

Ipswich Borough Council Final Draft Local Plan Review

Statement of Common Ground between Ipswich Borough Council as Local Planning Authority and Historic England

Appendices



Planning Policy
Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
IP1 2DE

planningpolicy@ipswich.gov.uk

www.ipswich.gov.uk/localplan

Tel: 01473 432019

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Please note

The information below should be read alongside the Statement of Common Ground between Ipswich Borough Council and Historic England, dated 8th October 2020. Proposed new text is shown underlined and deleted text is shown ~~struck through~~. The modifications to policy and supporting text have been mutually agreed between the two parties.

Appendix 1

CHAPTER 6: IP-One Opportunity Areas

Vision

- 6.1 The broad focus for the plan in terms of development is to achieve appropriate regeneration of the central core of Ipswich (IP-One Area). These Opportunity Areas, which have potential for regeneration, are also some of the most sensitive historic and archaeological parts of the town. The Opportunity Areas are designed to reflect the historic character of each of the areas.

The Opportunity Area descriptions, development principles and plans which follow will act as indicative concept plans to guide the development strategically that is expected to take place.

Eight Opportunity Areas have been identified within the IP-One area defined on the map below in Figure 1 in Chapter 2 (see list below). They are areas where there are clusters of development opportunities, which together present an important opportunity to enhance the townscape and public realm. ~~The Opportunity Area descriptions, development principles and plans which follow will act as concept plans to guide the development strategically that is expected to take place.~~ The Opportunity Area Policies should be read with consideration to the SP and DM Policies which set out the preferred use of the site and the allocation site sheets. The site sheets identify specific constraints, considerations and opportunities for each individual allocation, whilst the Opportunity Areas set out the vision for the wider area. They should be adhered to unless evidence submitted with applications indicates that a different approach better delivers the plan objectives. The allocation policies of the Plan take precedence over the Opportunity Area guidance and site sheets in the event of any discrepancy.

The eight IP-One Opportunity Areas are as follows:

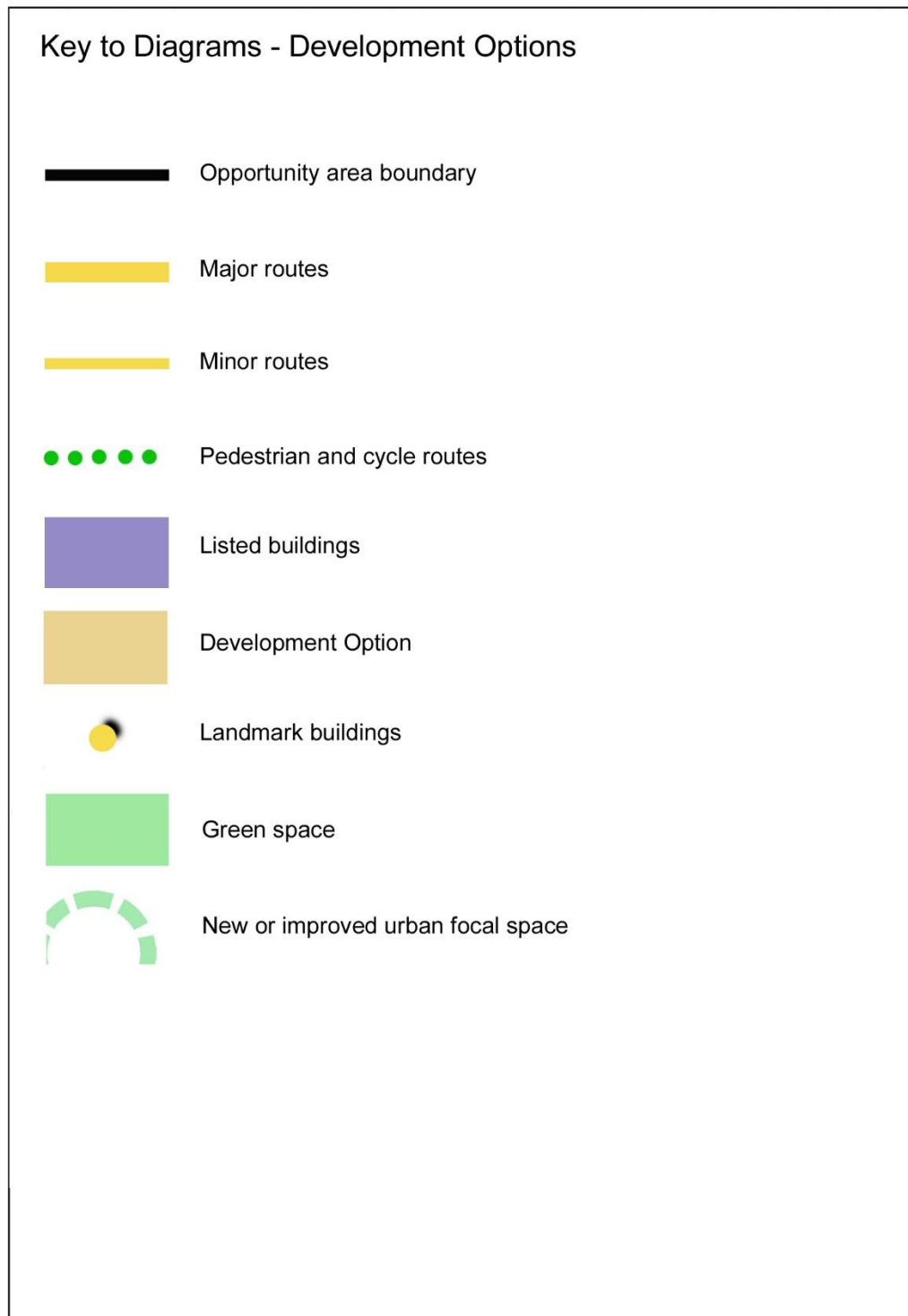
- A Island Site ~~(this area includes part of the former Opportunity Area E Over Stoke Waterside)~~
- B Merchant Quarter
- C Mint Quarter and surrounding area
- D Education Quarter and surrounding area
- E Westgate
- F River and Princes Street Corridor ~~(this area reflects a re-focus of the former Opportunity Area G River Corridor)~~
- G Upper Orwell River and Canalside – this is a new area added to reflect potential development sites in this area of IP-One, allocated through policy SP2
- H Holywells Area – this is a new area which presents an opportunity to link the Waterfront to the residential area and Holywells Park to the east.

Superseded Site Analysis Key –




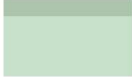






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Superseded Development Options Key -

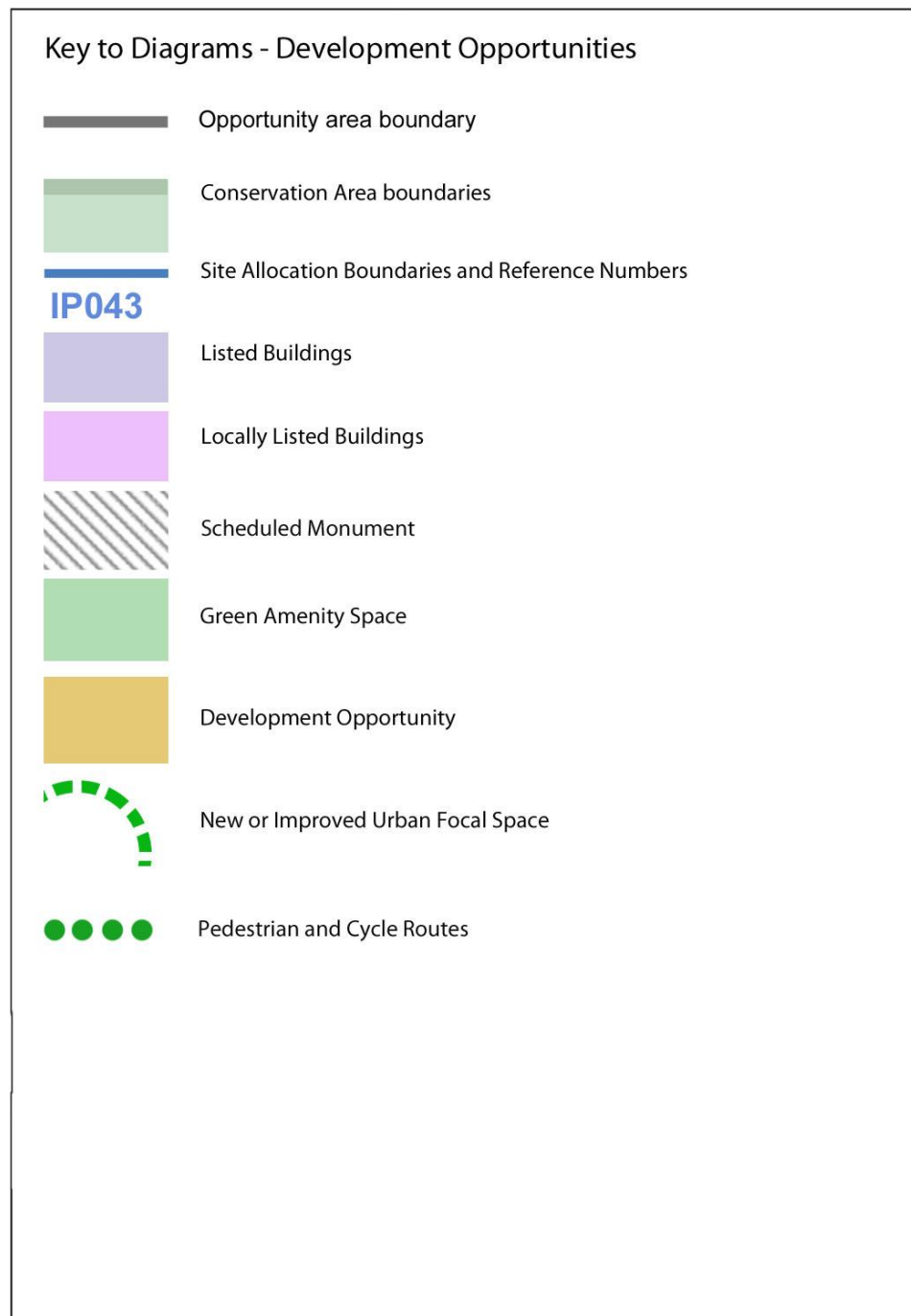


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Replacement Site Analysis Key –

Key to Diagrams - Site Analysis	
	Opportunity area boundary
	Conservation Area boundaries
	Site Allocation Boundaries and Reference Numbers
	Listed Buildings
	Locally Listed Buildings
	Scheduled Monument
	Green Amenity Space
	Positive Frontages
	Neutral Frontages
	Negative Frontages
	Potential bridging points or existing bridge improvements
	Urban connections to be created or improved

Replacement Development Opportunities Key -

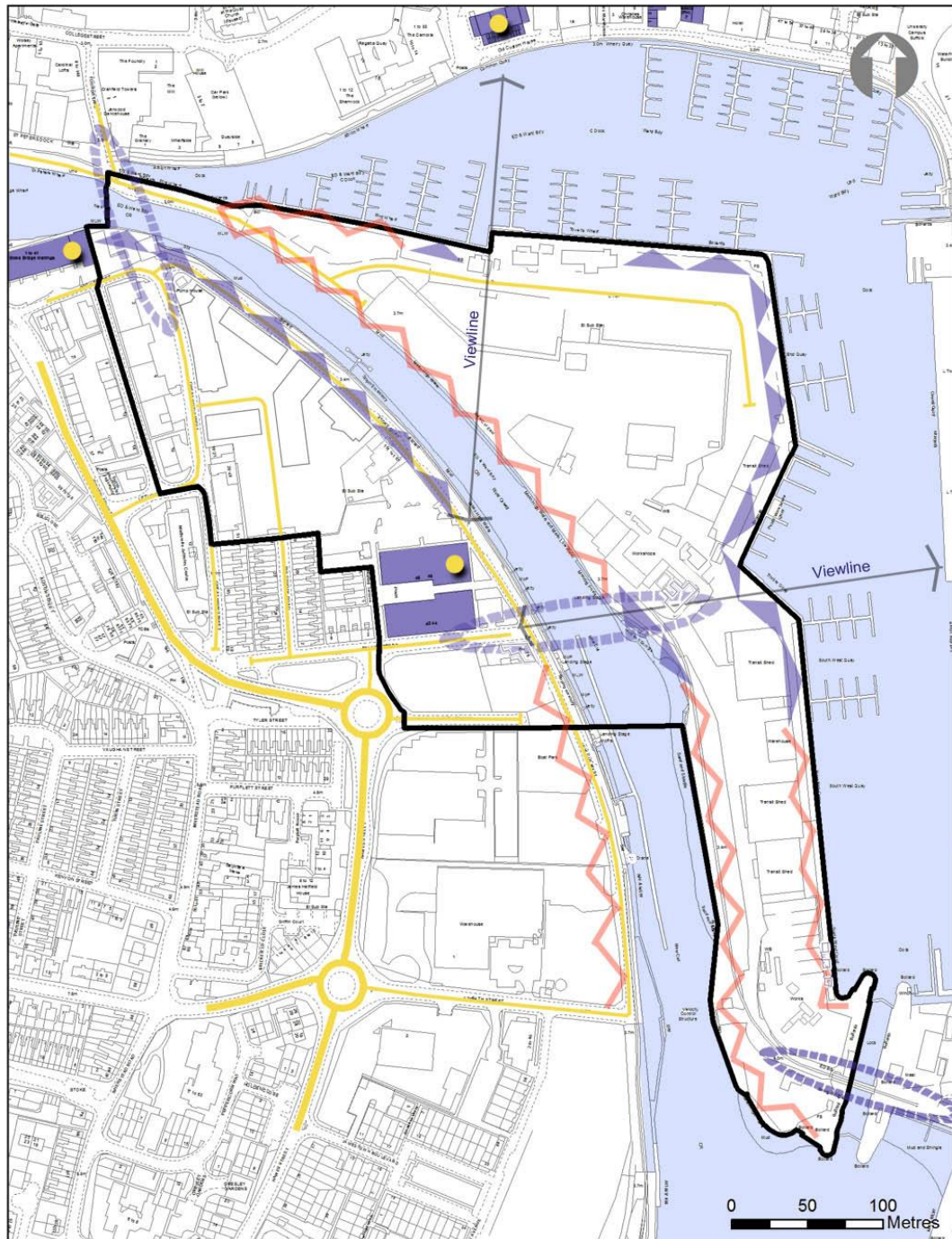


Appendix 2

Superseded A – Island Site. Site Analysis.

A - Island Site

Analysis

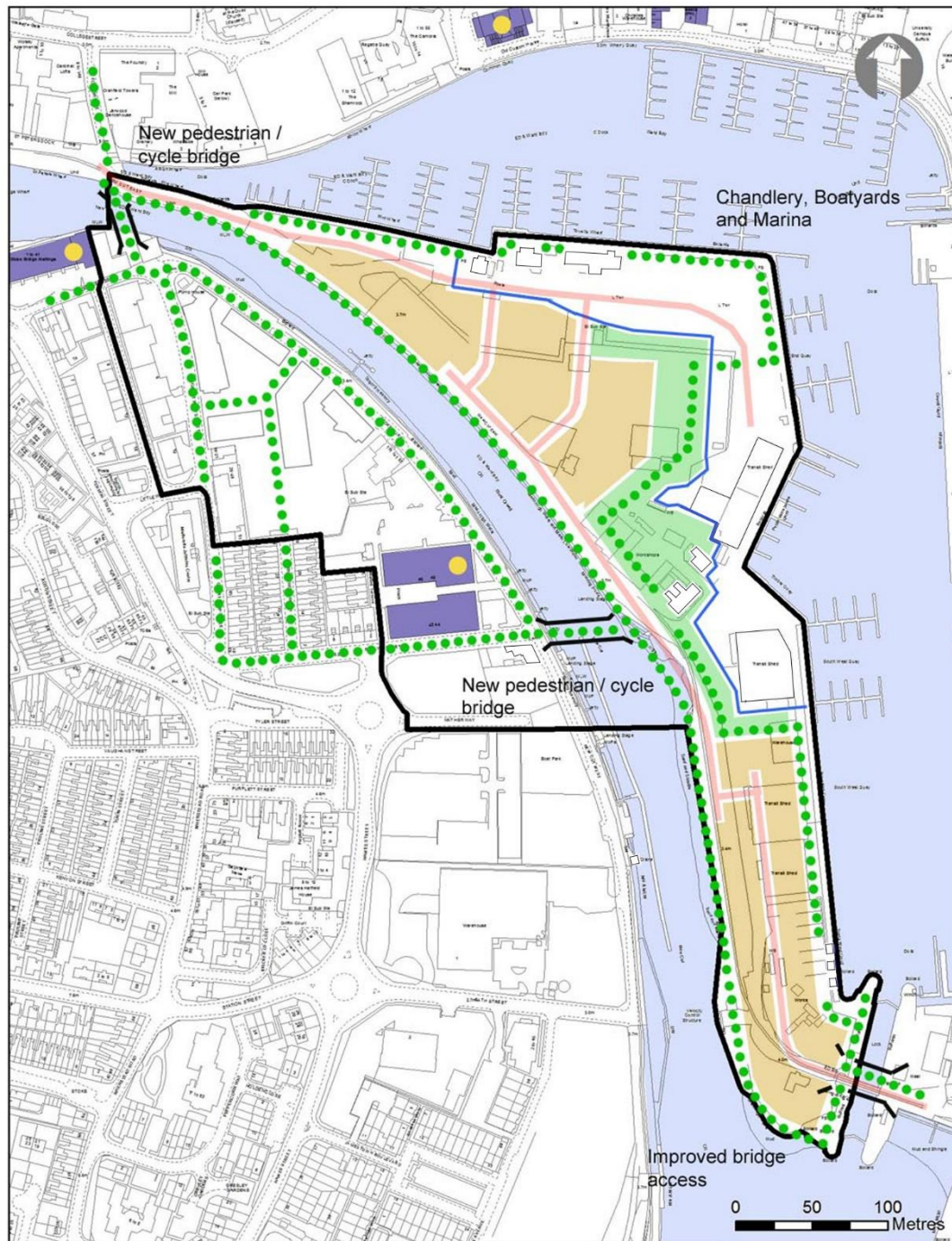


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Superseded A – Island Site. Development Options.

A - Island Site

Development Option

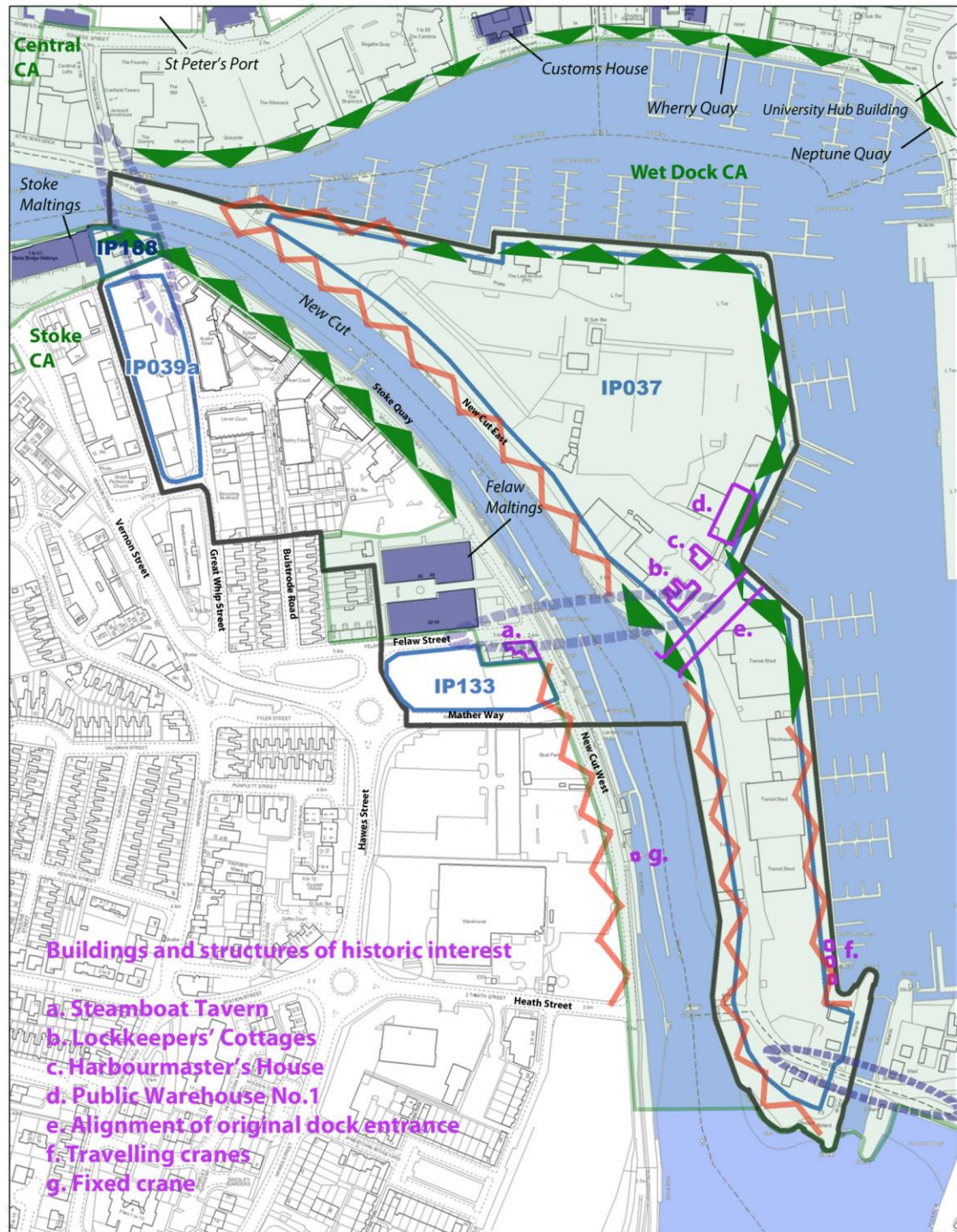


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Replacement A – Island Site. Site Analysis.

