



# **Preliminary Environmental Information Report Volume 2**

## **Appendix 28.1 Long List of Other Developments**

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**LionLink:**

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# 1 Long List of Other Developments

## 1.1 Introduction

1.1.1 The methodology for the long list of other developments (Stage 1) which have the potential to interact with the Proposed Scheme is presented in **Chapter 28 Cumulative Effects** of this Preliminary Environmental Information Report.

1.1.2 **Table 1.1** presents the long list of other developments.

Table 1.1: Long list of other developments

ID	Application Reference	Determining Authority	Name	Description	Onshore or Offshore	Distance from Draft Order Limits	Within ZOI	Tier	Date of application	Date of determination	Application status in August 2025	Progress to Stage 2?
<b>Nationally Significant Infrastructure Project</b>												
1	EN020026	Secretary of State	Sea Link	<p>The Sea Link Project comprises construction of a new converter station within 5km of the proposed Friston substation to be connected via High Voltage Alternating Current (HVAC) underground cables between the new converter station and the proposed Friston substation. The connection will continue via High Voltage Direct Current (HVDC) underground cables from the new converter station to the coast and will join the new offshore HVDC cable at Suffolk Coast. The new HVDC offshore cable will be approximately 130km long and will link with Kent Coast at Pegwell Bay. The connection of the offshore HVDC will then be made with the new proposed converter station within 5km of the existing Richborough Substation and then there will be an approximate 1km HVAC connection made directly onto the overhead line.</p>	Onshore	Crosses the DOL	Yes	1	23/04/2025	Awaited	Pre-examination	Yes
2	EN010078	Secretary of State	East Anglia TWO	<p>An offshore wind farm which could consist of up to 75 turbines, generators and associated infrastructure, with an installed capacity of up to 900MW, located 37km</p>	Onshore Offshore	Crosses the DOL 7.9km (transmission asset 3.9km)	Yes	1	25/10/2019	31/03/2022	Decided	Yes

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				from Lowestoft and 32km from Southwold. From landfall, the cables will be routed underground to an onshore substation which will in turn connect into the national electricity grid via a National Grid substation and cable sealing end compounds, the latter to be owned and operated by National Grid.								
3	EN010012	Secretary of State	Sizewell C	Sizewell C is a project to construct a 3.2GW nuclear power station near the village of Sizewell in Suffolk, England	Onshore Offshore	4km 9km	Yes	1	27/05/2020	20/07/2022	Decided	Yes
4	EN010079 Case ref: DCO/2020/00008	Secretary of State Marine Management Organisation	Norfolk Vanguard West	Norfolk Vanguard is a proposed offshore windfarm with an approximate capacity of 1800MW off the coast of Norfolk. The centre of Norfolk Vanguard West is 67km from the Bacton coast and 63km from the Gorleston coast at their nearest point. The centre of Norfolk Vanguard East is 98km from the Bacton coast and 86km from the Gorleston coast at their nearest point. Norfolk Vanguard West is approximately 295km <sup>2</sup> , Norfolk Vanguard East being 297km <sup>2</sup> .	Offshore	100m (transmission asset 500m)	Yes	1	08/06/2018 02/11/2020	11/02/2022	Granted Permission	Yes
5	EN010087 Case ref: DCO/2020/00002	Secretary of State Marine Management Organisation	Norfolk Boreas	Offshore Wind Farm (Power Station) - Maximum Capacity 1.8GW also associated infrastructure required to export the electricity to the National Grid substation at Necton in Norfolk	Offshore	300m (transmission asset crosses DOL)	Yes	1	11/06/2019 13/02/2017	10/12/2021	Granted Permission	Yes
6	EN010077	Secretary of State	East Anglia ONE North	An offshore wind farm which could consist of up	Offshore	1.5km	Yes	1	15/10/2019	31/03/2022	Granted Permission	Yes

