The Planning Inspectorate

The Planning Act 2008

Application for Development Consent for the Sea Link Project

Case Ref: EN020026

The Examining Authority's Note of an Unaccompanied Site Inspection

Background

The Examining Authority (ExA) undertook an unaccompanied site inspection (USI) to support the examination of an application for development consent for the proposed Sea Link Project (the application) on the afternoon of Thursday 26 June 2025.

The ExA carried out its USI from publicly accessible land (roads, footpaths and bridleways).

The USI was undertaken to view locations of primarily traffic and transport issues for the proposed development, such as proposed Heavy Goods Vehicle (HGV) routes and proposed access points.

Particulars of the Unaccompanied Site Inspection

The USI was undertaken by: Steven Rennie and Richard King from the environmental services team.

The USI was undertaken by car. Weather conditions were dry and sunny with a temperature circa 26 degrees centigrade. Weather conditions were suitable to appreciate long range views. The USI commenced at approximately 12:00 and finished at approximately 13:30. A list of the locations visited is attached at Annex A.

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Annex A: List of locations visited on the Unaccompanied Site Inspection on the afternoon of Thursday 26 June 2025

The ExA travelled by car through the centre of Saxmundham, along the High Street and Main Road (B1121) to the junction with the A12. The ExA then travelled north along the A12, observing this road as a proposed HGV route, until turning off and heading southeast at Yoxford onto Middleton Road – Yoxford Road (B1122). This route took the ExA through the village of Theberton and onto Leiston, where the ExA observed Leiston Abbey. The ExA then travelled south along the B1069 through Coldfair Green and observed the proposed access points off this road, reference S-AP-5 (S-BM03) and S-AP-6 (S-BM04). The ExA continued from this location south to the junction with the A1094 (a section of highway proposed to be used by HGVs), where the site visit ended.