

Employment Land Availability

April 2006

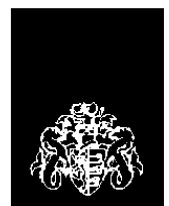


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Planning Policy



IPSWICH

**BOROUGH
COUNCIL**

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Useful Contact Names at Ipswich Borough Council

Local Plan Allocation/Policy enquiries: **Sian Derbyshire (01473) 432931**

Site-specific enquiries (Development Control Section):

- Central and East Area **Phil Sweet (01473) 432911**
- West Area **Lisa Chandler (01473) 432908**

(Details of vacant sites and units available to rent, lease or purchase are available from www.suffolk-property.com)

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Summary

ASSESSMENT OF LAND AVAILABLE FOR EMPLOYMENT USE

		Sites proposed for employment use in the Ipswich Local Plan 1997		Hectares Remaining	
	Sites with unimplemented planning permission (floor space over 100m2)	Hectares	Site		
Full Planning	A2	0.15	5.6	0.55ha with outline planning permission	0
	B1[a]	0.94	5.17	Whole site (1.42ha) completed	0
	B1[b]	0	5.18	0.97ha completed - IP/05/00819/FUL approved for remainder of site approved for remainder of site for mixed residential and commercial	0
	B1[c]	0			
	B2	0	5.19		0.15
	B8	1.7	5.2	Housing/retails completed on site	0
	Sui Generis	0.71	9.1	Multiplex site (all (1.55ha) developed)	0
Outline Planning Permission		2.45	9.2	Multiplex site (all (1.77ha) developed)	0
			9.3	Whole site (2.45ha) with outline permission	0
			9.4		0.14
TOTAL 1		5.95	9.5	1.7ha with full planning permission (remaining 2.0ha now a retail park)	0
# These applications (see pages 1-10) are not included in the above table as they are either for an extension or new building within an existing employment area (identified in the 1997 Adopted Local Plan) or for a change of use between different employment uses and so do not constitute additional employment land			9.6	6.07ha completed	4.53
			9.7		2.29
			9.8		11.32
			TOTAL 2		18.43
Vacant land within existing Employment Areas					
	1 White House Industrial Estate (IP/04/00046 implemented)				0.6
	3 Eastway Business Park (planning permission for residential on 6.86 under construction).				1.99
	5 Hadleigh Road Industrial Estate				9
	12 Greenwich Close, Landseer Road, Cliff Quay, Sandy Hill Lane and Raeburn Road				10.4
	15 The Drift, Leslie Road and Nacton Road				0.83
	16 Ransomes Europark				26.8
TOTAL 3					49.62
TOTAL 1 + 2 + 3					<u>72.9</u>

ASSESSMENT OF THE TAKE-UP OF ALLOCATED EMPLOYMENT LAND

Completions on Allocated and Existing Employment Site

Mid 1988 - Mid 1989	4.06	
Mid 1989 - Mid 1990	4.72	
Mid 1990 - Mid 1991	12.36	
Mid 1991 - Mid 1992	2.27	
Mid 1992 - Mid 1993	5.26	
Mid 1993 - Mid 1994	1.33	
Mid 1994 - Mid 1995	2.28	
Mid 1995 - Mid 1996	1.30	
Mid 1996 - Mid 1997	9.52	
Mid 1997 - Mid 1998	3.36	
Mid 1998 - Mid 1999	2.35	
Mid 1999 - Mid 2000	1.00	
Mid 2000 - Mid 2001	0.00	
Mid 2001 - Mid 2002	0.64	
Mid 2002 - Mid 2003	0.00	
Mid 2003 - Mid 2004	0.00	
Mid 2004 - Mid 2005	3.69	
Mid 2005 - Mid 2006	0.00	(Survey work not carried out in 2006)
TOTAL	54.14	

(3.0 hectares per year)

Part 1: Planning Applications

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for A2 (Financial and Professional Services)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/04/00708/FUL	160-162 Felixstowe Road	22/10/2004	228	#0.02	Two storey extension to Levington Road frontage comprising ground floor office/stores and two first floor self-contained flats and new external staircase	
IP/04/00745/FUL	Kennings, Duke Street	23/09/2004	1119	#0.11	Erection of 5 storey building and part 5, part 6 storey building with 48 residential units and 6 commercial retail units	
IP/05/00543/FUL	53 & 61 Norwich Road	28/05/2005	881	0.09	Alterations to shop front to allow sub division of units provision of canopy and part change of use from Class A1 to Class A2	
IP/05/01101/FUL	Ground Floor Friars House 2 Falcon Street	17/01/2006	583	0.06	Change of use from (B1) offices to (A2) professional services	
				0.28		
				0.15		

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for (Business) B1 (a)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/00/00487/FUL	86 Sandy Hill Lane	26/07/2000	1065	#4.31	Three storey extension	12
I/99/01041/FUL	St Peter's Church College Street	04/01/2001	605	#0.20	Change of use of vacant church to offices	Inset
IP/02/00708/FUL	153 Princes Street	13/12/2002	2050	#0.34	Extension and addition of 1 floor	7
IP/02/00724/FUL	7-9 Russell Road, EEB Sub Station	30/10/2002	8965	#0.90	New build of 5 storey office block and 4 storey apartment building	7
IP/03/00713/FUL	34 White House Road	12/08/2003	2224	#0.22	Erection of proposed office units	1
IP/04/00875/FUL	Land adjacent to 34 Bluestem Road	21/10/2004	4574 (+135m ² B8)	#0.46	Erection of two 2 storey office buildings and storage building, associated parking and new vehicular access onto Bluestem Road	16
IP/04/00776/FUL	Depot adj. 57-59 St Margarets Street	07/09/2004	410	#0.04	Change of use from former vehicle parking garage to auction room and B1 office (sui generis to B1/sui generis)	
IP/04/01256/FUL	35-39 St Peter's Street	14/10/2005	277	0.03	Change of use of ground floor from A3 to B1 office use (for a temporary five year period)	
IP/05/00386/FUL	31-35 Fore Street	14/07/2005	202	0.02	Demolition of rear buildings to No.31 Fore Street and reconstruction forming new offices and restaurant extension to road frontage to 27-29 Fore Street, including	

change of use from office to restaurant

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for (Business) B1 (a)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/05/00714/FUL	16-18 Princes Street	22/09/2005	687	0.07	Extension on roof to form fifth floor to be used as additional office space	7
IP/05/00903/FUL	25 London Road	16/11/2005	1553	0.16	Erection of 1.5 storey extension	
IP/05/01110/FUL	Knapton House 12 Lower Brook Street	31/01/2006	628	#0.06	Internal and external alterations in order to sub-divide office into two separate offices, works include insertion of doorways in rear elevation, access ramps and new skylight on rear elevation.	
IP/06/00089/FUL	2 Olympus Close	13/03/2006	516	#0.05	Retention of temporary office for 5 years (renewal of permission IP/01/00010/FP)	1
IP/05/00293/FP13	Gipping House 7 Whittle Road	13/05/2005	619	#0.06	Application by Ipswich Borough Council for part change of use from works depot to office including elevational alterations.	5
IP/05/00508/FP13	1 Bath Street	16/06/2005	14005	#1.4	Application by Ipswich Borough Council for change of use from (B1) offices to (B1) offices and/or Training Centre (development to be carried out by others)	
IP/06/00130/FP13	Broke Hall House 11 Bucklesham Road	30/03/2006	208	0.02	Application by Ipswich Borough Council for change of use of basement of sheltered accommodation for the elderly to offices including external alterations and formation of additional car parking spaces	

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for (Business) B1 (a)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/02/00405/FUL	15-17 Neptune Quay	24/05/2002	0.00	0.00	Change of use from Class A1 (shops) to Class B1 (office) use	
IP/02/01009/FUL	150 Spring Road	11/11/2002	993	#0.10	Two storey office/warehouse extension	
IP/04/01012/FUL	Grafton House Russell Road	24/12/2004	5858	0.59	Erection of six storey building, ground floor A1/A3 retail, first to fifth floors B1 office space, car parking, alterations to existing vehicular access and associated works.	7
IP/05/00031/FUL	Land adjacent to 18 The Havens	14/04/2005	5541	#0.55	Erection of office development (class B1) with associated car parking and external works	16
IP/05/00097/FUL	94-96 Rushmere Road	09/03/2005	497	0.05	Erection of single storey extensions at rear to form additional office and storage space	

9.63

0.94

see Assessment of Land page

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for (Business) B1 (b)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/00/01065/FUL	53-65 White House Road	08/03/2001	7800	(#6.43)	New build four storey research, development and office building Under construction	1
				0		
				0		

