



Supplementary Planning Document

DEVELOPMENT & ARCHAEOLOGY

Adopted November 2018

About This Document

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. 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.

Responsibility towards archaeological remains is shared, and in some parts of the town, the appropriate management of archaeological remains can be a significant consideration in the design and deliverability of new development.

This Supplementary Planning Document highlights the considerations and processes for the management of archaeological remains through the development process. It should be read alongside the policies of the Ipswich Local Plan. It is relevant to archaeological remains of all dates and types across the borough, and will help developers and homeowners planning development projects. It:

- Introduces the archaeology of the town;
- Sets out consultation processes;
- Explains what information is needed to support a planning application;
- Sets out what will be considered in planning decisions;
- Explains how planning conditions can be fulfilled;
- Sets out how public understanding of archaeology, and Ipswich's story, can be enhanced through development;
- Provides information on archaeology in different zones of the borough, and information on key sites.

For general interest, the Supplementary Planning Document also presents an up-to-date summary of the archaeology of the borough, drawn from the town's Urban Archaeological Database.

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1 Introduction

1.1 Why is Ipswich's archaeology important?

Ipswich, originally *Gipeswic*, is one of the earliest towns established after the end of the Roman period in Britain. It lies at the point where the River Gipping meets the highest tidal point of the River Orwell, and is ideally located for maritime and river-based activities.

Although essentially invisible, buried deposits beneath the town and across the borough contain a wealth of evidence that can contribute to our understanding of the story of the town's evolution and the people who lived in it. A rich and complex archaeological record spreads across most of the historic core, northwards from the Waterfront, where waterlogged organic remains have been discovered.

Ipswich's early fortunes were linked to the developing Anglo-Saxon kingdom of East Anglia, and *Gipeswic* was most likely a trading settlement founded by the Royal house. Alongside York, Southampton and London, which served other kingdoms, Ipswich emerged as a port linked with continental Europe. These handful of sites, known as *wics* or *emporia*, were significant Anglo-Saxon and Viking-Age settlements that were at the forefront of urban revival from the mid-7th century onwards. Corresponding *wic* sites existed around the North Sea, and together they yield archaeological evidence for cultural, social and trading networks across Early Medieval Europe and sometimes beyond. Ipswich's Anglo-Saxon archaeological remains are therefore of international importance.



Ipswich is also particularly unusual in that many streets have been occupied continuously since around the year 700 AD (Figure 1).

Figure 1: The excavation of the earliest surface of St Stephen's Lane, with the lane surface and traces of buildings along it dating back into the Middle Saxon period (c. 8th century).

1.2 What sorts of archaeological remains are there?

[Appendix 1](#) provides detailed, up to date information on the archaeology of Ipswich from earliest prehistory to the modern era. The wider borough includes the medieval suburbs, later development of the docks, and significant earlier remains relating to the Prehistoric, Roman and Early Saxon contexts within which the town developed.

Urban archaeological deposits are built up through continuous cycles of occupation, dumping, demolition and reclamation. Layers of interest are generally everything below modern made ground, down and into underlying geological soils. The depth of modern overburden varies, as does the depth of the archaeological sequences (Figure 2). Not all remains are pristine – for example, they may have been cut through by later cellars, foundations and services.

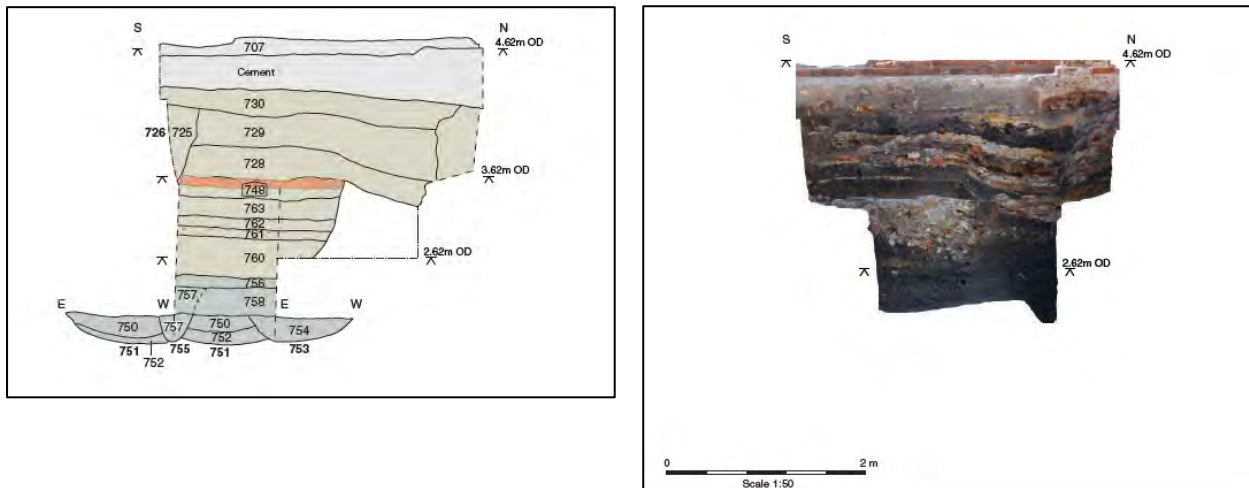


Figure 2: Drawing and photograph of a section through archaeological deposits on Lower Brook Street showing stratified layers. It takes trained expertise to recognise, record and systematically investigate remains, which may only differ by the subtlest of soil colours. © Oxford Archaeology

Excavations across Ipswich have revealed high-quality evidence for varied aspects of the town's past (Figure 3): burnt buildings; timber waterfronsts; personal items; kilns; cemeteries; barrels from the Rhineland re-used as wells; lost churches; medieval friaries; evidence for health, diet and death and burial; roads; a basket of Anglo-Saxon bread; ship rivets; animal bones including bone ice-skates; evidence for craft; local and imported goods; and, from waterlogged sites, fragile remains of leather, wood, textiles, plant remains and well-preserved metal objects which do not usually survive.

Figure 3: Skeletons from Greyfriar's; bread from a burnt 10th century house in the Buttermarket; a Middle Saxon barrel re-used as a well at Stoke Quay (© Oxford Archaeology/Pre-Construct Archaeology); tile from Foundation Street (Blackfriars).



Find out more:

You can find out more in [Appendix 1](#), and by using Ipswich's [Urban Archaeology Database](#), <https://heritage.suffolk.gov.uk/ipswich-uad> – see also [Appendix 7](#).

1.3 Development and Archaeology

Archaeological deposits are vulnerable, unique, and finite. Ipswich is experiencing continuing regeneration and development, and modern construction methods and site remediation/clearance practices have the potential to cause total or extensive damage to archaeological features and finds. Even on brownfield or previously developed sites, preservation can be good or exceptional (Figure 4). Waterlogged sites, with preserved organic remains, are particularly vulnerable to change.

To protect this irreplaceable cultural and educational resource from unmitigated loss or damage, local planning authorities are required to ensure that development proposals respect archaeologically important sites. Remains at several locations in Ipswich are protected through designation as scheduled monuments. However, remains on all development sites are managed in accordance with the [National Planning Policy Framework](#) and local planning policies. Therefore, the impact of development proposals on remains of the past is a significant consideration for plans for development and strategic growth.

The responsible management of significant archaeological remains can add complexity to redevelopment projects, particularly in the historic core of Ipswich, and it can be a significant consideration in the economics and deliverability of new schemes. The responsibility for securing and financing archaeological works falls to developers, so there is a need for applicants to gather information, assess impacts and manage risk early on in a project. Early consideration can help to quantify actual risk. To inform options and the feasibility of development proposals, the quality and level of survival of remains will need investigation on a site-by-site basis. If archaeological issues are taken into account from the earliest stages of a project, implications for the design, budget and programme can be factored in. Early consideration can also ensure that layout and appropriate foundation designs and construction programmes are agreed at an early stage. Difficulties may arise if archaeological remains are not considered from the outset. Archaeological management is also concerned with ensuring that development proposals protect the line of historic routes and the fundamental character of urban form.



Figure 4: Middle Saxon grave at Stoke Quay excavation showing preservation around concrete stanchions. The circular ditch surrounds a grave, visible in front of the stanchion. © Oxford Archaeology/Pre-Construct Archaeology.

1.4 Purpose of the Supplementary Planning Document

This Supplementary Planning Document is intended to help applicants make successful planning applications. It:

- provides up-to-date information on the important archaeology of the town ([Appendix 1](#));
- provides detail on approaches taken by Ipswich Borough Council and our advisors, Suffolk County Council Archaeological Service, when all types and scale of applications for development are considered;

- provides clarity for developers, owners, and agents on procedures and best practice at different points in the pre-application, application and development process;
- encourages dialogue between stakeholders and emphasises the need for early assessment and appreciation of the appropriate treatment of archaeological remains to minimise risks;
- presents Archaeological Character Zones, which add to the Area of Archaeological Importance defined through the Local Plan with detail about different parts of the town – this provides a starting point for developers ([Appendix 3](#));
- provides information on archaeological considerations at key development sites;
- highlights the scope to celebrate and promote the enjoyment and understanding of Ipswich's heritage, and the public relations value this can have.

1.5 Status of the Supplementary Planning Document

This document provides information to support the implementation of policies set out in the Ipswich Local Plan (adopted February 2017), to guide developers and applicants towards fulfilling policy requirements. It is a material consideration in the development management process.

It will be updated as appropriate when there are major changes to national or local policy, or when significant new archaeological information becomes available.

1.6 Policy background

International Context

The UK is a signatory to the [Valetta Convention](#) (Convention for the Protection of the Archaeological Heritage of Europe, 1992) and so is committed to the conservation and maintenance of archaeological heritage. The Convention sets out a precautionary approach, ensuring assessment and appropriate preservation of significant remains.

National Planning Policy

The [National Planning Policy Framework](#) (NPPF) has as its core a drive to achieve sustainable development. Within this, the environment objective aims to 'contribute to protecting and enhancing our natural, built and historic environment' (paragraph 8c). Chapter 16 ('Conserving and Enhancing the Historic Environment) sets out policies for the management of heritage assets in the planning process.

Paragraphs 193-6 set out policies for the management of *designated assets* in relation to significance and harm. There is a presumption in favour of conservation, and the avoidance of harm or loss without 'clear and convincing' justification and proof of public benefit (paragraphs 194-5). Paragraph 194 states that harm or loss to those assets of highest importance would be 'wholly exceptional'. For archaeology in Ipswich this is relevant to significant sites and those on or next to scheduled monuments.

Paragraph 197 states that impacts on the significance of *non-designated assets* should be considered and balanced judgement made. Footnote 63 states that sites which are demonstrably equivalent to those of designated national importance should be treated as such in the planning process.

Paragraphs 189 and 190 of the NPPF are based on the principle that a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisal of proposals and identification of constraints and opportunities should inform development options. Paragraph 189 states:

‘... Local authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.’

Paragraph 199 of the NPPF recognises that part of the value of heritage should be the contribution it makes to public understanding of the past. Where loss or damage is justified, the aim is to record, interpret and make publicly available information about the significance of the historic assets.

Footnote 64 states that ‘copies of evidence should be deposited with the relevant Historic Environment Record, and any archives with a local museum or other public depository’.

Paragraph 200 sets out how opportunities for new development within the setting of heritage assets should seek to better enhance or reveal their significance (see [Chapter 6](#)).

Find out more:

The [National Policy Planning Framework \(2018\)](#) is supported by the web-based [National Planning Practice Guidance](#), and *Good Practice Advice Notes* and *Historic England Advice Notes*:

- Historic England (2015), [Managing Significance in Decision-Taking in the Historic Environment](#) Historic Environment Good Practice Advice in Planning Note 2;
- Historic England (2015), [The Setting of Heritage Assets](#). Historic Environment Good Practice Advice in Planning Note 3;
- Historic England (2016), [Making Changes to Heritage Assets](#) Historic England Advice Note 2.

Historic England’s overview of heritage in the planning system can be found at www.historicengland.org.uk/advice/planning/planning-system/

Ipswich Local Plan

[Ipswich Local Plan](#) 2011-2031 was adopted in February 2017. Policies CS4 and DM8 of the Core Strategy and Policies Development Plan Document Review set out how the impacts of development proposals on the historic environment will be considered. Policies are reproduced in Appendix 2.

Policy CS4 Protecting Our Assets (pages 33-6) relates to heritage assets across the borough:

‘The Council is committed to conserving and enhancing the borough’s built, heritage, natural and geological assets... The Council will also conserve and enhance heritage assets within the borough through its development management policies, the use of planning obligations to secure the enhancement and promotion of the significance of any heritage asset. ...’

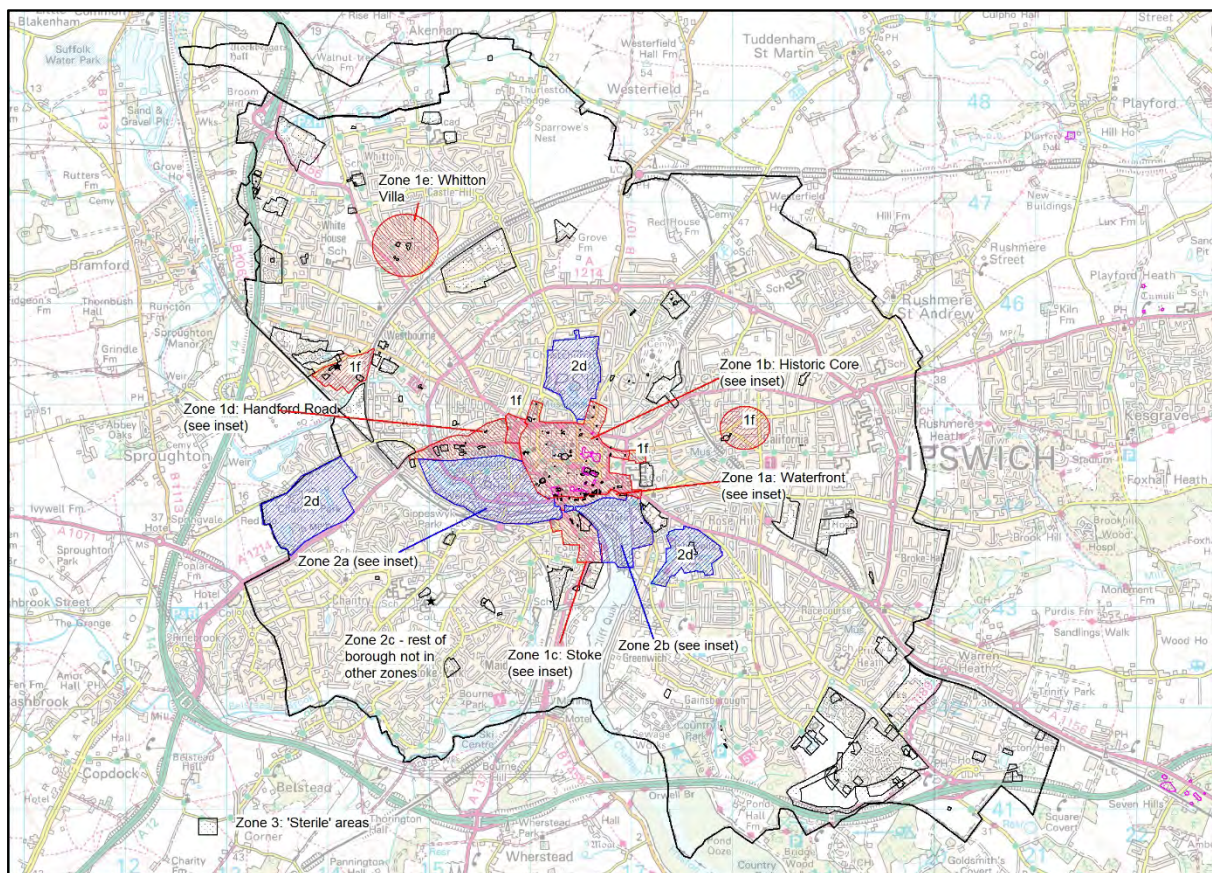
Policy DM8 sets out a commitment to preserve remains as appropriate to their significance. Where archaeological remains are present but there is a clear and convincing overriding justification of public benefit to outweigh the harm to the significance of the assets, DM8 sets out approaches to mitigation. Preservation of remains *in situ* preserves a finite resource, for example for the future when

investigation techniques may be more advanced. DM8 also sets out requirements for the gathering of information to inform development management decisions.

Areas of the borough have different archaeological sensitivity, potential and management considerations. To aid developers, the Ipswich Local Plan, through policy DM8 and the IP-One Area Inset Policies Map, defines an Area of Archaeological Importance (AAI). This relates to the Anglo-Saxon and Medieval town (see [Plan 4 in the Local Plan](#)). The Area of Archaeological Importance is based on evidence of buried archaeology, historic maps and records, 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 alert land owners, developers, applicants and planning officers to the likely sensitivity, and associated requirements for archaeological investigation, protection and recording to be placed on development, on potentially even the smallest scale below-ground works.

Archaeological Character Zones

[Appendix 3](#) of the SPD adds a level of detail to the Area of Archaeological Importance by providing a more detailed geographical ‘characterisation’ of archaeological potential (Figure 5).



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Figure 5: Zone map showing Archaeological Character Zones. Scheduled monuments are outlined in pink (see also larger maps in Appendix 3).

The Area of Archaeological Importance identifies the area in Ipswich with the most sensitive archaeological remains relating to the Anglo-Saxon and Medieval town, but other areas of the Borough also contain archaeological remains. The character zones shown in Figure 5 and described in

[Appendix 3](#) cover the whole borough and provide detail on the types of archaeological remains that might be encountered, based on the Ipswich Urban Archaeological Database (see below, [Section 2.2](#)), and natural and historic topography. For example, approaches will differ for development of agricultural land compared to regeneration of derelict development sites in the heart of the town. The Area of Archaeological Importance is subdivided to more accurately reflect the potential and character of areas within the Anglo-Saxon and Medieval core. Suburban and other significant sites are also identified. This can provide a starting point for applicants and developers.

Zone	Archaeological character	Management
1a – Waterfront	Highest potential for complex and waterlogged remains associated with the historic waterfront.	Sites of all size have potential to impact on remains. Early consultation advised.
1b – Historic core	Highest potential for complex and waterlogged remains within the early core of the town.	
1c – Stoke	Highest potential for complex and waterlogged remains within the early suburb of Stoke.	
1d – Handford Road	Potential for complex remains of Prehistoric, Roman and Anglo-Saxon activity towards Handford Bridge.	
1e – Whitton Villa	Suffolk’s largest Roman villa, with potential for complex remains.	
1f – Other sensitive sites	Suburbs, churches and churchyard with potential for complex remains.	
2a – South of river and former town marsh	Former marshland comprises mainly deep deposits but with potential for waterlogged remains.	Palaeoenvironmental investigation likely initial requirement for larger development projects. Early consultation advised.
2b Wet Dock, Island and river banks	River, recut channels and reclaimed land east of Stoke Bridge, with potential for waterlogged and structural remains.	Desk-based Assessment and deposit modelling likely initial requirement. Early consultation advised.
2c Remainder of the Borough	Potential for sites, but not generally of complex remains comparable to the core.	Early evaluation likely requirement for greenfield sites. Infill sites could impact remains. Extensions less likely to impact.
2d Parks	Highly sensitive as sites, but unlikely to see major development.	Early consultation advised – Desk-based and field assessment may be required.
3 – Sterile areas	No or very low potential for archaeological remains	No mitigation required.

Table 1: Archaeological Character Zone Summary

The Ipswich Local Plan through [The Site Allocations and Policies \(incorporating IP-One Area Action Plan\) Development Plan Document](#) allocates sites for development. Appendix 3 to the plan contains site information sheets, which set out baseline information on the potential for development to impact on heritage assets of archaeological interest. [Appendix 3](#) of this SPD gives further information on key sites.

1.7 The historic built environment:

For key potential development sites, below-ground remains may have material impacts on design aspirations. Discussion is encouraged between architects, developers, planners, archaeological advisors, Historic England and Ipswich Borough Council’s Conservation and Urban Design team to explore potentially innovative solutions that respect and enhance all aspects of heritage and distinctiveness, in the context of sustainable development.

Archaeological understanding of the past is gained from both excavated remains and standing monuments, and guidance is given in this document for the archaeological assessment and recording of built structures, where appropriate ([Sections 3.7](#) and [5.5](#)).

Find out more:

Historic England (2017), [The Setting of Heritage Assets](#). Good Practice Advice in Planning Note 3

Ipswich Borough Council:

- [Conservation and Urban Design](#);
- [Conservation Area Appraisals](#);
- [Urban Character Supplementary Planning Document](#);
- [Local List Supplementary Planning Document](#);
- [Listed buildings](#).

1.8 Other statutory considerations

Other statutory or regulatory considerations that affect the historic environment will be relevant for some projects. For example:

- There are several scheduled monuments in Ipswich, which are statutorily protected (see [Section 2.4](#)). Historic England administers the Scheduled Monument Consent process and should be consulted on any proposed works.
- Works in the tidal zone will be subject to Marine Management Orders. Historic England should be consulted.
- Archaeological work in and around (non-redundant) churches is subject to Church of England Faculty processes. The Diocesan Archaeological Advisor should be contacted.
- Historic England maintains a list of Registered Historic Parks and Gardens – the designation is a material consideration in development management decisions.
- Rural sites within the borough may come under Countryside Stewardship schemes or fall within the Area of Outstanding Natural Beauty or a Site of Special Scientific Interest. Suffolk County Council Archaeological Service and Natural England will advise.
- There is ecclesiastical and secular legislation relating to human remains that are impacted during works within and outside the planning system, including the Burials Act and Human Tissue Act. Ministry of Justice licences are required for disturbance of human remains, and there may be a need to consult Environmental Health officials.
- Finders of items which come under the Treasure Act (1996) are legally obliged to report them to the coroner. [Finds Liaison Officers at Suffolk County Council Archaeological Service](#) should be contacted in the first instance.

2. Initial Advice – what to do and who to consult

As a rule, all planning applications in the borough will be screened for archaeological impact. Ipswich Borough Council's [validation checklist](#) requires a heritage statement for proposals with potential impacts on archaeology, and weekly lists of applications are reviewed by Suffolk County Council Archaeology Service. Historic England is consulted in accordance with relevant government policy.

It is, however, strongly recommended that promoters of potential projects involving groundworks seek earlier, pre-application advice from Ipswich Borough Council, Suffolk County Council Archaeological Service and relevant agencies to facilitate successful applications and schemes.

Ipswich Borough Council currently offers a pre-application service for a fee, which is available on request from the Planning Department. The advice incorporates all necessary consultations, including with the County Council Archaeological Service and Historic England, and is contained in a written response made within six weeks of the request. More information is available [on the Council's website](#).

Suffolk County Council Archaeological Service offers free pre-application advice, and can be approached directly.

Historic England can be approached directly and will advise on statutory requirements for designated sites. [One cycle of advice is offered free](#), followed by an [Extended Pre-Application Advice Service](#) if required

Suffolk County Council Archaeological Service acts as archaeological advisor to all the local planning authorities in Suffolk, contributing to policy and planning application decisions. The service maintains the County Historic Environment Record, which forms the evidence base for advice. It also advises on approaches and monitors standards on behalf of Ipswich Borough Council at all stages of projects, ensuring that national and regional benchmarks are met. The service has also prepared the Ipswich Urban Archaeological Database (see below, [Section 2.2](#)).

Those undertaking non-development-led projects or street works within the borough are also encouraged to consult Suffolk County Council Archaeological Service.

Find out more:

Useful contact details are included in [Chapter 7](#).

Information about Suffolk County Council Archaeological Service team is on the service's website, www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service, and in [Appendix 4](#). Please note that whilst free pre-application advice is offered, Suffolk County Council [charges](#) for discretionary aspects of the service.

Information on Historic England's pre-application advisory service is here: www.historicengland.org.uk/services-skills/our-planning-services/enhanced-advisory-services/extended-pre-application-advice/

Information on the Suffolk County Council Archaeological Service advisory role - Chartered Institute for Archaeologists (2014), [Standard and guidance for archaeological advice by historic environment services](#).

Information for developers - Chartered Institute for Archaeologists (2015), [Client guide](#).

2.1 Benefits of pre-application consultation – planning for archaeology

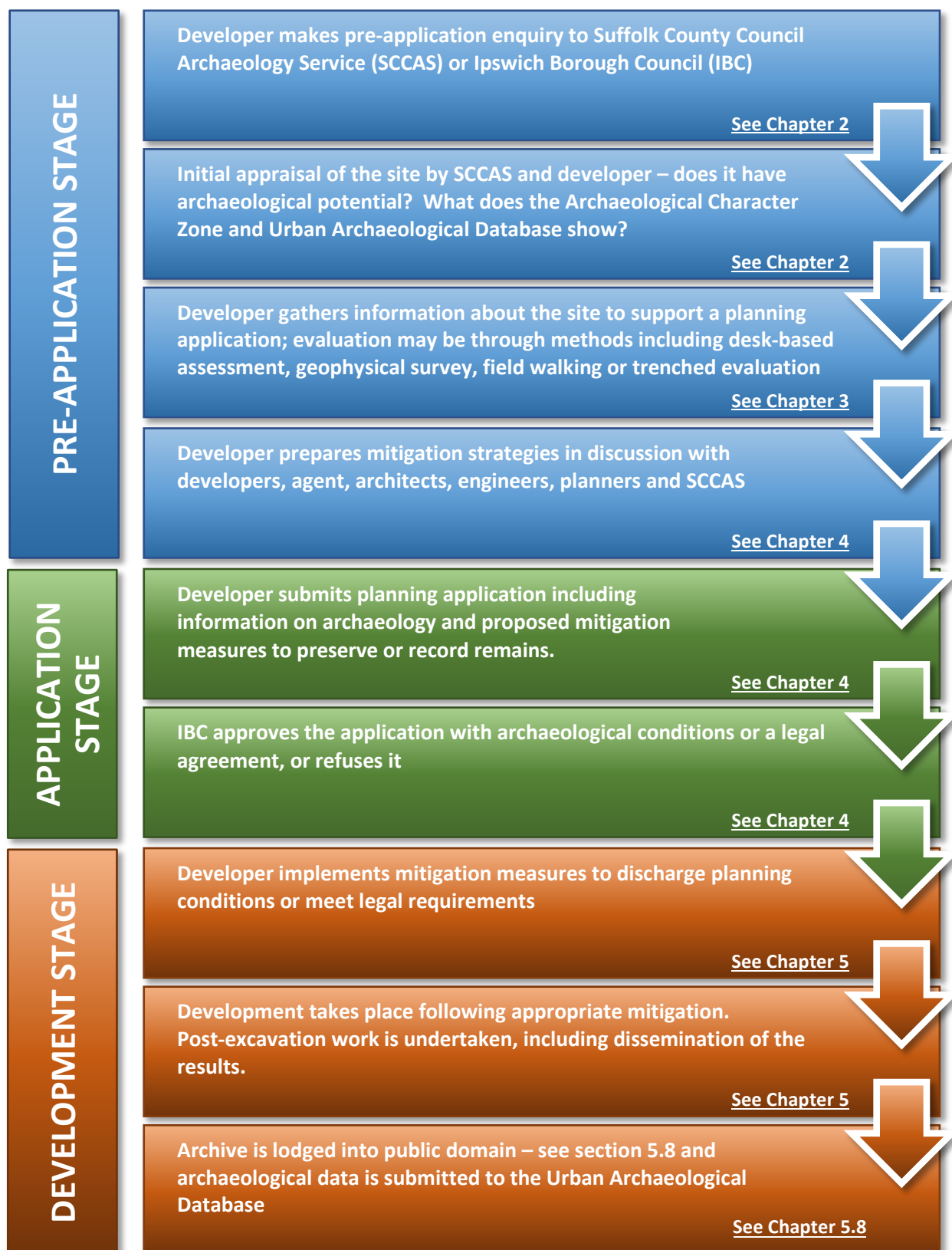
In a historic town such as Ipswich, archaeology is one of the multiple considerations in the planning and viability of new schemes. Below is a flowchart, which shows the main stages in the consideration of archaeology matters through the development management process. Early engagement can ensure that these steps are built into projects in a timely manner, reducing the risk that archaeological work will cause unexpected problems.