A - Island Site

Analysis



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Replacement A – Island Site. Development Opportunities.

A - Island Site

Development Opportunities



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Opportunity Area A – Island site

Character Assessment

The Island is located in the heart of the Ipswich Waterfront on land that was reclaimed when the Wet Dock was constructed over 150 years ago creating an island linked to the 'mainland' by a narrow connection at St Peter's Dock. In recent decades the usage of the Island Waterfront has changed as industrial port activities have given way to high quality residential and leisure uses based around the development of the marina. The Island retains its industrial use including ship building, which needs to be accommodated alongside any new development and regeneration of the area. ~~represents a key development opportunity in the regenerated Waterfront.~~

The current use of the Island site for boat storage and uses associated with the marina result in an open character with existing development of the site being low scale taking the form of utilitarian warehousing, with the exception of the Harbour Master's House, and Lock Keepers Cottages. These buildings, with the Public Warehouse No. 1 and the fixed cranes form an historically significant group of buildings on the Island. This existing use and low rise development therefore allows for views across the Wet Dock Conservation Area and allows for a visual relationship between the development to the west along the New Cut, as well as intervisibility with the more contemporary development along the Waterfront to the east.

The Opportunity Area also includes the east side of the former hamlet of Stoke, protected by conservation area designation. In recent years, residential development has taken place along the edge of the Waterfront to the west of the New Cut, however, there are several sites with vacant and part industrial uses allocated for residential development in this area on the Stoke Bank (IP133, IP039a and IP188).

The Opportunity Area is within the Area of Archaeological Importance and there may be archaeological finds related to areas industrial and maritime heritage and to the west there may be Saxon and Medieval archaeology associated with the hamlet of Stoke. Early engagement with Suffolk County Council Archaeological Service will be required. The Development and Archaeology SPD highlights the considerations and processes for the management of archaeological remains through the development process which will be relevant to the Opportunity Area.

Vision

The waterfront should be a focus for high quality residential development which reflect the special interest of the conservation areas and historic environment.

The new development should sit alongside existing successful industrial uses and residential schemes and create a balanced community.

The development of the Island Site offers the opportunity to introduce attractive and well planned green spaces. This should be located to have regard to the most sensitive open vistas from the development.

New development should seek to link to existing connections to ensure proposals integrate with the existing character and layout of the surrounding area.

Development Potential

The development of the ~~Island site~~ Opportunity Area can contribute in a variety of ways to the regeneration of the Waterfront area. ~~It is appropriate for provision of low to medium rise development which would~~ New development should maintain the essential character of the Wet Dock Conservation Area and ~~protect significant views across from the~~ outer edges of the Waterfront.

Given the Island site's central location, any development should look to address the existing development on the neighbouring banks, which will mean that any new development needs to have active frontages to multiple elevations.

Space is available to provide some much needed green areas including reinstatement of the tree lined promenade. The old lock gate area provides a natural focus for leisure uses while there is still space for further development of marina related activity. Enhancing linkages from the Island to the Waterfront and the west bank will be key to achieving a permeable, well connected development which can be enjoyed by both residents and recreational users.

West of the New Cut, opportunities exist for new mixed use development which can enhance the setting of historic buildings such as Felaw Maltings and the use of the quayside promenade and historic connecting routes such as Great Whip Street and Felaw Street.

Development Opportunities	Development Principles
<p>Mixed use development comprising (percentage is indicative):</p> <ul style="list-style-type: none"> • Residential (70% <u>on IP037 and 100% on IP039a, IP133 and IP188</u>) could include live-work units • Marina moorings and shore based facilities at the south end of the Island • Marine related industry including boat building • Employment including office use 	<ul style="list-style-type: none"> • Retention, refurbishment and conversion of historic structures (Public Warehouse, Lock Keepers Cottages and Harbour Masters House) • Reinterpretation of historic lock as focus to new public space • Protection of key vistas across the island • Protection of predominantly open character of water area

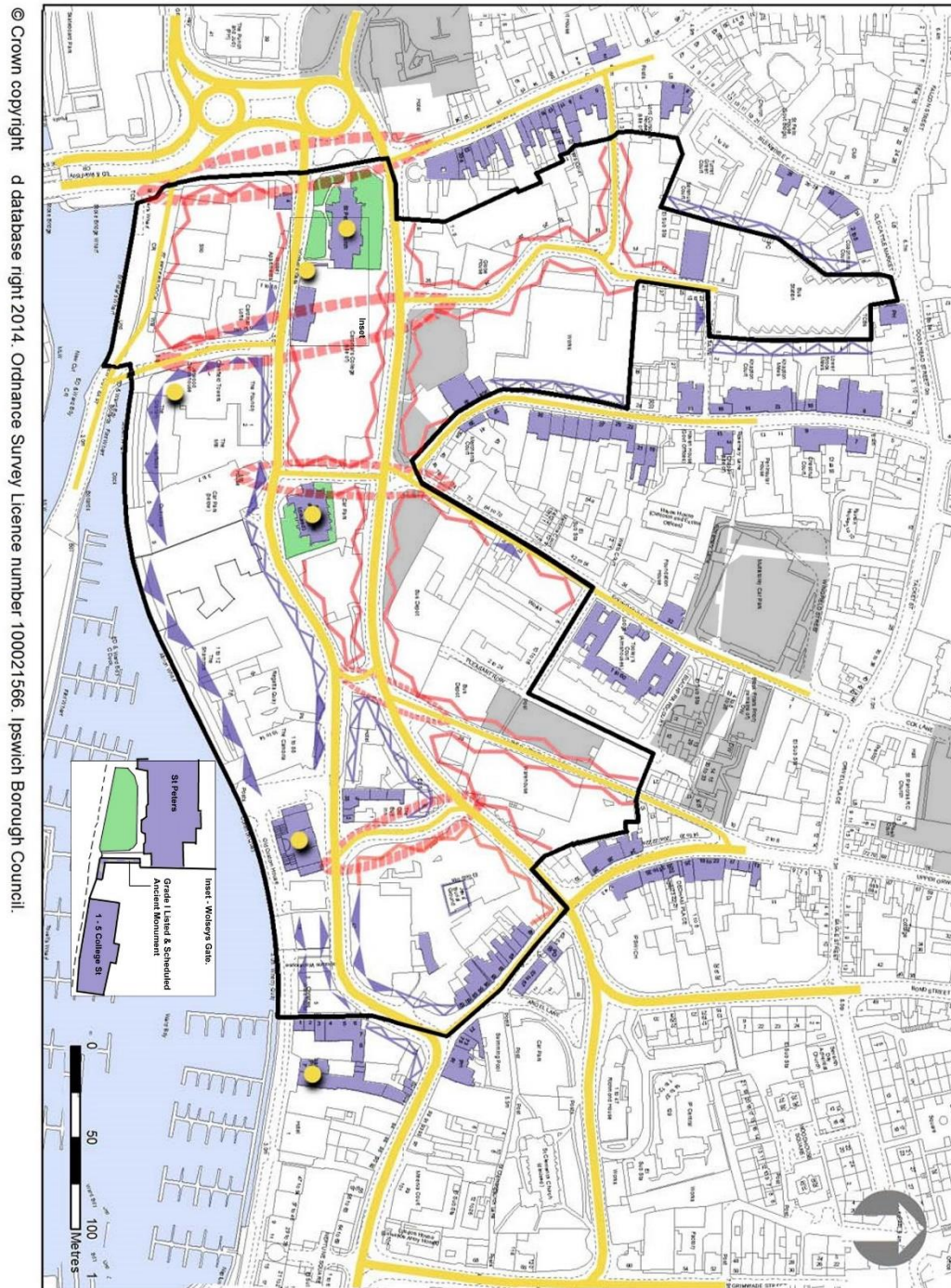
<ul style="list-style-type: none"> • Small scale retail, cafes and restaurants • Heritage/cultural based visitor attraction • Public open space • Conversion of historic buildings • Waterfront promenade 	<ul style="list-style-type: none"> • Generally low to medium rise development (3 ,4 and 5 storeys) • High quality public realm/open spaces <u>that integrates with the Flood Barrier public space and viewing points</u> • Waterfront promenades to Wet Dock and Riverside • Development to provide vehicular access (including emergency vehicles) and bridge across New Cut to link to Felaw Street • Layout should not prejudice the potential provision of a full Wet Dock crossing • Provision of cycle/pedestrian bridge across lock gate and westward pedestrian and cycle access across the New Cut • Layout to facilitate location of new foot/cycle bridge from New Cut to St Peter's Wharf • Layout and design to address flood risk • Development to take account of heritage <u>assets</u> issues including archaeology and <u>the Stoke and Wet Dock Conservation Areas</u>. • Ensure suitable public transport provision <u>through improved connections between the Island and mainland</u> • <u>Retain existing industrial uses on the Island site</u>
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Appendix 3

Superseded B – Merchant Quarter. Site Analysis.

B - Merchants Quarter

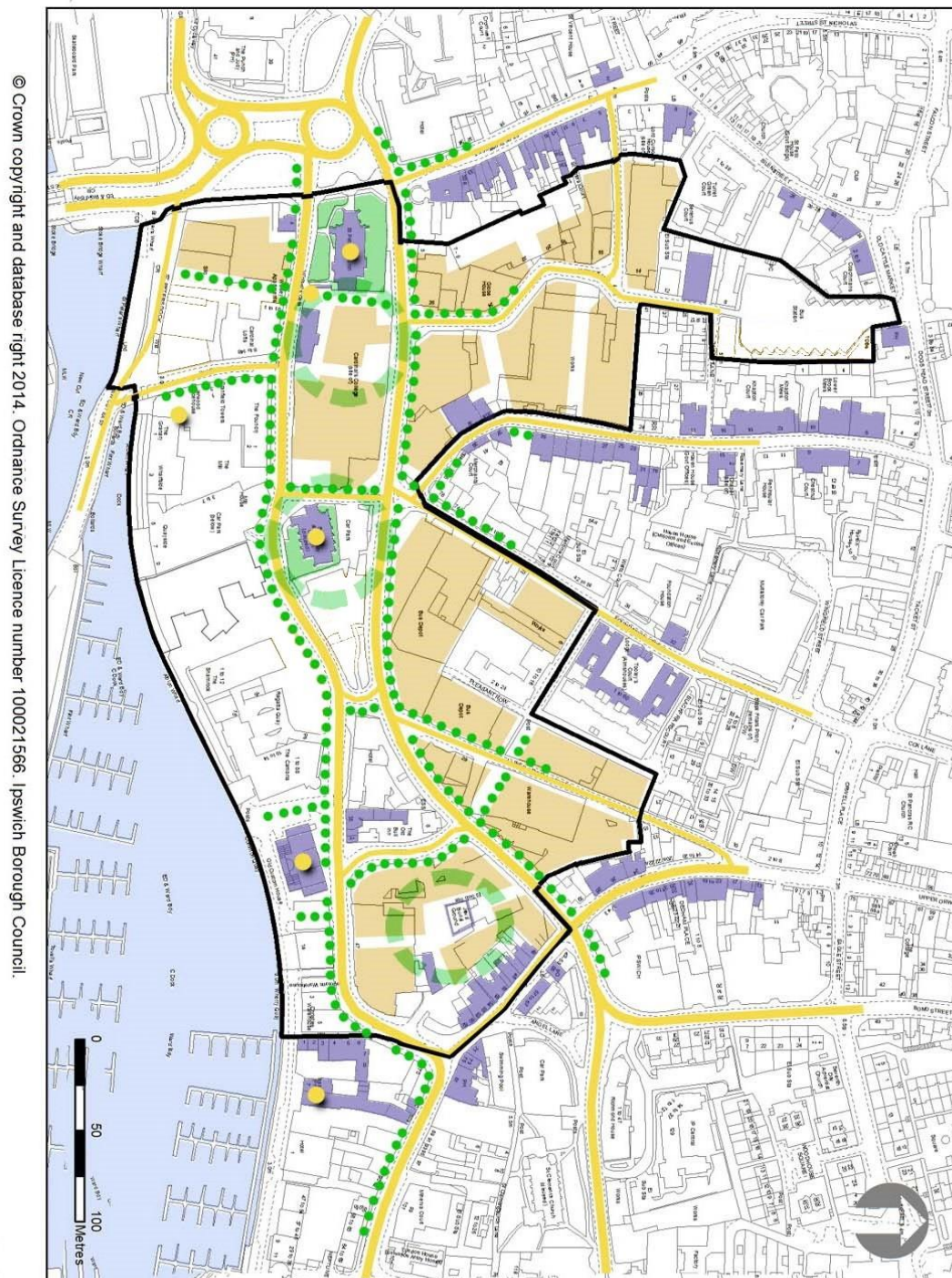
Analysis



Superseded B – Merchant Quarter. Development Options.

B - Merchants Quarter

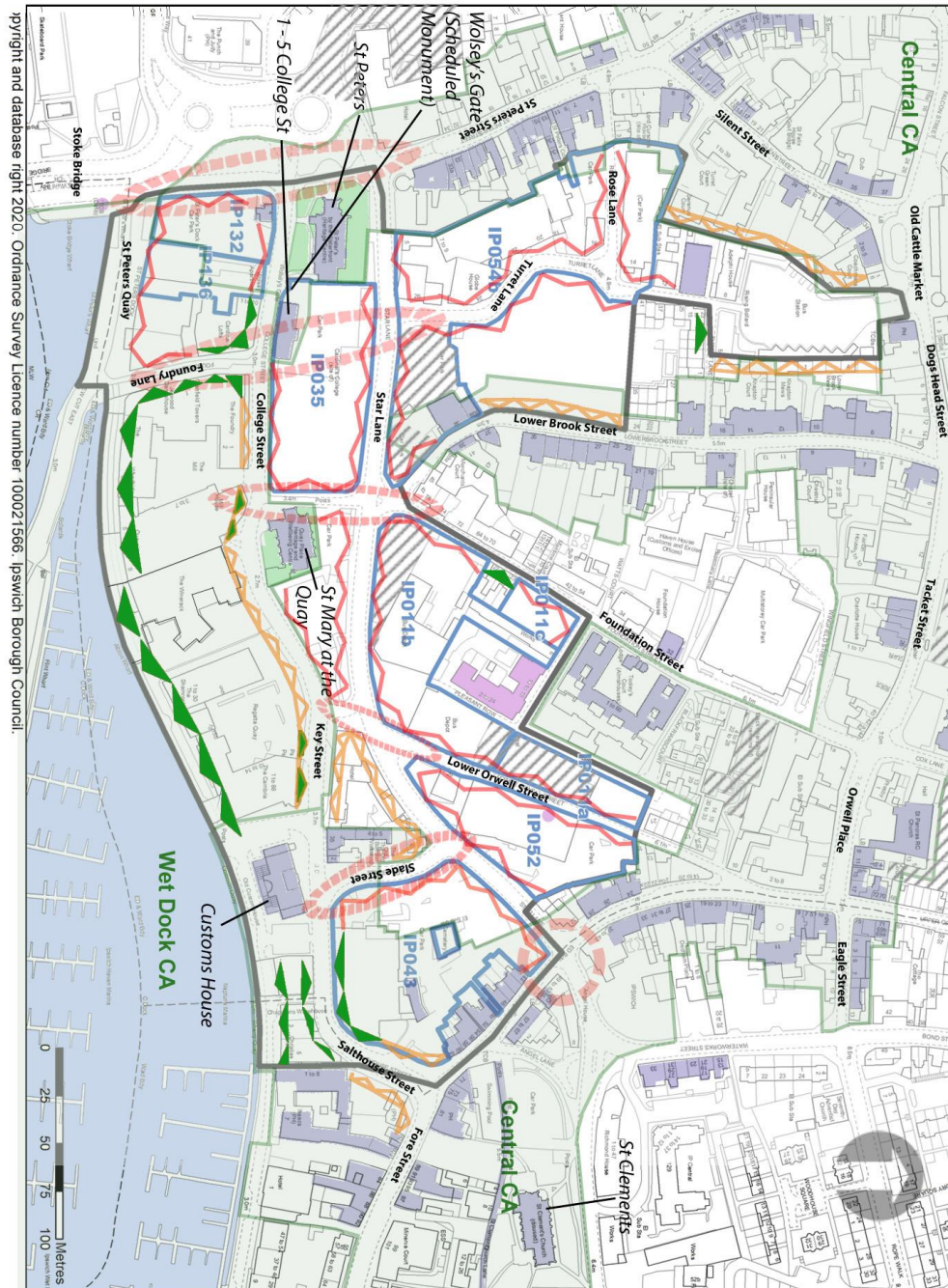
Development Option



Replacement B – Merchant Quarter. Site Analysis.

B - Merchant Quarter

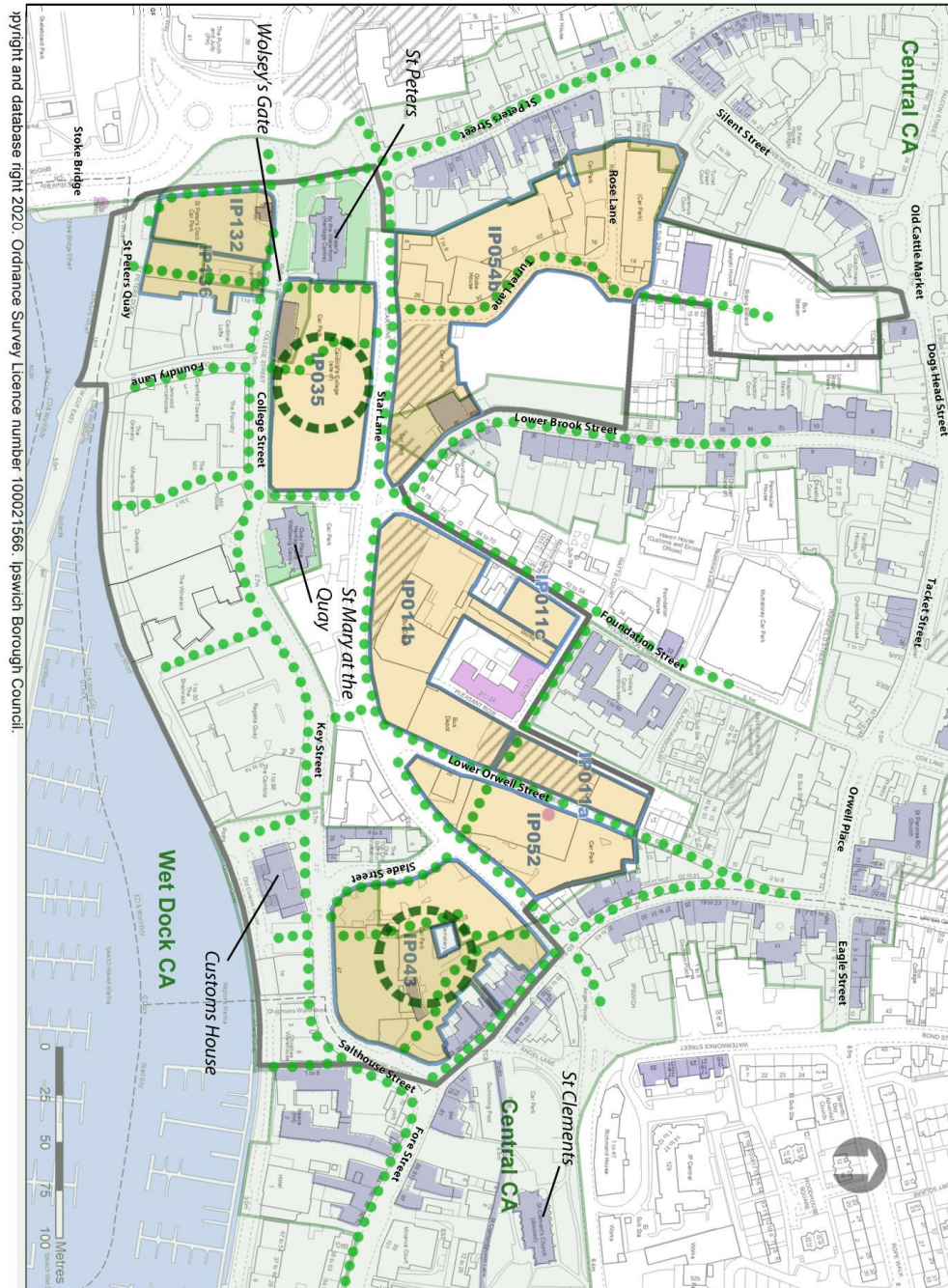
Analysis



Replacement B – Merchant Quarter. Development Opportunities.