(Bracketed figure excluded as under construction)

see Assessment of Land page

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for (Business) B1 (c)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/00/01141/FUL	499 Wherstead Road	02/02/2001	520	#0.11	Change of use from builder's yard to storage/maintenance/cleaning of diving equipment and ancillary offices.	9
IP/01/01079/FUL	Land north of Elton Park Business Centre, Hadleigh Road	15/05/2002	4,283	#0.5	New build 18 single and two storey units (B1, B2 or B8)	5
IP/02/00907/FUL	18 Dunlop Road	28/10/2002	1261	#0.13	Change of use from warehouse to clothing manufacturer	5
IP/02/01295/FUL	12 Cliff Road	18/02/2003	258	#0.03	Erection of 2 buildings for use as office and workshop storage space	11
IP/03/00107/FUL	46 White House Road	27/03/2003	1606	#1.6	Severance of part of Goddard Road frontage and erection of manufacturing unit	1
IP/03/00686/FUL	36 White House Road	11/08/2003	1234	#0.12	Erection of 4 industrial units	1
IP/04/00150/FUL	499 Wherstead Road	01/04/2004	1481	(#0.15)	Extensions and alterations of workshop and office/showroom building and associated works (and part B2)	9
IP/05/00033/REM	No 38 and land adjacent to Bluestem Road	13/04/2005	17919	#1.79	Extension of existing unit (including self-contained new unit) for commercial/ industrial use within classes B1, B2, B8	15

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for (Business) B1 (c)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/02/00339/FUL	2 Goddard Road	23/05/2002	0.00	#0.00	Erection of single storey side extensions to south elevation. Insertion of door and windows to south and west elevations	1
IP/02/01215/FUL	Eastway Business Park, Europa Way	26/02/2003	2312	#0.23	Erection of industrial building with associated service yard and parking	3
IP/04/00350/FUL	9 Dunlop Road	24/05/2004	1188	#0.12	Extension to existing industrial unit	5
IP/03/00630/FUL	Transco, Dales Road	10/09/2003	2824	#0.28	Conversion of depot mixed light industrial/offices (class B1), or general industry (class B2), alterations to elevations	2

4.91

0

see Assessment of Land page

(Bracketed figure excluded to avoid double counting)

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for B2 (General Industry)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/99/01016/RM	Cocksedge Engineering Ltd., Sandy Hill Lane	28/02/2000	1060	#0.65	Extension, alterations and part demolition of existing buildings. New build warehouse	12
IP/00/00102/FUL	Ipswich Co-Operative Dairy, Boss Hall Road	03/04/2000	4477	#1.13	Part demolition of rounds building and new build cold store extension, silos and tanks.	4
IP/03/00188/FUL	2 Bailey Close	03/04/2003	906	#0.09	Change of use from B8 to B2	5
IP/03/00107/FUL	46 White House Road	27/03/2003	1606	#0.16	New build of a manufacturing unit on Goddard Road frontage	1
IP/03/00311/FUL	4 White House Road	09/05/2003	2073	#0.21	Change of use from training centre (D1) to B2	1
IP/04/00094/FUL	53-65 White House Road	29/03/2004	277930	#2.78	Change of use from class B2 to class B8	1
IP/04/00150/FUL	499 Wherstead Road	01/04/2004	(1481)	#0.15	Extensions and alterations of workshop and office/showroom building and associated works (and part B1)	9
IP/03/00686/FUL	36 White House Road	11/08/2003	(1234)	#0.03	Erection of 4 industrial units	1

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for B2 (General Industry)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/03/00419/FUL	2 Holywells Close	09/06/2003	2510	#0.25	Erection of industrial unit	11
IP/05/00022/FUL	Land adjacent to 11 to 13 Central Avenue	07/04/2005	12748	#1.27	Erection of roof truss, workshop, timber store, offices, warehouse and building materials sales building, new vehicular access and car parking	16
IP/03/00630/FUL	Transco, Dales Road	10/09/2003	2824	#0.28	Conversion of depot mixed light industrial/offices (class B1), or general industry (class B2), alterations to elevations	2
				7 0		

(Bracketed figure excluded to avoid double counting)

see Assessment of Land page

See also IP/99/00556/RM listed under B8 applications

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for B8 (Storage and Distribution)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/99/00556/RM	Land to the north of Bury Road	27/10/1999	5250	1.70	New build employment building (IP/99/00179/OL covers the same site and permits B1, B2 or B8 use)	1
IP/00/00320/FUL	Serif House Lovetofts Drive	06/07/2000	11990	#2.80	Part change of use from light industrial to warehousing	1
IP/00/01086/FUL	2 Great Whip Street	23/01/2001	549	#0.10	Change of use from industrial to storage and distribution	8
IP/03/0472/FUL	75 Cavendish Street	17/06/2003	2257	#0.23	Change of use of land for storage and distribution	10
IP/04/00787/FUL	24 Goddard Road	20/08/2004	362	#0.04	Change of use from industrial to B8 (trade counter)	1
IP/00/01121/FUL	255/259 Felixstowe Road	21/09/2001	1854	#0.31	New build storage building	13
IP/02/00478/FUL	17 Holywells Road	27/01/2006	160	#0.15	Change of use of plant hire centre to class B8 storage and distribution use, with light haulage depot	11
IP/05/00568/FUL	40 White House Road	09/08/2005	9906	#0.99	Change of use from Childrens' Play Centre to industrial/warehouse unit (B1, B2, B8)	1
IP/05/00930/FUL	30 Foxtail Road	29/11/2005	8195	#0.82	Erection of 590m extension to warehouse including new canopy over yard area	15

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for B8 (Storage and Distribution)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/05/01122/FUL	44 White House Road	16/02/2006	1968	#0.20	Internal and external alterations and change of use from industrial to tool equipment hire unit.	1
IP/02/01295/FUL	12 Cliff Road	18/02/2003	258	#0.03	Erection of two buildings for use as office and workshop/storage space (for a temporary five year period)	11

7.37

1.70

(Bracketed figure excluded to avoid double counting)

see Assessment of Land page

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for Sui Generis***

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/02/00470/FUL	301-311 Woodbridge Road	24/02/2003	520	#0.14	New build - car showroom (demolition of existing buildings inc. 3 houses)	
IP/04/00776/FUL	Depot adj. 57-59 St Margarets Street	07/09/2004	(410)	(#0.04)	Change of use from former vehicle parking garage to auction room and B1 office use (sui generis to B1/sui generis)	
IP/05/00227/FUL	Former Lex West End Road	07/06/2005	7978	#0.57	Erection of garage/car showroom with associated parking and landscaping as an extension to the existing facility	
IP/05/00843/FUL	1 Goddard Road East	13/10/2005	5701	#0.57	Internal and external alteration to form additional car showroom space and additional offices and erection of car valeting building	1
IP/06/00034/FUL	Green Ace Garage 301-305 Norwich Road	13/03/2006	998	0.10	Change of use of petrol station to car sales centre	

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for Sui Generis***

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/03/00964/FUL	Hines Road	11/11/2003	6086	0.61	Formation of used car sales, including laying out of vehicle parking areas and erection of sales office	13
			Total	1.99		
			Total less hashed figures	0.71		

(Bracketed figure excluded to avoid double counting)

see Assessment of Land page

* Sui Generis is a term, which refers to a use on its own. Any planning use not falling within a specific class within the Use Classes Order, falls under this category. Planning permission is therefore required for any change.

**EMPLOYMENT SITES WITH
OUTLINE PLANNING PERMISSION**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/98/00314/OL	Ravenswood, Nacton Road	26/08/1998	(not specified)	2.45	B1. New build (other areas of the site are under construction)	16
IP/04/01102/OUT	53-56 White House Road	04/02/2005	8378	#0.84	B1 and/or B2. Business estate development comprising of eleven 2 and 3 storey blocks generating 7283m ² gross floor space and vehicular access and car parking.	1
IP/02/01001/OUT	Toller Road Timber Storage Yard	22/12/2002	2056	#0.21	New build of 5 storey office block	11
IP/04/00115/OUT	Harris (Ipswich) Ltd Hadleigh Road	22/04/2004	74290	#7.43	Layout of industrial estate for bus depot, concrete batching site, waste disposal site, concrete recycling and Enterprise units (B1, B2 B8)	5
				10.93		
				2.45		

Please note - Floor space statistics are not always available for Outline Planning Permissions as these may not have been specified in the planning application.

see Assessment of Land page

TOTALS CURRENT PLANNING PERMISSIONS
--

	Total #	Other	Total# + Other
A2 - Financial & Professional Services	0.13	0.15	0.28
B1 (a) - Business	8.69	0.94	9.63
B1 (b) - Business	0.00	0.00	0.00
B1 (c) - Business	4.91	0.00	4.91
B2 - General Industry	7	0.00	7
B8 - Storage & Distribution	5.67	1.70	7.37
Sui Generis	1.28	0.71	1.99
Outline	8.48	2.45	10.93
Total in Pipeline	36.16	5.95	42.11

Note;

1) All figures given are hectares

2) These are the planning permissions highlighted by a # on pages 1-15. They are either extensions or new buildings within existing employment areas or changes of use between different employment land.