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				to 67 turbines, generators and associated infrastructure, with an installed capacity of up to 800MW, located 36km from Lowestoft and 42km from Southwold. From landfall the cables will be routed underground to an onshore substation, which will in turn connect into the national electricity grid via a National Grid substation and cable sealing end compounds, the latter to be owned and operated by National Grid.								
7	Rijkswaterstaat Ministry of Infrastructure and Water Management, Netherlands Noordzeeloket	Gebied 1 Noord (1-n)/ Nederwiek		Nederwiek offshore wind farm zone, specifically the northern part of its first designated area, located off the coast of the Netherlands.	Offshore	700m	Yes	1		Pending Consideration	Yes	
8	Rijkswaterstaat Ministry of Infrastructure and Water Management, Netherlands Noordzeeloket	Gebied 1 Zuid (1-z)		Offshore wind farm zone in the Netherlands' North Sea.	Offshore	9.0km	Yes	1		Pending Consideration	Yes	
9	Case ref: DCO/2020/00009	Marine Management Organisation	North Vanguard East Transmission Asset	High-voltage direct current (HVDC) system designed to transport electricity generated by the Norfolk Vanguard East offshore wind farm to shore in the UK.	Offshore	Crosses DOL	Yes	1	02/11/2020	Granted Permission	Yes	
10	Secretary of State	BT North Sea		Telecommunication cables.	Offshore	Crosses DOL	Yes	1		Pending Consideration	Yes	
11	SI NO. 2017/826	Secretary of State	East Anglia THREE		Offshore	15km	Yes	1		07/08/2017	Granted Permission	Yes
12			Helios Energy Park	A 249.9 MWac Energy Park, comprising ground-mounted solar and Battery Energy Storage System	Onshore	Unknown	Unknown	3				To be determined at ES stage, when more environmental data becomes

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											available for this scheme.	
TBC	Secretary of State	North Suffolk Reservoir	Construction and operation of a reservoir in North Suffolk, which includes buried pipelines to transport water from nearby rivers to the reservoir and from the reservoir to a water treatment plant, as well as the expansion of the existing Barsham Water Treatment Works, or a new water treatment works.	Onshore	Unknown	Unknown	3				To be determined at ES stage, when more environmental data becomes available for this scheme.	
TBC	Secretary of State	Suffolk Water Recycling, Transfer and Storage	The development of a new Advanced Water Recycling Plant, capable of producing 11 million litres per day of purified recycled water, and strategic network enhancements.	Onshore and Offshore	Crosses the DOL	Yes	3				To be determined at ES stage, when more environmental data becomes available for this scheme.	
<b>Transport and Works Act Orders</b>												
13	Not applicable	Secretary of State	Suffolk level crossing reduction: Transport and Works Act Order	The order will authorise powers to carry out works for the closure of 8 public and private level crossings and to downgrade the rights of way over one crossing from a byway open to all traffic to a bridleway in the county of Suffolk.	Onshore	Multiple locations	Yes	1	24/03/2017	11/12/2020	Granted Permission	Yes
<b>Minerals and Waste Applications</b>												
14	W/13/2919/VOC2	Suffolk	Wangford Quarry Hill Road Wangford Suffolk NR34 8AR	Variation of Condition 26 (Restoration – Plant Site) of permission W/13/2919/VOC (extraction and restoration application at quarry site)	Onshore	3.7km	Yes	1	03/01/2024	26/01/2024	Granted Permission	Yes
15	SCC/0108/2 2SC	Suffolk	Sizewell A Power Station, Sizewell Power Station Road,	Importation of low level radioactive waste from Bradwell Nuclear Licensed Site for	Onshore	5.82km	Yes	1	30/09/2022	24/10/2022	Granted Permission	Yes

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			Sizewell, Leiston, Suffolk, IP16 4UE.	monitoring, sorting and packaging for disposal off-site								
16	SCC/0052/21SC	Suffolk	Pitfield Butchers Road Kelsale Cum Carlton IP17 2PG	Partial infilling of a disused sandpit with inert soils	Onshore	2.4km	Yes	1	07/06/2021	10/06/2021	Granted Permission	No - Construction complete therefore considered in baseline.
17	SCC/0118/24W	Suffolk	Reydon AD Plant Adnams Eco Distribution Centre Halesworth Road Reydon Southwold Suffolk IP18 6SG	Demolition of existing anaerobic digestion facility and the construction and operation of an anaerobic digestion facility and associated infrastructure	Onshore	2.5km	Yes	1	10/12/2024	18/06/2025	Granted Permission	Yes
<b>Town and Country Planning Application</b>												
18	DC/23/4492/FUL	East Suffolk	Marsh View Farm Westleton Road Darsham Saxmundham Suffolk IP17 3BP	The installation of an array solar photovoltaic panels in a field to the rear of the farmhouse at Marsh View Farm, Westleton Road, Darsham.	Onshore	1m	Yes	1	20/11/2023	19/12/2023	Granted Permission	To be determined at ES stage. Construction commenced.
19	DC/23/1217/FUL	East Suffolk	Plot Adjacent Hedgerows Aldeburgh Road Aldringham Suffolk	New private dwelling on plot adjacent to Hedgerows, Aldeburgh Road, Aldringham Cum Thorpe	Onshore	7m	Yes	1	22/03/2023	06/11/2023	Granted Permission	Yes
20	DC/23/2920/OUT	East Suffolk	6 Burchs Close Knodishall Suffolk IP17 1XG	Outline Application (Some Matters Reserved) - Use of land for the erection of 5 dwellings	Onshore	1m	Yes	1	24/07/2023	25/10/2023	Granted Permission	Yes
21	DC/22/3582/FUL	East Suffolk	Laurel Lodge Bungalow Laurel Farm Road Wenaston With Mells Hamlet Halesworth Suffolk IP19 9EL	Replacement dwelling	Onshore	2m	Yes	1	08/09/2022	29/11/2022	Granted Permission	No - Construction complete therefore to be considered in baseline.
22	DC/24/2069/FUL	East Suffolk	The Dell Golf Lane Aldeburgh Suffolk IP15 5PY	Erection of a new dwelling	Onshore	4m	Yes	1	05/06/2024	10/09/2024	Granted Permission	No - Construction complete therefore to be considered in baseline.
23	DC/22/1964/FUL	East Suffolk	Land Adjacent To Suffolk Lodge Fitches	Erection of barn	Onshore	9m	Yes	1	11/05/2022	29/07/2022	Granted Permission	Yes

