

Ipswich Local Plan

Employment Land Availability November 2019



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Summary

The Council has been publishing Employment Land Availability (ELA) reports since 2004. Extensive surveys are carried out annually for main employment areas. Sites with current planning permissions for employment use are also monitored annually and updated in the report. This ELA report covers the period between 1st April 2018 and 31st March 2019.

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

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

B2 – general industry other than B1 or B8;

B8 – storage and distribution.

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

Employment Land Available

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

The total amount of employment land available has decreased by 11.32 hectares (ha) to 57.20ha across the whole of Ipswich. The total consists of 6.08ha unimplemented planning permissions, 35.57ha on allocated land and 15.55ha of vacant land without planning permission in identified employment areas.

Completions and permissions

Total completions on employment land for the year 2018/19 were recorded as 2.86ha. A further 314sqm was completed elsewhere. At 31st March 2019, 29,324sqm of floorspace was under construction on 8.21ha. Planning permissions granted for employment uses during the monitoring year 2018/19 amount to 31,949sqm on 10.3ha.

Loss of employment floorspace

A total of 3,085sqm of employment floorspace has been lost through completions (changes of use) during 2018/19, 1,540sqm of this was as a result of a prior notification approval¹. Planning permission has been granted for the loss of a further 27,017sqm of employment floorspace, 15,794sqm 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 floorspace is being lost than that being created or permitted.

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.

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 65 units, which is 11 more units than were vacant in 2017/18. 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 2017/2018 report on the whole remains similarly vacant. 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 2018/19 survey. The total vacant land in the employment areas now equates to **51.12ha²**. 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 2018/19 survey has increased but this is not considered statistically significant. There was a high number of occupant changes in the 2018/19 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 34 units recorded as being long-term vacant (vacant in the last two years of surveys) is approximately three times greater than that which was recorded in 2018.

This employment land survey was undertaken between November and December 2019.

Local Plan

The Core Strategy and Policies development plan document (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.

Parts of two of Ipswich's employment areas (Area 7 - Princes Street and 17 - Futura Park) have been awarded Enterprise Zone status, alongside two other sites in and around Ipswich (the Island Site and the former Sugar Beet Factory site now known as Sproughton Enterprise Park).

In terms of employment development related activity in 2018/19, at Ransomes Euro Park, employment development had either commenced or been completed on 2.18ha of land. Three car dealership buildings totaling 3,861sqm and a self-storage facility of 5,624sqm were under construction at Futura Park and are likely to be completed within the next monitoring period (2019/20). (There is also an extant permission (18/00897/FUL) on 2.3ha of allocated employment land at Futura Park although it should be noted that this was approved on 17th May 2019, beyond the 2018/19 monitoring period.)

² This excludes land with unimplemented permissions.

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 14 for details)**

Use Classes Order	Within Employment Area - not Allocated for Employment (ha)	Within Employment Area – Allocated for Employment (ha)	Outside Employment Area (ha)	Combined Total (ha)
A2 - Financial and professional services	0.00	0.00	0.00	0
B1 - Business (Offices, Research & Development, Light Industry)	0.68	0.91	0.05	1.64
B2 - General Industry	0.00 (+0.54)	0.81	0.00	0.81 (+0.54)
B8 - Storage and Distribution	0.00 (+0.54)	3.63 (+0.91)	0.00	3.63 (+1.45)
Sui Generis (SG)	0.00	0.00	0.00	0.00
Outline	0.00	0.00	0.00	0
Total	0.68 ha	5.35 ha	0.05 ha	6.08 ha

The floorspace of buildings proposed on the 6.08ha totals 18,789sqm
At 1st April 2019 6,600sqm of floorspace was under construction on a further 0.82ha of land
Figures in brackets have been excluded from the total to avoid double counting of applications approved for a mix of uses

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

Site	Location	Within Employment Area number:	Allocation (Hectares)	Area Remaining April 2019
IP058	Former Volvo site, Raeburn Rd South	12	5.82	5.82
IP067	Former British Energy Site	12	4.66	4.66
IP094	Land to rear of Grafton House	7	0.31	0.31
IP099	Part of former Volvo Site, Raeburn Road South	12	2.30	2.30
IP140	Land north of Whitton Lane	1	6.93	3.30
IP141a	Land at Futura Park, Nacton Road	17	7.10	4.41
IP146	Ransomes Europark (east)/Land around Makro	15	5.29	2.78
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			49.1	35.57ha

Site IP140 16/00898/FUL approved on 3.63ha.

Site IP141a 16/00669/FUL, 16/00900/FUL & 17/00359/VC built on 2.21ha, 17/01137/FUL commenced on 0.48ha

Site IP146 18/00653/FUL commenced on 0.34ha, 18/00317/FUL & 18/00368/FUL (parking area) approved (and commenced by November 2019) on 1.72ha and 18/00279/FUL (climbing centre) built on 0.45ha

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

Table 3: Vacant units and land within existing Employment Areas

Employment Area Number	Employment area name	Units						Land (hectares)		
		2017/18			2018/19			2017-2018 (excluding allocated land)	2018-2019 (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	100.0	2	0	100.0	0.78	0.78	0
2	White House Industrial Estate, White House Road	122	12	90.2	123	16	87	0	0	0
3	Knightsdale Road / Wharfedale Road	64	1	98.4	65	4	93.8	0	0	0
4	Boss Hall Industrial Estate	44	4	90.9	44	5	88.6	0	0	0
5	Hadleigh Road Industrial Estate, including Elton Park	109	6	94.5	*106	5	95.3	1.45	0	-1.45
6	Land south of London Road / east of Scrivener Drive	7	0	100.0	7	0	100.0	0	0	0
7	Civic Drive / Princes Street / Russell Road / Portman Road	31	1	96.8	31	0	100	0	0	0
8	Felaw Maltings / IP-City Centre	4	0	100.0	4	0	100.0	0	0	0
9	Riverside Industrial Park and West Bank area	39	4	89.7	40	1	97.5	0	0	0
10	Cavendish Street	17	1	94.1	15	1	93.3	0.22	0.22	0
11	Holywells Close and Holywells Road	36	1	97.2	36	3	91.7	0	0	0
12	Cliff Quay / Sandy Hill Lane / Greenwich Business Park / Landseer Road area	37	2	94.6	36	2	94.4	12.37	12.37	0
13	Wright Road / Cobham Road	6	1	83.3	6	0	100	0	0	0
14	The Drift / Leslie Road / Nacton Road	70	5	92.9	70	9	87.1	2.18	2.18	0
15	Ransomes Europark	260*	16	93.8	*266	19	92.9	3.78	0	-3.78
16	Airport Farm Kennels, south of Ravenswood	0	0	N/A	N/A	N/A	N/A	0	0	0
17	Futura Park, Nacton Road	2*	0	100.0	6	0	100.0	0	0	0
	Total	850	54	93.6	857	65	92.4	20.78	15.55	-5.23

Table 4: Total Land Available for Employment Use – 1st April 2019

Land with unimplemented planning permission outside Employment Areas	0.05
Land with unimplemented planning permission inside Employment Areas	6.03
Sites allocated for employment use in the Ipswich Local Plan 2017 (area remaining)	35.57
Vacant land within existing Employment Areas (excluding allocated sites)	15.55
Total land available (hectares)	57.20

In addition to the total land available there is 2,661sqm of floorspace with unimplemented planning permission for employment uses on 1.51ha – see Table 15.

ASSESSMENT OF THE TAKE-UP OF EMPLOYMENT LAND

Table 5: Employment Completions during 2018/19

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. 6 Whittle Road IP2 0UH	16/00146/FUL	Extension of first floor to create new offices and showroom, and external modifications (218sqm existing, 427sqm total)	0.93	209	B1a	26/09/2018	Y (Area 5)
2. Crown House Crown Street	16/00571/FUL	Erection of glazed-extension on south elevation to form new entrance and reception area and replacement of doors to north elevation. (8,504sqm existing)	0.61	144	B1	23/05/2018	N
3. Plot 9, Land to the west of Ransomes Way Nacton Road (7 & 9 Crane Boulevard	16/00669/FUL	Erection of two motor vehicle dealerships (Volvo/Mazda) comprising showrooms; workshops; MOT testing; offices; vehicle/parts storage and ancillary wet and dry valet buildings; external car display and parking; waste storage compound; hard and soft landscaping; and two new vehicular accesses onto Crane Boulevard.	1.24	2,331	SG	11/07/2018	Y (Area 17) Site IP141a
4. 22 Bluestem Road IP3 9RR	16/00771/FUL	Extension and alteration to existing industrial building. (2,920sqm existing)	0.5	850	B2	12/02/2019	Y (Area 15)
5. Plot 10, Land to the west of Ransomes Way, Nacton Road (3 Crane Boulevard)	16/00900/FUL & 17/00359/VC	Construction of a motor vehicle dealership including customer sales area, offices, workshop, MOT testing, parts storage, single-storey wet valet building, associated external parking, circulation spaces, compound and provision of a new site access.	0.97	1,530	SG	01/10/2018	Y (Area 17) Site IP141a
6. 14 Woodbridge Road East	16/00999/FUL	Conversion of 2 storey premises (306m2 GP surgery) to two flats and an element of office accommodation.	0.06	110	B1 (& C3)	23/05/2018	N
7. 360 Nacton Road Ipswich IP3 9NA	17/00040/FUL	Change of use to betting shop (Sui Generis) from former bank (A2) and creation of new rear entrance.	[0.02]	[172]	SG	10/07/2018	N
8. 3 Elm Street IP1 1EY	17/00327/FUL	Change of use from offices (A2/B1) to beauty therapist (Sui Generis).	[0.01]	[50]	B1	Before 31/03/2019	N
9. 32 Foxtail Road IP3 9BE	17/00408/FUL	Erection of new car showroom with associated offices, new surfacing and landscaping.	0.54	1,000	SG	03/07/2018	Y (Area 15)

10. 51 White House Road IP1 5NT	17/00505/FUL	Erection of a first floor side extension with associated external staircase and minor elevational alterations. (741sqm existing)	0.71	77	B2	30/05/2018	Y (Area 2)
11. Heavy Goods Vehicle Testing Station, Holbrook Road IP3 0JE	17/00831/FUL	Change of use from former VOSA HGV testing facility to storage and distribution centre (B8).	[1.3]	[864]	B8	23/08/2018	Y (Area 12)
12. 34 St Matthews Street	17/00963/FUL	Change of use from retail shop (A1) to drop-in advice centre administrative and teaching centre (Sui Generis).	0.01	60	SG	01/12/2018	N
13. 6 - 8 Tuddenham Avenue IP4 2HE	17/01035/FUL	Change of use from B2 (stonemasonry works) to roof tile and scaffolder's yard (B8 storage).	[0.05]	[285]	B8	01/03/2019	N
14* 81-83 Orwell Road IP3 8HZ	18/00247/FUL	Change of use from storage (Class B8) to storage of campervans and carrying out of minor repairs, including repair of engines and renovating bodywork (sui generis).	[0.03]	[237]	SG	30/03/2019	N
15*. J A Wyard Depot Beaconsfield Road IP1 4AF	18/00908/FUL	Renewal of planning permission IP/16/01170/FUL for the continued use of a warehouse including storage of goods and parking and storage of 12-volt batteries	[0.17]	[227]	B8	03/12/2018	N
16*. Royal Mail Sorting Office, Commercial Road	18/01029/FUL	Change of use of site to Mechanised Letter Office (Class B8) with associated vehicle maintenance workshops (as referred to in planning application 83/00781/FUL) to a Mail Processing Unit (Use Class B8) and Vehicle Servicing Centre (Class B2).	[0.1]	[6,127]	B2	11/01/2019	Y (Area 7)
Total			5.57	6,311			
Total completions - whole site (sites 3, 5, 9)			2.75				where the completion relates to development, redevelopment or change of use across a whole site/building
of which in an existing employment area or on allocated employment land (sites 3, 5, 9)			2.75				
Total floorspace completions (sites 1, 2, 4, 6, 10, 12)			0.15	1,450			where the completion relates to an extension or a change of use of only part of an existing building or is part of a mixed use scheme. The floorspace is converted to hectares and added to the 'whole site' completions to give the total below
of which in an existing employment area or on allocated employment land (sites 1, 4, 10)			0.11	1,136			
TOTAL			2.90				
of which in an existing employment area or on allocated employment land			2.86				

[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 14, 15 and 16 were also approved during 2018/19 but do not contribute to the table totals

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 2018/19 was in existing employment areas.