Part 2: 2006 Survey of Employment Areas (May 2006)

(Note: The survey work was not carried out in 2006 but for sake of completeness the 2007 results have been included as part of this report)

Reference for plans (pages 26-64)

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

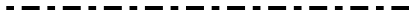
Vacant sites without street numbers are defined by the nearest location/address or by the former occupier's. Postcodes are included where known.



Vacant building/land



Site boundary



Boundary of an existing employment area (as identified in the Ipswich Local Plan 1997)



Boundary of the area covered by Ipswich Borough Council

1. WHITE HOUSE INDUSTRIAL ESTATE

2	White House Road	IP1 5LT	Vacant site (0.6 hectares)
4	White House Road	IP1 5LT	Honeyrose Products Ltd.
Alpha Business Park, 6-10	White House Road	IP1 5LT	SGR (Radio Station)
Alpha Business Park, 12	White House Road	IP1 5LT	Vacant
Alpha Business Park, 14-18	White House Road	IP1 5LT	Cephas Care
Alpha Business Park, 20	White House Road	IP1 5LT	Score (Europa) Ltd.
Alpha Business Park, 22	White House Road	IP1 5LT	Vacant
Alpha Business Park, 24	White House Road	IP1 5LT	SBP Quantity Surveyors
Alpha Business Park, 26	White House Road	IP1 5LT	Vacant
Alpha Business Park, 28	White House Road	IP1 5LT	Vacant
30	White House Road	IP1 5LX	Vacant
32	White House Road	IP1 5LT	REH Kennedy
34	White House Road	IP1 5LZ	Regional Roofing Ltd *
36 Dencora Business Centre - Unit 1	White House Road	IP1 5LZ	AC Leigh
Unit 2	White House Road	IP1 5LZ	Fast Forward Music
Unit 3	White House Road	IP1 5LZ	Foster Denovo Ltd.
Unit 4	White House Road	IP1 5LZ	Synergy Systems
Unit 5	White House Road	IP1 5LZ	Geologistics Ltd *
Unit 6-8	White House Road	IP1 5LZ	BIG Ltd *
Unit 9	White House Road	IP1 5LZ	Regional Roofing Ltd *
38	White House Road	IP1 5NX	Suffolk County Council Social Services
40	White House Road	IP1 5NX	Totally Brilliant/Megazone/Missfits
51	White House Road	IP1 5NT	Watson & Hillhouse (Plant Hire) Ltd
42	White House Road	IP1 5LL	Fred Olsen Ltd
44	White House Road	IP1 5NX	HSS Hire
46	White House Road	IP1 5NX	Carlsberg Distribution Centre. Covered by IP/03/00170/FUL
53-65	White House Road	IP1 5PB	Comp Air (part covered by IP/00/1065/FP, IP/04/00094/FUL & IP/04/01102/OUT)
Fred Olsen	Olympus Close	-	Land currently leased by Fred Olsen Ltd
1	Olympus Close	IP1 5LJ	SEH Windows and Doors Ltd
Petrotechnik/Npower	Olympus Close	IP1 5LJ	Petrotechnik/Npower
West Engineering	Olympus Close	IP1 5LJ	West Engineering
Speedy Space	Olympus Close	-	Speedy Space Portacabins
21	Olympus Close	IP1 5LJ	Vacant
23	Olympus Close	IP1 5LJ	Adcock
25	Olympus Close	IP1 5LJ	Panks Pumps
27	Olympus Close	IP1 5LJ	Pitkin & Ruddock
29	Olympus Close	IP1 5LJ	Service Ceilings Ltd
Olympus Close Industrial Park Unit 1	Olympus Close		Vacant
Unit 2	Olympus Close		Vacant
Unit 3	Olympus Close		Vacant
Unit 4	Olympus Close		Vacant
Unit 5	Olympus Close		Vacant
Unit 6	Olympus Close		Vacant
Unit 7	Olympus Close		Vacant
Unit 8	Olympus Close		Budget Car & Van Rental
Unit 9	Olympus Close		Vacant
Unit 10	Olympus Close		Vacant
Unit 11	Olympus Close		Vacant
Unit 12	Olympus Close		Vacant
Unit 13	Olympus Close		Vacant
Unit 14	Olympus Close		Vacant
Unit 15	Olympus Close		Vacant

Unit 16	Olympus Close		My Lands
2	Goddard Road East	IP1 5NY	Plumb Centre
1	Goddard Road East	IP1 5NY	John Grose (Car dealer)
4	Goddard Road East	IP1 5NY	H O Cox Ltd (Car Sales, SAAB) Ltd
1	Goddard Road	IP1 5NP	Red Dot Europe Ltd
2	Goddard Road	IP1 5NP	Purling Travel
3	Goddard Road	IP1 5NP	P & O Ferrymasters
4	Goddard Road	IP1 5NP	UK Poultry
6	Goddard Road	IP1 5NP	IEC
8 & 10	Goddard Road	IP1 5NP	Autoglass
12	Goddard Road	IP1 5NP	Design & Artwork
14	Goddard Road	IP1 5NP	Lever Press Ltd
16	Goddard Road	IP1 5NP	Enterprise
18	Goddard Road	IP1 5NP	Fred Olsen Ltd
20	Goddard Road	IP1 5NP	Vacant
22	Goddard Road	IP1 5NP	Lock Well Electrical Wholesalers
24	Goddard Road	IP1 5NP	Sally Hair & Beauty
F1 Auto Centre	Goddard Road	IP1 5NP	F1 Auto Centre
Sliderobes	Goddard Road	IP1 5NP	Sliderobes
White House Business Centre Unit-1, 4, 5, 6	Lovetofts Drive	IP1 5NZ	Lombard Shipping
Unit 2	Lovetofts Drive	IP1 5NZ	Cowells-Arrow Bingo
Unit 3	Lovetofts Drive	IP1 5NZ	Vacant
731	Old Norwich Road	IP1 6LD	Vacant

Vacant sites

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* all covered by IP/03/00686/FUL

2. DALES ROAD/KNIGHTSDALE ROAD AREA			
20-22	Knightsdale Road	IP1 4JJ	Firetrace Ltd
24	Knightsdale Road	IP1 4JJ	Toyzone
26-30	Knightsdale Road	IP1 4JJ	Metalec Engineering covered by IP/02/00019/FUL
31	Knightsdale Road	IP1 4JJ	SKS Healthcare
32	Knightsdale Road	IP1 4JJ	Wyards
33	Knightsdale Road	IP1 4JJ	Felgains Care & Mobility
39	Knightsdale Road	IP1 4JJ	Ridgeons
40 - 44	Knightsdale Road	IP1 4JJ	Needhams
44A	Knightsdale Road	IP1 4JJ	Jehovah Witnesses Foundation
43	Knightsdale Road	IP1 4JJ	Gosling Group
47, Cristal Business Centre Unit 1	Knightsdale Road	IP1 4JQ	Featherstone
Unit 2	Knightsdale Road	IP1 4JQ	Vacant
Unit 3	Knightsdale Road	IP1 4JQ	Vacant
Unit 4	Knightsdale Road	IP1 4JQ	Vacant
Unit 5	Knightsdale Road	IP1 4JQ	Vacant
Unit 6	Knightsdale Road	IP1 4JQ	Vacant
49	Knightsdale Road	IP1 4JJ	Bradleys metal Finishers
53-57	Knightsdale Road	IP1 4JQ	Getech
59	Knightsdale Road	IP1 4JQ	Munro Importers Ltd.
2	Wharfedale Road	IP1 4JP	Suffolk Acre
4	Wharfedale Road	IP1 4JP	Caterhire
6	Wharfedale Road	IP1 4JP	Cater Care Sales and Services
8	Wharfedale Road	IP1 4JP	Vacant
10	Wharfedale Road	IP1 4JP	Hoskins Brick Sample Unit
12	Wharfedale Road	IP1 4JP	Hanbury (FP) Ltd
14	Wharfedale Road	IP1 4JP	Vacant
16	Wharfedale Road	IP1 4JP	Vacant
18	Wharfedale Road	IP1 4JP	Colour Plan Print & Design Ltd
20	Wharfedale Road	IP1 4JP	Wharfedale Publishing
22	Wharfedale Road	IP1 4JP	SG System Products
30	Wharfedale Road	IP1 4JP	Needhams
40	Wharfedale Road	IP1 4JP	Vacant
40-44	Wharfedale Road	IP1 4JP	Vacant
71-73	Dales Road	IP1 4JR	Harts Carpet World
75	Dales Road	IP1 4JR	Vacant
81 and 85	Dales Road	IP1 4JR	Hansa Hire Ltd
83	Dales Road	IP1 4JR	Light Alloy Ltd
89	Dales Road	IP1 4JR	Indespension
91	Dales Road	IP1 4JR	Rail Tech
95	Dales Road	IP1 4JR	Vacant
Dales Court Business Centre, 95 Unit 1	Dales Road		Vacant
Unit 2	Dales Road		Davies Catering Equipment
Unit 3	Dales Road		Vacant
Unit 4	Dales Road		Vacant
Unit 5	Dales Road		MC Robinson T/AWR Edward
Unit 6	Dales Road		Vacant
Unit 7	Dales Road		Vacant
Unit 8	Dales Road		Central Trucks & Bus Parts Ltd.
Unit 9	Dales Road		B & G Services
Unit 10	Dales Road		Macklow Industrial Ltd.
Unit 11	Dales Road		The Hot Sausage Company
Unit 12	Dales Road		S R Calver
Unit 12a	Dales Road		Vacant
Unit 14	Dales Road		Traditional Bricks & Stones Ltd