Applicants may wish to consider employing an archaeological consultant or specialist contractor to initiate consultation on their behalf.

The flowchart is interactive and behind each section sits a more detailed version which also identifies developers', the archaeological advisor's and the local planning authority's responsibilities at each stage ([Appendix 8](#)).

The checklist in [Appendix 9](#) also serves to guide developers through the process.

Flowchart – Main stages in considering archaeology through the development management process
(click on the flowchart for more detailed information)



Pre-application dialogue will help to:

- Ensure consideration of designated and non-designated heritage assets;
- Ensure that design options fulfil the requirements of national and local policies;
- Enable discussion and negotiation on approaches that minimise harm;
- Help to establish positives of a heritage offer;
- Clarify the information required for submission with an application to satisfy the requirements of the [National Planning Policy Framework](#) (paragraph 189) and Local Plan policy DM8. (This will ensure that necessary evaluation can be undertaken in a timely manner to avoid the risk that decisions are delayed or consents refused on the grounds of insufficient information).

2.2 Initial Appraisal - the [Urban Archaeology Database](#)

As advisors to Ipswich Borough Council, Suffolk County Council Archaeological Service (SCCAS) will review known information about a potential development site and the area around it using the Urban Archaeology Database (UAD) for Ipswich, and will make initial recommendations on the potential impacts of proposals.

The [National Planning Policy Framework](#) requires that planning authorities have access to an up-to-date Historic Environment Record (paragraph 187). The data for Ipswich takes the form of an UAD, which is an enhanced dataset within the Suffolk Historic Environment Record. Creation of this was supported and funded by Historic England (2015-7), and it includes over 1,000 records of archaeological sites and finds from across the borough, dating from the Palaeolithic to the 20th century. The database is a key tool for plan- and decision-making, and combines varied information:

- Records of known archaeological finds and sites (see Figure 6);
- Details of where archaeological investigations have taken place (see Figure 7);
- Details of sources which tell us about archaeology and investigations (reports, antiquarian accounts, historic maps and records, museum records, previous planning work, aerial photographs), linked to a supporting archive;
- Information on past land-use (from aerial photos, LiDAR data, historic maps) and underlying deposits, from geotechnical investigations and archaeological work (Figure 8).

The UAD is tied to GIS (Geographical Information Systems) mapping and linked to a supplementary detailed archive, and it is continually updated. It helps to predict the likelihood of unrecorded assets being identified during development.

Using the UAD, judgement will be made on the potential impacts of a proposal on built heritage, designated or known sites, and/or on sites where there is potential for archaeological remains. SCCAS will make recommendations on the acceptability of the scheme based on known information about likely remains and their survival. If further information is needed, they will advise on the assessment and information required to support a planning application. In some parts of the borough, even the smallest of proposals may have an impact (see [Table 1 – Archaeological Character Zones](#)).

Generally, sites considered to be of archaeological potential are those that are:

- within the Area of Archaeological Importance outlined in the Local Plan, or within the relevant zones set out in [Appendix 3](#);
- within 100m of an asset in the UAD;
- over 0.5 ha in size - larger sites by their very nature have greater potential to impact on unknown remains;

- in locations that are topographically favourable for occupation (on or over river valleys);
- in areas with potential for waterlogged remains.

The online UAD can be explored on the Suffolk Heritage Explorer website (<https://heritage.suffolk.gov.uk/>) but applicants are asked to bear in mind that archaeological potential may not be reflected in the results of a search, as the database can only record what is known at the present time. An absence of information does not mean that archaeological remains do not exist – more likely, they have not been discovered or reported yet.

Additionally, although a starting point for applicants, the online version of the UAD is not fully suitable for planning purposes because some sensitive information is withheld, and it is not as up-to-date as the live version which serves as the basis of SCCAS advice. The full version of the database and associated archive can be searched at SCCAS offices by appointment, and requests for data can be made (see [here](#)). Archaeological contractors working on projects will be asked to commission searches of the database (charges apply for commercial projects).

Throughout this document, 'IPS' numbers refer to entries in the Urban Archaeological Database.



Figure 6: Example of 'monument' records from the Urban Archaeological Database, from the Buttermarket Shopping Centre site. The red outlines show excavation areas, but also specific important archaeological features such as Saxon buildings, or the likely extents of features such as the Middle Saxon Cemetery.

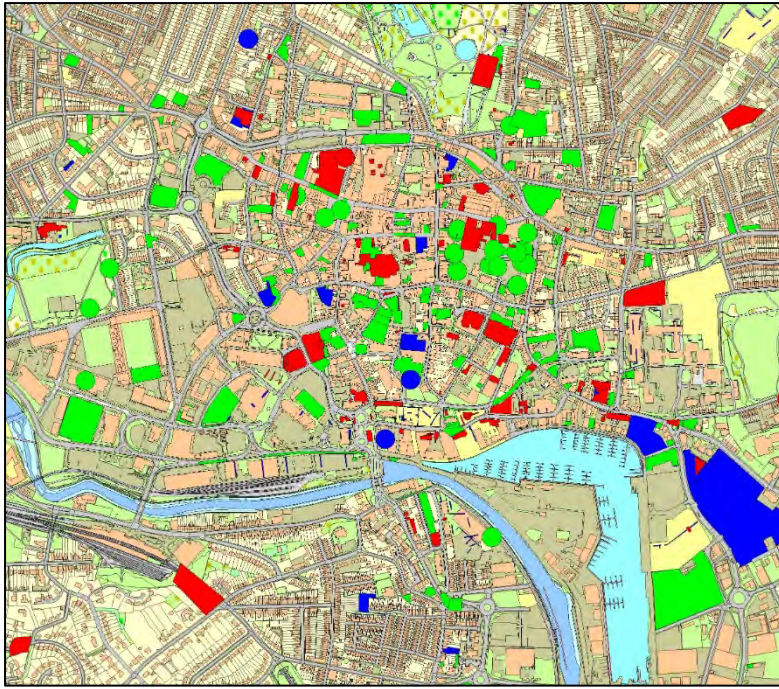


Figure 7: Archaeological Investigations in the Historic Core of Ipswich (as of Dec 2017). Red shows areas that have been fully excavated; blue shows areas that received trenched archaeological evaluation; and green shows areas that received archaeological monitoring / watching briefs.

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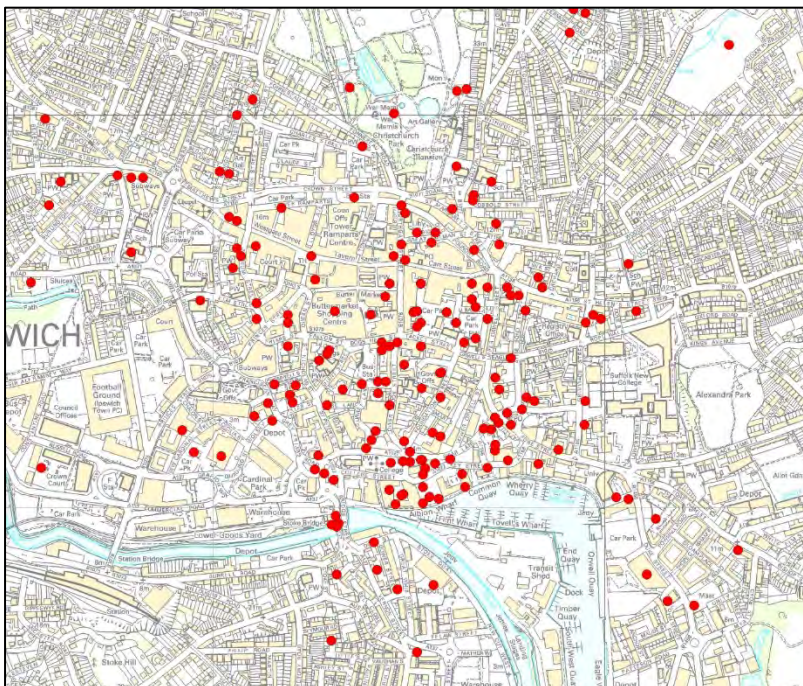


Figure 8. Location of deposit record data points in the Historic Core of Ipswich. This shows where we have captured data about deposits in the town, which can support predictive modelling and site-by-site appraisal. The data is continually updated with any new information.

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2.3 Recommendations following initial appraisal

Where archaeological implications or potential are identified, one of the following planning approaches will be advised, based on the likely significance of remains:

1. Evaluation prior to determination of the planning application, in line with paragraphs 189-190 of the [National Planning Policy Framework](#) or Environmental Impact Assessment requirements ([Chapter 3](#)). Evaluation will establish the significance of remains on potential development sites;

2. Condition(s) attached to planning consent to secure a scheme of investigation and/or mitigation, where there is enough information to make an informed judgement on a development site ([Chapter 5](#));
3. Refusal of an application on archaeological grounds or suggested amendments to proposals to avoid refusal and preserve remains ([Chapter 4](#)).

If these recommendations are made in pre-application advice, it will be easier to undertake necessary surveys.

2.4 Scheduled monuments

Historic England must be consulted about development proposals affecting scheduled monuments.

Under the 1979 Scheduled Monuments and Archaeological Areas Act, the Secretary of State for Culture, Media and Sport maintains a schedule of monuments considered to be of national importance according to criteria such as date, rarity, context, group value, condition, vulnerability, diversity in attributes, and potential to hold high quality information about the past.

The National Planning Policy Framework applies to designated and non-designated assets, but designated assets are also protected by law, and any works to them within their mapped extent will require consent (including works that would otherwise be permitted development). Historic England administer and manage scheduling and Scheduled Monument Consents, on behalf of the Secretary of State. These consents are entirely separate from the planning process. The impact of development on the setting of monuments is also a planning matter that requires consultation with Historic England. Unauthorised alteration or damage to a scheduled monument is a criminal offence, which could result in a fine or custodial sentence.

There are currently eight scheduled monuments in Ipswich (Figure 9). One of these is Wolsey's Gate; the rest, scheduled in the 1970s, represent areas of archaeological remains that are protected as being of national importance for understanding the development of town life and trade after the Roman period, and of international importance in terms of the town's role as an early Anglo-Saxon trading centre. The designations were reviewed and updated in 2016-17 alongside the Urban Archaeological Database project.

For these sites, early and close discussion with Historic England, Suffolk County Council Archaeological Service and Ipswich Borough Council is essential to establish principles of development. If granted, Scheduled Monument Consent will usually be subject to conditions which may determine development details and/or secure provision for archaeological investigation and recording.

Scheduling is at the discretion of the Secretary of State, and it is possible for a site to be considered of national importance, but not formally scheduled (for example, the St Peter's Port site to the east of St Peter's Church). It is therefore important to note that the list of scheduled sites does not represent all those of national importance across the town. They are a sample that at the time of scheduling were open spaces and which broadly gave a representative sample of elements of the Anglo-Saxon and Medieval town (defences, friaries, industrial areas). Outside the scheduled areas, significant remains have been shown to survive under and between the foundations of later buildings, and it is important that potential development sites are individually evaluated to assess their archaeological significance. Under the National Planning Policy Framework (footnote 63), nationally important archaeological remains that are not scheduled will be treated as though they are.

Equally, there is scope to evaluate scheduled sites further and obtain more accurate and detailed information about the quality and survival of deposits within them to better inform any planning proposals and decisions on their future management.

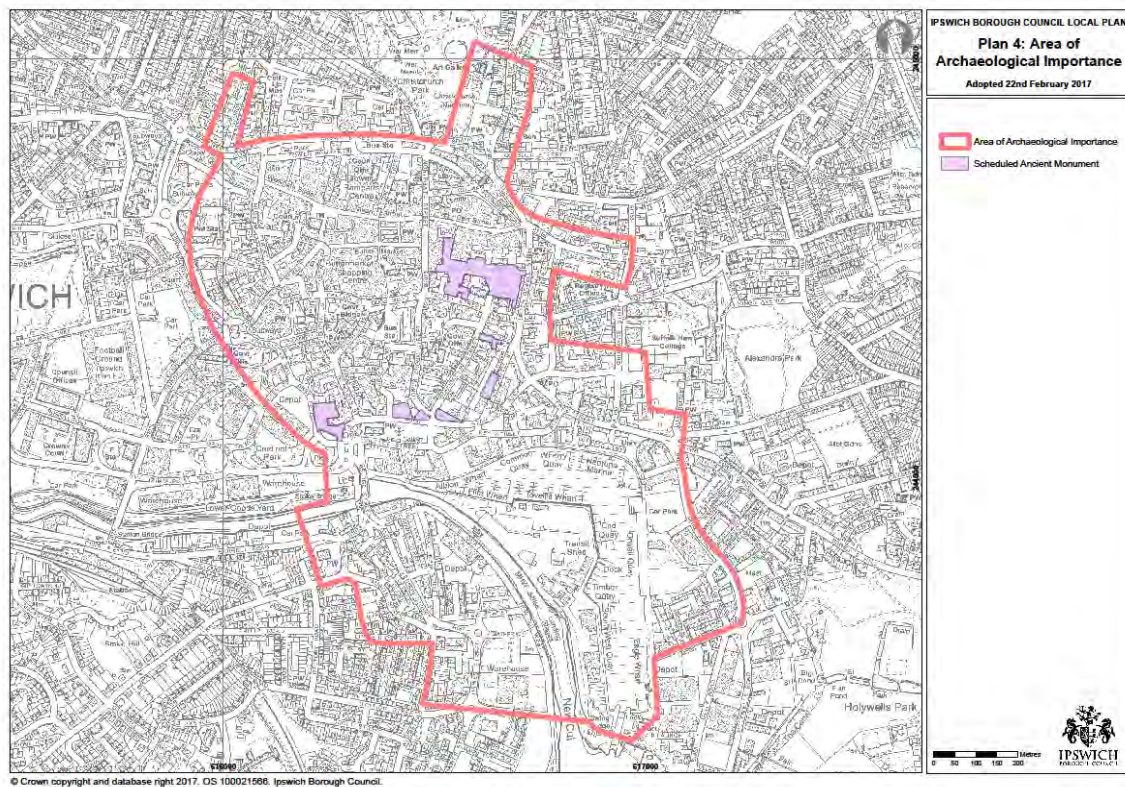


Figure 9: Map showing scheduled monuments and Area of Archaeological Importance (from the adopted Ipswich Borough Council Local Plan).

Find out more:

Information can be found online on Historic England's [National Heritage List](#) or via [MAGIC](#). These resources also include Ipswich's listed buildings, and registered parks and gardens. Additional details are held in the [Urban Archaeological Database](#).

3. Information to support a planning application

It is the responsibility of the developer to submit adequate information, in accordance with the [National Planning Policy Framework](#) (paragraph 189) and DM8, to enable Ipswich Borough Council to understand the significance of heritage assets and impacts of development and make balanced decisions on the principle and details of development proposals.

As noted in [Chapter 2](#), there may be a requirement for the results of field evaluation to be submitted with a planning application. Where evaluation demonstrates that nationally important remains will be extensively damaged, it may mean that the site or part of it cannot be developed, or that justified and viable approaches will need to be agreed. Early fieldwork therefore helps in assessing the deliverability and viability of schemes, as it allows the suitability of the site for proposed schemes to be understood, and it enables more informed assessment of the scale and timing of likely mitigation. Evaluation also gives developers some *choice* about parts of sites that they may prefer to leave as un-developed green or open space. It will also help to inform appropriate layout, and potentially foundation design, to minimise impacts on below ground remains.

The results of required assessment should be submitted as part of a Heritage Statement or relevant Environmental Impact Assessment chapters, and should inform development design, where appropriate. If inadequate information is submitted and evaluation cannot be undertaken within the determination period, the application may not be validated, or Ipswich Borough Council may ask to defer an application, ask the applicant to withdraw it, or recommend refusal.

The nature and scope of assessment can be discussed on a case-by-case basis depending on the proposal and archaeological assessment, and developers may be asked for one or more of the evaluation techniques set out in this Chapter. Best practice is to undertake as full a suite of evaluation work upfront as is viable.

Find out more:

The flowcharts in [Chapter 2](#) and [Appendix 8](#) set out the stages that will be involved. General detail on the processes for commissioning archaeological work set out in this chapter can be found in Appendix 4.

3.1. Archaeological Desk-based Assessment

What is a Desk-based Assessment?

Desk-based Assessment (DBA) explores the nature, extent and significance of heritage assets which would be affected by a development proposal, based on available data.

Will I need to commission a Desk-based Assessment?

A DBA is a risk management tool for a developer and can provide a clear statement of impacts on heritage or identify further information that is needed. Suffolk County Council Archaeological Service (SCCAS) will advise on the scope of a DBA to ensure that it includes the most tailored and useful information, as a report that simply replicates the Urban Archaeological Database (UAD) may not be strictly necessary. DBA will normally be required when:

- the site is large;
- it is necessary to draw together an assessment of the built historic environment and archaeological remains;
- A site has a complicated history of archaeological investigation which needs summarising;

- There is potential for further information beyond that available in the UAD to answer questions about the likely survival of remains on a site, for example, the results of a site walkover.

What should a Desk-based Assessment cover?

In these cases, DBA should cover:

- Likely character, complexity and condition of remains, including potential for waterlogging;
- Significance of remains: are there nationally, regionally, locally important remains?
- A likely deposit model (along with confidence in it), to inform on deposit depths and the potential for waterlogged deposits with sensitive organic remains;
- Impacts of past land use and development on heritage assets and their setting; and
- The impact of proposed development on heritage assets and their setting.

DBA should include review of:

- Data in the UAD;
- Past planning data and building control plans, information on services;
- Readily available sources in the Suffolk Records Office (including maps, photographs, and pictures) and other relevant local and national archives (such as the Historic England Archive). A [list of sources for the earlier history of the town compiled by historian Tony Breen](#) is available on the UAD website;
- Photographs of the site and surroundings, observations from walkover (including comments on buildings, cellar survey);
- Conservation Area and other townscape appraisals;
- Contamination data;
- Geological, topographical and soil data, UAD deposit data, geotechnical data (boreholes, test pits), hydrogeological data, LiDAR data; and
- Historic Landscape Characterisation data (for Zone 2c sites, see [Appendix 3](#)) to assess historic landscape features (e.g. with boundaries).

Contractors making recommendations, if they do, should make clear that it is their own assessment and not necessarily that of local authority archaeological advisors. SCCAS will, on request, review a draft DBA and discuss conclusions. DBA may be followed by one of the techniques set out below.

Find out more:

Desk-based Assessment should be undertaken by an archaeological contractor or consultant with suitable expertise in carrying out research ([see Appendix 4](#)). For standards, see:

- Chartered Institute for Archaeologists (2014), [Standards and guidance for historic environment desk-based assessment](#)
- Historic England (2014), [Preserving Archaeological Remains: decision taking for sites under development](#).

3.2 Geophysical Survey

What is geophysical survey?

A geophysical survey is a non-invasive survey technique where equipment records magnetic or electrical differences between archaeological features and surrounding soils or geology.

Will I need to commission a geophysical survey?

Across the wider borough ([Zone 2c, Appendix 3](#)), particularly for green-field sites, geophysical survey can be a useful tool to characterise large areas in a cost-effective and non-invasive way. It will be requested on large sites (over 2 hectares) (Figure 10). Successful survey can detect walls, ditches, pits, floors, hearths, kilns, roads and can present a useful indication of whether there are major archaeological sites. It is less useful for small features or assessing sparse prehistoric remains, and Suffolk County Council Archaeological Service will usually recommend that geophysical survey is used as part of a suite of evaluation techniques. Geophysical survey can inform the extent and layout of trial trenched evaluation ([see Section 3.5](#)). For sites on the margin of the borough, there may be a need to consider crop regimes in planning for geophysical survey.

For some potential development sites in the historic core, use of Ground Penetrating Radar (GPR) may be viable for establishing the depths and extents of below ground features, particularly with innovations in the technique. GPR surveys can penetrate surfaces such as floor slabs or car park surfaces. Generally, however, geophysical survey techniques work less well in towns where there are complex remains and high levels of surrounding distorting effects from structures, services and contamination.



Figure 10: An example of a geophysical survey showing the remains of a Roman road in Exning (West Suffolk) and associated linear features © Britannia Archaeology.

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Geophysical survey is likely to be followed by test-pit or trial trenched evaluation, to test the results.

Find out more:

A geophysical survey should be undertaken by a specialist contractor ([see Appendix 4](#)). For standards see:

- Chartered Institute for Archaeologists (2014), [Standard and guidance for archaeological geophysical survey](#).
- Historic England (2008), [Geophysical survey in archaeological field evaluation](#)
- Suffolk County Council Archaeological Service, [Requirements for a Geophysical Survey](#)

3.3 Fieldwalking and metal-detecting

What are fieldwalking and metal-detecting surveys?

In this type of survey, fields are scanned by eye or an experienced metal detectorist in a systematic way, and the location of retrieved objects is recorded. Surveys will be undertaken in a grid or along transects.

Will I need to commission a fieldwalking or metal detecting survey?

Within Ipswich Borough, these surveys may be requested on greenfield sites ([Zone 2c Appendix 3](#)) to recover potential concentrations of objects that are in the plough-soil that may indicate underlying archaeological sites. This works on tilled land and can be rapid and cost effective. There is often a need to consider crop regimes in planning for surveys involving site walkover.

Find out more: A fieldwalking and metal detecting survey should be undertaken by contractors with appropriate expertise ([see Appendix 4](#)).

3.4 Earthwork survey

What is an earthwork survey?

An earthwork survey is undertaken to record the presence of above-ground monuments and remains. Some of the remains may not be immediately obvious.

Will I need to commission an earthwork survey?

Within Ipswich Borough, earthwork surveys may be required to record and interpret subtle surface undulations, particularly in parks, woodlands and open areas such as greenfield sites on the margins of the borough. There may be a need to consider crop regimes in planning for surveys.

Find out more:

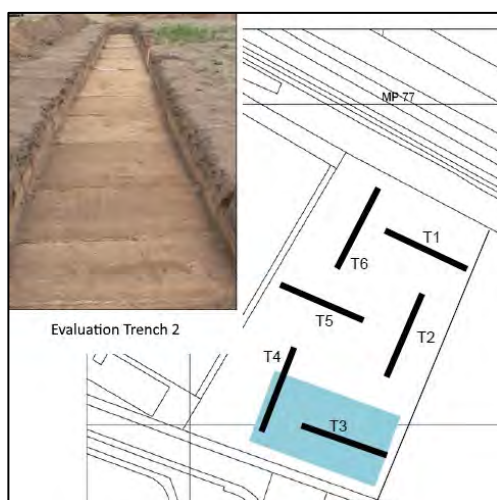
An earthwork survey should be undertaken by contractors with appropriate expertise ([see Appendix 4](#)). For standards see:

- Historic England (2017), [Understanding the Archaeology of Landscapes](#).

3.5 Archaeological test-pit or trial-trenched evaluation

What is test-pit or trial trenched evaluation?

Trenched or test pit evaluation involves targeted excavations to systematically sample a site sufficiently to provide a reasonable understanding of the character of archaeological remains across it. Evaluation will also assess environmental remains and finds assemblages from a site. Test holes or trenches should be placed to sample areas of likely damage and likely preservation. In some cases, there may be only limited options for pre-planning work, for example if there are standing buildings (trenching can occasionally be undertaken within buildings). Excavations will sample deposits down to the depths of natural geological layers, in a controlled manner, and archaeological features will be investigated.



On a greenfield or open site, trial trenched evaluation will include sampling across it using trenches in a systematic grid, or targeted to a geophysical survey. A sample totalling 5% of the development area, usually in 1.8m wide trenches, is generally specified to ensure systematic coverage (Figure 11). This may be varied based on [geophysical results](#) or [Desk-based Assessment](#), on a case-by-case basis.

Figure 11: Evaluation on a greenfield site, showing layout and trench excavated through top and subsoil (© John Newman Archaeological Service).

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In the historic core of the town, test pits of varying size may be required, depending on site constraints and anticipated depths of deposits (Figure 12). Evaluation may involve excavation of complex deposits by hand, which will take time, and there may be a need for shoring to be employed, as well as pumping out of water. Urban evaluation should establish the condition of remains and the level of damage from later foundations, basements and services.

Figure 12: Evaluation at St Peter's Wharf. Urban trenches may be deep and may require stepping or shoring. Water may be an issue. (© Pre-Construct Archaeology).

Will I need to commission a test-pit or trial-trenched evaluation?

Where a high likelihood of significant remains or archaeological potential is identified, test-pits or trenches will most likely be required to inform development designs and appropriate mitigation approaches. This may follow other survey techniques described above. Evaluation prior to obtaining consent does involve cost and logistics, and Suffolk County Council Archaeological Service, as advisors to Ipswich Borough Council, will discuss the balance of assessment required before or after any planning consent. In all cases, field evaluation as early as possible is advised to inform project costs, timescales, design and the viability of projects.

Find out more:

Trial trenched evaluation should be undertaken by a specialist contractor ([see Appendix 4](#)). For standards see:

- Chartered Institute for Archaeologists (2014), [Standard and guidance for archaeological field evaluation](#).

- Suffolk County Council Archaeological Service [Requirements for a Trenched Archaeological Evaluation.](#)

3.6 Palaeoenvironmental assessment

What is Palaeoenvironmental assessment?

Waterlogged deposits may contain environmental remains that shed light on long term human activity and changing environments. They may also have the potential to preserve wooden remains (for example, boats or structures) and organic materials (such as leather). Palaeoenvironmental survey involves the collection of samples of deposits, usually drilled cores from boreholes, and then detailed analysis of the soils and the plant and animal (insect) remains within them to determine how they were laid down, what the environment was like, and what preservation is like. Radiocarbon dating is used to date sequences.

Will I need to commission a Palaeoenvironmental assessment?

