

THEBERTON AND EASTBRIDGE PARISH COUNCIL

MINUTES OF THE THEBERTON AND EASTBRIDGE PARISH COUNCIL MEETING HELD AT JUBILEE HALL, THEBERTON ON WEDNESDAY 11th MARCH 2026 AT 7:00PM.

1. Attendance and apologies

Attendees:

Cllr. Stephen Brett – Chair
Cllr. Hazel Collins
Cllr. Vanessa Davis
Cllr. Paul Collins
Cllr. Robert Flindall
Cllr. Daryl Ash
Cllr. Graham Ward
Cllr. Stephen Morphey

Apologies for absence:

District Cllr. Tom Daly- apologised
District Cllr. Sarah Whitelock
Cllr. Nat Bacon- apologised

Members of the public:

Three members of the public were present.

In attendance:

County Cllr. Richard Smith
District Cllr. Katie Graham
Honor Houlding- Clerk/RFO

Theberton and Eastbridge Parish Council approved the apologies and absences from this month's meeting. All in favour.

2. To receive declarations of interest and to consider requests for dispensations

None.

3. Public Forum

a) Members of the public may address the Council on any agenda item

There were three members of the public present.

b) To receive a report from the County Councillor

Cllr. Stephen Brett thanked Cllr. Richard Smith for his service and contributions to the Council on his retirement.

Cllr. Richard Smith outlined forthcoming local government changes, noting that the May 2026 elections will take place. He advised that a County Councillor will be elected for a short term prior to the abolition of the County Council in March 2028, followed by further elections in 2027 to a shadow authority ahead of transition to a unitary structure. A mayoral election is anticipated in May 2028. He noted the reduction to approximately 70 councillors representing larger divisions and highlighted the significant workload and limited timeframe for frequent transitions. Cllr. Richard Smith thanked Theberton and Eastbridge Parish Council for its expertise in addressing the impacts of Sizewell C and other infrastructure projects wishing the council best wishes in the future.

c) To receive reports from the District Councillors

Cllr. Katie Graham summarised the East Suffolk Council monthly report which is attached as **Appendix I**.

The East Suffolk Council March Energy Projects Report is also attached as **Appendix II**.

The Lion Link Interconnector consultation is due to be submitted, reflecting a strong collective voice from local authorities and communities. Alongside this, there are ongoing consultation responses relating to the Sea Link Project, including participation in both issue-specific and open floor hearings.

A particularly distressing situation continues to unfold at Thorpeness, where coastal erosion has reached an unprecedented level. Officers have been working closely and intensively with affected residents. Currently, up to eleven homes have been deemed unsafe, with residents evacuated and properties subsequently demolished.

This highlights a significant national issue. At present, there is no compensation available for homeowners forced to leave properties due to coastal erosion. In response, the Council has taken the decision to relieve residents of demolition costs, funding this through reserves.

Looking ahead, erosion is expected to accelerate. The current approach is not sustainable long term and there is a clear need for new direction and support from central government. While there is a strong desire within the community for hard coastal defences, these are not straightforward solutions. Any such measures must demonstrate that they will not increase erosion elsewhere and in this location, it is not technically feasible to bring in the required equipment.

The Council continues to engage with the Thorpeness community and wider stakeholders. Temporary measures, such as the use of stone bags, have been implemented but these are short term solutions. Continued investment in holding the line may increase future flood risk. Over time, it is expected that a more natural form of defence will develop, with sand and shingle forming a wider frontage. This should help dissipate wave energy and slow the rate of erosion.

The “nature first” funding pot supports biodiversity and habitat creation within communities. Suggestions and proposals for habitat creation should be brought forward for consideration.

ACTION: Councillors to put forward ideas for the ESC ‘Nature First’ initiative for funding and forward to clerk – deadline before next meeting, 8th April

ACTION: Clerk to submit council ideas for ESC ‘Nature First’ initiative.

One member of the public raised concerns that any coastal defence scheme could have impacts further along the coast and suggested that Sizewell C should contribute towards the cost of defences where required due to construction. Officers advised that beach based solutions are considered the most effective, noting that importing aggregate to replace lost shingle has been explored but the available material was unsuitable and ineffective. It was further noted that Sizewell C has undertaken ten years of environmental assessment and that recent acceleration in erosion shows to be linked to historic defence failure.

Cllr. Stephen Brett stated there is no evidence that Sizewell B or Sizewell C have had an impact on erosion. In response to questions on flood risk, officers confirmed this would be from the sea and explained that while no individual properties are currently at increased risk, continued erosion could in future allow water to enter the village along a particular stretch. It was noted this represents a rare national scenario where coastal erosion could lead directly to flooding. Allowing the coastline to return to a natural equilibrium remains the long term approach, although this is occurring around 30 years earlier than anticipated.

Members also raised concerns regarding the proliferation of offshore wind farms and potential impacts on longshore drift and tidal flows. Officers noted that erosion is an ongoing natural process, now exacerbated by increased storm activity, sea level rise and the failure of temporary defences.

4. Minutes and Matters Arising

- a) To approve as accurate the minutes of the meeting held on 11th February 2026

It was proposed by Cllr. Stephen Morphey and seconded by Cllr. Paul Collins and agreed that the minutes of the meeting held on 11th February 2026 to be signed as a true record. All in favour.

- b) Matters arising

None.

5. Energy Projects

- a) To receive an update from Cllr. Paul Collins

Cllr. Paul Collins' NSIPS Report is attached as **Appendix III**.

The ESC Energy Projects Accommodation Planning Position Statement and Cllr. Paul Collins Response Statement are attached as **Appendix IV** and **Appendix V** respectively.

A resident queried the suggested Haul Road, noting their understanding that it aligned with the D2 preferred route for the Sizewell Link Road and stating they had not received a satisfactory explanation as to why this option was previously discounted. Concern was expressed that the chosen route places greater impact on nearby communities.

Cllr. Stephen Brett raised concerns regarding the impact of road closures on farmers' access to fields and the practical implications for farming operations. Members were advised of planned closures, including the level crossing at Leiston for four months in summer 2027, alongside overnight closures between Middleton and Yoxford from April to the end of July. Further disruption is anticipated following works at Leiston, including at Saxmundham Road and Buckleswood Road, and approximately 11 weeks of works at the level crossing at Darsham on the A12. It was also noted that traffic levels are already reaching peak summer period levels due to the SZC development traffic.

A resident referred to evidence given to Parliament in relation to Nationally Significant Infrastructure Projects and consultations, raising concerns that information presented by a council representative was inaccurate. It was suggested that statements regarding efforts by Sizewell C to build trust with communities did not reflect local experience. The resident further stated that the project continues to disrupt local ways of life.

ACTION: resident to write to representative raising concerns.

- b) To discuss SZC compensation for village pubs

The Theberton and Eastbridge Parish Council Letter to SZC to address pub compensation and SZC response are attached as **Appendix VI** and **Appendix VII** respectively.

Concern was raised regarding the correspondence signed by Nigel Cann in response to Theberton and Eastbridge Parish Council's letter addressing loss of visitor footfall to the two pubs within the parish. The council members felt that the SZC position should be reconsidered. Members highlighted that wider engagement with local businesses reliant on tourism indicates significant ongoing struggle, with concern expressed that the character of the area may change as a result if businesses were forced to close.

Cllr. Richard Smith acknowledged that the impact on tourism of the SZC construction sites has been greater than anticipated, with continued disruption and roadworks expected until the end of 2027. Concern was expressed that the full extent of these impacts has not been fully acknowledged.

Cllr. Robert Flindall noted references suggesting that Sizewell C is keen to offer support and suggested practical measures such as improved signage for the Eel's Foot.

Cllr. Vanessa Davis highlighted that the issues extend beyond pubs to include campsites, caravan parks and similar tourism businesses, which should also be considered for support.

ACTION: Cllr. Vanessa Davis to speak with other local businesses to gain interest as to whether they would like Parish Council support with compensation for loss of income for the impacts of SZC on tourism.

ACTION: Cllr. Stephen Brett to meet with Marjorie Barnes and landlords of both local pubs.

ACTION: Clerk to keep item on agenda and chase further updates with regards to compensation for local pubs and businesses.

6. Planning

- a) To receive an update from Cllr. Robert Flindall with regards to the Theberton and Eastbridge Neighbourhood Planning Strategy

Cllr Robert Flindall reported that the Neighbourhood Plan is on hold pending submission of an application to the Sizewell C Community Fund.

- b) Suffolk Preservation Society - Neighbourhood Planning Study Day 16th May 2026

The Clerk informed the Council of the Suffolk Preservation Society Neighbourhood Planning Study Day scheduled for 16 May 2026 which could be very useful in obtaining information ahead of producing a Neighbourhood Planning for Theberton and Eastbridge. The clerk noted that a £10 donation to attend or an annual £30 fee in support of the Society. Cllr Paul Collins, Cllr Stephen Brett and Cllr Robert Flindall volunteered to attend as the Clerk has prior commitments that day.

ACTION: Cllr. Paul Collins to check if MSLG are members of the Suffolk Preservation Society and report back to Clerk.

ACTION: Clerk to register interest for 3 or 4 councillors for the Suffolk Preservation Society - Neighbourhood Planning Study Day 16th May 2026 (pending Cllr. Paul Collins response)

- c) To discuss planning application: DC/26/0362/FUL, Theberton Hall Farm

Cllr. Robert Flindall introduced the Theberton Hall Farm planning application, summarising it for the Council. The application relates to a new building comprising three sections, seeking change of use from agricultural to mixed commercial use for up to eight years by Holmes Plant and Construction Ltd. supporting activities associated with Sizewell C.

Cllr. Stephen Brett visited the Theberton Hall Farm proposed site, noting a bund along two sides and parking for four cranes. A resident observed that parking would allow plant to be serviced and stored, reducing repeated trips back to the company headquarters at Otley. Cranes removed from site would likely result in similar traffic levels. Questions were raised regarding whether a police escort would be needed, though this was unclear.

It was agreed that, while there was no objection to the principle of the development, the local planning authority should consider noise, lighting, pollution, operating hours, and traffic, including potential use of the Sizewell Link Road. Noise levels were expected to be no greater than the existing workshop activities at Theberton Hall Farm.

It was proposed by Cllr. Stephen Brett and seconded by Cllr. Paul Collins to submit a "No Objection" response in principle, subject to the local authority giving due consideration to traffic, noise, lighting, pollution and operating hours.

ACTION: Clerk to submit no objection response to planning application DC/26/0362/FUL, Theberton Hall Farm before 16th March deadline.

d) Moat Road Storage Yard – Update

Cllr. Stephen Brett reported that, following discussion with a resident regarding the Moat Road storage facility, the lighting issues appear to have been resolved and the gateways have been altered. No further updates were available.

7. Clerk/Councillors' Reports

a) Community Council

Cllr. Stephen Brett informed the Council that Cllr. Stephen Brett, Cllr. Hazel Collins, Cllr. Daryl Ash and the clerk attended the previous community council meeting. The meeting mainly discussed the imminent SZC Community Fund application. It was explained that the CC would require to complete their own application with PC support. Gratefully accepted support.

Cllr. Daryl Ash informed the council that the next CC meeting is due to be held tomorrow, Thursday 12th March.

ACTION: Cllr. Daryl Ash to remind the Community Council to submit quotes for wish list of items from Sizewell C Community Fund.

b) Sizewell C Community Fund Small Grant Application for a replacement tractor

Cllr. Robert Flindall informed the council that the funding will be split into three separate applications, with the tractor application being submitted by 29th March.

The next application will be for the community programme, with a deadline of July. This will involve a community consultation and development of a community plan, asking residents to provide evidence and ideas supported by the community, and identifying further suggestions they may have. A draft community engagement letter and form has been sent to the Parish Council for review.

The third application will be for a neighbourhood plan, should community involvement indicate that it would be a beneficial initiative for the parish.

ACTION: Clerk to submit community survey for Sizewell C Community Fund ideas into monthly newsletter ahead of deadline.