Unit 15	Dales Road		Drainage Plus
Unit 16	Dales Road		Park Ward Brackets Ipswich Ltd.
Unit 17	Dales Road		Ipswich Raider Training (Orwell)
Unit 18	Dales Road		Anglia Foiling/ PJ Labels
Unit 19	Dales Road		Vacant
Unit 20	Dales Road		Vacant

Vacant sites

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3. EASTWAY BUSINESS PARK, SPROUGHTON ROAD			
Billington Food Services Ltd	Europa Way	IP1 5DL	Billington Food Services Ltd
Anglia Willhire	Europa Way	IP15DL	Anglian Willhire
Thrifty Hire	Europa Way		Thrifty Hire
Global House	Cadmus Road	IP1 5DL	Vacant
			Remainder of employment area is housing site or land with planning permission or awaiting S106 agreement for housing

Vacant sites

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4. BOSS HALL INDUSTRIAL ESTATE, BOSS HALL ROAD

Co-op Dairy	Boss Hall Road	IP1 5BN	Ipswich and Norwich Co-op Dairy (site part covered by IP/00/0102/FP)
1	Boss Hall Road	IP1 5BN	William's Tyre and Exhaust Service Bay
2	Boss Hall Road	IP1 5BN	Ipswich Hydraulics
3	Boss Hall Road	IP1 5BN	Brewers
4	Boss Hall Road	IP1 5BN	Leyland Paint Co
5	Boss Hall Road	IP1 5BN	Vacant
5a	Boss Hall Road	IP1 5BN	Vacant
6	Boss Hall Road	IP1 5BN	Print Wright
7	Boss Hall Road	IP1 5BN	Unipart Automotive
8	Boss Hall Road	IP1 5BN	German, Swedish, French Car Parts
9	Boss Hall Road	IP1 5BN	Beldham Burghman Ltd
9a	Boss Hall Road	IP1 5BN	IP & PS Industrial
9b	Boss Hall Road	IP1 5BN	National Blood Service
10	Boss Hall Road	IP1 5BN	Tip and Lift / Gallaghers
11	Boss Hall Road	IP1 5BN	Vacant
12	Boss Hall Road	IP1 5BN	Big Fun UK
13	Boss Hall Road	IP1 5BN	Capture It
14	Boss Hall Road	IP1 5BN	Bee Bee Refinishing Supplies Ltd
15	Boss Hall Road	IP1 5BN	Promaster Engineering Ltd
16	Boss Hall Road	IP1 5BN	1st For Glass
17	Boss Hall Road	IP1 5BN	Vacant
18	Boss Hall Road	IP1 5BN	Vacant
19	Boss Hall Road	IP1 5BN	Emergency Glass Centre
20	Boss Hall Road	IP1 5BN	Co-op
20a	Boss Hall Road	IP1 5BN	Co-op
21	Boss Hall Road	IP1 5BN	Ritehire
22-31	Boss Hall Road	IP1 5BN	Ipswich and Norwich Co-op Society
33	Boss Hall Road	IP1 5BN	JL Bragg Ltd
34	Boss Hall Road	IP1 5BN	Vacant
35	Boss Hall Road	IP1 5BN	Techno-graphic
36	Boss Hall Road	IP1 5BN	Vacant
37	Boss Hall Road	IP1 5BN	Vacant
38	Boss Hall Road	IP1 5BN	Suffolk Fastener
39	Boss Hall Road	IP1 5BN	Gill Insulation Contractors
40	Boss Hall Road	IP1 5BN	Black Jack Group
41-45	Boss Hall Road	IP1 5BN	FAS Ipswich Ltd.
46	Boss Hall Road	IP1 5BN	Ceramic Tiles
47	Boss Hall Road	IP1 5BN	K R Rackham and Son
48	Boss Hall Road	IP1 5BN	Tool Hire Shops
49	Boss Hall Road	IP1 5BN	Factair

Vacant sites

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5. HADLEIGH ROAD INDUSTRIAL ESTATE

Former Harris	Hadleigh Road	-	Vacant land (6.785 hectares) covered by IP/04/00115/OUT
Norris House	Hadleigh Road	IP2 0HU	CJ Electricals
160	Hadleigh Road	IP2 0HH	Amec
178 – 184	Hadleigh Road	-	Warner's / Haymills / AGA Cookers
Rear of 164-190	Elton Park Works	-	Oilite Bearings Ltd.
Unit 1a	Elton Park Works	IP2 0DD	Anglian Contracts
Unit 2a	Elton Park Works	IP2 0DD	Vacant
Unit 3q	Elton Park Works	IP2 0DD	Vacant
Unit 4a	Elton Park Works	IP2 0DD	Vacant
Unit 1b	Elton Park Works	IP2 0DD	City Sprint
Unit 2b	Elton Park Works	IP2 0DD	MOT Testing Centre
Unit 3b	Elton Park Works	IP2 0DD	BBRIST 5
Unit 4b	Elton Park Works	IP2 0DD	H&F Auto Service
Unit 5b	Elton Park Works	IP2 0DD	Lindsay & Gant
Unit 1c	Elton Park Works	IP2 0DD	Elton Park Garage
Unit 2c	Elton Park Works	IP2 0DD	S Clarke Vehicle Engineers
Unit 3c	Elton Park Works	IP2 0DD	Vacant
Unit 4c	Elton Park Works	IP2 0DD	Vacant
Unit 5c	Elton Park Works	IP2 0DD	W S Services
Unit 6c	Elton Park Works	IP2 0DD	(Connaught) IBH
Tubeway Sales	Elton Park Works	IP2 0HN	Tubeway Sales
A&R Building	Elton Park Works	IP2 0DQ	A&R Building and Management Contracts
Former LEP Transport	Elton Park Works	IP2 0DD	Vacant
Storage Warehouse	Elton Park Works	IP2 0DD	Dream Windows
Marine & Auto Electrics	Elton Park Works	IP2 0DD	Marine & Auto Electrics
Vacant land	Elton Park Works	IP2 0HU	Vacant (1.150 hectares) covered by IP/01/01079/FUL
Western House, Floor 1	Hadleigh Road	IP2 0HP	Vacant
Western House, Floor 2	Hadleigh Road	IP2 0HP	Sea Wheel Ltd
Western House, Floor 3	Hadleigh Road	IP2 0HP	Vacant
Western House, Floor 4	Hadleigh Road	IP2 0HP	Vacant
Western House, Floor 5	Hadleigh Road	IP2 0HP	Vacant
1	Dunlop Road	IP2 0UG	Renault
7	Dunlop Road	IP2 0UG	Avery Weigh Tronix
9	Dunlop Road	IP2 0UG	Boswell Printers
11	Dunlop Road	IP2 0UG	Woodside Promotions/Capital Hair & Beauty/ XL Garage Doors
5	Brunel Road	IP2 0UB	Crown Circuits/Splash
8	Brunel Road	IP2 0EX	British Oxygen Co Ltd
1	Bailey Close	IP2 0UD	Deben Print Co
3	Bailey Close	IP2 0UD	Crown Circuits
5	Bailey Close	IP2 0UD	Vacant
6	Bailey Close	IP2 0UD	Vacant
8	Bailey Close	IP2 0UD	Window Clean Centre
4	Bailey Close	IP2 0UD	McDougall Rose (Dulux Centre)
2	Bailey Close	IP2 0UD	Tools with a mission
1	Arkwright Road	IP2 0UB	Magnet Plc
3	Arkwright Road	IP2 0UB	Motor Parts Direct
5	Arkwright Road	IP2 0UB	Euroshred
7	Arkwright Road	IP2 0UB	Lucas Service Ltd
11	Arkwright Road	IP2 0UB	Edmunson Electrical Ltd
13	Arkwright Road	IP2 0UB	Trendex
17	Arkwright Road	IP2 0UB	Howdens Joinery Co
19	Arkwright Road	IP2 0UB	Transco
25	Arkwright Road	IP2 0UB	Tuffnells Parcels Express Ltd