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Lane Aldringham Cum Thorpe Suffolk												
24	DC/24/3444 /OUT	East Suffolk	Land At Bickers End Blyford Lane Wenhampton With Mells Hamlet Halesworth Suffolk IP19 9BU	Outline Application (with access unreserved) for a development to comprise three "self-build" dwellings with associated garages, car parking and other associated works	Onshore	40m	Yes	1	24/09/2024	Awaiting Decision	Pending Consideration	To be determined at ES stage. Construction commenced.
25	DC/20/2528 /FUL	East Suffolk	The Caravan & Camping Park Mill Hill Farm Westleton Road Darsham Suffolk IP17 3BS	Extend operating period of pitches 29-108 (east side of site) to year round occupation, excluding the period 1st January to 14th February.	Onshore	90m	Yes	1	08/07/2020	05/11/2020	Granted Permission	No - Construction complete therefore to be considered in baseline.
26	DC/24/4546 /OUT	East Suffolk	Land At School Road Knodishall Suffolk IP17 1TT	Outline Application (All Matters Reserved) - Except access comprising 16 dwellings (5 affordable)	Onshore	110m	Yes	1	20/12/2024	Awaiting Decision	Pending Consideration	Yes
27	DC/22/1936 /FUL	East Suffolk	Site Adjacent Woodpeckers 13 Linden Road Aldeburgh Suffolk IP15 5JQ	Proposed detached bungalow	Onshore	120m	Yes	1	10/05/2022	12/08/2022	Granted Permission	Yes
28	DC/22/0869 /OUT	East Suffolk	17 Linden Road Aldeburgh Suffolk IP15 5JQ	Replacement Dwelling House	Onshore	160m	Yes	1	04/03/2022	04/05/2022	Granted Permission	No - Construction complete therefore to be considered in baseline
29	DC/25/1178/ FUL	East Suffolk	Saltmarshes Lodge Road Walberswick Southwold Suffolk IP18 6UP	Erection of Timber Frame Store	Onshore	100m	Yes	1	18/04/2025	19/05/2025	Granted Permission	Yes
30	DC/25/1043 /FUL	East Suffolk	4 Moorside Walberswick Southwold Suffolk IP18 6TE	New two storey side extension to form utility, hallway and increase bedroom 1. New ground floor front extension to form kitchen/dining room and improve thermal performance. Extend second floor bedroom wc to form ensuite with new dormer window to rear.	Onshore	100m	Yes	1	11/04/2025	06/05/2025	Granted Permission	Yes

