

**Ipswich Borough Council Proposed Submission Core Strategy and Policies
Development Plan Document and Site Allocations and Policies (incorporating IP-One
Area Action Plan) Development Plan Document, November 2014**

Statement of Common Ground on 24th June 2016

This statement relates to policies and site allocations made through the emerging Ipswich Borough Council Local Plan, insofar as they affect the approach to heritage assets within Ipswich Borough. This Statement of Common Ground has been drawn up in agreement between:

- i) Historic England (“HE”) and
 - ii) Ipswich Borough Council (“IBC”)
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1. Purpose of this Document

- 1.1 This document has been produced in order to clarify the position between the above-named parties on matters relating to the wording of policies dealing with heritage assets within the draft Core Strategy and Policies Development Plan Document Review (“the CSR”), and the wording of site sheets contained in Appendix 3A to the draft Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document (“the Site Allocations Plan”), which support and inform specific site allocations. This will assist and advise the Inspector for the examination-in-public of IBC’s Local Plan documents as referred to in this statement.

2. Background

- 2.1 Within the CSR, policy CS4, Protecting Our Assets, sets out the strategic approach to conserving and enhancing the Borough’s built, heritage, natural and geological assets. Policy DM8, Heritage Assets and Conservation, provides the detailed policy to be used in the consideration of applications for development.
- 2.2 Within the Site Allocations Plan, site allocations are made through a range of policies depending on the use. Each site allocation is supported by a site sheet set out at Appendix 3A to the document, which identifies the constraints and planning considerations affecting the site. This includes heritage considerations, which may

relate to listed buildings, conservation areas or scheduled monuments. The site sheets do not constitute policy, but are provided for information only, to support the formal site allocations and the delivery of development by identifying “up front” the issues that developers will need to address when making planning applications. However, they would be considered a material consideration in the planning process.

2.3 There are seven sites allocated within the IP-One area of central Ipswich through the Site Allocations plan (including Pre-Submission Main Modifications), which are particularly sensitive in respect of heritage assets:

- IP011a Smart Street / Foundation Street (former Gym and Trim)
- IP011b Smart Street / Foundation Street
- IP035 Key Street/ Star Lane/ Burtons (St Peter Port)
- IP043 Commercial Buildings and Jewish Burial Ground
- IP048 Mint Quarter / Cox Lane Regeneration Area
- IP054 Land between Old Cattle Market and Star Lane and
- IP132 Former St Peter’s Warehouse, 4 Bridge Street.

2.4 There has been continuous engagement through meetings between the parties during the preparation of the plans. An Urban Archaeological Database is in the process of being prepared for Ipswich and will in due course be supported through an archaeology Supplementary Planning Document. Completion of both elements is expected in 2017.

2.5 At the Regulation 19 stage of plan preparation, HE submitted representations to the two plans. IBC responded to the points raised through the Proposed Pre-Submission Main and Additional Modifications, published on 9th October 2015.

2.6 HE submitted further representations to the Pre-Submission Modifications; whilst many supported the modifications, some outstanding issues were also identified.

2.7 Therefore, the two parties met on 22nd December 2015 to start discussions on any outstanding matters in relation to the Local Plan approach to heritage. This Statement of Common Ground is the outcome of those discussions. These matters are now resolved in the agreed revisions that are appended to this statement.

2.8 This Statement of Common Ground should be read alongside Historic England's (formerly English Heritage) submissions as part of the local plan process.

3. Areas of Common Ground

3.1 The two parties agree Policy CS4, Policy DM8, the site sheets, the glossary additions and the amendment to Opportunity A The Island Site as set out in Appendix 1.

3.2 Subject to the wording changes to Policy CS4, Policy DM8 and the site sheets, the glossary additions and the amendment to Opportunity A The Island Site as set out in Appendix 1 being accepted by the Inspector, HE does not consider these parts of the CSR and the Site Allocations Plan to be unsound.

Signed:



Name: Dr Natalie Gates..... Date: 24/06/16.....

Historic England

Name: Date:

Ipswich Borough Council

APPENDIX 1

Note: policy CS4 of the Core Strategy and Policies Development Plan Document Review is reproduced below, including the changes proposed by IBC at Pre-Submission Modifications Stage, September 2015. Single underlining signifies text to be added to the plan; single strike-through signifies text to be deleted. The changes relating specifically to heritage assets, and therefore subject to this Statement of Common Ground, are highlighted yellow. Further changes agreed with Historic England and Suffolk County Council Archaeology Service in June 2016 through two Statements of Common Ground are shown as double strike through and double underline (and also highlighted yellow).

POLICY CS4: Protecting our Assets

8.42 Ipswich has a rich and varied heritage of built, historical and natural assets, including more square miles of park per thousand population than anywhere else in the UK. The Borough contains:

- Over 600 listed buildings and structures;
- 14 conservation areas;
- A Ramsar Site and Special Protection Area for Birds (part of the Stour and Orwell Estuaries site);
- 4 Sites of Special Scientific Interest – three for wildlife and one for geology;
- 1920 County Wildlife Sites;
- 10 scheduled monuments;
- 3 County Geodiversity Sites
- 2 Regionally Important Geological Sites
- An ancient woodland;
- An area of archaeological importance for its Anglo-Saxon remains in central Ipswich remains of all periods in the historic core, particularly Anglo-Saxon deposits; and
- 3 registered parks and gardens and 518 hectares of parks and open spaces.

There is also a Suffolk Biodiversity Action Plan (BAP), which identifies certain habitats and species of particular importance to Ipswich, and a small part of the Borough lies within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.

8.43 These assets help to make Ipswich the place it is and they make an important contribution to people's quality of life in the Borough. They may also have a wider national and international value and interest and, in the case of wildlife, play an important role in the function of complex ecosystems. Therefore, these valuable elements of the Ipswich asset base must be protected, enhanced and integrated sensitively with new development.

8.44 The Ipswich asset base also includes all the finite natural resources that the Borough depends on, such as minerals used in construction and land and soil itself. The concept of 'one planet' living illustrates the issue of resource use and the impacts of our lifestyles on the environment. Currently our lifestyles in Europe are such that, if everyone worldwide lived in the same way, we would need three planets Earth. This is unsustainable. We therefore need to take opportunities to use natural resources more sparingly and efficiently, to re-use and recycle materials and to source materials locally where possible.

POLICY CS4: PROTECTING OUR ASSETS

The Council is committed to conserving and enhancing the Borough's built, historical 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 Council will also seek to conserve and enhance local biodiversity in accordance with the National Planning Policy Framework and national legislation by:

- a. Applying an appropriate level of protection to international and nationally designated sites and protected and priority species;
- b. Requiring new development to incorporate provision for conserving and enhancing local biodiversity, canopy cover and geodiversity interests;
- c. Supporting the Greenways Project;
- d. Designating additional Local Nature Reserves where appropriate;
- e. Preparing and implementing management plans for Council owned wildlife sites; and
- f. Identifying an ecological network across Ipswich and linking into adjacent areas, and protecting and enhancing it in accordance with policy DM31 to maximise the benefits of ecosystem services.

The Council will encourage the use of local reclaimed, renewable, recycled and low environmental impact materials in construction, in order to conserve finite natural resources and minimise environmental impacts. New development will also be required to minimise the amount of waste generated during construction and through the lifetime of the building.

8.45 Most of the built, historical heritage and natural assets are protected by one or more pieces of legislation, policy documents or circulars, including:

- EU Habitats Directive;
- Wildlife and Countryside Act 1981;
- ~~The~~ National Parks and Access to the Countryside Act 1949;
- Countryside and Rights of Way Act 2000;
- Ramsar Convention on Wetlands;
- Hedgerows Regulation 1997;
- Plant Health Act 1967 and orders;
- Forestry Act 1981;
- Natural Environment and Rural Communities Act 2006;
- The Town and Country Planning Act 1990;
- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979;
- National Heritage Act 1983;
- The National Planning Policy Framework (2012) and Planning Practice Guidance (2014);
- The Localism Act 2011; and
- ~~Government Circular 1/01~~
- Water Framework Directive.

8.46 This framework of legislation, guidance and policy currently provides comprehensive protection for the assets. ~~Considering first listed buildings, the~~ The Council will ~~take the following approach to heritage assets:~~ rely on this national legislation, policy and guidance to guide their protection.

