



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 ('the 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 9 March 2026.

The ExA carried out its USI from publicly accessible land. The purpose of the site visit was to revisit some of the viewpoints without summer vegetation, observe highway conditions and listed buildings.

Particulars of the Site Visit

The visit was undertaken by: Steven Rennie and Nancy Thomas.

The visit was undertaken by car and on foot.

Weather conditions were dry and cloudy with a temperature circa 10 degrees centigrade. Weather conditions were overcast and foggy in places. The inspections commenced at approximately 14.00 and finished at approximately 17.00. A list of the locations visited is attached at Annex A.



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Annex A: List of locations visited on the USI on the afternoon of 9 March 2026

The ExA started the site visit at Saint Botolphs Church where the ExA observed the view over the River Alde Estuary.

The ExA then drove through Snape along the B1069 (Church Road) to the junction with the A1094 (Aldeburgh Road), where the ExA observed Saint John the Baptist Church and the junction of the A1094 and Sternfield Road. The ExA then travelled west along the A1094, across the roundabout junction onto Victoria Road in Aldeburgh. The ExA then travelled by car along Thorpe Road past The Scallop and the proposed beach access and on to Thorpeness. At Thorpeness the ExA observed the lake (Thorpeness Meare) from The Haven.

The ExA departed Thorpeness along the B1353, then observing Aldringham along the B1122 and on to Leiston. The ExA travelled along High Street, Valley Road and Station Road through Leiston. North of Leiston, the ExA turned off the B1122 and onto Eastbridge Road to observe some of the current Sizewell C works. The ExA then travelled by car along Bakers Lane and Onners Lane back to the B1122.

The ExA travelled along the B1122, with particular regard to the highway itself, all the way to Yoxford. At Yoxford the ExA observed the highway works being undertaken at the junction between the B1122 and the A12.

By car, the ExA travelled south along the A12 and then turned onto the B1119 (Rendham Road) in Saxmundham and then onto Mill Road, Chantry Road and through the signalised junction onto Church Hill. The ExA had particular regard to the highway conditions along this route and to the junction itself.

The ExA observed the views from viewpoints 2 and 20 across the River Fromus valley towards the converter station site. The ExA also observed the wider setting of Hurts Hall, the location of the proposed access off the B1121, and the location of the proposed bridge over the River Fromus.

The ExA travelled along the B1119 and observed viewpoints 1, 21 and 4. The ExA turned onto Fristonmoor Lane, where the ExA proceeded on foot and observed High House Farm listed building and viewpoints 6a and 6b.

The ExA returned to the B1119 and then turned south onto Grove Road, where the ExA observed the listed building Pattle's Farmhouse and viewpoint 7. The ExA observed an existing construction route crossing. The site inspection finished for the day in Friston.

The route is shown below:



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