ID	Application Reference	Determining Authority	Name	Description	Onshore or Offshore	Distance from Draft Order Limits	Within ZOI	Tier	Date of application	Date of determination	Application status in August 2025	Progress to Stage 2?
31	DC/25/1559 /FUL	East Suffolk	Green Farm Brussels Green Darsham Saxmundham Suffolk IP17 3RN	Retrospective construction of grain store and stable building	Onshore	230m	Yes	1	11/04/2025	11/06/2025	Granted Permission	Yes
32	DC/25/1401/ FUL	East Suffolk	Herons Church Field Walberswick Southwold Suffolk IP18 6TG	Replace existing dwelling with new sustainable dwelling (Self Build) and landscaped gardens	Onshore	250m	Yes	1	31/03/2025	Awaiting decision	Pending Consideration	Yes
33	DC/24/0555 /FUL	East Suffolk	Longwood Church Field Walberswick Southwold Suffolk IP18 6TG	Construction of a 2-bay Cart Lodge	Onshore	250m	Yes	1	13/02/2024	11/06/2024	Granted Permission	Yes
34	DC/23/0192 /FUL	East Suffolk	Beulah 47 Wangford Road Reydon Suffolk	Demolition of the existing bungalow dwelling house and replacement with 2no. new 2 storey dwelling houses and garages (re-submission of DC/22/2018/FUL)	Onshore	250m	Yes	1	16/01/2023	02/03/2023	Granted Permission	Yes
35	DC/22/2018 /FUL	East Suffolk	Beulah 47 Wangford Road Reydon Suffolk IP18 6PZ	Demolition of the existing bungalow dwelling house and replacement with 2no. new 2 storey dwelling houses and garages.	Onshore	250m	Yes	1	16/05/2022	14/09/2022	Granted Permission	Yes
36	DC/23/4267 /FUL	East Suffolk	Blackthorn Reach Saxmundham Road Aldeburgh Suffolk IP15 5PG	Demolition of existing house and construction of new low carbon 2 storey dwelling and outbuildings.	Onshore	260m	Yes	1	03/11/2023	31/01/2024	Granted Permission	No - Construction complete therefore to be considered in baseline
37	DC/24/1643 /CON	East Suffolk	The Southwold Harbour Revision Order Southwold Suffolk	HRO/2022/0003 - This application is for a harbour revision order to be made under the powers conferred on the Secretary of State for Transport by section 14 of the Harbours Act 1964 which are delegated to the MMO by the Harbours Act 1964 (Delegation of Functions) Order 2010 (S.I. 2010/674).	Onshore and Offshore	280m	Yes	1	04/05/2024	18/06/2024	Granted Permission	Yes
38	DC/22/1189/ FUL	East Suffolk	Wayland Cottage The Street Walberswick	Construction of new sustainable dwelling and modified access	Onshore	280m	Yes	1	28/03/2022	17/01/2023	Granted Permission	No - Construction complete therefore to be

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				Southwold Suffolk IP18 6UG								considered in baseline.
39	DC/24/0334 /FUL	East Suffolk	Land Between Somewhere And Farthings Angel Lane Blythburgh Halesworth	Phased Development of two homes, creation of a new vehicular access and associated landscaping.	Onshore	290m	Yes	1	30/01/2024	07/02/2024	Granted Permission	Yes
40	DC/23/1264 /FUL	East Suffolk	Land And Premises At Darsham House Wash Lane Darsham Suffolk	Art installation in parkland setting.	Onshore	370m	Yes	1	24/03/2023	10/07/2023	Granted Permission	No - Construction complete therefore to be considered in baseline.
41	DC/23/4487 /FUL	East Suffolk	Toft Saxmundham Road Aldeburgh Suffolk IP15 5PG	Demolition of Existing Dwelling and Erection of a New Replacement Dwelling, Outbuildings and Boathouse and Associated Works.	Onshore	380m	Yes	1	21/11/2023	05/09/2024	Granted Permission	Yes
42	DC/24/2944 /FUL	East Suffolk	70 Wangford Road Reydon Southwold Suffolk IP18 6NX	Construction of a new 3 bedroom detached dwelling (Use Class C3)(Self Build)	Onshore	300m	Yes	1	16/08/2024	13/01/2025	Granted Permission	Yes
43	DC/24/4399 /FUL	East Suffolk	Waitrose Supermarket Church Street Saxmundham Suffolk IP17 1EP	Installation of new and replacement plant	Onshore	420m	Yes	1	10/12/2024	04/02/2025	Granted Permission	Yes
44	DC/22/0076 /FUL	East Suffolk	32 High Street Saxmundham Suffolk IP17 1AB	Construction of replacement building to provide 3 no. dwellings - change of use- retain shop, associated works. Previous consents ref C10/2793- C10/2794, DC/14/0507/FUL	Onshore	460m	Yes	1	10/01/2022	25/03/2022	Granted Permission	To be determined at ES stage. Construction commenced.
45	DC/25/1830 /EIA	East Suffolk	Part Fields East And South Of Grove Wood Grove Road Knodishall Suffolk	EIA Screening Opinion - Revised application - For balanced cut and fill earth moving operation to create a reservoir to store storm water and collector	Onshore	480m	Yes	3	02/05/2025	21/05/2025	Proposal is not EIA Development	Yes
46	DC/22/2364 /FUL	East Suffolk	Cornfield Mews 6A Stradbroke Road Southwold Suffolk IP18 6LQ	Replacement Dwelling	Onshore	480m	Yes	1	13/06/2022	13/12/2023	Granted Permission	Yes