B - Merchant Quarter

Development Opportunities



Opportunity Area B – Merchant Quarter

Character Assessment

Having undergone a period of development which has regenerated the Northern Quays, progress has now stopped, leaving a number of unfinished developments and gap sites. There are still issues of lack of connectivity between the Waterfront and the traditional Town Centre. The area between the old centre and Star Lane contains a network of streets, chiefly running north-south, but the linkage between this area and the Waterfront is affected by the barrier presented by the Star Lane gyratory road system. There is a poor quality environment in some parts of the area with several underused/vacant sites.

This area includes much of the internationally important area of the Anglo-Saxon and Medieval town and waterfront, including scheduled monuments and will involve considerable commitment of resources to archaeology. These sites are some of the most important remaining sites in Ipswich with the potential to address major research questions about the origin and development of the town. The Development and Archaeology SPD highlights the considerations and processes for the management of archaeological remains.

The opportunity area benefits from numerous listed buildings and includes parts of both the Wet Dock and Central Conservation Areas. The site of Wolsey's College is also within this Opportunity Area, including Wolsey's Gate which is both Grade I listed and a Scheduled Monument. The historic significance of the area is explored through the relevant Conservation Area Appraisal.

Site sheets IP011a, IP011b, IP011c, IP035, IP043, IP054b, IP132 and IP136 identify where there are historic environment constraints which will need to be taken into consideration in the redevelopment of the site.

Vision

~~The principal aim of the area between the Wet Dock and the Central Shopping Area presents an Opportunity Area~~ is to improve the links between the regenerated Waterfront area and the centre of town and use the potential 'gaps' to provide a high quality development connecting the town centre and waterfront. The area includes several vacant and underused sites, the redevelopment of which would knit the area together from its present fragmented state.

New development within the area should have its own unique character reflective of its transitional location.

The Council has adopted a Town Centre and Waterfront Public Realm Strategy SPD which aims to guide the improvement of public spaces and streets.

Development potential

Opportunity Area B is a focus for urban regeneration within the town and represents a significant clustering of sites with development potential.

Archaeological investigations will be required to enable many of the sites to come forward. The types and extent of archaeological remains discovered will be significant in determining where development may be appropriate and will influence the layout, amount and construction methods of proposals.

Development should be designed to minimise ground-disturbance and avoid harm to the archaeological sites and, especially, scheduled monuments within the Opportunity Area. If harm is unavoidable, the public benefits of the proposed development should be substantial, presenting opportunities for exemplar development schemes and facilitate an improved understanding of the archaeological significance of the area. Where disturbance of archaeological remains is unavoidable, public interpretation and presentation of the results could help anchor the development and create a sense of place.

In addition to planning permission, development proposals directly affecting scheduled monuments will require Scheduled Monument Consent under the Ancient Monuments and Archaeological Areas Act 1979 (as amended). In order to meet the requirements for obtaining Scheduled Monument Consent, development proposals will need to minimise and justify any harm, and demonstrate a very high level of public benefit.

Linked with proposals to lessen the impact of the Star Lane corridor, opportunities exist to bring vacant heritage assets back into use and reinforce the existing historic character and street pattern. Development should also look to promote improved pedestrian connection through and across the area, and migration of activity between the Town Centre and the Waterfront with the redevelopment of these underused/vacant sites.

Development Opportunities	Development Principles
Mixed use development comprising:- Residential (could include live work units) Non-residential use -Offices/businesses -Cafes/restaurants -Small scale retail	<ul style="list-style-type: none">• Layout to relate to historic street pattern.• Fine grain development of generally low rise (3 storeys) with increased scale at focal points, up to a maximum of 5 storeys, to reflect historic scale and grain. Taller buildings may be permitted in the tall building arc defined through policy DM15.• Enhance pedestrian linkage between town centre and

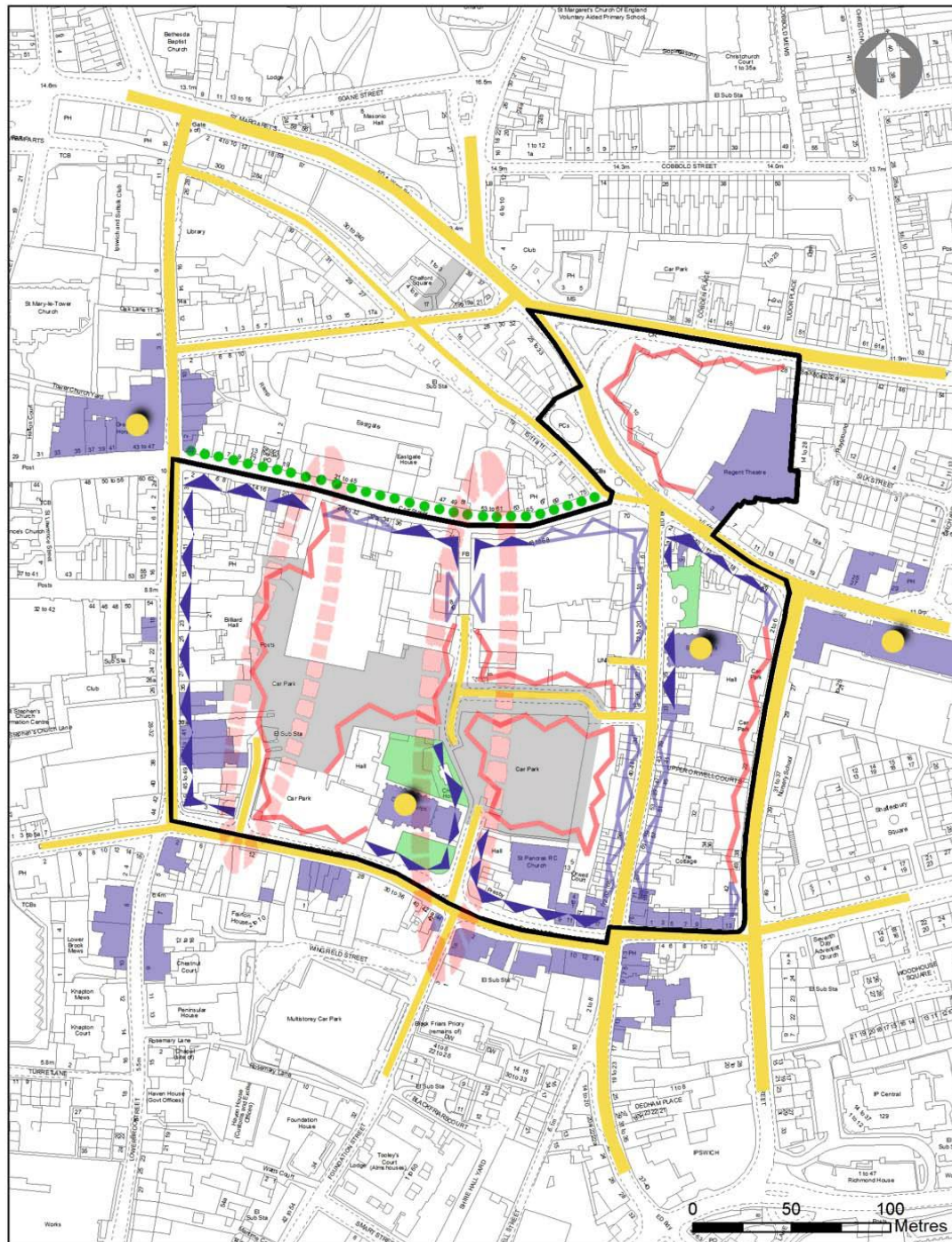
	<p>waterfront with upgraded public realm.</p> <ul style="list-style-type: none"> • Development to address street frontages – particularly Star Lane – and if possible allow for widening on Star Lane to accommodate tree planting, cycle provision or wider footways. • Development to respect and enhance setting of Listed and historic buildings. • Development to address scheduled monuments and archaeology- <u>including conservation principles and, where relevant, mitigation for impacts on archaeological remains and enhancement of public understanding.</u> • <u>Development directly affecting scheduled monuments will need to deliver demonstrable public benefit.</u> • Replacement site for major EDF electricity sub-station. • Layout and design to address flood risk.
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Appendix 4

Superseded C – Mint Quarter and surrounding area. Site Analysis.

C - Mint Quarter

Analysis

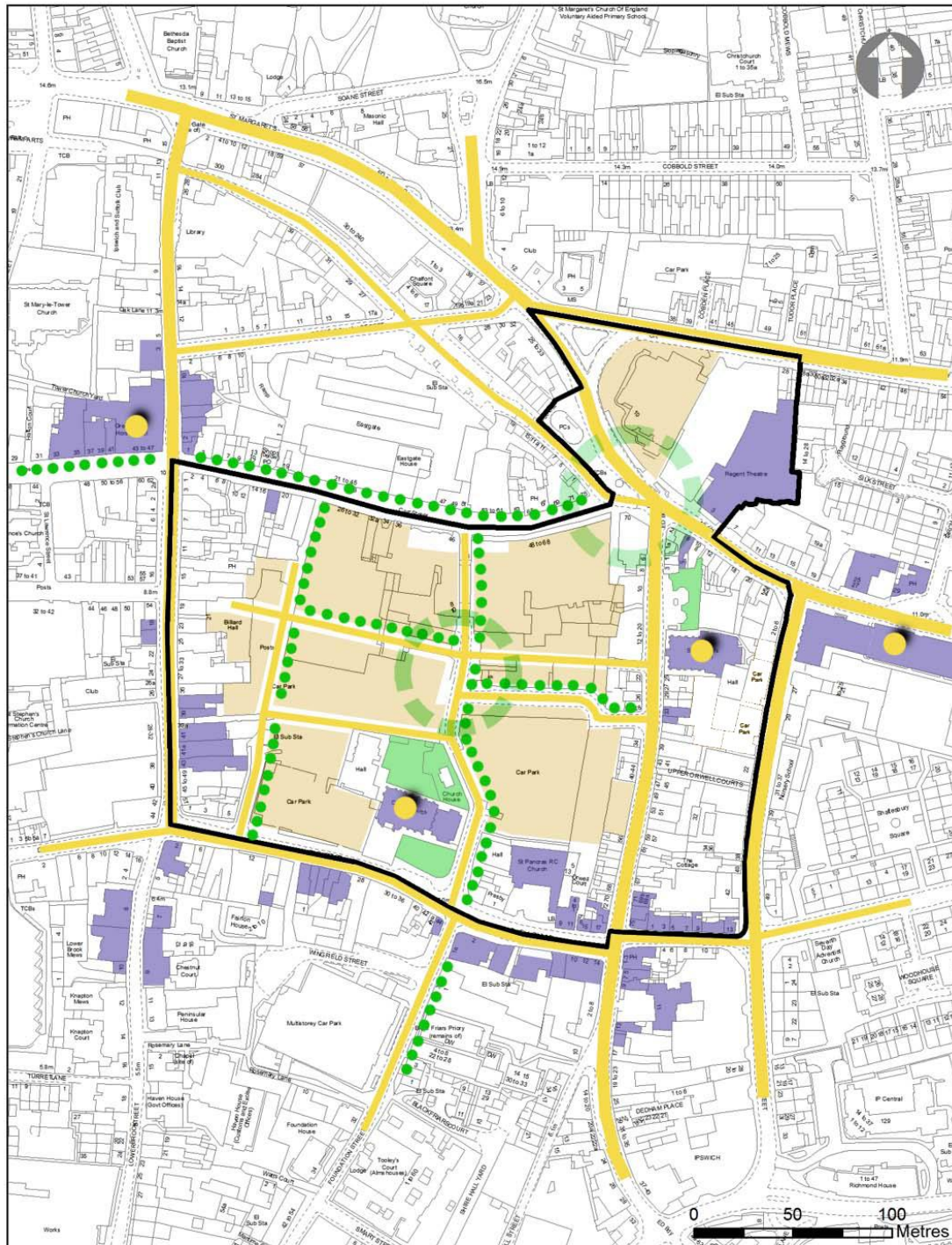


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Superseded C – Mint Quarter and surrounding area. Development Options.

C - Mint Quarter

Development Option



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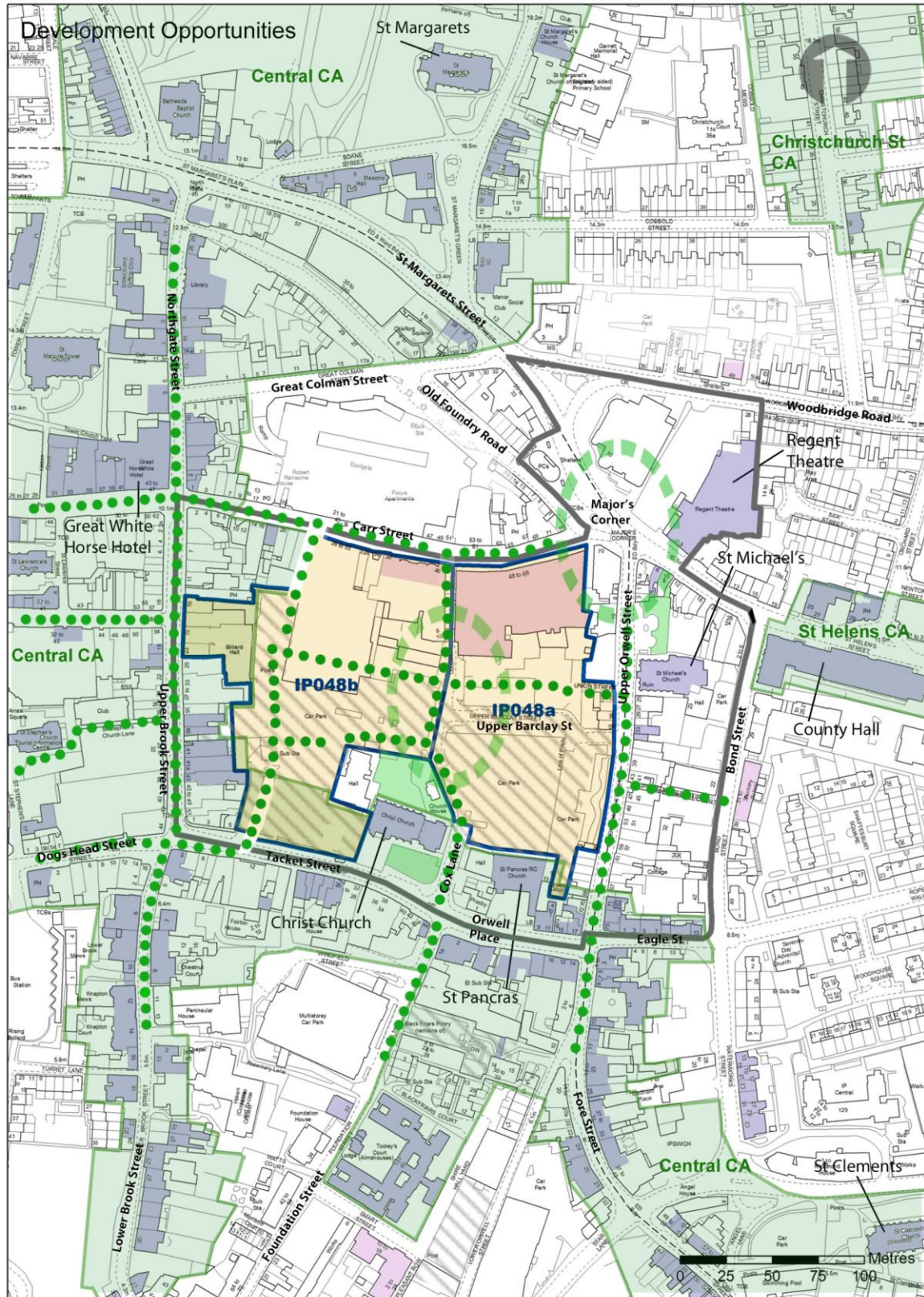
Replacement C – Mint Quarter and surrounding area. Site Analysis.

C - Mint Quarter



Replacement C – Mint Quarter and surrounding area. Development Opportunities.

C - Mint Quarter



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Opportunity Area C – Mint Quarter / ~~Cox Lane regeneration area and surrounding area~~

Character Assessment

The 'Mint Quarter' is the name which has been applied to the proposed redevelopment area located within the block bounded by Carr Street, Upper Brook Street, Tacket Street/Orwell Place and Upper Orwell Street.

The Opportunity Area includes the Central Conservation Area and includes several listed buildings within the area ranging from medieval buildings to an early 20th century cinema. St Helen's Conservation Area is located to the east of the Opportunity Area. There are numerous buildings along Carr Street included on the Local List (Buildings of Townscape Interest) SPD which also have the potential to be affected by the redevelopment of the sites.

Historically, the site was active from the Saxon period onwards, with archaeological evidence suggesting the area was dedicated to pottery production. By the 20th century, almost the entire site was used in by the Tollemache brewery. The brewery buildings were cleared in the 1960s which has left the site in its current underutilised state, now in use as surface level car parks. Whilst the car parks contribute little to the character of the area, beneath lie the remains of the Middle and Late Saxon town. The majority of the site is therefore within the area of archaeological importance and parts are protected as a Scheduled Monument. Even outside of the scheduled areas there is potential for nationally importance archaeological remains. Considerable commitment and resources to archaeological investigation will therefore be required should development come forward on these sites, for more guidance please see the Development and Archaeology SPD.

Vision

Development of the area will promote the residential-led regeneration of the adjoining peripheral shopping streets and much needed improvements to the public space at Major's Corner. Redevelopment of the Mint Quarter represents an opportunity for a mix of predominantly non-retail uses. Existing areas of surface parking will be replaced by a multi-storey short stay car park for shoppers and redeveloped urban blocks with a legible layout of streets and public spaces.

The Council has adopted a Town Centre and Waterfront Public Realm Strategy SPD which aims to guide the improvement of public spaces.

Development Potential

Development of the main Mint Quarter area should be based around a continuation of the historic urban block structure, with a new pedestrian spine forming a continuation of Butter Market linking through to a new urban square located on the historic north-south route of Cox Lane. Ancillary routes should link through to the main routes enclosing the wider block and to acknowledge historic routes and features as appropriate. Residential accommodation should be provided at upper floors to provide an appropriate form and scale of development.

Proposals should look to reinstate the established building line along Upper Orwell Street and Tacket Street and contribute to the existing scale of development along these routes. The block layout should seek to present active facades to its public facing elevations.

Archaeological investigations will be required to enable sites within the Opportunity Area to come forward. The types and extent of archaeological remains discovered will be significant in determining where development may be appropriate and will influence the layout, amount and construction methods of proposals.

Development should be designed to minimise ground-disturbance and avoid harm to the archaeological sites and, especially, scheduled monuments within the Opportunity Area. If harm is unavoidable, the public benefits of the proposed development should be substantial, presenting opportunities for exemplar development schemes and facilitate an improved understanding of the archaeological significance of the area. Where disturbance of archaeological remains is unavoidable, public interpretation and presentation of the results could help anchor the development and create a sense of place.

In addition to planning permission, development proposals directly affecting scheduled monuments will require Scheduled Monument Consent under the Ancient Monuments and Archaeological Areas Act 1979 (as amended). In order to meet the requirements for obtaining Scheduled Monument Consent, development proposals will need to minimise and justify any harm and demonstrate a very high level of public benefit.

