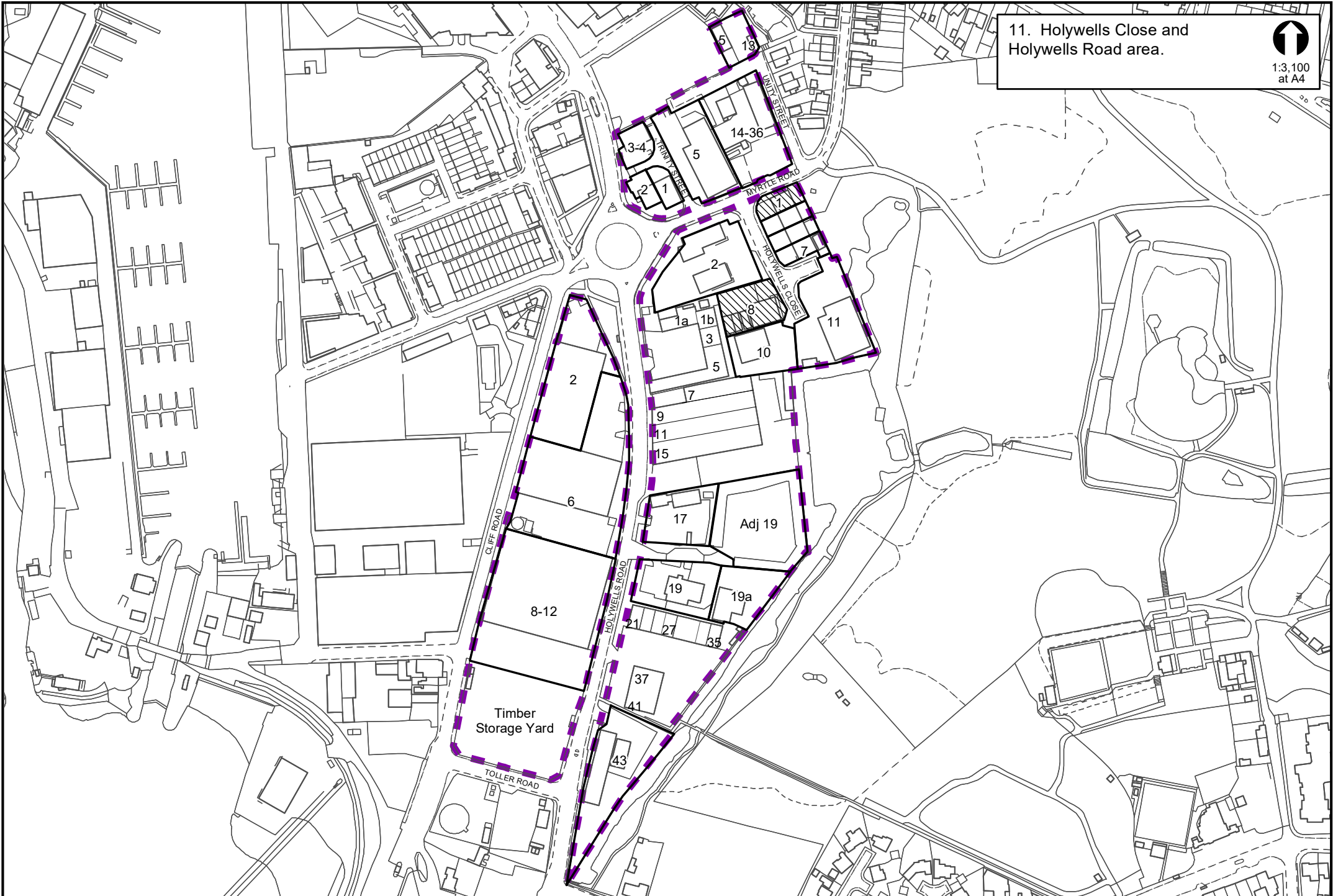
10. Cavendish Street and White Elm Street