2	Arkwright Road	IP2 0UB	Euromix Concrete
10	Crompton Road	IP2 0UB	Kocurek
6	Crompton Road	IP2 0UQ	Arrowpak Ltd
8	Crompton Road	IP2 0UQ	Wickes Ltd
5	Crompton Road	IP2 0UQ	Booker Cash & Carry
1	Baird Close	IP2 0UF	Home Express Delivery Services Ltd
2	Baird Close	IP2 0UF	Fuller Davis Printing
1	Whittle Road	IP2 0JB	Suffolk County Council
6 & 8	Whittle Road	IP2 0UH	The Mansion House & J Mattison Bedding Group
7 (Gipping House)	Whittle Road	IP2 0UH	Ipswich Borough Contracts
4	Brunel Road	IP2 0EF	Ancient House Press
1 Brookhouse Business Park	Brunel Road	IP2 0EF	Zeitx
2-3 Brookhouse Business Park	Brunel Road	IP2 0EF	Amtrack Express parcels
4 Brookhouse Business Park	Brunel Road	IP2 0EF	Fitness Health & Beauty
5 Brookhouse Business Park	Brunel Road	IP2 0EF	Vacant
6 Brookhouse Business Park	Brunel Road	IP2 0EF	Ipswich Tarpaulins
7 Brookhouse Business Park	Brunel Road	IP2 0EF	Vacant
8 Brookhouse Business Park	Brunel Road	IP2 0EF	Sano UK
9 Brookhouse Business Park	Brunel Road	IP2 0EF	Vacant
10 Brookhouse Business Park	Brunel Road	IP2 0EF	Vacant
11 Brookhouse Business Park	Brunel Road	IP2 0EF	Vacant
12 Brookhouse Business Park	Brunel Road	IP2 0EF	Martin C Gilbert Electricians
13 Brookhouse Business Park	Brunel Road	IP2 0EF	Lineat
14 Brookhouse Business Park	Brunel Road	IP2 0EF	I E Maintenance
15 Brookhouse Business Park	Brunel Road	IP2 0EF	Procast Ltd
16 Brookhouse Business Park	Brunel Road	IP2 0EF	Brookhouse Volvo Parts
17 Brookhouse Business Park	Brunel Road	IP2 0EF	Vacant
18 Brookhouse Business Park	Brunel Road	IP2 0EF	EES Ltd
19 Brookhouse Business Park	Brunel Road	IP2 0EF	Eastern Enterprises
20 Brookhouse Business Park	Brunel Road	IP2 0EF	New Oriental Express
21 Brookhouse Business Park	Brunel Road	IP2 0EF	Stav Print
22 Brookhouse Business Park	Brunel Road	IP2 0EF	Vacant
23 Brookhouse Business Park	Brunel Road	IP2 0EF	Ipswich Polycarbonates/Mr Misty
24 Brookhouse Business Park	Brunel Road	IP2 0EF	Falcon Glass and Windows
25 Brookhouse Business Park	Brunel Road	IP2 0EF	321 Printing
26 Brookhouse Business Park	Brunel Road	IP2 0EF	Ipswich Trade Frames
4	Dunlop Road	IP2 0UG	Halycon
6	Dunlop Road	IP2 0UG	Acescot Management Services
8 & 10	Dunlop Road	IP2 0UG	Defacto Software
12	Dunlop Road	IP2 0UG	Prestige Water Treatment
14	Dunlop Road	IP2 0UG	Club Colours
16	Dunlop Road	IP2 0UG	Easilife Cleaning Services
18	Dunlop Road	IP2 0UG	Lambourne International Ltd
20	Dunlop Road	IP2 0UG	Alfa Bella
22	Dunlop Road	IP2 0UG	ICOSYS
24	Dunlop Road	IP2 0UG	MB Martial Arts Supercentre
2	Dunlop Road	IP2 0UG	Cavalier Haulage
Delta Manganese Bronze	Hadleigh Road	-	Delta Manganese Bronze (Cerro)

Vacant sites

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6. LAND SOUTH OF LONDON ROAD, EAST OF SCRIVENER DRIVE

517	London Road	IP2 0ST	YMCA Training
1	Scrivener Drive	IP2 0SD	Volvo
3	Scrivener Drive	IP2 0SD	Nationwide Tyre & Battery Services
5	Scrivener Drive	IP2 0SD	Monarch Joinery Ltd
7	Scrivener Drive	IP2 0SD	City Electrical Factors Ltd
9	Scrivener Drive	IP2 0SD	Suffolk Scrap Store Project

Vacant sites

0

**7. LAND SOUTH OF HANDFORD ROAD RANELAGH ROAD,
PORTMAN'S WALK, RUSSELL ROAD,
PORTMAN'S WALK, RUSSELL ROAD, PRINCES STREET,
COMMERCIAL RD, CHANCERY ROAD & CONSTANTINE
ROAD**

VA Marriott	Handford Road	IP1 2BA	VA Marriott
British Telecom	Bibb Way	IP1 2EQ	British Telecom
Housing site	Handford Road		Housing site
7	Portman's Walk	IP1 2DW	Royal Mail (vehicle parking)
11	Portman's Walk	IP1 2DW	Ready Mixed Concrete
6 & 8	Portman's Walk	-	Ipswich Borough Council owned land (skip and wheelie bin storage)
10	Portman's Walk	IP1 2DW	Belstead Car Services
12	Portman's Walk	IP1 2DW	Auto Look
14	Portman's Walk	IP1 2DW	Vacant
16-20	Portman's Walk	IP1 2DW	John R Cox / Tune Up
22-24	Portman's Walk	IP1 2DW	MSJ Body Repairs
26	Portman's Walk	IP1 2DW	LASSA
28	Portman's Walk	IP1 2DW	McAVAC Car Valet
30 & 32	Portman's Walk	IP1 2DW	Astons
88	Princes Street	IP1 1RY	Avanti Autos
90-96	Princes Street	IP1 1RY	Landspeed
98	Princes Street	IP1 1RY	Avanti Autos
100	Princes Street	IP1 1RY	Drum and Monkey Public House
I B C	Princes Street	-	Ipswich Borough Council Car Park
Portman House, 120	Princes Street	IP1 1RS	Media Clubhouse
Churchman's House	Portman Road	-	Residential units
Hedges and Rileys	Princes Street	-	Hedges Car Centre/Rileys Snooker Centre /Europe Car
153	Princes Street	IP1 1QB	Suffolk Life
Berkeley B C	Princes Street	IP1 1QH	Berkeley Business Centres
Royal Mail	Commercial Road	IP1 1AA	Royal Mail Sorting Office
Fire Station	Princes Street	IP1 1RS	Fire Station
Police Car Park	Chancery Road	-	Police Car Park
1	Russell Road	IP1 2AG	Crown Court
2 to 4	Russell Road	IP1 2BE	Staples
6	Russell Road	IP1 2BX	Fitness First
Endeavor House, 8	Russell Road	IP1 2QW	Suffolk County Council
3-13	Russell Road	IP1 2DE	Unoccupied new retail units
Grafton House, 15-17	Russell Road	IP1 2DE	Ipswich Borough Council
19 & 21	Russell Road	IP1 2DE	Unoccupied new retail units
Rear of 3-21	Russell Road		Vacant land (0.31hectares)
Gipping Court, 4	Constantine Road	IP1 2EB	NTL and Bovis
2	Constantine Road	IP1 2DH	Suffolk County Council
3	Constantine Road	IP1 2DH	Car park
Constantine House	Constantine Road	IP1 2DH	Suffolk County Council
7	Sir Alf Ramsey Way	IP1 2DH	Ipswich Buses Ltd
Voyage' Housing site	Ranelagh Road	-	Housing site

Vacant sites

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8. DOCK STREET, GREAT WHIP STREET AND GOWER STREET

8 & 12	Dock Street	IP2 8ET	FJD Commercials
2	Great Whip Street	IP2 8EY	Vacant
4 & 6	Great Whip Street	IP2 8EY	DHL
8	Great Whip Street	IP2 8EY	Universal Tyres
10	Great Whip Street	IP2 8EY	Chancery Garage Ltd
1	Gower Street	IP2 8EX	Vacant
2	Gower Street	IP2 8EX	Handfield Accessories
3	Gower Street	IP2 8EX	Rookyard Development
4	Gower Street	IP2 8EX	Vacant
5	Gower Street	IP2 8EX	Carpet Solutions
6	Gower Street	IP2 8EX	Premier Formes
7	Gower Street	IP2 8EX	Tasty Fill
7a	Gower Street	IP2 8EX	R W Bond Printers
8	Gower Street	IP2 8EX	Vacant
9	Gower Street	IP2 8EX	Vacant
10	Gower Street	IP2 8EX	Vacant
11	Gower Street	IP2 8EX	Design and Graphics
12	Gower Street	IP2 8EX	Al Capone's Kitchen
13	Gower Street	IP2 8EX	CPS Computers
14	Gower Street	IP2 8EX	Vacant