A development brief for the whole site (IP048a and IP048b) will be prepared but development may come forward incrementally.

Development Opportunities	Development Principles
<p><u>See site sheets IP048a and IP048b for site specific guidance.</u></p> <p>Predominantly non-retail mixed use development comprising:</p> <ul style="list-style-type: none"> • Residential • Shoppers short stay car parking (multi storey) • Public open space • Café/restaurant uses • Some retail on the western part of the site • School 	<ul style="list-style-type: none"> • <u>Improved Pedestrian connection opposite Butter Market</u> with new urban space. • Enhanced pedestrian permeability east-west and north-south across site. • Layout to promote active frontages at ground floor level. • Development to respect <u>preserve</u> and enhance setting of Listed and historic buildings. • Development to address scheduled monuments and archaeology (much of the Mint

	<p>Quarter site is a scheduled monument) including conservation principles and, where relevant, mitigation for impacts on archaeological remains and enhancement of public understanding.</p> <ul style="list-style-type: none"> • <u>Development directly affecting scheduled monuments will need to deliver demonstrable public benefit.</u> • Development to provide appropriate building scale to historic street frontages and to be appropriate in the context of the <u>character of the</u> Conservation Areas. • Enhancement of linkage to Regent Theatre <u>through public realm improvements.</u> • Provision of major new landscaped public space at focus of scheme. • Scheme to promote regeneration of Upper Orwell Street including environmental enhancements.
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Superseded D – Education Quarter and surrounding area. Site Analysis.

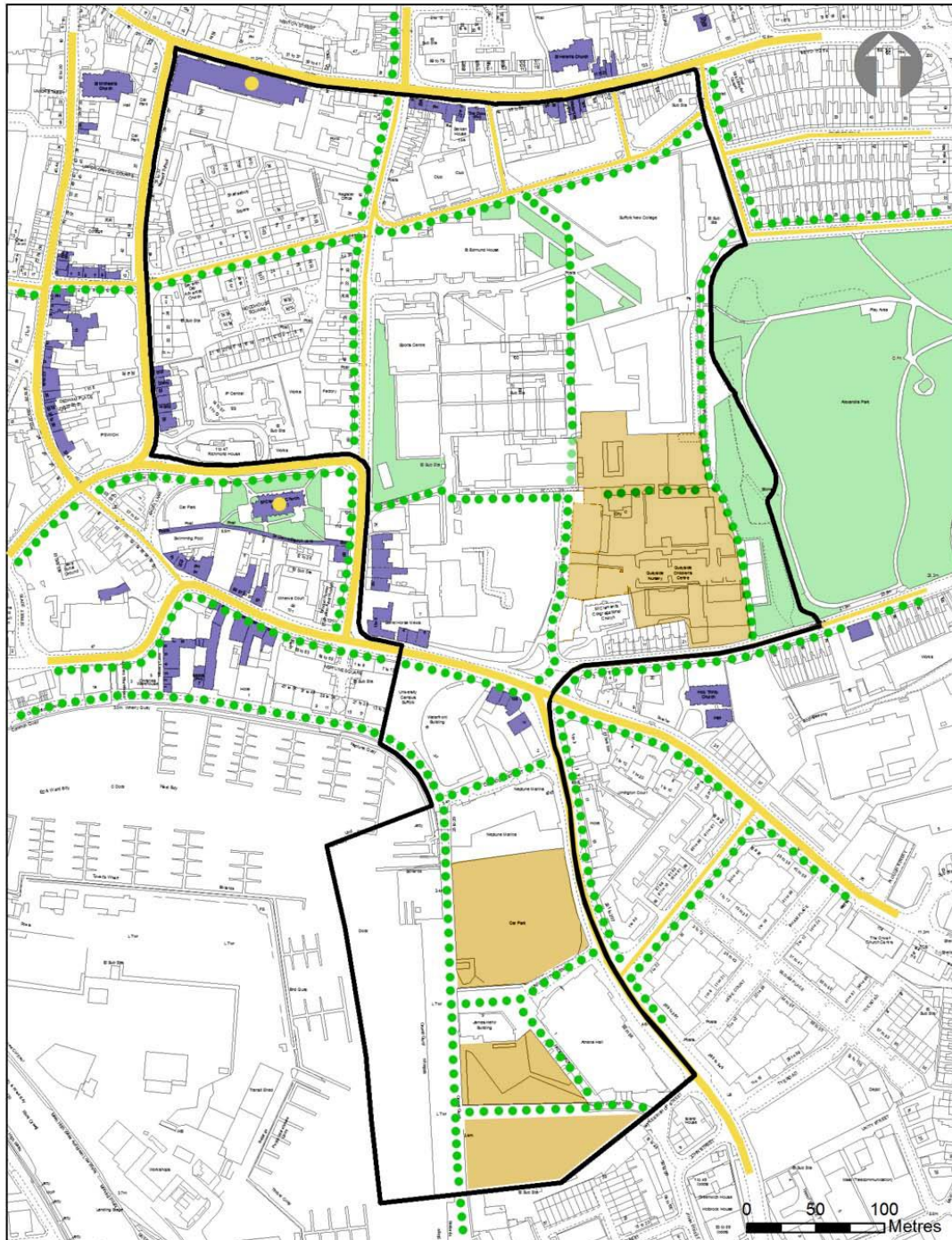
Analysis



Superseded D – Education Quarter and surrounding area. Development Options.

D - Education Quarter

Development Option

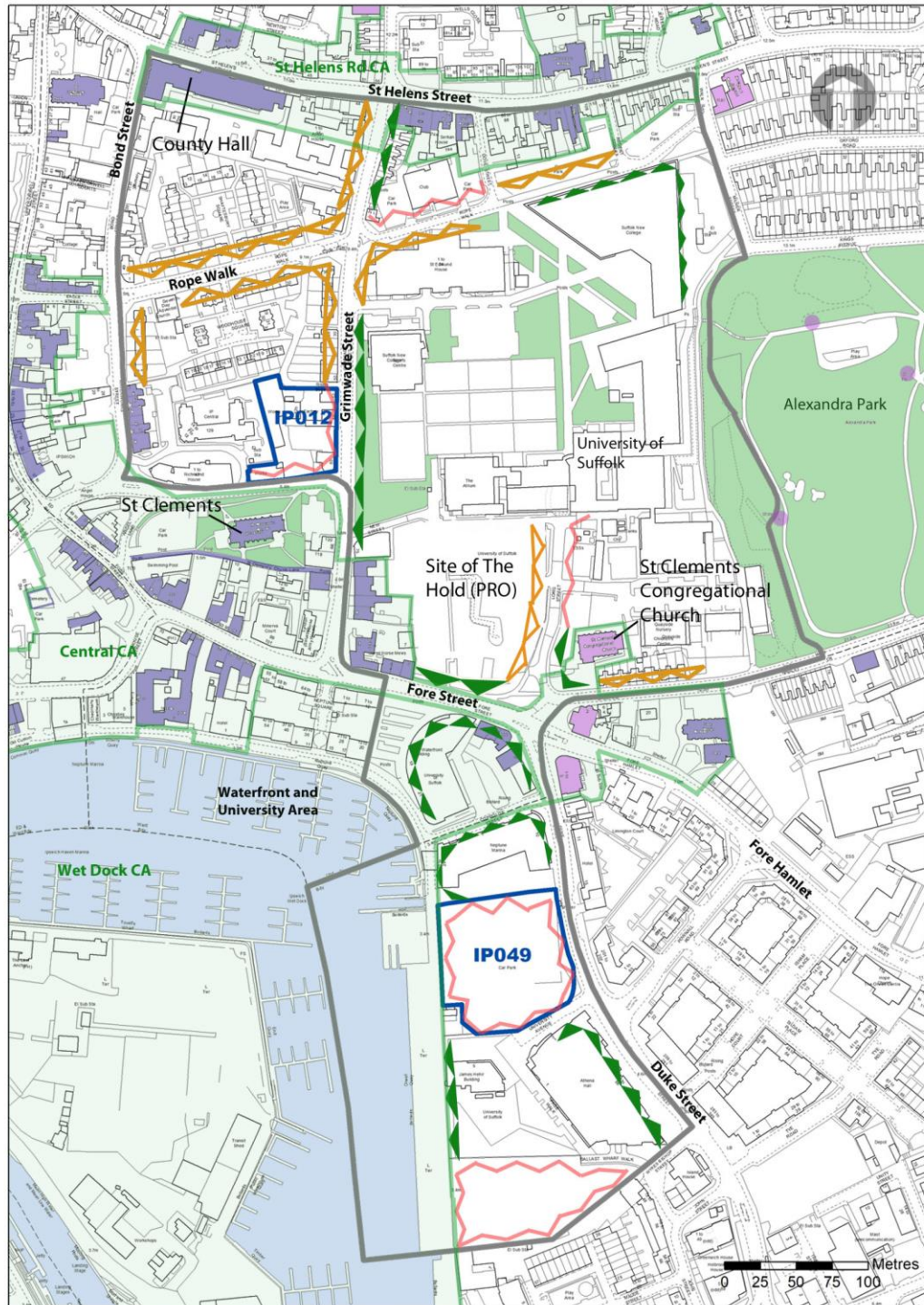


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Replacement D – Education Quarter and surrounding area. Site Analysis.

D - Education Quarter

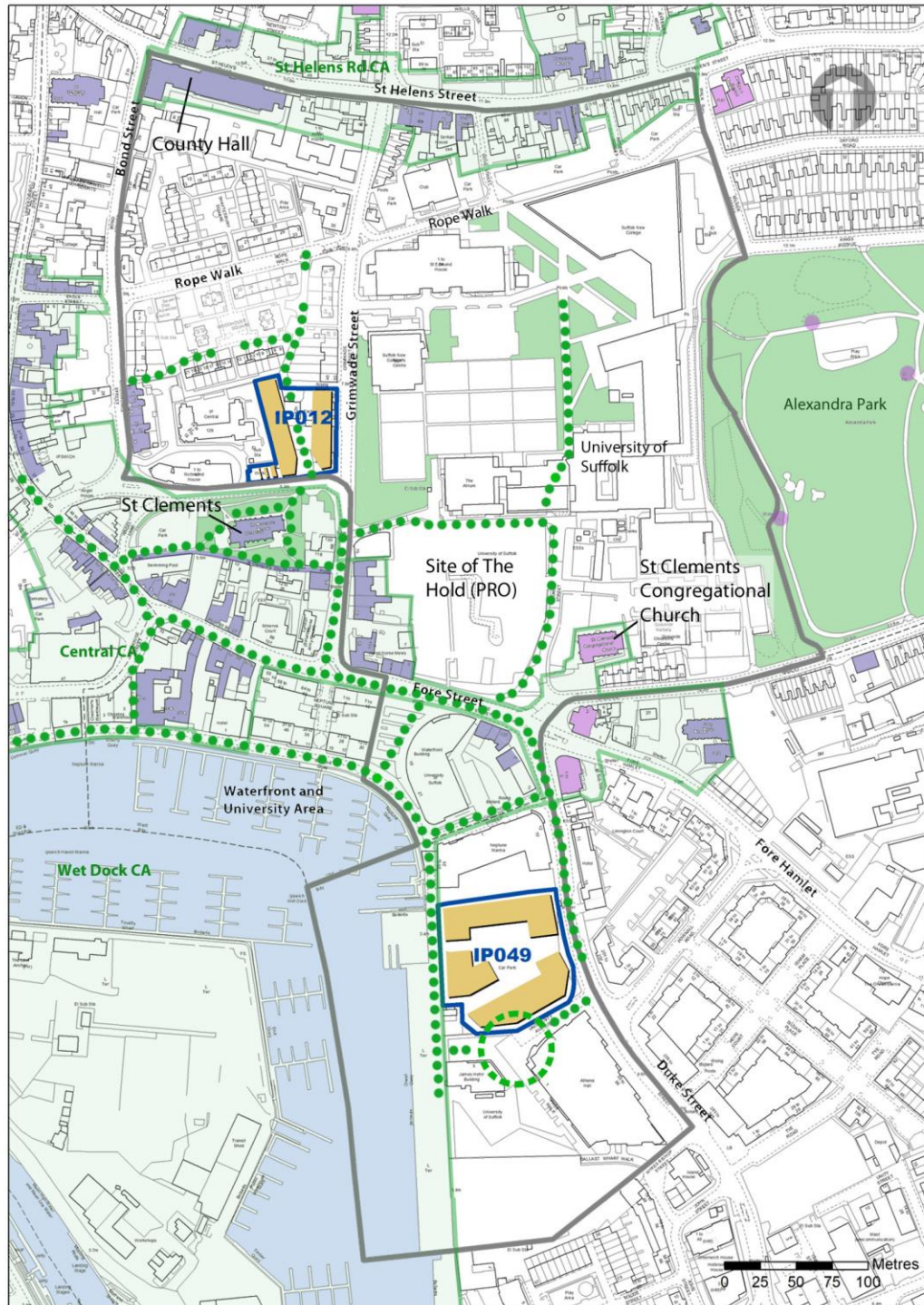
Analysis



Replacement D – Education Quarter and surrounding area. Development Opportunities.

D - Education Quarter

Development Opportunities



Opportunity Area D – Education Quarter and surrounding area

Character Assessment

The 'Education Quarter' is located on the eastern side of the town centre, extending from just north of Rope Walk down to the Waterfront. It includes the higher and further education sites occupied by the University of Suffolk and Suffolk New College. The principal aim of the Opportunity Area is to improve the links between the regenerated Waterfront area and the centre of town and use the potential 'gaps' to provide a high quality development connecting the town centre and waterfront.

The area also includes existing residential, commercial and leisure uses, which have the potential to create a vibrant mixed use quarter, providing a major activity node and linking the Town Centre, the Waterfront and the eastern side of the town.

The Opportunity Area captures the peripheries of the Wet Dock, Central and St Helen's Conservation Areas to the north, south and west. Alexandra Park is located to the east of the Opportunity Area.

The Opportunity Area is partially included within the Area of Archaeological Importance and covers parts of the Anglo-Saxon and Medieval core. Considerable commitment and resources to archaeological investigation will be required, for more guidance please see the. Development and Archaeology SPD.

Vision

The major investment associated with further ~~U~~University of Suffolk and Suffolk New College developments will not only lead to a physical reinvigoration of the area, with quality new buildings and public spaces, but will also generate increased activity levels and prosperity in the area, which can support spin off employment and service activities.

Development Potential

Development within the Opportunity Area should look to make a positive architectural statement, continuing the design influences of the nearby University of Suffolk Waterfront Building and The Hold (archive office), having regard to the medieval scale and grain of surrounding streets. Development should look to promote pedestrian activity around the Waterfront. The Council has adopted a Town Centre and Waterfront Public Realm Strategy Supplementary Planning Document which aims to guide the improvement of public spaces and streets.

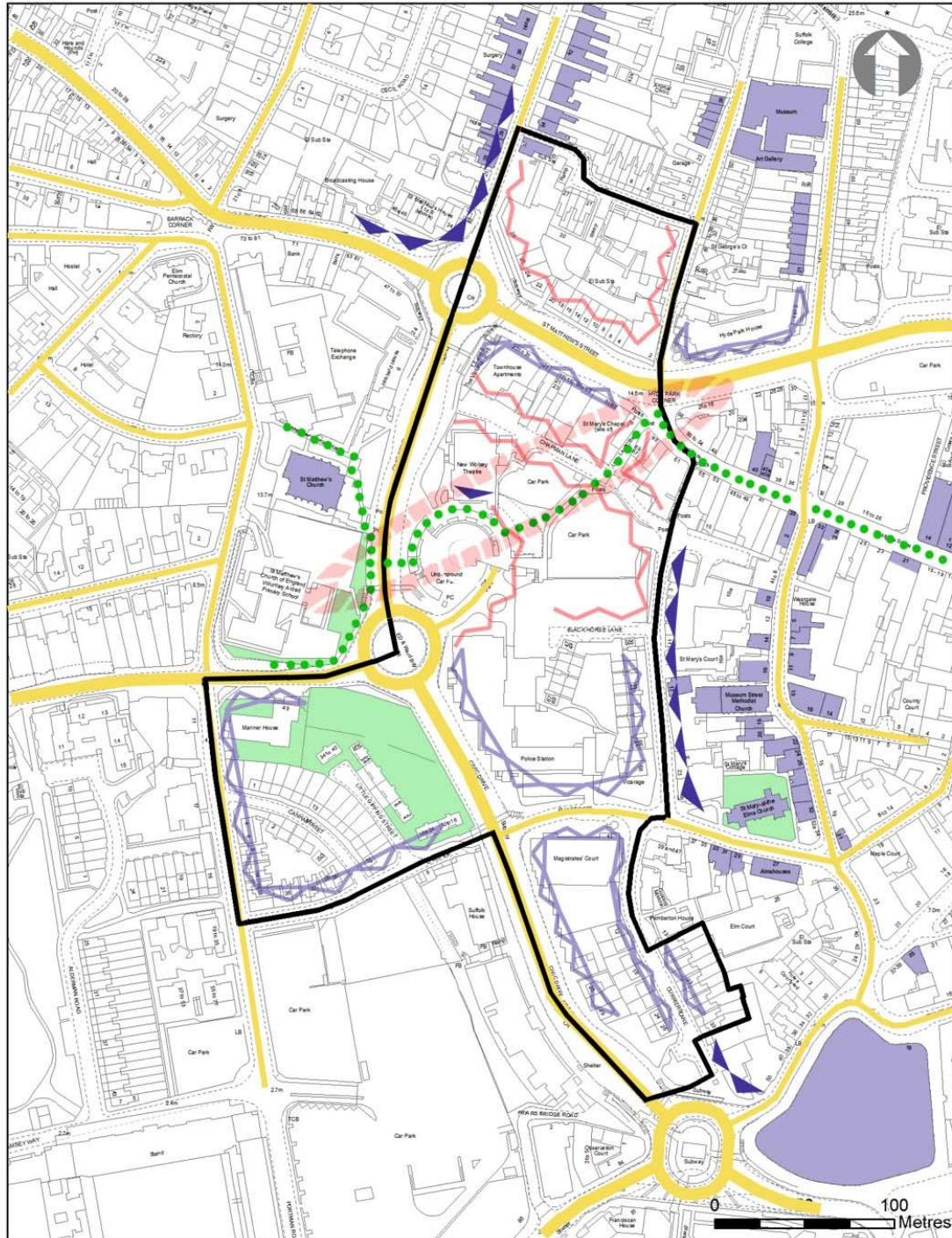
<p>Development Opportunities (percentage is indicative) <u>See site sheets IP012 and IP049 for site specific guidance</u></p> <p>Higher & Further Education uses (75%)</p> <ul style="list-style-type: none"> • Academic facilities • Support facilities Residential development <p><u>Uses appropriate to the Waterfront</u></p> <ul style="list-style-type: none"> • Hotel • Car parking (inc. public) • Small scale retail, café/restaurant • Offices/business 	<p>Development Principles</p> <ul style="list-style-type: none"> • Scale, mass and form of development on Waterfront to be of varied height (minimum 6 storeys), responding to waterfront setting with layout maintaining glimpse views through to tree-lined skyline • Fine grain, low rise (2-3 storeys) development north of Rope Walk to integrate with historic scale and character of St Helen's Street and create a suitable transition to the modern buildings of the college campus. • Development to respect and enhance setting of Listed and historic buildings • Development to address archaeology and Wet Dock, Central, and St Helen's Conservation Areas • Layout and design to address flood risk • Enhanced pedestrian and cycle permeability through the area and linking into wider networks
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Appendix 6

Superseded E – Westgate. Site Analysis.