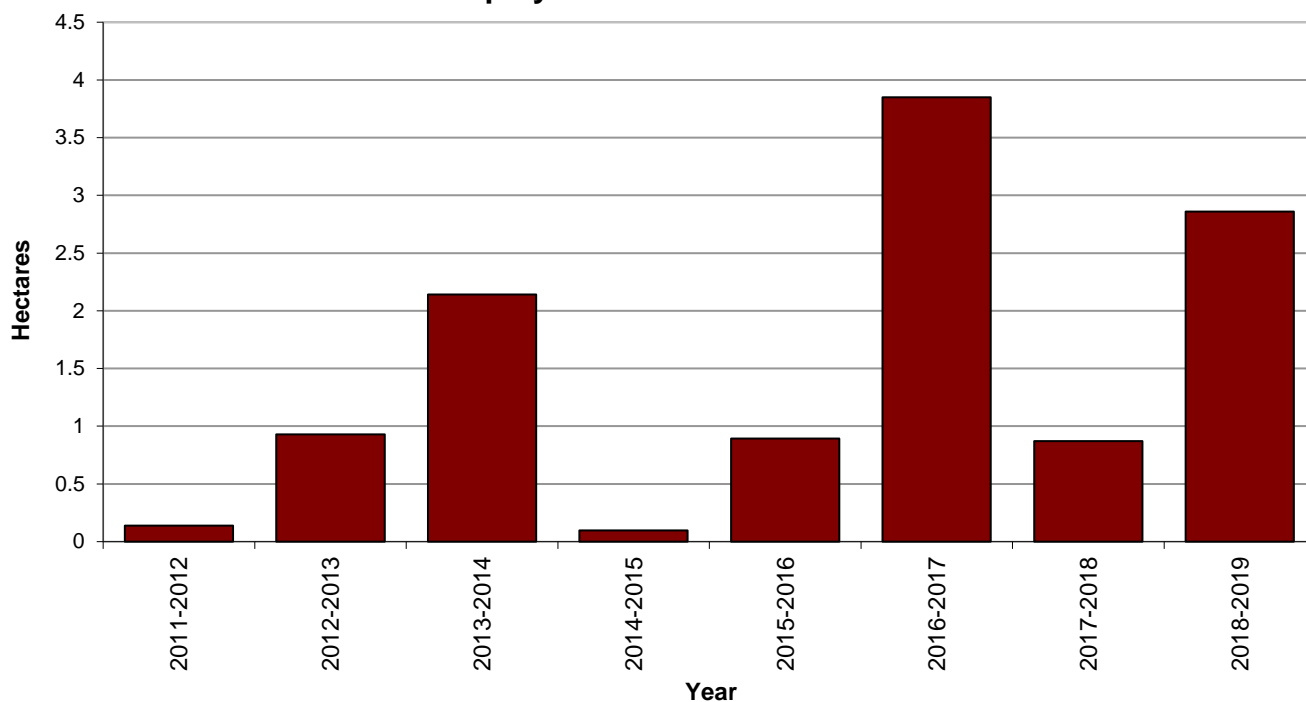
Completions on allocated land and within existing Employment Areas

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
Total since April 2011 (8 years)	11.78 (1.47 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 - 2019



LOSS OF EMPLOYMENT FLOORSPACE

The table below shows completions during 2018/19 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?
18. 1 - 2 Observation Court, 84 Princes Street	15/00616/P3JPA	Change of use of floorspace on the first, second and third floors from B1(a) (offices) to C3 (25 flats) with parking and access at ground floor level.	0.08	929	B1	01/04/2018	N
19. 3a North Hill Road	15/00978/VC	Extension and change of use from office building to 4 flats.	0.07	274	B1	15/05/2018	N
20. 1 - 1A Dove Street	16/01034/FUL	Renewal of planning permission IP/13/01046/FUL for conversion of property into two self-contained 2-bedroom flats.	0.01	154	B104	29/08/2018	N
7. 360 Nacton Road IP3 9NA	17/00040/FUL	Change of use to betting shop (Sui Generis) from former bank (A2) and creation of new rear entrance.	[0.02]	[172]	A2	10/07/2018	N
8. 3 Elm Street IP1 1EY	17/00327/FUL	Change of use from offices (A2/B1) to beauty therapist (Sui Generis).	[0.01]	[50]	B1	Before 31/03/2019	N
21. 1 Melville Road IP4 1PN	17/00753/FUL	Change of use from office (A2) to a dwelling (C3).	0.01	121	A203	01/02/2019	N
12. Heavy Goods Vehicle Testing Station, Holbrook Road IP3 0JE	17/00831/FUL	Change of use from former VOSA HGV testing facility to storage and distribution centre (B8).	[1.3]	[864]	SG	23/08/2018	Y (Area 12)
22. 27-29 Old Foundry Road	17/00871/P3JPA	Prior notification of proposed change of use from office (B1) to C3 (residential).	0.02	130	B1	01/10/2018	N
23. 8 Angel Lane	17/00874/P3JPA	Prior notification of proposed change of use from office (B1) to C3 (residential).	0.01	52	B1	30/04/2018	N
24. 8 Bermuda Road	17/00921/FUL	Change of use from industrial (B2) to indoor climbing centre (D2).	0.24	855	B2	15/11/2018	Y (Area 15)
14. 6 - 8 Tuddenham Avenue IP4 2HE	17/01035/FUL	Change of use from B2 (stonemasonry works) to roof tile and scaffolder's yard (B8 storage).	[0.05]	[285]	B2	01/03/2019	N
25. 121 Bramford Lane	17/01044/P3IPA	Application for prior approval of change of use from photography/framing studio (B1) to residential use (C3).	0.01	89	B1	29/11/2018	N
26. 19 - 23 Princes Street	17/01134/FUL	Change of use from estate agency (A2) to a medical/health centre (D1).	0.02	141	A2	Before 01/03/2019	N

27. 1a Martin Road	18/00041/ P3JPA	Change of use from light industrial premises to house	0.01	52	B1c	14/09/2018	N
15.* 81-83 Orwell Road IP3 8HZ	18/00247/FUL	Change of use from storage (Class B8) to storage of campervans and carrying out of minor repairs, including repair of engines and renovating bodywork (sui generis).	[0.03]	[237]	B8	30/03/2019	N
28* 32 Fore Street	18/00663/ P3JPA	Change of use from offices to 7 flats (supersedes 18/00088).	0.01	288	B1	18/02/2019	N
17*. Royal Mail Sorting Office, Commercial Road	18/01029/FUL	Change of use of site to Mechanised Letter Office (Class B8) with associated vehicle maintenance workshops (as referred to in planning application 83/00781/FUL) to a Mail Processing Unit (Use Class B8) and Vehicle Servicing Centre (Class B2).	[0.1]	[6,127]	B8	11/01/2019	Y (Area 7)
TOTAL			0.49	3,085	1,540sqm 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 2018/19

The table below shows existing employment floorspace where planning permission for other uses has been granted during 2018/19.

Table 8: Employment floor space lost – planning permissions approved 2018/19						
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?
18/00263/FUL	Workshop rear of 31 to 35 Norwich Road	08/06/2018	0.04	65	Conversion of single-storey workshop building (incorporating first floor/front extension) to create 3x one and a half storey one-bedroom dwellings.	N
18/00364/FUL	Former TMS Office, New Cut East	14/06/2018	0.01	92	Demolition of single-storey former office block down to slab level	N
18/00374/P3JPA	Saxon House, 1 Cromwell Square	19/06/2018	0.07	1,340	Change of use from offices to 34 flats	N
18/00382/P3JPA	19 Elm Street	20/06/2018	0.02	750 approx	Prior notification of change of use from offices (B1) to 17 flats (C306)	N
18/00397/FUL	8 Altitude Business Park, The Drift Nacton Road	08/06/2018	0.03	157	Change of use from office (B1) accommodation to a sports gym (D2).	Y (Area 15)
18/00415/FUL	6 - 8 Tuddenham Avenue IP4 2HE	20/07/2018	0.01	129	Change of use from B1 offices (48 sqm on 0.01ha) to a two-bedroom detached dwelling (C3) and demolition of existing storage building and erection of new free-standing storage building (loss of 81sqm on 0.04ha).	N
18/00470/P3JPA	Former BT offices, Bibb Way	27/07/2018	0.63	7,747	Change of use from B1 offices to 44 studios, 48 1 bed and 12 2 bed flats	N
18/00481/FUL	Lockup garage adjacent to 53 Gladstone Road	26/07/2018	0.01	59	Conversion of existing stores building to residential use.	N
18/00496/P3JPA	2 Turret Lane	16/07/2018	0.01	157	Notification for prior approval for a proposed change of use from B1 office to six studio flats (C3). Supersedes 18/00288/P3JPA.	N
18/00549/P3JPA	3 - 4 Lower Brook Mews	14/08/2018	0.02	250	Notification for prior approval for a proposed change of use from office (B1) to six one bedroomed flats (C3)	N
18/00552/FUL	45 Milton Street	16/08/2018	0.28	664	Demolition of existing buildings and erection of 9x dwellings.	N
18/00559/FUL	18 Museum Street	12/10/2018	0.03	2,820	Change of use from office to dwelling.	N
18/00663/P3JPA	32 Fore Street	17/09/2018	0.01	288	Change of use from offices to 7 flats (supersedes 18/00088). (Also completed in 2018/19).	N
18/00675/P3JPA	39 Princes Street	18/09/2018	0.03	870	Notification of a proposed change of use of 1st, 2nd and 3rd floors from offices (B1) to twelve self-contained flats (C3).	N
18/00680/FUL	22-28 The Havens	19/10/2018	0.37	770	Change of use of offices (B1) to medical re-ablement centre (C2)	Y (Area 15)
18/00685/P3JPA	34 Foundation Street	25/09/2018	0.09	721	Change of use of 4 storey office to 12 flats	N
18/00740/P3JPA	6-10 Cox Lane and 36-46 Carr Street	12/10/2018	0.2	2,100	Change of use from offices on upper 2 floors to (up to) 33 1 & 2 bed flats	N
18/00754/FUL	86 Sandy Hill Lane	21/11/2018	4.3	up to 5,500	Change of use to mixed use consisting of B1 (Office) and D1 (non-residential institution of veterinary surgery, adult education & training).	Y (Area 12)
18/01000/P3JPA	1 Lower Brook Mews IP4 1RA	03/01/2019	0.01	125	Notification of proposed change of use from Class B1(a) offices to C3 (dwellinghouses).	N
18/01063/FUL	28-32 Museum Street	08/03/2019	0.03	847	Change of use from offices to 9 flats	N

18/01069/P3JPA	1 - 2 Observation Court, 84 Princes Street	18/01/2019	0	430 approx	Notification of proposed change of use from offices to ground floor self-contained flats.	N
18/01070/P3JPA	15-17 Princes Street	23/01/2019	0.05	530	Change of use of first and second floors to 14 studio flats	N
19/00010/FUL	27a London Road	27/02/2019	0.02	120	Change of use from B1 (offices) to D1 (education)	N
19/00066/P3JPA	43a Woodbridge Road East	13/03/2019	0.04	200	Prior notification of a proposed change of use from offices (Class B1a) to 4x flats (Class C3).	N
19/00074/P3JPA	3 - 9 Arcade Street IP1 1EX	18/03/2019	0.02	286	Notification of a proposed change of use from an office (B1) to four flats (C3).	N
TOTAL			6.33	27,017		

Please note: 288sqm on 0.1ha of the above total was also completed during 2018/19

In 2013, the Government changed the permitted development rules. This means that in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015, in certain instances, formal planning permission does not need to be obtained for a change of use from offices (B1a) to a dwellinghouse (C3). A Prior Notification application³ needs to be submitted and the local planning authority can only consider the impact of the change of use in respect of its impact on the highway, contamination and flood risk.

Since 2013 Ipswich Borough Council a total of 57 Prior Notification applications (as at 1 April 2019) have been approved for the change of use from offices to residential. These applications have the potential to result in the loss of 38,508sqm of office accommodation across the town, with a total of 23,482sqm already completed or under construction as shown in the table below. A further one prior notification application is awaiting a decision, eight have been withdrawn and seven refused. Those which are completed or under construction represent the loss of employment floorspace to residential use. This has included both large and small employment units across a range of locations in the town with 1,668 sqm being within a defined employment area.

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

³ See earlier footnote 1 for more information regarding Prior Notification Procedure

14/00904/P3JPA	2 Lower Brook Mews	08/12/2014	150	Application for prior notification for change of use from B1 (office) to C3 (residential) (one x 2-bed and one x 1-bed flats)	Jan 2018
14/00949/P3JPA	30 St Matthew's Street	19/12/2014	133	Application for prior notification for change of use from B1 (office) to C3 (dwellinghouse) (two x1-bed flats).	Dec 2015
15/00011/P3JPA	Electric House, Loyds 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	796	Application for prior approval of change of use from office (B1a) to 13 no. of 2-bed and 2 no. of 1-bed flats (C3).	Commenced
15/00493/P3JPA	16 - 18 Princes Street	27/07/2015	2,312	Notification to change of use from offices (B1a) to 32 no. residential flats.	Aug 2016
15/00537/P3JPA	7 - 11 King Street	04/08/2015	108 (approx.)	Notification of proposed change of use of first floor offices (B1 use class) into two flats.	Jun 2016
15/00616/P3JPA	1 - 2 Observation Court, 84 Princes Street	01/09/2015	929	Change of use of floorspace on the first, second and third floors from B1a (Offices) to C3 (25 flats) with parking and access at ground floor level.	April 2018
15/00878/P3JPA	20a – 20b Princes Street	18/11/2015	[296] lapsed	Notification of prior approval for change of use from office to four apartments.	-
15/00915/P3JPA	36 Museum Street	01/12/2015	267	Prior notification of change of use from office use (B1) to residential (C3) creating two living units	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 residential (C3).	Jan 2017
16/00380/P3JPA	Electric House, Loyds Avenue	15/06/2016	30	Change of use of ground floor office (B1) to 2-bed flat (C3).	Dec 2017
16/00719/P3JPA	Basement and ground floor, 148 Foundry Lane	26/09/2016	337	Change of use of ground floor office (B1) to nine apartments (C3).	Aug 2017
17/00147/P3JPA	43 Butter Market, IP1 1BJ	06/04/2017	270	Prior notification of proposed change of use of second and third floors from office (B1) to residential (three flats).	
17/00171/P3JPA	34 Museum Street	10/04/2017	420	Change of use from offices to 3 flats	Oct 2017
17/00784/P3JPA	32 Fore Street, Ipswich IP4 1JU	26/10/2017	[288] superseded by 18/00088 below	Prior notification of proposed change of use from B1 (Office) to C3 (7 flats)	-
17/00871/P3JPA	27-29 Old Foundry Road	16/11/2017	130	Prior notification of proposed change of use from office (B1) to C3 (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 dwellinghouse (C3).	
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	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	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	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	Notification of a proposed change of use of 1st, 2nd and 3rd 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	
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	
18/01000/P3JPA	1 Lower Brook Mews IP4 1RA	03/01/2019	125	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 ground floor self-contained flats.	
18/01070/P3JPA	15-17 Princes Street	23/01/2019	530	Change of use of first and second floors to 14 studio flats	
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).	
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).	
TOTAL loss to B1 floorspace approved since 2013			38,508^		
Loss to B1 floorspace approved 2018/19			15,794	A further 157sqm was approved at 2 Turret Lane – the application was subsequently superseded.	
TOTAL loss to B1 Floorspace completed since 2013			21,421	Resulting in the creation of 305 dwellings. A further 2,061sqm had commenced at 1st April 2019 (41 dwellings)	
Loss to B1 floorspace completed 2018/19			1,540	resulting in the creation of 41 dwellings	

^ Excludes superseded and lapsed applications

PART 1: PLANNING PERMISSIONS

The tables below show all planning permissions granted for employment uses during 2018/19 and those outstanding planning permissions at 1 April 2019 (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 A2 or B use classes).