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47	DC/25/1934 /AGO	East Suffolk	Theberton Hall Farm Theberton Hall Farm Lane Theberton Leiston Suffolk IP16 4SE	Prior Notification (Agricultural) - Agricultural Building	Onshore	490m	Yes	1	14/05/2025	11/06/2025	Granted Permission	Yes
48	DC/24/0624 /FUL	East Suffolk	High Lodge Haw Wood Hinton Suffolk IP17 3QT	Extend café/restaurant; new reception entrance to café & reception; new lobby entrance to Champion Suite; PV panels; replacement doors & windows.	Onshore	0.54km	Yes	1	21/02/2024	17/04/2024	Granted Permission	Yes
49	DC/22/2986 /FUL	East Suffolk	Birds Farm House The Fens Aldringham Cum Thorpe Leiston Suffolk IP16 4QR	14x410w solar panels, mounted on freestanding ballasted PV mounting system, with 5kw Hybrid Inverter and 5.2kw battery storage.	Onshore	0.57km	Yes	1	27/07/2022	08/11/2022	Granted Permission	Yes
50	DC/22/4128 /FUL	East Suffolk	Plomesgate Warren Hill Lane Aldeburgh Suffolk IP15 5QB	Demolition of dormer bungalow and erection of 2 no. passive house dwellings	Onshore	0.66km	Yes	1	19/10/2022	12/04/2023	Granted Permission	Yes
51	DC/20/4709 /OUT	East Suffolk	Outline Application (Some Matters Reserved) - Demolition of a dwelling and an outline application for up to 15 homes with full details submitted of the vehicular access.	Outline Application (Some Matters Reserved) - Demolition of a dwelling and an outline application for up to 15 homes with full details submitted of the vehicular access.	Onshore	0.68km	Yes	1	19/11/2020	31/03/2022	Granted Permission	To be determined at ES stage. Construction commenced.
52	DC/21/2503 /OUT	East Suffolk	Land South Of Forge Close Benhall Saxmundham Suffolk	Outline Application with Some Matters Reserved - Erection of up to 41 dwellings (with details of access to be considered)	Onshore	0.75km	Yes	1	21/05/2021	awaiting decision	Pending Consideration	Yes
53	DC/25/0385 /BNLEG	East Suffolk	Darsham Hall Farm Hall Lane Darsham Saxmundham Suffolk IP17 3PR	Use of land for Biodiversity Net Gain Habitat Bank Site	Onshore	0.83km	Yes	1	30/01/2025	Awaiting Decision	Pending Consideration	Yes
54	DC/20/3142 /FUL	East Suffolk	High Lodge Leisure Darsham Road Hinton Blyburgh Saxmundham Suffolk IP17 3QT	Redevelopment of golf course and vacant paddock land for the siting of 170 holiday lodges, 3 tree houses, new Facilities Building, Maintenance and	Onshore	0.99km	Yes	1	17/08/2020	23/02/2021	Granted Permission	No - Construction complete therefore to be considered in baseline.