Within Ipswich Borough, in the river floodplains and areas where peat or waterlogged deposits will be encountered (especially [Zones 1a, 1d, 2a, 2b](#), see [Appendix 3](#)), assessment may be required prior to determination of planning applications so that mitigation or management strategies can be designed. Assessment will identify deposits and their significance and may be used to model sequences to answer particular questions (e.g. the possible extent of watercourses or mill ponds). Assessment of environmental remains may also be undertaken as part of test-pit or trial trenched evaluation.

Find out more:

Palaeoenvironmental Assessment should be undertaken by a specialist contractor ([see Appendix 4](#)). For standards see:

- Historic England (2011), [Environmental Archaeology](#).
- Historic England (2015), [Geoarchaeology](#).
- Suffolk County Council Archaeological Service [Requirements for a Palaeoenvironmental Assessment](#)

3.7 Standing building assessment

What is standing building assessment?

Historic England sets out standards for the expert assessment of buildings to establish their significance, to assess the likelihood that alterations or demolition could destroy key historic fabric or evidence of past use, and to inform proposals. Survey may include a requirement for plans, photos, historical research and phased plans of development, as well as critical review of the significance of a building (Figure 13).

Do I need to commission a standing building survey?

Where a building is suspected to be of historic interest but there is insufficient information known about it or presented with an application, further appraisal may be required. Buildings will be identified on the basis of initial assessment to see if there are significant impacts, or if a non-designated structures has potential significance - for example, structure from World War 2.

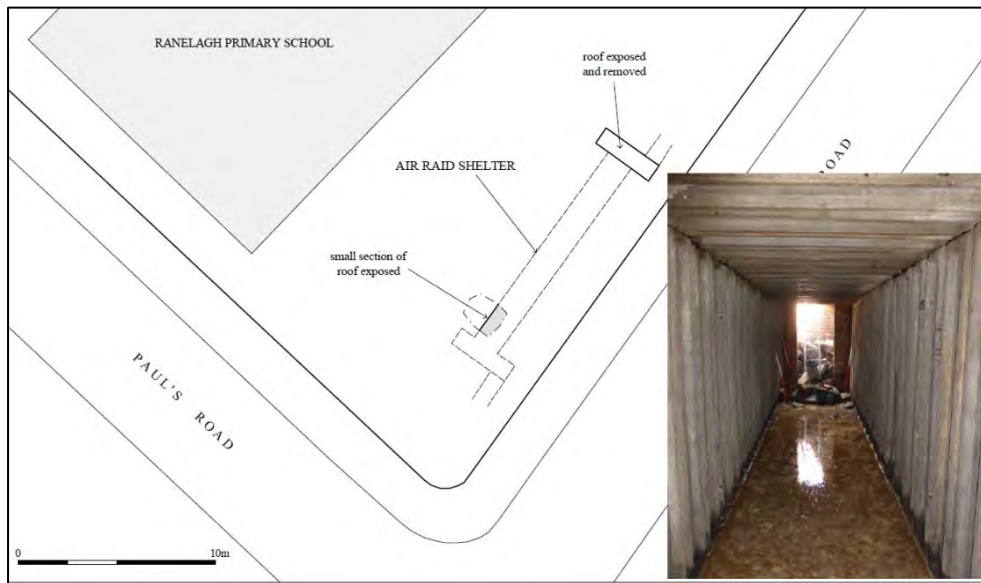


Figure 13:
Record and
photographs of
an air raid
shelter at
Ranelagh
Primary School.
(© Suffolk
Archaeology
CIC) © Crown
copyright.

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Find out more:

A standing building survey will need to be undertaken by a specialist contractor ([see Appendix 4](#)). For standards see:

- Chartered Institute for Archaeologists (2014), [Standard and guidance for the archaeological investigation and recording of standing buildings or structures](#)
- Historic England (2016), [Understanding Historic Buildings: A guide to good recording practice.](#)

4. Planning Decisions

As set out in policy DM8, decisions on applications will be made based on the results of evaluation, the significance of remains which may be affected, and the impacts of development. Policy DM8 favours preservation of important remains. All potential impacts will be considered, including, foundation design and impacts of development, SUDS, drainage, services and landscaping, construction impacts such as demolition, remediation, site clearance, compounds and cranes. Prior to submission, it is beneficial to discuss the form of development with Ipswich Borough Council, and Suffolk County Council Archaeological Service as specialist consultees, to ensure that proposed approaches to the management of archaeological remains are likely to be acceptable. It may be that there is a need to negotiate impacts to acceptable levels. Preservation may be successfully secured through the avoidance of development on parts of a site, or where possible through foundation design and project programmes which avoid or minimise impacts on archaeology.

It is the responsibility of Ipswich Borough Council to weigh the balance between harm and public benefit. Proposals which involve substantial harm to deposits will need to be tested against the [National Planning Policy Framework](#) (paragraphs 193-7) and Local Plan policies.

For scheduled sites and archaeological sites demonstrably of national importance, proposals should be discussed with Historic England. If nationally significant remains are identified that cannot be preserved within the context of development, and where levels of harm are too high to be appropriately mitigated through preservation by record, refusal may be advised to protect them.

Where there is a strong and demonstrable case for the public benefit of development, which outweighs harmful impacts, mitigation in the form of preservation by record may be agreed, with minimisation of impacts where possible. Approaches to balancing preservation *in situ* in combination with acceptable damage and mitigation through excavation and preservation by record is a judgement for planning decisions.

Find out more:

Historic England (2015), [Managing Significance in Decision Taking](#). Good Practice Advice in Planning Note 2.

4.1 Preservation *in situ*

Seeking to preserve deposits *in situ* is not uncommon in the urban context. Rather than using strip foundations which can intercut across a site and fragment it, piled and raft foundations may be employed. These approaches work well in places like York, London and Colchester where there are very deep sequences and some potentially robust (masonry) archaeological remains, which in turn may be deeply protected by later overburden.

Ipswich generally has much shallower, more delicate sequences, which are proportionally more vulnerable to impacts of ground beams, site preparation and general construction. The most effective way to preserve remains is avoidance of groundworks – perhaps through open space and ‘no touch’ zones, or re-use of existing buildings and foundations. There are, however, some deep sites in the town.

Where feasible, preservation *in situ* may be achieved through foundation design, which will be a balanced trade-off – some damage is accepted, but the intent would be to minimise impact as far as possible to preserve the majority of remains on a site undisturbed. Considerations include the future

'legibility' of a site, and long-term conditions and preservation - can a site be preserved such that it could be meaningfully revisited in the future?

Piled foundations may be designed with an aspiration to preserve remains. There are caveats, as summarised in a quotation from [Herefordshire's Archaeology and Development Supplementary Planning Document](#) (2010) which clearly illustrates the point about legibility:

In some respects, the use of mini-piling is comparable to the feeding of a Medieval manuscript through a shredder: spatially, the direct impact is minimal, but the process renders the complex stratified and usually intercutting archaeological remains illegible. Although the figures given for the total area 'affected' by the thousands of pile insertions involved in mini-piling may seem miniscule, with some estimates suggesting as little as 2% of the foundation area being affected, a mini-piled site is almost incapable of meaningful future excavation because the continuity of the archaeological deposits has been irreparably compromised.

Distortion effects are also a consideration. Piling layouts can be designed with the coherence of archaeological deposits in mind, and if ring beams can be raised, impacts can be minimised. Cumulative impacts of site preparation and construction will also be assessed. Generally, more than circa 2% damage from piling would not be acceptable if the aim is to preserve *in situ*. Piling schemes can be designed to reuse or target disturbed zones, or to achieve a configuration that is acceptable. Larger and concentrated pile caps may be better mitigated, for example, through giving understandable samples of a site that can be investigated, whilst larger areas between them are undisturbed. With appropriate mitigation to record and understand archaeology, there may be some acceptable loss. Piling through burials is unlikely to be considered acceptable, and piling through waterlogged deposits may cause them to degrade by changing the delicate balances of conditions that have led to good preservation.

Other options could include *strip foundations* for some deep deposit sequences, depending on the depth of final formation levels and foundation layout. *Re-use of previous foundations*, or *foundations focussed in areas of previous disturbance* could be explored as options. The raising of ground levels may be an option so that floors and beams sit over deposits, although a suitable buffer would be required, and compression would need to be assessed. *Raft foundations* may work on smaller sites (e.g. in churchyards), but for larger buildings, compressive effects, construction impacts and effects of water ingress would need to be understood. Piled rafts or cantilevered slabs may be another option, again subject to assessment of damage.

Long term impacts and general conditions need to be considered, such as changes in water conditions (e.g. through a piling scheme or under a raft foundation). In some cases, a monitoring regime could be implemented, with longer term remedial plans if conditions change such that unacceptable levels of compression or dewatering are detected (e.g. a bond secured to excavate a site should it be proven that conditions are changing, and preservation is not working). These would need to be well thought through in advance.

Cumulative impacts will be considered, including site clearance and remediation, which in some cases is anticipated wholesale in advance of new construction, particularly piled foundations where obstacles may be problematic. Other construction related impacts are those caused by piling rigs, cranes, compounds, services, lift shafts. Acceptable limits of damage will need to be discussed. There may be a point where foundation designs, despite aspirations to preserve *in situ*, are sufficiently damaging such that preservation of deposits, structures and their integrity for the future will not be

adequate, and appropriate (or even full) excavation would be proportionate if consent is given to a design scheme. Consideration can be given to areas of sites that might be better protected, or which could be excavated to allow other areas to be preserved. It is rare that sequences will be partially excavated where they are shallow, unless the impacts of doing so can be justified. If the cumulative impacts of options which seek preservation *in situ* are still high, excavation may be a preferable alternative- subject to balanced judgement on the principles of development.

A final note - preservation may be a way to avoid expensive excavation costs, where it can be demonstrated that impacts will be minimised. It may, however, introduce other costs to a project in terms of foundation design and construction methodologies. A construction site cannot be handed over as ready to build, as due regard will need to be made for protecting archaeological deposits.

There are, therefore, several considerations which need to be borne in mind as management options are considered and discussed - preservation *in situ* options need to be well thought out to be effective in conserving heritage assets, and may involve considerable upfront assessment and cost, in both archaeological evaluation and geotechnical site investigation and foundation design. If mitigation relies on foundation design, this would need to be designed and conditioned upfront. Balanced judgement of the impact on remains will be made on a case-by-case basis.

Find out more:

- Davis, M. J., Gdaniec, K., Brice, M., and White, L. (2004), *Mitigation of Construction Impact on Archaeological Remains*. English Heritage.
- Nixon, T. (2004), *Preserving Archaeological Remains in situ?* Museum of London.
- Historic England (2015), [Piling and Archaeology: Guidance and Best Practice](#)
- Historic England (2016), [Preserving Archaeological Remains: decision taking for sites under development](#).
- Historic England (2017), [Land Contamination and Archaeology: good practice guidance](#).

4.2 Planning Conditions and Obligations

Where development is accepted in principle but archaeological remains will be affected, requirements for preservation or recording will be made enforceable through planning conditions or obligations, where tests are met. Paragraph 199 of the [National Planning Policy Framework](#) sets out that responsibility for this mitigation lies with the developer. Scheduled Monument Consents may also be granted subject to appropriate conditions. These would seek to secure an appropriate programme of work to record and promote understanding of those remains proportionate to their importance. However, the ability to document an asset (excavate and record it) is not a factor in determining a planning application.

Condition wording will be agreed between relevant parties. Standard conditions for planning permissions are included as [Appendix 5](#). These are staged:

- The first is a *pre-commencement condition* which secures a programme of archaeological work to be undertaken before or during construction work.
- The second is a *pre-occupation condition*, which secures required analysis and reporting following site work whilst construction work takes place.

The staged approach helps to avoid problems with delays in fully discharging pre-commencement conditions as it allows site work to go ahead, whilst at the same time securing timely analysis and reporting. Condition 1 requires a Written Scheme of Investigation (WSI), outlining a programme of

work which will be undertaken. This is assessed against national and local standards, and should set out provision for investigating and recording a site, analysing and publishing the results, and archiving it. All work should be justifiable in accordance with research frameworks to ensure it is proportionate (see Appendix 7). There are national research agendas for particular periods (listed [here](#)), and in the Eastern region, the [East Anglian Archaeology Research Framework](#).

On a case-by-case basis, conditions may be tailored, perhaps to reflect the requirement of a phased development, or to secure longer term management of remains to be preserved *in situ*, or to relate to some areas of a site only. If an application is submitted with a WSI for mitigation from a contractor which the applicant is committed to, it may be possible to avoid the request for a pre-commencement condition.

In some cases, foundation design will need to be agreed upfront and may be a condition of planning permission and therefore only permissible in that form (mitigation to record impacts of development may still be required). In other cases, approval of a foundation design may be required as a condition of consent so that foundation design can be developed in tandem with a mitigation strategy to excavate and record remains.

Occasionally, the use of Section 106 agreements or other obligations and contributions may be appropriate where they meet the tests as set out in the Planning Practice Guidance – for example:

- where there may be a significant volume of finds that will generate museum display and archive needs for long term storage beyond usual infrastructure.
- where there is a need to financially guarantee delivery of archaeological work.
- where there is a particular need for public engagement and outreach or inclusion of archaeological inspiration for art and design elements of a scheme (see, for example, [Suffolk County Council Developer Guide](#)).

4.3 Decisions on applications

Decisions on development proposals will:

- grant permission with no requirements relating to archaeology, or
- grant permission to the principle of development as proposed but subject to conditions, or
- seek redesign, or
- refuse planning permission (see Appendix 8).

There are considerations that Ipswich Borough Council and Suffolk County Council Archaeological Service will have for different types of application:

- For HOUSEHOLDER applications, will small-scale development affect archaeological remains?
- For FULL applications, has there been enough evaluation?
- For OUTLINE applications, is there enough information to determine the principle of development?
- For RESERVED MATTERS applications, has there been enough evaluation to agree site layouts?
- For DEMOLITION applications, will the proposed methodology impact upon archaeological remains?
- For TREE APPLICATIONS, is digging of stumps likely to impact on archaeology (e.g. in cemeteries); and

- For ENVIRONMENTAL IMPACT ASSESSMENT SCOPING, what is needed and is the proposed assessment appropriate?

5. Fulfilling planning conditions

A programme of work to fulfil planning conditions could include some or all of the following elements set out in this chapter, with appropriate curation and publication of results.

It is important to plan for archaeological work so that timescales and costs can be built into projects. Archaeological work may also impact on other programmes - for example, it may need to be included in a remediation strategy, or require that buildings are demolished only to ground level in the first instance. All impacts of development and all information on deposits will be considered when mitigation schemes are agreed, including site clearance and preparation, landscaping and services. Early consultation with Suffolk County Council, as advisors to Ipswich Borough Council, is strongly recommended.

The flowcharts in [Chapter 2](#) and [Appendix 8](#) highlight some of the stages that will be involved. [Appendix 4](#) sets out information on commissioning archaeological work.

5.1 Post-consent Evaluation

Best practice is for proposed development sites to have been fully evaluated prior to finalisation of proposals. However, in some cases, full evaluation (using the suite of techniques set out in [Chapter 3](#)) is less feasible prior to planning consent - for example where there are standing buildings on a site. Additionally, evaluation to satisfy paragraph 189 of the [National Planning Policy Framework](#) may have been 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal', but may not provide the detailed information needed to fully inform a mitigation strategy. Applicants should discuss the scope of work needed with Suffolk County Council Archaeological Service. Early work (for example, between outline consent and reserved matters applications) is encouraged to maximise the flexibility to include archaeological considerations in design.

In many cases, where demolition is being undertaken, it should be to ground level only until evaluation has been undertaken. This is because grubbing out foundations can have significant damaging impacts on archaeological remains which may survive around them. This may affect contracts with other site contractors.

Evaluation is usually the first stage of staged post-consent works, intended to inform a Written Scheme of Investigation (WSI) for mitigation. The project design and report for this stage should not generally be seen as sufficient to discharge a planning condition. (In some cases, however, evaluation of a site may conclude that no further work will be required, in which case the condition can be discharged based on the results).

Find out more:

See [Chapter 3](#) for information on archaeological evaluation techniques.

5.2 Mitigation – preservation *in situ*

Where foundations were not agreed upfront, the option, feasibility or desirability of preserving remains *in situ* may become apparent as a project progresses - for example, if review of further geotechnical data, foundation design and archaeological information can demonstrate that impacts can be minimised such that remains can be safeguarded. This may be desirable to avoid the costs and logistics of excavating all of a site. These decisions may be made as a site progresses and, for example, pile layouts can be designed (Figure 14). Where strategies change, appropriate documentation would

need to be agreed with Suffolk County Council Archaeological Service and submitted to Ipswich Borough Council towards discharge of conditions on consent.



Figure 14: At St Mary at Quay church, several later vaults had cut through earlier layers. These were excavated and the pile design modified to place piles in these areas of previous disturbance where possible, to reduce some of the scope of archaeological excavations.

Find out more:

See [Section 4.1](#) of this document

5.3 Mitigation – excavation

If intrusive development impacts on a site are justified (see [Chapter 4](#)), but will involve extensive damage to archaeological remains, then high-quality excavation work and assessment (and archiving of all records and finds) is a means of ‘preserving by record’ (Figure 15). Full excavation of sites will be required where consented development involves substantial ground impacts and where remains will not be appropriately preserved in construction. Where the legibility of remains will be compromised, full excavation will be specified. Appendix 1 draws on some of the excavations that have taken place, and further information can be found in the [Urban Archaeology Database](#).

In large rural areas, some sites may require upfront planned excavation work, if they are complex. In others, ‘strip map and sample’ may be appropriate to record remains, where sites are stripped of soils with a back-acting machine and archaeology recorded but the work is generally undertaken closer to commencement of development. In towns, given the complexity of remains and logistics of site management, costs for excavation can be high, particularly where there are deep or complex deposits with good survival. Excavation can be time consuming (larger excavations may take several months). Excavation of cemetery sites can be expensive due to the complexity of remains and the associated scientific analysis. If there are complex and layered remains, there will be considerable hand digging and painstaking recording and retrieval of objects and environmental samples. Archaeological contractors will need to be suitably qualified in urban archaeology and will ideally have knowledge of the archaeology of Ipswich. [Appendix 4](#) presents information on commissioning a contractor.

Excavation and field work will be followed by post-excavation work – the end of the excavation is not the end of the works.

Excavation projects are of public interest and should involve outreach elements as part of the mitigation for the impacts (see also [Chapter 6](#)).



Figure 15: Excavation in action at Handford Road.

Find out more:

Excavation will need to be undertaken by a specialist contractor ([see Appendix 4](#)). For standards see:

- Gurney, D. (2003), [Standards for Field Archaeology in the East of England East Anglian Archaeology Occasional Papers 14](#)
- Chartered Institute for Archaeologists (2014): [Standard and guidance for archaeological excavation](#)
- Suffolk County Council Archaeological Service [Requirements for Archaeological Excavation](#).

5.4 Mitigation – monitoring of construction groundworks

Monitoring of contractors' groundworks will be required as mitigation where development will impact on archaeological remains, but impacts are anticipated to be minimal – for example, small projects such as householder applications, those where simple or sparse features may be anticipated, or those where significant remains are very deep, or where foundations have been designed to secure preservation. The attendance of an archaeological contractor is timetabled in to project works. Archaeologists will require time to excavate and record remains, and they will require sufficient notice (Figure 16). Archaeological contractors will need to be suitably qualified in urban archaeology and, ideally, knowledgeable of the archaeology of Ipswich (see [Appendix 4](#)).

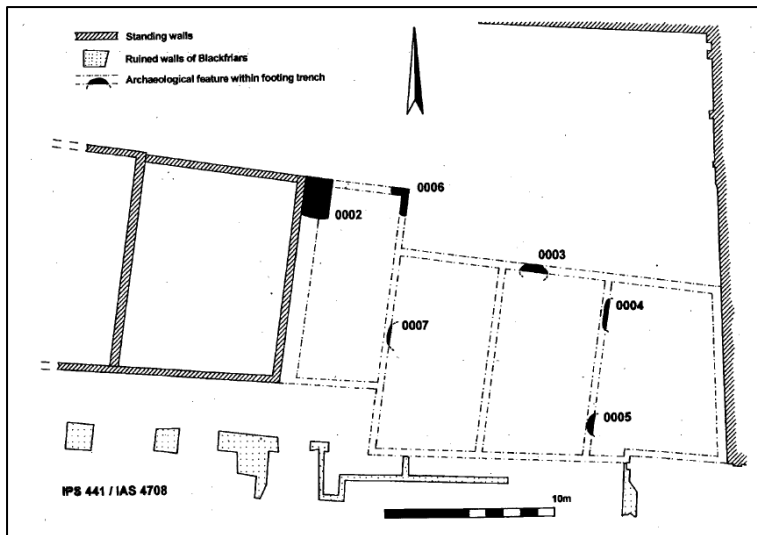


Figure 16: Results of a monitoring project, with observations noted on plan of foundations at Unicorn House, Foundation Street.

In the exceptional event that, despite evaluation and assessment of risks, remains are encountered which require more time or a change of approach, a monitoring project should include a contingency for a change of strategy.

Find out more:

Monitoring should be undertaken by a specialist contractor ([see Appendix 4](#)). For standards see:

Chartered Institute for Archaeologists (2014), [Standard and guidance for an archaeological watching brief](#).

5.5 Mitigation – Building Recording

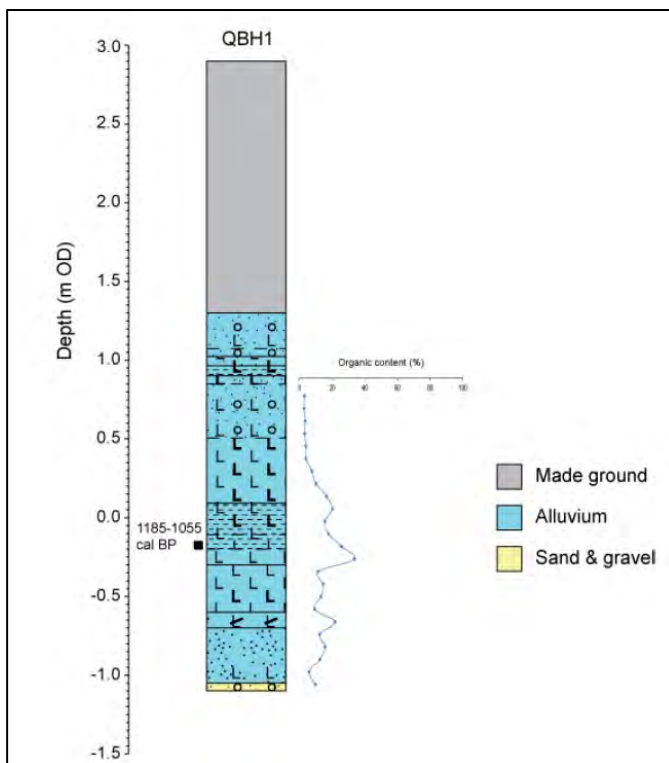
Where works will reveal features of buildings that were not otherwise visible or where buildings are to be demolished, it may be a requirement that they are recorded by a specialist. Projects may include recording of church walls where render is removed, or recording of evidence for phases of a structure. In some cases, a combined approach to building recording and excavation of a related site adjacent may be beneficial.

Find out more:

[See Section 3.7 of this document.](#)

5.6 Mitigation – Palaeoenvironmental investigation

Palaeoenvironmental investigation may be stipulated where geotechnical data indicates that a project will have an impact on organic deposits. This is particularly relevant to Zones 2a and 2b (see Appendix 3). The work will involve specialist coring and assessment to record soil profiles and analysis of delicate, well preserved organic remains such as seeds, plant fragments and insects within them (Figure 17). This can recreate the environment and character of areas of the river at different times (e.g. marsh, fast flowing, flooded) and in many cases, retrieve samples suitable for dating those episodes. These can shed important light on the changing environment and activities. In and around Ipswich, this may be crucial to understanding the early extent, character and development of the marsh and river channels in terms of sea levels, and management practices such as farming in the area and milling.



Assessment is required to capture information before deposits are disturbed and conditions change. It may be used as a technique to model deposits and answer questions where it is unfeasible to excavate (for example, where there is very deep overburden).

Figure 17: Analysis of cores from Princes Street suggests major change in a river channel in the 7th century, from fast to slow flow. Was this due to environmental factors, or river management and the developing town? Only further samples and analysis from other locations in the area will help us to find out... (© Quest).

Find out more:

[See section 3.6 of this document.](#)

5.7 Unexpected remains - managing additional costs

Early consultation and planning for archaeology, including proper evaluation to establish the significance of sites, will minimise risks as far as is possible. However, archaeological remains are those that arise from human activity and action rather than a scientific process... Project designs should include contingencies and insurance for a greater need for mitigation in the event that unexpected remains are encountered. In the wholly exceptional event that nationally important remains are revealed unexpectedly during post-consent development works, Historic England (and the Association of Local Government Archaeological Officers) may act as arbiter in discussions on appropriate provision for them.

5.8 Post Excavation work and archiving (assessment, analysis, publication, dissemination, archiving, curation).

All works involving excavation will require the archaeological contractor to undertake follow-up post-excavation analysis and reporting, commissioned by the developer – off site work is as important to understanding the site. It is important to be aware of costs and timescales.

Post Excavation Assessment and Updated Project Design

Some sites can be written up directly into a report that can be submitted to discharge a planning condition, but others will require a Post-Excavation Assessment (PXA). This is prepared by the archaeological contractor to assess the significance of a site and to cost the work that will be needed to finish the project. Specialists will examine finds (such as pottery) and environmental assemblages (for example plant remains), and identify research questions and further scientific techniques that may need to be applied. Soil samples will need to be processed to retrieve environmental remains and artefacts will need to be washed. Assessment should be undertaken by specialists with local knowledge who will understand what is distinctive or typical about sites, and what they contribute to knowledge.

The PXA will present an Updated Project Design (UPD) for completing the works, including a timetable, and will propose appropriate reporting and publication. This is essential to confirm the final costs and secure provision the work to be undertaken in an agreed programme that will enable timely discharge of planning conditions. It will also set out proposals for the project archive.

To discharge conditions, an applicant will need to submit a PXA/UPD from their archaeological contractor to Ipswich Borough Council, in conjunction with a guarantee that provision has been made to deliver it. The UPD should be agreed with Suffolk County Council Archaeological Service ([see Appendix 4](#)).

Reporting and Publication

As a minimum, a project should be written up by the archaeological contractor into a report. The archaeological contractor will usually send the draft report for Suffolk County Council Archaeological Service for review. The final report should then be lodged, by the archaeological contractor, with the County Historic Environment Record to make it available in the public domain and to allow new information to be used in planning advice. Reports will also be made available through the national [Online Access to the Index of archaeological Investigations](#) (OASIS) programme, which is part of the [Archaeology Data Service](#) (archaeologydataservice.ac.uk) – archaeological contractors will arrange this. Significant results from fieldwork in Suffolk are also published each year in the *Proceedings of the Suffolk Institute of Archaeology and History*.