E - Westgate

Analysis

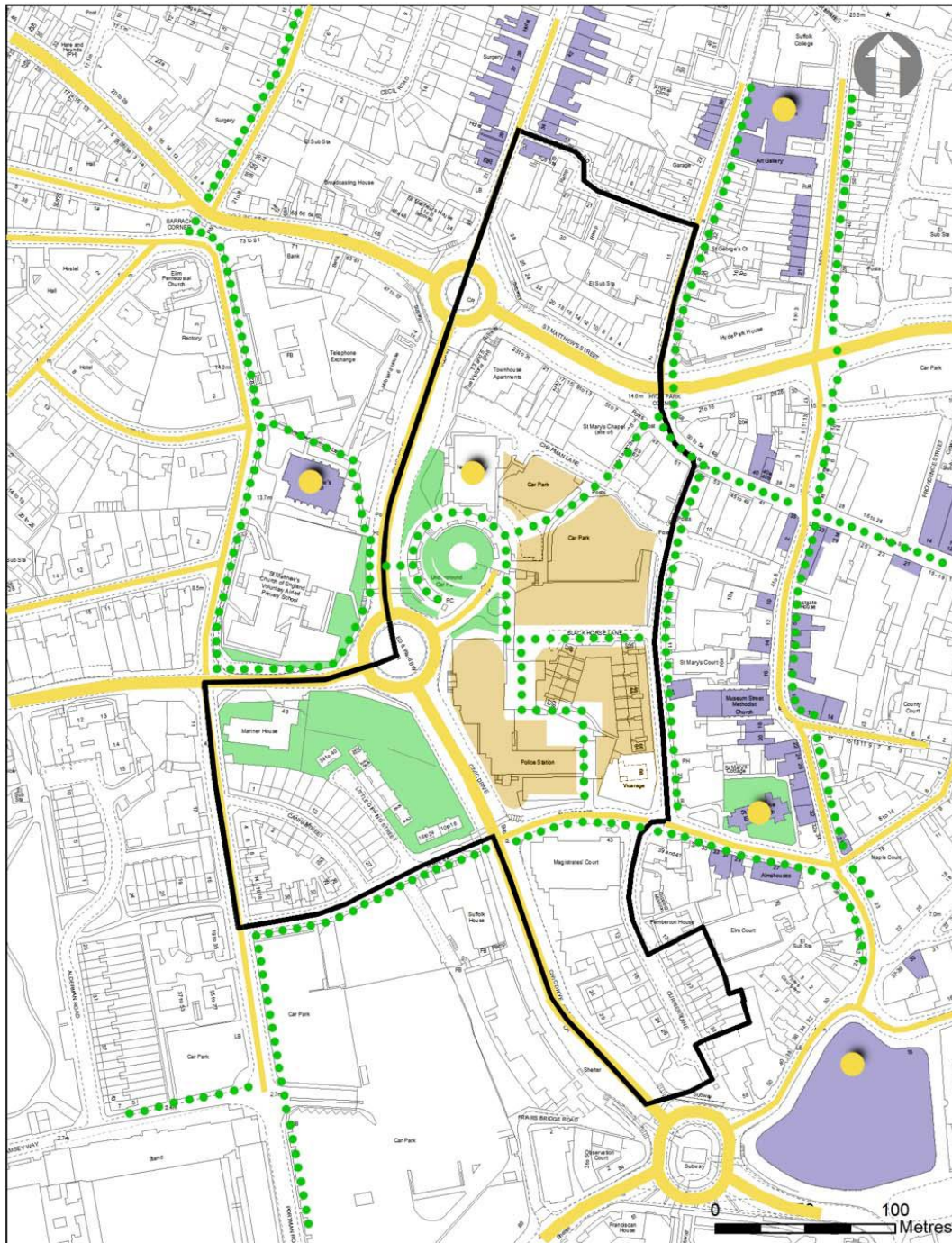


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Superseded E – Westgate. Development Options.

E - Westgate

Development Options

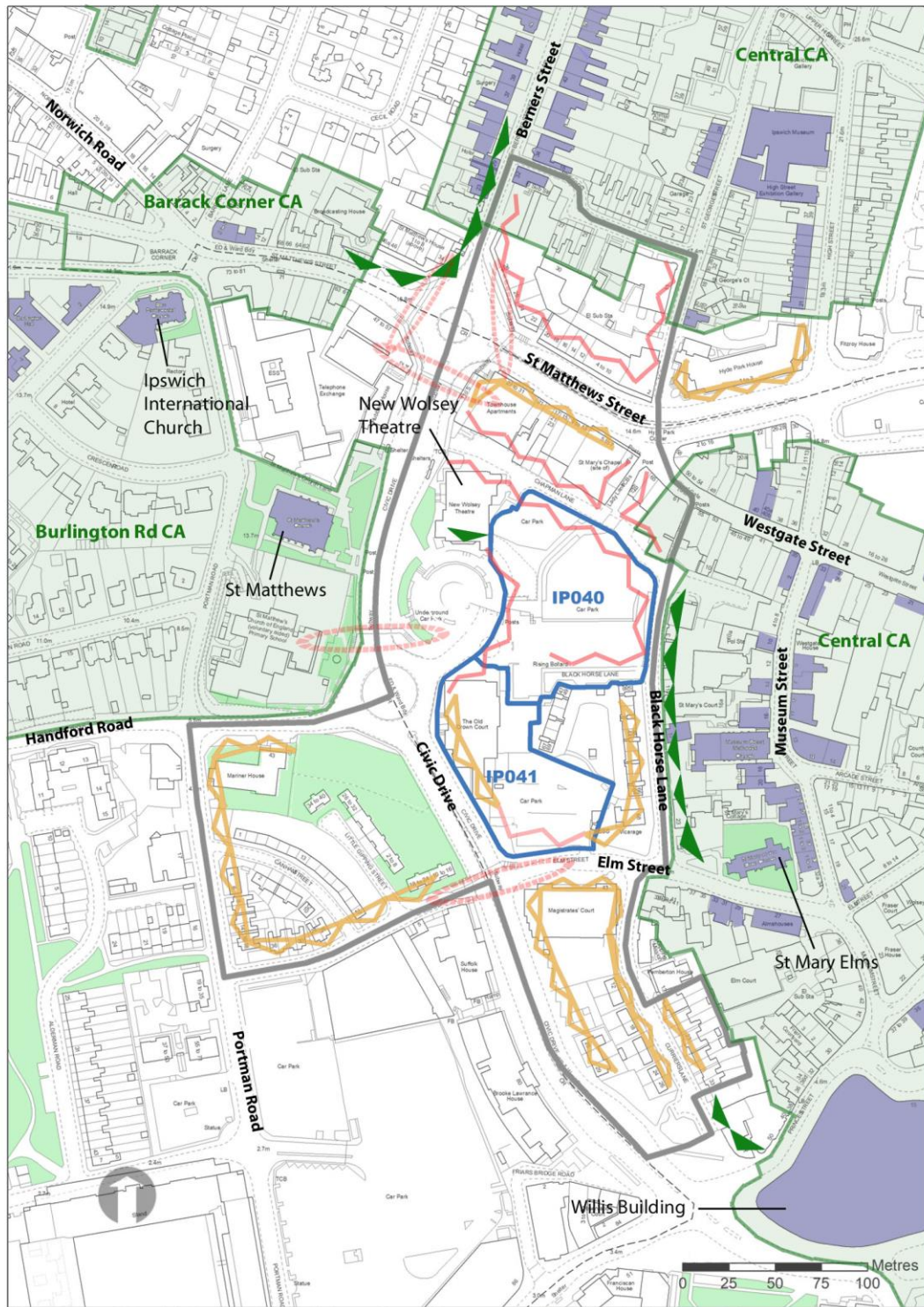


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Replacement E – Westgate. Site Analysis.

E - Westgate

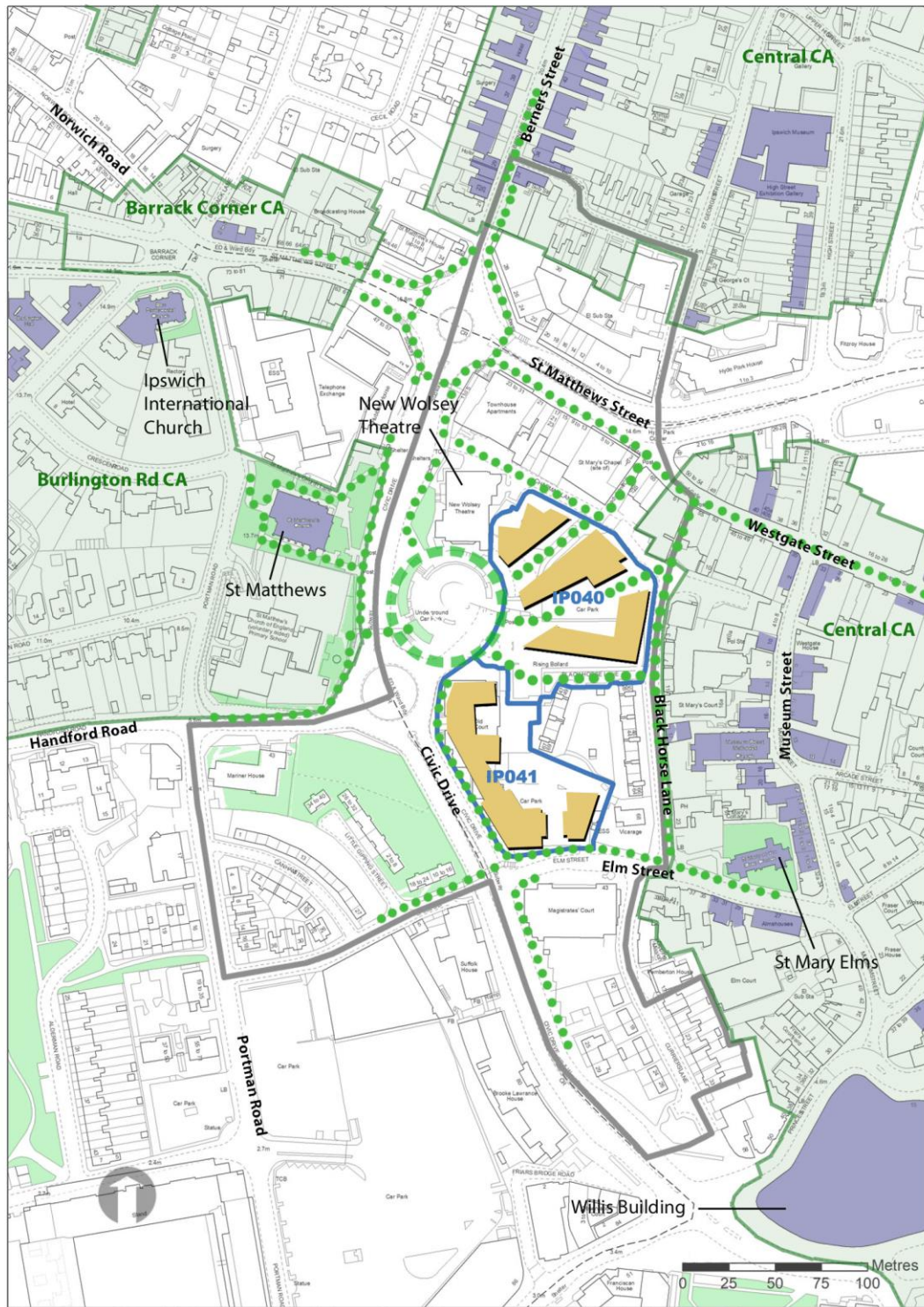
Analysis



Replacement E – Westgate. Development Opportunities.

E - Westgate

Development Opportunities



Opportunity Area E – Westgate

Character Assessment

Fringing the western end of the Town Centre, the 'Westgate' quarter is a mixed area with a varied collection of retail, business, civic, cultural and residential uses. To the west of the area, Civic Drive presents a barrier to linkage between the Town Centre and the inner suburban areas. With the demolition of the Civic Centre and the police station, much of the site is used for surface level car parking and contributes little to the character of the area.

~~long standing need for regeneration of the area to the north of St Matthew's Street, there is a significant opportunity to reinvigorate the area, with better integration of pedestrian movement and a more coherent built character.~~

Civic Drive is a busy dual carriageway which carves the town centre to the east from the residential suburbs in the west, with pedestrian connections via underpasses.

The Opportunity Area is located between the boundaries of the Central and Burlington Road Conservation Areas, so forms a sensitive area which could help link these historic groups of buildings and improve permeability around the area.

It should be noted that the two allocated sites (IP040 and IP041) hold archaeological potential, containing the remains of the Anglo Saxon and Medieval town. These sites are within the area of archaeological importance. Considerable commitment and resources to archaeological investigation will be required, for more guidance please see the Development and Archaeology SPD.

Vision

The allocation of IP040 and IP041 present key opportunities for the R~~edevelopment~~ of the former Civic Centre complex. Redevelopment would form the centrepiece of a residential led regenerated "Westgate" built around an enhanced pedestrian link through the site from the end of Westgate Street to a reactivated space in front of the New Wolsey Theatre.

Development Potential

Redevelopment of the area should ensure that the historic setting of the Opportunity Area is respected in terms of scale and appearance of new buildings. A contemporary approach which uses vernacular building materials in a modern way would allow the integration of a contemporary development in a historic context. New buildings should provide engaging frontages to street facing elevations, whilst the layout should look to include opportunities for pedestrian linkages to improve the permeability of the area.

The barrier to pedestrian movement formed by Civic Drive and the series of underpasses beneath the St Matthew's Street roundabout would be addressed by new surface level crossings as has been done at the Friars Street and Princes Street end of Civic Drive as part of

the Travel Ipswich scheme. There is the potential to enhance pedestrian links northwards across St Matthews Street, connecting with the Ipswich Museum site which has been identified for major investment. ~~Existing developments of inappropriate scale would be replaced by new development of a scale more befitting their town centre location.~~

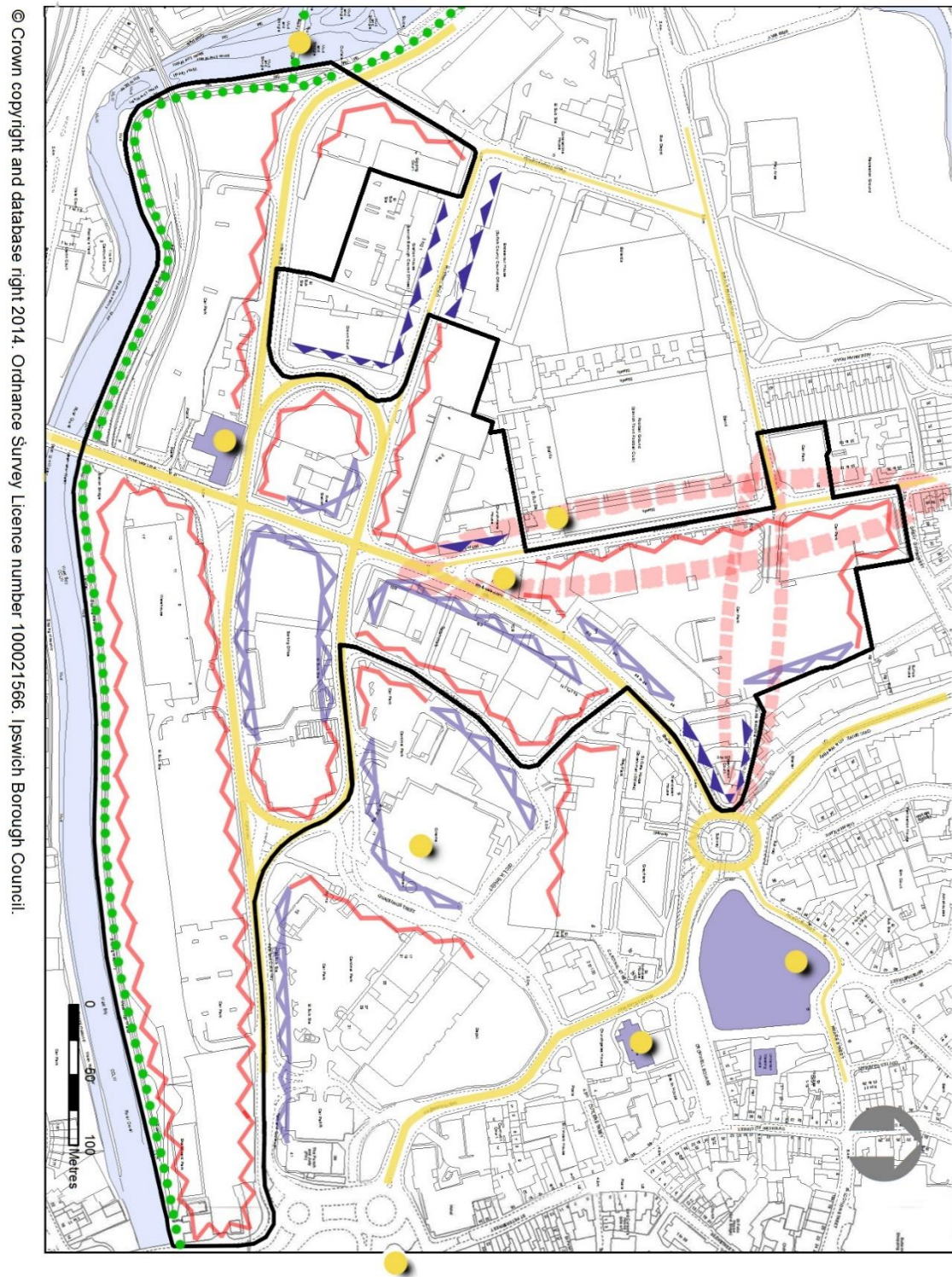
Development Opportunities	Development Principles
<p><u>See site allocation sheets IP040 and IP041 for site specific details.</u></p> <p>Residential led mixed use development with some retail on the former Civic Centre site IP040</p> <ul style="list-style-type: none"> - Residential - Retail - Café/restaurant uses - Shoppers car parking - Improved cultural <u>offering</u> network - <u>Uses which would complement the New Wolsey Theatre</u> 	<ul style="list-style-type: none"> • Layout to promote enhanced pedestrian linkage between Westgate Street and the New Wolsey theatre, northwards to Ipswich Museum on High <u>Street</u> and eastwards between the retail allocation and Museum Street • Surface level pedestrian/cycle crossing across Civic Drive • Creation of new urban space at Westgate Street • Enhancement of plaza fronting New Wolsey Theatre, including replacement of redundant water feature • Redevelopment of the Civic Centre site to incorporate landmark building • Higher density housing to Civic Drive, St Gipping Street & Curriers Lane sites (4-6 storeys) as opportunities arise —housing on Black Horse Lane now excluded from allocations Enhanced public realm in Elm Street • Development to take account of nearby heritage assets and archaeology • Ancillary routes should acknowledge historic routes and features as appropriate (in order to aid public understanding and appreciation of heritage).

Appendix 7

Superseded F – River and Princes Street Corridor. Site Analysis.

F - River & Princes Street Corridor

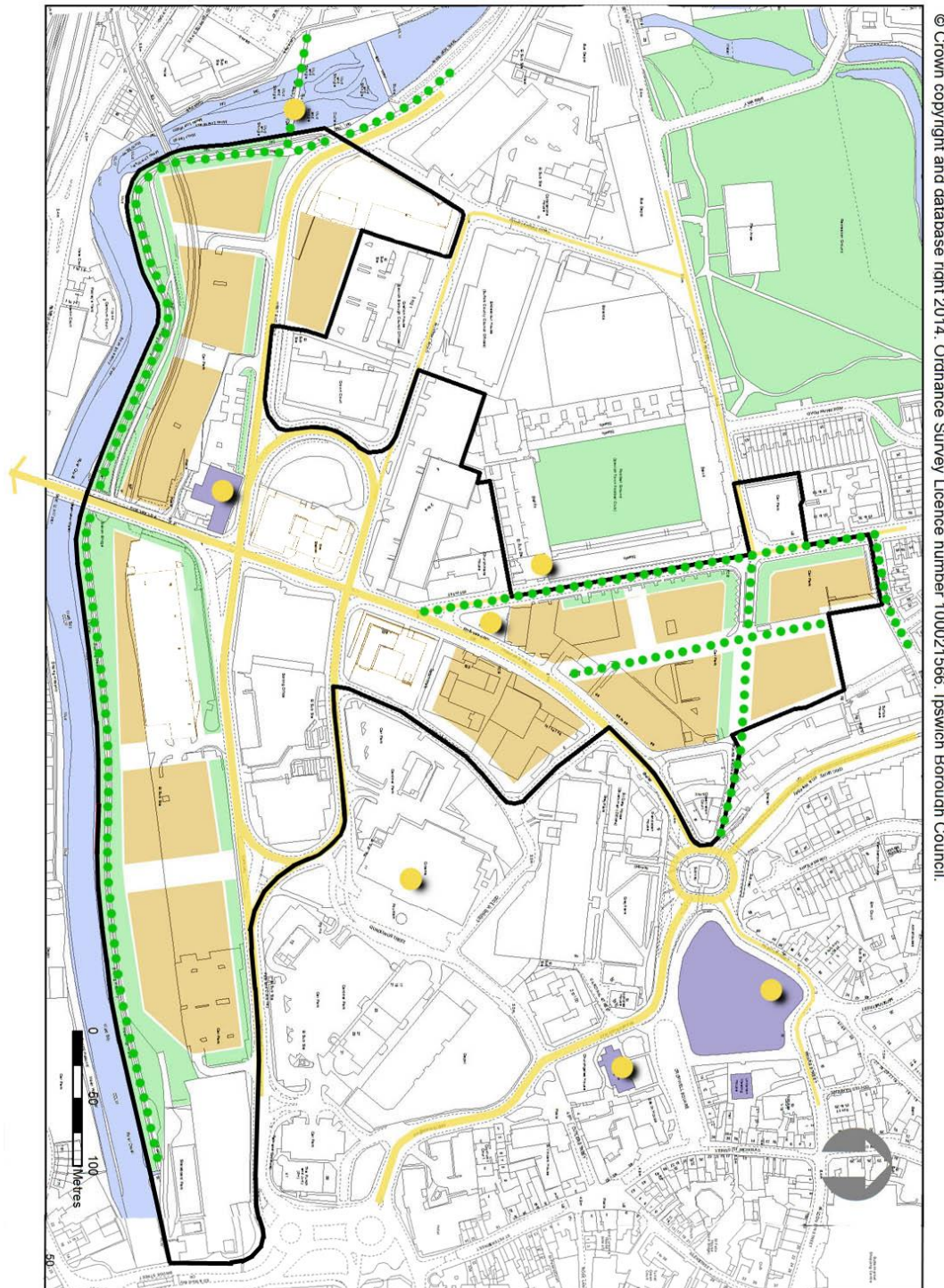
Analysis



Superseded F - River and Princes Street Corridor. Development Options.