Vacant sites

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9. RIVERSIDE INDUSTRIAL PARK AND WEST BANK AREA			
Unit 1, Riverside Industrial Park	Rapier Street	IP2 8JX	Big Box Storage
Unit 2, Riverside Industrial Park	Rapier Street	IP2 8JX	Charterlink
Unit 2a, Riverside Industrial Park	Rapier Street	IP2 8JX	Homestyle UK Windows Ltd
Unit 3, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant
Unit 4, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant
Unit 5, Riverside Industrial Park	Rapier Street	IP2 8JX	Morelli Central Ltd
Unit 6, Riverside Industrial Park	Rapier Street	IP2 8JX	DHL
Unit 7, Riverside Industrial Park	Rapier Street	IP2 8JX	Creative Cosmetics Ltd
Unit 8, Riverside Industrial Park	Rapier Street	IP2 8JX	Fish Trade Supplies
Unit 9, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant
Unit 10, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant
Unit 11, Riverside Industrial Park	Rapier Street	IP2 8JX	Perspective Signs
Unit 12, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant
Unit 13, Riverside Industrial Park	Rapier Street	IP2 8JX	Plastic Building Materials Ltd
Units 14-15, Riverside Industrial Park	Rapier Street	IP2 8JX	Riverside Press Ltd
Unit 16, Riverside Industrial Park	Rapier Street	IP2 8JX	Let's Party
Units 17, Riverside Industrial Park	Rapier Street	IP2 8JX	BMS Imaging
Units 18, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant
Unit 19, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant
Unit 20, Riverside Industrial Park	Rapier Street	IP2 8JX	Pirtek Ipswich
Unit 21, Riverside Industrial Park	Rapier Street	IP2 8JX	Perspective Signs Ltd
Unit 22, Riverside Industrial Park	Rapier Street	IP2 8JX	Bikes Express
Unit 23, Riverside Industrial Park	Rapier Street	IP2 8JX	Fuller Davies Ltd
Unit 24, Riverside Industrial Park	Rapier Street	IP2 8JX	St Elizabeth's Hospice
Unit 25, Riverside Industrial Park	Rapier Street	IP2 8JX	Knights & Son Ltd
Unit 26, Riverside Industrial Park	Rapier Street	IP2 8JX	Mason c j e Ltd
Unit 27, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant
Unit 28, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant
Unit 29, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant
Housing	Rapier Street	-	Housing site - completed
West Bank Area	Wherstead Road	IP2 8NB	(Including) Ipswich Port Ltd, Magnus Group Ltd, Morrisson Freight, Molloy Transport

Vacant sites

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10. CAVENDISH STREET AND WHITE ELM STREET

5	Cavendish Street	IP3 8AX	Newey and Eyre Ltd
9	Cavendish Street	IP3 8AX	Jans Madhouse
17	Cavendish Street	IP3 8AX	Raja Stores
21	Cavendish Street	IP3 8AX	Alton Windows
59-63	Cavendish Street	IP3 8AX	Grove Sprays
75	Cavendish Street	IP3 8AX	Springvale
85	Cavendish Street	IP3 8AX	Kays Electronics Ltd
Housing	Cavendish Street	IP3 8AX	Housing
2	Cavendish Street	IP3 8BG	Speedy Hire
46-70	Cavendish Street	IP3 8AX	Builders Equipment
J J Wilson	White Elm Street	IP3 8BA	J J Wilson
A T S	White Elm Street	IP3 8BA	Associated Tyre Specialists

Vacant sites

0

11. HOLYWELLS CLOSE/HOLYWELLS ROAD AREA

Unit 1	Trinity Street	IP3 0AB	Plumb Mate
Unit 2	Trinity Street	IP3 0AB	Heating Replacement Parts and Controls
Units 3-4	Trinity Street	IP3 0AB	Crown Paints
Unit 5	Trinity Street	IP3 0AB	Rexel Senate
14-36	Unity Street	-	J T Elvin Ltd, Mr Wines and Beers,
6-13	Unity Street	-	Unity Travel
Unit 1	Holywells Close	IP3 0AW	Red Ink Design Print
Unit 2	Holywells Close	IP3 0AW	G W Tyres
Units 3-5	Holywells Close	IP3 0AW	SCC Library Store
Unit 7	Holywells Close	IP3 0AW	Barkers
Unit 8	Holywells Close	IP3 0AW	Scofield & Lait Roofing
Unit 10	Holywells Close	IP3 0AW	Scrap Metal
Unit 11	Holywells Close	IP3 0AW	B H Ellis and Son
2	Cliff Road	-	Vacant (Erisco Bauder)
6	Cliff Road	IP3 0AY	PD Logistics
8	Cliff Road	IP3 0AY	Axter Roofing Systems
10	Cliff Road	IP3 0AY	PD Logistics
12	Cliff Road	IP3 0AY	Willis Group
1	Holywells Road	IP3 0DL	Chris Self Motorcycles
3	Holywells Road	IP3 0DL	Supertread Tyres
5	Holywells Road	IP3 0DL	Kent Blaxill
7	Holywells Road	IP3 0DL	Holywells Retail Centre
9	Holywells Road	IP3 0DL	Medi Plinth
11	Holywells Road	IP3 0DL	Johnstone's Paints
15	Holywells Road	IP3 0DL	CVS (Anglia) Ltd, Isuzu Truck Ltd
17-19	Holywells Road	IP3 0DL	Hewden Hire Centres Ltd
21	Holywells Road	IP3 0DL	Allwood Floors
23	Holywells Road	IP3 0DL	Floors 2 Doors
25	Holywells Road	IP3 0DL	P Seager Engineers
27	Holywells Road	IP3 0DL	Vacant
29	Holywells Road	IP3 0DL	Gavin Grant Heating Spares Ltd
31-35	Holywells Road	IP3 0DL	MJS
37-41	Holywells Road	IP3 0DL	Ipswich Tyre and Exhaust Centre
43	Holywells Road	IP3 0DL	Jayar Cars and Commercial Factors

Vacant sites

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12. GREENWICH CLOSE, GREENWICH ROAD, LANDSEER ROAD, CLIFF QUAY, SANDY HILL LANE AND RAEBURN ROAD SOUTH

1	Greenwich Close	IP3 0DD	PlasuFix
2	Greenwich Close	IP3 0DD	Vacant
3	Greenwich Close	IP3 0DD	Portmak Joinery
4	Greenwich Close	IP3 0DD	Eclipse
5	Greenwich Close	IP3 0DD	Octoral
6	Greenwich Close	IP3 0DD	Signs Express
7	Greenwich Close	IP3 0DD	AMX Offset Services
8	Greenwich Close	IP3 0DD	Collins and Curtis
9	Greenwich Close	IP3 0DD	Lee Crisp Engineering
11	Greenwich Close	IP3 0DD	Vacant
13	Greenwich Close	IP3 0DD	Benson Viscometers
15	Greenwich Close	IP3 0DD	Greenwich Engineering
17	Greenwich Close	IP3 0DD	Paint & Body Works
19	Greenwich Close	IP3 0DD	Vacant
21-23	Greenwich Close	IP3 0DD	E A M Printers
25	Greenwich Close	IP3 0DD	Target Plant and Sales Ltd
27	Greenwich Close	IP3 0DD	Vacant
29	Greenwich Close	IP3 0DD	S & P Leisure
31	Greenwich Close	IP3 0DD	Iron Glaze
33	Greenwich Close	IP3 0DD	Robert Forsdike
Former Econorent	Toller Road	IP3 0BJ	Vacant (IP/02/01001/FP)
2	Landseer Road	IP3 0AZ	Riverside Clinic
4	Landseer Road	IP3 0AZ	Vacant
6	Landseer Road	IP3 0AZ	Stilton Advertising
8-20	Landseer Road	IP3 0AZ	Anglo Norden
22-28 (Landseer Business Park)	Landseer Road	IP3 0AZ	IMOREX
40	Landseer Road	IP3 0DG	Hardy Craske Fuels Ltd
46	Landseer Road	IP3 0DB	Orwell Business Centre
60 and Vopak	Landseer Road	IP3 0BG	Vopak Terminal
Shell Direct	Greenwich Road		Shell Direct
Tolly Cobbold	Cliff Quay	IP3 0AZ	Tolly Cobbold (part vacant)
Former Jewson	Greenwich Road	-	Vacant
Former Cory Bros	Cliff Quay	IP3 0BZ	Vacant
Grain Terminal	Cliff Quay	IP3 0BZ	Grain Terminal
Ipswich Port Ltd	Cliff Quay	-	Ipswich Port Ltd
70	Landseer Road	IP3 0BS	Basta Lister Ltd
Department of Transport	Landseer Road	IP3 0DF	Department of Transport Goods Vehicle Testing Centre
Former Tallspan	Sandy Hill Lane	-	Vacant land (current planning permission for Retail Warehousing – 4.50 hectares)
86	Sandy Hill Lane	IP3 0HZ	Jackson Ltd (site covered by IP/00/0487/FP)
88	Sandy Hill Lane	IP3 0BB	Vacant
Horley Motors	Sandy Hill Lane	IP3 0HY	Horley Motors
Units 1-4 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	Karl King Transport Ltd.
Unit 5 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	Deben Business Machines, BJ Engineering, TH Industries Ltd, Engineering on-line, Special Machine Makes Ltd, Dovedale Developments Ltd
A B T Design			Vacant
Former Volvo Concessionaires	Sandy Hill Lane	IP3 0HY	Part leased to Eastern Contracting (7.67 ha vacant land)
Freight Kare	Raeburn Road South	IP3 0ET	Freight Kare, Cooks Waste Kare, Ipswich Mini Skip
Securicor Centre	Raeburn Road South		Vacant