Significant sites should also be published in appropriate local or national period-specialist journals. For major sites, the results should be published as a monograph, for example in the [East Anglian Archaeology series](#). Archaeological contractors should be commissioned for publication work, with financial provision made by the developer. The need for publication will be based on and justified by the PXA.

Dissemination

As well as disseminating results to the archaeological community to inform approaches to new projects and contribute to research agendas, it may be appropriate for a project to be published for

wide interest. Outreach is covered in Chapter 6 below, but some successful project publications have involved leaflets, booklets and welcome packs for new housing schemes.

Outreach work (for example, talks to local groups) should also form part of the programme of post-excavation work.

Archiving

The [National Planning Policy Framework](#) (paragraph 199) requires that project archives are made publicly available, to mitigate the destruction of the site, to allow future research, and to enhance public knowledge. To prepare an archive for deposition, an archaeological contractor will need to pack the documentary and material archives from excavations, and order the digital data (Figure 18). Suitable archive-stable materials should be used, and some materials will require specially controlled storage environments to ensure their stability. Some finds will require conservation.

Suffolk County Council are the main repository for archives from commercially-funded archaeological projects. They are held in a secure facility and made available for display and study. Selection and retention criteria will be agreed in advance of deposition, proportionate to the significance of remains. Appropriate provision should be made for the deposition and curation of digital archives from sites (for example with the [Archaeology Data Service](#)).

The work will not be considered complete until the archive is deposited. Provision will need to be made for the deposition and transfer of ownership of the archive. Archaeological contractors will usually undertake this on their client's behalf - however, costs for archive deposition should be considered early in project management.

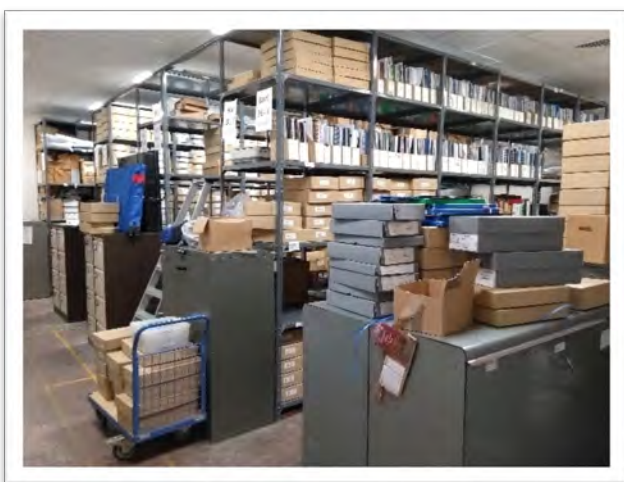


Figure 18: Archaeological archives

Find out more:

- Association of Local Government Archaeology Officers (2017), [Advice note for post-excavation assessment](#).
- Chartered Institute for Archaeologists (2014), [Standard and guidance for the collection, documentation, conservation and research of archaeological materials](#)
- Chartered Institute for Archaeologists (2014), [Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives](#)
- [Suffolk County Council Archaeological Service Archive Guidelines](#).
- Colchester and Ipswich Museums – contact Philip Wise, philip.wise@colchester.gov.uk

5.9. Discharge of Planning Conditions

Discharge of conditions can be secured when work is commissioned or completed and relevant documentation submitted to Ipswich Borough Council (IBC). A pre-commencement condition may not be fully discharged until all archaeological work has been secured or implemented. A condition requiring submission of a Written Scheme of Investigation (WSI) can only be discharged once a full mitigation proposal is submitted. There may be a need for flexibility to allow staged work to proceed and to allow phased sign off of parts of a development site.

Discharge of the second, pre-occupation condition will occur once the site report(s) for every stage of work have been submitted by the applicant to IBC, and to the Historic Environment Record by the applicant's archaeological contractor.

Suffolk County Council Archaeological Service is consulted on discharge of condition applications and strongly recommends that draft documentation is sent for review prior to formal submission, to avoid any delays if amendments need to be made (see flowcharts in [Chapter 2](#) and [Appendix 8](#), and [Appendix 4](#)).

There are some particular situations to note. Evaluation ([Section 5.1](#)) may be undertaken post-consent to inform the WSI required for discharge of the planning condition. A condition will not usually be discharged based on an evaluation WSI. However, IBC should be consulted so that archaeological evaluation can be considered as part of the broader project; in some cases, development will need to commence (e.g. some demolition) to allow evaluation to proceed.

The work is not completed until the archive has been deposited and publication secured. However, for larger projects, given the timescales, it is possible to negotiate discharge if provision is made for these in an agreed Post-excavation assessment, and confirmation that funds are in place to deliver the work set out in the Updated Project Design is submitted (see above, [Section 5.8](#)).

5.10 – Breach of conditions

If conditions are breached, stop notices may be issued. The case would be referred to the Planning Enforcement team. Conditions will not be discharged if archaeological work is not undertaken to satisfactory standards.

6. Enhancing Public Understanding

The [National Planning Policy Framework](#) Guidance identifies public benefit as delivery of economic, social or environmental progress. Developments may realise public benefit in the following ways:

- The sustained, enhanced or better revealed significance of a heritage asset and its setting (National Planning Policy Framework, paragraph 200);
- Publication, dissemination of information and archiving to preserve archaeological archives and information in an accessible way (National Planning Policy Framework, paragraph 199);
- Enhancement of public understanding (National Planning Policy Framework, paragraph 199); a brief for archaeological work will include baseline requirements for heritage promotion. Communications and publicity should be appropriate to the project seeking to boost local appreciation of heritage, and tourism agendas.

Larger excavations tend to attract both local and national media attention. Archaeologists are often the first people working on development sites, and the opening up of sites and information allows local people to engage with the development process. Audiences can respond positively. A little extra investment by a developer in public engagement can capitalise on the often-significant investment in archaeological work.

Successful outreach schemes have included such initiatives as: the involvement of communities with their own excavation work; open days and site visits; blogs; video diaries; welcome packs; talks; local society and community visits; media; work with schools; events in halls and community centres; spin-off projects and viewing platforms, windows and galleries. The Ipswich Archaeological Trust in particular is an interested group, as is the [Ipswich Heritage Forum](#). Sites and outreach activities can engage with schools, particularly the National Curriculum.

Seeing sites, objects and excavations gives people a sense of connection to both place and the past. Archaeology provides a tangible and direct link to both, and can prompt connectivity through exploration of why people were doing things in a place, how they did it, and what life was like for them. Such experiences contribute to educational and wellbeing agendas. Ipswich had all the diversity of a port town, and projects can engage with themes of inclusivity, equality, individuality and social cohesion.

Interpretation and signage is encouraged, both on temporary hoarding and fences, and as permanent features of new developments. Where appropriate, Section 106 obligations may be considered to secure additional public benefit such as provision for display/interpretation (*in situ*, of archaeological remains, for example) or display cases on site or in public buildings or other venues such as museums or windows.

Art and public space can be critical to successful development and regeneration (Local Plan 9.59), improving the attractiveness of places, adding cultural and aesthetic value, and establishing a sense of place and identity. Installations in major developments could seek historic inspiration for pieces to celebrate the distinct heritage of Ipswich. Policy DM5 of the Local Plan relates to design and character. Within guidance for design and public realm, inspiration from archaeological remains and themes could be sought.

Find out more:

Historic England have recently celebrated developer funded archaeology – Historic England (2017), [Building the future, transforming our past](#)

7. Useful Contacts

Ipswich Borough Council

Development Management Team for enquiries about planning applications:
development.management@ipswich.gov.uk

Planning Policy Team for enquiries about the Ipswich Local Plan or other Supplementary Planning Documents: planningpolicy@ipswich.gov.uk

Conservation and Urban Design for enquiries about listed buildings, conservation areas, buildings at risk, the Ipswich Local List, and design briefs, codes and guidance:
conservationandurbandedesign@ipswich.gov.uk

www.ipswich.gov.uk/services/planning-and-building

Suffolk County Council Archaeological Service

[Suffolk County Council Archaeological Service](#), Bury Resource Centre, Hollow Road, Bury St Edmunds, IP32 7AY. Tel: 01284 741230. e-mail: archaeology@suffolk.gov.uk

www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service/

Historic England

Historic England (East of England), 24 Brooklands Avenue, Cambridge, CB2 2BU. Tel: 01223 582700. e-mail: eastofengland@HistoricEngland.org.uk

Will Fletcher, Inspector of Ancient Monuments, address as above, Tel: 01223 582720. e-mail: will.fletcher@historicengland.org.uk

Colchester and Ipswich Museums Service

Ipswich Museum, High Street, Ipswich, IP1 3QH, Tel: 01473 433551.
e-mail: museums@ipswich.gov.uk, www.cimuseums.org.uk/

Philip Wise, Heritage Manager, Colchester and Ipswich Museums. Tel. 01206 282929 / 01473 433550, e-mail: philip.wise@colchester.gov.uk

Chartered Institute for Archaeologists

Power Steele Building, Wessex Hall, Whiteknights Road, Earley, Reading, RG6 6DE Tel: 0118 966 2841. e-mail admin@archaeologists.net, www.archaeologists.net/

Association of Local Government Archaeological Officers

Tel: 01223 728592. e-mail admin@algao.org.uk, www.algao.org.uk/

Diocesan Archaeological Advisor

C/O James Halsall, Diocesan Advisory Committee Secretary Tel: 01473 298533.

e-mail james.halsall@cofesuffolk.org, www.cofesuffolk.org/dac

Supplementary Planning Document

DEVELOPMENT & ARCHAEOLOGY

APPENDICES



Appendix 1: Archaeology of Ipswich

1. History of archaeological work in Ipswich, by Keith Wade

In the history of archaeological interest in Ipswich, there have been four broad phases of archaeological investigation. 'IPS' numbers are from the Urban Archaeological Database.

Phase 1 (1850-1950)

Pottery and artefacts recovered from developments in the town were collected throughout this period by the Borough Museum (opened in 1847). Some derived from observational work carried out by Nina Layard (one of the first female fellows of the Society of Antiquaries of London), including the construction of the first town sewers in 1884 and the redevelopment of the Carmelite Friary site and quay in 1899 ([IPS 310](#), [IPS 055](#)). Layard also excavated the important Early Anglo-Saxon cemetery at Hadleigh Road ([IPS 016](#)). Also, the important Roman Villa at Castle Hill, discovered in the 19th Century, was excavated by Basil Brown (excavator of Sutton Hoo) in the 1940s ([IPS 015](#)).

Phase 2 (1950-1974)

In the late 1950s, the large pottery collection at the museum was studied by John Hurst and Stanley West. They concluded that most of it was Anglo-Saxon and made in the town. The earliest pottery, which they termed Ipswich ware, was dated to the Middle Saxon period (c. 650-c. 850 AD) and this was followed by Thetford ware from c.850-1150 (so-called as it was first recognised in Thetford).

During this phase, Ipswich Museum took a more active interest in the archaeology of the town. Watching briefs were carried out during developments at the Ipswich Co-Operative Society premises in Carr Street ([IPS 324](#)) and on the site of the West Gate ([IPS 191](#)).

The first professional and government-funded excavations were carried out by Stanley West at Cox Lane in 1958 and Shire Hall Yard in 1959 ([IPS 813](#)). West established that Ipswich was a large settlement, covering at least 30 hectares, and an international port during the Middle Saxon period. In the early 1970s it became clear that Ipswich was one of only a handful of trading settlements, displaying urban characteristics (*emporia*), in North-Western Europe during this period. This elevated the town's archaeological status to one of international importance.

At the same time, the Scole Committee identified that the archaeology of Ipswich was under serious threat from a potential development boom, and lobbied for the government and Local Authorities to make provision for its rescue.

Phase 3 (1974-1990): The Origins of Ipswich Project

In 1974, the Suffolk Archaeological Unit was created, initially under the management of the Scole Committee for East Anglian Archaeology, and then Suffolk County Council. The Unit provided a countywide rescue archaeology service, and appointed Keith Wade to the post of urban archaeologist to monitor development in all the urban centres of Suffolk, with special reference to Ipswich. The Ipswich excavations formed part of a wider programme of research (The Origins of Ipswich Project) which included documentary research and the recording of standing buildings.

Funding for this work came originally from archaeological grants from the Department of Environment, Inspectorate of Ancient Monuments, and was supplemented later by Manpower Service Commission schemes, utilising firstly school leavers (Youth Opportunities Programme) and then unemployed young adults (Community Programme). From 1987, some three years before the introduction of Planning Policy Guidance: Archaeology and Planning (PPG) 16, limited developer

funding became more available to supplement the Government and Manpower Service Commission money.

The sampling strategy established for the excavation programme was achieved over a sixteen-year period. A total of thirty-six archaeological excavations took place between 1974 and 1990. All the sites lay within the historic core of the town with twenty-seven within the Anglo-Saxon and medieval defences, and nine within the medieval suburbs. All the excavations were supervised by Tom Loader or John Newman under the overall directorship of Keith Wade.

Unfortunately, none of these excavations has been fully published to date. However, extensive post excavation analyses were completed and the [complete archive](#) is now accessible via the Archaeology Data Service (ADS) website. Further work towards publication was delayed and deferred following the introduction of Planning Policy Guidance 16 in 1990, which changed the way archaeological work was funded.

Short site summaries were published in the annual 'Archaeology in Suffolk' section of the Proceedings of the Suffolk Institute of Archaeology and History and short reports in East Anglian Archaeology. Synthetic works have also been produced by Keith Wade and the earliest phase of the St Stephens Lane / Buttermarket sites (the 7th century cemetery) was fully published in 2009 ([IPS 808](#)).

Some reports on the Middle Saxon finds have also been published by the specialists, such as the pottery by Paul Blinkhorn and faunal remains by Pam Crabtree.

The recognition at this time that Middle Saxon Ipswich was one of only a handful of trading settlements displaying urban characteristics (emporia/wics) elevated the town's archaeological status to one of international importance.

Phase 4 (1991 to present)

From 1991 onwards, all excavations were developer-funded following new planning guidance (PPG 16). The excavation of sites became subject to competitive tendering by developers and archaeological contractors.

Key sites investigated since 1990 include prehistoric remains at the fringes of the borough within the multi period sites at the former airfield and Lovetofts Drive ([IPS 283](#)). There was very little development in the town over this period, apart from the redevelopment of the Ipswich docks, which was cut short by the financial crash after 2008. Important sites were excavated along the waterfront but as most of the developers went into liquidation, none of the sites have been analysed or published. The development of the waterfront in the mid-2000s and surrounds uncovered important remains of the Saxon and Medieval port and well-preserved waterlogged remains.

Currently, as the economy starts to recover, excavation work is starting again. A large site was excavated at Stoke Quay, south of the river, in [2012](#) ([IPS 643](#)) and is due for publication in 2018. It revealed the lost church of St Augustine and associated cemetery, as well as an earlier cemetery

2. Palaeolithic and Mesolithic archaeology of the Borough of Ipswich, by Dr Hannah Cutler

Overview

The Palaeolithic period covers the longest period of human prehistory, through multiple glacial periods, the most recent ending c. 12,000 years Before Present (BP). In the east of England hominins were present from 800,000 years BP (Happisburgh, Pakefield), preceding the comparatively brief Mesolithic period lasting from 10,000 to 5,500 years ago. The varied geological deposits within

Ipswich borough have yielded a wealth of Palaeolithic material. The positioning of Ipswich within a valley at the edge of the Doggerland plain (the name for the North Sea in periods when sea level was lower), presents a varied landscape with topography that may have provided aid to Palaeolithic hunter gatherers of human and pre-modern human species. Generally, Palaeolithic material is found in isolated unstratified find spots. There are a small number of stratified sites and some nationally important assemblages mostly found during mineral extraction in the early 20th century.

Key sites and finds

Foxhall road deposits lie within a shallow dry valley within which dry lake deposits dating to c.416-434,000 years BP (Marine Isotope Stage (MIS) 11 age) contain several stone tool assemblages, the most important of which included a full handaxe chaîne opératoire (tool creation sequence), albeit spatially reorganised (Figure 19).



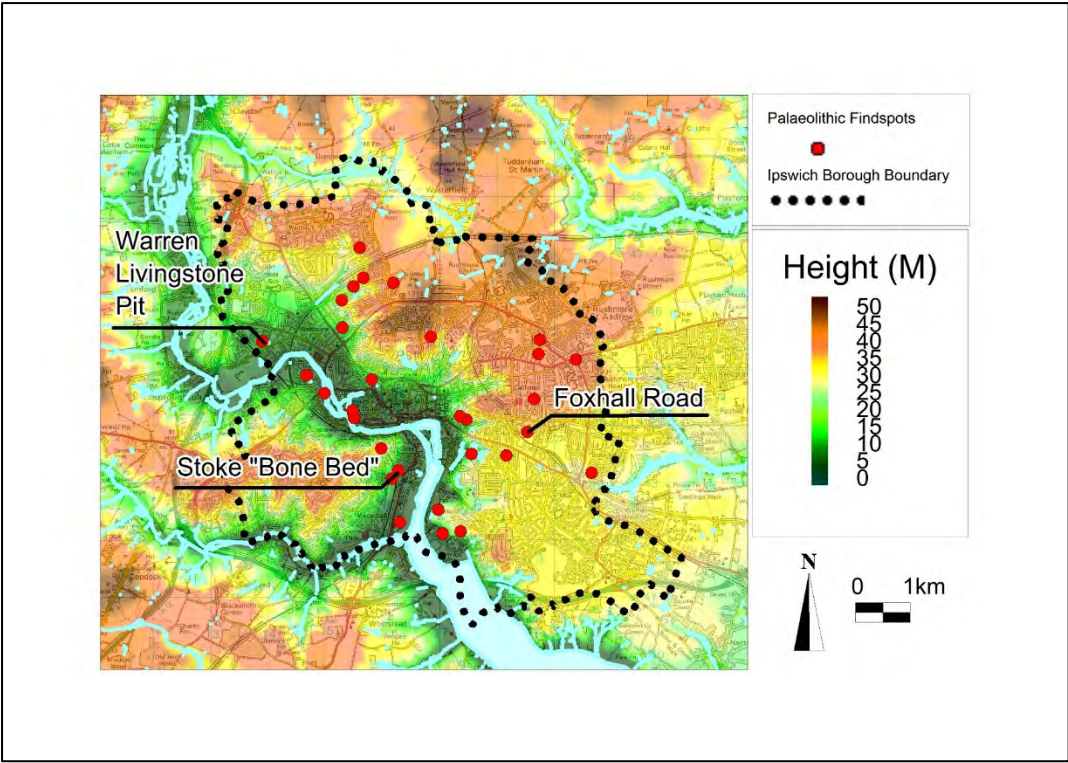
Figure 19: Hand axe from Foxhall Road © Jeff Veitch/Durham University

The “Stoke Bone Bed” of c200,000 years BP (MIS7 age) has yielded large quantities of faunal remains and c. 20 items of tools including Levallois technology (named after finds made in the 19th century in the Levallois-Perret suburb of Paris) ([IPS 163](#), [IPS 072](#) and [IPS 468](#)).

The main site of Devensian (Middle to Upper Palaeolithic age, Neandertals and Modern Humans) finds was the pit operated by Messrs Warren Livingstone Ltd in the early 20th century, ([IPS 018](#)). There is a large collection of handaxes of varying condition, including the so-called *bout coupé* as well as several hundred flakes, Levallois products and several Upper Palaeolithic types including Early Upper Palaeolithic leaf points, the Gravettian Font-Robert point, and a Late Glacial bruised blade, most of which are very sparsely represented in Britain. There are other sites along the Gipping/Orwell Devensian terrace yielding implements (often middle and Upper Palaeolithic types together) and fauna, (e.g., [IPS 137](#), [148](#), [149](#), [150](#), [623](#) and [928](#)), showing the richness of deposits close to the river.

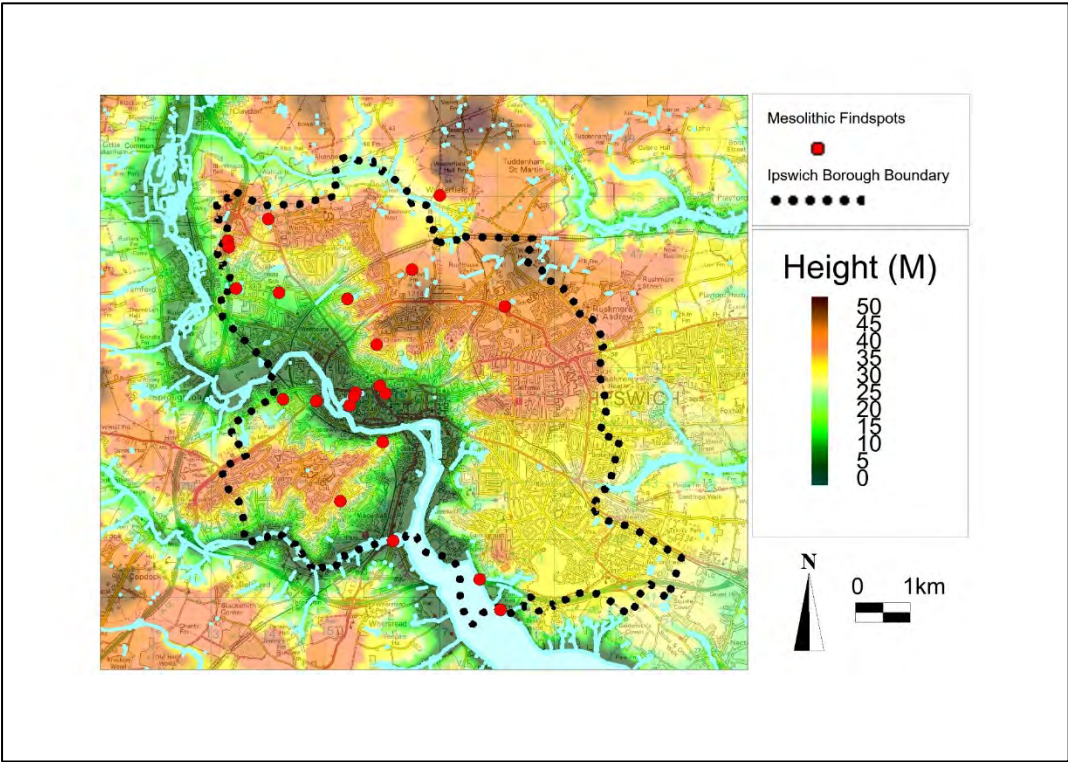
Post glacial Late Upper Palaeolithic finds, such as “long blades” are represented from Ipswich, ([IPS 1004](#)) and Devil’s Wood pit, just outside the borough ([SPT 001](#))

Mesolithic occupation is sparser than Palaeolithic and even less well recorded, being made up of finds either unstratified or residual. Finds of tranche axes have been reported from the shore of the River Orwell ([IPS 001](#)) and elsewhere ([IPS 005](#), [IPS 105](#)) and various cores and implements (e.g. [IPS 1008](#)) are found throughout the borough.



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Figure 20a: Palaeolithic (500,000 to 10001 BCE) find-spots and key sites in the Borough of Ipswich.



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Figure 20b. Mesolithic (10,000 to 4001 BCE) find-spots in the Borough of Ipswich.

Significance, potential and recommendations

Predicting sites within quaternary deposits is difficult, due to the variation in reconstructed find heights from nearby sites which must be taken as approximate and advisory. However, geological maps can highlight areas of Palaeolithic artefact or faunal deposits. Having said this many of these deposits are entirely built over with residential or industrial buildings and would be unlikely to be disturbed.

Any site with major deep excavation should be assessed for Palaeolithic potential, especially on the Devensian deposits but also higher deposits which have yielded items. There is considerable potential for better understanding of other sites that were minimally recorded during mineral extraction. The possibility for discovery of large quantities of artefacts of different industries of different Palaeolithic ages, including types which are rare in Britain would be of national and possibly international importance. There is also potential for palaeo-environmental and palaeo-faunal remains.

The possibility of post glacial (late upper Palaeolithic and Mesolithic) sites close to the surface should not be discounted but likelihood can be assessed using standard methods for later periods, (topographic location and proximity to known sites and find-spots).

Many mineral extraction sites, having been exhausted and disused with many decades of post-use development can be said to have no further potential as Palaeolithic sites, without discounting future sites within the proximity.

3. Later Prehistory, by Edward Martin

Overview

The 'later prehistoric' period covers the period from around 4,500 BCE to the Roman Conquest in CE 43. In this part of England, the settlement sites of this period contain timber buildings that leave only ephemeral traces in the form of post-holes and gullies. As a result, these traces tend not to be observed unless a site is being intentionally excavated by archaeologists. Pits and ditches associated with these settlements are more durable, but again are unlikely to be identified outside archaeological excavations. Stone and metal artefacts, such as flint axes or bronze blade fragments, are both resilient and more recognisable, but are usually only recorded as 'stray finds', with no information about their contexts.

Burials of the Neolithic period are rare in this region and none have been found in Ipswich. Iron Age burials are nationally rare and again none are recorded from Ipswich. Bronze Age burials, however, are relatively numerous and are more readily identifiable as they are frequently associated with substantial burial mounds and are often to be found as cremations in large pottery urns.

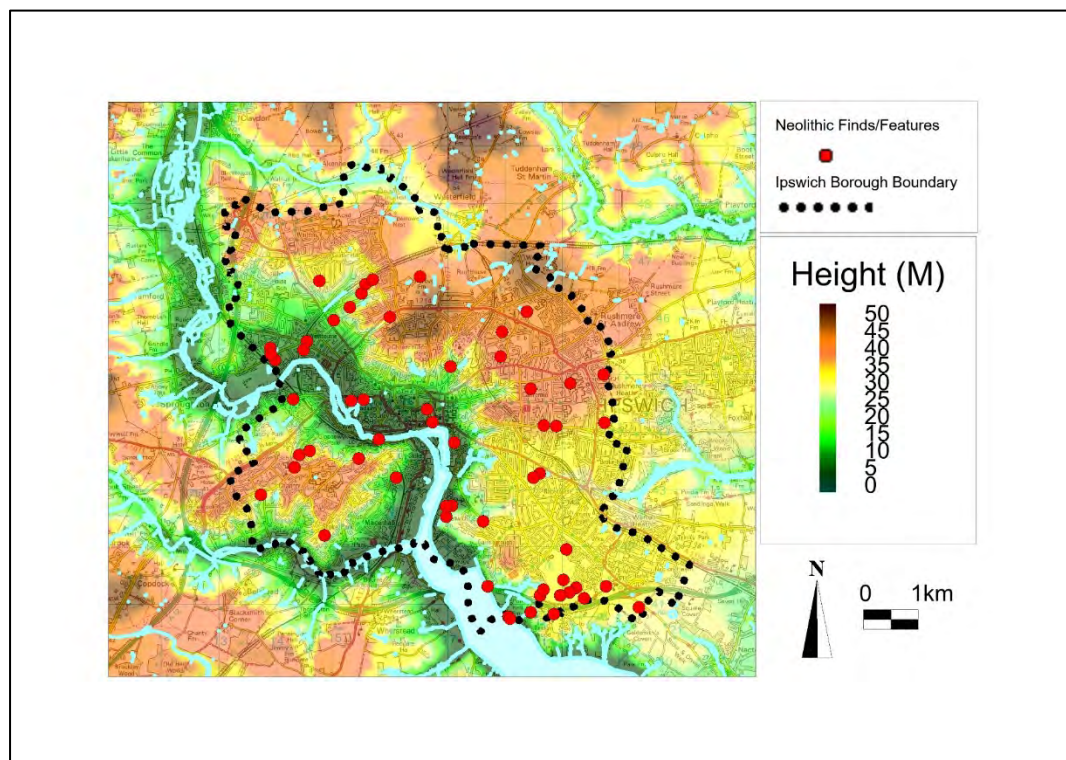
Distribution

Stray finds have a fairly even distribution over the borough area, which suggests that settlement may have been present in most areas, though the distribution may include items picked up as curios from other areas and subsequently lost. There is a noticeable concentration of Neolithic stone and flint axes within the bounds of Ipswich which suggests that some may have been imported from the surrounding rural areas. The most notable 'stray finds' in Ipswich are the Iron Age gold torcs ([IPS 079](#), Figure 21) that were found in the Belstead Hills area in 1968 (with an additional one in 1970). They are an important indicator that there must have been significant and very wealthy settlements in the near vicinity.