ACTION: Clerk to meet with Cllr. Robert Flindall to finalise tractor application ahead of 29th March deadline.

i) Discuss Parish Council contribution towards new tractor

Cllr. Robert Flindall noted that it would be sensible to include core funding in the application. By contributing £2,000 from the Parish Council's core funding, it would demonstrate a strong commitment on the Council's part. This £2,000 could be repurposed from the anonymous donation currently allocated to the completed Heritage Trail project. He also noted that even after contributing this amount, the Council would still be able to sell the existing tractor, which is expected to raise around £2,000 at an agricultural auction.

It was proposed by Cllr. Graham Ward and seconded by Paul Collins to agree to allocate £2,000 of parish council funds towards the purchase of a new tractor. All in favour.

c) Sizewell C Community Fund Large Grant Application

i) Eastbridge Burial Ground Hedging

ii) Theberton Playing Field Seating Area

iii) Electricity and water supply to Eastbridge Burial Ground and Theberton Playing Field

- iv) Benches for Heritage Trail route
- v) Neighbourhood Plan Project
- d) Heritage Trail Launch Event – 8th May or 12th June 2026

The Clerk informed the council that MP Jenny Riddell-Carpenter had suggested either 8th May or 12th June for the Heritage Trail launch event. The proposed plans include holding activities at both pubs, commissioning a cake for a cutting and photo opportunity, and potentially a ribbon-cutting ceremony. A walk of the trail is planned, with printed maps and a quiz. A framed version of the Heritage Trail map could be displayed. The council also discussed the possibility of including Morris dancers and inviting district and county councillors, including Cllr. Richard Smith, as well as the illustrator of the boards.

It was suggested that the community newsletter could be used to publicise the event. Children from Middleton Primary School may take part in a walk along the trail and a history walk.

ACTION: Clerk to contact Jenny Riddell-Carpenter requesting possible weekend availability for Heritage Trail launch event or confirm 12th June at 11am for the event.

ACTION: Clerk to contact Middleton School to find out whether they would like to join the Heritage Trail Event (pending date).

ACTION: Once a date has been agreed for the Heritage Trail Event, clerk to create invitation and send to relevant contacts and poster for website and village noticeboards.

- e) Eastbridge Common - purchase of wildflower seed

Cllr. Paul Collins reported that Eastbridge Common has been raked and reseeded.

It was proposed by Cllr. Stephen Brett and seconded by Cllr. Graham Ward to approve the expenditure of £47.99 on wildflower seed to be planted on Eastbridge Common. All in favour.

- f) Purchase of paint for goal posts at Eastbridge Playing Field

It was proposed by Cllr. Hazel Collins and seconded by Paul Collins to approve the expenditure of £47.39 on paint to protect and maintain the Eastbridge Playing Field goal posts. All in favour.

ACTION: Clerk to purchase paint for Eastbridge Playing Field goal posts.

- g) Commemorative Oak Tree at Theberton Playing Field

Cllr. Hazel Collins informed the council that the Eastbridge Oak Tree sapling is now planted in place at Eastbridge Playing Field. She also noted that there is currently no update regarding the replanting of an oak tree sapling at Theberton.

ACTION: Cllr. Stephen Brett to speak to resident with regards to replacement Commemorative Oak Tree at Theberton Playing Field.

- h) Speed Indicator Device

Cllr. Paul Collins' Speed Indicator Report is attached as **Appendix VIII**.

- i) January Police Crime Report

The January Police Crime Report is attached as **Appendix VIII**.
There were no crimes to report in January 2026.

j) Defibrillator Refresher Training

[ACTION: Clerk to obtain quotes for Defibrillator Refresher Training Session for village residents.](#)

k) Local roads and footpath reports to SCC

The Clerk informed the council that SCC had responded to one of the footpath reports, stating that they considered the footpath to be in line with winter conditions, and no further action would take place at this time.

[ACTION: Councillors to submit SCC highways reports for deteriorated roads and footpaths in the parish and forward to the clerk for monitoring.](#)

l) Suffolk Highways Survey for completion

The Clerk summarised the SCC Highways Survey to the council who agreed it was important that Theberton and Eastbridge should take part.

m) Theberton and Eastbridge Newsletter

The Chairman will arrange the for the Parish laptop to be given to the volunteer author of the Theberton and Eastbridge Monthly Newsletter once it has been fully reset and erased. The Clerk also informed the council that the SZC Community Fund survey gaining interest in what projects they would like to see in the community has been submitted and will be published in the April edition of the monthly newsletter alongside a QR code for online completion.

n) Outstanding Actions List

The Clerk summarised the outstanding actions list and the Council agreed that there were no matters that required attention.

8. Devolution Consultation

a) None

None.

9. Parish Matters

a) None

None.

10. Administration

a) To conduct the annual review and approval of the Asset Register

Cllr. Graham Ward noted that the new Heritage Trail display boards were not included in the revised Asset Register.

[ACTION: Clerk to amend Asset Register and resubmit for approval at next month's meeting.](#)

b) To conduct the annual review and approval of the LGA Model Councillor Code

The council conducted the annual review and approved the LGA Model Councillor Code. All in favour.

[ACTION: Clerk to add to Parish Council website](#)

11. Finance

- a) To note the latest financial position

A clerical error where the decimal place was missing from the document was highlighted. The clerk noted the error and confirmed she would resubmit the March financial position for accuracy of records to be approved at the April meeting.

ACTION: Clerk to re publish March financial position with corrected formatting error for approval at next month's meeting.

- b) To ratify the following payment:

Details	Payee	Amount	Power
Newsletter Printing 2026	Leiston Press	£286.00	LGA 1972 s.111

It was proposed by Cllr. Paul Collins and seconded by Cllr. Graham Ward and it was agreed to authorise the above ratified payment. All in favour.

- c) To authorise the following payments:

Details	Payee	Amount	Power
Clerk's Salary	Honor Houlding	£391.17	LGA 1972 s.112
Broadband	BT	£31.14	LGA 1972 s.19
Wildflower Seed	Paul Collins	£47.99	OSA 1906 ss.9-10
Goal Post Paint	Honor Houlding	£47.39	PHA 1875 s.164

It was proposed by Cllr. Paul Collins and seconded by Cllr. Graham Ward and it was agreed to authorise the payments listed above. All in favour.

12. Correspondence

To review the correspondence received between 9th February and 9th March 2026 and take action as appropriate

SZC road closures were highlighted relating Closures relate to two roundabouts, with the A12 confirmed to be closed during works, though both roundabouts are scheduled to reopen by 31 March. The phased North and South park and ride services have opened at Darsham Wickham Market.

A question will be raised at the community forum regarding broadband. EE broadband packages in the area are inadequate, with Wi-Fi performance particularly poor over the past two weeks. A resident noted they are unable to install a Smart meter due to poor mobile phone signal and requested more affordable billing options.

13. Questions to the Chair/Items for the Next Agenda

Cllr. Stephen Brett announced that the St Peter's Church 'What's On' sign, located by Scottish Power Renewables, will be promptly returned to its position.

A resident asked about the IDB digging down to Sizewell marshes, specifically Drain 7 and clearing the land bridge. The resident queried whether the parish is aware of these plans, noting that water levels dropped around two feet during the works. Drain 7 connects to the Leiston drain, and while some lower water levels are attributable to this work, much is also due to recent dry weather.

The resident also mentioned works at the bridge at Eastbridge to pipes before Ratford Bridge, including tractor and boat operations for cutting back weeds. They anticipate permission may be sought for the new cut in 2027, as this

position has arisen multiple times. Concerns were raised about the Environment Agency citing wildlife protection and budget constraints, highlighting a lack of coordination between stakeholders, including the EA and IDB.

14. Next Meeting.

To agree the date and time of the next meeting of the next Parish Council Meeting which is scheduled to be held on Wednesday 8th April 2026 at 7:00 pm at the Jubilee Hall.

Honor Houlding
Parish Clerk
Meeting Ended: 21.22

Appendix I – East Suffolk County Council Report

March 2026 East Suffolk Council Parish Report

Footpath restrictions at Sizewell Beach

From Monday 16th February, works along Sizewell beach will start to construct the temporary Sizewell C Main Bulk Import Facility (MBIF jetty) and installation of Temporary Marine Outfall pipeline, which will eject clean surface water from the main site. This will require footpath restrictions, which will be lifted over the weekends. The footpath will be open from 6am Saturdays to 10pm Sundays, and closed during the week. The works are due to be completed on the beach at end of March, with works continuing out to sea until April. The footpath will fully reopen once construction progresses into the North Sea. A longer in-land diversionary route will be available during the closure period and this can be viewed on the attached PDF. Closure and diversion signs are in place, and further information is also available on the Works Tracker ([Weekday Footpath Closure - Beach - Sizewell C Works Tracker](#)).

Support for temporary defences at Thorpeness

Support has been agreed for temporary coastal defences which will provide short-term protection for homes at Thorpeness. At a meeting of East Suffolk Council's cabinet on Tuesday 3 March, funding was agreed to support the urgent installation of rock bags on the beach in front of homes in the Old Homes Road area. Expected to last between two and five years, the rock bags aim to slow erosion and reduce the risk of flooding through wave overtopping to a number of homes and allow time for further future options to be considered. A privately funded rock bag scheme has been agreed and work to install the bags begins this week. This first phase of work, which will cover a 50m area, is expected to cost £270,000. Additionally, East Suffolk Council has agreed to fund an extension to the rock bag scheme, which will extend approximately 50-70m northward. This phase will be funded by the Council, at an estimated cost of £300,000. Both phases of the scheme will be delivered by a single contractor to save time and costs, resulting in one long short-term temporary defence. Cllr Mark Packard, East Suffolk's cabinet member for Planning and Coastal Management said: "We have seen devastating erosion at Thorpeness over the past few months, resulting in the tragic loss of several homes. We are continuing to do all we can to protect the community and whilst there are no permanent solutions which will stop the erosion completely, the rock bag scheme will offer some temporary respite, giving us time to consider options for a medium-term solution."

Once installed, the Council will ensure the ongoing maintenance of the rock bags and will monitor the effect of the scheme on nearby coastal processes. Planning permission for the scheme is required however this will be sought retrospectively given the urgent nature of the works.
The full scheme is anticipated to be completed by Easter.

Children encouraged to get into gardening this World Book Day

Ahead of World Book Day, free Field to Fork activity booklets are being distributed to primary school children in East Suffolk to help encourage a love of both reading and gardening.

1,750 children across the district will receive the booklets, which are designed to engage and inspire children to learn about gardening.



Booklets are being distributed by East Suffolk Council to 14 primary schools from Tuesday 24 February, in time for World Book Day on 5 March.

The booklets have been produced in collaboration with the Royal Horticultural Society, and include free nature activities, games and recipes.

Children will also be provided with a growing kit, which will include a variety of seeds, planters and accompanying gardening resources. These kits will complement the booklets, transforming each child's knowledge about gardening into practical skills.

Cllr Sarah Whitelock, cabinet member for Communities, Culture, Leisure and Tourism, said:

“I am pleased to see our Field to Fork scheme once again supporting families with the cost of living, encouraging them to grow their own vegetables and giving them the tools to do so.

The Field to Fork booklet highlights the Council's support for the National Literacy Trust's National Year of Reading (<https://goallin.org.uk/>), for which East Suffolk Council is a pledge partner. Throughout 2026, the Council will be supporting other initiatives that encourage residents to get into reading.

This scheme also forms part of the Ease the Squeeze cost of living campaign, and is funded through the UK Shared Prosperity Fund: www.eastsuffolk.gov.uk/business-and-regeneration/uk-shared-prosperity-fund

Ease the Squeeze on Cost of Living

Are you, or someone you know, worried about the increasing cost of living? We understand the pressures faced by many people today and we are working closely with key partners to ensure support is available to help ease the squeeze for households in East Suffolk.

To make it as easy as possible for you to access the services and support available, locally and nationally, we have gathered information about them in one place:

www.eastsuffolk.gov.uk/community/squeeze/

For the most up to date information regarding East Suffolk Council, please visit: www.eastsuffolk.gov.uk

View the Well Minds East Suffolk booklet: tinyurl.com/9xhka624

Appendix II – East Suffolk March Energy Projects Report

On behalf of East Suffolk Council’s Cabinet member for Energy and Climate Change and the Energy Projects Team, please see below an overview of this month’s core energy project updates:

Sea Link – National Grid Electricity Transmission

National Grid proposes to reinforce the electricity network between Suffolk and Kent via a new 2GW high voltage direct current (HVDC) link between a proposed substation near Friston in Suffolk and the existing Richborough to Canterbury 400kV overhead line in Kent. Sea Link is in the formal 6-month examination phase with the Planning Inspectorate, having 2 months left closing on 5th May. ESC officers continue to engage with the examination, reviewing submitted materials, preparing responses, engaging with local community representatives and making submissions.