- Conserve and enhance the significance of the Borough's heritage assets, their setting and wider townscape in accordance with policy DM8;
- Require new development to contribute to local distinctiveness, built form and scale of heritage assets through the use of appropriate design and materials;
- Require proposals to demonstrate a clear understanding of the significance of the asset and its wider context, and the potential impact of the development on the heritage asset and its context;
- Keep under review potential buildings and structures for statutory protection; and
- Prepare and review entries for the joint Suffolk LPA Buildings at Risk register.

Local policy is also provided through policy DM8 Heritage Assets and Conservation. However, national policy has been consolidated into the National Planning Policy Framework with the Historic Environment Planning Practice Guidance produced by English Heritage. Historic England remaining applicable to ensure that policy and guidance are properly inter-related and that listed buildings, conservation areas and other heritage assets will be adequately protected as at present. As the English Heritage/Historic England guidance is described as a 'living draft' and has been the subject of a draft revision to coincide with the NPPF, the The National Planning Policy Framework sets out the Government's planning policies for England. This is supported by the National Planning Practice Guidance which is a web based resource published by Government, and also by the Good Practice Advice Notes (GPA) produced by Historic England in collaboration with the Historic Environment Forum. Historic England also publish Historic England Advice Notes on specific topic matters providing advice to those engaged in planning matters. The Council is preparing a supplementary planning document to protect the special local distinctiveness of Ipswich heritage assets ~~if necessary~~ (the Urban Character Supplementary Planning Document).

8.47 Conservation areas differ from listed buildings in that they are locally designated. Their designation is based on the particular character of the area and local planning authorities are encouraged to prepare character area appraisals and management plans for conservation areas as a tool to guide development management decisions. Therefore the policy will apply in conservation areas.

8.48 All conservation areas have been the subject of detailed Conservation Area Character Appraisals. Those for areas designated by 1994 were the subject of public consultation and Council approval during 1994-95. Subsequently three additional conservation areas were declared in 1995, 2003 and 2005 for which appraisals were also prepared. Periodic reviews of all conservation areas are required by heritage legislation and these have been undertaken at approximately five yearly intervals since 1994 involving a review of boundaries, the descriptive content of the appraisals and the area specific policies and proposals. The Local Plan anticipates major change in or adjacent to parts of the Central Conservation Area but this is not expected or proposed to the same extent for the remainder of conservation areas. Promoting heritage assets through development could, for example, include provision of heritage information around a site whilst archaeological assessments are underway.

8.49 The Orwell Estuary provides an important ecological network and landscape setting for Ipswich and helps define its history. It is characterised by its broad expanse of water and its gently rolling, wooded banks. The transition between the built-up character of Ipswich and open countryside is quite sharply defined around most of the present Borough boundary, with the transition from urban to rural appearance and uses being clearly appreciable. The Orwell Estuary will be covered by the South East Inshore Marine Plan when it is completed. This will set out priorities and directions for future development within the plan area, inform sustainable use of marine resources, and help marine users

understand the best locations for their activities, including where new developments may be appropriate. An East Inshore and Offshore Marine Plan was adopted on 2nd April 2014 which covers an area adjacent to the Suffolk Coast north of the River Orwell. Early consultation with the Marine Management Organisation will be required where any work requiring consideration under the Marine Works (Environmental Impact Assessment) Regulations 2007 is to be undertaken.

- 8.50 For wildlife habitats, an ecological network approach has been adopted in accordance with the National Planning Policy Framework. Ecological networks are an effective way to conserve wildlife and biodiversity where habitats have become fragmented. They support its resilience to pressures such as urban development and climate change. The network includes internationally, nationally and local designated sites which are protected in accordance with the National Planning Policy Framework. Development in the vicinity of areas with nature / wildlife and geological designations must take into account the wider effects on those sites. The Council also recognises its biodiversity responsibility under the Natural Environment and Rural Communities Act 2006. This Act introduced the requirement for public bodies, in exercising their functions, 'to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. The Anglian River Basin Management Plan sets out measures which aim to achieve the water body status objectives and wider objectives of the European Water Framework Directive. The Water Environment (Water Framework Directive) (England and Wales) Regulations 2003 require all public bodies, in exercising their functions so far as affecting a river basin district, have regard to the river basin management plan for that district.
- 8.51 Ipswich will see significant new building over the plan period. It is therefore essential that opportunities be taken through development to conserve and enhance the biodiversity and canopy cover that is essential to life. This will include in some cases providing and enhancing strategic green space, such as the existing ecological networks, with biodiversity features, and in all cases incorporating provision for biodiversity. This could include green roofs or walls for insects and birds, wood piles for beetles, nest boxes for birds, and in ecological networks can increase permeability of wildlife in new development through biodiversity enhancements. Therefore the policy will apply to all new developments in the Borough. Development at the Ipswich Garden Suburb will provide an opportunity to contribute to biodiversity.
- 8.52 The Stour and Orwell Estuary Special Protection Area is protected under the Habitats Directive due its importance for bird populations. The plan has been subject to an Appropriate Assessment under the Habitats Directive. This concluded that visitor numbers to the Orwell Estuary will increase as a result of growth in the Ipswich Policy Area and could adversely affect the Estuary's Special Protection Area for birds. Measures to avoid and mitigate any such potential impacts are included in the plan. There are also large areas of Inshore Marine Special Protection Area extending eastwards from the Suffolk and Essex Coast, which form part of the marine protected area identified in the East Inshore and East Offshore Marine Plan.
- 8.53 Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport under the Ancient Monuments and Archaeological Areas Act, 1979. Historic England administers and manages the scheduling and Scheduled Monument Consent process and advises the Secretary of State in making decisions. Scheduled monuments can be found on the National Heritage List for England, which is searchable online, who must approve any works that might affect them, having consulted English Heritage. Historic England as the body responsible for national policies on their maintenance and recording. National policy obviates the need for a local policy on this matter. Proposals affecting designated and non-designated Ipswich heritage assets should be informed by the Historic Environment Record for Suffolk maintained by the County Council which is also consulted on planning applications that could affect archaeology. Ipswich's archaeological legacy is important in helping to tell the town's story and will therefore be protected and managed in accordance

with the NPPF and policies CS4 and DM8. Central Ipswich is an Area of Archaeological Importance, for which a development management approach is set out in policy DM8. An Urban Archaeological Database for Ipswich is to be prepared. The Council will prepare a supplementary planning document to summarise information from the Ipswich Urban Archaeological Database and set out archaeological considerations for new developments.

- 8.54 Living ancient monuments such as veteran and near veteran trees in the ancient stage of their life are of interest biologically, aesthetically and culturally because of their age. Ancient and semi-natural woodlands and veteran trees are irreplaceable habitats of high biodiversity value should be protected from development that would result in significant damage.
- 8.55 ~~English Heritage~~ Historic England also has a role registering historic parks and gardens. Whilst registration offers no additional statutory protection, they are designated heritage assets of considerable significance and an important ~~it is a~~ material consideration in development management.
- 8.56 In addition to protected Listed historic buildings, there are many buildings of local townscape interest (on 'local lists') that are not just confined to conservation areas but are located throughout Ipswich. Some of these buildings may be the main architectural landmarks of distinction in the local area. Many such buildings were designed during the 19th and 20th Centuries by local architects. Local authorities are encouraged to prepare inventories of such buildings and add these to the Historic Environment Record. It is government policy that these non-designated heritage assets should be taken into account when determining planning applications to ensure their retention so as to help maintain local distinctiveness and a sense of place. An Ipswich Local List dating from 1977 has been updated and adopted as a supplementary planning document in September 2013
- 8.57 All the designated sites or areas will be listed in the Site Allocations and Policies (incorporating IP-One Area Action Plan) plan document and will be identified on the policies map.
- 8.58 The Council will encourage the conservation and efficient use of natural resources in order to work towards sustainable 'one planet' living in Ipswich. This will be implemented through a development management policy in Part C of this document that applies the framework provided by the Code for Sustainable Homes and BREEAM rating, subject to any forthcoming Government changes to the Code. Historic England publishes advice on the application of Part L of the Building Regulations to historic and traditionally constructed buildings. In addition, new development will be required to minimise waste generated.
- 8.59 Policies for the protection of assets through the development management process are set out within Part C of this document.
- 8.60 This policy supports plan objective 1.