The distribution of sites with recorded features (houses, hearths, pits and ditches) is heavily biased towards those areas where housing and industry expanded in the 20th century – that is in the Whitehouse and Whitton areas on the northwest and north sides of Ipswich, in the Chantry area of the south-west, and in the Landseer, Gainsborough and Priory Heath districts of the south-east. These areas did not have the long-term and extensive below-ground disturbances that the areas of central Ipswich experienced and therefore their prehistoric deposits were better preserved. Development in those areas has also, since the 1970s (and especially since the 1990s) been preceded by archaeological excavations. Within the limitations of this biased sample, it can be seen that there is a tendency for the sites to be located on the edges of the slightly higher ground that forms an arc in the eastern half of the borough area, and in the similarly higher area in the Stoke area of the south-west. This accords with observations about the locations of settlements elsewhere in Suffolk. This is not an exclusive distribution and it is noteworthy that some of the Bronze Age burial sites ([IPS 017](#), [087](#), [104](#), [400](#)) are in the lower areas of the western part of the borough, on or around the terraces of the River Gipping. In contrast, another group ([IPS 024](#), [031](#), [676](#), [725](#), [1581](#)) in the south-east of the borough are on higher ground and form an extension to a larger group that extends into Foxhall, Nacton, Bucklesham and Levington (Figure 22).

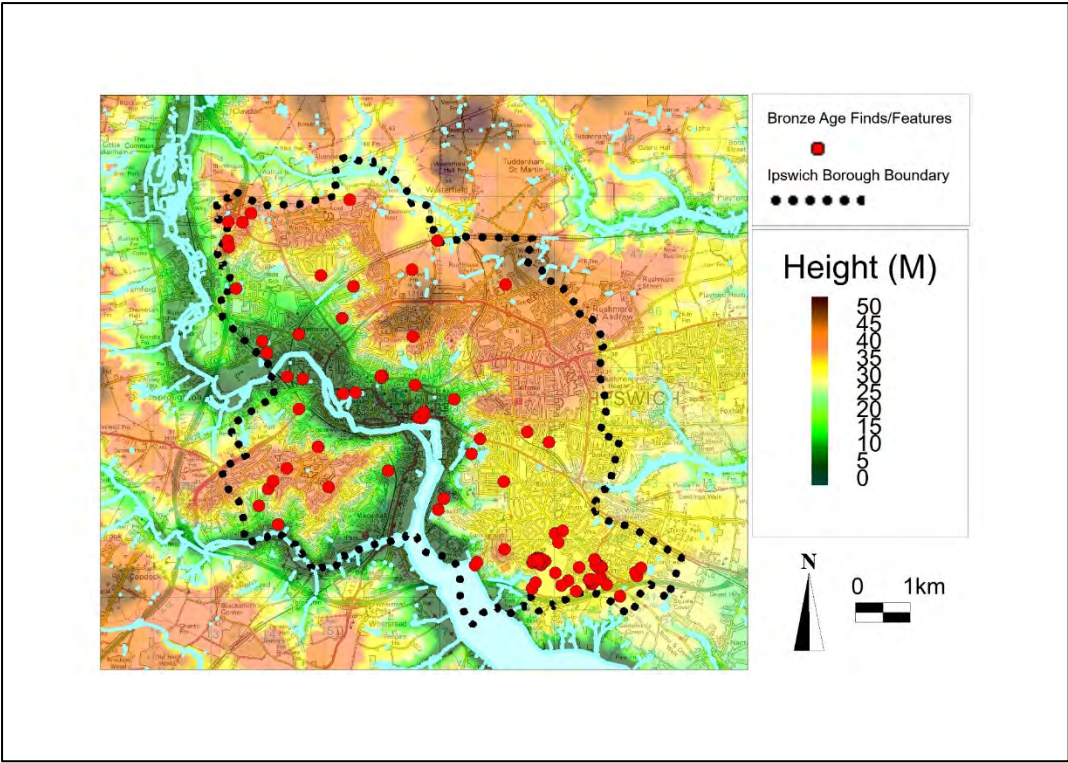


Figure 21: One of the Belstead torcs (© British Museum, Creative Commons Licence)



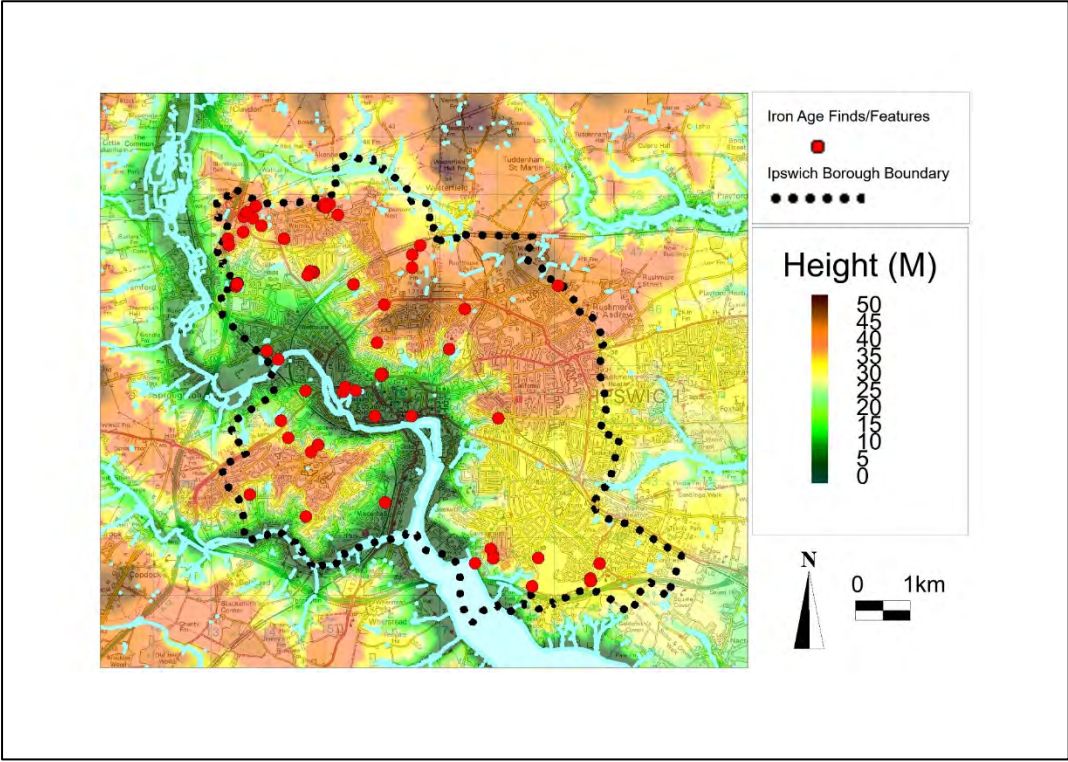
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Figure 22a. Neolithic (4000 to 2351 BCE) find-spots and Features in the Borough of Ipswich.



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Figure 22b. Bronze Age (2350 to 701 BCE) find-spots and Features in the Borough of Ipswich.



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Figure 22c. Iron Age (800 BCE to 42 CE) find-spots and Features in the Borough of Ipswich.

Types of site

Neolithic pits	Bramford Road (IPS 628)
Late Neolithic/ Early Bronze Age pits	Bramford Road (IPS 453), Ravenswood (IPS 386 , 406),
Late Neolithic/Early Bronze Age ditches	Ravenswood (IPS 406 , IPS 1460)
Bronze Age ring-ditches & barrows	Boss Hall (IPS 400), Fox's Heath barrow excavated 1978 (IPS 031), Gainsborough (IPS 676 , IPS 1581), Ipswich Airport (IPS 024), Ravenswood. Beaker burial (IPS 725)
Bronze Age urns	Hadleigh Road bucket urn (IPS 087), Hadleigh Road collared urn (IPS 104); Key Street Ardleigh type (IPS 386), London Road collared urn (IPS 017); St Joseph's College urns (IPS 070)
Bronze Age hearths	Gainsborough (IPS 1676), Ravenswood (IPS 1658 , 1669).
Bronze Age pits	Fox's Heath (IPS 253), Foxhall Road (IPS 595), Lovetoft's Drive (IPS 283), Nacton Road (IPS 719), Ransome's Europark (IPS 394).
Bronze Age ditches	Alnesbourne Crescent (IPS 1596), Gainsborough (IPS 1582 , 1583), Ipswich Airport (IPS 1500 , 1501 , 1502 , 1503 , IPS 1524), Nacton Road. 4, field system (IPS 710), Ravenswood. Enclosure (IPS 725), St Clement's (IPS 595), St George's Street (IPS 1546).
Iron Age houses and structures	Gainsborough 1+ structure IPS 676 , Lovetofts Drive. 2 + 4-post, 1 structure (IPS 283 , 1686), Morland Road (IPS 617), Wallers Grove. 'Hut site' & hearths (IPS 083).
Iron Age pits	Bramford Road ('later prehistoric') (IPS 596), Morland Road (IPS 617), Thomas Wolsey School (IPS 664), Whitehouse Road IPS 247 , IPS 401 (LBA/EIA)
Iron Age ditches	The Albany (IPS 1414), Alnesbourne Crescent (IPS 1596 , 1598). Off Bury Road (IPS 1465 , 1466 , 1467 , 1468), Gainsborough (IPS 1584-5 , LIA/Rom), Handford Road (IPS 1421 , 1575 LIA/Rom), Ipswich Airport. LIA/Rom (IPS 1478 , 1484 , 1496-7 , 1508 , 1509 , 1510 , 1511 , 1512 , 1513 , 1514), Lovetofts Drive (IPS 1428), Nacton Road (IPS 718), Thurleston High School (IPS 581 , 1549-50 , 1556), Westerfield Road (IPS 616 , IPS 1567 Later 'Prehistoric'). Whitehouse Road (IPS 714 , 1567 LIA/Rom).

Significance, potential and recommendations

Large-scale development round the Ipswich Garden Suburb offers the opportunity to further understand the prehistoric landscape, as do other green-field development sites in the borough. Elsewhere, however, there is potential for other finds and remains, particularly in areas that were topographically favourable for early occupation. The Ipswich area contributes to general understandings of this period, with some notable sites.

4. Roman by Jude Plouviez

Overview

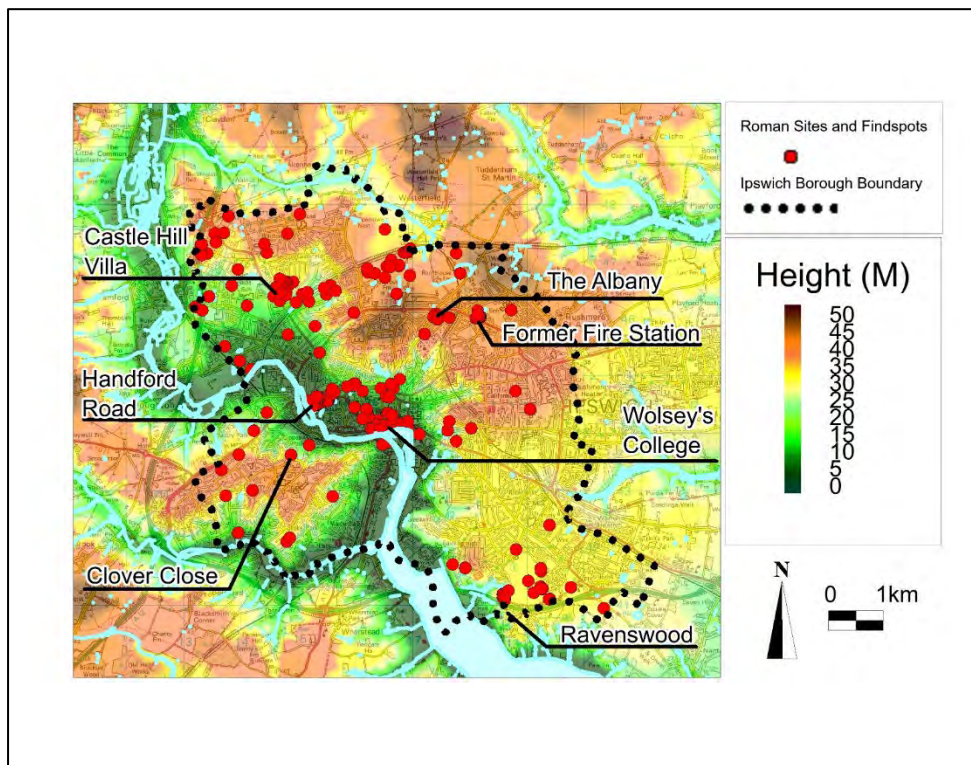
During the Roman period (mid 1st to early 5th centuries CE) Ipswich borough was an area of fairly intensively populated countryside (Figure 23). It lay just east of the main road between the major towns at Colchester and Caistor by Norwich, with a minor town on this route at Coddendam. A Roman road probably also linked Felixstowe, which was another substantial settlement and a late Roman coastal fort, to the Coddendam area and this road is likely to have passed through Ipswich, perhaps crossing the urban core from the south-east to north-west and from there along the Norwich Road.

Many of the Roman period farmsteads already existed by the first half of the 1st century (the later Iron Age). The hoard of gold torcs ([IPS 079](#)) buried on high ground overlooking the Belstead Brook in the 1st century BCE suggests a place of exceptional status, perhaps a religious enclosure comparable to Snettisham in north-east Norfolk. Occasional finds of Late Iron Age coins also indicate high status activity and confirm that Ipswich fell within the territory of the Trinovantes tribe, although close to the boundary with the Iceni to the north.

Key sites

Roman settlements are often located on relatively high ground overlooking the River Gipping and its tributaries. For example at Whitehouse ([IPS 247](#), with other findspots to the north) evidence of a timber building and ditched enclosure lay above the 35m contour, overlooking the Gipping to the west. To the north of the town an enclosure at the Albany ([IPS 240](#)) is on the 45m contour at the head of one of the small valleys that run south to the Orwell and was inhabited between the 1st and the end of the 3rd centuries, with probably related activity nearby to the east ([IPS 047](#)); further probably agricultural features were identified half a mile to the east at the ex-Fire Station ([IPS 717](#)). To the south of the Gipping there are a succession of potential rural settlements, many of them identified during 20th century building development and all minimally investigated, at Crane Hill ([IPS 185](#)), Clover Close ([IPS 030](#)), Halifax Primary School ([IPS 074](#)) and Sheldrake Drive ([IPS 082](#)). More recently areas of Roman fields, trackways and potential settlement have been identified to the south-east, on land above 35m overlooking the Orwell estuary to the west ([IPS 390](#), [617,676](#), [719](#)).

Figure 23. Roman (43 to 409 CE) find-spots and key sites in the borough of Ipswich.



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There are, however, also areas of Roman settlement (and contemporary burials) on the lower ground adjacent to the river and the estuary, including some potential in the Boss Hall area ([IPS 867](#)) and an extensive area around Handford Road and the south end of Burlington Road ([IPS 033](#), [183](#), [221](#), [245](#), [280](#), [655](#), [660](#), [716](#)). The evidence from Handford Road (mainly [IPS 280](#)) shows that there were a series of enclosures, trackways and fields from the mid-1st to the mid-3rd centuries including probable timber buildings, a well, pottery production and iron working, with some, possibly reduced, activity also in the 4th century, just before the establishment of an early Anglo-Saxon settlement. It is also possible that there was a Roman farmstead within the later Anglo-Saxon town, with suggestive finds groups around Wolsey's College and St Mary's church ([IPS 054](#), [055](#), [745](#)) and definite late Iron Age and Roman features at Elm St ([IPS 053](#)/IAS3902) but many of the excavations have found Roman objects such as tiles that were very likely collected from elsewhere. The sites at Handford Road and at Elm St are also close to the course of the Alderman Canal (River Gipping) for which a Roman origin has been suggested; although this is highly speculative it is not unknown for river courses to be modified, for example to provide power for a Roman water mill.

The most significant Roman site is the villa complex at Castle Hill ([IPS 015](#), [200](#), [203](#), [421](#) etc, sometimes also known as the Whitton villa) comprising several buildings, perhaps arranged around a courtyard, in a prominent south-facing location at 35m above OD (Figure 24a). This is the largest known villa in Suffolk, even though we do not have a complete plan, and it had the typical Roman architectural features including hypocausts, bath building, decorated mosaic floors and painted plaster on the walls. Most of it was examined under far from ideal conditions during the 19th and first half of the 20th century but it seems to date from the 2nd century with considerable expansion and

refurbishment during the 4th century and it continued in use until the end of the Roman period in the early 5th century. It was visited as a source of building material from the 6th or 7th century onwards. Unusual Roman finds from Castle Hill include a jet plaque depicting the Near Eastern deity Atys (Figure 24b) and an oculist's stamp. It seems very possible that the Castle Hill estate took over many of the smaller farmsteads such as Whitehouse and the Albany during the 3rd and 4th centuries and it has been suggested that the estate owner may also have had links to the administration of the late Roman military coastal defence system. Although a group of 4th century burials from an extraction pit on Dales Road ([IPS 010](#)) has been associated with the Castle Hill villa it is likely that the owners would have had more ostentatious graves and that another cemetery is yet to be discovered.

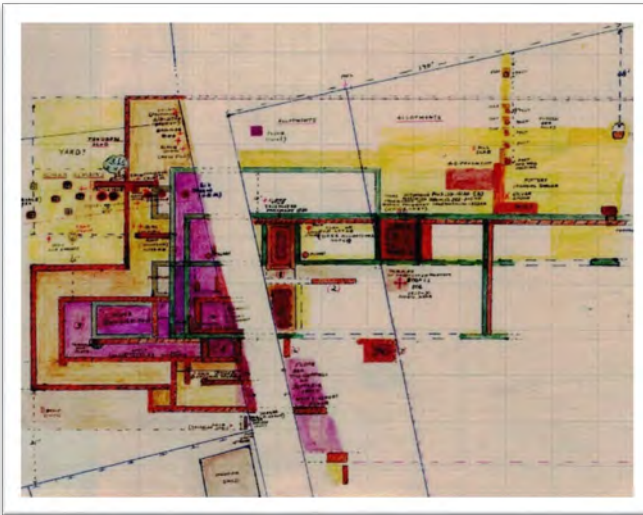


Figure 24a:
1940s plan by
Basil Brown of
Castle Hill
Roman villa.
Basil Brown
also excavated
the ship at
Sutton Hoo.

Figure 24b:
Atys figurine

Significance, potential and recommendations

As in other periods the sites within the town have benefitted from protection from 20th century agricultural damage, and may survive well adjacent to Victorian and early 20th century buildings. This is particularly important in the case of the Castle Hill villa ([IPS 015](#) etc) where observation in the 1990's, and the Time Team investigations in 2003, demonstrated that significant parts of the villa buildings (including an area destroyed by fire) survive in the gardens of the 1950's houses. This site must be regarded as of national importance.

There is considerable potential for better understanding of other sites that were minimally recorded during urban development such as the Clover Close - Speedwell Avenue area of the Chantry estate ([IPS 030](#)) which included a very late Roman feature as well as 1st-2nd century finds. Anywhere that a small assemblage of Roman finds was recorded in the 19th or 20th centuries may well turn out to have well-preserved deposits in the vicinity.

The question of Roman settlement and Roman material culture being re-used within the core Anglo-Saxon and medieval town needs more study: the presence and condition of Roman tiles (and even one fragment of mosaic) on many of the excavations needs quantifying as this was a desirable resource for the Anglo-Saxons for building hearths and ovens, and it seems that Roman pottery and coins might also have been collected.

5. Post Roman Ipswich (Keith Wade)

Early Anglo-Saxon (5th to early 7th century CE)

Very little evidence has been found of early fifth century activity, following the collapse of Roman rule. Two brooches of this date, found on the excavations at School Street in 1983-5, probably represent items scavenged from a site of this date yet to be found in the borough. However, there are a number of sites with occupation dating from the later fifth century onwards (Figure 25).

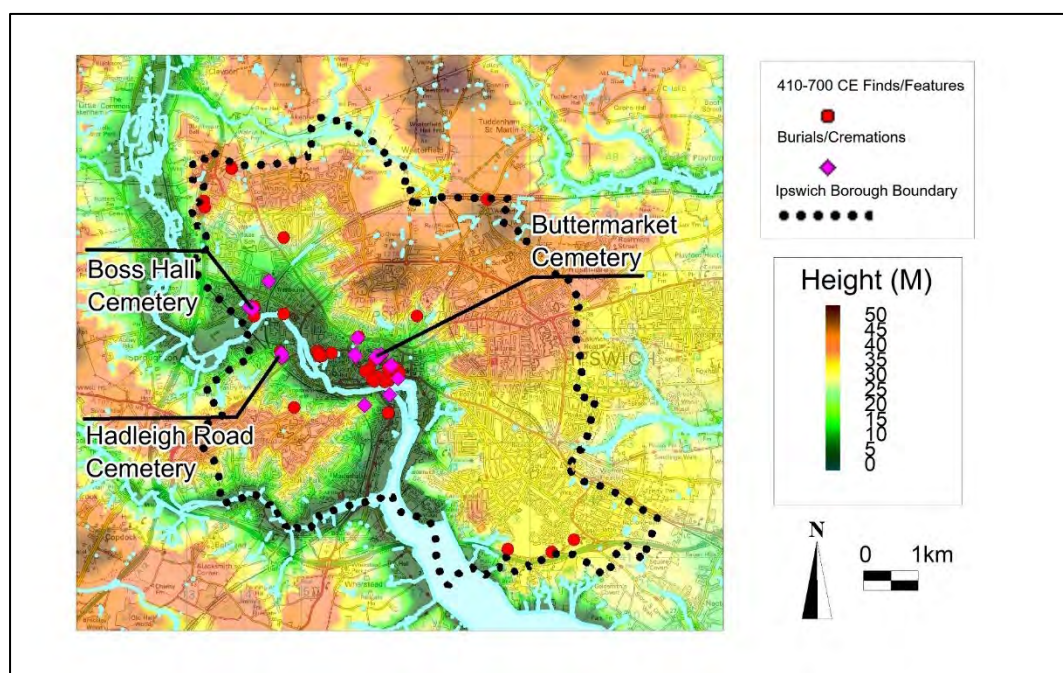
Activity of this date has been found in the ruins of the Castle Hill Roman villa and nearby, but nothing as yet to indicate permanent occupation. Clearly the villa was the source of building materials for centuries after its abandonment.

A large cemetery of late 5th to early 7th century date was discovered in 1906, during ground levelling work at Hadleigh Road, 300m west of the River Gipping at Handford Bridge. A total of 159 inhumation graves and 13 cremations were recorded.

A settlement was partially excavated in 2003, 300m to the east of Handford Bridge and to the south of Handford Road, and overlooking what was the Town Marsh. At least ten buildings were excavated including both halls and sunken-featured buildings (Figure 26). This is most likely to be the settlement whose inhabitants were buried at the Hadleigh Road cemetery. If not, a cemetery awaits discovery for the Handford Road settlement and a settlement for the Hadleigh Road cemetery.

A second cemetery of 5th to early 7th century date has been partially excavated on the Boss Hall Industrial estate in 1990 and 2014. To date over 20 inhumation burials and 5 cremations have been found. Further burials are likely on adjacent land. Traces of contemporary occupation on the nearby Tannery site, on Bramford Road, probably indicate the associated settlement.

Another possible settlement of this date is suggested by a brooch and pottery found at Waller's Grove on the Chantry Estate in 1950.



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Figure 25. Early Saxon (410 to 700 CE) find-spots and key sites in the borough of Ipswich.

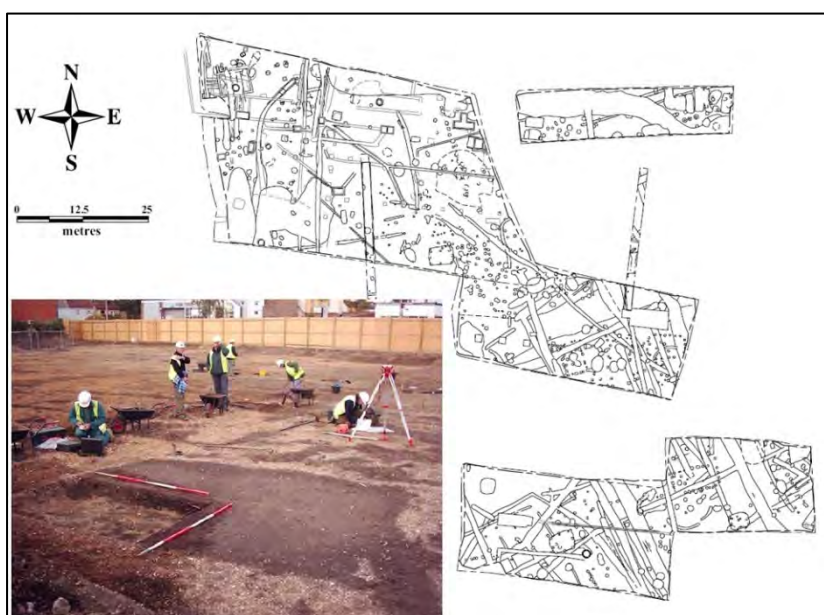


Figure 26: Excavation plan from Handford Road in 2004 showing density of archaeological remains, with the remains of a Saxon building (inset)

Early Middle Saxon Ipswich (Seventh century CE)

During the 7th century, the focus of activity moved to the site of the present town.

This comprises a settlement, north of the river crossing at Stoke Bridge, and associated cemeteries on the higher ground to the north and south of the river in Stoke.

The best evidence of the settlement came from the Greyfriars Road (Novotel) site where two sunken-featured buildings and many rubbish pits were associated with handmade pottery and imported Frankish wares. The distribution of handmade pottery suggests that occupation covered some 15 hectares, north of the river, up to the line of Silent Street, Tacket Street and Lower Orwell Street.