Deadline 5 of the examination is 10th March 2026 and includes responses to the second round of questions from the Examining Authority and updated versions of the principal areas of disagreement summary statements (PADSS). ESC has also been updating the draft Statement of Common Ground with NGET for Deadline 5 and reviewing and responding on Deadline 4 submissions. Officers continue to engage with the Examination, making submissions at deadlines and attending and making representations at hearings. Outside of this, officers continue to engage with the applicant and stakeholders.

The Planning Inspectorate has now published the Rule 13 notice of hearings for the end of March (24th to 27th) <https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN020026-002758-SeaLink Rule 13 March Hearings.pdf>

Once the examination closes, there will be a 3-month period for the Planning Inspectorate’s Examining Authority to make a recommendation on the project, and a further 3-month period for the Secretary of State for Energy Security and Net Zero to decide whether to grant development consent or not. If consented, as with all DCOs, there will be a 6 week window of time for any legal challenges to be lodged regarding the decision.

- Up to date Sea Link project information is available on the Planning Inspectorate’s website [Sea Link - Project information](#)
- The Rule 8 letter which contains the revised examination timetable (Annex A) can be [found here](#)

LionLink Multi-Purpose Interconnector – National Grid Ventures

LionLink is a new subsea electricity cable (known as an interconnector) proposed to run between Great Britain and the Netherlands. The project is being developed by National Grid Ventures (NGV) and Dutch partner, TenneT. LionLink remains in the pre-application phase. Statutory consultation opened on 13th January, and closes next week on 10th March (running for 8 weeks) – on the same day as Sea Link’s Deadline 5. ESC are currently

reviewing the consultation materials, engaging with elected ward members and local communities, and compiling a response to National Grid Ventures. This consultation allows statutory consultees to provide expert advice and concerns regarding the project to help shape the application before it is formally submitted to the Planning Inspectorate, including the publication of the Preliminary Environmental Information Report (PEIR). The PEIR is a key document that provides an early, preliminary assessment of the likely significant environmental impacts of the proposed project, as part of the Environmental Impact Assessment process. As many of you will also have noticed when reviewing the statutory consultation materials, many areas of assessment and survey work remain outstanding and will be undertaken ahead of submission later in 2026. This has resulted in gaps in data but ESC and local communities have been highlighting this in responses to NGV.

The application is expected to be submitted to the Planning Inspectorate later this year.

- The Planning Inspectorate's project page can be [found here](#).
- DCO submission to PINS expected in late 2026 [LionLink About | National Grid Group](#)

Sizewell C – SZC Co

Sizewell C commenced construction in January 2024, and construction is anticipated to last 9-12 years. The first half of 2026 will see works progress at pace in the Friday Street (A12/A1094) area and the Yoxford area. A key focus is getting Friday Street and Yoxford roundabouts linked to the A12 and open to the road network, expected around early summer. Both the Southern Park and Ride (Wickham Market) and Northern Park and Ride (Darsham) will be opening in phases beginning from spring, with full openings due in the late summer, following partial operation starting in late 2025.

Milestones for the rail programme have recently been reached, with the trainline and rail head at the Ancillary Construction Area (ACA) fully installed and the first engineering train reaching the ACA in mid-February, followed by the first aggregate train into the ACA in early March. The Green Rail Route continues to be built from Buckleswood Road to the Temporary Construction Area (TCA), in February rail tracks began to be laid across the B1122 (Abbey Road). The level crossing will be constructed later in the year. Works continue in the beach and harbour area this spring, with a noticeable increase in marine activity associated with construction of the Construction Drainage Outfall and desalination pipes, and construction of the Marine Bulk Import Facility (MBIF). These works require footpath restrictions, which will be lifted over the weekends. The Orwell Logistics Park freight management facility is also now fully open with 350 office-based workers now working from the site.

- Discharges for Sizewell C are ongoing. All discharges are on Public Access and can be found here: [Requirement discharge information and applications » East Suffolk Council](#)
- The Sizewell C Works Tracker provides the most current snapshot of 'on the ground' activity. Works can be followed on the Works Tracker: [Home - Sizewell C Works Tracker \(szcworkstracker.co.uk\)](#)

ScottishPower Renewables (SPR)

The East Anglia TWO and East Anglia ONE North offshore wind farm projects have now concluded the primary discharge of requirements attached to the DCO consents for the onshore works. The ESC team have now discharged the DCO requirements for both projects associated with the 'substations stage'. Substation civil and ground works commenced on site in early March 2026.

- More details on the projects [can be found here](#).

Norwich to Tilbury

The Project proposes to reinforce the high voltage (400 kV) electricity transmission network between Norwich Main down to Tilbury in Essex. The Project will involve new overhead power lines (400kV) as well as new substation works at Norwich Main (Norfolk), Bramford (Suffolk), Lawford, Tendring (Essex) and Tilbury (Essex). ESC will be monitoring the examination and hearings, noting we submitted a Relevant Representation, however we defer to the host authorities as the project is entirely located outside of the ESC district.

- More details can be found on the [PINS website here](#).

Appendix III – Paul Collins NSIPS Report

1. TEAGS – Stop Sizewell C

We are working with one of our collaborators to look at the funding details following the FID closure and will update our findings once complete.

2. TASC Ltd JR Challenge to Secretary of State Department of Energy Security and Net Zero

TASC and Leigh Day have now heard from the Court of Appeal, and the appeal has been refused. This effectively ends potential challenges to SZC.

Further details on the original JR challenge can be found at <https://www.leighday.co.uk/news/news/2025-news/opposition-to-sizewell-c-nuclear-power-station-sea-defence-plans-lodged/>

TASC are Crowd Funding to support the original challenge and costs associated with the action at <https://www.crowdjustice.com/case/sizewell-c-legal-challenge/>.

3. East Suffolk Communities Energy Partnership

The ESCEP team hosted a meeting for Parish and Town Councillors 6:00pm on 26th February at Yoxford village hall. Updates on Sizewell C, SeaLink, Lion Link and the Essex & Suffolk Water Recycling project and changes to planning law surrounding NSIPs were presented and discussed.

4. B1122 planning discussions and SZC Deed of Obligation Forums

A meeting with SZC regarding the requested additional traffic calming and speed limits on the B1125 was held on 4th March, which I was unable to attend. Awaiting an update on the meeting.

The next Community Forum is on 19th March 2026 (which I cannot attend), Main Site Forum on Wednesday 15th April 2026 and Northern Transport Forum is on 6th May 2026.

5. Sea Link Interconnector, National Grid Electricity Transmission – DCO Examination

An additional set of Open Floor Hearing 24th March, Compulsory Acquisition Hearing 25th March and Issue Specific Hearings between 2:00pm 25th-27th March have now been set by the Examining Authority (ExA). They are blended events with locations in London, Kent and Suffolk as well as Teams online access. I have registered on behalf of the Parish Council for the Issue Specific Hearing (Teams access).

The ExA has issued 51 pages of questions mainly for the applicant (NGET) but also other authorities and agencies. The deadline for responses is 10th March (Deadline 5). The next deadline for written submissions following this Monday 13th April (Deadline 6) where comments on Deadline 5 submissions and any prior associated submissions can be commented on, such as the temporary haul road proposal by Suffolk County Council and NGET's response to it. Once these are made available I'll review the submissions and update the council on the contents and any response that might be appropriate.

A spreadsheet is being maintained of all of the documents submitted to the Sea Link DCO hearing and is available at https://docs.google.com/spreadsheets/d/1d_v0-UE301clpsUyGnppu5iCwOBACwhVI4xTITgnBIU/htmlview

6. Scottish Power Wind Farms and Friston Substation

Various preparatory works and archaeology are now being undertaken.

7. LionLink – National Grid Ventures

The statutory consultation for LionLink ends at 11:59pm on Tuesday 10th March 2026. The full set of consultation documents can be found at [LionLink Library | National Grid](#). Our approved response was submitted following our last Council meeting.

8. Solar Farms/Battery Storage

- **Town Farm Solar Park**
[Town Farm solar park](#), close to the A12 and south of Yoxford next to the Sizewell Link Road roundabout (under construction, this small solar park is 21MW and consented under ESC planning. It is not large enough to be an NSIP.
- **Helios Energy Park**

A submission was made to the SeaLink DCO Examination regarding their proposed connection to the Kiln Lane (Friston) substation and to ensure that SeaLink continued to work with Helios regarding there being a viable route for the solar park to connect to the substation. The precise location of the solar park is not yet fixed as engagement with landowners is ongoing. However, it is likely that the solar park will be situated north of the church at Snape crossroads with a cable corridor running roughly northeast to the substation site. This will yet another NSIP because of its size (250MW). Further details can be found at [SCC](#) and on the [SeaLink DCO website](#).

9. Hydrogen East/Capital Hydrogen

No further information at this time.

10. Suffolk Water Recycling and Transfer Scheme

No further information at this time.

Appendix IV – East Suffolk Major Energy Projects Workers’ Accommodation Planning Position Statement

Legislative & Regulatory developments impacting National Strategic Infrastructure Planning, Local Authority Planning and Neighbourhood Planning

A. Introduction

This investigation into the changes to planning law started because I was looking at the “[East Suffolk Major Energy Projects Workers’ Accommodation Planning Position Statement](#)” (ESWA) and which led me into the details of the [National Planning Policy Framework \(NPPF\) 2025](#) changed housing requirements on the District Council’s Local Plan. Apologies if this is complicated and long, but there are so many changes coming up that impact planning and the creation of a Neighbourhood Plan (NP). Any ***bold italicised*** segments represent my highlights of issues we may need to be aware of when producing the NP.

The existing East Suffolk Council (ESC) Local Plans (two plans, one each for Suffolk Coastal and Waveney) now no longer meet the new government target for a 5 year housing land supply (Suffolk Coastal land supply is now only 3.36 years and Waveney 3.23 years, see [East Suffolk Interim Housing Position Statement](#)).

- The new target represents an 80% increase (to 1,667 dwellings per year) but East Suffolk has also failed to meet the existing Local Plan target (a combination of Suffolk Coastal and Waveney Local Plans), in terms of delivery. This also touches on its responsibility to ensure Neighbourhood Plans have appropriate plans in place.
- However, there is also a significant issue with accommodation of temporary workers for Sizewell C (SZC), Scottish Power EA1N/EA2, National Grid Electricity Transmission’s SeaLink and National Grid Ventures’ LionLink, as referred to in the ESWA. It states:

1.8 The 2019 and 2020 Local Plans for (respectively) Waveney and Suffolk Coastal, which cover the East Suffolk area, ***could not fully address the workforce accommodation required for these projects***, as precise figures and timescales could not be known at the time, let alone whether consent would even be granted. SZC did not receive its Development Consent Order (DCO) approval until 2022.

and

2.9 The SZC strategy postulates that, of the anticipated 7,900 workforce at the peak of construction, 5,880 will be non-home-based, meaning that they would need to find accommodation locally for the duration of their contracts. This is broken down further:

1. Up to 3,000 within SZC’s own accommodation (which includes, for example, the former Pontins site at Pakefield, Lowestoft; High Lodge, Hinton and some expanded worker accommodation plans at Sizewell itself on the Accommodation Campus).
2. 880 workers buying homes.
3. 800 workers finding accommodation within the tourist sector.
4. 1,200 in the private rented sector.

There is also considerable concern that the final peak workforce number will be significantly higher than stated in the DCO, given the experience at Hinkley Point C where there are now in excess of 10,000 workers on site.

It is recognised by ESC that there is significant affordability issue for SZC (and other Energy project workers) in accessing tourist accommodation and there is clearly a gap between the Energy Projects aspirations on finding suitable accommodation and the reality of the situation. This is a situation that the SeaLink project applicant does not seem to have recognised, based on discussions in the ongoing DCO Examination, although their accommodation needs are significantly less than that for SZC. However, the statement at 1.8 above shows that accommodation is insufficient overall anyway, even without considering tourist accommodation affordability.