Note: policy DM8 of the Core Strategy and Policies Development Plan Document Review is reproduced below including the changes proposed by IBC at Pre-Submission Modifications Stage, September 2015. Single underlining signifies text to be added to the plan; single strike-through signifies text to be deleted. Further changes agreed with Historic England and Suffolk County Council Archaeology Service in June 2016 through two Statements of Common Ground are shown as double strike-through and double underline.

PROTECTING OUR ASSETS

POLICY DM8: Heritage Assets and Conservation

a. ~~Listed Buildings~~Designated and ~~Un~~Non-designated Assets

In considering proposals for external or internal alterations and extensions to a listed building, the Council will seek to ensure that this would enhance the character, features and setting of the building and resist development that would adversely affect its ~~historical~~ significance.

An application for the change in the use of a listed building will only be permitted if the applicant can demonstrate that the use proposed and any consequent alterations will not be detrimental to the structure, character, appearance or setting of the building. Applications that provide insufficient information to assess the impact of alterations associated with the proposed change of use will be refused.

The Council will resist the demolition or partial demolition of ~~both designated and undesignated~~ heritage assets leading to substantial harm, as outlined in ~~paragraph 433 of~~ the National Planning Policy Framework. In relation to less than substantial harm to designated assets, and in relation to non-designated assets, the Council will have regard to the scale of any harm or loss and the significance of the heritage asset.

The Council will seek to ~~preserve~~ the preservation of ~~S~~scheduled Monuments, ~~scheduled~~ registered parks and gardens and other remains of national importance and their settings, in a manner appropriate to their significance.

b. Conservation Areas

The Council will seek to protect and enhance the character and appearance of conservation areas through adopted Conservation Area Appraisals and Management Plans. These will be used to inform the Council's decisions when assessing the impact of proposals for planning permission.

The position, height, mass and materials of a proposed building or extension, and the design of the space and landscaping around it, shall pay regard to the character of adjoining buildings and the area as a whole.

The Council will seek to ensure that proposed changes of use within or adjacent to conservation areas would not detract from the character and appearance of the designation, which should include sympathetic alterations and additions to facades that are visible from the public domain and the retention of any existing features of special architectural merit.

New shopfronts in conservation areas should be constructed from high quality materials and respect the character and appearance of the building and street scene

into which it is installed.

Planning applications that seek permission to demolish a building or structure within a conservation area will be determined in accordance with the requirements of the National Planning Policy Framework ~~only be granted where:~~

- ~~(i) the building/structure does not contribute make a positive contribution to the significance to the character of the conservation area; or~~
- ~~(ii) it can be demonstrated that the building/structure is incapable of repair and reuse; and~~
- ~~(iii) the demolition works form part of an approved detailed redevelopment scheme.~~

c. Archaeology

~~Within the Area of Archaeological Importance defined on the policies maps,~~
~~dDevelopment~~ will not be permitted which may disturb remains below ground, unless the proposal is supported by an appropriate archaeological assessment of the archaeological significance of the site and, if necessary, a programme of archaeological work 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.

~~In all other circumstances where planning permission is to be granted, the Council may impose a condition allowing an appropriate contractor to monitor the works under archaeological supervision and control during the necessary stages of construction.~~

~~In locations outside of the Area of Archaeological Importance, where it becomes apparent through a planning application that there is an overriding case for archaeological remains found to be preserved in situ, then the requirements above for sites within the Area of Archaeological Importance will apply. 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 and, recording being undertaken prior to the commencement of development, reporting and archiving.~~

d. Climate Change

Proposals that aim to mitigate the effects of climate change should in the first instance explore all opportunities of enhancing energy efficiency and forms of providing renewable energy without harming the significance of heritage assets. Where conflict between climate change objectives and the conservation of heritage assets is unavoidable, the public benefit of mitigating the effects of climate change will be weighed against the likely harm to the heritage asset.

- 9.66 Buildings listed for their special architectural or historic interest have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council has a statutory duty to preserve and enhance the character and appearance of listed buildings in Ipswich and will therefore only grant planning permission and listed building consent for works and changes of use which complement this obligation. Historic England publishes advice on the application of Part L of the Building Regulations to historic and traditionally constructed buildings.
- 9.67 A change of use of a listed building may affect its character and appearance and involve alterations to the fabric to meet either the functional or statutory requirements for the proposed

use. The Council will be unable to grant permission for a proposed change of use of a listed building where sufficient details have not been submitted.

- 9.68 The National Planning Policy Framework (NPPF) states that consent will not be granted for the demolition of a listed building other than in exceptional circumstances, and not unless the Council is satisfied that every possible effort has been made to continue the present use, or find a suitable new use. Demolition will not be permitted until there are approved detailed plans for redevelopment that would immediately follow the clearance of the site.
- 9.69 The Council is keen to protect and enhance the town's 14 designated conservation areas which are shown on Plan 3. The character appraisals and management plans for each area highlight what is distinctive about the area including building styles, street patterns, land form, historical development and key views. Future character appraisals will include landscape and tree assessments. Proposals for development in conservation areas will need to indicate precisely how each scheme will preserve and enhance the conservation area in which it is located by a thorough appreciation of these distinctive characteristics.
- 9.70 ~~Proposals for development in Conservation Areas should indicate precisely how each scheme will preserve and enhance the conservation area in which it is located.~~ A development proposal lying outside the boundary of a conservation area yet clearly affecting its character and appearance will be considered as if it formed part of the designated conservation area.
- 9.71 National ~~policy, guidance and advice~~ and policy on the conservation of the historic environment is set out in the Ancient Monuments and Archaeological Areas Act (as amended) 1979, and the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and the national Planning Practice Guidance. The NPPF supersedes Planning Policy Statement 5 (Planning for the Historic Environment), although the Practice Guide to PPS5 remains in place as guidance This is supported by Historic England's Good Practice Advice (GPA) and the Historic England Advice Notes. The general approach to managing heritage assets will also follow the guidance set out in BS7913¹.
- 9.72 The NPPF establishes a presumption in favour of sustainable development and states that great weight should be given to the conservation of designated heritage assets such as conservation areas. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, planning permission should not be given unless substantial public benefits can be identified that outweigh that harm or loss.
- 9.73 The settlement of Ipswich has developed through Saxon, Medieval and later periods, leaving a legacy of history below ground which tells the complex story of the town's evolution. To ensure that this invaluable and irreplaceable historical, cultural and educational resource is not lost or damaged, the planning process must ensure that development proposals respect archaeologically important sites. The NPPF sets out specific requirements for assets with archaeological interest. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, developers will be required to submit an appropriate desk based assessment and, where necessary, a field evaluation (which could include geophysical survey, building survey and trenched evaluation) at an appropriate stage prior to determination of an application. ~~Scheduled Monuments are designated by the Secretary of State and the records held by English Heritage/Historic England who develop policies to protect them.~~ Suffolk County Council Archaeology Service holds the Historic Environment Record for Ipswich and is consulted on planning applications that could affect archaeology. Historic England is consulted on planning applications in accordance with relevant government policy. Early consultation with relevant agencies is encouraged well in advance of seeking planning permission relevant permissions and consents, in order that appropriate consideration is given to heritage assets. assessment and recording requirements can be discussed. ~~This helps make~~ the application process simpler and reduces the risk for

¹ BS7913 British Standard Guide to the Principles of the Conservation of Historic Buildings adopted as formal Council policy in September 1998