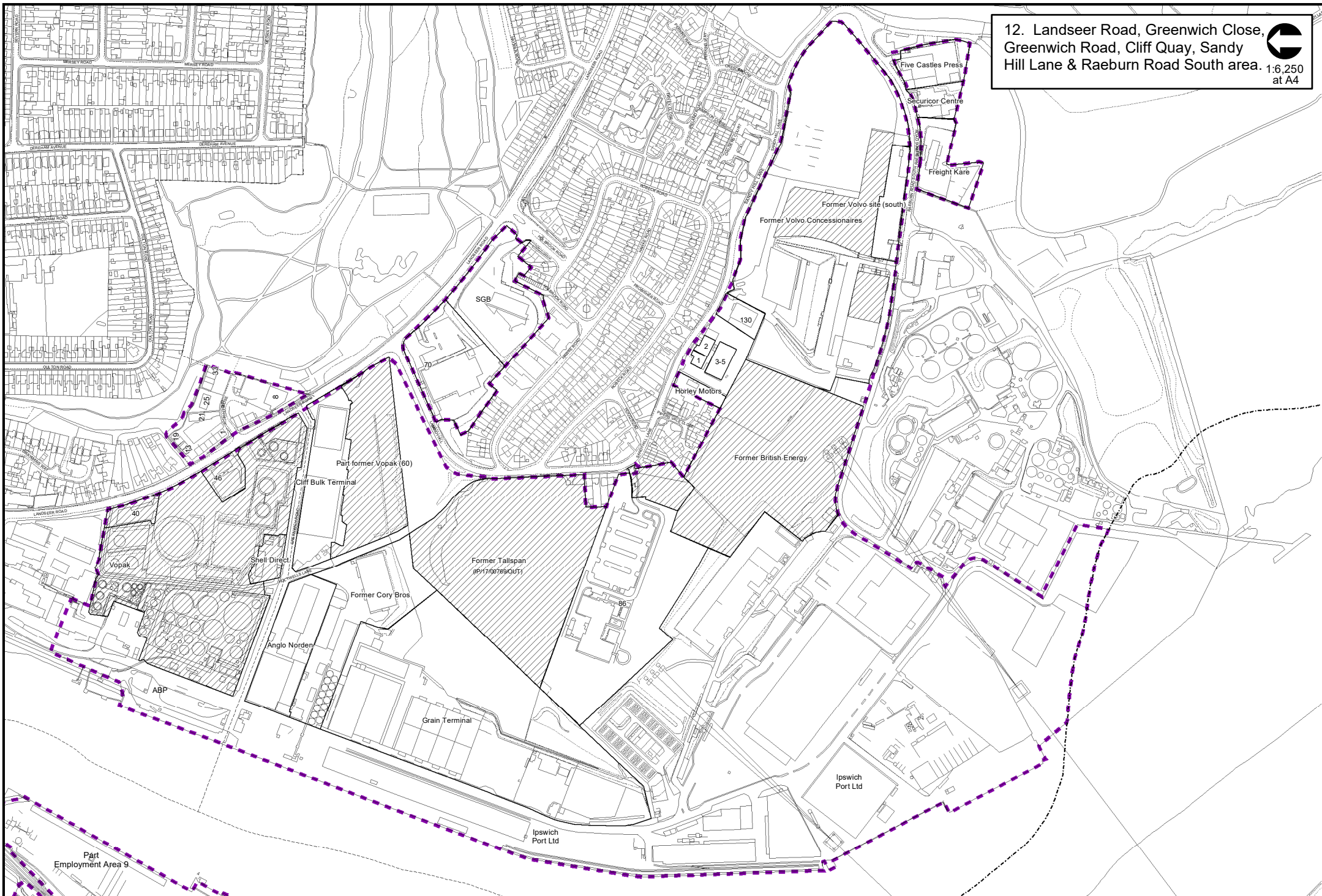
1:2,000
at A4

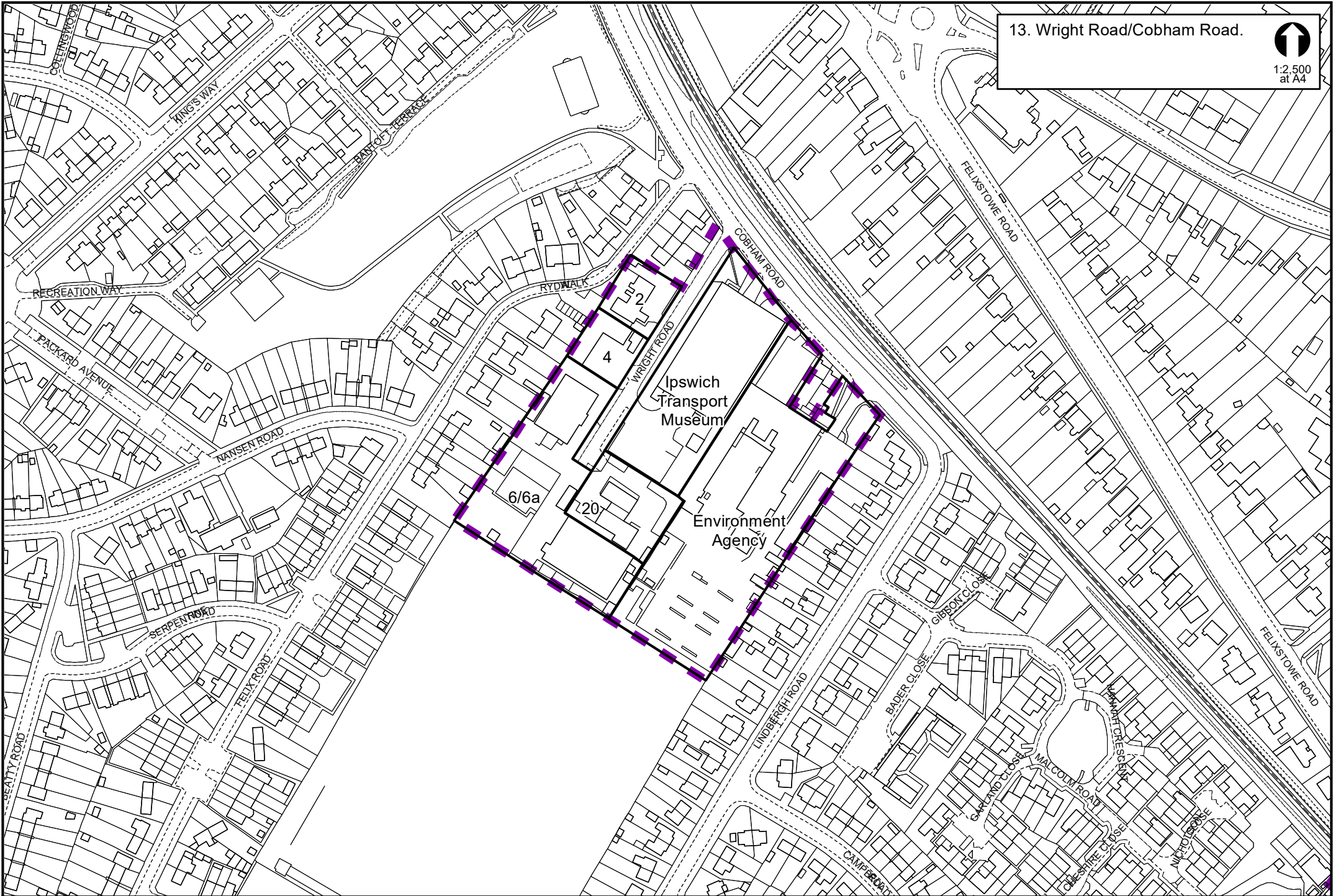


11. Holywells Close and Holywells Road area.



12. Landseer Road, Greenwich Close,