This briefing summarises developments that will have/are likely to have an impact on all levels of planning in the UK from Neighbourhood Planning all the way up to Nationally Significant Infrastructure Projects (NSIPs).

Impacts will eventually also be affected by the Local Government Reorganisation to a Mayorality and Unitary Authorities, as these will impact local execution of the revised legislation and any new local plan that is made by ESC and referred to above and below.

Much of the content of this briefing is a collaboration with a number of other local Councillors and Alison Downes of Stop Sizewell C, and is an extension into Neighbourhood Planning of a National Infrastructure Planning briefing paper that Alison Downes gave to Town and Parish Councillors at a recent East Suffolk Community Energy Partnership meeting held at Yoxford Village Hall on 26th February.

The legislative changes should be in part be viewed in the context of Prime Ministerial rhetoric to “[rip up rules](#)”, “slash red tape” and “[stop blockers](#)” as well reversing the removal of housing targets by the previous Conservative Government by placing the significantly higher housing target on local authorities, as referred to above, via a new calculation to determine planning area housing requirements.

B. National Planning Policy Framework (NPPF)

Draft changes to the [National Planning Policy Framework \(NPPF 2025\)](#) were released on 16 December 2025, is out for consultation until 10 March. It will have impacts on all local planning issues, including Neighbourhood Plans.

It represents a major overhaul and incorporates National Development Management Policies (NDMPs) directly into the framework to reduce duplication in local plans.

- National Development Management Policies (NDMPs) are a new category of statutory planning policy in England, introduced by the [Levelling-up and Regeneration Act 2023](#). They allow the government to set national rules for land use, which, in cases of conflict, take precedence over local, planning authority made policies.

Key Focus Areas: The 12 most significant reforms focus on densification, brownfield-first, and ensuring a diverse mix of homes, *including rural affordable housing*.

Specifically, the major areas are.

- [Green Belt Reform](#): Introduction of "grey belt" land, prioritizing previously developed land and underutilized green belt areas for development, guided by "golden rules" for affordable housing and infrastructure.
- [Housing Delivery](#): A "default yes" to building homes around train stations and a focus on high-density urban/suburban development.
- [Plan-Making Changes](#): Integration of National Development Management Policies to reduce reliance on local plans, with a shift to a 5-year cycle for local plan updates.
- [Strategic Growth](#): New "medium site" category (10-49 homes) to aid SMEs.
- [Environmental & Design](#): Streamlined Biodiversity Net Gain and enhanced design standards (e.g., nature-friendly features like swift bricks).

Locally these may, for example, facilitate proposals for more accommodation for Sizewell C and other NSIPs' workers.

Specifically, the draft NPPF 2025 states for Neighbourhood Plans that they should:

PM5: Neighbourhood plans

1. Neighbourhood plans allow local communities to plan positively for their areas by identifying and addressing community priorities that can be met or supported through the planning system. They should do this by:

- a. **Allocating land to meet the development needs of their designated area**, where it is appropriate to do so; and
 - b. Setting out policies which address particular local issues, these should relate to site specific matters or, where appropriate, may cover wider issues such as the provision of infrastructure and community facilities, regeneration opportunities, design requirements (including design codes), local environmental improvements and the conservation of local heritage assets.
2. Neighbourhood plans **should not promote less development** than provided for in other parts of the development plan for the area.

This proposed NPPF 2025 moves towards a more centrally directed planning system with stricter targets for local authorities regarding housing numbers and green belt release.

There is also a new reliance on [Design Codes](#) (standards) that will set out the planning authority expectations for both technical, visual and spatial development standards in planning applications in a bid to speed up applications and ensure that there is consistency between applications and approvals.

The government example referenced above states:

A design code is a set of design requirements for the physical development of a site or area. It is made up of rules that are clear, specific and unambiguous, and it should normally include extensive graphical illustrations. The code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

East Suffolk Council is currently developing a new district-wide Design Code (Stage 1 underway as of late 2025) to establish consistent, high-quality development standards. This code will act as a Supplementary Planning Document (SPD) to guide design, sustainability, and character.

East Suffolk are holding an online Town and Parish Forum meeting on 18th March that will set out their current thoughts on this Design Code Project.

PM13: Setting standards

1. Quantitative standards set through development plan policies should be limited to infrastructure provision, affordable housing requirements, parking and design and placemaking, and where this will provide clarity and a high degree of certainty about the requirements that relevant development proposals are expected to meet. Such standards should:
 - a. Be justified, **drawing upon relevant evidence of local characteristics and needs**, while utilising or adapting relevant national standards where it is appropriate to do so (such as in relation to green infrastructure). Evidence in support of standards should be proportionate, in accordance with policy PM8, especially where relevant national standards already exist;
 - b. Not cover matters which are already addressed by Building Regulations, other than in relation to:
 - i. accessibility standards, for which local standards in relation to requirement M4(2) (accessible and adaptable dwellings) and/or M4(3) (wheelchair user dwellings) of the Building Regulations should be set in line with policy HO5; or water efficiency, for which it may be appropriate to apply the tighter Building Regulations optional requirement where justified, or
 - ii. exceptionally a more stringent local standard in areas of serious water stress.
 - c. Not cover matters relating to the construction or internal layout of buildings unless they are to implement the nationally described space standard.

These are areas where Neighbourhood Plans may be able to exert an influence on planning applications.

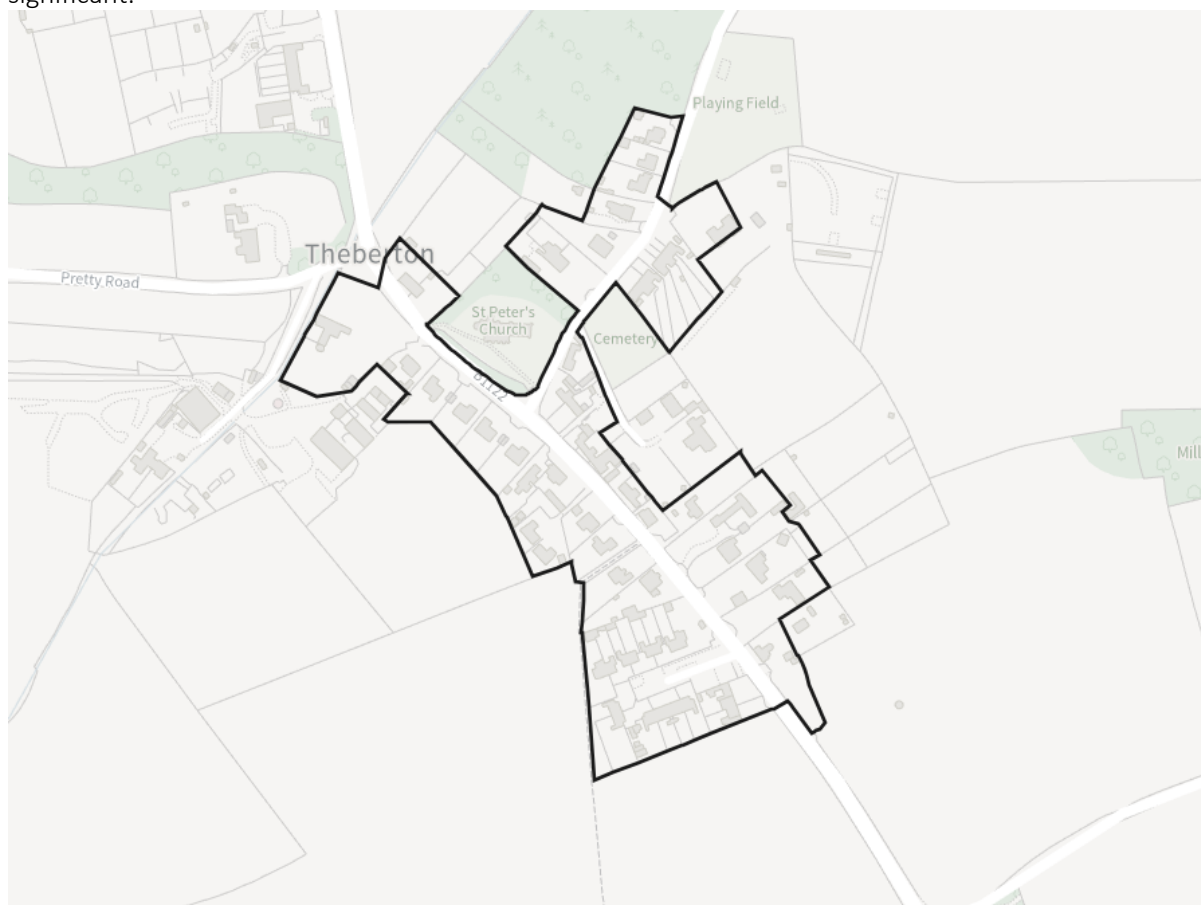
PM17: Examining neighbourhood plans

1. Neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.
2. The basic conditions include consideration of whether, having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate for the neighbourhood plan to be 'made'. In this context ***neighbourhood plans should accord with the policies for plan-making in this Framework, and should not duplicate, substantively restate or modify the content of national policies for decision-making.***

Until the new NPPF 2025 is finalised and receives assent and the new East Suffolk Local Plan, the first public stage of which was the recent “Call for Sites”, is approved and adopted, then Paragraph 11(d) of the existing [NPPF 2024](#), the ‘**presumption in favour of sustainable development**’, will apply in decision making on planning applications for housing development in the East Suffolk Local Planning Authority area. ***This effectively allows developers to propose sites/developments not currently in the now deficient local plans and a presumption in favour will apply, although other normal planning constraints and requirements will still apply.***

C. East Suffolk (Suffolk Coastal) Local Plan

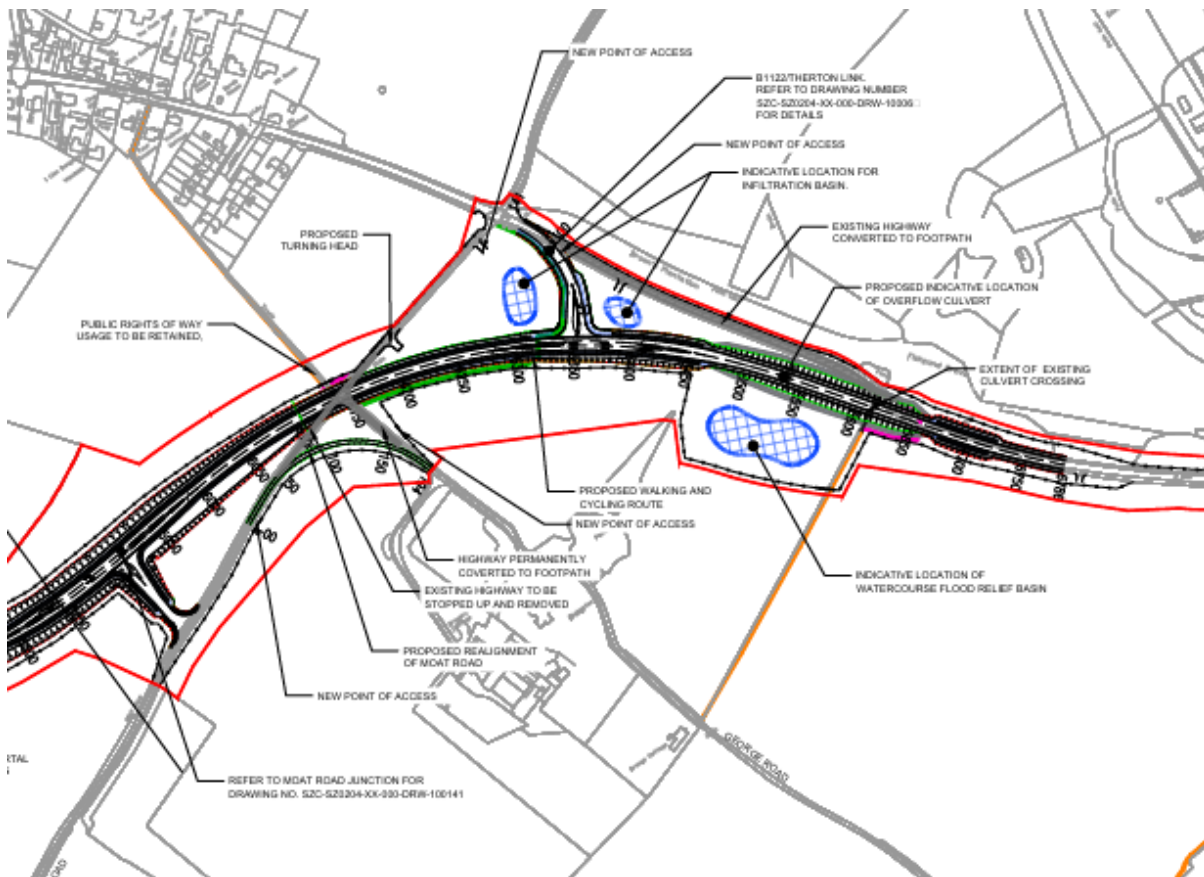
So in the light of our discussions about the Neighbourhood Plan, I thought it would be useful to have a quick reference to current policy and where the current housing development legislation potentially allows development, especially given the concern we have about the parcels of land south and west of Doughty-Wylie Close that will be somewhat “orphaned” by the SLR when built once Moat Road is closed. I think the temptation for ESC, or whatever Planning Authority succeeds them, to expand the Theberton village envelope and allocate this space for housing, will be significant.