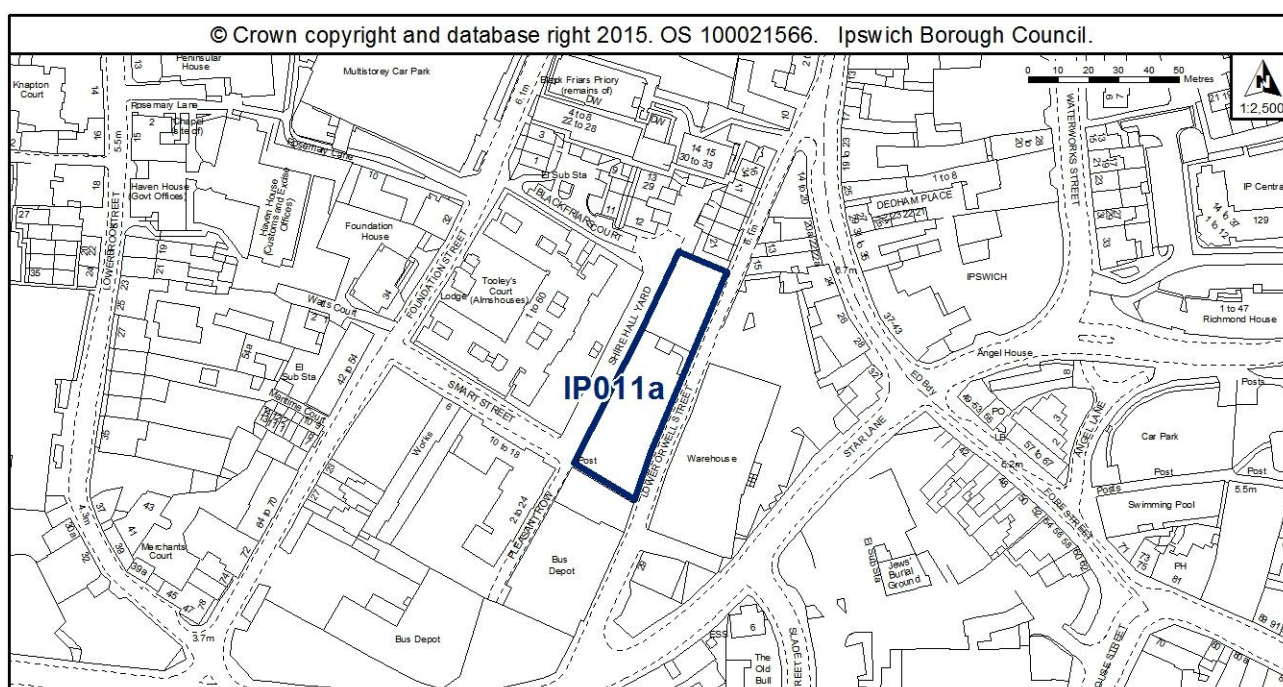
~~proposed schemes. of heritage assets presenting an obstacle to delivery at a later stage. Understanding the significance of affected assets is important to the process. The ability to document an asset is not a factor in determining a planning application. However, where preservation in situ is not appropriate for archaeological remains. Where there is no overriding case for preservation in situ, an appropriate programme of work to record and promote understanding of remains which would be affected by development could include some or all of the following: further evaluation, upfront excavation, and/or monitoring and control of contractor's groundworks, with appropriate curation and publication of results.~~

- 9.74 Attention is drawn to the policies maps, which show the Area of Archaeological Importance of the Anglo-Saxon and Medieval town, aspects of which are internationally recognised. Beyond this area, the Borough includes parts of the wider landscape of the Gipping Valley and Orwell Estuary, and there are Prehistoric, Roman, Anglo-Saxon and other period archaeological sites within its boundaries. ~~The County Council strongly encourages applicants to contact the archaeological service well in advance of seeking planning permission, in order that assessment and recording requirements can be discussed. This helps make the application process simpler and reduces the risk of heritage assets presenting an obstacle to delivery at a later stage.~~ For information, the Area of Archaeological Importance is also shown on Plan 4. The Area of Archaeological Importance is defined from evidence of buried archaeology, historic maps and information, standing structures and visual elements of the historic landscape and it highlights the area known or likely to have the most complex and sensitive archaeological deposits. This helps to alert applicants and planning officers to the likely requirements for archaeological investigation, protection and recording to be placed on development, on potentially even the smallest scale below-ground works.

Note: the site sheets reproduced below from the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document, Appendix 3A, include the changes proposed by IBC at Pre-Submission Modifications Stage, September 2015. Single underlining signifies text to be added to the plan; single strike-through signifies text to be deleted. Further changes agreed with Historic England and Suffolk County Council Archaeology Service in June 2016 through two Statements of Common Ground are shown as double strike-through and double underline.

Site ref: IP011a (UC011) Lower Orwell Street (formerly Smart St/Foundation St)

Site area: 0.15 ha



Proposed Allocation Policy SP2

Use(s)		Indicative capacity*
Primary	Residential	14 (90dph on 100% of site)
Secondary	Could form part of mixed use scheme with IP011b adjacent to the south.	

* see Core Strategy policy DM30 for minimum and average densities

Preferred Option 2007

As part of a larger site UC011 including the bus depot to the south, 80% housing at high density - 112 dwellings

20% B1 employment

Current use

Disused gym building and car park

Development constraints / issues

It is close to an Air Quality Management Area (Star Lane) and just outside the Flood Zone and contains trees protected through a TPO (an application for tree works may be needed).

The site is adjacent to the Central Conservation Area, close to ~~a the grade II listed building (Tooley's Court)~~ and Smart's Almshouses, contains a scheduled monument and lies within an area of archaeological importance.

Development principles for the Merchant Quarter, within which this site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').

This site affects an area of archaeological importance within the area of the Anglo-Saxon and medieval town. The site lies over the line of the Anglo-Saxon and medieval town defences, and the 14th century Friary wall. Much of the site is a scheduled monument (List entry no: 1005985). Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system.

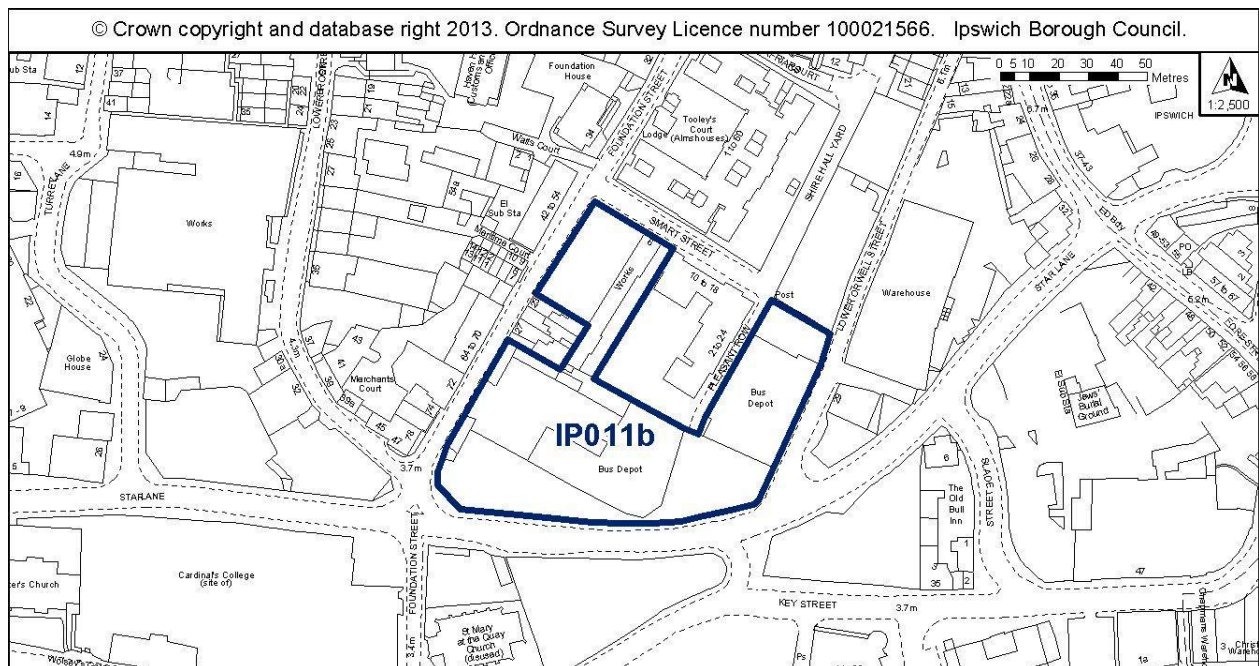
There is a high potential for archaeological remains of national significance and detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required. Archaeology would be a major consideration for project costs and timescales. Proposals would need to be supported by programmes of pre-determination archaeological works which may include desk-based assessments, survey works and archaeological evaluation. Complex archaeological mitigation is likely to be required which could include watching briefs, full excavation and / or design scheme changes to allow for preservation in situ. Post-excavation analysis, assessment and reporting would also be necessary.