North of this occupation, contemporary inhumation burials have been excavated at a number of sites: Foundation Street (2 graves), Bond Street (3 graves) and south of the Buttermarket (71 graves). An extensive radiocarbon dating programme of the Buttermarket graves provided a date range of c.610/635 to c.680/690 CE. The graves of men, women and children were commonly in coffins or containers and many of the graves were lined with wooden structures or linings, which is unusual in contemporary cemeteries in England. In two cases, the containers appeared to be small boats. Some of the burials were surrounded by penannular ditches, probably indicating that they were covered by mounds or small barrows. At least six individuals were buried with weapons or with dress jewellery and girdle assemblages. Three of the male burials had belt suites most closely paralleled in burials in northern France and Belgium.

The cemetery in Stoke, found on the Stoke Quay site, comprised 20 inhumation burials, including seven under barrows, dating from the late 6th to early eighth century.

The Middle Saxon Town (c.700-870 CE)

Around 720 AD, the town expanded to cover about 50 hectares. This involved an extension over the heathland burial ground to the north, along a newly laid-out grid-iron pattern of streets, and south of

the river into Stoke. Extensive excavation has shown that the economy was based on craft production and international trade.

Craft production was dominated by the Ipswich Ware pottery industry. It was a large-scale enterprise, concentrated in the north east corner of the town, along Carr Street, but outlying kilns have also been excavated at the Buttermarket and south of the river in Stoke (Figure 27). The importance of the Ipswich ware industry is shown by its distribution, which not only covers the entire Kingdom of East Anglia but as far as the West Country, Yorkshire, London and Kent. Most sites across the town also produce evidence of bone and antler working, spinning and weaving, and metalworking. Leatherworking too must have been common but evidence for it only survives in the waterlogged deposits of the waterfront.



Figure 27: Ipswich ware kiln excavated at Stoke Quay (© Oxford Archaeology/Pre-Construct Archaeology).

All sites produced evidence of international trade. Imported goods include hone stones from Norway, lava querns from the Rhineland and pottery from the Rhineland, Belgium and Northern France. This imported pottery is found in much larger quantities than found on inland settlement sites of this period. Over 6000 sherds representing over 900 vessels have been found to date. Most of this pottery probably represents foreign traders in residence but the fancier vessels were most likely in transit to the tables of the East Anglian aristocracy. The trade also included perishable goods such as wool or woven textiles going out and wine coming in. Wine was imported in wooden barrels, some of which have been found preserved and re-used as the linings of shallow wells across the town. An example from Lower Brook Street matched the tree ring pattern of the Mainz area of Germany.

Evidence for the townscape of the Middle Saxon town comes from the two areas of large scale excavation, south of the Buttermarket (St Stephen's Lane) and either side of Foundation Street.

At the Buttermarket, in the centre of the town, a continuous row of rectangular, surface-laid timber buildings was found hard up against the street edge. In their backyards, various crafts were in evidence including weaving, bone and antler working, metalworking (silver, copper alloy, iron) and potting in the form of a single Ipswich ware kiln

A different picture emerged either side of Foundation Street, on the eastern edge of the Middle Saxon town. Here, there were fewer buildings, set back from the street and within fenced enclosures. Environmental evidence indicates more emphasis on agricultural activities including livestock and cereal cleaning.

This implies that the concept of a town centre, with more commercial activity, and a periphery with a more agricultural function, may have existed from the start of urban life in England, but this needs testing by further excavation.

Christian burial grounds were also established at this period. Two are known to date: on the western margin of occupation, in the Elm Street area, and south of the river at Philip Road. Human remains, from both sites have been radiocarbon-dated to this period.

Some churches were no doubt founded at this period but there is no archaeological evidence to support this. St Peter's has been suggested as the Minster church and St Mildred's, on the Corn Hill, may have been a royal chapel (removed for the construction of the Town Hall in the 19th century).

At this period, there was also much activity along the north bank of the river Orwell. A sequence of timber waterfront revetments, dating from the seventh century onwards, was found in excavations at Bridge Street in 1981. The Middle Saxon waterfronts, of simple post and wattle hurdle construction, were little more than a bank protection, providing dry land on which to embark from the shallow draft boats of the period. More complex timber structures were found more recently during excavations at the Cranfields Mill site, south of Key Street.

In the wider borough, evidence of Middle Saxon activity has been found at several locations. A small settlement was excavated on the Whitehouse Industrial Estate in 1995 (Figure 28). It lay within a ditched, roughly circular enclosure 90m in diameter, containing two large buildings and a small cemetery

Other Middle Saxon settlements may be indicated by Ipswich ware pottery finds across the borough but none of the sites have been investigated and they may have resulted from the manuring of arable fields with rubbish from the town.



Figure 28: Reconstruction of the Saxon settlement excavated at Whitehouse Industrial Estate.

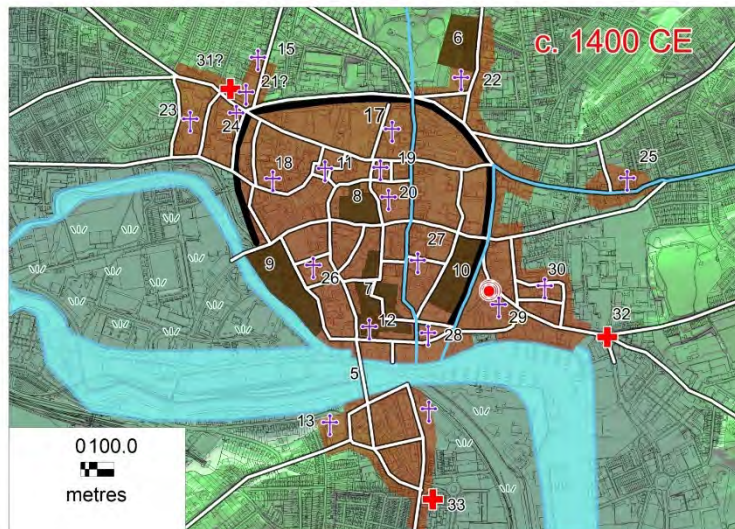
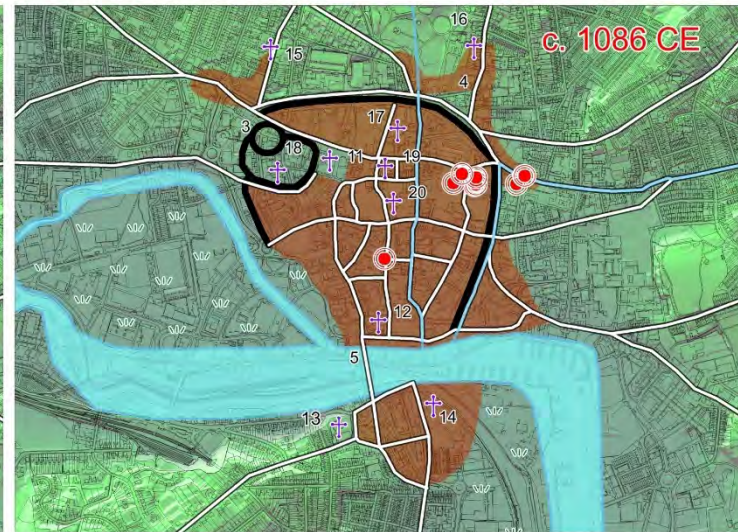
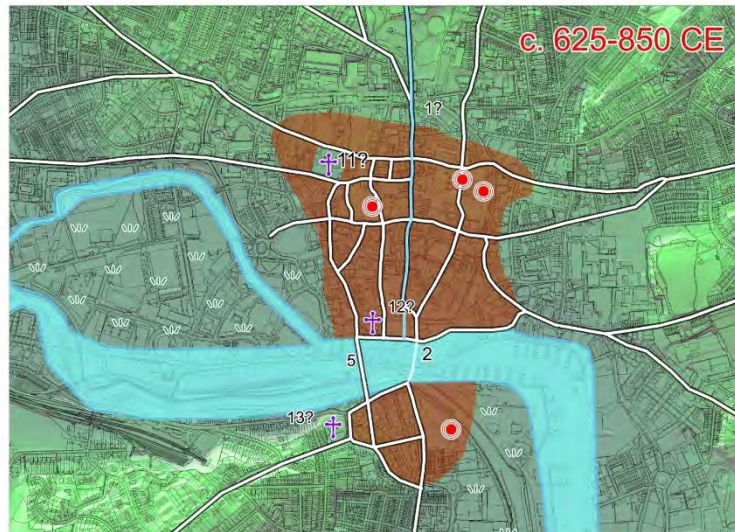
The importance of the Middle Saxon town

Following the collapse of the Roman Empire in Western Europe, in the early 5th century, it is clear that town life disappeared. It was not until the early 7th century that it reappeared in the form of a series

of emporia established around the North Sea coast. In what was later to become England, there was one such emporium in each of the Anglo-Saxon kingdoms.

Hamwic (Southampton) served Wessex, *Lundenwic* (London) served various kingdoms before becoming the national capital, *Eoforwic* (York) served Northumbria and *Gipeswic* (Ipswich) served East Anglia and also Mercia, after it had established supremacy over the kingdom. Excavations in the emporia of both *Hamwic* and *Lundenwic* have shown almost identical settlements to that at *Gipeswic*. These are England's earliest towns, with unbroken occupation up to the present day. Only Ipswich remains on exactly the same site (Figure 29).

The emporia on the European mainland are also well-known. Ipswich was trading mainly with *Dorestad*, on the river Rhine, *Hamwic* was trading mainly with *Quentovic*, in the Pas de Calais, and York mainly with the Scandinavian emporia at *Hedeby* (now in Denmark) and *Birka*, in Sweden (Figure 30).



THE EARLY DEVELOPMENT OF IPSWICH

Churches/Chapels



Hospitals



Pottery Kilns



Town Ditch/Rampart



Religious Houses



Town Extent



Marsh



- | | |
|-----------------------------------|-------------------------------------|
| 1. Meeting Place | 19. St Lawrence's Church |
| 2. Ford | 20. St Stephen's Church |
| 3. Castle | 21. All Saints Chapel |
| 4. Thingstead | 22. St Margaret's Church |
| 5. Stoke Bridge | 23. St Matthews Church |
| 6. Holy Trinity Priory | 24. Chapel of Our Lady |
| 7. Priory of St Peter and St Paul | 25. St Helen's Church |
| 8. Carmelite Friary | 26. St Nicholas's Church |
| 9. Franciscan Friary | 27. St Edmund de Pountenay's Chapel |
| 10. Dominican Friary | 28. St Mary Quay Church |
| 11. St Mildred's Church | 29. Ostirbolt Church |
| 12. St. Peter's Church | 30. St Clement's Church |
| 13. St Mary's Church (Stoke) | 31. St John's Hospital |
| 14. St Augustine's Church | 32. St James's Hospital |
| 15. St George's Church | 33. St Leonard's Hospital |
| 16. Holy Trinity Church | |
| 17. St. Mary Tower Church | |
| 18. St Mary Elms Church | |

Figure 29 The Early Development of Ipswich in the Saxon, Norman, and Medieval Periods.

Figure 30: A snapshot in time at St Peters Wharf, by Bob Garnham.



The Late Saxon Town (870-1066 CE)

The Scandinavian invasion of England in 865 culminated in permanent settlement in Eastern England. Guthrum, one of the principal Scandinavian leaders, settled East Anglia from 879-880 and Scandinavian rule lasted until 920 when the West Saxons regained the area.

This period (880-920 CE) is one of great cultural change in Ipswich which must reflect Scandinavian rule and settlement. The town was surrounded with defences for the first time, probably late in the period, as a response to the threat of conquest from the Kingdom of Wessex. This involved the closure and diversion of some streets, which probably restricted access to three gates on the west north and east sides of the town. Building types also changed. The sunken-featured building was re-introduced and there is a very marked increase in craft activity (Figure 31). Metalworking included both iron smelting and smithing and copper alloy working. Moulds indicate brooch manufacture. It was also during this period that the Thetford ware pottery industry replaced the Ipswich ware industry. The industry remained mainly in the north-east area of the town, and kilns have been found along the south side of Carr Street and one at the west end of St Helen's Street. However, a kiln has also been found in Turret Lane, south of the Buttermarket. Thetford ware industries were also established in the new Anglo-Scandinavian towns of Thetford and Norwich.

From the conquest by Wessex, in 920, to the Norman Conquest, the town grew very little but it remained in the top ten of the most important Anglo-Saxon towns. The street pattern was that inherited from its Middle Saxon predecessor, modified only by the construction of the town defences. The townscape at this period was more uniform with buildings set back normally 10-15 metres from the street front. The buildings continue to be sunken-featured but they increase in size and become two-storied with the sunken feature acting a cellar or half cellar.

The economy continued to be based on craft activity and international trade. It acquired a mint by the reign of Edgar (959-975). Local and regional trade, westward to the east Midlands dominated the 10th century but international trade picks up again in the eleventh century.



Figure 31: Sunken-featured building on Foundation Street, with much of a clay floor surviving. Post holes are visible along the edge of the floor, and a large pot was sunk into the floor of the building.

The Norman Town (1066-1200 CE)

The Domesday Book account of 1086 provides the first description of the town. It shows a severe decline after 1066, with 328 of the burgess plots laying waste and only 110 burgesses left who could afford to pay their customary dues to the king. By the middle of the 12th century, the town had fallen to 21st in the national rankings partly as a result of competition from the network of towns which had been founded across East Anglia during the late Saxon period.

This decline is well represented in the archaeological record. On the major sites of Buttermarket/St Stephen's Lane and Foundation Street, buildings go out of use in the late 11th/early 12th century and the sites are not redeveloped until the 13th century. Some of these buildings were burnt down, which preserved a wealth of construction detail and in some cases the contents of the buildings. The most likely cause of this sudden decline was the suppression by William the Conqueror of a rebellion against him by the earl of East Anglia in 1075.

The Domesday Book entry for the Half Hundred of Ipswich lists thirteen churches in 1086. Two were in the wider borough: St Botolph, Thurleston and one in Stoke with no dedication mentioned, but probably St Mary's. Eleven were in the urban core: St Peter's (2), St Augustine, St Mary's (2), St Stephen, St Lawrence, St Julian, St Michael, St George, and Holy Trinity.

The foundation date of these churches remains unknown and six of them are now gone. Only one, St Augustine's in Stoke, has been excavated and found to be of eleventh century construction.

The town also had a castle, constructed and destroyed in the twelfth century. Its location is unknown and various sites have been suggested. The most likely of these is the area bounded by Civic Drive, Westgate Street and Elm Street but there is no archaeological evidence to date.

The Medieval Town (1200-1450 CE)

During this period, five new churches were built serving the suburbs: St Margaret's, St Matthews, St Clements and St Helens, on the fringes of the urban core and St John's in the hamlet of Cauldwell.

In the urban core, two of the major excavations (Buttermarket/St Stephen's Lane and Foundation Street/School Street) coincided with the precincts of medieval friaries and ground plans of both the

Carmelite and Dominican friaries were recovered. Little is known about the other monastic establishments: the Greyfriars, largely destroyed by the development of that name, the Priory of SS Peter and Paul, east of St Peter's Church, and the Holy Trinity priory, on the Christchurch Mansion site. Some wall fragments and burials have been excavated in all three.

Further burials have been excavated in the churchyards of St Mary Quay, St Margaret's, St Nicholas, St Lawrence, St Clement's and the chapels of Our Lady of Grace, in Lady Lane, and St Edmund de Pountney, in Lower Brook Street.

In addition, cemeteries of lost churches have been partially excavated in Fore Street (the cemetery of *Osterbolt*), Westgate Street (unknown) and Berners Street (St George's Church) and the Leper hospital of St James, at the junction of Fore Street and Back Hamlet. A second Leper Hospital, St Leonards, is known to have been sited on the Wherstead Road but no traces have yet come to light.

Pottery kilns excavated in Fore Street show that pottery production continued during this period producing Ipswich Glazed ware from c.1270-1325 CE.

Few medieval houses have been excavated apart from some 13th-14th century clay and timber buildings along Key Street, and these were on sites which have not been properly analysed and reported as the developer-funders went bankrupt.

In the wider borough, little has been found of the known hamlets of Wicks Ufford, Wicks Bishop, Brookes and Stoke. Excavation of the moated site in Holywells Park (Wicks Bishop) has demonstrated a medieval date and watching briefs in the Brookes Hall area have produced medieval pottery and building materials. Pottery found during test-pitting of the allotments at Maidenhall may also indicate a small medieval hamlet or farm in Stoke.

Burials and wall footings have also been found of the lost church of St Botolph at Thurleston.

Late Medieval/Early Post Medieval 1450-1600 CE

Most excavated sites in the urban core have produced evidence of this period and merchant houses, constructed in masonry, have been excavated on the sites along College Street and Key Street. Little is known about Wolsey's College which took over the medieval priory of SS Peter and Paul but substantial walls, including a brick turret have been excavated east of St Peter's Church. The College was founded in 1528 by Cardinal Wolsey but was short lived. Ipswich has a considerable maritime heritage.

Significance, potential and recommendations

The remains of the Middle and Late Saxon periods are nationally important, and the archaeology of Middle Saxon Ipswich is of exceptional interest. Previous investigations have demonstrated the presence of numerous undesignated heritage assets of this period which have the potential to be of national and international significance, including waterfront structures, evidence of trade, funerary sites, pottery manufacturing sites, domestic urban and defensive structures and waterlogged deposits.

The over-riding need is for the completion of analysis and publication of those sites which have been excavated since 1974. This will require resources to be identified to fund the necessary work. Such analysis would enable the development of a detailed, developed research agenda ([see also Appendix 6](#)).

Research priorities are:

1. The current sample of excavated sites in the town centre remains too small for reliable conclusions to be drawn for the Anglo-Saxon town. As each site is excavated, the picture changes. Much of the unexcavated area is either already destroyed by modern development or is inaccessible as it is overlain by Listed Buildings. This places a higher importance on the investigation of all sites which are developed.
2. The excavated sample is also biased as it correlates with sites which have been developed. There have been no excavations of note along what are assumed to be the main east-west and north-south streets at all periods (Westgate Street/Tavern Street and Upper and Lower Brook Street).
3. Very little is known about the origins of the town's churches. Only one, St Augustine's in Stoke, has been completely excavated. Limited excavation has taken place in St Stephen's, St Lawrence's and St Mary Quay.
4. In the wider borough, there are other potentially important sites about which little is known. Some are indicated by a handful of finds collected during the construction of residential housing estates from the 1950s onwards. The construction of these houses is likely to have left significant archaeological deposits intact and opportunities to examine those areas should be taken when new development takes place. Others may be indicated by documentary evidence. It is possible that minor quays existed where streams issued into the Orwell. Greenwich, mentioned in the Domesday Book of 1086, has the most potential but the valley was used as a rubbish tip in early modern times and the Orwell bank has been covered with industrial development.

Find out more:

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Appendix 2 Local Plan Policies

[Ipswich Borough Council Local Plan 2011-2031](#) consists of the two development plan documents described below. Policies Maps illustrate geographically the application of the policies in the adopted development plan.

[The Core Strategy and Policies Development Plan Document Review](#) is a strategic document setting out the vision, objectives and spatial planning strategy for the Borough of Ipswich up to 2031, and development management policies to facilitate sustainable development.

The Local Plan should be read as a whole. However, the key strategic policy for protecting heritage assets is policy **CS4 Protecting our Assets**, which is reproduced in part only below (see the Core Strategy Review for the full policy wording).

The Council is committed to conserving and enhancing the Borough's built, heritage, natural and geological assets.

The Council will conserve and enhance the character and appearance of conservation areas, by preparing character appraisals and using them to guide decisions about development. The Council will also conserve and enhance heritage assets within the Borough through its development management policies, the use of planning obligations to secure the enhancement and promotion of the significance of any heritage asset, the maintenance of a list of buildings and other heritage assets of local importance, and taking steps to reduce the number of heritage assets at risk.

The key development management policy is policy **DM8 Heritage Assets and Conservation**, which is reproduced in part only below.

c. Archaeology

Development will not be permitted which may disturb remains below ground, unless the proposal is supported by an appropriate assessment of the archaeological significance of the site and, if necessary, a programme of archaeological investigation in accordance with that assessment. Such assessments should be proportionate to the importance of the site. Sites within the Area of Archaeological Importance are highly likely to contain significant archaeology.

Planning permission will not be granted if the remains identified are of sufficient importance 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.

Where archaeological potential is identified but there is no overriding case for any remains to be preserved in situ, development which would destroy or disturb potential remains will be permitted, subject to an appropriate programme of archaeological investigation, recording, reporting and archiving.

[The Site Allocations and Policies \(incorporating the IP-One Area Action Plan\) Development Plan Document](#) allocates sites for development and identifies sites or areas for protection. Site sheets included at Appendix 3 to the document identify known development constraints.

Appendix 3 - Archaeological Character Zones

This Appendix:

- Describes the archaeological character zones within the Area of Archaeological Importance (AAI). This is defined through the Ipswich Local Plan and relates to the area of the Anglo-Saxon and Medieval town where there are likely to be the most complex and sensitive archaeological deposits;
- Describes some additional archaeological character zones outside the Area of Archaeological Importance; and
- Provides further information to the Local Plan on key potential development site, from the Ipswich Urban Archaeological Database . References prefixed 'IPS' are those from the database, relating to archaeological sites. Information should be read in conjunction with the Local Plan site sheets.

The purpose of this extra layer of detail is to alert landowners and developers to the requirements for archaeological investigation, protection and recording likely to be placed upon development and to highlight what information is already available.

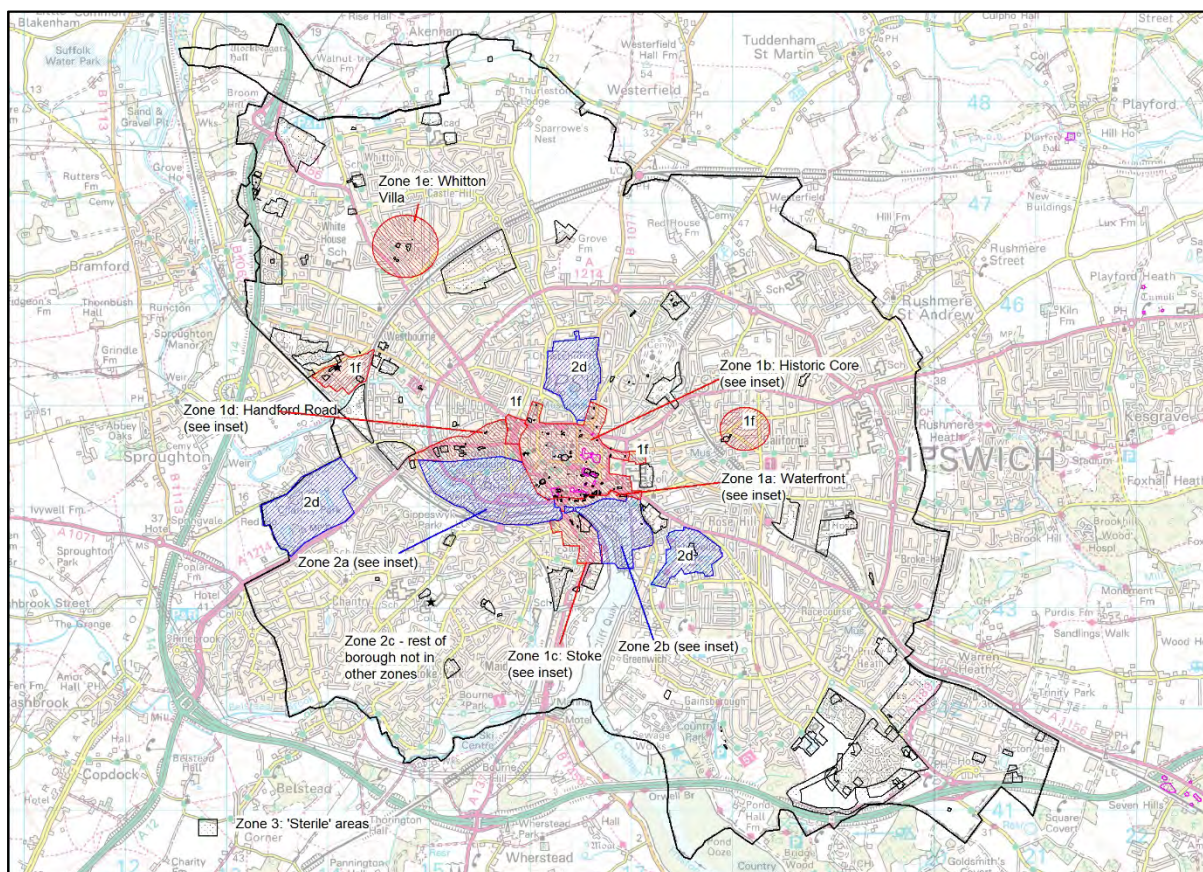
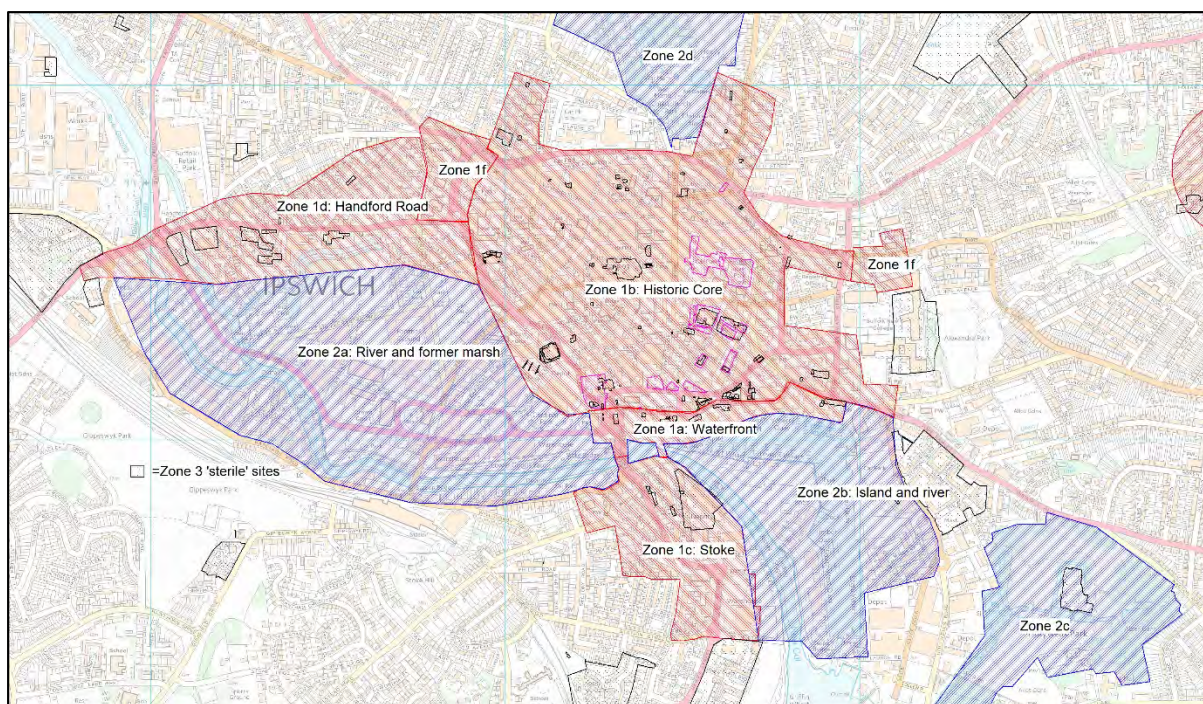


Figure 32a: Archaeological Character Zones in the borough of Ipswich. Scheduled monuments are outlined in pink.