1 Theberton Village Envelope (Current ESC Local Plan)

It is notable that some houses have already been built outside but adjacent to the current Theberton boundary in the land behind the cemetery.

The plan below is from the successful SZC DCO application so may have changed subtly but will be pretty close to whatever is finally built.



2 Sizewell C Link Road - Moat Road Crossing

Paragraphs 69 & 70 of the existing [NPPF 2024](#) state:

69. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. The requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment. ***Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.*** Once the strategic policies have been adopted, ***these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.***

70. ***Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body.*** This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area ***and the most recently available planning strategy of the local planning authority.***

Going back to paras 12 & 13 of the NPPF 2024;

12. ***The presumption in favour of sustainable development*** does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. ***Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.***

13. The application of the presumption has implications for the way communities engage in neighbourhood planning. ***Neighbourhood plans should support the delivery of strategic policies contained in local plans or***

spatial development strategies; and should shape and direct development that is outside of these strategic policies.

The [Suffolk Coastal Local Plan](#) (SCLP), which along with the Waveney Plan, details strategic priorities and policies to meet various needs and aspirations, one of which is housing to meet population increase due to economic development etc.

The fact that ESC has not delivered on their existing local plan effectively renders their development strategy invalid and allows developers to propose developments in areas not covered by the existing local plan, subject to normal planning constraints. However, a proposal cannot be automatically refused for being for space outside the existing Local Plan designated development land.

However, the plan is now under review, and the existing two separate plans will be combined into an East Suffolk Plan that will meet the new expanded criteria for development land but until it is finalised with whatever additional site designations are included, ***there remains a possibility for proposals that are outside of the existing Theberton settlement boundary.***

The responsibility for delivering against the new plan will potentially change again once the new Mayoralty and Unitary Authorities are set up under the government's local government reorganisation. The comments below reflect some of the pertinent elements in the current SCLP.

- 3.22 The Council has a commitment to delivering new housing, including affordable housing, across the plan area to meet its own objectives, and to deliver the housing needed for the area. A large amount of this housing is already accounted for through dwellings that are being built, ***those already allocated through previous Local Plans and Neighbourhood Plans*** and those with planning permission. The role of this Plan is to review and roll forward existing allocations and to identify further opportunities for new housing development to come forward to meet the identified requirement.
- 3.37 Whilst the total requirement is 9,756 dwellings over the period 2018 - 2036, a large proportion of this is already accounted for in outstanding planning permissions, dwellings where there is a resolution to grant planning permission subject to completion of a Section 106 agreement and ***existing allocations review and carried forward from adopted Local Plans and those contained in 'made' Neighbourhood Plans***.

Policy SCLP3.2 - Settlement Hierarchy

Settlement Hierarchy defines **Theberton as a Small Village. Eastbridge is not mentioned even as Countryside** (the lowest settlement type) so presumably is considered to be Rural or has been omitted in error from the Countryside type. The **Theberton Small Village boundary is shown above** (Eastbridge has no such boundary in the official planning documents for Suffolk Coastal).

The types of housing development allowed in Small Villages are as follows;

New housing allocations (Section 12)

- 3.47***The starting point is that Large Villages and Small Villages are, in principle, suitable places to accommodate new housing....***

However, the ESWA states:

3.2.3 Policy SCLP5.2: Housing Development in Small Villages

- ***Supports residential development within defined Settlement Boundaries*** where it is a small group of dwellings of a scale appropriate to the size, location and character of the village or Infill development (in accordance with Policy SCLP5.7).
- ***Residential development will be permitted on Exception Sites adjacent or well related to defined Settlement Boundaries in accordance with Policy SCLP5.11.***

Current Suffolk Coastal Local Plan policy states:

- 5.69 Limiting development beyond Settlement Boundaries lowers land values in these locations by removing the 'hope value' for high value developments such as market housing. ***This allows the Council to develop 'exception site' policies*** which allow for certain types of development such as 100% affordable housing schemes or schemes for the relocation of homes at risk from coastal erosion which wouldn't otherwise be viable if they were competing for land with market housing. This approach is supported by national planning policy.

Policy SCLP5.11: Affordable Housing on Exception Sites

Proposals ***for the development of affordable housing*** in the countryside will be permitted where:

1. It is demonstrated there is ***an identified local need for affordable housing and this cannot be met through existing housing allocations in the Local Plan or relevant Neighbourhood Plan, or through development within the Settlement Boundary;***
2. ***The scheme is adjacent or well related to an identified Settlement Boundary or a cluster of houses in the countryside (as defined in Policy SCLP5.4);***
3. The scheme incorporates a range of dwelling sizes, types and tenures appropriate to the identified local need, including needs for affordable housing for older people; and
4. The location, scale and design standard of a scheme will retain or enhance the character and setting of the settlement or cluster and not lead to settlement coalescence.

However, in regard to Exception Sites, the proposed NPPF 2025 states:

HO10: Exception Sites

1. ***Development proposals for housing*** or traveller sites on land not already allocated for this purpose, and ***which are located outside settlements, should be supported where they are:***
 - a. A rural exception site (as defined in the glossary of this Framework) that will provide affordable housing or affordable traveller sites to meet identified local needs – as evidenced through a local housing needs survey or secondary data which is no more than five years old; or
 - b. Sites which comprise community-led development which would not qualify as a rural exception site, but which include one or more types of affordable housing as defined in the glossary of this Framework.
2. Unless otherwise specified in the development plan, exception sites brought forward in one of these two ways should:
 - a. ***Adjoin or be physically well-related to settlements;***
 - b. ***Be no larger than 1 hectare in size, or exceed 5% of the size of the existing settlement;*** and
 - c. Comprise a majority of affordable housing or affordable traveller pitches. A proportion of market homes may be allowed on the site where essential to enable the delivery of affordable units without grant funding.

So, assuming the new NPPF 2025 remains as is and receives assent, then NPPF 2025 should constrain any new East Suffolk Local Plan use of Exception Sites which the area south and west of Theberton, between the current settlement boundary and the Sizewell Link Road, could be regarded as.

However, when the latest Call for Sites and later the draft Local Plan is made public for consultation, we need to be vigilant that the Theberton settlement boundary does not get redrawn out towards the SLR and encompass the various field areas that are impacted by the SLR route.

Policy SCLP5.4: Housing in Clusters in the Countryside

The types of housing development allowed in the Countryside in the SCLP are as follows;

New housing **within clusters** of existing dwellings (Policy SCLP5.4)

A 'cluster' in the context of this policy:

Consists of a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway, and

Contains 5 or more dwellings.

Affordable housing on exception sites (Policy SCLP5.11)

Conversions of agricultural buildings / replacement dwellings (Policy SCLP5.3)

Rural workers' dwellings (Policy SCLP5.6)

The proposed NPPF 2025 has nothing on housing/development in Countryside only **HO11: Isolated homes in the countryside**

In the current plan, no new housing is expected at Theberton and the Countryside type expects a total of 92 across the whole of the Suffolk Coastal area.

Policy SCLP12.34: Strategy for Rural Areas (Eastbridge?) states:

- c) The provision of new housing which contributes to providing a mix of housing choice in rural areas and helps to sustain rural communities, including through allocations in or well related to Large Villages and Small Villages;

Paragraph 12.6 of the Local Plan regarding Neighbourhood Plans states:

...It is acknowledged that not all Neighbourhood Plan groups will wish to address housing, however *the Council's starting point is that Neighbourhood Plan groups should have the opportunity to address housing wherever this is appropriate to the strategy of the Local Plan. Policy SCLP12.1 therefore provides each Neighbourhood Plan area with an indicative housing number, and the Council will support Neighbourhood Plan groups in the production of Neighbourhood Plans to identify sites to deliver these figures where this is appropriate in the context of the Settlement Hierarchy.*

A table of allocations is given for existing and in-development Neighbourhood Plans where the additional expectation of new dwellings above any existing planning permissions range upwards from 20 even for small Parishes. *So, we may find an allocation being given to our Neighbourhood plan by ESC to support the uplifted numbers expected by government. There is nothing in the current SCLP12.1 for our Parish.*

D. PLANNING AND INFRASTRUCTURE ACT

This received royal assent in December 2025. The government hopes these changes will help it meet a target to fast-track 150 NSIP planning decisions by the end of the current parliament. For the government's guide to the contents of the Bill/Act see <https://www.gov.uk/government/publications/the-planning-and-infrastructure-bill/guide-to-the-planning-and-infrastructure-bill>

Summary of major points related to NSIP delivery (according to the Government)

- "Major infrastructure projects will face fewer delays from "burdensome" pre-application **statutory consultation requirements** thanks to an overhaul of the pre-application period.... will speed up major infrastructure projects by 12 months on average."
- "**New Nature Restoration Fund** will allow developers to get spades in the ground faster for multiple housing and infrastructure projects, with Natural England putting in place pro-nature measures at scale to restore natural habitats and wildlife."
- A single process for DCOs to achieve material or non-material changes post approval.
- "Limiting the number of **attempts at legal challenge** against government decisions on major infrastructure projects, with only one attempt rather than three for cases deemed by the court as totally without merit."

For other less significant points see 5 below. Details of the most impactful changes follow:

1. Obligation to Consult:

What the changes are: Six sections of the [2008 Planning Act](#) on consultation have been dropped in favour of guidance on "best-practice" consultation ([consulted on last year but no Govt response yet](#)). The Act amends requirements on content of consultation reports to enable shorter, more concise reports that effectively summarise the themes raised and how they've informed applicants' proposals.

Legal Firm Pinsent Masons state: "Going forward, there will no longer be a legal requirement on promoters of NSIPs to consult certain interested parties following the removal of these statutory pre-application consultation requirements, with the requirement to consult on 'preliminary environmental information' also removed. Instead, the steps developers will need to take during the pre-application stage will be governed by **new best practice guidance, expected to be issued by the Secretary of State in early 2026.**"

(NB [these webpages on NSIP advice](#) have not been updated since the Act was passed)

The Govt says the guidance will be targeted so that key consultees identify and narrow areas of disagreement through the pre-application process. Guidance will be given for applicants to ensure they provide consultees with the right level of information to support their role, on non-statutory engagement (in advance of statutory consultation), and the acceptance stage.

As Andrew McDonald (Snape PC) points out, developers would be able, should they so wish, to carry out what is called 'flexible engagement' with stakeholders, but their decision *not* to do this would *not* be held against them in the planning Examination.

"Less consultation may result in a more difficult examination for the developer, but it should not result in non-acceptance of the [DCO] application." (Pinsent Masons)

Additionally: the Act **strengthens powers to enter land for the purposes of conducting preliminary surveys**. A provision removes the requirement to obtain written authorisation from the Secretary of State to access land, if a private agreement with the landowner cannot be reached. Instead there would be a 14-day notice period and a new judicial process that developers can trigger to obtain a warrant for using reasonable force to enter land where access is unlawfully prevented.