~~It lies adjacent to Scheduled Monuments relating to parts of the early town. Measures for archaeology should be addressed at an appropriate stage in the planning process. Archaeological costs have the potential to be relatively high, and early evaluation is advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.~~

~~It is adjacent to the Central Conservation Area, close to a listed building (Tooley's Court) and contains trees protected through a TPO.~~

Site ref: IP011b (UC011) Smart Street / Foundation Street

Site area: 0.69ha



Proposed Allocation Policy SP2 & SP5

Use(s)		Indicative capacity
Primary	Residential	50 (90dph on 80% of site*)
Secondary	Employment (B1 uses such as offices, research & development, light industrial uses appropriate in a residential area)	1,000sqm

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

80% housing at high density – 112 dwellings (on larger site including former Gym and Trim)
20% B1 employment

Consultation draft 2013

80% housing at high density – 61 dwellings
20% B1 employment

Current use

First bus depot, car park and employment works.

Development constraints / issues

Bus depot needs to be relocated before development could commence.

Air quality, flood risk, possible contamination, possible access constraints, TPO on site or nearby (an application for Tree Works may be needed). The site lies between the Central and Wet Dock Conservation Areas, close to the grade II* St Mary at Quay church, contains two scheduled monuments and lies within an area of archaeological importance.

Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B'). Where possible, the site layout should allow for improvements to the Star Lane frontage such as footway and cycleway provision or widening, and tree planting.

This site, within the Anglo-Saxon core and the Area of Archaeological Importance (IPS 413), includes ~~three~~ two separate Scheduled Monuments ~~areas of National Importance~~, all relating to the Middle and Late Saxon town (~~SF 189b, 190 and 191~~; IPS 211, 212 and 213 List Entry numbers 1005986 and 1005985). ~~As noted in Policy CS4, English Heritage consent~~ Scheduled Monument Consent (SMC) is a legal requirement ~~would be needed~~ for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system. ~~impacting on Scheduled sites and they should be consulted at the earliest opportunity.~~

There is also a potential for nationally important archaeological remains outside of the scheduled areas. Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required to agree the scope of required assessment, the principle of development and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Where development is accepted in principle archaeological remains will be complex, important and mitigation could involve significant costs and timescales.

~~Where development is accepted in principle, archaeological remains will be complex, important and involve significant costs. Archaeological management will be a major consideration and should involve upfront assessment to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Outside the Scheduled areas, there is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.~~

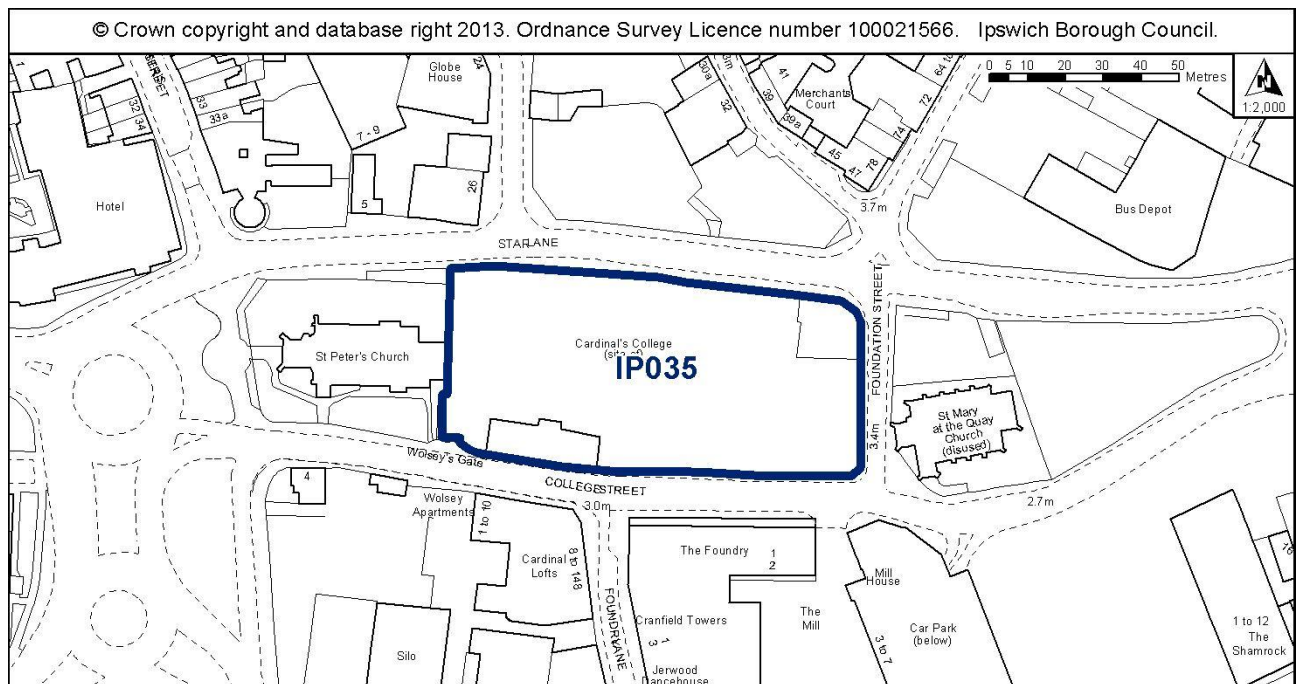
~~The site also lies between the Central and Wet Dock Conservation Areas and close to St Mary at Quay church therefore the potential impact of development on heritage issues will need to be carefully considered.~~

A transport assessment and travel plan will be required.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

Site ref: IP035 (UC036) Key Street / Star Lane / Burtons Site

Site area: 0.54ha



Proposed Allocation Policy SP5

Use(s)		Indicative capacity
Primary	Employment (B1 uses such as offices, research & development, light industrial uses appropriate in a residential area) Hotel / Leisure	2,000sqm -
Secondary	Retail (small scale)	Some individual units up to 200sqm – subject to Core Strategy review policy DM23

Preferred Option 2007

30% B1 employment; 50% hotel; 10% small scale retailing or food and drink; 10% car parking

Consultation draft 2013

40% B1 office; 40% hotel; 10% small scale retail; 10% car parking

Current use

Vacant land.

Development constraints / issues

Access constraints, within an Air Quality Management Area, ~~in an area of archaeological importance and a conservation area~~, possible contamination, in a flood zone and listed buildings on or adjacent to the site. The site contains the grade II listed 1-5 College Street, adjoins the grade 1 listed and scheduled monument of Wolsey's Gate and lies within an area of archaeological importance. It is located between two conservation areas (Central and Wet Dock) and two grade II* listed churches (St Peter's and St Mary at the Quay).

Development principles for the Merchant Quarter, within which this site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').

~~In terms of archaeology, this site, the former Cardinal Works, is one of the most important remaining sites in Ipswich with the potential to address major research questions about the origin and development of the town. The site lies on the remains of St Peter's Priory, within the historic core of Ipswich and close to the Anglo-Saxon and medieval waterfront. Evidence for the Priory and preceding Anglo-Saxon occupation was revealed during evaluation (IPS 455). There are possible is high potential for archaeological remains of possible national significance, such as important waterlogged remains and evidence of the later Wolsey's College, and a Quaker burial ground. There is potential for waterlogged remains.~~

~~This site is one of the most important remaining sites in Ipswich with the potential to address major research questions about the origin and development of the town.~~

~~The archaeological works required will comprise the total archaeological excavation of the site, prior to development. Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the scope of required assessment, the principle of development and to inform designs (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Where appropriate to development impacts, total archaeological excavation of any development footprint prior to development will be required. Where development is accepted in principle, archaeological remains will be complex and important, and mitigation could involve significant costs and timescales. Mitigation on this site is likely to be extensive and expensive.~~

~~Development should show consideration for the adjacent Grade 1 medieval listed churches of St Peter's and St Mary Quay. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation.~~

This very sensitive site forms part of the transition area from the town centre to the waterfront where development needs to reflect this transition in terms of design and scale etc. Wolsey's Gate is a scheduled monument (List Entry No. 1006071). Proposals impacting upon its setting would require detailed pre-application discussions. The site presents opportunities for enhancing the setting of this scheduled monument. Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic

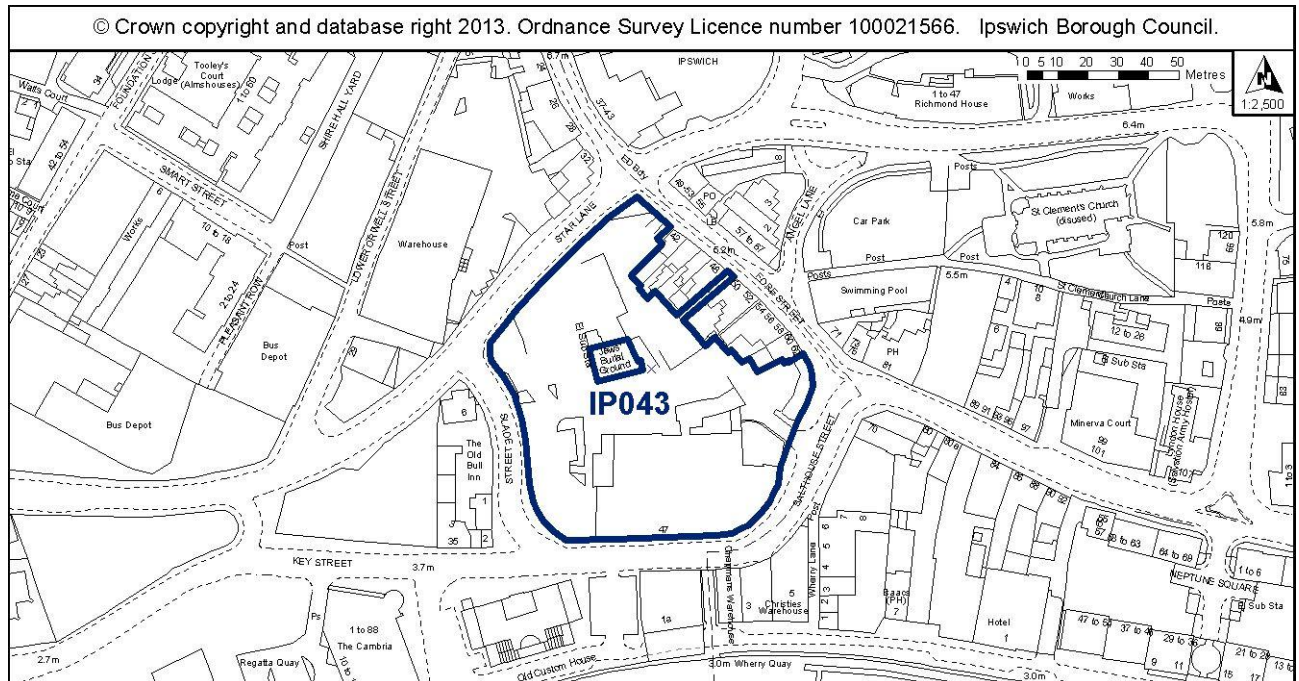
England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system. ~~the site contains a Grade II listed building, 1-5 College Street, adjoins the Grade I listed and scheduled Wolsey's Gateway, is located between two conservation areas (Central and Wet Dock) and two Grade II* churches (St Peter's and St Mary at the Quay). Any proposals would need to consider the impact of development upon designated and non-designated heritage assets and their setting, including any resulting benefit, harm or loss to their significance.~~

~~Proposals impacting on the scheduled monument of Wolsey's gate or its setting would require detailed pre-application discussions with Historic England.~~

~~The site has access constraints, is within an Air Quality Management Area and a flood zone.~~

Site ref: IP043 (UC044) Commercial Buildings and Jewish Burial Ground, Star Lane

Site area: 0.70ha



Proposed Allocation Policies SP2 & SP5

Use(s)		Indicative capacity
Primary	Residential	50 (90dph on 80% of site*)
Secondary	Employment (B1 uses such as offices, research & development, light industrial uses appropriate in a residential area)	1,000sqm

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

No allocation in 2007, as the site had planning permission for commercial and residential mixed use.

Consultation draft 2013

80% housing at a high density – 61 dwellings
20% B1 employment / leisure

Current use

Vacant site, Jewish Burial Ground

Development constraints / issues

Access constraints, within an Air Quality Management Area, ~~area of archaeological importance~~ and a flood risk area.

This ~~is a sensitive site~~ is in heritage terms, located partly within the Central Conservation Area; ~~it and~~ containing ~~Grade II~~ listed buildings and adjoining ~~others~~, including the ~~Grade II*~~ 54-58 Fore Street to the north-east, the ~~Grade II*~~ Old Custom House to the south-west and the complex of highly graded buildings at Isaac Lord to the south-east. The site lies within an area of archaeological importance. Archaeological issues include the Jewish Burial Ground. The site presents opportunities for enhancing the Jewish burial ground which needs to be carefully respected by any development proposal.

It is considered unlikely to come forward for student accommodation as per an extant permission for the site (11/00267/FUL), hence its inclusion in policy. Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').

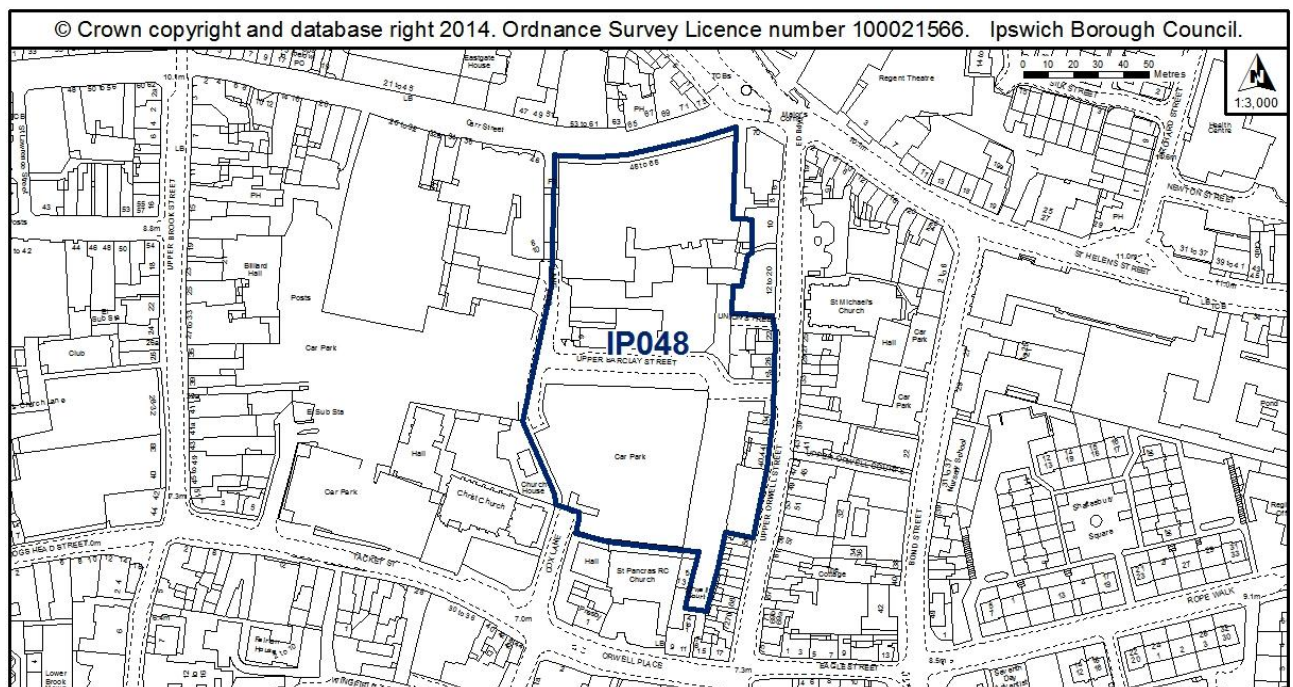
This site is within the urban core and area of archaeological importance (IPS 413) and previous archaeological evaluation and limited excavation has revealed Anglo-Saxon and Medieval remains in particular (IPS 639, 371, 372, 358). There is outstanding post-excavation work under IP/11/00267 and further work would be needed across the site. There is potential for archaeological remains of possible national significance. Development of the site could involve potentially high excavation costs. The site presents opportunities for enhancing the Jewish Burial Ground. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the scope of required assessment, the principle of development and to inform design. Where development is accepted in principle, archaeological remains will be complex and important, and mitigation could involve significant costs and timescales. Archaeological costs have the potential to be relatively high.