Vacant sites

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**13. FOXHALL ROAD, STANLEY AVENUE, DERBY ROAD
AND
FELIXSTOWE ROAD**

Foxgrove Gardens	Foxhall Road		Housing site
Anglia Garage/Concorde Garage	Derby Road	-	John Grose/Citroen
Co-op Depot	Felixstowe Road	-	Ipswich & Norwich Co-operative Society Ltd
Rosehill Centre	Felixstowe Road	-	Aldi/Co-op Foodstores
22	Hines Road	IP3 9BG	Vacant
24	Hines Road	IP3 9BG	Vacant (used temporarily as overspill car park)
237	Felixstowe Road	IP3 9BN	British Telecom
239-241	Felixstowe Road	IP3 9BN	Rushmere Garden Estates, Sunningdale
			Maintenance and Crown Joinery
243	Felixstowe Road	IP3 9BN	Cloverleaf Press
247	Felixstowe Road	IP3 9BP	NACRO
255-257	Felixstowe Road	-	Choices Video, Home Electrical Direct, Hughes, Ipswich Vehicle Refinishers Ltd
273-297	Felixstowe Road	-	Fork Rent, Redi Hire and Trucks 'R' Us

Vacant sites

2

14. COBHAM ROAD			
2	Wright Road	IP3 9JG	East Anglian Wire Works, Aircool Services, Play Services
4	Wright Road	IP3 9JG	O B O Scaffolding
6/6a	Wright Road	IP3 9JG	Genesis
20	Wright Road	IP3 9JG	Speedy Hire
Ipswich Transport Museum	Cobham Road	IP3 9JD	Ipswich Transport Museum
Environment Agency	Cobham Road	IP3 9JD	Environment Agency

Vacant sites

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15. THE DRIFT, LESLIE ROAD AND NACTON ROAD

Unit 1 The Quadrangle Centre	The Drift	IP3 9QR	Vacant
Unit 2 The Quadrangle Centre	The Drift	IP3 9QR	Directa
Units 3 The Quadrangle Centre	The Drift	IP3 9QR	Crow Environmental
Unit 4 The Quadrangle Centre	The Drift	IP3 9QR	T K Garnham
Unit 5 The Quadrangle Centre	The Drift	IP3 9QR	Send 4 IT
Unit 6 The Quadrangle Centre	The Drift	IP3 9QR	Vacant
Unit 7 The Quadrangle Centre	The Drift	IP3 9QR	Satern Hardware
Unit 8 The Quadrangle Centre	The Drift	IP3 9QR	Vacant
Unit 9 The Quadrangle Centre	The Drift	IP3 9QR	Ellwood Electrical
Unit 10 The Quadrangle Centre	The Drift	IP3 9QR	Covertec
Unit 11 The Quadrangle Centre	The Drift	IP3 9QR	Vacant
Unit 12 & 13 The Quadrangle Centre	The Drift	IP3 9QR	Rust and Kemp Builders
Units 14-16 The Quadrangle Centre	The Drift	IP3 9QR	P J Print
Unit 17 The Quadrangle Centre	The Drift	IP3 9QR	Macmillan & Wright
Unit 17a The Quadrangle Centre	The Drift	IP3 9QR	Vacant
2	The Drift	IP3 9QR	Wolsey Press Ltd
Wolsey House, 2	The Drift	IP3 9QR	Snack Attack
"			Adrian P Keeble
"			O Cenhinho
"			Lynden Property Company
"			ABC Mortgages
"			Hadleigh Road Industrial Estate Ltd
"			Acom Company Management Ltd
"			Butterfly Magic
"			East Plumbing Ltd
"			Wood 'n' Stuff
Units 1-2 QM Industrial Park	The Drift	IP3 9QR	Anglian Pumping Services Ltd
Units 3-4 QM Industrial Park	The Drift	IP3 9QR	WR Refrigeration
Unit 1 Altitude Business Park, 4	The Drift	IP3 9QR	Vacant
Unit 2	The Drift	IP3 9QR	Vacant
Unit 3	The Drift	IP3 9QR	Vacant
Unit 4	The Drift	IP3 9QR	Vacant
Unit 5	The Drift	IP3 9QR	Vacant
6	The Drift	IP3 9QR	Vacant
8	The Drift	IP3 9QR	Scaffolding Great Britain Ltd
10	The Drift	IP3 9QR	Quinto Crane and Plant Hire
12	The Drift	IP3 9QR	Bradmanns Commercial Vehicle Repairs
14	The Drift	IP3 9QR	Pickfords Removals
Alstons Furniture	Leslie Road	IP3 9QL	Alstons Furniture
2 & 6	Leslie Road	-	Vacant land (0.830 hectares)
10	Leslie Road	IP3 9PL	Audio Visual Unit Ltd
12	Leslie Road	IP3 9QL	RPS Transport (Ipswich) Ltd
14	Leslie Road	IP3 9PL	MG Kerry
1 Alstons Court	Leslie Road	IP3 9PL	Central Tyre
2-6 Alstons Court	Leslie Road	IP3 9PL	SRC Systems
7 Alstons Court	Leslie Road	IP3 9PL	Vacant
8 Alstons Court	Leslie Road	IP3 9PL	Vacant
9 Alstons Court	Leslie Road	IP3 9PL	Vacant
10 Alstons Court	Leslie Road	IP3 9PL	Bob Nicholls Motorcycle Spares
11 Alstons Court	Leslie Road	IP3 9PL	Kingdom Motorcycles
12 Alstons Court	Leslie Road	IP3 9PL	Vehicle servicing and repairs
13 Alstons Court	Leslie Road	IP3 9LL	Ipswich Disco
14-15 Alstons Court	Leslie Road	IP3 9PL	Nacton Auto Electrics
Cranes	Nacton Road	IP3 9QH	Cranes Ltd

16. RANSOMES EUROPARK, NACTON ROAD

1 - 3, & 5	Bluestem Road	IP3 9RR	Masons Paper Co
6	Bluestem Road	IP3 9RR	Mann SE Ipswich
8 and 10	Bluestem Road	IP3 9RR	Dowding and Mills Ltd
11	Bluestem Road	IP3 9RR	Donaldsons Timber
12 & 12a	Bluestem Road	IP3 9RR	Cinram
13 - 17	Bluestem Road	IP3 9RR	Overum and Debach
Unit H1	Bluestem Road	IP3 9RR	Plumbing Trade Supplies
Unit H2	Bluestem Road	IP3 9RR	Magson
Unit H3	Bluestem Road	IP3 9RR	DNA Printing
Unit H4	Bluestem Road	IP3 9RR	Volvo
20	Bluestem Road	IP3 9RR	Reeves and Wright Ltd
22	Bluestem Road	IP3 9RR	Ashe Controls Ltd
1 Yale Business Park	Bluestem Road	IP3 9RR	Debach
2 Yale Business Park	Bluestem Road	IP3 9RR	Vacant
3 Yale Business Park	Bluestem Road	IP3 9RR	Vacant
4 Yale Business Park	Bluestem Road	IP3 9RR	Absolute
5 - 6 Yale Business Park	Bluestem Road	IP3 9RR	Premier Repro and Print
7 Yale Business Park	Bluestem Road	IP3 9RR	Ace Property Services
8 Yale Business Park	Bluestem Road	IP39RR	Danzas
9 Yale Business Park	Bluestem Road	IP3 9RR	Shanice Logistics Ltd
10 Yale Business Park	Bluestem Road	IP3 9RR	Electric Centre
11 Yale Business Park	Bluestem Road	IP3 9RR	AC Electrical Wholesale
12 Yale Business Park	Bluestem Road	IP3 9RR	Fennel Sales and Service
13-15 Yale Business Park	Bluestem Road	IP3 9RR	John Parker Fixings
30	Bluestem Road	IP3 9RR	John Menzies
34	Bluestem Road	IP3 9RR	RNLI
Adjacent 34	Bluestem Road	IP3 9RR	Carters
23	Bluestem Road	IP3 9RR	Business Post
25	Bluestem Road	IP3 9RR	Karl King Transport Ltd
27 & 29	Bluestem Road	IP3 9RR	Climate Centre
31	Bluestem Road	IP3 9RR	NHS
33	Bluestem Road	IP3 9RR	Vacant
35	Bluestem Road	IP3 9RR	BBWS
36	Bluestem Road	IP3 9RR	Notcutts Nurseries
38	Bluestem Road	IP3 9RT	Pik-a-Pak City Electrical Factors
Adjacent 38	Bluestem Road (fronting The Havens)		Vacant
2 and 4	Foxtail Road	IP3 9RT	Airspeed Tyres
6	Foxtail Road	IP3 9RT	Wellington Underwriting
8	Foxtail Road	IP3 9RT	Suffolk Resprays
10	Foxtail Road	IP3 9RT	Aim Industrial Movements Ltd.
12	Foxtail Road	IP3 9RT	Ipswich Wine and Beer
14	Foxtail Road	IP3 9RT	Hunting Hire Centre
16	Foxtail Road	IP3 9RT	APS Rewind
18 and 20	Foxtail Road	IP3 9RT	Tolway East
22	Foxtail Road	IP3 9RT	Pipeline Centre
24	Foxtail Road	IP3 9RT	Essex Plumb Base
26	Foxtail Road	IP3 9RT	Volvo
28	Foxtail Road	IP3 9EL	Bentek
30	Foxtail Road	IP3 9RX	Ipswich Plastics
1	Foxtail Road	IP3 9RT	MSC
3 and 5	Foxtail Road	IP3 9RT	Royal Mail
7	Foxtail Road	IP3 9RT	Screwfix
9	Foxtail Road	IP3 9RT	Karl King Transport Ltd
11	Foxtail Road	IP3 9RT	Chief Logistics Ltd
12a	Foxtail Road	IP3 9RT	John Grose