Table 10: Employment sites with planning permission for A2 uses (Financial & Professional Services)						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
TOTAL WITH PERMISSION AT 31ST MARCH 2019			0.0	0.0		
Total approved in 2018/19			0.0	0.0		
Land with unimplemented permission (Table 1)			0	0		

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

Table 11: Employment sites with planning permission for B1 uses (Offices (not A2), Research & Development, Light Industry)						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
16/00253/FUL	North Lodge, Chantry Park	23/05/2016	0.01	50	Change of use from residential (C3) to office use (B1).	N
16/01058/FUL	65A St Matthews Street	23/12/2016	0.01	23	Change of use of first floor from residential (C3) to office (B1).	N
17/00049/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
17/00320/FUL	The Great White Horse Hotel, 45 Tavern Street	01/06/2017	0.12	1,516	Change of use of upper floors from Hotel (C1) to Business Centre (B1) comprising individual 'start-up' suites (1,516sqm); part change of use of first floor to A3 cafe restaurant (110sqm) in association with the existing ground floor use; and conversion of four storey courtyard block into 6x one bedroom flats.	N
17/00744/FUL	Land adjacent to 30 Wharfedale Road	05/10/2017	0.05	172	Erection of new builder's office and workshop, and new vehicular access. (Land)	Y (Area 3)
17/00888/FUL	The Maltings, Princes Street IP1 1SB	19/12/2017	0.39	2,865	Change of use from disused nightclub (Sui generis) to B1 (Office complex). Commenced.	N
17/01169/FUL	Changing accommodation block, Gainsborough Sports Centre, 5 Braziers Wood Road	08/02/2018	0.15	275	Change of use from changing room block to office and storage use (charity HQ) including alteration to external appearance of existing building; raising of roof height, formation of new boundary fences, siting of storage buildings & allowance of parking spaces. Commenced.	N
18/00317/FUL	3 Lytham Road	05/07/2018	0.91 [^]	1,036	Erection of warehouse (1,500sqm B8) and office (1,036sqm B1) unit with associated parking. 2,536sqm total floorspace. (Land).	Y (Area 15) and part of site IP146
18/00653/FUL	Land Opposite To 30 The Havens (4 Berwick Road)	14/09/2018	0.34 [^]	976 [^]	Erection of workshop/office/storage units with associated access road, parking and landscaping. (Land). Commenced.	Y (Area 15) and part of site IP146
18/00754/FUL	86 Sandy Hill Lane	21/11/2018	[4.3]	[5,500]	Change of use to mixed use consisting of B1 (Office) and D1 (non-residential institution of veterinary surgery, adult education, training centre).	Y (Area 12)
18/00793/FUL	Fred Olsen House, 42 White House Road	26/02/2019	0.25	1,917	Erection of office extension with ancillary parking and access arrangements. Commenced.	Y (Area 2)

18/00983/FUL	Adjacent 28, White House Road (Alpha Business Park)	31/12/2018	0.09	135	Erection of two storey office building (B1 use class) and associated car parking. (Land).	Y (Area 2)
18/01066/FUL	11c St Peter's Street	23/01/2019	0.03	170	Extension of first floor and change of use of ground floor from workshop to office accommodation. (170sqm existing to give 340sqm total)	N
19/00100/VC	Units 1-6, 9 Wentworth Road	20/03/2019	0.54^	2,198^	Vary condition 1 of planning permission IP/17/00261/FUL (Erection of warehouse/light industrial unit (B1/B2/B8)) to show reduction in footprint of the building, change of fenestration pattern and doors. (Land)	Y (Area 15)
TOTAL WITH PERMISSION AT 31ST MARCH 2019			2.94	11,703		
Total approved in 2018/19			2.21	6,802		
Land with unimplemented permission (Table 1)			0.73	2,875		

[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 mix of use classes (total of 3,174sqm on 1.79ha for table 11)

Table 12: Employment sites with planning permission for B2 (industrial process)

Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
16/00529/FUL	Anglian Water Pumping Station, Belstead Road	22/07/2016	1.09	65	Erection of a sodium hypochlorite building and emergency shower. Existing buildings 558sqm	N
18/00368/FUL	Land rear of Basepoint Centre fronting Lytham Road	18/06/2018	0.81	Land only	Construction of commercial vehicle parking area ancillary to adjacent repair workshops (Land)	Y (Area 15) and part of site IP146
18/00708/FUL	14 Leslie Road	18/09/2018	0.03	242	Office and workshop extensions to existing vehicle repair centre. Existing buildings 702sqm	Y (Area 14)
18/01029/FUL	Royal Mail Sorting Office, Commercial Road	11/01/2019	[0.1]	[6,127]	Change of use of site to Mechanised Letter Office (Class B8) with associated vehicle maintenance workshops (as referred to in planning application 83/00781/FUL) to a Mail Processing Unit (Use Class B8) and Vehicle Servicing Centre (Class B2). Completed in 2018/19.	Y (Area 7)
18/01079/FUL	499 Wherstead Road	25/01/2019	0.17	114	Extension to existing workshop. Existing buildings 540sqm	N
19/00100/VC	Units 1-6, 9 Wentworth Road	20/03/2019	0.54^	2,198^	Vary condition 1 of planning permission IP/17/00261/FUL (Erection of warehouse/light industrial unit (B1/B2/B8)) to show reduction in footprint of the building, change of fenestration pattern and doors. (Land)	Y (Area 15)
TOTAL WITH PERMISSION AT 31ST MARCH 2019			2.64	2,619		
Total approved in 2018/19			1.55	2,554		
Land with unimplemented permission (Table 1)			1.35	2,198		

[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 2,198sqm on 0.54ha for table 12)

Table 13: Employment sites with planning permission for B8 (storage & distribution)

Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
16/00516/FPI3	7 Constantine Road, IP1 2DP	30/06/2016	[0.08]	[888]	Application by Ipswich Borough Council. Change of use from bus workshop/storage (B2/B8) to general storage (B8).	N
16/00734/FUL	Store rear of 30 St Matthews Street, IP1 3EU	26/09/2016	0.04	370	Creation of separate storage unit from storage unit previously part of adjacent retail store.	N

16/00898/FUL	Agricultural Land Whitton Lane, Fisk's Lane and Corporation Farm, Old Norwich Road	12/01/2018	3.63	13,378	Construction of regional distribution centre comprising 11,508sqm of warehousing (B8) with 1,850sqm of ancillary offices; battery charging area; collection area for trade customers; car parking; new access; landscaping and associated bunding; alteration to site levels; and boundary fence. (Land).	Y (Area 1) and part of Site IP140
17/01137/FUL	Land to the west of Ransomes Way (13 Crane Boulevard)	20/06/2018	0.48	5,624	Erection of business and household storage unit (Class B8). (Land). Commenced.	Y (Area 17)
18/00317/FUL	3 Lytham Road	05/07/2018	0.91^	1,500	Erection of warehouse (1,500sqm B8) and office (1,036sqm B1) unit with associated parking. 2,536sqm total floorspace. (Land).	Y (Area 15) and part of site IP146
18/00534/FUL	10 Harris Way, Hadleigh Road	09/10/2018	6.60	17,667	Erection of a distribution centre (Class B8) and all associated works including car parking, access roads and loading areas. Supersedes 15/00506/FUL and 16/00956/FUL. (Land). Commenced.	Y (Area 5) and site IP147
18/00653/FUL	Land Opposite To 30 The Havens (4 Berwick Road)	14/09/2018	0.34^	976^	Erection of workshop/office/storage units with associated access road, parking and landscaping. (Land). Commenced.	Y (Area 15) and part of site IP146
18/00908/FUL	J A Wyard Depot Beaconsfield Road IP1 4AF	03/12/2018	[0.17]	[227]	Renewal of planning permission IP/16/01170/FUL for the continued use of a warehouse including storage of goods and parking and storage of 12-volt batteries. Completed in 2018/19	N
19/00100/VC	Units 1-6, 9 Wentworth Road	20/03/2019	0.54^	2,198^	Vary condition 1 of planning permission IP/17/00261/FUL (Erection of warehouse/light industrial unit (B1/B2/B8)) to show reduction in footprint of the building, change of fenestration pattern and doors. (Land).	Y (Area 15)
TOTAL WITH PERMISSION AT 31ST MARCH 2019			12.54	41,713		
Total approved in 2018/19			8.87	27,965		
Land with unimplemented permission (Table 1)			5.08	17,076		

[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 3,174sqm on 1.79ha for table 13)

Table 14: Employment sites with planning permission for Sui Generis uses

Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
16/00988/FUL	275 - 281 Duke Street IP3 0BX	11/09/2017	0.01	111	Change of use of vacant site to laundrette and insertion of extraction outlet.	N
17/00327/FUL	3 Elm Street IP1 1EY	26/05/2017	[0.01]	[50]	Change of use from offices (A2/B1) to beauty therapist (Sui Generis).	N
18/00247/FUL	81-83 Orwell Road IP3 8HZ	27/06/2018	[0.03]	[237]	Change of use from storage (Class B8) to storage of campervans and carrying out of minor repairs, including repair of engines and renovating bodywork (sui generis).	N
TOTAL WITH PERMISSION AT 31ST MARCH 2019			0.01	111		
Total approved in 2018/19			0	0		
Land with unimplemented permission (Table 1)			0.01	111		

[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 2018 and 31st March 2019 was 31,949sqm on 10.3ha⁴.

⁴ Total permissions approved 2018/19 tables 10-14 (37,321sqm on 12.63ha) minus applications that are listed in more than one table as they have permission for a range of use classes (duplicates from tables 12-14: 5,372sqm on 2.33ha)

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 15: Total additional floorspace with planning permission (sqm) at 1st April 2019 (see Tables 10 to 14 for details)			
Use Classes Order	Total within Employment Area (sqm)	Total Outside Employment Area (sqm)	Combined Total (sqm)
A2 - Financial and professional services	0	0	0
B1 - Business (Offices, Research & Development, Light Industry)	6,434	5,269	11,703
B2 - General Industry	2,440 [^]	179	2,619 [^]
B8 - Storage and Distribution	41,343 ^{^~}	370	41,713 ^{^~}
Sui Generis (SG)	0	111	111
Outline	0	0	0
Total	50,217 sqm	5,929 sqm	56,146 sqm (29,324sqm commenced)
of which is not included in Table 1 (Land)	2,159	5,559	7,718 (5,057sqm commenced)

[^] Excludes 2,198sqm already included in B1 as planning permission has been granted for a range of use classes

[~] Excludes 976sqm already included in B1 as planning permission has been granted for a range of use classes

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

PART 3: SURVEY OF EMPLOYMENT AREAS

The table below show the occupants of premises within the defined employment areas, and identify any units or land which are vacant (as surveyed through site visit between November 2019 and December 2019), and supplemented where necessary with additional information such as online searches for business names, business rates and valuation office details.

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

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

Postcodes are included where known.

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

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

Unit	Address	Post Code	Occupant 2018	Change?	New occupant 2019
Anglia Parkway North	Anglia Business Park, Ipswich	IP1 5QL	Ceramic Tile Distributors	No	N/A
Anglia Parkway North	Anglia Business Park, Ipswich	IP1 5QL	Graham the Plumbers Merchants	No	N/A
Vacant Land, Anglia Parkway North	Anglia Business Park, Ipswich	IP1 5QL	Vacant land (0.78ha)	No	N/A
Vacant Land, Bury Road North	Adjacent to Anglia Business Park, Ipswich		Vacant allocated land (6.93 ha) (Planning permission 16/00898/FUL for regional distribution centre on 3.63ha)	No	N/A

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

Unit	Address	Post Code	Occupant 2018	Change?	New Occupant 2019
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	N/A	Yes	Titans Security & Minas Training
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	No	N/A
Unit 8, Alpha Business Park	20 White House Road	IP1 5LT	Futures for Children	Yes	Grace Estate Agents
Unit 9, Alpha Business Park	22 White House Road	IP1 5LT	TMAC Wireless Solutions	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	Ben Coomber	Yes	Ross Coates Solicitors