F - River & Princes Street Corridor

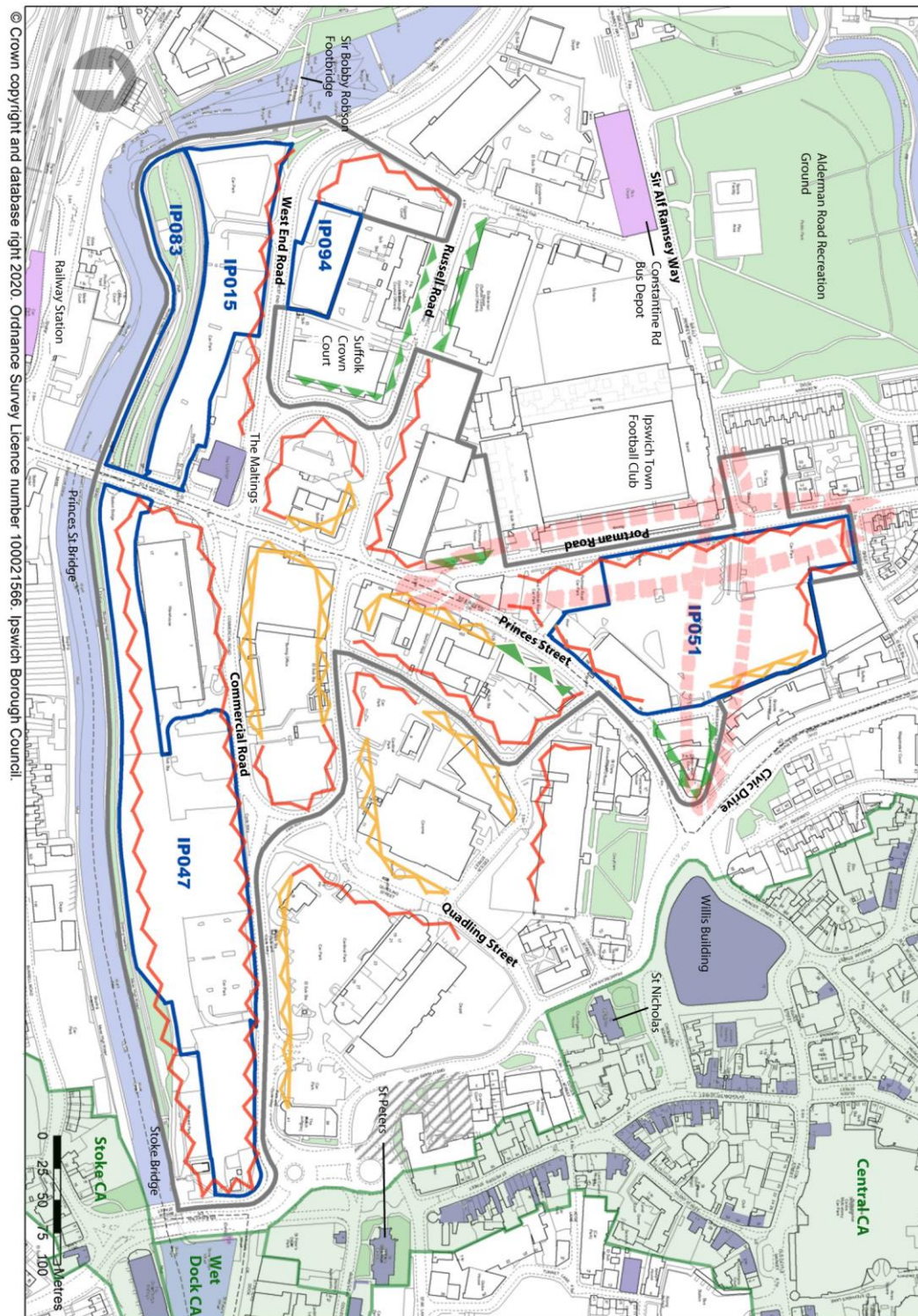
Development Option



Replacement F – River and Princes Street Corridor. Site Analysis.

F - River and Princes St Corridor

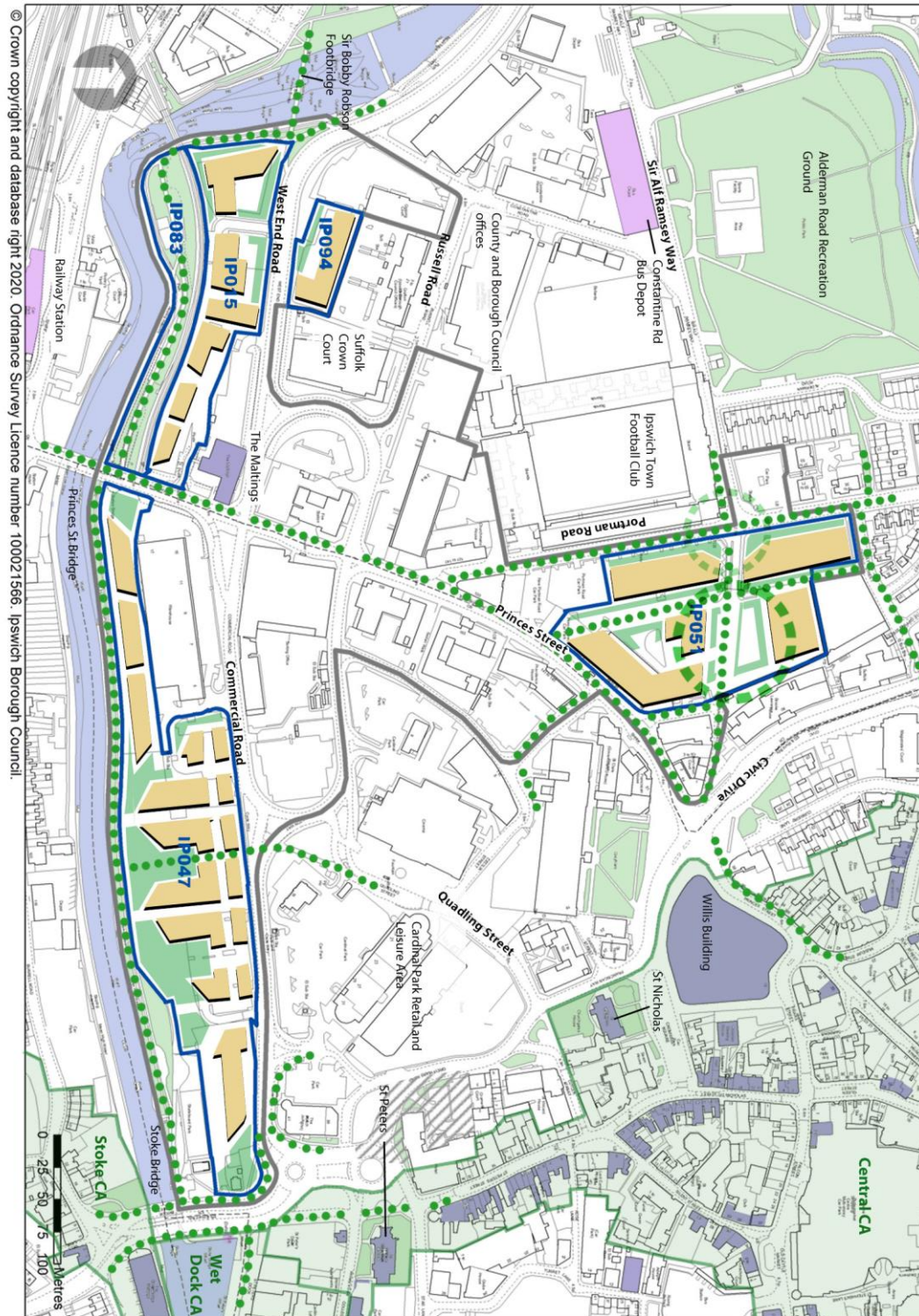
Analysis



Replacement F – River and Princes Street Corridor. Development Opportunities.

F - River and Princes St Corridor

Development Opportunities



Opportunity Area F – River and Princes Street Corridor

Character Assessment

The 'River Corridor' occupies the large area to the north of the river in the vicinity of the railway station while the 'Princes Street Corridor' links the station to the centre of town and is designated as an Enterprise Zone. The riverside area is low lying and formed a fertile, grassy edge to the main settlement area since early times. Medieval watermills were replaced in the 19th century by waterside industries and the cattle market, then the road link to the railway station and Ipswich Town Football ground. The two corridors include many underused or vacant commercial sites as well as surface level car parking, with a generally poor environmental quality and very fragmented townscape.

The kiln of the Grade II listed Princes Street Maltings acts as a prominent landmark in this Opportunity Area, which when viewed with Princes Street Bridge. The Railway Public House and Ipswich Train Station form an important grouping of historic buildings reflecting Ipswich's 19th century heritage.

Several of the allocated sites hold archaeological potential, including paleo-environment and waterlogged remains. Resources to archaeological investigation may be required, for more guidance please see the Development and Archaeology SPD.

Vision

Regeneration within the area presents an opportunity to consolidate the urban form either side of the important route from the railway station to the town centre, creating an attractive gateway to Ipswich and high quality public realm.

Development Potential

High quality design principles should be employed in the design of new buildings to the Opportunity Area. A contemporary approach would be encouraged, continuing the architectural precedent of the Crown Court, Sir Bobby Robson Bridge and conversion of the Grade II listed Princes Street Maltings. Engaging, elevations with active frontages should be introduced to help make a positive architectural statement as a key entrance to Ipswich.

New development should respect the significance of the Princes Street Maltings and allow for views of the building and the prominence of the kiln to be apparent in the streetscape.

The riverside connection to the Waterfront area can be enhanced as a setting for new pedestrian and cycle links and public open space.

The area of surface level car parking to the east of Portman Road has potential to be redeveloped as a mixed use (predominantly office) environment, reconnecting the edge of

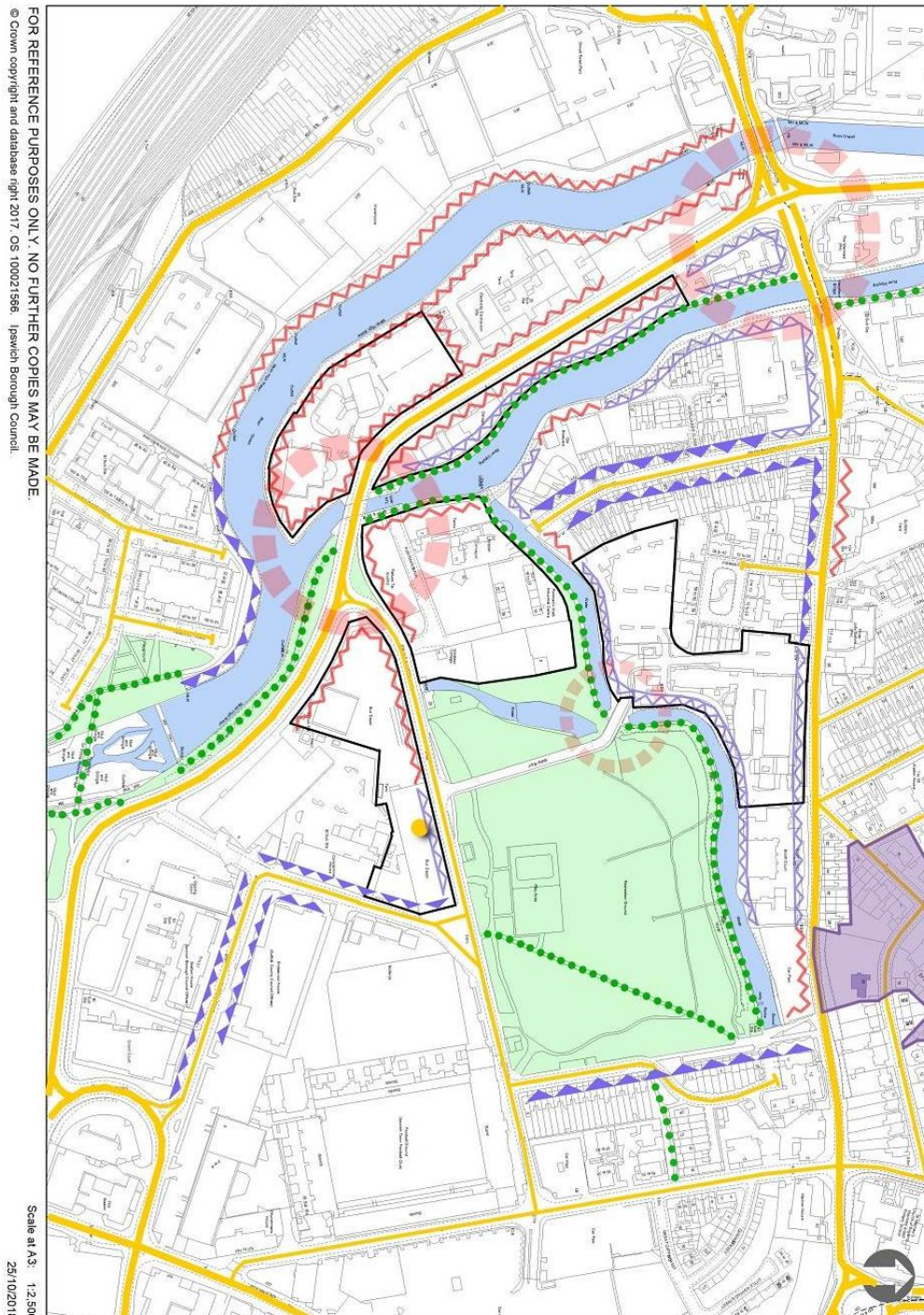
the town centre to the east with inner urban housing and public open space parkland to the west.

Development Opportunities	Development Principles
<p><u>See site allocation sheets for IP015, IP047, IP051, IP083 and IP094 for site specific analysis.</u></p> <p>Office-led Mixed use development</p> <ul style="list-style-type: none"> - Leisure - Car parking <p>Enhanced environment for people arriving in at Ipswich by rail</p> <p>Residential uses where appropriate within mixed use developments adjacent to the river</p> <p><u>Public open space</u></p>	<ul style="list-style-type: none"> • Riverside green corridor with enhanced pedestrian and cycle routes to the Waterfront • Creation of new townscape east of Portman Road, with well-defined blocks and through routes <u>to improve permeability</u> • Development of Princes Street as a civic boulevard and gateway to <u>the town centre</u> • Scale of development medium rise (4-6 storeys) with opportunities for enhanced scale in key locations <u>(where this would not harm the setting of listed buildings and would meet the criteria set out in DM15 Tall Building)</u> • Layout and design to address flood risk • Layout and design to take account of the historic environment including archaeology • Enhancement of pedestrian/cycle access to the station from the town centre and along the river corridor

Appendix 8

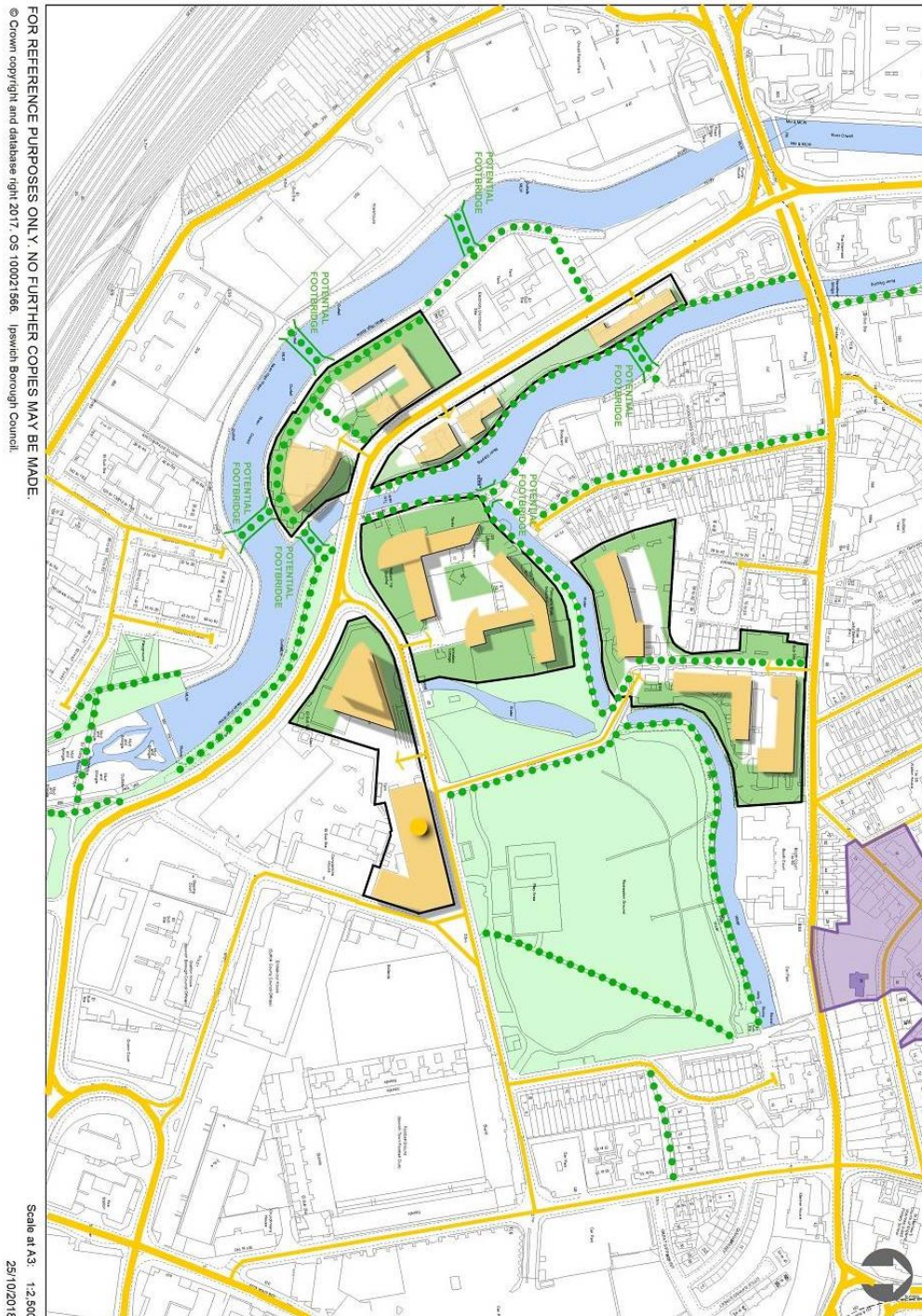
Superseded G – Upper Orwell River and Canalside. Site Analysis.