A transport assessment and travel plan will be required.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

Site ref: IP048 (UC051) Mint Quarter east of Cox Lane

Site area: 1.33ha



Proposed Allocation Policies SP2, SP6 & SP17

Use(s)		Indicative capacity
Primary	Residential 60%	72 (90dph on 60% of site)
	Amenity green space & short stay multi-storey car parking 40%	-

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007 (For whole site, east and west of Cox Lane)

20% housing at high density – 89 dwellings

80% retail, car park and food & drink

Consultation draft 2013

60% housing at high density – 73 dwellings

40% open space and short stay car parking

Current use

Surface level short stay car parking, vacant shops

Development constraints / issues

Short stay parking for shoppers needed and the provision of public open space within the site, however part of these could span Cox Lane into the west part of the site also. A development brief for the whole site (east and west of Cox Lane) will be prepared but development may come forward incrementally.

~~Close to an Air Quality Management Area, possible contamination and TPOs on site or nearby (an application for tree works may be needed). The locally listed façade to Carr Street is to be retained. The site lies within and in an area of archaeological importance, contains a large scheduled monument and The site is adjacent to the Central Conservation Area, and two Grade II listed churches (Christ Church and St Pancras) and other listed buildings to the south. Any proposals would need to consider the impact of development upon designated and non-designated heritage assets and their setting, including any resulting benefit, harm or loss to their significance. Possible contamination and TPOs on site or nearby (an application for Tree Works may be needed). The locally listed façade to Carr Street is to be retained.~~

Development principles for the Mint Quarter / Cox Lane regeneration area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies development plan document (see 'Opportunity Area C').

~~The site lies within the area of archaeological importance (IPS 413) and much of it this site is lies within a Scheduled Monument relating to the Middle and Late Saxon town, preserved under current car parks (List entry No 1005983), therefore separate Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system. will need to be obtained in addition to planning permission from Historic England and they should be consulted at the earliest opportunity.~~

~~There is also potential for nationally important archaeological remains outside the scheduled areas. The scheduled area represents a large portion of the Anglo-Saxon and medieval town, preserved under current car parks. There would be extremely high archaeological costs associated with development. Due to the high potential for archaeological remains of national significance, Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform designs (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Development would require full assessment prior to the granting of any proposals - DBA, building survey and evaluation. Excavations and interventions have taken place in parts of the site and revealed evidence for occupation and activity from the Middle Saxon period onwards - the rest of the site is undisturbed from modern development under car parks and is anticipated to contain rich and well preserved archaeological remains. Development would require full assessment prior to the granting of consent to any proposals - desk based assessment, building survey and field evaluation. Where development is accepted in principle, archaeological remains will be complex and important,~~

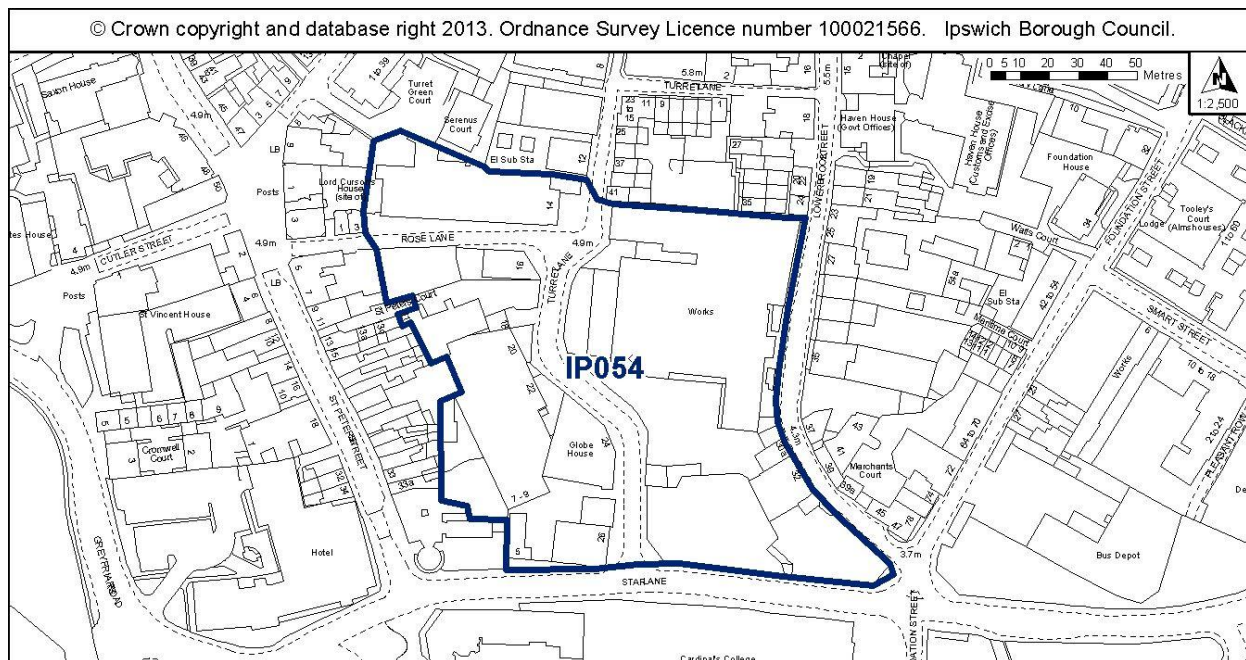
and mitigation could involve significant costs and timescales. As noted in Policy CS4, English Heritage consent would be needed for any development on scheduled sites. Should the principle of any development be acceptable, archaeological remains will be complex, important and involve significant costs. Archaeological management would be a major consideration and should involve upfront assessment to inform design (e.g. to allow for preservation in situ of deposits or appropriate programmes of work).

A transport assessment and travel plan will be required.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

Site ref: IP054 (UC057) Land between Old Cattle Market & Star Lane

Site area: 1.72ha



Proposed Allocation Policies SP2, SP5 & SP17

Use(s)		Indicative capacity
Primary	Office / Leisure	10,000sqm
Secondary	Housing	28 (55dph* on 30% of site)
	Small scale retail	Some individual units up to 200sqm – subject to Core Strategy review policy DM23
	Possible public car parking	
	Electricity sub-station	

* lower than policy minimum assumed due to locational characteristics

Preferred Option 2007

50% housing at high density – 141 dwellings
 30% B1 employment and electricity sub station
 20% small scale retail, leisure, food and drink

Consultation draft 2013

30% housing at medium density – 28 dwellings
 70% B1 employment, leisure, electricity sub-station, possible car parking, small scale retail

Current use

To the west of Turret Lane, various employment uses, car parking. To the east of Turret Lane, vacant Archant works and car parking.

Development constraints / issues

The site is within or close to an Air Quality Management Area and part within a flood zone at the southern end of the site. There are TPOs on site or nearby (an application for Tree Works may be needed). The site is also within an area of archaeological importance, partly within the Central Conservation Area, contains a scheduled monument and two grade II listed buildings (18-20 Lower Brook Street). The site is flanked by the rest of the Central conservation area and several listed buildings, with two grade II* churches to the south.

Redevelopment will be dependent on the intentions of existing businesses.

Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies development plan document (see 'Opportunity Area B'). They include, for example, a layout to relate to the historic street pattern and enhanced pedestrian linkage between the town centre and the Waterfront.

There is a need to protect land for an extension to the electricity sub-station or new provision within the site. Part of the Lower Brook Street frontage is within a conservation area and should be retained. The route of Turret Lane should be protected in development proposals.

~~It is within or close to an Air Quality Management Area, in an area of archaeological importance, and part within a flood zone at the southern end of the site. There are TPOs on site or nearby (an application for Tree Works may be needed). The site is partly within the Central Conservation Area and contains two Grade II listed buildings (18-20 Lower Brook Street). The site is flanked by the Central conservation area and several listed buildings, with two Grade II* churches to the south.~~

This site lies within the area of archaeological importance (IPS 413) and contains a scheduled monument (split over two separate areas) relating to ~~includes two scheduled areas of the Anglo-Saxon and medieval town of Ipswich (SF 192 a and b List Entry No 1005987), which are statutorily protected as of National importance.~~ Parts of the area have been investigated (IPS 214), IPS 369, and IPS 574). The latter found a wood-lined well with an assemblage of boar tusks, demonstrating good potential for the survival of wet and well preserved organic deposits. As noted in Policy CS4, English Heritage Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system. would will need to be needed obtained from Historic England for any development on works within scheduled sites monuments and they should be consulted at the earliest opportunity.