The Act claims to remove the disincentive for statutory consultees, local authorities or those affected by compulsory acquisition to engage in the DCO process between acceptance and preliminary meeting. Examining Authorities can award costs where an application has been accepted for examination but is withdrawn before the preliminary meeting.

2. Nature

What the changes are: The government says projects are often delayed until sufficient environmental mitigation is put in place, which can take years and requires developers to have high levels of technical knowledge. Instead, developers would pay into a new Nature Restoration Fund (NRF) - Natural England (or other similar body) would create Environmental Delivery Plans (EDPs) to set out the strategic action to be taken to address the impact that development has on a protected site or species. Where an EDP is in place developers would no longer be required to undertake their own assessments or deliver project-specific interventions for issues addressed by the EDP but could rely on relevant environmental work going on elsewhere. This would be particularly damaging for East Suffolk where there are multiple connected habitats; even so, Sizewell C was able to get away with replacement fen meadow habitat being created at Pakenham, ~30 miles away, in west Suffolk.

- **CPRE says** *“We think these plans will encourage developers to damage the environment locally and simply ‘make up for it miles away. That’s not restoration — it’s displacement. This could also mean that some people lose access to local green space.”*
- **Wildlife Trusts:** *“It allows effective rules for managing the impacts of development on key nature sites to be replaced by an Environmental Delivery Plan (EDP), a substitute geared towards the developer with a reduced focus on ‘avoiding harm’ to wildlife than before. This largely unproven, risky new system could fail nature - a bad move, especially at a time when wild spaces are deteriorating and wild species declining.”*
- **RSPB:** *“any commitments required of developers to restore and improve nature will not be guaranteed to benefit the communities who lost their local natural spaces – compensation could take place miles away, even in another county.”*
- The RSPB and Wildlife Trusts also state that [bats and great crested newts were a factor in just 3% of planning appeal decisions](#)

3. Project Consenting and Changes:

The Act gives the Secretary of State power to opt projects out of the DCO/NSIP regime on a case-by-case basis if it would be “better suited to an alternative consenting route”. Data centres (for which there is to be a new National Policy Statement) may be able to opt in or out.

The Act includes provisions to simplify and clarify the process by which DCOs that have been made can be later modified or revoked. This includes amendments to create a single process to deal with all proposed DCO changes; material and non-material. It is unclear how this will impact communities.

4. Judicial reviews:

The Government says, “following Lord Banner KC’s review, the Act makes provision for the removal of the paper permission stage for judicial reviews of National Policy Statements and Development Consent Orders, and removes the right to appeal for cases deemed totally without merit at the oral permission hearing.”

While JRs are not generally a tool much used by Town and Parish Councils, [JUSTICE](#) has expressed concern that the reforms risk sidelining public accountability, diluting the rule of law and causing practical issues in the courts. The right to appeal is an important safeguard that a case can be reviewed again by senior judiciary

5. Other changes in the Act:

- **National policy statements** will be updated every 5 years so that they reflect the government’s priorities and ambition. A more streamlined process will also be created for parliament to consider certain changes to NPSs outside this schedule.
- Electricity bill discounts of up to £2,500 over 10 years for communities hosting new pylons and transmission infrastructure. Regulations will provide a description of the infrastructure that is within scope of the scheme, alongside enforcement measures and appeal processes.
- The Act will replace ‘first come, first served’ grid connections process to a ‘first ready, first connected’ system to get clean power projects connected more quickly. (Ofgem’s project pipeline has surged to 125GW recently with new requests including data centres.)

- Reservoirs are automatically considered as nationally significant infrastructure projects, which will speed up the approvals for large reservoirs.”
- There will be more time given for offshore power owners to transfer onshore transmission assets to another owner/operator after commissioning; from 18 months to 27 months.

E. NUCLEAR REGULATION REVIEW (or THE FINGLETON REVIEW)

The recommendations from this regulatory review have not been legislated for yet, but [the Prime Minister has said he supports them all and wants to see them applied outside the nuclear sector](#).

Summarised selected recommendations are listed below and found here:

<https://www.gov.uk/government/publications/nuclear-regulatory-taskforce/nuclear-regulatory-review-2025-summary>:

- A single, unified decision-making body, a **Commission on Nuclear Regulation**, to act as a final one-stop arbiter on all major nuclear regulatory decisions. “This body would listen to the views of regulators, industry, and other stakeholders in public, subject to national security, to make a balanced decision.”
- The Defence Nuclear Safety Regulator (DNSR) should be merged with the ONR.
- **Safety case development** be returned to its original purpose as a document for dutyholders’ use, not a paper exercise for regulatory approval.
- The Government must define the national standard for the **tolerability of risk**, “to provide a clear policy benchmark for applying the ‘As Low As Reasonably Practicable’ (ALARP) principle proportionately”.
- Creation of an **alternative compliance pathway** for Habitats Regulations “allowing developers to make a substantial payment to a nature fund instead of lengthy and inefficient site-specific mitigation studies. NB The Wildlife Trusts oppose this <https://www.wildlifetrusts.org/get-involved/campaign-us/nuclear-regulatory-review>”
- Streamline the planning process for NSIPs “to avoid excessive and duplicative project-by-project analysis”. The **‘Critical National Priority’** status of nuclear technology should be recognised and an efficient fleet-based approach adopted. *What this actually means, given the existing Generic Design Assessment for specific nuclear reactor types (e.g. EDF’s EPR), is not clear as the only variable left is the site suitability which will be site specific in all cases.*
- “Outdated policies that restrict site selection must be reformed, specifically by revising the **Semi-Urban Population Density Criteria** and default emergency planning zones under **Radiation (Emergency Preparedness and Public Information) Regulations 2019** “to reflect modern reactor safety”.

E. NATIONAL POLICY STATEMENT FOR NUCLEAR ENERGY GENERATION (EN-7)

This new National Policy Statement (NPS) replacing EN-6 expands the potential for siting future generations of nuclear reactors - such as Small Modular Reactors (SMRs) - outside of the traditional sites. It mandates developers to identify and justify a site, with certain limitations. There is guidance about biodiversity etc but relatively few hard restrictions. The NPS was adopted in the autumn of 2025.

www.gov.uk/government/publications/national-policy-statement-for-nuclear-energy-generation-en-7.

- Restrictions: military zones, proximity to civilian airplanes and major hazard sites, plus the retention of the Semi-Urban Population Density Criterion (where specified population density thresholds would be breached). Responsibility for assessing this is passed to the Health and Safety Executive (HSE) and removed from the Office for Nuclear Regulation (ONR).
- Other guidance to applicants includes the need to store spent fuel on site, site security and justify how infrastructure would be resilient to climate change (flooding, coastal erosion etc)

F. NATIONAL POLICY STATEMENT REVIEWS

Several other National Policy Statements (NPS) have also been reviewed and reissued including the Energy NPSs, [EN-1 \(Overarching Energy Policy\)](#), [EN-3 \(Renewable Energy, i.e. Wind, Solar, Pumped, Tidal etc\)](#) and [EN-5 \(Energy Networks, i.e. Grid, Interconnectors, battery farms etc\)](#).

Appendix V – ESC Energy Projects Planning Position Statement

Draft Major Energy Projects Workers' Accommodation Planning Position Statement

My Responses

Comments

- [Comment ID: 75](#)

The analysis seems to ignore Scottish Power EA1N, which whilst consented does not yet have a start date. Whilst much of the preparation will be made by EA2, there will be an additional workforce whenever this project gets underway.

- [Comment ID: 76](#)

The SZC takeover at High Lodge in Darsham is not mentioned as a contribution to bedspaces. Also, whilst there seems to be little cooperation on SZC providing worker information, it should be possible to ascertain whether there are workers staying in legal or illegal HMOs in the local area as SZC were proposing to know all workers residential addresses to allocate parking for those east of the A12 to parking local to the site either at the ACA or at the front entrance to the TCA. By knowing the n

- [Comment ID: 77](#)

As in Waveney, all HMO conversions of any size in Suffolk Coastal should be registered. As stated earlier there should be ways of identifying illegal HMO's by using the information that SZC and other energy projects will have about residential locations of the workforce without having to make the identity the individuals known to ESC.

Appendix VI – T&E PC letter addressing pub compensation to SZC

THEBERTON AND EASTBRIDGE PARISH COUNCIL

Nigel Cann CEO Sizewell C

Majorie Barnes
Head of Regional External Affairs and Development

Jenny Riddell-Carpenter Suffolk Coastal MP

Richard Smith
Suffolk County Council

Tom Daly, Katie Graham and Sarah Whitelock East Suffolk County Council

12th February 2026

Financial Impact of Sizewell C Construction on The Lion Inn, Theberton and The Eel's Foot, Eastbridge

Dear Mr Cann, Mrs Barnes, MP Riddell-Carpenter and representatives of Suffolk County Council and East Suffolk Council,

Theberton and Eastbridge Parish Council writes to formally raise its deep concerns regarding the ongoing loss of income experienced by two long-established local businesses within our parish: The Lion Inn, Theberton and The Eel's Foot, Eastbridge.

Since the commencement of Sizewell C construction works, both establishments have experienced a significant and sustained reduction in trade. Each business has evidenced this loss directly to Sizewell C representatives during

private meetings and has subsequently been refused compensation. While we understand that there may be no legally binding obligation upon Sizewell C to compensate affected businesses, it is deeply concerning that the project's allocated tourism funding does not appear to extend to support local pubs experiencing direct loss of trade as a result of the development.

Theberton and Eastbridge is widely recognised as one of the parishes most heavily impacted by the Sizewell C project. The scale of construction activity; road alterations, diversions and the overall transformation of the surrounding environment has had a profound effect on visitor patterns and community life. The B1122, in particular, has experienced a measurable reduction in vehicle movements since construction began.

The following table shows average traffic on the B1122 through Theberton for three annual periods, 2023, 2024 and 2025.

2023 can be considered to be the baseline when very little traffic would have been due to SZC HGV movements (LGV movements are small and have been ignored but would only make the impact slightly worse). HGV movements have been taken from SZC Northern Transport Forum presentations.

SID B1122 Location	From	To	Average Daily Traffic	Average SZC HGV	Non HGV Traffic	Non HGV Traffic Reduction	% Reduction
Theberton North	18-Feb-25	14-Jan-26	2,465	400	2,065	400	17.1%
	13-Feb-24	21-Jan-25	2,345	150	2,195	150	6.4%
	18-Feb-23	14-Jan-24	2,345	0	2,345	0	0.0%
Theberton South	21-Jan-25	17-Dec-25	2,403	400	2,003	400	16.2%
	14-Jan-24	20-Dec-24	2,396	150	2,246	150	6.1%
	19-Jan-23	15-Dec-23	2,473	0	2,473	0	0.0%

The reduction in non-SZC HGV traffic, compared to 2023 traffic volumes is consistent whether you look at traffic coming from the Leiston (Theberton South) or Middleton Moor (Theberton North) directions of slightly over 6% for 2024 and between 16% and 17% for 2025.

This reduction in passing trade has had a direct and detrimental impact on both pubs, whose viability has historically depended upon a combination of local patronage and tourism traffic.

We also note that Wild About Birds, another local business, has already closed due to reduced income and passing trade. This serves as a stark warning of the long-term economic consequences facing small rural enterprises within our parish.

Sizewell C has consistently promoted the narrative that the development would bring jobs, increased footfall and prosperity to the surrounding area. However, the lived experience within our parish is markedly different. While some parts of Suffolk may be seeing increased activity, our coastal communities are experiencing a decline in visitor numbers and our main source of income; tourism. A public house located west of Framlingham reported its busiest summer on record in 2025, clearly demonstrating that tourists are still travelling to Suffolk but not to the coastal areas most visibly affected by Sizewell C construction, road closures and vast landscape disruption.

The Lion Inn and The Eel's Foot are not merely commercial enterprises; they are essential community hubs. Our parish has no alternative equivalent spaces where residents can gather socially, host local events, support one another, or combat rural isolation. These establishments provide meeting spaces for clubs, community discussions,

informal support networks, and local celebrations. In a parish so heavily affected by large-scale infrastructure works, the importance of maintaining places that encourage support and wellbeing cannot be overstated.