Unit 12, Alpha Business Park	28 White House Road	IP1 5LT	Seakargo	Yes	Town 102
30	White House Road	IP1 5LX	Jackson Civil Engineering / SEH French Ltd	No	N/A
30 a & b	White House Road	IP1 5LX	Hammond Cars	Yes	SEH
32	White House Road	IP1 5LX	REH Kennedy	No	N/A
Unit 1, Dencora House, 34	Whitehouse Road	IP1 5LT	Vacant (formerly Universal Asset Protection Ltd)	No	N/A
Unit 2, Dencora House, 34	Whitehouse Road	IP1 5LT	Vacant	No	N/A
Unit 3, Dencora House, 34	Whitehouse Road	IP1 5LT	Vacant	No	N/A
Unit 4, Dencora House, 34	Whitehouse Road	IP1 5LT	Vacant	No	N/A
Unit 5, Dencora House, 34	Whitehouse Road	IP1 5LT	Vacant	No	N/A
Unit 6, Dencora House, 34	Whitehouse Road	IP1 5LT	Vacant	No	N/A
Unit 7, Dencora House, 34	Whitehouse Road	IP1 5LT	Vacant	No	N/A
Unit 8, Dencora House, 34	Whitehouse Road	IP1 5LT	Vacant	No	N/A
Unit 9, Dencora House, 34	Whitehouse Road	IP1 5LT	Vacant	No	N/A
Unit 10, Dencora House, 34	Whitehouse Road	IP1 5LT	Vacant	No	N/A
Unit 1, 36 Dencora Business Centre	White House Road	IP1 5LZ	Kitchen Worktops Ltd	Yes	Universal
Unit 2, 36 Dencora Business Centre	White House Road	IP1 5LZ	AC Leigh	Yes	Go Tankers Ltd
Unit 3, 36 Dencora Business Centre	White House Road	IP1 5LZ	AC Leigh	Yes	Vacant
Unit 4, 36 Dencora Business Centre	White House Road	IP1 5LZ	Vacant	No	N/A
Unit 5, 36 Dencora Business Centre	White House Road	IP1 5LZ	PDC	Yes	Conservative Office
Unit 6-8, 36 Dencora Business Centre	White House Road	IP1 5LZ	BIG Ltd (PDC)	Yes	Archer Resourcing
Unit 9, 36 Dencora Business Centre	White House Road	IP1 5LZ	SIG roofing (regional roofing in brackets) Ltd	Yes	Universal
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	Whitehouse Road	IP1 5LU	Easy Store / Cash for Clothes	No	N/A
1 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	Self Storage	No	N/A
2 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	Tool Station	No	N/A
3 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	Anglia Tool Centre	No	N/A
4 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	Euro Car Parts	No	N/A
5 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	Euro Car Parts	No	N/A
6 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	U Plastics	No	N/A
7 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	U Plastics	No	N/A
8 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	Edmundson Electrical Ltd	No	N/A
9 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	Autoglass	No	N/A
10 Quantum Business Park, 38	Whitehouse Road	IP1 5NX	Greggs	No	N/A
42	White House Road	IP1 5LL	Fred Olsen Ltd	No	N/A (office extension under construction)
44	White House Road	IP1 5NX	FTC Gym	No	N/A
46	White House Road	IP1 5NX	Whitehouse Distribution Centre	Yes	Trade Team & Whitehouse Distribution Centre
51	White House Road	IP1 5NT	Watson & Hillhouse (Plant Hire) Ltd	No	N/A
53-56	White House Road	IP1 5PB	Hawk Hemisphere	No	N/A
2 Olympus Close	Olympus Close	IP1 5LJ	Fred Olsen Travel	No	N/A
1 Olympus Close	Olympus Close	IP1 5LJ	SEH Windows and Doors Ltd	No	N/A
1a Olympus Close	Olympus Close	IP1 5LJ	Lindacre/Ssang Yong	Yes	Vacant
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	No	N/A
23	Olympus Close	IP1 5LJ	Adcock Refrigeration & Air Conditioning Ltd	No	N/A
25	Olympus Close	IP1 5LJ	Panks Pumps	No	N/A
27	Olympus Close	IP1 5LJ	Pitkin & Ruddock	No	N/A
29	Olympus Close	IP1 5LJ	Grabhams Autocare Ltd	No	N/A
61 (Unit 1, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	TLC Property Maintenance	No	N/A
59 (Unit 2, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	AFL Cosmetic Solutions Ltd	No	N/A
57 (Unit 3, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Platinum Cleaning	No	N/A
55 (Unit 4, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	BPW Ltd	Yes	Vacant
53 (Unit 5, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Eurosat	No	N/A
51 (Unit 6, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	DX Network Systems	No	N/A
49 (Unit 7, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	DX Network Systems	No	N/A
47 (Unit 8, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Lean Business Audio	No	N/A
45 (Unit 9, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Birchwood Caravans	No	N/A
43 (Unit 10, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Morrells 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	No	N/A
35 (Unit 14, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	HTM	No	N/A
33 (Unit 15, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	JAPS Security	Yes	SOS Services Solutions on Security
31 (Unit 16, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	We Want Any Car	Yes	Mehmed/ Mehmed Ltd
2	Goddard Road East	IP1 5NY	Wolseley	No	N/A
1	Goddard Road East	IP1 5NY	John Grose Peugeot	Yes	Part of Robinsons
4	Goddard Road East	IP1 5NY	Robinsons Motor Group	No	N/A
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	Veritas + 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	No	N/A
14	Goddard Road	IP1 5NP	Purlings	No	N/A
16	Goddard Road	IP1 5NP	Enterprise	No	N/A
18	Goddard Road	IP1 5NP	Fred Olsen Ltd	No	N/A
20	Goddard Road	IP1 5NP	Wurth	No	N/A
22	Goddard Road	IP1 5NP	CEF Power (trade counter)	No	N/A
24	Goddard Road	IP1 5NP	Salon Services	No	N/A
26	Goddard Road	IP1 5NP	F1 Auto Centre	No	N/A
28	Goddard Road	IP1 5NP	Sliderobes	No	N/A
Unit 1	Lovetofts Drive	IP1 5NZ	BR Cowells Arrow	No	N/A
Unit 2	Lovetofts Drive	IP1 5NZ	Action International	No	N/A
Unit 3	Lovetofts Drive	IP1 5NZ	Various offices	No	N/A
Unit 4	Lovetofts Drive	IP1 5NZ	GAC Shipping & Logistics	No	N/A
Unit 5	Lovetofts Drive	IP1 5NZ	Lombard Shipping	No	N/A
Unit 6	Lovetofts Drive	IP1 5NZ	Lombard Shipping	No	N/A
Whitehouse Enterprises	Lovetofts Drive	IP1 5NZ	Realise Futures	No	N/A
Landmark House	2 Egerton Road	IP1 5PF	Suffolk Constabulary	No	N/A
Landmark House	3 Egerton Road	IP1 5PF	Suffolk County Council	No	N/A
Landmark House	4 Egerton Road	IP1 5PF	Suffolk Facilities Management	No	N/A

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

Unit	Address	Post Code	Occupant 2018	Change?	New Occupant 2019
20	Knightsdale Road	IP1 4JJ	Motor Guru	No	N/A
20A	Knightsdale Road	IP1 4JJ	Motor Guru	No	N/A
22	Knightsdale Road	IP1 4JJ	Fire Trace	No	N/A
24	Knightsdale Road	IP1 4JJ	Fire Trace	No	N/A
26-30	Knightsdale Road	IP1 4JJ	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	Knightsdale Road	IP1 4JJ	Felgains Care & Mobility	No	N/A
39	Knightsdale Road	IP1 4JJ	Ridgeons	No	N/A
40-42	Knightsdale Road	IP1 4JJ	Car Repairs	No	N/A
44	Knightsdale Road	IP1 4JJ	BR - Needhams	Yes	Haxley and Ruffels Contractor
50 (44A)	Knightsdale Road	IP1 4JJ	Jehovah Witnesses Foundation	No	N/A
43	Knightsdale Road	IP1 4JJ	Turner & Christy	No	N/A
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	No	N/A
59	Knightsdale Road	IP1 4JQ	IVC Fleet Specialist	No	N/A
2	Wharfedale Road	IP1 4JP	Suffolk Deaf Association	Yes	Ipswich Deaf Society
4	Wharfedale Road	IP1 4JP	Home Call	No	N/A
6	Wharfedale Road	IP1 4JP	Ipswich Plumbing & Heating Services	No	N/A
8	Wharfedale Road	IP1 4JP	Steve White Industrial Roofing	No	N/A
10	Wharfedale Road	IP1 4JP	Mr S C Vincent T/A S G Engineering	Yes	Vacant
12	Wharfedale Road	IP1 4JP	Mamba Martial Arts	No	N/A
14	Wharfedale Road	IP1 4JP	Colour Plan	No	N/A
16	Wharfedale Road	IP1 4JP	Colour Plan	No	N/A
18	Wharfedale Road	IP1 4JP	Colour Plan Print & Design Ltd	No	N/A
20	Wharfedale Road	IP1 4JP	Boswell Printers	No	N/A
22	Wharfedale Road	IP1 4JP	SG System Products	No	N/A
30	Wharfedale Road	IP1 4JP	Needhams	Yes	Frugal Pac
9	Wharfedale Road	IP1 4JP	Cadent	No	N/A
71-77	Dales Road	IP1 4JR	Harts Carpet World and Hartwood Flooring	No	N/A
79	Dales Road	IP1 4JR	Vacant	Yes	Joseph Reed
81	Dales Road	IP1 4JR	N/A	N/A	Indespension
83	Dales Road	IP1 4JR	East Anglian Mini Centre	Yes	GB Motors
Unit 1	85 Dales Road	IP1 4JR	KBB Centre	No	N/A
Unit 2	85 Dales Road	IP1 4JR	KBB Centre	No	N/A
Unit 3	85 Dales Road	IP1 4JR	The Little Cake Place	No	N/A
Unit 4	85 Dales Road	IP1 4JR	Bespoke Stone	No	N/A
89	Dales Road	IP1 4JR	Indespension	Yes	Dance & Dean
91	Dales Road	IP1 4JR	R T Training Solutions	No	N/A
Unit 1 Dales Court Business Centre	95 Dales Road	IP1 4JR	Hatfields Catering	Yes	Vacant
Unit 2 Dales Court Business Centre	95 Dales Road	IP1 4JR	Welch Refrigeration & Lemon Pie Design	Yes	Vacant
Unit 3 Dales Court Business Centre	95 Dales Road	IP1 4JR	Dance and Dean	No	N/A
Unit 4 Dales Court Business Centre	95 Dales Road	IP1 4JR	Dance and Dean	Yes	Hoax
Unit 5 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vance Plasters, Bernard Baker Accounting, Rhine Accounting, Nest	No	N/A

Unit 6 Dales Court Business Centre	95 Dales Road	IP1 4JR	Primal Raw	No	N/A
Unit 7 Dales Court Business Centre	95 Dales Road	IP1 4JR	Coffeelink Ltd	No	N/A
Unit 8 Dales Court Business Centre	95 Dales Road	IP1 4JR	Primal Raw	Yes	Simply Climate Control
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 Glass	Yes	Vista Barriera
Unit 11 Dales Court Business Centre	95 Dales Road	IP1 4JR	Paul Handyman Services	Yes	Vacant
Unit 12 Dales Court Business Centre	95 Dales Road	IP1 4JR	S R Calver	No	N/A
Unit 12a Dales Court Business Centre	95 Dales Road	IP1 4JR	Print Room Services	No	N/A
Unit 14 Dales Court Business Centre	95 Dales Road	IP1 4JR	Dance and Dean	No	N/A
Unit 15 Dales Court Business Centre	95 Dales Road	IP1 4JR	484 Office Furniture Ltd	Yes	East London Loft Conversions
Unit 16 Dales Court Business Centre	95 Dales Road	IP1 4JR	Parkward Ipswich Ltd.	Yes	East London Loft Conversions
Unit 17 Dales Court Business Centre	95 Dales Road	IP1 4JR	Ipswich Rider Training (Orwell)	No	N/A
Unit 18 Dales Court Business Centre	95 Dales Road	IP1 4JR	Anglia Foilblocking & PJ Labels	No	N/A
Unit 19 Dales Court Business Centre	95 Dales Road	IP1 4JR	Fulcher Sports and Technology Ltd	No	N/A
Unit 20 Dales Court Business Centre	95 Dales Road	IP1 4JR	Maljon (Timber Preservation) Ltd	No	N/A
Compounds A to N, Dales Court Business Centre	95 Dales Road	IP1 4JT	Various occupants mostly linked directly to occupiers of Units within Dales Court Business Centre	No	N/A

4. Boss Hall Industrial Estate

Unit	Address	Post Code	Occupant 2018	Change ?	New Occupant 2019
Former Dairy Crest	Boss Hall Road	IP1 5BN	Vacant	No	N/A
1	Boss Hall Road	IP1 5BN	William's Tyre and Exhaust Service Bay	No	N/A
2	Boss Hall Road	IP1 5BN	Ipswich Hydraulics Ltd	No	N/A
3	Boss Hall Road	IP1 5BN	Brewers	No	N/A
4	Boss Hall Road	IP1 5BN	Johnstone's Leyland Decorating Centre	No	N/A
5	Boss Hall Road	IP1 5BN	FLG Services	No	N/A
5a	Boss Hall Road	IP1 5BN	Ipswich Hydraulics	No	N/A
6	Boss Hall Road	IP1 5BN	East of England Co-operative Funeral Services	No	N/A
6a	Boss Hall Road	IP1 5BN	Print Wright	No	N/A
7	Boss Hall Road	IP1 5BN	Andrew Page Autoparts People	No	N/A
8	Boss Hall Road	IP1 5BN	German, Swedish, French Car Parts	No	N/A
9	Boss Hall Road	IP1 5BN	Hermes	No	N/A

9a	Boss Hall Road	IP1 5BN	IP & PS Industrial	No	N/A
9b	Boss Hall Road	IP1 5BN	National Blood Service	No	N/A
10	Boss Hall Road	IP1 5BN	Gallagher	No	N/A
11	Boss Hall Road	IP1 5BN	Tip and Lift	No	N/A
12	Boss Hall Road	IP1 5BN	Vesto Ltd	No	N/A
13	Boss Hall Road	IP1 5BN	Vacant	No	N/A Vacant
14	Boss Hall Road	IP1 5BN	CAR Refinishers (Colchester Auto Refinishing Supplies Ltd)	No	N/A
15	Boss Hall Road	IP1 5BN	Ipswich Tool Centre	Yes	Vacant
16	Boss Hall Road	IP1 5BN	Vacant	No	N/A
17	Boss Hall Road	IP1 5BN	Car Repairs (no name)	No	N/A
18	Boss Hall Road	IP1 5BN	Hawk Express	No	N/A
19	Boss Hall Road	IP1 5BN	Hawk Express	No	N/A
20	Boss Hall Road	IP1 5BN	Dairy Crest	Yes	Milk & More
20a	Boss Hall Road	IP1 5BN	Dairy Crest	Yes	Milk & More
21	Boss Hall Road	IP1 5BN	East of England Co-op (Vehicle Parking)	No	N/A
22-31	Boss Hall Road	IP1 5BN	East of England Co-op Federal Warehouse	Yes	Vacant
32	Boss Hall Road	IP1 5BN	East of England Co-op Chapel of Rest	No	N/A
33	Boss Hall Road	IP1 5BN	JL Bragg Ltd	No	N/A
34	Boss Hall Road	IP1 5BN	JL Bragg Ltd	No	N/A
35	Boss Hall Road	IP1 5BN	JL Bragg Ltd	No	N/A
36	Boss Hall Road	IP1 5BN	Bell Corp	No	N/A
37	Boss Hall Road	IP1 5BN	Factair Ltd	No	N/A
38	Boss Hall Road	IP1 5BN	Suffolk Fastener	No	N/A
39	Boss Hall Road	IP1 5BN	Gill Insulation Contractors	No	N/A
40	Boss Hall Road	IP1 5BN	C B D S Design Llp	No	N/A
41-45	Boss Hall Road	IP1 5BN	FAS Ipswich Ltd.	No	N/A
46	Boss Hall Road	IP1 5BN	Monumart	Yes	Tangda Logistics 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
23	Boss Hall Road	IP1 5BN	Tbf Scaffolding	No	N/A
23a	Boss Hall Road	IP1 5BN	Dairy Crest (parking)	No	N/A