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Figure 32b. Archaeological Character Zones in the Historic Core of Ipswich. Areas not otherwise indicated are in Zone 2c, 'Rest of Borough'. Scheduled monuments are outlined in pink.

[Table 1](#) in the main text (Chapter 2) summarises the characters of the different zones.

2.1 Zone 1a - Waterfront

This zone is within the Area of Archaeological Importance defined in the Local Plan. It includes the area of Ipswich waterfront where internationally significant Anglo-Saxon remains have been excavated in the past (Figure 33). Broadly, it represents a stretch of land which has been reclaimed from the river since the Anglo-Saxon period, with its northern extent approximately along the original strand line (Figure 34). The waterfront has developed since the 7th century through revetments built out successively deeper into the river: sites between Bridge Street and The Mill, where timber structures have been recorded, may lie over surviving early stretches. The exact nature of the early topography and the line of the Anglo-Saxon waterfronts is not fully understood, but the foreshore was likely punctuated by tributaries flowing into the Orwell, and there may or may not have been continuous frontages to the river. The zone is defined in the west by information from evaluations at the Multiplex Site into the town marsh and river, which identified a series of undated stakes ([IPS 630](#)). The marsh was not reclaimed until the post-medieval period. Within the zone, work on Bridge Street in the 1980s revealed a sequence of timber and wooden revetments and a stone wall, as well as occupation dating from the Middle Saxon period onwards ([IPS 378](#)). Further significant wooden structures and historic occupation were excavated at Cranfield's Mill, and eastwards on sites towards Neptune Quay ([IPS 292](#)). The eastern edge of the zone is defined by the University of Suffolk building: evaluation work here indicated that the site was beyond the Anglo-Saxon waterfront. The zone also includes the historic crossing points of Stoke Bridge, and the conjectured line of a ford known to have crossed the river from Great Whip Street. Any development sites near St Peters, for example, may preserve more evidence about earliest origins.

The zone has seen later development which will have had destructive impacts on archaeological remains, but there is potential for survival between and under buildings of remains which relate to

the Anglo-Saxon and Medieval waterfronts and potentially early incarnations of Stoke bridge and mill. There is high potential for waterlogged structures within undeveloped parts of this zone, with remains of international significance relating to the early town. Along the northern part, even smaller applications will be likely to need archaeological work. Towards the river, deposits are anticipated to be more recently reclaimed. However, the layout of the historic waterfronts is not fully known.

Archaeological remains here are anticipated to be of the highest density and complexity. Even the smallest project may have archaeological implications, although in some areas the depth of remains will be too deep for them to impact. Assessment will be required, and preservation will be an aspiration. National Planning Policy Framework policies for designated assets may apply to highly significant remains (footnote 63). Planning decisions are expected to make a balanced judgement. Development which has detrimental effects that cannot be mitigated will be refused consent in accordance with Local Plan policy.

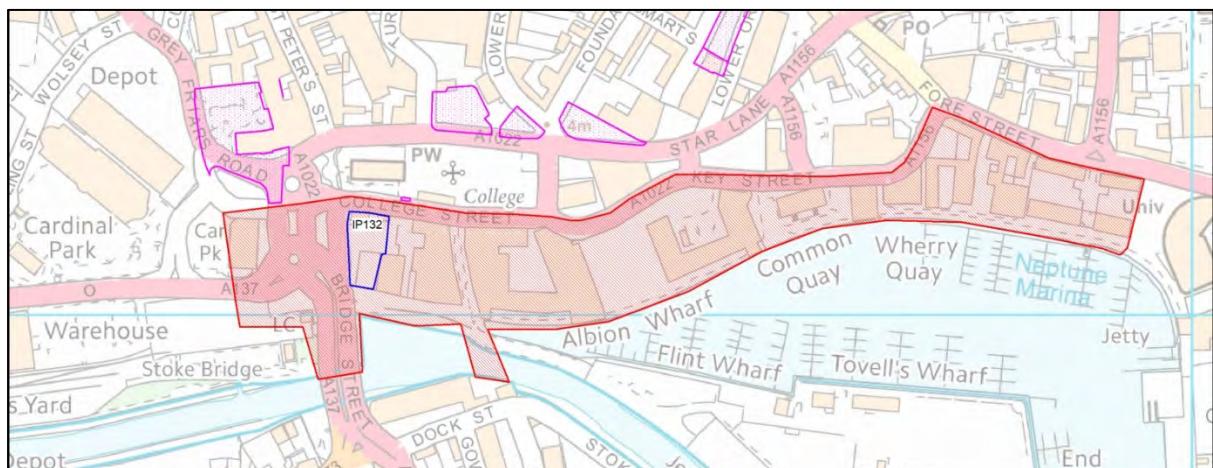
Preservation *in situ* of significant remains for conservation or cost reasons may involve significance consideration of archaeological factors in the extent and design of new development. Retention and rebuilding of buildings on the southern parts of plots may be preferable, as building on the southern parts of plots closest to the river would also be less likely to impact significant remains.

Within this zone, preservation of historic streetscapes and routes and street names would be a priority. There is scope in this area for aspirations to develop venues of visitor interest, which could include display space.



Figure 33: Ipswich waterfront

Figure 34: Zone 1a detailed map (red), showing site allocation (blue) and scheduled monuments (pink).



Key Development Sites

IP132 St Peters Warehouse and IP136 – Silo, IP205 Burtons): These derelict sites, particularly the vacant site of IP132, may represent the last least damaged stretch of the Anglo-Saxon waterfront and early occupation along the historic strand line, including waterfront structures, occupation and buildings. The southern edge is likely to be beyond the Anglo-Saxon and medieval waterfront line, deeper into the river on more recently reclaimed land. IP132 was subject to Desk-based Assessment and Archaeological evaluation in 2016 ([IPS 990](#)), which indicated that there was not extensive later cellaring and that the floors and foundations of Victorian buildings, although substantial, may generally sit above earlier deposits.

Design may take inspiration from historic layouts and themes. The deposits at the northern part of the site are relatively shallow, with medieval floors and building remains. The shallow depth presents some difficulty to preservation *in situ*. Discussions for the site would centre on options for preservation through the design and footprint of new build, and balances of preservation *in situ* versus mitigation through excavation and record. Removal of previous foundations would be damaging to archaeological remains. There is scope to think about preservation and display of remains as well as opportunities for heritage promotion and positive incorporation of heritage aspects into design.

2.2 Zone 1b – Historic Core

This zone, within the Area of Archaeological Importance, represents most of the town within the late Saxon and medieval defences, and includes suburbs (Figure 35). It includes scheduled monuments, relating to designated areas of the town's archaeological remains. Highly complex and sensitive remains can be anticipated in this zone. Assessment will be required. Policies for designated assets (132-9) may apply. Planning decisions are expected to make a balanced judgement. In this zone, archaeological remains are anticipated to be of the highest density and complexity. Even the smallest project may have archaeological implications. Development which has detrimental effects that cannot be mitigated will be refused consent. Discussion should be had on minimising impacts (see Section 4.1 on preservation *in situ*). Preservation *in situ* of significant remains for conservation or cost reasons may mean that archaeological factors may inform the extent and design of new development. Within this zone, preservation of historic streetscapes and routes would be a priority.

Churches are of particularly high archaeological sensitivity.

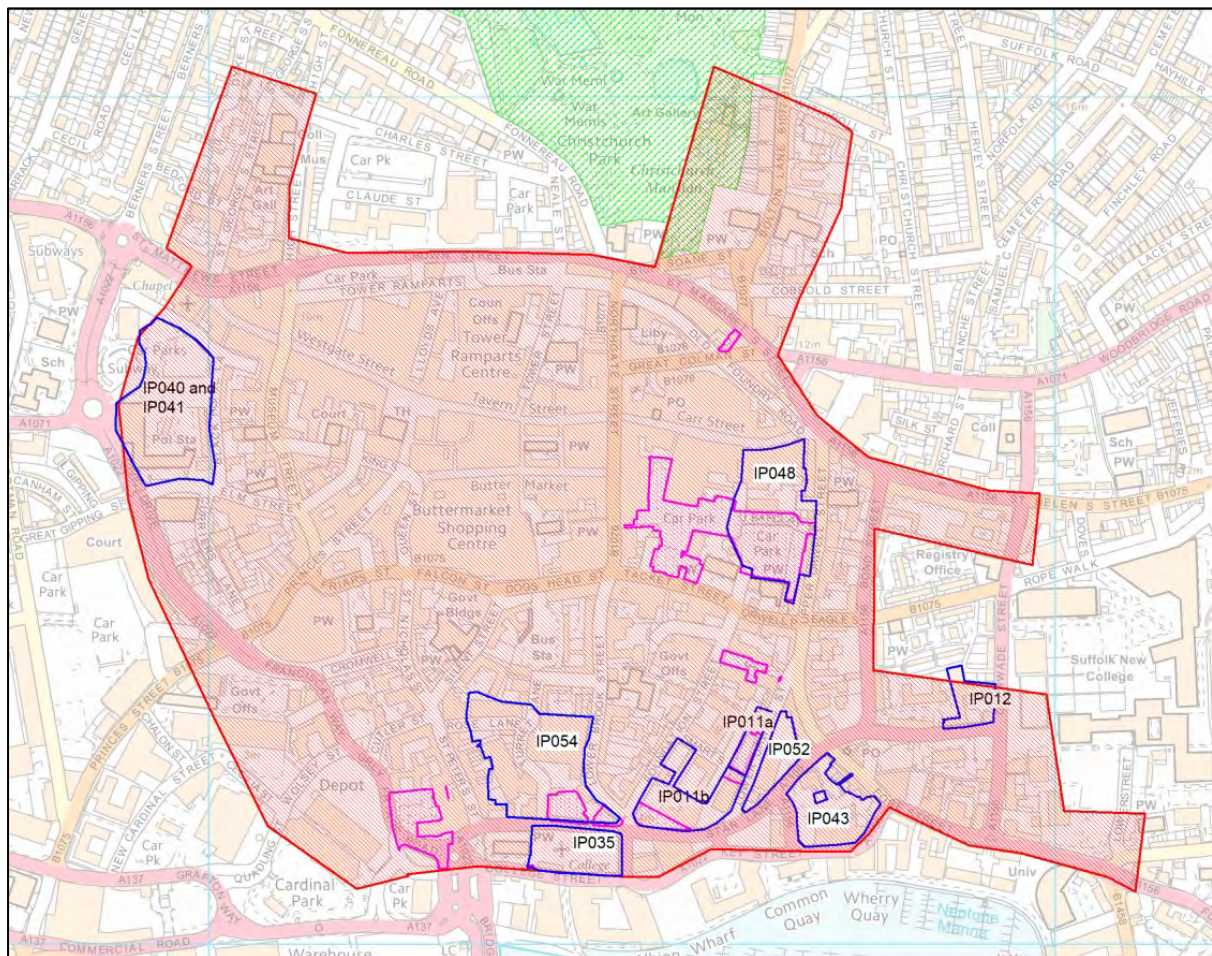
Deep excavations may encounter waterlogged features. Stratigraphy may be expected to be particularly deep in former streams and watercourses, and waterlogged features are recorded in the Urban Archaeological Database. Cox Lane car park, a large scheduled area, is probably the early 'industrial' zone, and the zone generally also includes the town defences and possible castle.

The whole zone has potential to contain information on the nature of different parts of the historic town and activities within it – for the Anglo-Saxon town, this may relate to provisioning and craft. Preservation of historic streetscapes, routes and street names would be a priority.

Key Development Sites

IP011a –Lower Orwell Street: The site is along the line of the town defences, and over the line of the precinct of the Dominican Friary ([IPS 830](#)). Excavations were carried out on part of the site in 1958. Further investigation was carried out immediately to the south in 1982 in advance of a building for the Eastern Counties bus company ([IPS 211](#), report [here](#)), and the friary wall and town defensive ditch

were revealed. Part of the site is a Scheduled Monument, [1005985](#) on the National Heritage List. Design questions would relate to the surviving defences and structures in particular, which were largely left *in situ* (Figure 36).



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Figure 35: Zone 1b map (red) showing site allocations (blue) and Scheduled Monuments (pink)



Figure 36: Medieval foundation and Blackfriar's precinct wall preserved on Foundation Street

IP011b-Smart Street/Foundation Street: The allocation includes scheduled monuments: [1005985 \(IPS 211\)](#), which overlaps with allocation IP011a, and [1005986 \(IPS 213\)](#), which comprises the southern part of the site. Investigation was carried out in 1982 in advance of a building for the Eastern Counties bus company ([IPS 211](#), report [here](#)). To the northwest, the allocation also includes an area which was previously scheduled, now excavated ([IPS 212](#), report [here](#)) which may indicate what might survive on the rest of the site, but which can itself be considered archaeologically sterile. Design questions would relate to the surviving defences and structures in particular, which were largely left *in situ*, and the general quality of deposits, which would require further assessment.

IP012 Peter's Ice Cream. The site was subject to [Desk-based Assessment](#) prior to a previous application. Lying opposite and to the north of St Clements church, it is within an area of high archaeological potential for medieval remains, particularly of craft and industry such as ceramic production/carpentry. Fifteen skeletons were recorded during the digging of a trench for a gas main to the south, which may relate to the church or which could indicate an earlier cemetery in the area ([IPS 896](#)). The potential for encountering Saxon deposits is lower, although cannot be ruled out given remains of that date to the southwest. The Desk-based Assessment would need to be updated for future applications in the light of any new information recorded in the Urban Archaeological Database. Trial trenching can inform costs and foundation design, to inform risk management.

IP035 Key Street/Star Lane/Burton's site: Previous consents for this site have been subject to a secured bond, to offset the total destruction involved in excavation of basements and to secure excavation, assessment and publication. The site has been evaluated ([IPS 455](#) and [448](#)). The site sheet in the Local Plan sets out how the site spans early occupation, the medieval friary cemetery of St Peters, and the robbed remains of Wolsey's short-lived college, founded in 1528 but dissolved shortly after. There are challenges to preservation *in situ*, particularly the presence of two burial grounds on the site, which would be vulnerable to varied foundation designs, and the shallow depth (immediately below concrete) of remains in the eastern part of the site. The site does appear to overlie a depression, perhaps a stream running down to the river, and there are deeper deposits in the centre. The site has been assessed by Historic England to be of equivalent to national importance. Next steps would involve discussion, building on evaluation data, to explore principles and options for preservation *in situ* through design of footprint, foundation design, and/or preservation by record through excavation, with minimised impacts where possible.

There is a real opportunity here to promote Cardinal Wolsey's connections to Ipswich. The remains of the college could be preserved, or marked in outline. A display could be created in one of the churches. College Street lies along the former strand line of the Orwell and eastwards of St Peter's lie the monastic cemetery, foundations of Wolsey's College, and the Friends' burial ground. The shallow depth of deposits adds problems for preservation *in situ*.

IP040 and IP041 Civic Centre Area and Civic Drive: This development area potentially spans the likely but unconfirmed site of Ipswich's relatively short-lived Norman Castle (destroyed in 1173, [IPS 1813](#)) and, also the Anglo-Saxon and medieval town ditches (which often contain well preserved and rich archaeological deposits). Saxon remains have been recorded within it ([IPS 192](#)). The site is also adjacent to the site of St Mary's Chapel, which was a focus of medieval pilgrimage, and it includes the former Lady Lane, along which there were late medieval alms-houses. It also has a frontage on Westgate Street, where traces of historic occupation spanning back to Ipswich's origins may be anticipated. Anglo-Saxon burials were recorded on Elm Street, very close to the surface, indicating a potential cemetery and high sensitivity in this part of the site ([IPS 411](#)), and demolition of the Police Station has been undertaken to ground level only in anticipation of the need for archaeological evaluation and mitigation prior to any grubbing of previous foundations.

An archaeological [Desk-based Assessment](#) produced in 2006 highlights areas of past impact and assesses likely survival. The former Civic Centre is reputed to have had two levels of basement, but the car park follows the general topographic trend and although there may have been some landscaping, archaeological survival may be good. Deposit records for the area show some depths to natural soils which may represent deep stratigraphy or sealing deposits which may have protected archaeological remains from later developments. The next step for the site is to update the Desk-based Assessment to reflect any new information now in the Urban Archaeological Database, and to cover the full area of the allocation. Any planning application should also be supported by the results of field evaluation (starting with geotechnical information, if available). Evaluation will enable assessment of whether preservation *in situ* would be appropriate to conserve deposits and features, and would enable a developer to plan for the likely extent and costs of archaeological mitigation/investigation works, should excavation be appropriate as an approach.

There may be conversations to be had about archaeology/heritage in the context of S106 or other obligations – the site could tell an important part of Ipswich’s story (especially the ‘lost’ castle), and principles and approaches to disseminating and presenting information or ideas should be established at an early stage. Re-development that involves public realm and a cultural element may give ideal opportunities to link archaeology/heritage with the cultural offer. The retention of historic street alignments and reference to the line of town defences should be a design priority.

[IP043 Commercial Buildings and Jewish Burial Ground, Star Lane:](#) This is a sensitive site in the centre of Ipswich and has several significant heritage considerations, including both below ground remains and listed buildings. Previous archaeological evaluation and limited excavation has revealed Anglo-Saxon and Medieval remains ([IPS 639](#), [371](#), [372](#), [358](#)). Evaluation also revealed the presence of a cemetery that is probably related to a former church at the east gate. Mitigation as any development proceeds would be likely to be extensive. A desk-based assessment is available [here](#) from the Archaeology Data Service, [and a field](#) evaluation report is [here](#). There is outstanding post-excavation work under previous planning consent IP/11/00267 and further work would be needed across the site. Based on information in the existing evaluation report and the outline plans, general principles and processes for archaeological work can be outlined, but pre-application discussion will enable a collaborative approach.

Discussion of obligations and contributions towards dissemination and outreach to explain and present the site to the public may be relevant here.

[IP048 Mint Quarter east of Cox Lane:](#) Further to information in the Local Plan, Desk-based Assessment has been undertaken for this site. Deposits are likely to be deep in places. It is in the heart of the pottery industry – a Saxon kiln was recorded in excavation for a manhole ([IPS 327](#)). The town ditch runs down the east side. A limited borehole and deposit survey was carried out. The next step would be further evaluation. The southern half of the site is within a scheduled monument.

[IP052 Land between Lower Orwell and Star Lane:](#) Further to information in the Local Plan, the site has been subject to desk-based assessment, available [here](#) from the Archaeology Data Service. It lies to the north and west of significant sites ([IPS 746](#)/IAS5902) and just east of the town defences. The next step would be evaluation.

[IP054 Land between Old Cattle Market and Star Lane:](#) This site is within the likely extent of the St Peter’s Priory precinct and the later Cardinal Wolsey’s College ([IPS 839](#)). It contains a scheduled monument (split over two separate areas) relating to the Anglo-Saxon and medieval town of Ipswich

(List Entry No [1005987](#)). Parts of the area have been investigated ([IPS 364](#)), and evaluation work at the nearby Archant site identified well preserved, stratified deposits ([IPS 865](#)). The earlier work found a wood-lined well with an assemblage of boar tusks, demonstrating good potential for the survival of wet and well-preserved organic deposits. Desk-based Assessment would be the next step, followed by field evaluation as appropriate.

2.3 Zone 1c – Stoke. This zone is mapped based on documentary and archaeological information from the medieval suburb of Stoke, which includes the medieval church of St Mary at Stoke (Figure 37). As such, archaeological remains may be considered sensitive and urban. Even small developments would need investigation as appropriate, and large proposals would need to consider sensitive and complex remains. The eastern extent is based on indications that to the east of Hawes Street, the land was reclaimed in more recent periods but there may be significant marsh deposits underlying overburden that could contain palaeoenvironmental remains and structures relating to use of the foreshore.

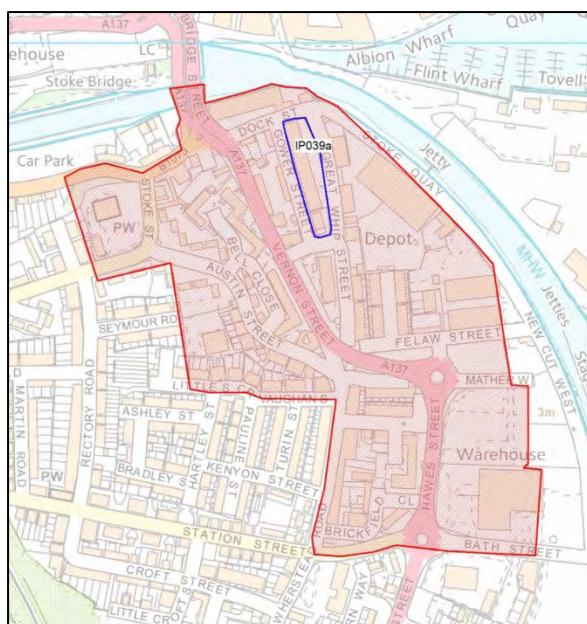


Figure 37: Zone 1c map (red) showing site allocations (blue) © Crown copyright. Suffolk County Council Licence No.100023395 2018.

Key Development Sites

IP039a Land between Gower St and Whip St:

this site lies adjacent to a major excavation undertaken at Stoke Quay and is likely to be a multi-period site that was as urban as the rest of Ipswich from the Middle Saxon period onwards, in the busy suburb of Stoke. The site has been subject to Desk-based Assessment (IAS 7403) in 2008, and a watching brief in 1978 recovered Ipswich and Thetford ware pottery from the southern part of the site ([IPS 142](#)). The very southern part of the allocation has been excavated (IAS 7404) ([IPS 143](#), report [here](#)). This

indicates likely survival on the rest of it, depending on truncation. The impacts of past land use are not known, and field evaluation would be required. Discussion would centre on the sensitivity of remains and the balance of preservation vs mitigation.

2.4 Zone 1d – Handford Road.

This zone is without the Area of Archaeological Importance, but includes a band of Prehistoric, Roman and Anglo-Saxon activity over Handford Bridge, the edge of the town marsh, and higher ground. It also includes the site of Handford Mill and follows a band of settlement and burial towards Burlington Road and Dales pit. Key archaeological sites that have been excavated include [IPS 280](#), and [IPS 655](#), both on Handford Road. The eastern extent of the zone abuts the town defences. The southern edge extends into the northern part of the town marsh, although the extent of this has not been accurately defined. Potential development sites would require evaluation to establish the complexity and sensitivity of archaeological remains. The relationship between town and marsh is a question for further research. A combination of evaluation and palaeoenvironmental assessment would be needed on sites towards the marsh. It has been suggested that the Alderman Canal (Gipping) may have origins as a Roman one, potentially related to a watermill ([Appendix 1](#)), which frames a research questions for this area. The earlier occupation may be complex and although built over, the sites have not been disturbed by modern construction methods and nor have they been affected by damage from modern agricultural

regimes. Anywhere around a site which was minimally recorded during earlier construction may have good deposits.

2.5 Zone 1e – Whitton Villa – this was the largest Roman villa in Suffolk (see [Appendix 1.4](#)) and was partly excavated. Even small projects in the vicinity of it need investigation as although it lies under and within a housing development, it has not been subject to the impacts of modern construction or agricultural practice. Within the broad buffer that forms the zone outline (Figure 38), advice will be given based on what is known about the site and the character of different elements of the villa complex but the area should be considered sensitive for even the smallest of projects. The zone includes Roman cinerary urns found at Castle Road ([IPS 039](#)).

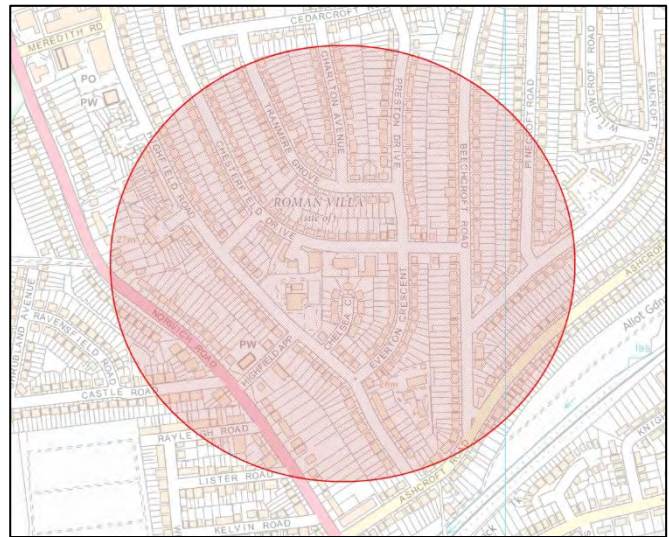


Figure 38: Detailed Zone 1e map © Crown copyright. Suffolk County Council Licence No.100023395 2018.

2.6 Zone 1f – Other sensitive sites

This zone includes suburbs, churches and churchyards, which are sensitive in their own right and which may be associated with peripheral occupation that can still be relatively complex and time consuming to deal with. Zone 1f includes suburbs of the medieval town that were possibly beyond the Late Saxon defences and suburbs (earlier suburbs are in Zone 1b).

The zone includes St Helen's Church and associated suburban activity, including post-medieval tile kilns and a water channel, as well as the site of Trinity Church (recorded on a tithe map of 1843). It includes the parish of St Matthews. Within these areas, there has been heavy more modern building. The zone includes St John the Baptist, Cauldwell, around which burials may be anticipated as well as suburban settlement.

Boss Hall Road is included as another sensitive site, around the Anglo-Saxon burial ground which was partially excavated at the Co-Op Dairy.

2.7 Zone 2a – South side of River and former town marsh

In this part of the town, the archaeological questions and impacts of development are different from those within the core. There are likely to be deep reclamation deposits. Where major excavations are undertaken, recording may be necessary to record preserved layers and structural remains. Generally, however, geotechnical modelling would be fundamental in the first instance.. Palaeoenvironmental modelling may be required to capture information relating to the river before it is destroyed, but deposits are not anticipated to be complex in the urban sense, although there is potential for waterlogged remains. Generally, it would be anticipated that archaeological matters could be dealt with through a condition on consent, depending on details. Questions exist around the character and nature through time of the river, manmade channels, and the marsh.