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				Housekeeping Building, car parking and associated highway works.								
55	DC/25/2596 /FUL	East Suffolk	The Meadow Childrens Centre Seaman Avenue Saxmundham Suffolk IP17 1DZ	Removal of existing pre-fab Portacabin and replaced with new single storey flat roof extension to main building form two new child care rooms.	Onshore	0.9km	Yes	1	01/07/2025	Awaiting decision	Pending Consideration	Yes
56	DC/24/4367 /FUL	East Suffolk	Agricultural Land Between River Fromus And B1121 Saxmundham Suffolk	Change of Use From Agricultural Land to Dog Walking and Exercising Facility and Formation of Vehicular Access	Onshore	0km	Yes	1	06/12/2024	18/02/2025	Granted Permission	Yes
57	DC/24/3253 /HDG	East Suffolk	Trust Farm Leiston Road Middleton Saxmundham Suffolk IP17 3LZ	Following construction of Sizewell Link Road, the applicant needs to remove three hedgerows (A-B, C-D, E-F) to amalgamate the various affected fields to ensure that farming operations can continue in a profitable way and not result in large losses because post construction remnant field areas are too small to be farmed economically.	Onshore	0km	Yes	1	10/09/2024	19/11/2024	Granted Permission	Yes
58	DC/24/2824 /FUL	East Suffolk	Lymballs Farm Lymballs Lane Westleton Saxmundham Suffolk IP17 3QH	Conversion of redundant agricultural buildings to provide a single dwelling house and erection of new cartlodge.	Onshore	0km	Yes	1	07/08/2024	05/02/2025	Granted Permission	Yes
59	DC/24/1163/ FUL	East Suffolk	Land At Title Road Middleton Suffolk	Change of use of land to eco-camping site for 5 units including ancillary storage building, new access and landscaping	Onshore	0km	Yes	1	27/03/2024	05/02/2025	Granted Permission	Yes
60	DC/24/1057 /FUL	East Suffolk	Land North Of Fristonmoor Barn Fristonmoor Lane Knodishall Saxmundham Suffolk IP17 1XD	Installation of a ground-mounted solar array and associated battery-switch room.	Onshore	0km	Yes	1	20/03/2024	15/05/2024	Granted Permission	No - Construction complete therefore to be considered in baseline
61	DC/23/2186 /OUT	East Suffolk	Harebell 8 Three	Outline Application (All Matters Reserved) -	Onshore	0km	Yes	1	01/06/2023	26/07/2023	Granted Permission	Yes

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			Marsh Lane Reydon Suffolk IP18 6NP	Construction of detached single storey dwelling								
62	DC/23/1350 /FUL	East Suffolk	Union Farm Station Road Bulcamp Blythburgh Suffolk IP19 9LD	Proposed development comprising the creation of a wetland scrape in the freshwater grazing marshes at union farm. The scrape will have a surface area of approximately 2100 square metres, and a maximum depth of 50cm in the centre of the scrape. The u	Onshore	0km	Yes	1	30/03/2023	21/07/2023	Granted Permission	Yes
63	DC/23/1253 /FUL	East Suffolk	Hill Farm Harrow Lane Theberton Leiston Suffolk IP16 4TF	Erection of one agricultural workers dwelling and detached garage	Onshore	0km	Yes	1	23/03/2023	17/07/2023	Granted Permission	Yes
64	DC/23/0548 /FUL	East Suffolk	Land Adjacent 175 Saxmundham Road Aldeburgh Suffolk	Construction of one new dwelling	Onshore	0km	Yes	1	10/02/2023	09/06/2023	Granted Permission	Yes
65	DC/23/0415 /AGO2	East Suffolk	Land To The South East Of The Wilderness Darsham Road Westleton Suffolk	Prior Notification (Agricultural) - A balanced cut and fill earth moving operation to create a winter storage irrigation reservoir. The reservoir will be made water proof by engineering the clay found beneath the site. No materials will be brought onto or removed from site.  The project would fall within the ambit of the Reservoirs Act safety legislation.  Why necessary for agriculture: Ward Farming Ltd and N J Bacon (Farms) grow vegetables including Potatoes, Onions, Spinach, Lettuce and Carrots on the east Suffolk coast. Our coastal	Onshore	0km	Yes	1	01/02/2023	13/06/2023	Granted Permission	To be determined at ES stage. Construction commenced.

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				<p>location and sandy soils allow us to provide high quality early season vegetable crops which are key to meeting demands of our supermarket customers.</p> <p>It is simply not possible to produce these crops without irrigation. As the climate changes, and we see longer dryer spells this is increasingly important. These dryer spells also coincide with flashier rainfall periods and we recognise the need to abstract high flow water from rivers and drainage channels in order to store this water for application to crops during the spring and summer growing season.</p> <p>The proposed reservoir at Grange Farm, Westleton will allow us to store water abstracted during the winter months from the Minsmere New Cut for later use on crops on land we have recently purchased in this area.</p> <p>Why designed for agriculture: The reservoir is situated centrally to the command area for irrigation, facilitating distribution to an underground system if irrigation mains and hydrants in each field to be irrigated.</p>								
66	DC/22/4829 /FUL	East Suffolk	Land At Mill Road	Erection of new dwelling	Onshore	0km	Yes	1	09/12/2022	Awaiting Decision	Pending Consideration	Yes