5. Hadleigh Road Industrial Estate, including Elton Park

Unit	Address	Post Code	Occupant 2018	Change?	New Occupant 2019
Bolton Aerospace	Hadleigh Road	IP2 0EG	Lebronze alloys UK	No	N/A
10 Harris Way	Hadleigh Road		Vacant allocated land 4.7ha. Further 0.3ha vacant outside allocated area Planning permissions 15/00506/FUL & 16/00956/FUL on part site	Yes	Planning Permission 18/00534/FUL under construction.
Norris House	Hadleigh Road	IP2 0HU	Ipswich Vingard	No	N/A
160	Hadleigh Road	IP2 0HH	Community Action Suffolk	No	N/A
Unit 1a	Elton Park	IP2 0DD	Tube Way Sales	No	N/A
Unit 2a	Elton Park	IP2 0DD	CDC Body Shop	No	N/A
Unit 3a	Elton Park	IP2 0DD	CDC Body Shop	No	N/A
Unit 4a	Elton Park	IP2 0DD	CDC Body Shop	No	N/A
Unit 1b	Elton Park	IP2 0DD	Transform Upholstery	Yes	The Only Way Is Custom Vehicle Repairs
Unit 2b	Elton Park	IP2 0DD	KC Wheel alignment specialist	Yes	Technic Garage
Unit 3b	Elton Park	IP2 0DD	Technic Garage	No	N/A
Unit 4b	Elton Park	IP2 0DD	AA Motor Medic	No	N/A
Unit 5b	Elton Park	IP2 0DD	AA Motor Medic	No	N/A
Unit 1c	Elton Park	IP2 0DD	Vacant	Yes	Auto LT
Unit 2c	Elton Park	IP2 0DD	S Clarke Vehicle Engineers	No	N/A
Unit 3c	Elton Park	IP2 0DD	T + R Ices	No	N/A
Unit 4c	Elton Park	IP2 0DD	Quay Welding Services Ltd	No	N/A
Unit 5c	Elton Park	IP2 0DD	Vacant	No	N/A
Unit 6c	Elton Park	IP2 0DD	Boots the Chemist Ltd	No	N/A
Peter Colby	Elton Park	IP2 0DD	Vacant (1.15 ha)	Yes	Peter Colby
Easy Store 24/7	Elton Park	IP2 0DD	Easy Store 24/7	No	N/A
Tubeway Sales	Elton Park	IP2 0DD	Tubeway Sales	No	N/A
Ellenor House	Elton Park	IP2 0DD	DHE	No	N/A
A&R Building	Elton Park	IP2 0DD	Fortress	Yes	Carr Road Distribution Ltd
Marine & Auto Electrics	Elton Park	IP2 0DD	A to B Tyres	Yes	A to B Tyres / CCC Tyres
Storage Warehouse	Elton Park	IP2 0DD	Storage Warehouse	No	N/A
1 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Universal Tyre & Autocentre	No	N/A
7 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Foreward Floors	Yes	CDC Bodyshop
Graphic House,9 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Wiremek	No	N/A

9 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	XL Windows	No	N/A
11 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Capital Hair & Beauty Supplies	No	N/A
2 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Cavalier Haulage	No	N/A
Unit 7 Rutherford Centre, 4	Hadleigh Road Ind Est.	IP2 0UG	A+A Dental	No	N/A
Unit 6 Rutherford Centre, 6	Hadleigh Road Ind Est.	IP2 0UG	Suffolk Facilities Management	No	N/A
Unit 5 Rutherford Centre 8	Hadleigh Road Ind Est.	IP2 0UG	Viking Medical Solutions	No	N/A
Unit 4 Rutherford Centre, 10	Hadleigh Road Ind Est.	IP2 0UG	Langham Associates	No	N/A
Unit 3 Rutherford Centre, 12	Hadleigh Road Ind Est.	IP2 0UG	Keepmoat Construction and Development	Yes	Engie
Unit 2 Rutherford Centre, 14	Hadleigh Road Ind Est.	IP2 0UG	Chummy Musical	No	N/A
Unit 1 Rutherford Centre, 16	Hadleigh Road Ind Est.	IP2 0UG	Fushia Homecare	No	N/A
18 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Lambourne International Ltd	Yes	Ancient House
Bella Ho, 20 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Alfa Bella	No	N/A
22 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	ICOSYS + Adapt	No	N/A
24 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Blackwell Academy Martial Arts Excellence	No	N/A
1 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Nogeta Upholstry	Yes	Vacant
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	No	N/A
5 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Prosound	No	N/A
6 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Ipswich Utilities	No	N/A
7 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Ipswich Trade Frames	No	N/A
8 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Ipswich Trade Frames	No	N/A
9 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Karl Anderson T/A K A Promotions	Yes	Vacant
10 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Mr Peter Whittle	Yes	G&A Fire Protection
11 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Vacant	Yes	Occupied but user unclear
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	No	N/A
14 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	L&L Electricals	No	N/A
15 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Procast Ltd	No	N/A
16 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Brookhouse Volvo Parts	No	N/A

17 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Club Colours	No	N/A
18 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Eastern Entertainment Services Ltd (EES Music)	No	N/A
19 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Eastern Entertainment Services Ltd (EES Music)	No	N/A
20 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Seasons Catering (Formerly Seasons Ltd)	No	N/A
21 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Stav Print	No	N/A
22 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	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	Falcon Glass and Windows	Yes	Mr Misty
25 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Ipswich Trade Frames	No	N/A
26 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Ipswich Trade Frames	No	N/A
4 Brunel Rd	Hadleigh Road Ind Est.	IP2 0EF	Ancient House Press	No	N/A
8 Brunel Rd	Hadleigh Road Ind Est.	IP2 0EX	Vacant	Yes	Part-Occupied by DX
5 Brunel Rd	Hadleigh Road Ind Est.	IP2 0UB	Splash	No	N/A
Land adj. to 5 Brunel Rd	Hadleigh Road Ind Est.	IP2 0UB	Pack and Stack	No	N/A
1 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Deben Print Co	No	N/A
3 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Pack Stack Self Storage	No	N/A
5 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Wardley Electronics	No	N/A
7 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Vacant	No	N/A
9 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Best Badges	No	N/A
11 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Carr Road Distribution Ltd	Yes	Vacant
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/ 17 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Self-storage facility	No	N/A
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	No	N/A
4 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Dulux Decorator Centre	No	N/A
2 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Tools with a mission	No	N/A
1 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Magnet Plc	No	N/A
3 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Motor Parts Direct	No	N/A

5 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Euroshred	No	N/A
7 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Gofer Ltd	No	N/A
11 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Vacant	Yes	Kocurek Excavators
13 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	BOC Gas & Gear	No	N/A
17 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Total Tiles	No	N/A
19 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Transco	No	N/A
25 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Tuffnells Parcels Express Ltd	No	N/A
2 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Euromix Concrete	No	N/A
10 Crompton Road	Hadleigh Road Ind Est.	IP2 0UB	Kocurek Excavators	No	N/A
6 Crompton Rd	Hadleigh Road Ind Est.	IP2 0UF	Speedy Services	No	N/A
8 Crompton Rd	Hadleigh Road Ind Est.	IP2 0UF	Howden's Joinery	No	N/A
5 Crompton Rd	Hadleigh Road Ind Est.	IP2 0UQ	Booker Cash & Carry	No	N/A
1 Baird Close	Hadleigh Road Ind Est.	IP2 0UF	Yodel	No	N/A
2 Baird Close	Hadleigh Road Ind Est.	IP2 0UF	Fuller Davis Printing	No	N/A
1 Whittle Road	Hadleigh Road Ind Est.	IP2 0UH	Vertas IEM Caterquip	No	N/A
6 Whittle Road	Hadleigh Road Ind Est.	IP2 0UH	Mattisons	Yes	Mansion House Bedding Company
8 Whittle Rd	Hadleigh Road Ind Est.	IP2 0UH	Bedding Company	No	N/A
Gipping Ho, 7 Whittle Rd	Hadleigh Road Ind Est.	IP2 0UH	Ipswich Borough Contracts	No	N/A

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

Unit	Address	Post Code	Occupant 2018	Change?	New Occupant 2019
517	London Rd	IP2 0ST	YMCA Training	No	N/A
519	London Road (and 1 Scrivener Drive)	IP2 0SD	Proveeda / Landspeed	No	N/A
Rear of 1	Scrivener Drive	IP2 0SD	Truck Force	No	N/A
3	Scrivener Drive	IP2 0SD	TruckForce	No	N/A
5	Scrivener Drive	IP2 0SD	Monarch Joinery Ltd	No	N/A
7	Scrivener Drive	IP2 0SD	Toolhire Express & Lux Traffic Management (Part of A Plant so no change of occupier)	No	N/A
9	Scrivener Drive	IP2 0SD	Toolhire Express & Lux Traffic Management (Part of A Plant so no change of occupier)	No	N/A

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

Unit	Address	Post Code	Occupant 2018	Change?	New Occupant 2019
88	Princes Street	IP1 1RY	Avanti Autos	No	N/A
90-98	Princes Street	IP1 1RY	Aspire Cars	No	N/A
100	Princes Street	IP1 1RY	Vacant (0.07ha)	Yes	IBC Car Park
Portman Road B Car Park	Portman Road	IP1 2BP	IBC Car Park	No	N/A
Portman Road C Car Park	Portman Road	IP1 2BP	IBC Car Park	No	N/A
NCP Car Park	Portman Road	IP1 2BP	NCP (Car Park)	No	N/A
Portman Road D Car Park	Princes Street	~	IBC Car Park	No	N/A
Portman House	120 Princes Street	IP1 1RS	Archant Magazines	No	N/A
141 – 145 (Providence House)	Princes Street	IP1 1QJ	Birketts LLP	No	N/A
153	Princes Street	IP11QB	Suffolk Life	Yes	Curtis Banks
Connexions, 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	No	N/A
Police Car Park	Chancery Road	~	SCC Car Park	No	N/A
1	Russell Road	IP1 2AG	Crown Court	No	N/A
Endeavour House, 8	Russell Road	IP1 2QW	Suffolk County Council	No	N/A
3-7 (Land rear of Grafton House)	Russell Road	IP1 2DE	Vacant 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	No	N/A
19	Russell Road	IP1 2DE	IBC Print	No	N/A
21	Russell Road	IP1 2DE	IBC	No	N/A
Gipping Court, 4	Constantine Road	IP1 2EB	Virgin Media	No	N/A
2	Constantine Road	IP1 2DH	SCC	No	N/A
3	Constantine Road	IP1 2DH	Car Park	No	N/A
Constantine House 5	Constantine Road	IP1 2DH	Suffolk County Council	No	N/A
Franciscan House, 51	Princes Street	IP1 1UR	Multi occupiers	No	N/A
Brooke Lawrance House & Suffolk House	Civic Drive	IP1 2AN	AXA	No	N/A
15	Friars Street	IP1 1TD	Willis Towers Watson	No	N/A
Grey Friars Building, 19	Franciscan Way	IP1 1TR	Willis Towers Watson	No	N/A
St Clare House	Princes Street	IP1 1LW	HMRC and Others	No	N/A

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

Unit	Address	Post Code	Occupant 2018	Change?	New Occupant 2019
Felaw Maltings	42 - 48 Felaw Street	IP2 8SJ	Multi Occupiers of serviced offices	No	N/A
Felaw Maltings car park	Mather Way		Multi Occupiers connected with Felaw Street Maltings	No	N/A
Ip-City Centre	1 Bath Street	IP2 8SD	Multi Occupiers; West Suffolk College, WS training, Coffee Cat & Fruits of the Caterer	No	N/A
2	Bath Street	IP2 8SD	Imperial Cars	No	N/A

9. Riverside Industrial Park and the West Bank Area

Unit	Address	Post Code	Occupant 2018	Change?	New Occupant 2019
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	No	N/A
Unit 3, Riverside Industrial Park	Rapier Street	IP2 8JX	Macrefresh Ltd	No	N/A
Unit 4, Riverside Industrial Park	Rapier Street	IP2 8JX	SCC Archaeological Service	No	N/A
Unit 5, Riverside Industrial Park	Rapier Street	IP2 8JX	In Use (not clear occupier)	Yes	RNGS Ltd (according to riverside estate 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	No	N/A
Unit 11, Riverside Industrial Park	Rapier Street	IP2 8JX	Hudson Sign Solutions	No	N/A
Unit 12, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	Yes	Azpect
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	No	N/A
Unit 17-18, Riverside Industrial Park	Rapier Street	IP2 8JX	BMS Imaging	No	N/A
Unit 19, Riverside Industrial Park	Rapier Street	IP2 8JX	All Well Care Company	No	N/A
Unit 20, Riverside Industrial Park	Rapier Street	IP2 8JX	N/A (Not previously recorded)	Yes	Azpect