The potential loss of either pub would represent far more than a commercial closure; it would be a devastating blow to the social fabric of Theberton and Eastbridge. Rural pubs across the country are already under immense pressure due to the cost-of-living crisis, rising energy costs, increased business rates and broader national economic challenges. To layer upon this a substantial and evidenced, project-related loss of trade without meaningful mitigation or support is immoral.

We therefore ask that Sizewell C reconsiders its position regarding financial support for The Lion Inn and The Eel's Foot in light of the clear and demonstrable loss of trade. That you can clarify the scope of the tourism fund and the reasons these directly affected businesses do not appear to be eligible and engage constructively with the Parish Council and the businesses concerned to reconsider appropriate and balanced mitigation.

Given that Theberton and Eastbridge continues to bear a disproportionate level of disruption from this nationally significant infrastructure project, it is only reasonable that the businesses most directly and adversely affected receive appropriate recognition and support.

We look forward to your considered response on this matter.

30 March 2026

Attention Councillor Stephen Brett, Chairman
Theberton and Eastbridge Parish Council

Dear Councillor Brett

Thank you for your letter of 15 February and for setting out the parish council's concerns.

I would like to take the opportunity to thank the parish council for its ongoing constructive engagement with the Sizewell C team and recent visit to site. I look forward to meeting you in the coming weeks.

We recognise how important it is for local businesses to remain accessible during construction activity. I have spoken with my Site Delivery Director regarding the points you raised, and he has reassured me that throughout the works, Sizewell C has taken care to ensure that access has been maintained. Alternative routes have been provided, and clearly signed diversions have been put in place. I have asked that the signage to show businesses are open as usual is further reinforced when road closures are required in the area.

Considering these arrangements, Sizewell C is not in a position to offer compensation. The works and associated access measures have been delivered in accordance with the commitments set out in the Development Consent Order, with continued access maintained throughout. A number of members of the Sizewell C team have visited both businesses to ensure they have the most up to date information on work being undertaken in the area.

With regards to the point raised about the Tourism Fund, this specific fund offers a range of support for businesses, including access to a new photo and video library which all tourism businesses can use for free to help with marketing and promotion. Funding has also been provided to The Suffolk Coast DMO for a new free membership category as well as outreach to provide support and networking. We provided the Eels Foot with the links to all of the above last year as well as to East Suffolk Council's Business Support Service, also funded by Sizewell C. Additional support and training for businesses, including website development and social media presence, will be rolled out this year, as well as grants for new or expanded events, destination development and marketing and PR.

Part of the Tourism Fund must be spent on monitoring to ensure spend is evidence led. Currently, monitoring data indicates that while construction awareness exists, there are no statistically significant evidenced effects from Sizewell C on visitation patterns at this stage. Instead, the current visitor research is being used proactively to enhance the resilience of the sector.

That said, Sizewell C remains keen to work positively with the parish council and the businesses concerned. As the project progresses, we want to ensure we are working collaboratively to identify and maximise opportunities for local businesses to benefit from the project wherever possible.

We would welcome further discussion on this and my Head of Regional External Affairs & Development and the Site Delivery Director are both available if you are happy to meet to explore practical ways of working together in support of the local community.

Yours sincerely

Nigel Cann
Chief Executive Officer
Sizewell C

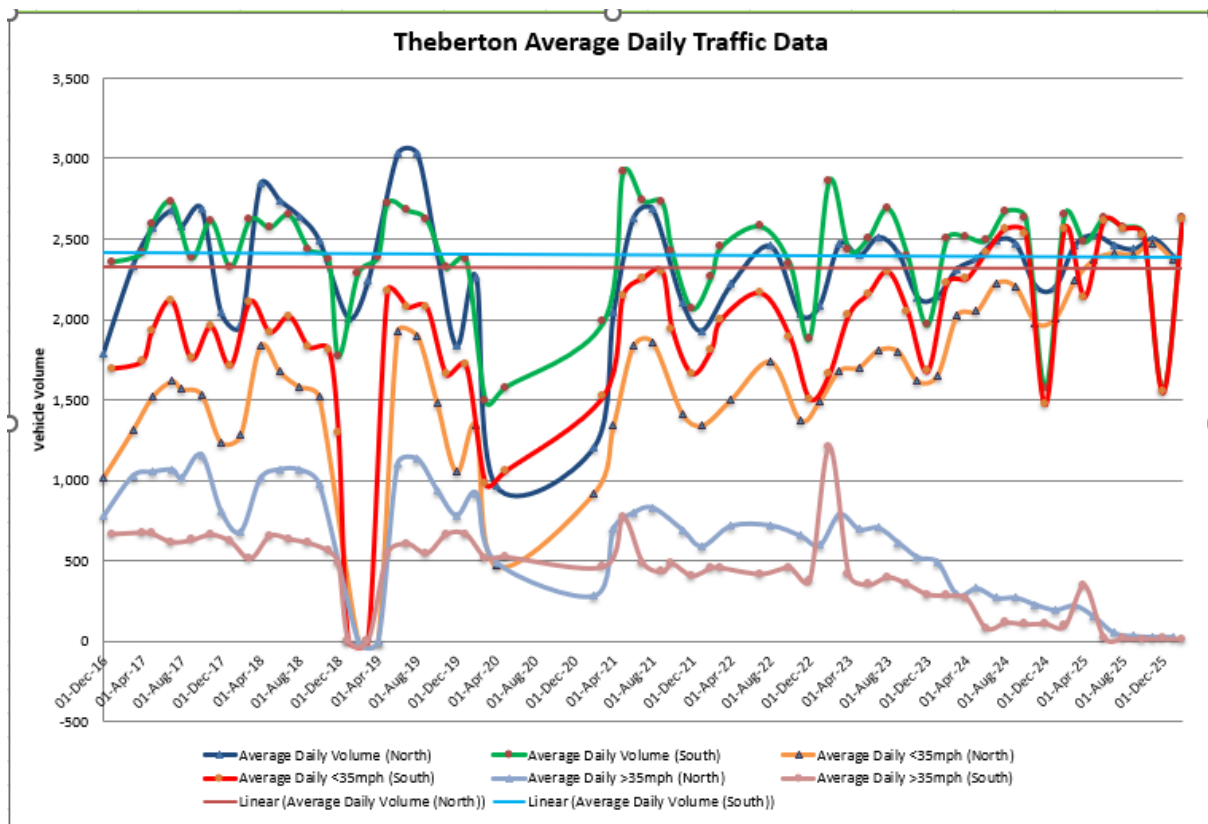
Theberton Speed Indicator Device Report 11th March 2026

The speed indicator device has been operational for ninety-seven ~20-day periods since 20th December 2016. It is placed at one end of the village or other at ~30-day intervals.

The **85th percentile speed*** is **37.9 mph** from North and **35.6mph** from South when they enter the village. These averages are over the whole period from December 2016.

The average speed cameras are now resulting in significantly lower speeds. **The slow reduction in the long term 85th percentile value for traffic comes with the fact that now only 0.3% of traffic from the South and 1.2% for the North was above 35mph compared to the long-term averages of 27.8% from the north and 18.1% from the south.**

The two almost parallel straight lines at about 2400 vehicle volumes represent the long-term trend of traffic volumes since the start of monitoring in December 2016. As you can see overall volumes are in a slight decline (2-3%) to current day, even with SZC traffic.



SID Start Date	18-Feb-25	22-Mar-25	22-Apr-25	20-May-25	18-Jun-25	18-Jul-25	16-Aug-25	13-Sep-25	16-Oct-25	15-Nov-25	17-Dec-25	14-Jan-26	13-Feb-26
Average Daily Volume (North)		2,464	2,478	2,526		2,464		2,439		2,503		2,395	2,628
Average Daily Volume (South)	2,652				2,627		2,573		2,535		1,555		
Total Vehicles (North)		49,273	47,072	48,000		46,816		46,336		47,561		45,495	49,930
Total Vehicles (South)	58,350				49,911		48,883		48,158		29,550		
Total Vehicles <35mph (North)		44,829	40,589	45,121		45,820		45,700		47,026		44,962	49,757
Total Vehicles <35mph (South)	56,369				49,596		48,676		47,964		29,349		
Total Vehicles >35mph (North)		4,444	6,483	2,879		996		636		535		533	173
Total Vehicles >35mph (South)	1,981				315		207		194		201		
Average Daily <35mph (North)		2,241	2,136	2,375		2,412		2,405		2,475		2,366	2,619
Average Daily <35mph (South)	2,562				2,610		2,562		2,524		1,545		
Average Daily >35mph (North)		222	152	152		52		33		28		28	9
Average Daily >35mph (South)	90				17		11		10		11		
85th percentile speed North (mph)		33.8	29.9	32.7		29.9		29.7		29.5		29.5	28.8
85th percentile speed South (mph)	29.8				28.8		28.8		28.8		28.8		
% <35mph (North)		91.0%		94.0%		97.9%		98.6%		98.9%		98.8%	99.7%
% <35mph (South)	96.6%		86.2%		99.4%		99.6%		99.6%		99.3%		
% >35mph (North)		9.0%		6.0%		2.1%		1.4%		1.1%		1.2%	0.3%
% >35mph (South)	3.4%		13.8%		0.6%		0.4%		0.4%		0.7%		

*The 85th Percentile is indicative of the speed that the majority of road users are travelling at.

Traffic Flow Changes Along the B1122 through Theberton due to SZC

The following table shows average traffic on the B1122 through Theberton for three annual periods, 2023, 2024 and 2025.

2023 can be considered to be the baseline when very little traffic would have been due to SZC HGV movements (LGV movements are small and have been ignored but would only make the impact slightly worse). HGV movements have been taken from SZC Northern Transport Forum presentations.

SID B1122 Location	From	To	Average Daily Traffic	Average SZC HGV	Non HGV Traffic	Non HGV Traffic Reduction	% Reduction
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The reduction in non-SZC HGV traffic, compared to 2023 traffic volumes is consistent whether you look at traffic coming from the Leiston (Theberton South) or Middleton Moor (Theberton North) directions of slightly over 6% for 2024 and between 16% and 17% for 2025.

This data was used in support of The Lion and Eels Foot Inn who have been in discussion with SZC over their exclusion from certain aspects of community support contained in the Deed of Obligation for the project.

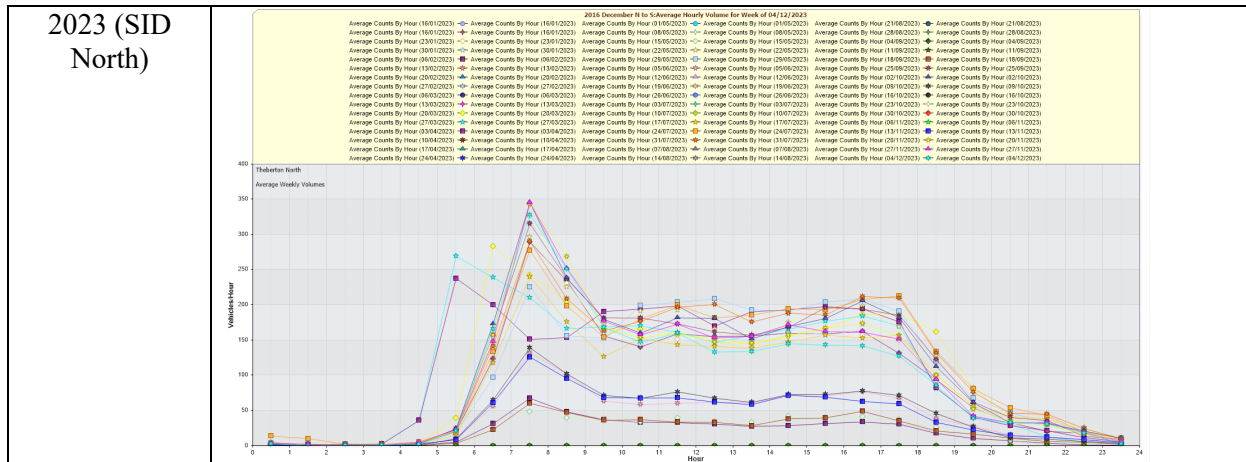
It is remarkable/surprising that there is not a significant overall increase in traffic on the B1122. However, when you factor in the reported HGV numbers from SZC, it is clear that there is actually less “normal” traffic using the B1122. This is, without doubt, attributable to drivers deciding to use the lanes in between the A12 and B1122 rather than use the B1122 with its 30mph average speed camera limit which has also resulted in significant damage to those roads and their verges.