13	Foxtail Road	IP3 9RT	Karl King Transport Ltd
15	Foxtail Road	IP3 9RT	Initial City Link
32	Foxtail Road	IP3 9BE	John Grose
34	Foxtail Road	IP3 9RT	Blockfoil, Profoil, Security Foiling
1	Bermuda Road	IP3 9RU	Plumb City
2	Bermuda Road	IP3 9RU	Dudley Office Supplies
3	Bermuda Road	IP3 9RU	Bermuda Foods
4	Bermuda Road	IP3 9RU	Bartrum Mowers
5	Bermuda Road	IP3 9RU	Whinneys Fairmitre, Strip Glaze
6	Bermuda Road	IP3 9RU	The Barnes Group Ltd
7	Bermuda Road	IP3 9RU	The Bed Factory
8	Bermuda Road	IP3 9RU	Thales
9	Bermuda Road	IP3 9RU	Dutch Crown Plants
11	Bermuda Road	IP3 9RU	Foskers
2 (NatWest House)	The Sandlings	IP3 9YY	National Westminster Bank
1 K Line House	West Road	IP3 9SX	K' Line Europe Ltd
2 K Line House	West Road	IP3 9SX	Lite Bite Restaurant
3 K Line House	West Road	IP3 9SX	Axter
4 K Line House	West Road	IP3 9SX	Alton Windows (Ips) Ltd
5 K Line House	West Road	IP3 9SX	Carewatch Care Services
6 K Line House	West Road	IP3 9SX	Provedda
7 K Line House	West Road	IP3 9SX	Re Fresh Fitness
8 K Line House	West Road	IP3 9SX	The Window Film Centre
1	Alpha Terrace, West Rd	IP3 9SX	Masterlord Estates
2	Alpha Terrace, West Rd	IP3 9SX	Action International
3	Alpha Terrace, West Rd	IP3 9SX	H T E Timber Engineering
4	Alpha Terrace, West Rd	IP3 9SX	Concept Design
5	Alpha Terrace, West Rd	IP3 9SX	Pearson Financial
6	Alpha Terrace, West Rd	IP3 9SX	NCS Eastern Ltd
7	Alpha Terrace, West Rd	IP3 9SX	Vacant
1	Beta Terrace, West Rd	IP3 9SX	Initial Fire and Security
2	Beta Terrace, West Rd	IP3 9SX	Vacant
3	Beta Terrace, West Rd	IP3 9SX	Alchemy Wines Ltd
4	Beta Terrace, West Rd	IP3 9SX	Financial Planning
5	Beta Terrace, West Rd	IP3 9SX	Strand Freight Ltd
6	Beta Terrace, West Rd	IP3 9SX	IRS
7	Beta Terrace, West Rd	IP3 9SX	Melectronics Systems Ltd
8	Beta Terrace, West Rd	IP3 9SX	Initial Fire and Security
9	Beta Terrace, West Rd	IP3 9SX	Vacant
10	Beta Terrace, West Rd	IP3 9SX	Space Pods Ltd
11	Beta Terrace, West Rd	IP3 9SX	Direct
12	Beta Terrace, West Rd	IP3 9SX	IRS
13	Beta Terrace, West Rd	IP3 9SX	Sunrise IT Systems
14	Beta Terrace, West Rd	IP3 9SX	Vacant
1	Gamma Terrace, West Rd	IP3 9SX	A Recipe for Success Ltd
2	Gamma Terrace, West Rd	IP3 9SX	Vacuum Reflex
3	Gamma Terrace, West Rd	IP3 9SX	Fairs and Baker
4	Gamma Terrace, West Rd	IP3 9SX	Prezzies Plus.com
5	Gamma Terrace, West Rd	IP3 9SX	Blyth Valley
6	Gamma Terrace, West Rd	IP3 9SX	Ways4Media
7	Gamma Terrace, West Rd	IP3 9SX	Innate Management Systems Ltd
8	Gamma Terrace, West Rd	IP3 9SX	Asset Monitoring Solutions Ltd

9	Gamma Terrace, West Rd	IP3 9SX	(1st floor) Drummand Park Ltd
10	Gamma Terrace, West Rd	IP3 9SX	Chase Resources
11	Gamma Terrace, West Rd	IP3 9SX	High Level Safety
12	Gamma Terrace, West Rd	IP3 9SX	Digital Copier Systems
Vacant land rear of	Gamma Terrace, West Rd		Vacant land (1.04 hectares)
2 and 6	Central Avenue	IP3 9SL	CINRAM
3	Central Avenue	IP3 9QG	Ransomes Jacobsen
8	Central Avenue	IP3 9SL	Vacant
9	Central Avenue	IP3 9SL	Brinor
10	Central Avenue	IP3 9SL	Vacant
11	Central Avenue	IP3 9SL	GMA Warehousing,
12	Central Avenue	IP3 9QG	Vacant
13	Central Avenue	IP3 9SL	GMA Warehousing and Transport
14	Central Avenue	IP3 9SL	Vacant
16	Central Avenue	IP3 9SL	Vacant
26	Central Avenue	-	Woodbridge Engineering
28	Central Avenue	-	Woodbridge Engineering
30	Central Avenue	IP3 9SL	Parcel Force
1	Augusta Close	IP3 9SS	Lexus
2	Augusta Close	IP3 9SS	Marshall Car Sales
4	Augusta Close	IP3 9SS	Auto Direction
3	Augusta Close		The Swallow (Brewer's Fayre Public House and Restaurant)
2	The Havens	IP3 9SJ	Willis
4	The Havens	IP3 9SJ	Ipswich Building Society
6 and 8	The Havens	IP3 9SJ	Securicor Omega Logistics
10 (Meditate House)	The Havens	IP3 9SS	Meditate Shipping Company
Between 10 and 16	The Havens		Vacant land (0.3 hectares)
11	The Havens	IP3 9SJ	Next Generation
15	The Havens		Nidera
16	The Havens	IP3 9SS	PKF Accountants
18	The Havens	IP3 9SS	KDM
20	The Havens	IP3 9SS	Allports
22	The Havens		Equity Estates
24	The Havens		Vacant
26	The Havens		Vacant
28	The Havens		Vacant
Vacant land	Belfry Road/The Havens		Vacant land (1.11 hectares)
Mercedes Benz (u/c)	The Havens		Mercedes Benz (unit under construction)
IP/05/00241/FUL	The Havens		Vacant land covered by IP/05/00241/FUL and IP/06/01169/FUL (1.15 hectares)
Site I	The Havens		Vacant land (2.17 hectares)
Site F	The Havens		Vacant land (3.32 hectares)
Sold (vacant land)	The Havens		Vacant land (0.76 hectares)
1	Edison Close		Vacant
3	Edison Close		Vacant
5	Edison Close		Vacant
7	Edison Close		Vacant
2	Edison Close		Vacant
IP/06/00022/FUL	The Havens		Vacant land covered by part of IP/06/00022/FUL (1.13 hectares)
Unit under construction	The Havens		
21	The Havens	IP3 9SJ	Makro
Driving Test Centre	The Havens		Driving Test Centre
Unit under construction	The Havens		

Site K1	The Havens		Vacant land (0.94 hectares)
Site K3	The Havens		Vacant land (0.58 hectares)
Holden Buildbase	The Havens		Holden Buildbase

Vacant sites 31

**Total
vacant
sites 157**