Unit 20a, Riverside Industrial Park	Rapier Street	IP2 8JX	J C W Enterprises Ltd	Yes	Pirtek
Unit 21, Riverside Industrial Park	Rapier Street	IP2 8JX	Azpect	No	N/A
Unit 22, Riverside Industrial Park	Rapier Street	IP2 8JX	Trade Supplier Windows	No	N/A
Unit 23, Riverside Industrial Park	Rapier Street	IP2 8JX	CAS Electronics	No	N/A
Unit 24, Riverside Industrial Park	Rapier Street	IP2 8JX	CAS Electronics (Vacant)	Yes	Vacant
Unit 25, Riverside Industrial Park	Rapier Street	IP2 8JX	Lynett Commerical	No	N/A
Unit 26, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	Yes	ABC Distribution Ltd
Unit 27, Riverside Industrial Park	Rapier Street	IP2 8JX	Body fitness	No	N/A
Unit 28, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	Yes	Azpect
Unit 29, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	Yes	Azpect
West Bank Area	Wherstead Road	IP2 8NB	ABP	No	N/A
West Bank Area	Wherstead Road	IP2 8NB	Brett aggregates	No	N/A
West Bank Area	Wherstead Road	IP2 8NB	Dyer Welding	No	N/A
West Bank Area	Wherstead Road	IP2 8NB	Express Freight Services (UK) Ltd	No	N/A
West Bank Area	Wherstead Road	IP2 8NB	Consort Shipping Ltd	No	N/A
West Bank Area	Wherstead Road	IP2 8NB	Nwt Distribution Ltd	No	N/A
West Bank Area	Wherstead Road	IP2 8NB	Associated British Ports (ABP)	No	N/A
West Bank Area	Wherstead Road	IP2 8NB	North Sea Ferries Ltd	No	N/A
West Bank Area	Wherstead Road	IP2 8NB	Ipswich Port Authority	No	N/A
West Bank Area	Wherstead Road	IP2 8NB	Hay Pollock & Co Ltd	No	N/A

10. Cavendish Street

Unit	Address	Post Code	Occupant 2018	Change?	New Occupant 2019
Unit 1 (left hand unit)	5 Cavendish Street	IP3 8AX	Newey & Eyre Ltd	No	N/A
Unit 4	5 Cavendish Street	IP3 8AX	Ipswich Clutch Centre	No	N/A
Unit 2-3, 5	5 Cavendish Street	IP3 8AX	Screwfix	No	N/A
Land adjacent	5 Cavendish Street	IP3 8AX	Vacant land (0.06ha) Currently used as hand car wash	No	N/A
9	Cavendish Street	IP3 8AX	Partyman World of Play and Twizzle Tops Day Nursery	No	N/A
17	Cavendish Street	IP3 8AX	Raja Stores	No	N/A
21	Cavendish Street	IP3 8AX	Prestige Car Repairs	No	N/A
59-63	Cavendish Street	IP3 8AX	Grove Sprays	No	N/A
75	Cavendish Street	IP3 8AX	Springvale	No	N/A
85	Cavendish Street	IP3 8AX	Kays Electronics Ltd	No	N/A
2	Cavendish Street	IP3 8AX	Enterprise Car Rental	No	N/A
46-70	Cavendish Street	IP3 8AX	Vacant	No	N/A
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	No	N/A

11. Holywells Close and Holywells Road

Unit	Address	Post Code	Occupant 2018	Change?	New Occupant 2019
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	No	N/A
Unit 1	Holywells Close	IP3 0AW	Vacant	No	N/A
Unit 2	Holywells Close	IP3 0AW	G W Tyres	No	N/A
Units 3	Holywells Close	IP3 0AW	Number 3 MWL	No	N/A
Unit 5	Holywells Close	IP3 0AW	Liquidline	No	N/A
Unit 7	Holywells Close	IP3 0AW	Barkers	No	N/A
Unit 8	Holywells Close	IP3 0AW	Khan & Meer & Khan & Meer	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	No	N/A
8	Cliff Road	IP3 0AY	Willis Group	No	N/A
Rear of 8 - 10	Cliff Road	IP3 0AY	Onetwothree Logistics Ltd	No	N/A
10	Cliff Road	IP3 0AY	GreenCarrier PTS Ltd	No	N/A
1a	Holywells Road	IP3 0DL	Jaycee Distributors Ltd	Yes	Vacant
1a	Holywells Road	IP3 0DL	Anglian Motorcycles/ Chris Self Motorcycles	No	N/A
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	No	N/A
15 and rear of 11	Holywells Road	IP3 0DL	CVS (Anglia) Ltd, Isuzu Truck Ltd	No	N/A
17	Holywells Road	IP3 0DL	FIS Windows Ltd	No	N/A
19	Holywells Road	IP3 0DL	Landex / Storex	No	N/A
21-23	Holywells Road	IP3 0DL	Ipswich Fireplace Centre	No	N/A
25	Holywells Road	IP3 0DL	P Seager Engineers	No	N/A
27	Holywells Road	IP3 0DL	Ipswich Tyre Company Ltd	No	N/A
29	Holywells Road	IP3 0DL	Envy Fitness	No	N/A
31-35	Holywells Road	IP3 0DL	MJS	No	N/A
37-41	Holywells Road	IP3 0DL	Ipswich Tyre and Exhaust Centre	No	N/A
43	Holywells Road	IP3 0DL	Jayar Cars and Commercial	No	N/A

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

Unit	Address	Post Code	Occupant 2018	Change?	New Occupant 2019
1	Greenwich Close	IP3 0DD	JCG	No	N/A
2	Greenwich Close	IP3 0DD	DPL Electrical	No	N/A
3	Greenwich Close	IP3 0DD	Westgate Precision Engineering	No	N/A
4	Greenwich Close	IP3 0DD	DPL	No	N/A
5	Greenwich Close	IP3 0DD	First Hydroponex	No	N/A
6	Greenwich Close	IP3 0DD	Signs Express	No	N/A
7	Greenwich Close	IP3 0DD	AMX Offset Services	No	N/A
8	Greenwich Close	IP3 0DD	Collins and Curtis	No	N/A
9	Greenwich Close	IP3 0DD	Crisp Engineering	No	N/A
11	Greenwich Close	IP3 0DD	Crisp Engineering	No	N/A
13	Greenwich Close	IP3 0DD	Benson Viscometers	Yes	Vacant
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	No	N/A

21-23	Greenwich Close	IP3 0DD	Extreme Muscle Gym	No	N/A
25	Greenwich Close	IP3 0DD	Target Plant and Sales Ltd	No	N/A
27	Greenwich Close	IP3 0DD	Columbus	No	N/A
29	Greenwich Close	IP3 0DD	Columbus	No	N/A
31	Greenwich Close	IP3 0DD	Mr R Forsdike	Yes	Protect and Detect
33	Greenwich Close	IP3 0DD	Robert Forsdike	No	N/A
40	Landseer Road	IP3 0DG	Vacant land 0.2ha	No	N/A
46	Landseer Road	IP3 0DB	Vacant land 0.25ha	No	N/A
Cliff Bulk Terminal	Landseer Road	IP3 0BG	APB Bulk warehouse	No	N/A
Part former Vopak (60)	Landseer Road	IP3 0BG	Vacant land 1.69ha	No	N/A
Vopak	Landseer Road	IP3 0BG	Vacant land 5.5ha	No	N/A
Shell Direct	Greenwich Road	IP3 0DE	Vacant land 0.22ha	No	N/A
Anglo Norden	Greenwich Road	-	Anglo Norden Ltd	No	N/A
Former Cory Bros	Cliff Quay	IP3 0BZ	ABP	No	N/A
Grain Terminal	Cliff Quay	IP3 0BZ	ABP	No	N/A
ABP	Cliff Quay	-	ABP	No	N/A
70	Landseer Road	IP3 0BS	Bauder	No	N/A
Heavy Goods Vehicle Testing Station	Holbrook Road	IP3 0JE	N/A Vacant (planning permission 17/00831/FUL commenced on whole site)	Yes	Lyndon SGB (scaffolding company)
Former Tallspan	Sandy Hill Lane	-	Vacant land 4.51ha	No	N/A ⁵
86	Sandy Hill Lane	IP3 0HZ	N/A multiple occupiers including ISG, NHS Suffolk Community Healthcare / ADC	No	N/A ⁶
Horley Motors	Sandy Hill Lane	IP3 0HY	Hamiltons Driver training	No	N/A
Units 1-2 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	Strata Natural Stone	No	N/A
Unit 3-5 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	SCC Records Management	No	N/A
130	Sandy Hill Lane	IP3 0NA	Newmarket Plant Hire	No	N/A
Former Volvo Concessionaires	Sandy Hill Lane	IP3 0HY	Part occupied by Strata Natural Stone	No	N/A
Former British Energy	Sandy Hill Lane		Vacant allocated land 4.66ha (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	No	N/A
Securicor Centre	Raeburn Road South	IP3 0ER	Group 4 Securicor	No	N/A
Five Castles Press	Raeburn Road South	IP3 0ER	The Print Factory	No	N/A

⁵ planning permission 17/00769/OUT for 85 dwellings pending on whole site

⁶ planning permission 18/00754/FUL approved on whole site

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

Unit	Address	Post Code	Occupant 2018	Change?	New Occupant 2019
2	Wright Road	IP3 9JG	East Anglian Wire Works, Aircool Services	No	N/A
4	Wright Road	IP3 9JG	Vacant	Yes	Hero Site Solution
6/6a	Wright Road	IP3 9JG	Genesis	No	N/A
20	Wright Road	IP3 9JG	Clearscore Ltd	No	N/A
Ipswich Transport Museum	Cobham Road	IP3 9JD	Ipswich Transport Museum	No	N/A
Environment Agency	Cobham Road	IP3 9JD	Environment Agency	No	N/A

14. The Drift / Leslie Road / Nacton Road (formerly Area 15)

Unit	Address	Post Code	Occupant 2018	Change?	New Occupant 2019
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	No	N/A
Unit 5 The Quadrangle Centre	The Drift	IP3 9QR	School Councils UK/ Emediacy	Yes	Emediacy
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	Ellwood Electrical	Yes	BIT 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	No	N/A
Units 12-13 The Quadrangle Centre	The Drift	IP3 9QR	James Francis	No	N/A
Unit 14 The Quadrangle Centre	The Drift	IP3 9QR	Securus Storage Services Ltd	Yes	Appeared in use but no signage.
Unit 15-16 The Quadrangle Centre	The Drift	IP3 9QR	P J Print	Yes	P J Print & Novaleys book print limited
Unit 17 The Quadrangle Centre	The Drift	IP3 9QR	Ormiston Families	No	N/A
Unit 17a The Quadrangle Centre	The Drift	IP3 9QR	Ormiston Families	Yes	Ipswich Pro Boxing
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church	No	N/A
Wolsey House, 2	The Drift	IP3 9QR	Francesca's House of Glamour	No	N/A
Wolsey House, 2	The Drift	IP3 9QR	JM Health and Fitness	No	N/A
Wolsey House, 2	The Drift	IP3 9QR	Mr Peter Westgate	No	N/A
Wolsey House, 2	The Drift	IP3 9QR	Talltree Property Ltd	No	N/A

Wolsey House, 2	The Drift	IP3 9QR	Mrs E Garnham	No	N/A
Wolsey House, 2	The Drift	IP3 9QR	Community 4'Rce Cic 1st Floor Front, Wolsey House	No	N/A
Wolsey House, 2	The Drift	IP3 9QR	New Skills Centre The Centre Gnd Flr Right Wolsey House	No	N/A
Wolsey House, 2	The Drift	IP3 9QR	Star Print Finishing	No	N/A
Units 1-2 QM Industrial Park	The Drift	IP3 9QR	Anglian Pumping Services Ltd	No	N/A
Units 3 QM Industrial Park	The Drift	IP3 9QR	UPS - Universal Panels and Systems	No	N/A
Unit 4 QM Industrial Park	The Drift	IP3 9QR	Camden Group	No	N/A
Unit 1 Altitude Business Park, 4	The Drift	IP3 9QR	Eclipse Sound & Light Ltd	No	N/A
Unit 2 Altitude Business Park, 4	The Drift	IP3 9QR	Hammond Autoserv	No	N/A
Unit 3 Altitude Business Park, 4	The Drift	IP3 9QR	Signs for you	No	N/A
Unit 4 Altitude Business Park, 4	The Drift	IP3 9QR	Vacant	No	N/A
Unit 5 Altitude Business Park, 4	The Drift	IP3 9QR	Vacant	No	N/A
Units 6 Altitude Business Park, 4	The Drift	IP3 9QR	Colne Valley Commercial Services Ltd	Yes	MPN Car Sales
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	No	N/A
Unit 9 Altitude Business Park	The Drift	IP3 9QR	T K Garnham	No	N/A
Unit 10 Altitude Business Park	The Drift	IP3 9QR	TK Garnham	No	N/A
Unit 11 Altitude Business Park	The Drift	IP3 9QR	Resolve Environmental	No	N/A
Unit 12 Altitude Business Park	The Drift	IP3 9QR	Retro & Modern (Cars)	Yes	Autofix Suffolk Mazda
Unit 14 Altitude Business Park	The Drift	IP3 9QR	IP Resprays	No	N/A
Unit 15 Altitude Business Park	The Drift	IP3 9QR	David Payne T/A Suffolk Mazda	Yes	East Anglia Wholesale Florist
Unit 16-17 Altitude Business Park	The Drift	IP3 9QR	East Anglian Wholesale Florist	No	N/A
Unit 18 Altitude Business Park	The Drift	IP3 9QR	Realise Futures	Yes	Mi Gas Mi Tool
Unit 19 Altitude Business Park	The Drift	IP3 9QR	The Attitude Incorporated Ltd	No	N/A
Unit 20 Altitude Business Park	The Drift	IP3 9QR	SolvAir	No	N/A
Unit 21 Altitude Business Park	The Drift	IP3 9QR	Vacant	Yes	JPL Garage
8	The Drift	IP3 9QR	SGB	Yes	Vacant
10	The Drift	IP3 9QR	Quinto Crane and Plant Hire	No	N/A
12	The Drift	IP3 9QR	Bradmanns Commercial Vehicle Repairs	No	N/A
14	The Drift	IP3 9QR	Charterlink	No	N/A