Analysis



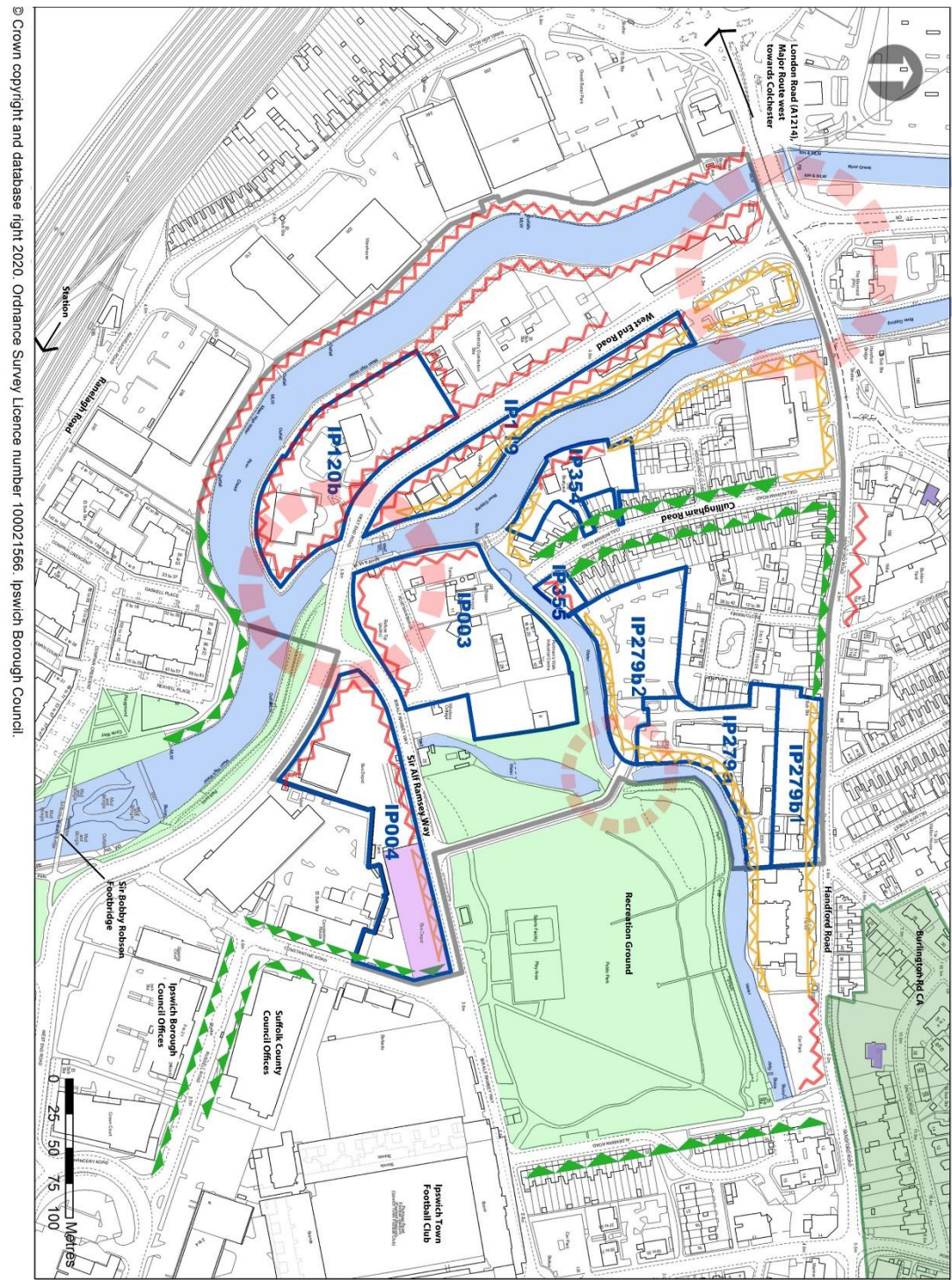
Superseded G – Upper Orwell River and Canalside. Development Options.

Development Options



Replacement G – Upper Orwell River and Canalside. Site Analysis.

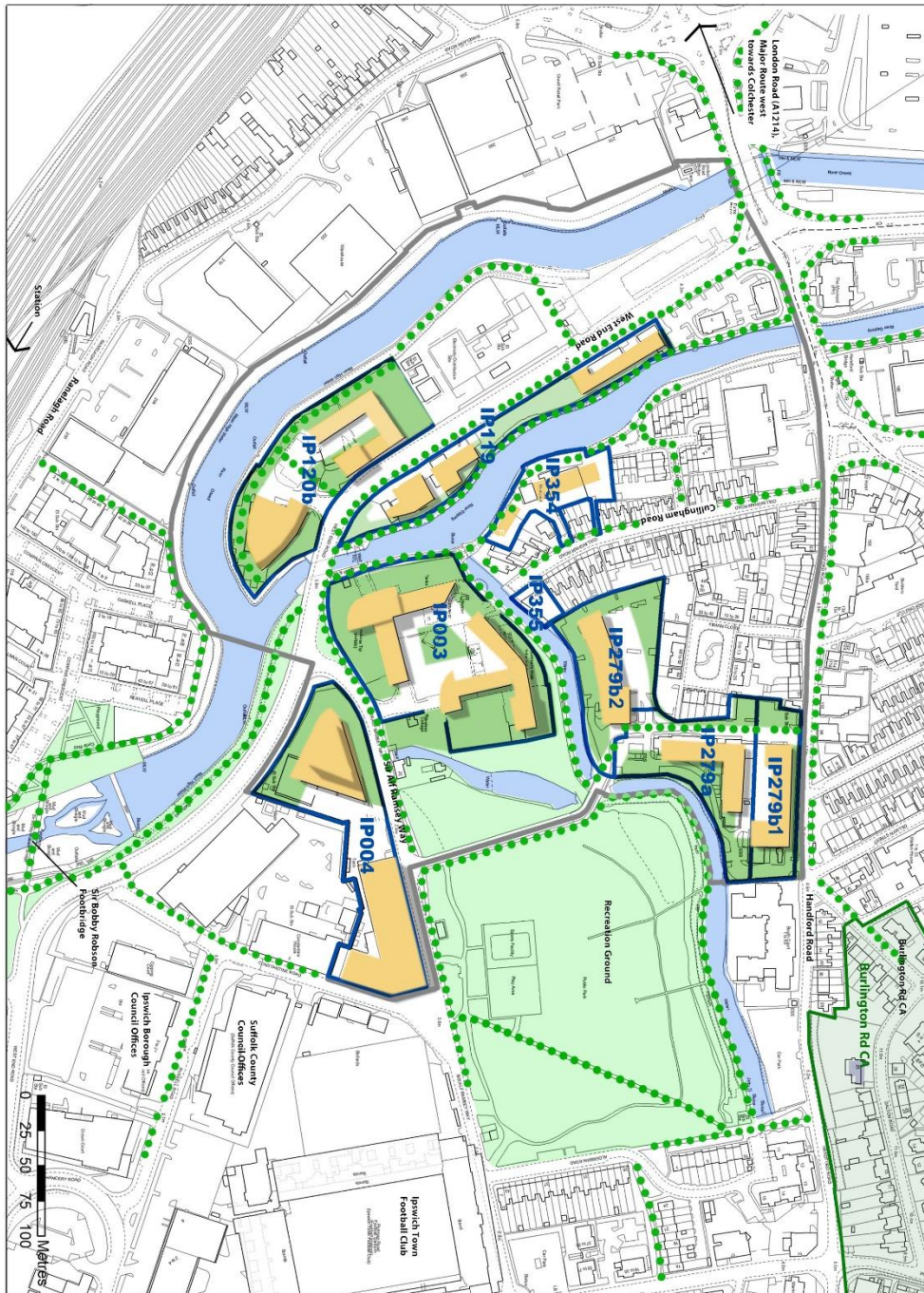
Analysis



Replacement G – Upper Orwell River and Canalside. Development Opportunities.

G- Upper Orwell River and Canalside

Development Options



Opportunity Area G Upper Orwell River and Canalside

Character Assessment

This area is characterised by a series of sites in commercial and industrial occupation, grouped around the under-used assets of Alderman Park and the waterside frontages of the Rivers Orwell and Gipping and the Alderman Canal. Owing to the current land uses, several sites are characterised by large areas of hardstanding and little built form. Where buildings are present, they are typically utilitarian, industrial warehousing.

The Opportunity Area is intersected by West End Road, whilst Handford Road bounds the area to the north. These are busy arterial routes for people coming into Ipswich from the west.

Several of the allocated sites include potential for archaeological remains. Resources for archaeological investigation may be required, for more guidance please see the Development and Archaeology SPD.

Vision

The Area # offers opportunities for high quality mixed-use redevelopment in a sustainable edge of town-centre location. The opportunity exists to create a riverside and parkland environment for development in place of the existing road-dominated layout.

Development Potential

Redevelopment should capitalise on the proximity to the Alderman Park and to the river / “canal” side. New developments should be located to take advantage of views of these amenity assets and to provide natural surveillance. Development should look to strengthen the local ecological network by enhancement of onside habitats along the river. Schemes should have active facades to public facing elevations, including riverside, parkland and roadside frontages. Development should make a positive architectural statement, with particular attention given to development along entrance routes into the town.

Redevelopment of the Portman Walk industrial site for residential purposes will provide an enhanced environmental quality and encourage provision of a new pedestrian / cycle access through to Handford Road, aiding accessibility for both existing and new residents.

Conversion of the historic tram-shed and reconfiguration of the old turning area into a quality public space will provide a much-needed focus to the area. Increased residential use and

activity levels and adoption of revised traffic access arrangements will significantly enhance the area. ~~assist in reducing anti-social activity.~~

Development Opportunities	Development Principles
<p><u>See site allocation sheets IP003, IP004, IP096, IP119, IP120b, IP279b, IP354 and IP355 for site specific analysis.</u></p> <p>Riverside residential uses, where appropriate within mixed use developments.</p> <p>Non-residential uses could include offices, or small scale retail or leisure uses.</p>	<ul style="list-style-type: none"> • IP003 — medium rise residential development (3—4 storeys) north of Sir Alf Ramsey Way with opportunity for feature block up to 6 storeys at west end of site, alongside River Gipping; layout to address park setting to the east, canal side to the north and river to the west. • IP120b — residential development west of West End Road, 3—4 storeys high and up to 8 storeys at southern end; design and layout to address river setting on both sides; landscape buffer to sub station. • IP004 — mixed use development; existing historic Tram Shed building retained and converted for office use; residential development to the west fronting West End Road, up to 6 storeys in height. • IP119 — residential development up to 2—3 storeys; landscape buffer to sub station and at southern tip. • New foot / cycle connection to Handford Road, via Bibb Way or Cullingham Road- • Residential development to adopt perimeter block layout, with landscaped frontages addressing River Gipping, Alderman Canal and wildlife area- • Traffic calming to Sir Alf Ramsey Way-

	<ul style="list-style-type: none"> • Layout & design to address flood risk- • Cycle and pedestrian connections created where possible across the river and canal; • Public access to riverside incorporated into layouts and linking to the Waterfront- • Layout and design to take account of the historic environment including archaeology • <u>Development should take account of the River Corridor Buffer (10) where practicable</u>
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Appendix 9

Superseded H – Holywells. Site Analysis.

Holywells

Analysis

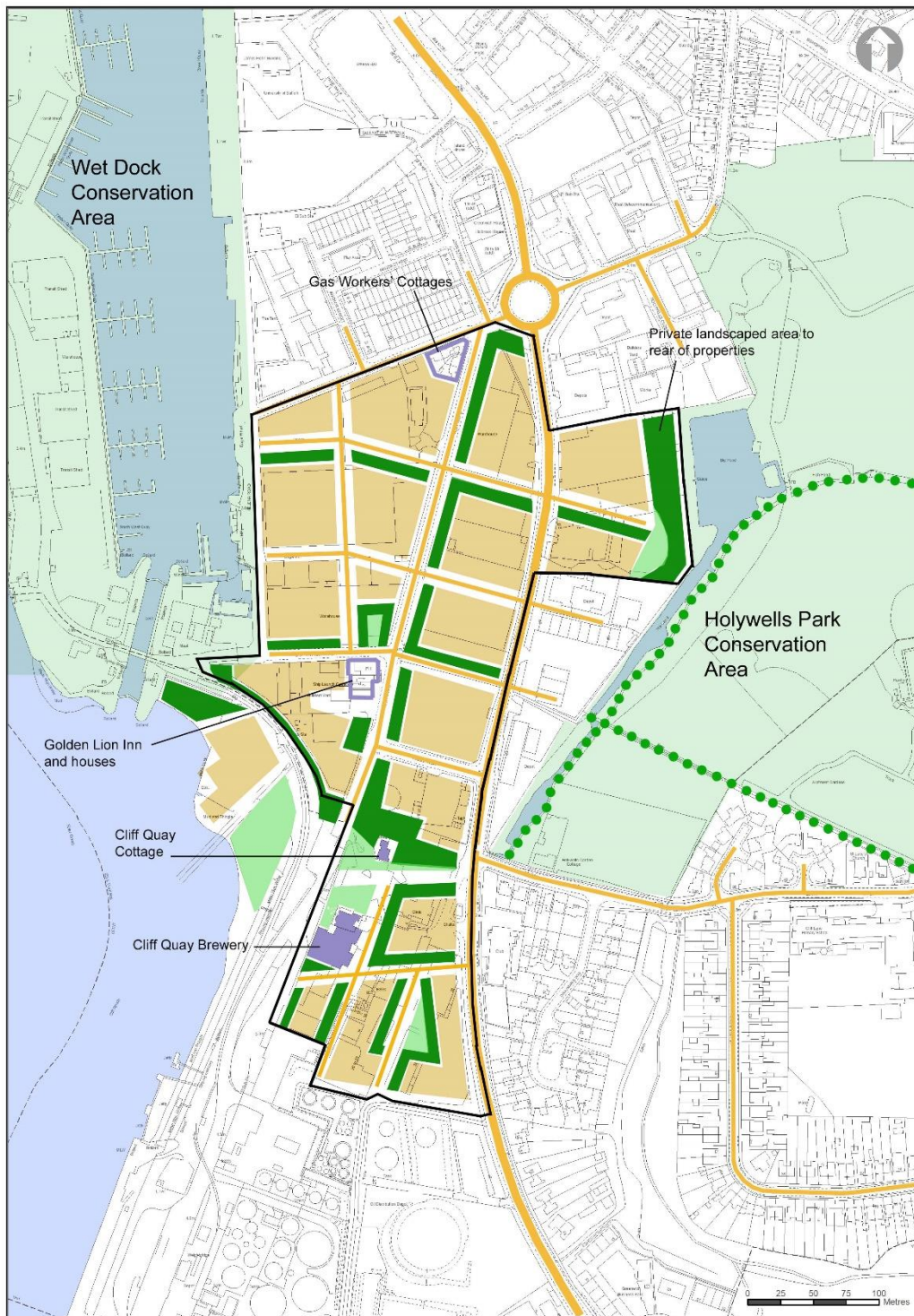


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Superseded H – Holywells. Development Options.

Holywells

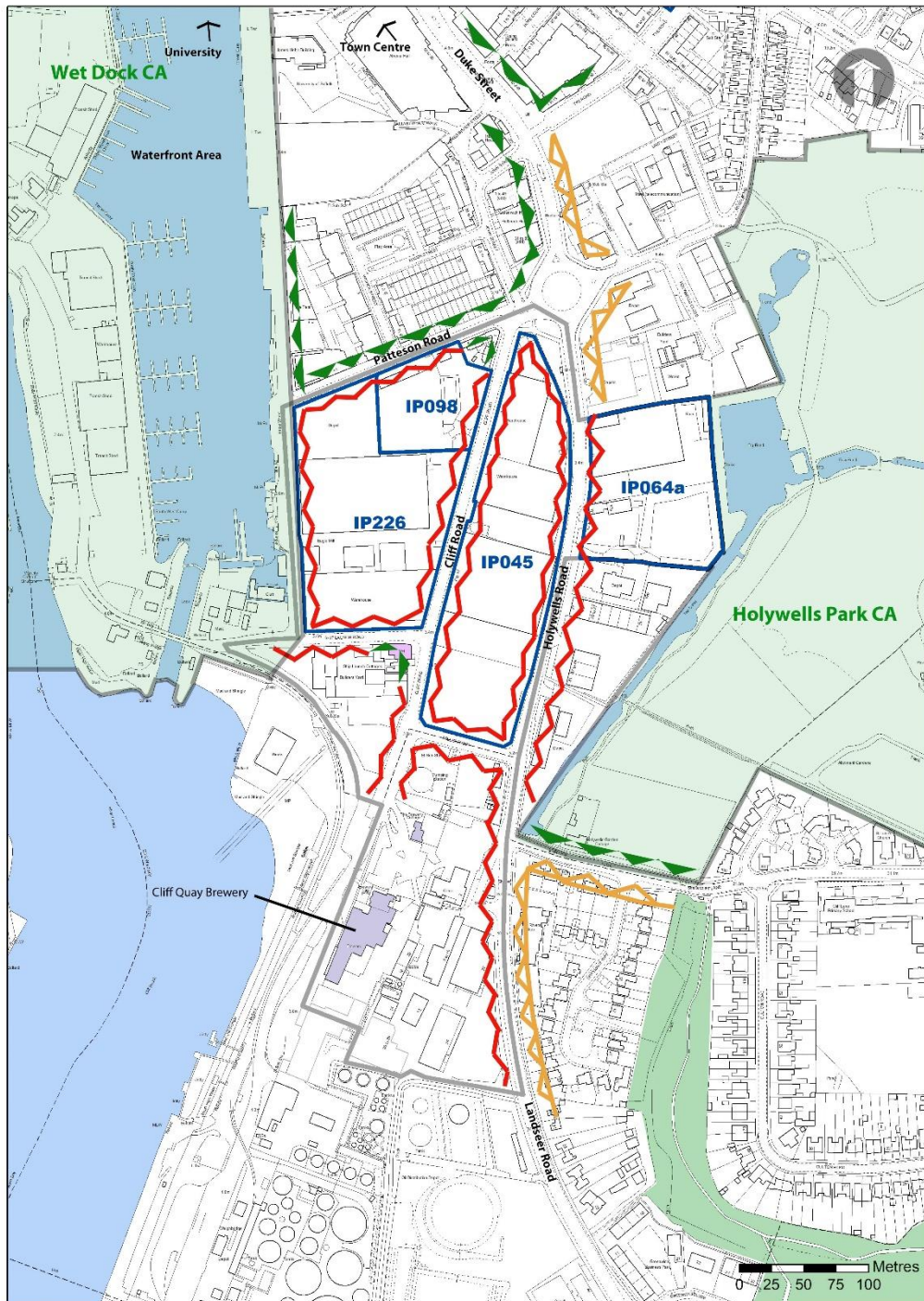
Development Option



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Replacement H – Holywells. Site Analysis.

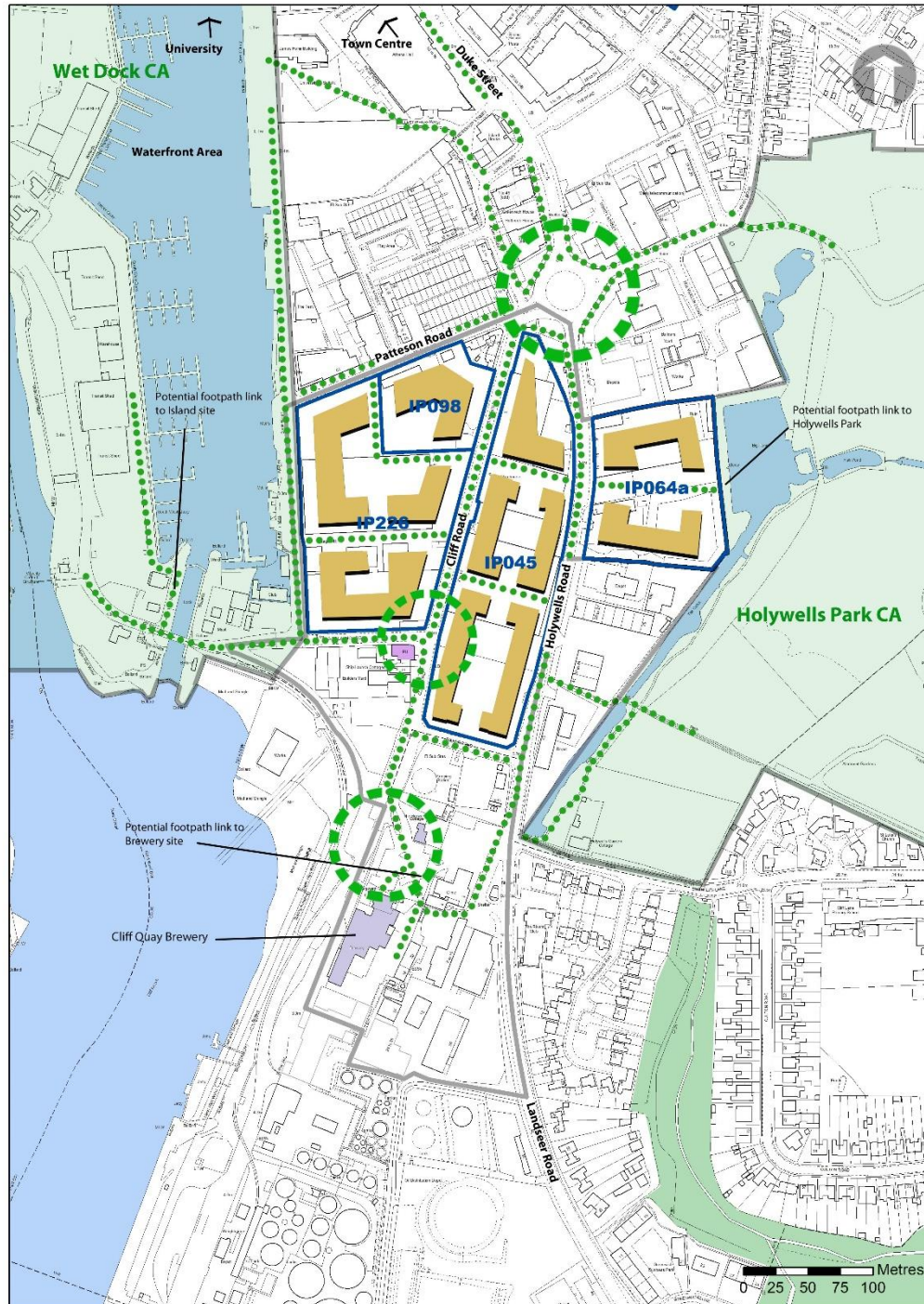
H - Analysis



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Replacement H – Holywells. Development Opportunities.