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Friston Suffolk IP17 1PH												
67	DC/22/4547 /FUL	East Suffolk	Plomesgate Warren Hill Lane Aldeburgh Suffolk IP15 5QB	Replacement dwelling and outbuildings	Onshore	0km	Yes	1	18/11/2022	10/02/2023	Granted Permission	No - Construction complete therefore to be considered in baseline.
68	DC/22/4014 /EIA	East Suffolk	Aldeburgh Golf Club Saxmundham Road Aldeburgh Suffolk IP15 5PE	EIA Screening Opinion - respect of new golf holes to existing course	Onshore	0km	Yes	3	10/10/2022	23/03/2023	Proposal is EIA Development	Yes
69	DC/22/3387 /FUL	East Suffolk	3 West House Farm Cottages Saxmundham Road Theberton Leiston Suffolk IP16 4TH	Demolition of dwellings and attached outbuilding and construction of a single dwelling with garage.	Onshore	0km	Yes	1	26/08/2022	18/11/2022	Granted Permission	Yes
70	DC/22/2747 /FUL	East Suffolk	Micropress Ltd Fountain Way Reydon Southwold Suffolk IP18 6SZ	At present the main factory building on the site is separated from the Paper Store by an open yard area. The proposals seeks to join the two sections of the factory together in order to create more internal space to cope with the needs of this expanding	Onshore	0km	Yes	1	11/07/2022	01/12/2022	Granted Permission	Yes
71	DC/22/1986 /FUL	East Suffolk	Brookside Lodge Yoxford Road Middleton Saxmundham Suffolk IP17 3LU	Install solar panels.	Onshore	0km	Yes	1	13/05/2022	07/09/2022	Granted Permission	Yes
72	DC/22/0138 /FUL	East Suffolk	2 School Cottages Dunwich Road Blythburgh Halesworth Suffolk IP19 9LZ	Detached dwelling and cartlodge and new access	Onshore	0km	Yes	1	13/01/2022	01/06/2022	Granted Permission	Yes
73	DC/21/5536 /OUT	East Suffolk	Field Off Elms Lane Wangford Suffolk	Outline Application (Some Matters Reserved) - Erection of 20 residential Units	Onshore	0km	Yes	1	09/12/2021	07/06/2024	Granted Permission	Yes

ID	Application Reference	Determining Authority	Name	Description	Onshore or Offshore	Distance from Draft Order Limits	Within ZOI	Tier	Date of application	Date of determination	Application status in August 2025	Progress to Stage 2?
74	DC/21/5475 /FUL	East Suffolk	Red House Farm The Street Sternfield IP17 1NG	Proposed agricultural storage barn	Onshore	0km	Yes	1	06/12/2021	28/02/2022	Granted Permission	No - Construction complete therefore to be considered in baseline
75	DC/21/5310/ FUL	East Suffolk	Hill Farm The Street Sternfield IP17 1NG	Agricultural Building	Onshore	0km	Yes	1	24/11/2021	03/02/2023	Granted Permission	No - Construction complete therefore to be considered in baseline
76	DC/21/5112/ FUL	East Suffolk	Blinkers Seven Acres Lane Walberswick Southwold Suffolk IP18 6UL	Replacement Dwelling	Onshore	0km	Yes	1	11/11/2021	02/02/2022	Granted Permission	To be determined at ES stage. Construction commenced.
77	DC/21/3252 /FUL	East Suffolk	Hurts Hall South Entrance Saxmundham Suffolk IP17 1ER	The erection of a single storey Tennis Pavilion within the curtilage of the listed building, Hurt's Hall.	Onshore	0km	Yes	1	06/07/2021	27/09/2021	Granted Permission	No - Construction complete therefore to be considered in baseline
78	DC/22/2465 /FUL	East Suffolk	Land At Seaman Avenue Saxmundham Suffolk IP17 1DZ	Hybrid planning application for 29 dwellings. This includes full planning application for 12 supported dwellings with staff accommodation, new roadway, SUDS and new shared footpath and cycle track, and outline consent for 18 dwellings. Demolition of Fro	Onshore	1.06km	Yes	1	20/06/2022	21/03/2025	Granted Permission	Yes
79	DC/23/0344 /EIA	East Suffolk	Proposed Pipeline Between High Lodge And Halesworth Road Sibton Saxmundham Suffolk	EIA - Proposed development of a new pipeline between High Lodge and Halesworth Road	Onshore	1.15km	Yes	1	26/01/2023	03/03/2023	Proposal is not EIA Development	Yes
80	DC/21/5742 /OUT	East Suffolk	Carlton Park Industrial Estate Ronald Lane Kelsale Cum Carlton Suffolk	Outline - Erection of 10 no. commercial units consisting of Class E (offices, light industrial and cafes), B2 (general industrial) and B8 (storage and distribution) with access, layout and landscaping to be considered	Onshore	1.23km	Yes	1	23/12/2021	26/08/2022	Granted Permission	Yes