Former Alstons Furniture	Leslie Road	IP3 9QL	Marexport Ltd and Karl King	No	N/A
Former Alstons Furniture	Leslie Road	IP3 9QL	Vacant land 1.35ha	No	N/A
2 & 6	Leslie Road	IP3 9PL	Vacant land 0.83ha	No	N/A
10	Leslie Road	IP3 9PL	RPS Transport	Yes	Vacant
12	Leslie Road	IP3 9QL	RPS Transport (Ipswich) Ltd	No	N/A
14	Leslie Road	IP3 9PL	MG Kerry	Yes	Vacant
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	No	N/A
5 Alstons Court	Leslie Road	IP3 9PL	SRC Systems	No	N/A
6 Alstons Court	Leslie Road	IP3 9PL	Crossfit	Yes	ISC
7 Alstons Court	Leslie Road	IP3 9PL	Nicholas Percival	Yes	Vacant
8 Alstons Court	Leslie Road	IP3 9PL	GS Construction	Yes	Vacant
9 Alstons Court	Leslie Road	IP3 9PL	Opus Renovations	Yes	Suffolk Craftsman
10 Alstons Court	Leslie Road	IP3 9PL	A.S.K Heating Services	No	N/A
11 Alstons Court	Leslie Road	IP3 9PL	Kingdom Motorcycles	No	N/A
12 Alstons Court	Leslie Road	IP3 9PL	Mr Trevor Beecham	No	N/A
13 Alstons Court	Leslie Road	IP3 9LL	Extreme Handling Ltd	No	N/A
15 Alstons Court	Leslie Road	IP3 9PL	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 (formerly Area 16)

Unit	Address	Post Code	Occupant 2018	Change?	New Occupant 2019
1 - 3, & 5	Bluestem Road	IP3 9RR	Hubbard	No	N/A
6	Bluestem Road	IP3 9RR	Electric Centre	No	N/A
8 and 10	Bluestem Road	IP3 9RR	Sulzer, Dowding and Mills Ltd	Yes	Sulzer
11	Bluestem Road	IP3 9RR	John Grose Group Ltd	Yes	Besana UK Ltd
12	Bluestem Road	IP3 9RR	FDS	No	N/A
12a	Bluestem Road	IP3 9RR	John Grose	No	N/A
13 - 17	Bluestem Road	IP3 9RR	Debach Enterprise / Besana	No	N/A
18	Bluestem Road	IP3 9RR	Plumbing Trade Supplies	No	N/A
16	Bluestem Road	IP3 9RR	Simon Morris	No	N/A
16a	Bluestem Road	IP3 9RR	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	N/A 16/00771/FUL under construction at 1st April 2018	Yes	ASHE Controls Ltd
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	PV Kits Direct Ltd	Yes	Vacant
3 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Vacant	No	N/A
4 Yale Business Park	19-21 Bluestem Road	IP3 9RR	PV Kits Direct Ltd	Yes	PV Kits Direct Ltd or VXKA Solutions
5 - 6 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Suffolk Strength Academy	No	N/A
7 Yale Business Park	19-21 Bluestem Road	IP3 9RR	PR Service	No	N/A
8 Yale Business Park	19-21 Bluestem Road	IP3 9RR	PVK Energy Ltd	No	N/A
9 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Securus Storage Services Ltd	Yes	Restore
10 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Dignity Funerals	No	N/A
11 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Eriks Service Centre and Worldwide	No	N/A
12 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Gripfixings Ltd	No	N/A
13-15 Yale Business Park	19-21 Bluestem Road	IP3 9RR	John Parker Fixings	No	N/A
30	Bluestem Road	IP3 9RR	Menzies Distribution/ John Menzies plc	No	N/A
34	Bluestem Road	IP3 9RR	RNLI	No	N/A
Drayton House	1 Belfry Road	IP3 9HU	Carters	No	N/A
23	Bluestem Road	IP3 9RR	UK Mail	Yes	DHL
25	Bluestem Road	IP3 9RR	SEA Transport Ltd	No	N/A
27	Bluestem Road	IP3 9RR	HSS Hire	No	N/A
29	Bluestem Road	IP3 9RR	Mendequip UK	No	N/A
31	Bluestem Road	IP3 9RR	Mendequip UK	No	N/A
33	Bluestem Road	IP3 9RR	Mendequip UK	No	N/A
35	Bluestem Road	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	No	N/A
2 & 4	Foxtail Road	IP3 9RT	Airspeed Tyres and Exhaust	No	N/A
6	Foxtail Road	IP3 9RT	Tank Auto Engineering	No	N/A
8	Foxtail Road	IP3 9RT	Suffolk Resprays/ Auto-Vision Windscreens	No	N/A
10	Foxtail Road	IP3 9RT	Vacant	Yes	Storage CSL
12	Foxtail Road	IP3 9RT	Vacant	No	N/A
14	Foxtail Road	IP3 9RT	Sail Medic	No	N/A
16	Foxtail Road	IP3 9RT	The Lord's Taverners Ltd	No	N/A
18 and 20	Foxtail Road	IP3 9RT	3- Line	No	N/A
22	Foxtail Road	IP3 9RT	Wolseley	No	N/A
24	Foxtail Road	IP3 9RT	Plumb Base	No	N/A

26	Foxtail Road	IP3 9RT	Volvo Truck & Bus	No	N/A
28	Foxtail Road	IP3 9EL	Bentek & Copy It Digital Services	Yes	Sharp and Bentech
30	Foxtail Road	IP3 9RX	Ipswich Plastics	No	N/A
1	Foxtail Road	IP3 9RT	Vacant (Progress House empty but rear (12a Bluestem Road) in use for John Grose vehicle workshop)	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	No	N/A
11	Foxtail Road	IP3 9RT	Karl King Transport Ltd	No	N/A
13	Foxtail Road	IP3 9RT	Karl King Transport Ltd	No	N/A
15	Foxtail Road	IP3 9RT	Karl King Transport Ltd	No	N/A
32	Foxtail Road	IP3 9BE	John Grose (Ford, Peugeot and Citroen)	No	N/A
34	Foxtail Road	IP3 9RT	Profoil & Blockfoil Systems Ltd	Yes	Vacant
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	Bartrum Mowers	Yes	Vacant
5	Bermuda Road	IP3 9RU	Fishing Republic Trading Ltd	Yes	Vacant
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	No	N/A
2 (NatWest House)	The Sandlings	IP3 9YY	National Westminster Bank	No	N/A
1 K Line House	West Road	IP3 9SX	K' Line Europe Ltd	No	N/A
2 K Line House	West Road	IP3 9SX	Axter	No	N/A
3 K Line House	West Road	IP3 9SX	Axter	No	N/A
4a K Line House	West Road	IP3 9SX	Plan-IT	No	N/A
4b K Line House	West Road	IP3 9SX	Axter	No	N/A
5 K Line House	West Road	IP3 9SX	Vacant	Yes	Digital Copier Systems/ Spectrum Signs and graphics
6 K Line House	West Road	IP3 9SX	Prime For Print	No	N/A
7 K Line House	West Road	IP3 9SX	Distinct	Yes	Ocean Network Express
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	Vacant	Yes	Red Sector Recruitment
3	Alpha Terrace, West Rd	IP3 9SX	Concept Design Ltd	No	N/A
4	Alpha Terrace, West Rd	IP3 9SX	Deben Diagnostics Ltd	No	N/A
5	Alpha Terrace, West Rd	IP3 9SX	Northwood (South Suffolk) Ltd	No	N/A
6	Alpha Terrace, West Rd	IP3 9SX	Absolute Rentals & Astonshaw Accountants	No	N/A
7	Alpha Terrace, West Rd	IP3 9SX	Comdronic Ltd	No	N/A
1	Beta Terrace, West Rd	IP3 9SX	QDOS Communications Ltd	No	N/A
2	Beta Terrace, West Rd	IP3 9SX	QDOS	No	N/A
3	Beta Terrace, West Rd	IP3 9SX	Alchemy Wines Ltd	No	N/A
4	Beta Terrace, West Rd	IP3 9SX	Finance & Capital	Yes	2 point zero
5	Beta Terrace, West Rd	IP3 9SX	Strand Freight Ltd & Anglia Care	Yes	Anglia Care
6	Beta Terrace, West Rd	IP3 9SX	Alton Windows Ltd	Yes	Vacant
7	Beta Terrace, West Rd	IP3 9SX	R J Dean Plasterers	No	N/A
8	Beta Terrace, West Rd	IP3 9SX	QDOS Communications	No	N/A
9	Beta Terrace, West Rd	IP3 9SX	QDOS	No	N/A
10	Beta Terrace, West Rd	IP3 9SX	Agile Technical Solutions	No	N/A
11	Beta Terrace, West Rd	IP3 9SX	H&D Accountancy Services	No	N/A
12	Beta Terrace, West Rd	IP3 9SX	Labels Plus Ltd	No	N/A
13	Beta Terrace, West Rd	IP3 9SX	All Clear Logistics	No	N/A
14	Beta Terrace, West Rd	IP3 9SX	Spider	No	N/A
Conifer House	Gamma Terrace, West Rd	IP3 9SX	Suffolk Police	No	N/A
1	Gamma Terrace, West Rd	IP3 9FF	Executive Suites	Yes	Iq SATCO Services Limited
2	Gamma Terrace, West Rd	IP3 9FF	Home Instead	No	N/A
3	Gamma Terrace, West Rd	IP3 9FF	Fairs and Baker	No	N/A
4	Gamma Terrace, West Rd	IP3 9FF	FCC Environmental	No	N/A
4a	Gamma Terrace, West Rd	IP3 9FF	Caritas	No	N/A
5	Gamma Terrace, West Rd	IP3 9FF	PCL-PAL	No	N/A
5a	Gamma Terrace, West Rd	IP3 9FF	Provident Personnel Credit Ltd	Yes	Red Oak Taverns
6	Gamma Terrace, West Rd	IP3 9FF	BELIP	Yes	PCL-PAL
6a	Gamma Terrace, West Rd	IP3 9FF	PCI-PAL	No	N/A
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	No	N/A
9 (1st Floor)	Gamma Terrace, West Rd	IP3 9FF	Union	Yes	Hadleigh Physio
9 (Ground Floor)	Gamma Terrace, West Rd	IP3 9FF	Hadleigh Physio	Yes	Professional light solution
10	Gamma Terrace, West Rd	IP3 9FF	Ultra Glow	No	N/A
11	Gamma Terrace, West Rd	IP3 9FF	Digital Copier Systems	No	N/A
12	Gamma Terrace, West Rd	IP3 9FF	Digital Copier Systems	Yes	Eastern Limited

1a	Delta Terrace, West Rd	IP3 9SX	MillCliffe	Yes	Tax Rebates
1b	Delta Terrace, West Rd	IP3 9SX	MillCliffe	Yes	CT Social Work
2b (1st Floor)	Delta Terrace, West Rd	IP3 9SX	CLDN Cargo	Yes	Omnetric
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	N/A	Yes	EACH
4a	Delta Terrace, West Rd	IP3 9SX	Voice Ability	Yes	Aramar Solutions Ltd
4b	Delta Terrace, West Rd	IP3 9SX	CLDN Cargo	No	N/A
5a	Delta Terrace, West Rd	IP3 9SX	Poppy Nursing Services	Yes	Bluebell Mortgages
5b	Delta Terrace, West Rd	IP3 9SX	Poppy Nursing Services	Yes	Bluebell Mortgages
6	Delta Terrace, West Rd	IP3 9SX	Care UK (Urgent Care) Ltd	No	N/A
7 a & b	Delta Terrace, West Rd	IP3 9SX	Care UK	No	N/A
8	Delta Terrace, West Rd	IP3 9SX	Care First	No	N/A
9b	Delta Terrace, West Rd	IP3 9SX	Headway	No	N/A
9a	Delta Terrace, West Rd	IP3 9SX	Gardner Denver	No	N/A
10	Delta Terrace, West Rd	IP3 9SX	The Ferns / SPA	No	N/A
11	Delta Terrace, West Rd	IP3 9SX	The Ferns / SPA	Yes	Vacant
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	No	N/A
3 – 7	Central Avenue	IP3 9QG	Ransomes Jacobsen	Yes	Ransomes Jacobsen, EZ GO and Tech Strong
8 to 16	Central Avenue	IP3 9SL	Vacant land (2.36ha) Site is covered by planning permission 16/00103/FUL which has been approved subject to the signing of a Section 106 agreement to provide 12,567sqm of B1c/B2/B8	Yes	Quickstack UK More Export John Grose Ford Storage
9	Central Avenue	IP3 9SL	Brinor	No	N/A
11	Central Avenue	IP3 9SL	GMA Warehousing and Transport	No	N/A
13	Central Avenue	IP3 9SL	GMA Warehousing and Transport	No	N/A
Epsilon House	West Road	IP3 9SX	Serviced offices with multiple occupiers (some units likely to be vacant)	Yes	Wright Ways Health & Wellbeing SOSHR AHB Portside Solution Headway Suffolk
Omega House	West Road	IP3 9SX	Serviced offices with multiple occupiers (some units likely to be vacant)	No	N/A