H - Development Opportunities



Opportunity Area H Holywells

Character Assessment

The area is characterised by light industrial uses, mostly comprising 20th century warehousing. The area is bounded to the south and west by the Port of Ipswich, a focus for storage and distribution linked to the maritime trade. A key access to the Port exists through the Opportunity Area which informs its character.

The Opportunity Area is bounded to the east by Holywells Park and Conservation Area, and to the west by the Wet Dock Conservation Area. The Opportunity Area therefore sits between the open character of the Waterfront and the dense covering of vegetation at Holywells Park.

The Opportunity Area includes the vacant historic Tolly Cobbold Brewery complex to the south, which is a cluster of Grade II listed buildings. There are a number of non-designated heritage assets which contribute positively to the character of the area. The Opportunity Area is therefore in a sensitive historic environment which requires careful attention when developing proposals for the redevelopment of the area.

Several sites within the Opportunity Area hold archaeological potential, and resources for archaeological investigation may be required, for more guidance please see the Development and Archaeology SPD.

Vision

The area between the Wet Dock and Holywells Park presents an opportunity to link the Waterfront area to the green lung and to improve integration with the residential areas to the east. ~~The area includes the vacant historic Tolly Cobbold Brewery complex.~~

~~Also included in this opportunity area is the timber store yard (Anglo-Norden) which, when redeveloped, has the potential to act as a book-end to the Waterfront and complete the successful transformation of this area.~~

~~The first phases of regeneration of the Ipswich Waterfront have focused on sites on or close to the Wet Dock, but the recent development at Parkside (Duke Street) and of sites at Wherstead Road have highlighted the o~~Opportunities that exist for regenerating sites away from the immediate Waterfront, offering environmental improvement and enhanced integration with established residential communities which are sited away from the Dock area.

Development Potential

Proposals for the area should build on high quality schemes previously approved for residential-led mixed-use development such as the development along Patteson Road which utilises traditional building forms, with modern detailing, to provide architectural interest to the area. ~~major Eagle Mill proposals by Persimmon Homes at Cliff Road / Helena Road.~~

Contemporary design approaches would be welcomed, with development along the Waterfront being of an eye-catching design to contribute positively to the Wet Dock Conservation Area and draw pedestrian movement around the waterfront.

Enhanced connectivity and permeability could be achieved using a grid layout which would link development sites with the surrounding area and its amenities. Opportunities exist for biodiversity enhancements to provide habitat linkages to the Holywells Park and River Orwell County Wildlife Sites.

Finding suitable uses for the heritage assets within the Opportunity Area will be vital to its successful regeneration.

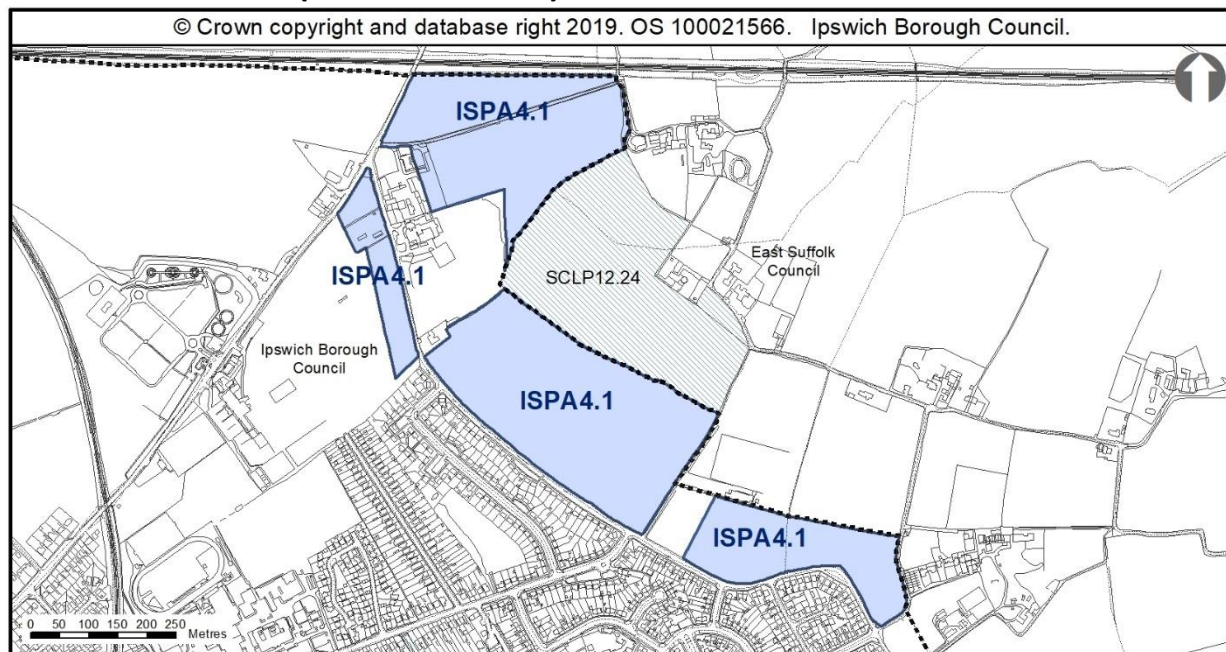
Development Opportunities	Development Principles
<p><u>See site allocation sheets IP064a and IP098, and Opportunity Site sheets IP226 and IP045 for site specific analysis.</u></p> <ul style="list-style-type: none">• Residential-led development.• Riverfront regeneration and associated leisure uses• Secondary employment, community, leisure, arts and cultural development.• Pedestrian/ cycle links• Public Open Space	<ul style="list-style-type: none">• Enhanced pedestrian/ cycle permeability east-west through the opportunity area, connecting the Waterfront and Wet Dock Crossing with Holywells Park.• Facilitate new Wet Dock vehicular crossing / bridges• Development to address street frontages• <u>Promote regeneration of heritage assets</u> Promote redevelopment of former Shipyard area as “destination”, linked to regenerated Cliff Brewery via new Riverside esplanade• Scale of development generally medium-rise (3-5 storeys), with opportunities for taller buildings at key locations

	<ul style="list-style-type: none"> • Maintain views of treed skyline to East <u>towards the Holywells Conservation Area, whilst views out of the conservation area to the west should also be preserved</u> • Protect key view of Cliff Brewery from Helena Road • Reduce impact of Port related traffic, via traffic management & improved public realm • Relocate Cliff Quay access control point south of Cliff Brewery, to improve public accessibility to Riverside and facilitate link between Brewery and Shipyard sites • Layout & design to address flood risk • Development to address risk from major hazard site (Vopak terminal)
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Appendix 10

Site Ref: ISPA 4.1 – Northern End of Humber Doucy Lane

Site Area: 23.62ha (within IBC Land)



Allocation Policy SP2 & ISPA4

Use(s)		Indicative capacity
Primary	Residential	<u>449</u> 496 (35dph on circa 60% of site)
Secondary	Green Rim Trail Highways Improvements Early Years Setting Sports Pitches Suitable Accessible Natural Green Space (SANGS) Associated Infrastructure	Approximately 40% of site

Adopted Plan 2017

N/A – New Site. Previously allocated as Countryside.

Current use

Predominantly greenfield arable land.

Development constraints / issues

The principles and requirements set out in policy ISPA4 of the Core Strategy and Development Management Policies DPD must be followed.

The development of this land will need to be masterplanned along with the adjacent land allocated under the Suffolk Coastal Local Plan Review Policy SCLP12.24. Any masterplan work should take forward the recommendations set out in the Heritage Impact Assessment commissioned by Ipswich Borough Council September 2020, which forms part of the evidence base of the local plan. The HIA discusses the sensitivity of the area and makes recommendations about how to bring forward development with regard to the sensitivities of the historic landscape. Any subsequent planning application will require a full heritage statement.

The setting of the grade II listed Westerfield House, Allens House, Laceys Farmhouse, the Garden Store North of Villa Farmhouse, must be preserved and enhanced as part of the future development of the site. The HIA also identifies a number of non-designated heritage assets which development must also have regard to in terms of impact on significance.

Secondary uses such as the SANGs, green rim trail and sports pitches would help to retain the open character of the landscape and preserve the rural edge of the town and will be most appropriate in the northern portion of the site allocation where the setting of listed buildings is most sensitive. A similar approach should be adopted on the opposite side of the road from Westerfield House. This area should not be developed with built form but would lend itself to an area of open space perhaps taking the form of allotment facilities. The core of the residential allocation should come forward at the northern side of Humber Doucy Lane which is less sensitive to development with regard to impact on the historic environment.

Development will need to be phased and delivered in coordination with the delivery of the Ipswich Garden Suburb to ensure that there is sufficient infrastructure capacity to meet demand.

An Early Years setting and replacement sports facilities, if needed, will need to be incorporated into any future development. Development will need to make appropriate provision towards primary school places which are likely to be accommodated within the three new primary schools planned through the Ipswich Garden Suburb.

The layout and design of any future development must incorporate the provision of a Green Trail walking and cycling route to help deliver the wider Green Trail around Ipswich. The provision of Suitable Accessible Natural Green Space and other forms of open space will be required in accordance with the Open Space Standards set out in Appendix 5 of the Core Strategy and Development Management Policies DPD.

Highways and junction improvement works along Humber Doucy Lane are likely to be required. A transport assessment and travel plan will be required to ensure that development contributes towards delivering a significant modal shift to sustainable transport modes.

A high-quality of design will be required which also respects the countryside setting around the site. The HIA recommends that the area of open land in front of Seven Cottages is sensitive to development owing to the transitional nature of the site on the rural edge of the Ipswich, East Suffolk boundary. This area should not be developed with built form but would lend itself to an area of open space perhaps taking the form of a village green.

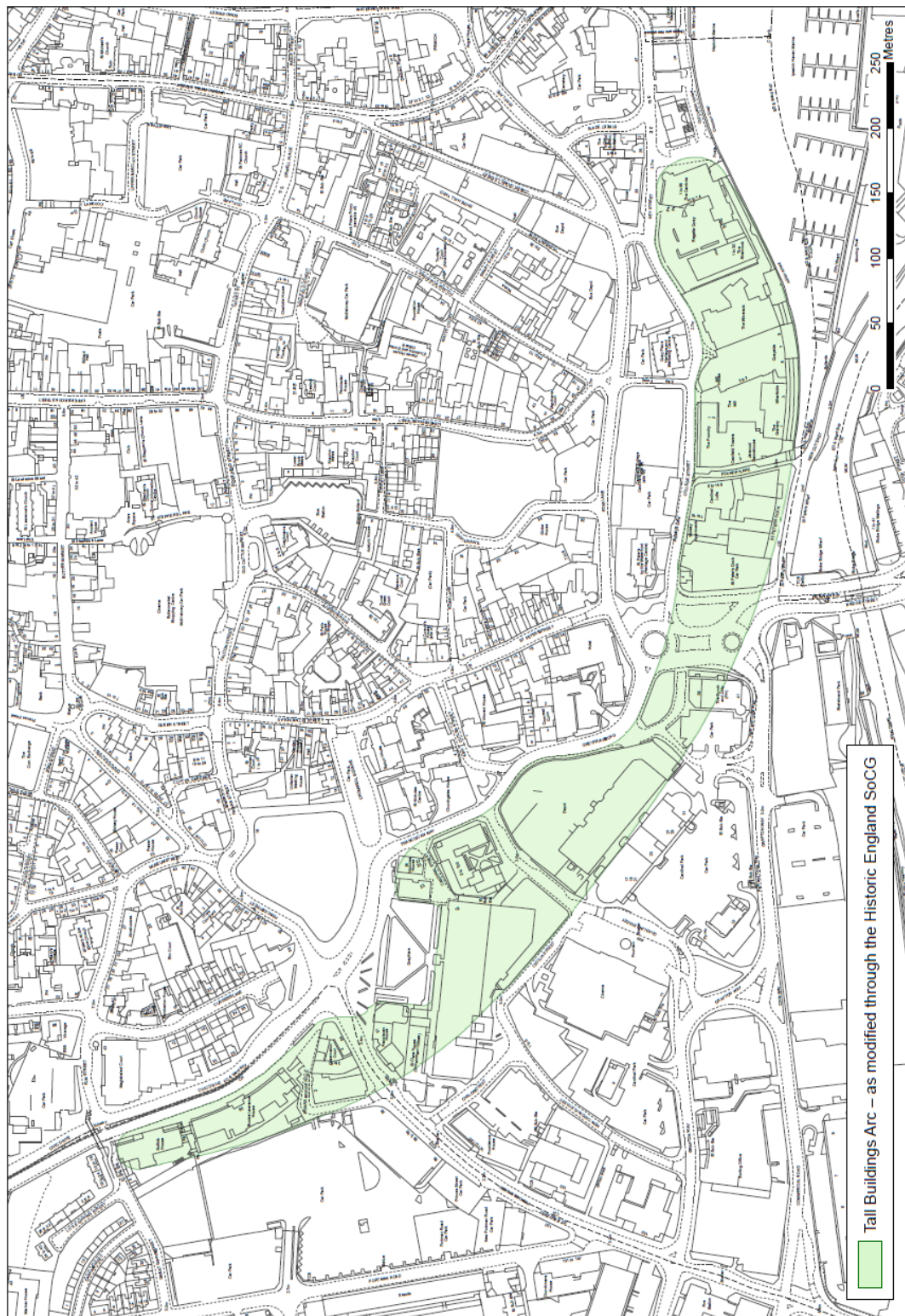
Biodiversity will need to be preserved and must incorporate net gain. The Ipswich Wildlife Audit 2019¹ provides further information on ecological surveys that will be required, as well as recommendations for how biodiversity net gain can be incorporated into new development, unless other means of biodiversity enhancement are appropriate. There are rows of Tree Preservation Orders (TPOs) along the boundary with Westerfield House that will need to be preserved unless there are overriding reasons for their removal. Where possible existing hedges onto Humber Doucy Lane shall be preserved and protected during the development process as applicable. Reinstatement of the 'ombre douce' tree line along this section of Humber Doucy Lane represents an opportunity for enhancement of the historic landscape character.

~~The setting of the grade II Listed Westerfield House Hotel must be preserved and enhanced as part of any future development of the site. The development should also seek to preserve the significance of the Listed Buildings to the north and east of the site. These are Allens House, Laceys Farmhouse, and the Garden Store north of Villa Farmhouse.~~

¹ See Wildlife Audit Site Sheets for IP184a, IP184c, IP303, IP309, IP344 and IP350

Appendix 11

Replacement Tall Buildings Arc



Appendix 12

POLICY DM14: Archaeology

The Borough will require that development proposals which may disturb remains below ground are supported by an appropriate assessment of the archaeological significance of the site including, if necessary, the results of a programme of archaeological field investigation. Such assessments should be proportionate to the importance of the site. Sites within the Area of Archaeological Importance are especially likely to contain significant archaeological remains. The Development and Archaeology Supplementary Planning Document provides guidance on the preparation of archaeological assessments.

Planning permission will not be granted if the remains identified are of sufficient significance to be preserved in situ and cannot be so preserved in the context of the development proposed, taking account of the necessary construction techniques to be used. Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Where archaeological potential is identified but where the public benefits of the proposal convincingly outweigh harm to the significance of archaeological heritage assets, development which would destroy or disturb potential remains will be permitted, subject to an appropriate programme of archaeological investigation, recording, reporting, archiving, publication, enhanced public understanding and community involvement.

- 9.2.1 Historic towns and cities are highly sensitive archaeological sites, where buried features, finds and standing monuments form a unique and irreplaceable record of a settlement's unwritten history.
- 9.2.2 As a historic port, aspects of the archaeological record in Ipswich are nationally important. However, Ipswich is particularly special in that it has origins as one of only four international ports in the Middle Saxon period. As a major Anglo-Saxon centre engaged in long-distance trade, it has an internationally important archaeological record from this time. The town's early fortunes were linked to the developing Anglo-Saxon kingdom of East Anglia, and Gipeswic was likely a trading settlement founded by the Royal house, notably associated with the burial ground at Sutton Hoo. Remains at several locations in Ipswich are statutorily protected through designation as scheduled monuments. There are currently eight scheduled monuments in Ipswich.
- 9.2.3 To ensure that this invaluable and irreplaceable historical, cultural and educational resource is not lost or damaged, the planning process must ensure that development proposals respect archaeologically important sites

- 9.2.4 The NPPF sets out specific requirements for assets with archaeological interest. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, developers will be required to submit an appropriate desk based assessment and, where necessary, a field evaluation (which could include geophysical survey, building survey and trenched evaluation) at an appropriate stage prior to determination of an application.
- 9.2.5 Suffolk County Council Archaeology Service holds the Urban Archaeological Database for Ipswich and is consulted on planning applications that could affect archaeology. ~~Historic England administers the Scheduled Monument Consent process and should be consulted on any proposed works.~~ Early consultation with relevant agencies is encouraged well in advance of seeking relevant permissions and consents, in order that appropriate consideration is given to heritage assets. This makes the application process simpler and reduces the risk for proposed schemes. Understanding the significance of affected assets is important to the process. The ability to document an asset is not a factor in determining a planning application. However, where permission is granted subject to conditions relating to archaeological remains, an appropriate programme of work to record and promote understanding of remains which would be affected by development could include some or all of the following: further evaluation, upfront excavation, and/or monitoring and control of contractor's groundworks, with appropriate curation and publication of results. The Development and Archaeology Supplementary Planning Document (SPD) is intended to help applicants make successful applications and provides further detail on procedures and best practice.
- 9.2.6 Attention is drawn to the policies maps, which show the Area of Archaeological Importance of the Anglo-Saxon and Medieval town, aspects of which are internationally recognised. Beyond this area, the Borough includes parts of the wider landscape of the Gipping Valley and Orwell Estuary, and there are Prehistoric, Roman, Anglo-Saxon and other period archaeological sites within its boundaries. For information, the Area of Archaeological Importance is also shown on Plan 4. The Area of Archaeological Importance is defined from evidence of buried archaeology, historic maps and information, standing structures and visual elements of the historic landscape and it highlights the area known or likely to have the most complex and sensitive archaeological deposits. This helps to alert applicants and planning officers to the likely requirements for archaeological investigation, protection and recording to be placed on development, on potentially even the smallest scale below-ground works. The Development and Archaeology SPD adds another layer of detail to the Area of Archaeological Importance by providing Archaeological Character Zones, more detailed geographical characterisation of 'archaeological potential'.
- 9.2.7 A number of the sites within Opportunity Areas B and C contain scheduled monuments. Any development proposals directly affecting scheduled monuments will need to minimise and justify any harm to the monument and demonstrate a very high level of public benefit in order for them to meet the requirements of NPPF paragraphs 194, 195 and/or 196. Where a proposed development will impact on a scheduled monument, detailed early pre-application discussions with Suffolk County Council

Archaeological Service and Historic England is essential to agree the scope of required further assessment, the principle of development and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). In addition to planning permission, proposals affecting scheduled monuments will also require Scheduled Monument Consent (SMC) under the Ancient Monuments and Archaeological Areas Act 1979 (as amended). SMC is a legal requirement for any development which might directly affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Digital, Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system. In order for development proposals affecting scheduled monuments to obtain Scheduled Monument Consent they will need to demonstrate that they would deliver a very high level of public benefit.