Greenwich Road, Cliff Quay, Sandy
Hill Lane & Raeburn Road South area. 1:6,250
at A4

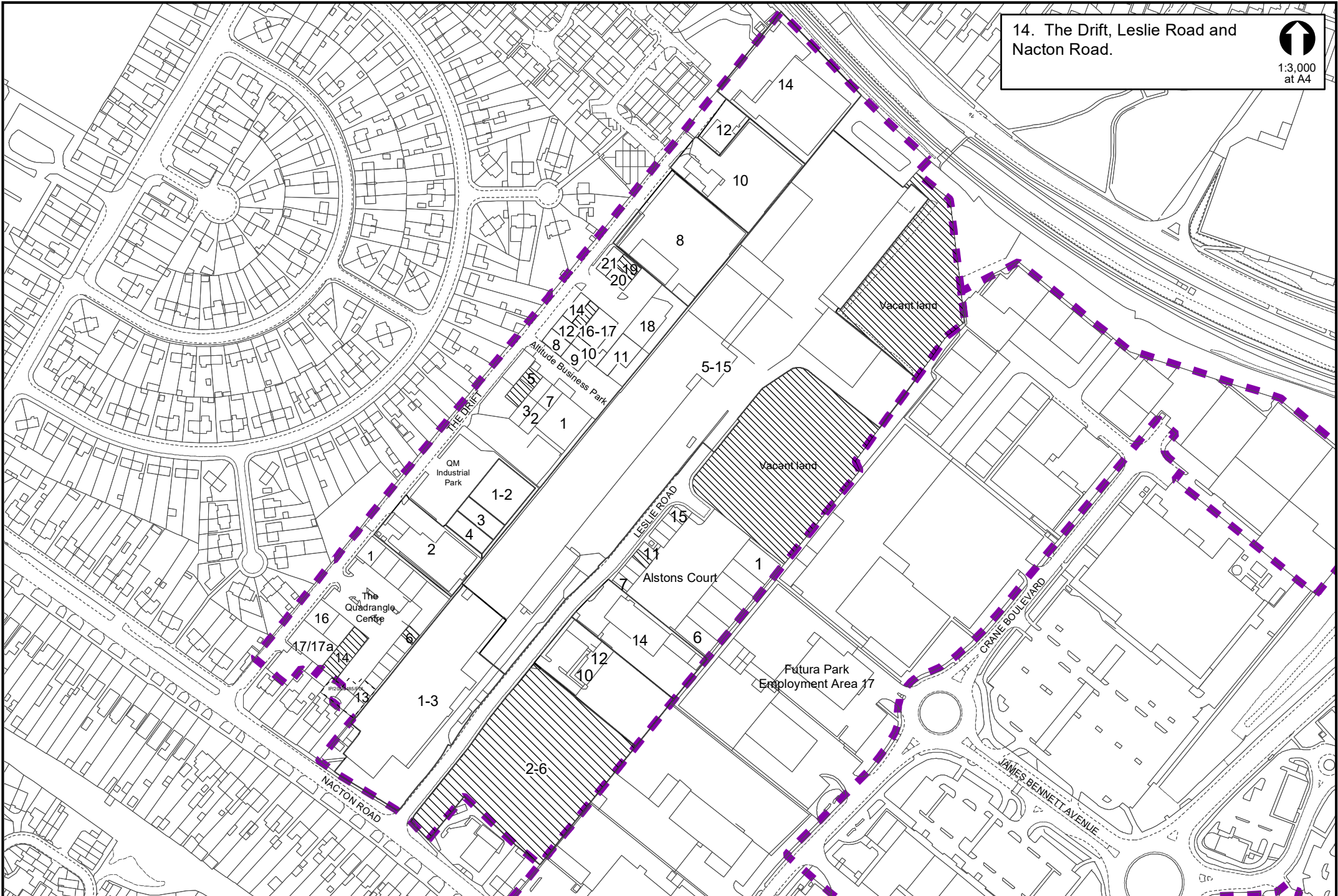




14. The Drift, Leslie Road and Nacton Road.