Crane House	West Road	IP3 9SX	Crane Engineering Services	No	N/A
Stanley House	West Road	IP3 9SX	Woodbridge Engineering Co. Ltd.	No	N/A
26	Central Avenue	IP3 9SL	UK Mail	Yes	Notcutts
28	Central Avenue	IP3 9SL	Sea Transport Ltd	No	N/A
30	Central Avenue	IP3 9SL	Parcel Force	No	N/A
1	Augusta Close	IP3 9SS	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	No	N/A
2 Melford Court,	4 The Havens	IP3 9SJ	Ansaback	No	N/A
Freehold House	6-8 The Havens	IP3 9SJ	Ipswich Building Society	No	N/A
Medite House	10 The Havens	IP3 9SS	MSC	No	N/A
11	The Havens	IP3 9SJ	David Lloyds	No	N/A
15	The Havens		Cofco International UK Ltd	No	N/A
16	The Havens	IP3 9SS	BDO Accountants & Business Advisors	No	N/A
18	The Havens	IP3 9SS	KDM	No	N/A
20	The Havens	IP3 9SS	Allports Cargo Services Ltd	Yes	SVENSK Homes
22	The Havens		C & G Worldwide	Yes	All Port Cargo Services
24 –28	The Havens		Vacant	Yes	MSC
17	The Havens		Fire Station	No	N/A
30	The Havens	IP3 9SJ	Lancaster Group Mercedes Benz & SMART	No	N/A
32	The Havens	IP3 9SJ	Haven Power	No	N/A
Site I	The Havens		Vacant allocated land (1.68ha) Shell of 2 Berwick Road under construction on 0.45ha	Yes	Vacant allocated land (0.90ha) and 18/00653/FUL (4 Berwick Road) under construction on 0.34ha
2	Berwick Road		Under Construction 18/00279/FUL	Yes	Clip N Climb
1 and 3 Lytham Road (former Site F)	The Havens		Vacant allocated land (1.71ha)	Yes	18/00368/FUL (commenced in November 2019) and 18/00317/FUL
21	The Havens	IP3 9SJ	Makro	No	N/A
76	The Havens		HB Commercial	No	N/A
Vacant Land	Lytham Road		Vacant allocated land (1.60 ha)	No	N/A
1	Edison Close		Ransomes Park Ltd	Yes	Vacant
3	Edison Close	IP3 9GU	Eurocell	Yes	Eurocell & Ipswich Plastics

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
9	Wentworth Road		Vacant Land (0.54ha) Planning permission 17/00261/FUL	Yes	Vacant land (0.54ha) Planning permission 19/00100/VC (commenced in December 2019)
7	Wentworth Road	IP3 9SJ	Coastal Building Supplies	No	N/A
5	Wentworth Road	IP3 9GU	Henbrandt – The Harlequin Brand	No	N/A
3	Wentworth Road		Driving Test Centre	No	N/A
S&P House, 1a	Wentworth Road		Soler and Palau	No	N/A
Site K1	Wentworth Road		Vacant Land (0.88ha)	Yes	Solar Car Park
1	Wentworth Road		Buildbase	No	N/A
3	Latimer Close	IP3 9TA	Certas Energy	No	N/A
Unit 1	Basepoint, 70 The Havens	IP3 9BF	FE Loan Management	No	N/A
2	Basepoint, 70 The Havens	IP3 9BF	Trama International Limited	No	N/A
3	Basepoint, 70 The Havens	IP3 9BF	Above and Beyond Care	No	N/A
4	Basepoint, 70 The Havens	IP3 9BF	Cardinal Chambers	No	N/A
5	Basepoint, 70 The Havens	IP3 9BF	SCI Partnership	No	N/A
6	Basepoint, 70 The Havens	IP3 9BF	Ovenden Papers Ltd	No	N/A
7	Basepoint, 70 The Havens	IP3 9BF	Vacant	No	N/A
8	Basepoint, 70 The Havens	IP3 9BF	Vacant	No	N/A
9	Basepoint, 70 The Havens	IP3 9BF	RNS Global Ltd	No	N/A
10	Basepoint, 70 The Havens	IP3 9BF	Orwell Computers	No	N/A
11	Basepoint, 70 The Havens	IP3 9BF	Lindsay Markwell Counselling	No	N/A
12	Basepoint, 70 The Havens	IP3 9BF	Efficiency Solutions	No	N/A
12a	Basepoint, 70 The Havens	IP3 9BF	Brand Cast	No	N/A
14	Basepoint, 70 The Havens	IP3 9BF	Advance Underwriting Ltd	No	N/A
15	Basepoint, 70 The Havens	IP3 9BF	ERS Medical	No	N/A
16	Basepoint, 70 The Havens	IP3 9BF	Heron IT Ltd	No	N/A
17	Basepoint, 70 The Havens	IP3 9BF	Driver Hire	No	N/A
18	Basepoint, 70 The Havens	IP3 9BF	ABS Technical Services Ltd	No	N/A
19	Basepoint, 70 The Havens	IP3 9BF	Vacant	No	N/A
20	Basepoint, 70 The Havens	IP3 9BF	Vacant	No	N/A
21	Basepoint, 70 The Havens	IP3 9BF	Anthony Mains Design and Marketing	No	N/A
22	Basepoint, 70 The Havens	IP3 9BF	Fire Globe Ltd	No	N/A
23	Basepoint, 70 The Havens	IP3 9BF	Havenpower	No	N/A

24	Basepoint, 70 The Havens	IP3 9BF	Havenpower	No	N/A
25	Basepoint, 70 The Havens	IP3 9BF	Seahawk Logitech UK Limited	No	N/A
26	Basepoint, 70 The Havens	IP3 9BF	IGuard Security Services	No	N/A
27	Basepoint, 70 The Havens	IP3 9BF	JDS Logistics	No	N/A
28	Basepoint, 70 The Havens	IP3 9BF	Angels by Classic Ltd	No	N/A
29	Basepoint, 70 The Havens	IP3 9BF	Elementalle	No	N/A
30	Basepoint, 70 The Havens	IP3 9BF	RJB Carpentry	No	N/A
31	Basepoint, 70 The Havens	IP3 9BF	Harden Associated Ltd	No	N/A
32	Basepoint, 70 The Havens	IP3 9BF	Vacant	No	N/A
33	Basepoint, 70 The Havens	IP3 9BF	Tracy Hutchings Therapy	No	N/A
34	Basepoint, 70 The Havens	IP3 9BF	Social Work Projects UK	No	N/A
35	Basepoint, 70 The Havens	IP3 9BF	Howard Shipping Services Ltd	No	N/A
36	Basepoint, 70 The Havens	IP3 9BF	AJ Senior Wealth Management	No	N/A
37	Basepoint, 70 The Havens	IP3 9BF	Meridan Strategic Land Ltd	No	N/A
38	Basepoint, 70 The Havens	IP3 9BF	Consulting Direct Accountants	No	N/A
39	Basepoint, 70 The Havens	IP3 9BF	Paul Bryanton Wealth Management	No	N/A
40	Basepoint, 70 The Havens	IP3 9BF	Andrew Wealth Ltd	No	N/A
41	Basepoint, 70 The Havens	IP3 9BF	Andrew Wealth Ltd	No	N/A
42	Basepoint, 70 The Havens	IP3 9BF	Blind Veterans UK	No	N/A
43	Basepoint, 70 The Havens	IP3 9BF	Fela Group Ltd	No	N/A
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	No	N/A
48	Basepoint, 70 The Havens	IP3 9BF	Angels by Classic Ltd	No	N/A
53	Basepoint, 70 The Havens	IP3 9BF	Go Tankers Ltd	Yes	1-2 Transport
54	Basepoint, 70 The Havens	IP3 9BF	Deben Contracts	Yes	D&A Media
55	Basepoint, 70 The Havens	IP3 9BF	Westminster Blinds	No	N/A
56	Basepoint, 70 The Havens	IP3 9BF	APTL	No	N/A
57	Basepoint, 70 The Havens	IP3 9BF	Chase Accountants Ltd	No	N/A
58	Basepoint, 70 The Havens	IP3 9BF	D J Bethell	Yes	Lilly & Co
59	Basepoint, 70 The Havens	IP3 9BF	Colin A Scott	No	N/A
60	Basepoint, 70 The Havens	IP3 9BF	Half Moon Foods	No	N/A
61	Basepoint, 70 The Havens	IP3 9BF	Paul Stemp- Health & Wellbeing	Yes	MPS Doors
62	Basepoint, 70 The Havens	IP3 9BF	IDAHO & CO	No	N/A
63	Basepoint, 70 The Havens	IP3 9BF	IDAHO & CO	No	N/A
64	Basepoint, 70 The Havens	IP3 9BF	Ashford Wright Ltd	No	N/A
65	Basepoint, 70 The Havens	IP3 9BF	ESN Products / VPO trading	No	N/A

66	Basepoint, 70 The Havens	IP3 9BF	Keep it Simple	No	N/A
67b	Basepoint, 70 The Havens	IP3 9BF	Tyson Cooper	No	N/A
68	Basepoint, 70 The Havens	IP3 9BF	Haven Power	No	N/A
69	Basepoint, 70 The Havens	IP3 9BF	Haven Power	No	N/A
70	Basepoint, 70 The Havens	IP3 9BF	Vacant	No	N/A
71	Basepoint, 70 The Havens	IP3 9BF	Infosec7	No	N/A
72	Basepoint, 70 The Havens	IP3 9BF	TDC Cordless Lighting	No	N/A
73	Basepoint, 70 The Havens	IP3 9BF	Marbob Cargo Ltd	No	N/A
74	Basepoint, 70 The Havens	IP3 9BF	McAusland Turner	No	N/A
75	Basepoint, 70 The Havens	IP3 9BF	Yonder Synergy	No	N/A
76	Basepoint, 70 The Havens	IP3 9BF	Swanstaff Recruitment	No	N/A
77	Basepoint, 70 The Havens	IP3 9BF	Only Social Care Recruitment	No	N/A
Kitchen 2nd Flr	Basepoint, 70 The Havens	IP3 9BF	Basepoint Centres Ltd	No	N/A

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

Unit	Address	Post Code	Occupant 2018	Change ?	New Occupant 2019
Land adj 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 (new employment area created from part of The Drift/Leslie Road/Nacton Road in 2017)

Unit	Address	Post Code	Occupant 2018	Change?	New Occupant 2019
1	Crane Boulevard	IP3 9RP	Marshall Jaguar Ipswich	No	N/A
3	Crane Boulevard	IP3 9RP	N/A	Yes	Evans Halshaw
7	Crane Boulevard	IP3 9RP	N/A	Yes	Mazda
9	Crane Boulevard	IP3 9RP	N/A	Yes	Volvo
11	Crane Boulevard	IP3 9SQ	Ipswich Audi	No	N/A
13	Crane Boulevard	IP3 9SQ	N/A	Yes	Lok'n Store (planning permission 17/01137/FUL completed August 2019)
Vacant plots (6 & 7) Futura Park, adjacent 13	Crane Boulevard		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.	No	N/A
Vacant plots (1 & 3) Futura Park, opposite 1 Crane Boulevard fronting	Nacton Road		Vacant allocated land 2.25ha	No	N/A

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

Employment Area Number	Employment Area name	Vacant in 2018 and 2019	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	11	20	0	5	123	87	13	16
3	Knightsdale Road / Wharfedale Road	0	16	1	4	65	93.8	6.2	4
4	Boss Hall Industrial Estate	3	5	1	2	44	88.6	11.4	5
5	Hadleigh Road Industrial Estate, including Elton Park	2	19	7	3	*106	95.3	4.7	5
6	Land south of London Rd / east of Scrivener Drive	0	0	0	0	7	100.0	0.0	0
7	Civic Drive / Princes St / Russell Rd / Portman Rd	0	1	1	0	31	100.0	0	0
8	Felaw Maltings / IP-City Centre	0	0	0	0	4	100.0	0.0	0
9	Riverside Industrial Park and West Bank area	0	8	5	1	40	97.5	2.5	1
10	Cavendish Street	1	0	0	0	15	93.7	6.3	1
11	Holywells Close and Holywells Road	1	2	0	2	36	91.7	8.3	3
12	Cliff Quay / Sandy Hill Lane / Landseer Road area	0	4	1	2	36	94.4	5.6	2
13	Wright Road / Cobham Road	0	1	0	1	6	100	0	0
14	The Drift / Leslie Road / Nacton Road	4	17	1	5	70	87.1	12.9	9
15	Ransomes Europark	12	50	11	6	*266	92.9	7.1	19
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	4	4	0	6	100.0	0.0	0
		34	147	32	31	857	92.4	7.6	65

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

There was a slight increase in the number of vacant units recorded (65) compared to last year (54). Over half (34) of these vacant units were long-term vacancies whereby they were recorded as being vacant in both the 2018 and 2019 surveys. The number of previously identified vacant units becoming occupied (32) was comparable to the previous year (31). The number of occupied units becoming vacant (31) had decreased compared to last year (43). As an overall percentage, the level of vacancy was 1.2% greater than last year which suggests that this increase isn't significant.

The survey also revealed that there continued to be a significant level of change in occupants compared to historic survey results. 147 units had new occupants which is similar to the 122 new occupants identified in last year's survey, both of which were higher than that recorded in 2017. The bulk of this turnover was experienced in the three largest employment areas of Ransomes Europark (50), White House Industrial Estate (20) and Hadleigh Road (19).

The completion and commencement of large parcels of vacant land across the employment areas suggests that there is a continued demand for modern employment space in the area. 2.86ha of vacant land was developed between the 2018 and 2019 surveys. In addition, there were developments under construction on 7.42ha of employment land at 31 March 2019. 6.60ha of this was at 10 Harris Way (distribution warehouse), 0.48ha at 13 Crane Boulevard (Lok'n Store) and 0.34ha at 4 Berwick Road (workshop/office/storage units) but as these were not completed they will only be counted as occupied in a future survey.

The occupants of the smaller, older employment areas include a number of general industrial uses, car repair/servicing uses, businesses related to construction, and self-storage facilities. This shows there is a range of types of vacant units in terms of size, location and nature of last occupant. Surveys from previous years have shown a growing proportion of service uses and distribution uses within the employment areas,

alongside a loss of general industrial uses, and this trend is again reflected in this year's survey results. There is a high concentration of car showrooms in Futura Park due to the completion of the three additional car showrooms. Self-storage has a considerable presence across Ipswich, particularly in the larger employment areas. There are also signs that leisure uses are beginning to creep into industrial areas, for example the opening of 'Clip N Climb' at Ransomes Europark and Ipswich Pro Boxing at The Drift.

Appendix A: Use Classes

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

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

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

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

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

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

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

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

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

C1 Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).

C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

C2A Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

C3 Dwellinghouses (whether or not as the main residence) - this class is formed of 3 parts:

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

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

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

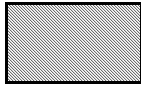
D2 Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

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

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



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

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