2.8 Zone 2b- Wet Dock, Island site and reclaimed banks

This zone generally comprises the river, and recut river channels or reclaimed land (Figure 39). Towards the west of this zone, deposits become more sensitive, as the historic river bank line is

encountered. The area includes St Clement's Shipyard. Within the tidal zone, developments would be subject to the Marine Management Order process, administered by Historic England. Assessment may include geotechnical and palaeoenvironmental work, and geophysical survey, and possibly watching brief protocols. Waterlogged remains on the foreshore may be anticipated under overburden, with chance remains of boats. Dumps of material in old loops of the river channel which have been straightened may offer the opportunity for finds retrieval, although the assemblage would be of limited archaeological value in terms of historic context. Applications within the zone should be supported by the results of Desk-based assessment, which should particularly draw on intrusive geotechnical investigations undertaken for previous projects. Modelling of Palaeolithic deposits may be required for deeper impacts in the river channel. .

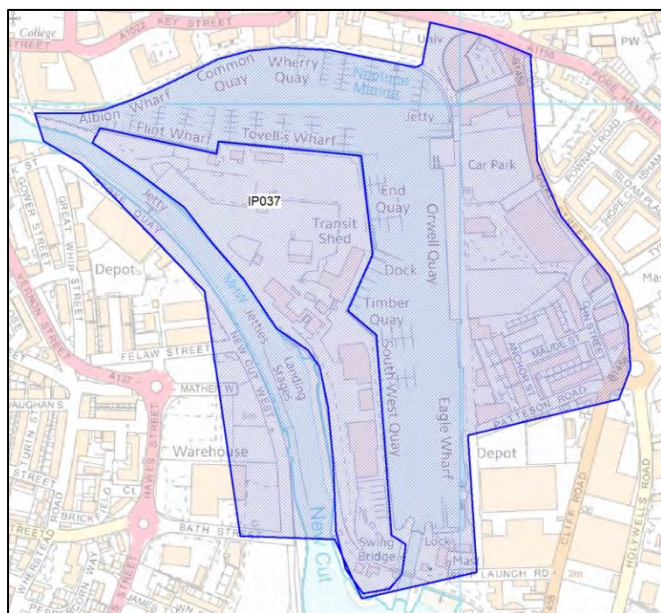


Figure 39: Zone 2b map (blue), also showing site allocation. © Crown copyright. Suffolk County Council Licence No.100023395 2018.

Key Development Sites

IP037 Island Site: The Island site and channel were partly reclaimed from marsh. The site has been subject to Desk-based assessment (2001), and a desk-based assessment and geotechnical surveys for the Tidal Barrier provide further background information, showing that the island comprises up to 4.8m of made ground that either seals intact river deposits or lays directly onto river terrace gravels

where the channel was previously dredged. Generally, these depths are too deep for conventional mitigation and generally sensitive remains will stay well protected, but historic and waterlogged deposits may survive, including remains of boats and structures, and environmental remains. The Island area has palaeoenvironmental potential. Made ground includes residual material from other parts of Ipswich. Historic sites includes King's Cooperage ([IPS 270](#)), a shipyard ([IPS 272](#)), a limekiln and mills ([IPS 477](#), [480](#)), and the original lock ([IPS 268](#)).

2.9 Zone 2c – Rest of borough – tributaries and river and open sites

The wider 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. This area does not have the same sensitivities as older urban areas, but there will be sites and foci of historic activity within it that have not been identified in other zones. There are some relatively steep slopes defining the valley sides, and tributaries and streams that had their sources in springs form topographic foci for early occupation. There are Bronze-Age and Iron age remains on higher ground, and Roman remains across the borough. The river and valleys sides are of higher potential, as are large open sites. The torcs found at Belstead suggest high status activity in that area, for example.

Generally, this zone has been considerably built up with housing developments. Whilst previous development will have had impacts, pockets of archaeological remains may survive, and they will have been protected from damaging impacts of later agriculture. Proposals will be assessed on a case-by-case basis based on development proposals, site history, and the nature of archaeological sites in the

area. Infill sites and small projects, for example, may impact archaeological remains, although generally smaller projects and extensions would be less likely to require mitigation.

Greenfield sites within the area have been shown , to contain multiperiod remains, including prehistoric ones. Evaluation will be required of larger areas, as set out in [Chapter 2](#) and [Chapter 3](#). More rural issues may be of concern, for example preservation of boundaries and consideration of historic hedgerows. The A14 can be considered to have had damaging impacts, although there are significant cropmarks of ring ditches within the southern curve of the A14.

2.10 Zone 2d – Parks

These are highly sensitive archaeologically as monuments in their own right, but as Grade II Registered Parks and Gardens, low scale development is assumed. For general proposals, desk-based assessment and geophysics or survey would be required to assess the location, and sensitivity of historic features.

2.11 Zone 3 – ‘Sterile’ areas

This zone covers sites where there is evidence that there is no archaeological interest. They are areas of previous quarrying, or areas of previous archaeological excavation, which have been effectively sterilised (Figure 40).

The zone also covers sites where archaeological evaluation was undertaken prior to development and where no further work was deemed necessary and for which, subject to localised checks, it is unlikely that further work would be required.

There will also be areas of localised damage in other zones such as terracing or large foundations - in particular cellars may be anticipated in the core: these would be assessed on a case by case basis through desk-based assessment, site visits and walkovers, and consultation of building control records in the first instance.

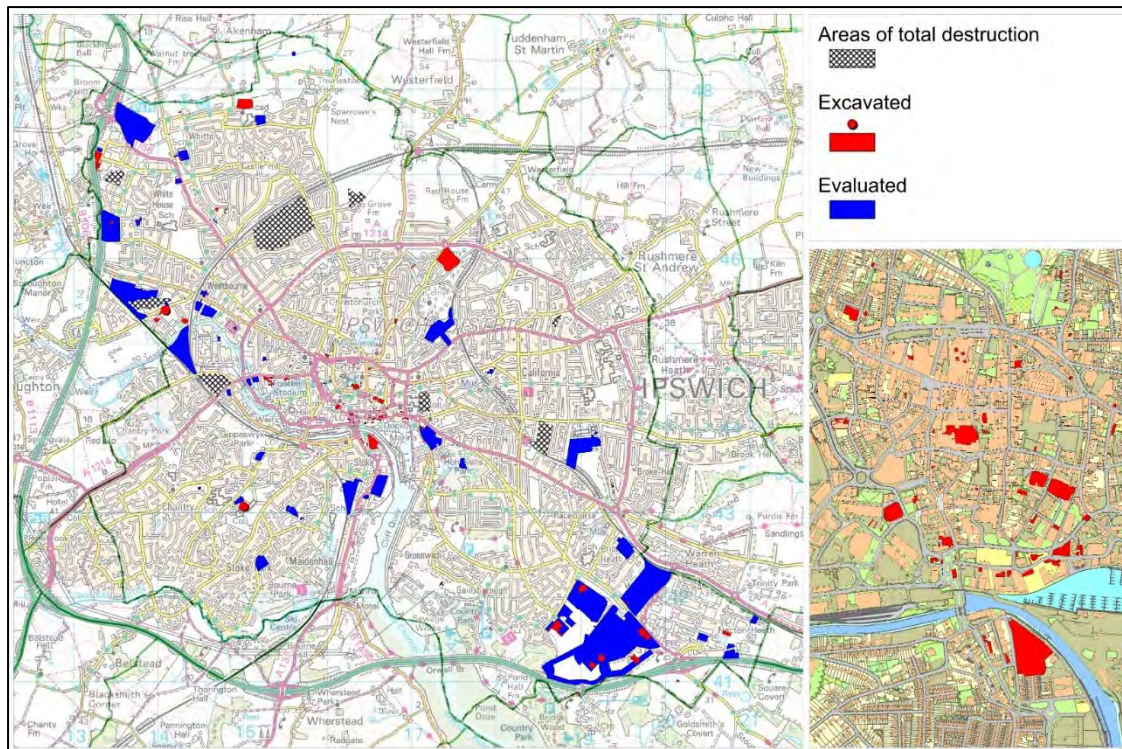


Figure 40: Areas of Destruction and Archaeological Investigation in the borough of Ipswich.

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Appendix 4: Commissioning archaeological work

This Appendix provides information additional to the flowcharts about the processes involved in commissioning work described in Chapters 3 and 5.

For each stage of archaeological investigation, an appropriately qualified consultant or contractor should be commissioned. They will work to sector-approved standards. The Chartered Institute for Archaeologists maintains a list of Registered Organisations (www.archaeologists.net/ro). It is an organisation that champions professional standards and guidance, and represents the interests of the industry, which expects Registered Organisations to abide by a code of conduct. There are several contractors who work locally, and there is an expectation that contractors working in Ipswich will have expertise in urban work and, ideally, familiarity with the archaeology and artefacts of the town. In all submitted documents, contractors should be named so that their competence can be assessed.

Suffolk County Council Archaeological Service (SCCAS), as part of its discretionary service, can prepare a brief for archaeological work, and has an application form to apply for one, which can be found [here](#). This will ensure that projects are fit for purpose. As advisors to Ipswich Borough Council, SCCAS will identify an appropriate level of evaluation or mitigation, based on site potential, information available or needed, and national, regional and local standards and best practice. Further information can be found [here](#) on the SCCAS website. A charge is usually made when a brief is issued, but it covers all aspects of involvement with the stages of a phase of work (e.g. evaluation, or excavation).

A contractor will then prepare a Written Scheme of Investigation (WSI) based on the brief. SCCAS will review project designs and WSIs to ensure that they will be fit for purpose, covered by the same fee. The WSI is also an opportunity for contractors to contribute their own individuality and expertise to project designs, for example to try out new techniques

Once work starts with an approved WSI, it will be monitored by SCCAS.

SCCAS will also review draft reports. Contractors usually arrange these consultations on their client's behalf. At some point in the process, an archaeological contractor will most likely be asked to commission a search of the Urban Archaeological Database (UAD) to obtain the most up-to-date and detailed information available.

Archaeological investigation is often a staged, sequential process, and further stages of work required would be subject to further briefs and WSIs. An accepted report either informs the next stage of works, or is submitted to discharge a condition, depending on which stage in the process it is (see [Appendix 8](#)).

At the end of the process, SCCAS will ask for copies of reports for the UAD and for the online resource, run by the Archaeology Data Service, OASIS. Contractors usually submit these reports on their client's behalf. A developer usually needs to submit reports to Ipswich Borough Council to fulfil planning requirements.

Archives should then be deposited into a suitable public repository.

Applicants should be aware that there are separate consent processes for Scheduled Monument Consent and should discuss these with Historic England. SCCAS and Historic England will liaise to ensure that programmes of work are satisfactory for all requirements.

Archaeological consultants and contractors can assist with guiding applicants through the process. Consultants and contractors will engage on logistical issues as they prepare a WSI, particularly where

archaeological work needs to dovetail in to other programmes. The stages of work associated with archaeology will need to be incorporated into (and may add to) stages of construction site programmes (e.g. phased demolition, demolition to ground level only in the first instance to allow evaluation and excavation prior to disturbance and damage, alterations to remediation plans). The costs and time implications should be factored in early. For complex schemes, close engagement with archaeological consultants or contractors and site engineers/architects is beneficial.

It is expected that outreach will form part of a project design (see [Chapter 6](#)).

Contractors will often include contingencies in their quotes.

Find out more:

The Chartered Institute for Archaeologists produces guidelines, as well as the Association for Local Government Archaeology Officers.

Chartered Institute for Archaeologists (2015), [Client guide](#).

Chartered Institute for Archaeologists (2014), *Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment guidance for clients/historic environment advisors*: <https://www.archaeologists.net/codes/cifa>
http://www.archaeologists.net/sites/default/files/CIfAS&GCommissioning_1.pdf and appendices : http://archaeologists.net/sites/default/files/CIfAS&GAppendices_0.pdf

Gurney, D. (2003), [Standards for Field Archaeology in the East of England](#). Association of Local Government Archaeological Officers East/East Anglian Archaeology Occasional Papers 14.

Additionally, specialist guidance can be found online from Historic England on a number of topics including [recording](#), [archaeological science](#) and [project management](#).

For human remains in particular (often costly) see APABE (2017), [Guidance for the Best Practice for the Treatment of Human Remains Excavation from Christian Burial Grounds in England](#).

Appendix 5: Standard Conditions

This appendix contains standard conditions relating to archaeology which may be applied to planning consents. As noted in [section 4.2](#), conditions may also be tailored on a case-by-case basis.

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy DM8 of the Ipswich Local Plan (2017) and the [National Planning Policy Framework \(2018\)](#).

Appendix 6: Research Frameworks

All work is undertaken in accordance with regional research frameworks to ensure it is proportionate and justified. There are national research agendas for particular periods, and in the Eastern region, the [East Anglian Archaeology Research Framework](#).

[Appendix 1](#) highlights some key research questions for different periods in Ipswich's history, further highlighted in the character zones in [Appendix 3](#). Each new development site that comes forward may have the potential to address some key themes for Ipswich, and others in the East Anglian Archaeology Research Framework. For example, there are large areas of the core of the town which have not previously been investigated, which means that even the smallest of projects can yield important information. Or, archaeological investigation can involve encounters with some of the people who lived and died in Ipswich. As a port town, the population was cosmopolitan. Investigation of cemeteries can help us understand the health, diet, wealth, identity and ethnicity of individuals and groups.



Figure 41: Buttermarket excavation

As well as research questions for sites which may come forward in the development process, a wider shared aspiration is the dissemination of information from previous excavations. Stoke Quay will be the subject of a major publication, as has been the Anglo-Saxon cemetery excavated at the Buttermarket, but general publication of earlier excavations would facilitate new and ongoing developer-funded work as well as disseminate information more widely. Along the waterfront some nationally important excavations have not been analysed or brought to publication, following developer bankruptcies in the recession which followed 2008. The archives and reports are therefore not in the public domain. Vulnerable organic remains – from significant stretches of the early waterfront – have not yet been analysed or curated. The core excavation archive of thirty-four sites excavated between 1974-1990 is also rare and important. The archive was packed and catalogued to modern standards by Suffolk County Council, funded by Historic England, and made available [here](#)

through the Archaeology Data Service. The documentary archive and digital data is held by Suffolk County Council Archaeological Service whilst finds are held by Colchester and Ipswich Museums Service. This resource, relating to key excavated sites in the Anglo-Saxon and Medieval town, is not fully published, but can support publication and research proposals, and inspire display and presentation to residents and visitors. The heritage of Ipswich into the 11th century rivals that of places such as York and Dublin, which capitalise on their stories in the *Jorvik Viking Centre* and *Dublinia* attractions. Ipswich has a similarly vast collection of artefacts from the excavations and a fascinating story to tell.

Those wishing to undertake research in the borough should contact Suffolk County Council Archaeological Service, Colchester and Ipswich Museums Service, and also the Ipswich Archaeological Trust. There are large assemblages of animal and cemetery remains which could support new scientific investigations and comparative studies of health and diet between different groups – for example, the parish church of St Augustine and the friary cemeteries. The identity and material culture of different people in the medieval population could be explored. The town has not been systematically investigated through map regression and assessment of the changing historical grain through time. The layout of the past water, streams and river channels is not fully understood. A publication programme on the archive by those with expert knowledge of Ipswich is a key aspiration, and would provide an opportunity for specialist review to inform a more detailed future research agenda.

Appendix 7: Find out more – Heritage in Ipswich

More information about archaeology can be found in these online resources:

- Ipswich Urban Archaeological Database: <https://heritage.suffolk.gov.uk/ipswich-uad>
- Suffolk Historic Environment Record: <https://heritage.suffolk.gov.uk/home>
- Ipswich Excavation Archive, sites dug 1974-1990:
http://archaeologydataservice.ac.uk/archives/view/ipswich_parent_2015/

The Archaeology Data Service 'OASIS' project makes unpublished archaeological fieldwork reports publicly available:

- <http://archaeologydataservice.ac.uk/archives/view/greylit/>

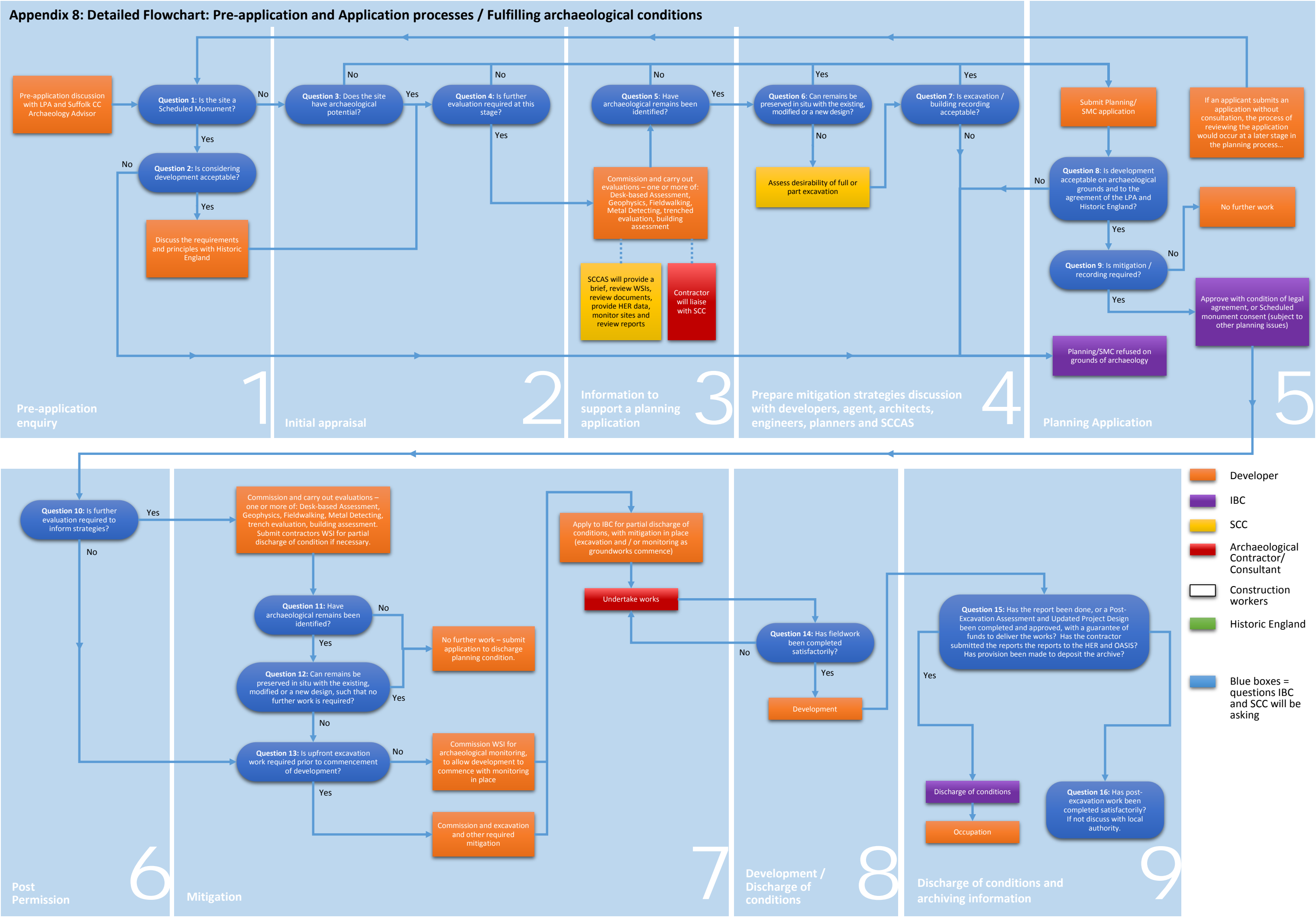
Some projects are published in the [Proceedings of the Suffolk Institute of Archaeology and History](#), including annual round-ups.

The important archives from excavations in the town are curated by Suffolk County Council Archaeological Service (Suffolk County Council Archaeological Service) and Colchester and Ipswich Museums Service, for display and research. currently holds over 7000 boxes of material. [Ipswich Museum is run by Colchester and Ipswich Museums service](#)

As well as visiting the museum, there are opportunities to find out about heritage from other organisations, including:

- [Ipswich Archaeological Trust](#)
- [Ipswich Maritime Trust](#)
- Mind at Quay Place, [St Mary at Quay](#)
- [Ipswich Society](#)
- [Ipswich Heritage Forum](#)
- [Suffolk Record Office](#)

Appendix 8: Detailed Flowchart: Pre-application and Application processes / Fulfilling archaeological conditions



Appendix 9: Archaeology and development checklist for developers

Pre-Application

- ☐ Contact [Suffolk County Council Archaeological Service](#) (SCCAS) or Ipswich Borough Council (IBC) for pre-application advice (You can explore the Urban Archaeological Database for background information)
- ☐ Consult Historic England if your site affects a scheduled monument
- ☐ Commission an archaeological consultant if you wish
- ☐ Commission necessary survey(s) pre-determination ([see Chapter 3](#))
 - ☐ Apply for a Brief from SCCAS (recommended, discretionary service which is chargeable, see [here](#))
 - ☐ Procure Written Scheme of Investigation (WSI) from contractor
 - ☐ Confirm WSI with SCCAS (part of discretionary chargeable service, contractors will do this)
 - ☐ Undertake work
- ☐ Discuss mitigation with SCCAS/IBC/Historic England
- ☐ Submit application with supporting information

Fulfilling a condition

- ☐ Discuss scope of works with SCCAS/IBC, commission a consultant if you wish
- ☐ For each stage of work required (see [Chapter 5](#))
 - ☐ Obtain brief for works from SCCAS (recommended, discretionary chargeable service)
 - ☐ WSI from contractor
 - ☐ Confirm WSI with SCCAS (part of discretionary chargeable service, contractors will do this)
 - ☐ Submit WSI to IBC with discharge of condition request (or partial discharge, where further information is needed to fully inform a strategy)
 - ☐ Undertake work
- ☐ Submit final report or Post-Excavation Assessment to IBC for discharge of condition, with confirmation that funds and a timetable are in place to deliver the final work needed to bring results in to the public domain.
- ☐ Submit reports and commission publication as appropriate (see [section 5.8](#))
- ☐ Deposit archive in a public repository (see [section 5.8](#))

Appendix 10: Abbreviations and Select Glossary

Archaeology Data Service – maintained at the University of York, this is the UK’s only accredited digital repository for heritage data.

Archaeological interest: A heritage asset has archaeological interest if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and the people and cultures that made them.

Association of Local Government Archaeology Officers (ALGAO): A forum representing archaeologists working for local authorities in the UK.

BCE - Before the Common or Current Era: a name for a calendar era widely used around the world, equivalent to BC in the system which distinguishes years as AD/BC.

CE Common or Common Era: a name for a calendar era widely used around the world, equivalent to AD in the system which distinguishes years as AD/BC.

Chartered Institute for Archaeologists (CIFA): professional body representing archaeologists in the UK and overseas, championing professionalism in archaeology.

Deposit model – an interpretative tool used to predict the likely character of archaeological remains, based on available information from boreholes, previous archaeological investigation and history of past land-use. The model usually includes information on depths of deposits and likely preservation, and may be presented graphically.

Early Saxon: the time period c.410-c.650 CE

Designated heritage assets: Nationally important listed buildings, scheduled monuments, Conservation Areas, registered parks and gardens, battlefields and protected wreck sites which enjoy statutory protection.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic England (HE): the national public body that looks after England’s historic environment.

Historic Environment Record (HER): a primary source of information on the historic environment, usually held in a database with a digital mapping system. HERs contain details on local archaeological sites and finds, historic buildings and historic landscapes, and are regularly updated.

Ipswich Borough Council (IBC): the local planning authority which covers much, though not all, of the built-up area of Ipswich. The area under the Borough Council’s control may be viewed on the Ipswich Borough Council [Local Plan policies map](#).

IPS: Prefix used in the Suffolk HER/Urban Archaeological Database to denote sites in Ipswich.

Late Saxon: the time period c.850-c.1065 CE

LiDAR – (Light detection and ranging) survey technique based on reflected pulses of laser light from features on a surface (in topographic survey, this is the ground and survey is done from the air).

Marine Isotope Stage – (MIS): Alternating warm and cold periods in the climate of the earth can be identified from oxygen isotopes that are trapped in deep-sea sediments. These are scientifically dated, and are a way to date sites relating to very early human history.

Medieval: the time period c.1065-c.1539 CE

Middle Saxon: the time period c.650-c.850 CE

National Planning Policy Framework (NPPF): This sets out the Government's planning policies for England and how these should be applied. It establishes a core principle of the conservation of heritage assets in a manner appropriate to their significance.

Non-designated heritage assets: Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets

Overburden: soils not considered to be of interest, overlying archaeological deposits.

Planning obligation: A legally enforceable obligation entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Proceedings of the Suffolk Institute of Archaeology and History (PSIAH): A local journal of archaeology and history, published by the Suffolk Institute of Archaeology and History

Post Excavation Assessment (PXA): A document that assess the potential of a site archive to contribute to archaeological knowledge, compiled after fieldwork is completed. A statement of significance and the proposal for further analysis will determine the nature of the final report, how it will be disseminated, and the resources required. The document will usually set out an Updated Project Design.

Suffolk County Council Archaeological Service (SCCAS): The Archaeological Service is the main provider of archaeological advice in Suffolk, and promotes the conservation, enhancement and understanding of Suffolk's distinctive historic environment. The service maintains the HER, provides planning advice to planning authorities, developers and farmers, identifies finds made by members of the public, curates an archaeological archive and publishes the results of research into Suffolk's past.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive, neutral or negative contribution to the significance of an asset and the ability to appreciate that significance.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Supplementary Planning Document (SPD): A local development document that provides further detail to policies in development plan documents.

Urban Archaeology Database (UAD): An urban archaeology database is a primary source of information on the historic environment of a historic town, usually held in a database with a digital mapping system. An Urban Archaeological Database is an enhanced Historic Environment Record and draws on more detailed research into relevant sources.

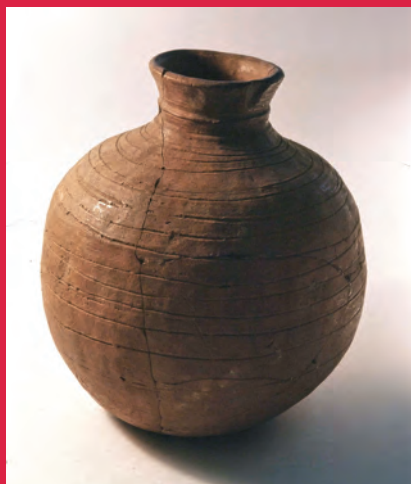
Updated Project Design (UPD): An Updated Project Design is usually produced after or with a Post-Excavation Assessment and will present the tasks and resources needed to complete appropriate analysis, reporting, publication and archiving.

Written Scheme of Investigation (WSI): a detailed document required by a condition, commissioned by a developer and produced by an archaeological contractor. It sets out the archaeological contractor's method statement and demonstrates their expertise, and is the basis of measurable standards for the planning authority. It is enforceable.

IPSWICH WARE POTS

Ipswich had a unique pottery industry from the mid-late 7th century, producing the only non-imported pottery of the time that was made on an industrial scale.

Pots were hand-built and finished on a wheel



Funded by
Historic England



Suffolk
County Council

Planning and Development
Ipswich Borough Council
Grafton House, 15-17 Russell Road, Ipswich IP1 2DE

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