SID North (Middleton Moor end)

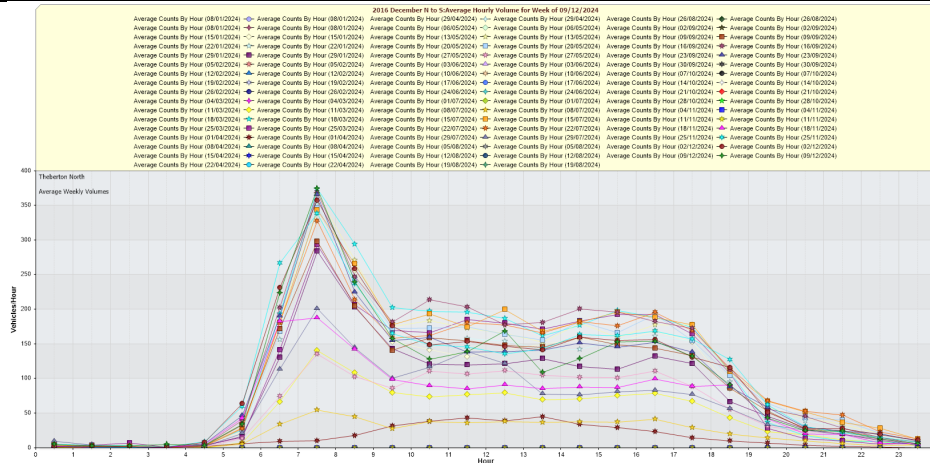
The three graphs below show average hourly traffic volumes approaching Theberton from Middleton Moor for the past three years (2023 through to the last SID download).

In the 2023 graph there are a couple of strange outliers in February, March and April where the traffic peak was earlier. This coincided with a SZB outage.

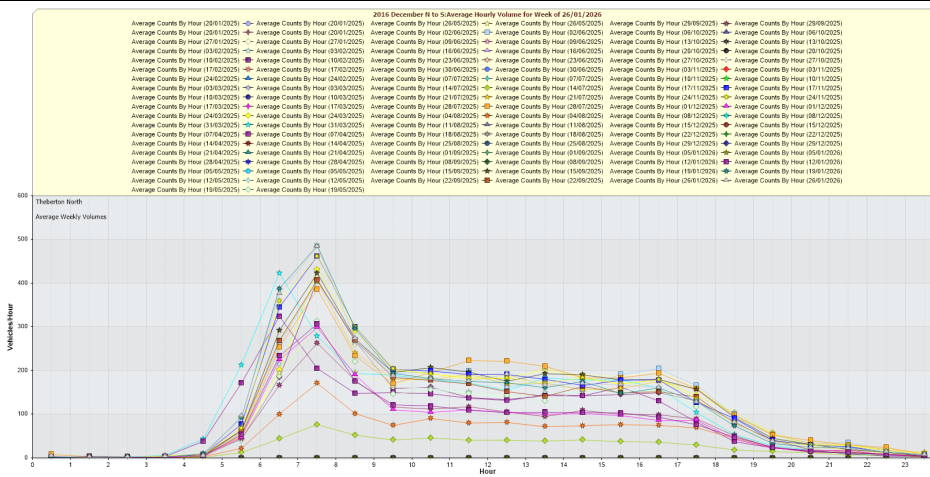
So, ignoring these, perhaps the most marked differences show that the whilst the normal peak flow is at about 7:30am, the 2025 graph shows that the overall peak has broadened and shows an increased peak flow rising to ~500 from ~350 at 7:30am but that at the end of the day the evening traffic has decreased slightly.



2024 (SID North)



2025 (SID North) to date



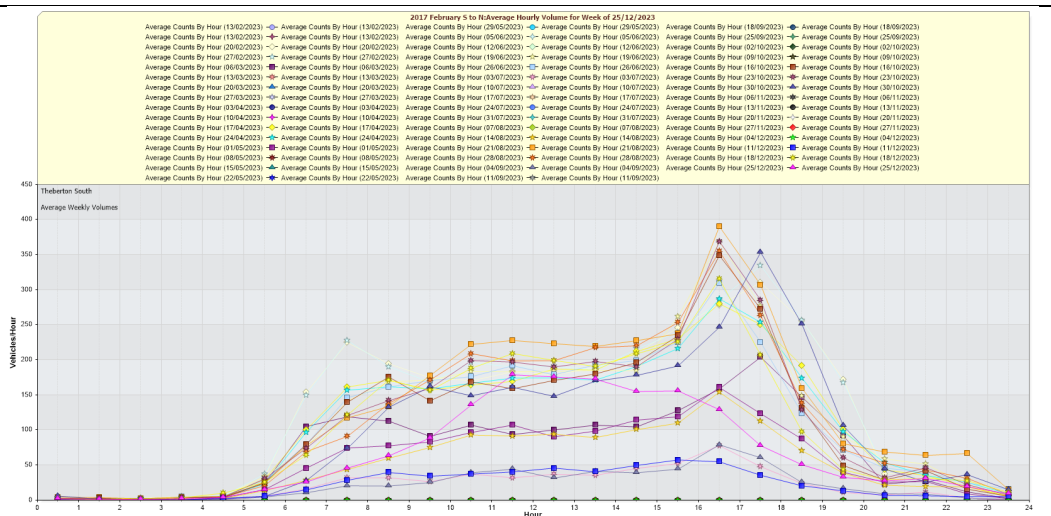
SID South (Moat Road end)

The three graphs below show average hourly traffic volumes approaching Theberton from Leiston for the past three years (2023 through to the last SID download).

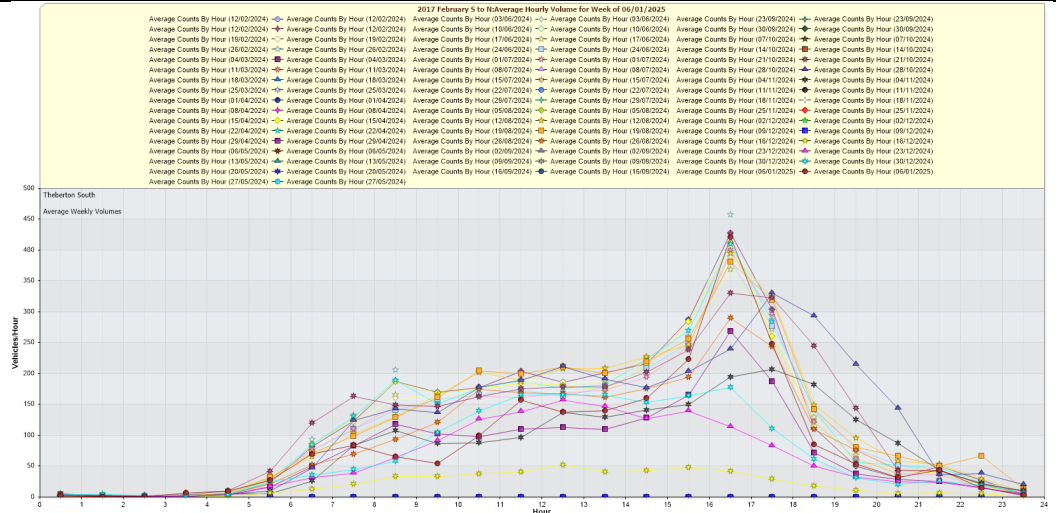
Once again, there is an impact from the SZB outage in February, March and April 2023 with a delayed peak at 5:30pm.

So, ignoring these, perhaps the most marked differences show that the whilst the normal peak flow is at about 4:30pm. In the same way that the morning traffic volume peak has broadened, the same is true for the evening traffic. The 2025 graph shows that the overall peak has broadened and shows an increased peak flow rising to ~480 from ~390 at 4:30pm.

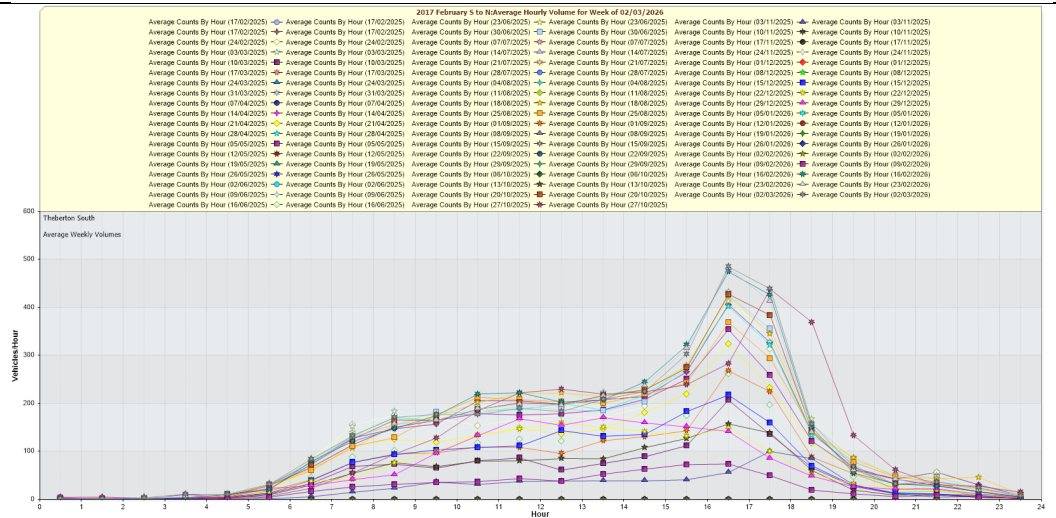
2023 (SID South)



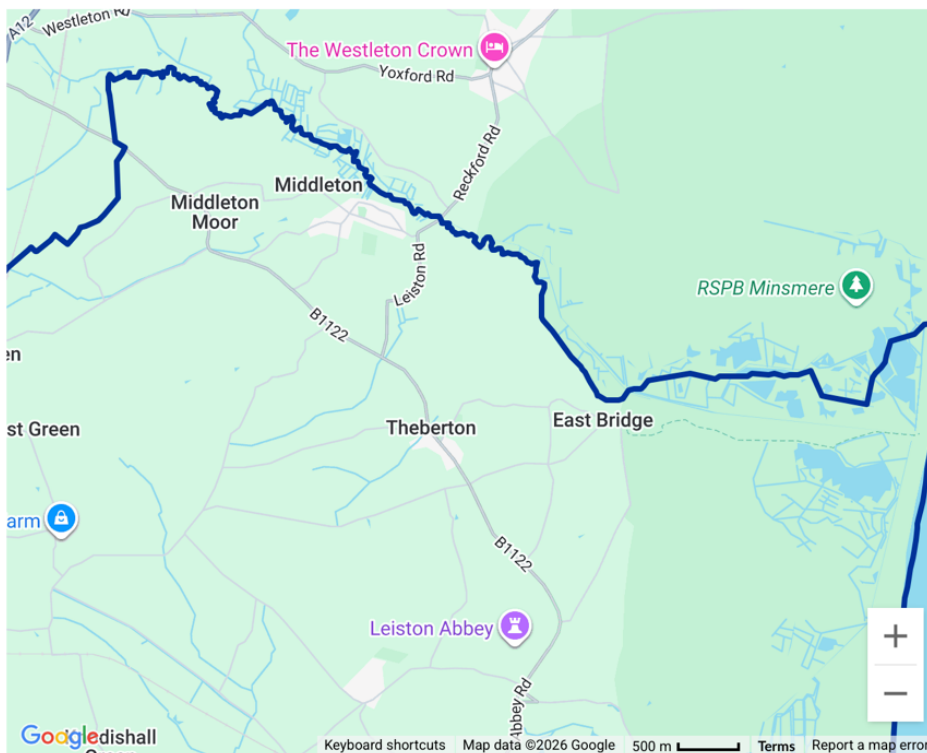
2024 (SID South)



2025 (SID South) to date



Appendix VIII – January Police Crime Report



All Crimes (67) ▼

January 2026 ▼

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