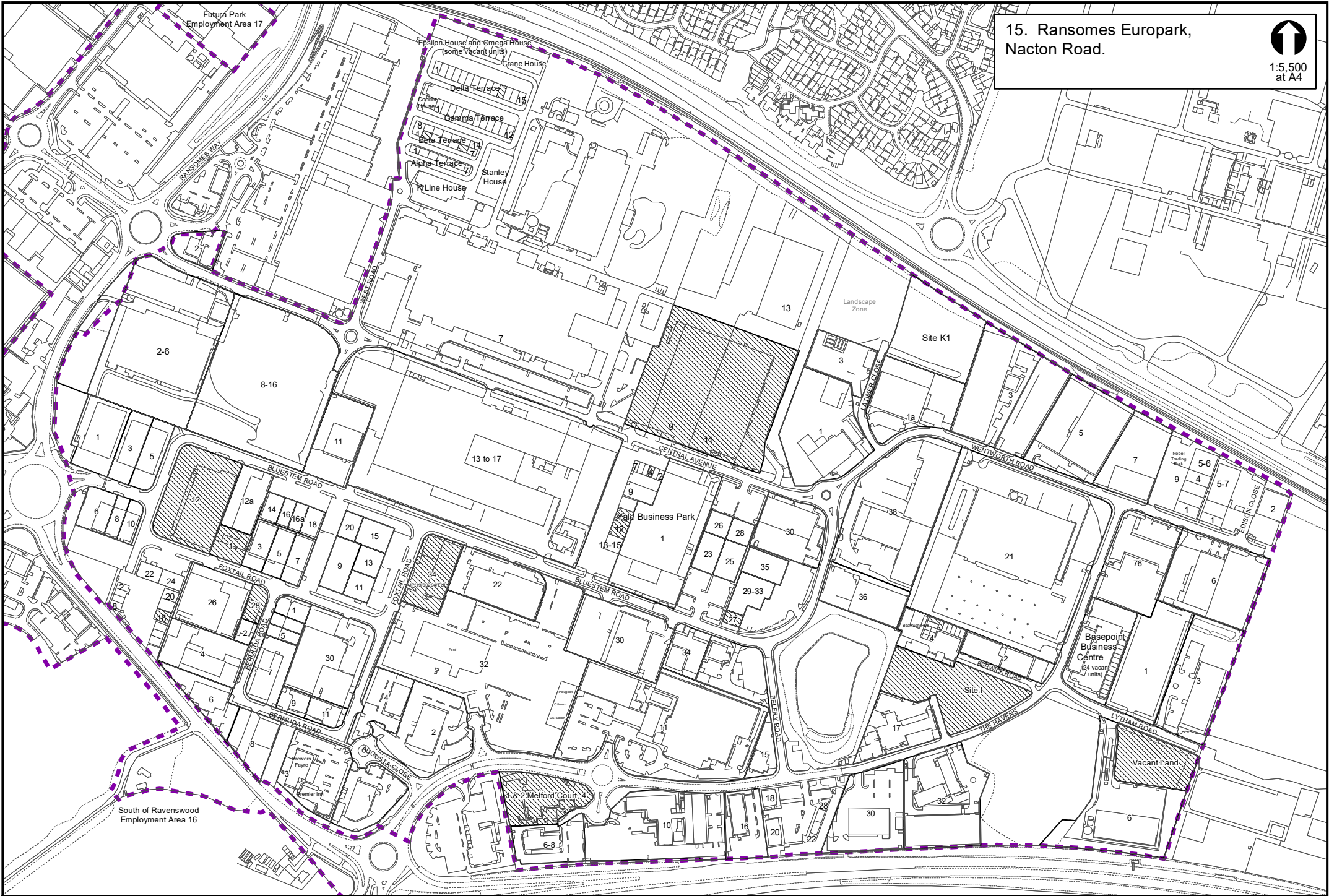
1:3,000
at A4



15. Ransomes Europark,
Nacton Road.



1:5,500
at A4



16. Airport Farm Kennels, south of Ravenswood, Nacton Road.
Proposed Employment Area.



1:3,000
at A4

Ransomes Europark
Employment Area 15

4.78ha for Class B1 uses

7.37ha for Class B1, B2, B8 uses