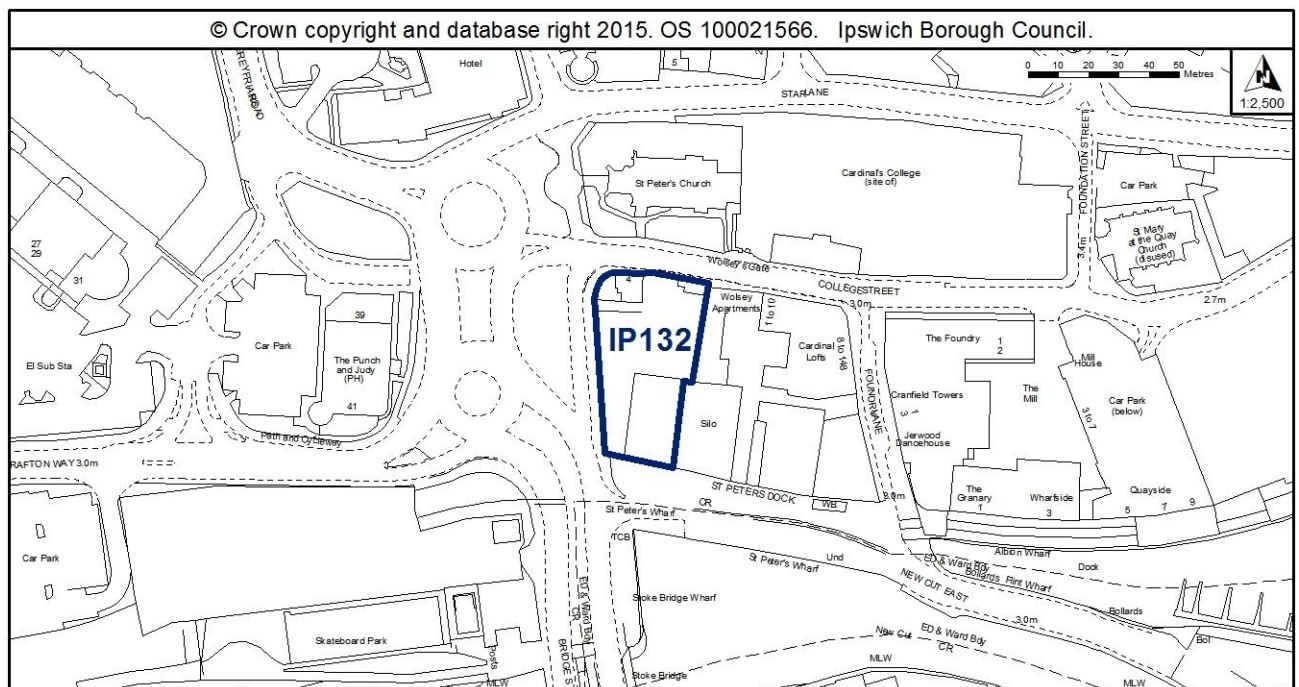
There is also a potential for nationally important archaeological remains outside the scheduled areas. Detailed pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform design (e.g. to allow preservation in-situ of deposits or appropriate programmes of work). Where development is accepted in principle, archaeological remains will be complex, and important, and mitigation could involve significant costs and timescales. ~~Archaeological management will be a major consideration and should involve early assessment to inform design (e.g. to allow for preservation in situ of deposits or appropriate programmes of work).~~ ~~The route of Turret lane should be protected in development proposals.~~ Outside the scheduled areas, there is no objection in principle to development but any permission will require a condition relating to archaeological investigation. ~~Archaeological costs have the potential to be relatively high.~~

A transport assessment and travel plan will be required.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

Site ref: IP132 (UC N/A) Former St Peter's Warehouse, 4 Bridge Street

Site area: 0.18 ha



Proposed Allocation Policy SP2

Use(s)		Indicative capacity*
Primary	Residential	48 (assume 6 flats per floor within 10 storey development)
Secondary	Employment B1a office Leisure, small scale retail	Assume commercial uses on 2 lower floors

* see Core Strategy policy DM30 for minimum and average densities

Preferred Option 2007

N/A

Current use

Temporary Car Park

Development constraints / issues

The site contains the grade II listed No. 4 College Street and lies within an area of archaeological importance and the Central Conservation Area. It is located adjacent to the Wet Dock Conservation Area and close to, and within the setting of, the grade II* listed Church of St Peter and the scheduled monument of Wolsey's Gate. Archaeology – this

~~The site lies in an area of international archaeological importance (IPS 413), on the Anglo-Saxon and medieval waterfront of Ipswich (Historic Environment Record IPS 413). This site potentially represents that last surviving section of 'early' waterfront. There is high potential for archaeological remains of possible national significance, such as important waterlogged remains and the potential, and may also encounter the~~ remains of bridges dating from at least the 10th century.

~~Detailed early pre-application discussion with Suffolk County Council Archaeological Service and Historic England would be required to agree the scope of required assessment, the principle of development and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Where development is accepted in principle, archaeological remains will be complex and important and mitigation could involve significant costs and timescales.~~

~~The site will involve potentially high excavation costs. Measures for archaeology should be addressed at an appropriate stage in the planning process. Early consultation and evaluation is advised so that decisions can be taken on preservation in situ, and/or appropriate investigation strategies designed~~

The site is within the Flood Zone and within the Air Quality Management Area.

~~It is within the Central Conservation Area and 4 College Street is a listed building.~~

**Proposed additions to the local plan glossary, Appendix 7 of the Core Strategy and Policies
Development Plan Document Review, to provide information in relation to heritage designations**

Area of Archaeological Importance	The Area of Archaeological Importance is a defined area where there is suggested to be significant known or a high potential for complex and sensitive archaeological deposits. It is based upon available evidence of buried archaeology, historic maps and information, standing structures and visual elements of the historic landscape. Within the local plan context, it is intended to alert applicants and planning officers to the likely requirements for archaeological investigation, protection and recording to be placed on development, on potentially even the smallest scale below-ground works.
Conservation Area	Defined areas with a local planning authority that are considered to be of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Conservation area designation introduces a general control over the demolition of unlisted buildings and provides a basis for the conservation of those aspects of character or appearance (including landscape and public spaces) that define the area's special interest. That special character could include elements such as the historic layout of roads, paths and boundaries and characteristic building and paving materials. All the features within the area, listed or otherwise, are recognised as part of its character.
Registered Parks and Gardens	Gardens and other land considered to be of special historic interest and included on the Register of Parks and Gardens under the Historic Buildings and Ancient Monuments Act, 1953. The majority of sites registered are, or were originally, the grounds of private houses, but public parks and cemeteries are also important categories. Sites are graded I, II* or II along the same lines as listed buildings. The Register is held by Historic England and the List Entry details for all parks and gardens can be viewed online on the National Heritage List for England and appear on the Suffolk Historic Environment Record.
Scheduled Monument	A nationally important historic building or archaeological site that is included in the Schedule of Monuments kept by the Secretary of State for Culture, Media and Sport and protected under the Ancient Monuments and Archaeological Areas Act 1979. Scheduled monuments are identified in the National Planning Policy Framework as designated heritage assets of the highest significance. The Schedule can be viewed online on the National Heritage List for England, physically inspected at the Historic England Archive in Swindon and appear on the Suffolk Historic Environment Record.
Scheduled Monument Consent	Scheduled Monument Consent is a legal requirement under Ancient Monument and Archaeological Areas Act 1979 (as amended) for any works which might affect a monument either above or below ground level. It is granted by the Secretary of State for Culture, Media and Sport, on advice from Historic England, who administer the SMC application process on behalf of the SoS The types of works that require SMC are specified under Section 2

	of the 1979 Act. SMC is required regardless of whether or not planning permission is needed or has been obtained. It cannot be given retrospectively and undertaking works before consent has been given is a criminal offence. Metal detecting or geophysical survey on a scheduled monument is also illegal without a licence from Historic England.
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Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document

Chapter 6, Opportunity Area A Island Site,

Proposed Modification to the Site Analysis and Development Options plans to remove bold outlines from buildings, as these are not explained in the key and could cause confusion. New plans will be prepared should the Inspector be minded to recommend this change.