ID	Application Reference	Determining Authority	Name	Description	Onshore or Offshore	Distance from Draft Order Limits	Within ZOI	Tier	Date of application	Date of determination	Application status in August 2025	Progress to Stage 2?
81	DC/22/2049 /FUL	East Suffolk	Coastguard Cottages Minsmere Road Dunwich Suffolk IP17 3DJ	Installation of new sewage treatment plant in order to achieve consistency with a revised Environmental Permit complete with strict control over the rate of final discharge.	Onshore	1.30km	Yes	1	19/05/2022	23/09/2022	Granted Permission	No - Construction complete therefore to be considered in baseline.
82	DC/19/2461/ FUL	East Suffolk	Park Farm London Road Thorington Suffolk	Proposed extension to existing poultry farm (EIA development) comprising erection of 3 poultry barns, weighbridge and lodge and ancillary parts and associated landscaping.	Onshore	1.32km	Yes	1	18/06/2019	12/09/2019	Granted Permission	No - Construction complete therefore to be considered in baseline.
83	DC/22/2273 /FUL	East Suffolk	Land To The East Of Lower Abbey Farm Eastbridge Road Leiston Suffolk	Creation of wetland habitat for wildlife on land in the vicinity of lower abbey farm within the EDF Sizewell Estate. The habitat will comprise reedbed, open water and ditches surrounded by tussocky grassland. Part of the reedbed will be managed to create	Onshore	1.35km	Yes	1	06/06/2022	01/09/2022	Granted Permission	Yes
84	DC/22/1965 /FUL	East Suffolk	Kenton Hills Lovers Lane Leiston Suffolk	Creation of two artificial badger setts in Kenton Hills	Onshore	1.48km	Yes	1	12/05/2022	06/07/2022	Granted Permission	Yes
85	DC/19/3275 /EIA	East Suffolk	Thorington Gravel Pit London Road Thorington Suffolk	Request for screening opinion of proposed holiday park development within the FCC environment thorington landholding	Onshore	1.4km	Yes	3	19/08/2019	06/08/2019	Proposal is not EIA Development	Yes
86	DC/24/2962 /FUL	East Suffolk	Recycling Centre Station Road Blyburgh Suffolk	Retrospective application: the reinstatement of the former Southwold Railway Station facilities and trackwork at Blyburgh to create a Heritage Centre for study of the original line and its purpose	Onshore	1.55km	Yes	1	19/08/2024	17/12/2024	Granted Permission	Yes
87	DC/24/3613 /SCO	East Suffolk	Hundred River Crossing Horizontal Directional Drilling Site	EIA Scoping Opinion - Horizontal Directional Drilling (HDD) for a	Onshore	1.57km	Yes	1	08/10/2024	28/12/2024	Proposal is EIA Development	Yes

ID	Application Reference	Determining Authority	Name	Description	Onshore or Offshore	Distance from Draft Order Limits	Within ZOI	Tier	Date of application	Date of determination	Application status in August 2025	Progress to Stage 2?
			Aldeburgh Road Aldringham Cum Thorpe Suffolk	distance of 500m underneath the Hundred River.								
88	DC/23/2757 /EIA	East Suffolk	Cockfield Hall Estate And The Former Darsham Nurseries Station Road Yoxford Saxmundham Suffolk IP17 3ET	EIA Screening Opinion - Request for Environmental Impact Assessment Screening Opinion - Cockfield Hall Estate and the former Darsham Nurseries	Onshore	1.71km	Yes	3	13/07/2023	05/10/2023	Proposal is not EIA Development	Yes
89	DC/23/4864 /OUT	East Suffolk	Cockfield Hall Station Road Yoxford Saxmundham Suffolk IP17 3ET	An Outline Planning Application for tourism development at Cockfield Hall Estate. The application, which includes detailed proposals for the matter of access, (with all other matters to be reserved for future determination), is for the erection of up to	Onshore	1.92km	Yes	1	19/12/2023	Awaiting Decision	Pending Consideration	Yes
90	DC/23/4867 /FUL	East Suffolk	Cockfield Hall Estate Station Road Yoxford Saxmundham Suffolk IP17 3ET	Full detailed planning application for the creation of two water bodies as part of a larger Landscape masterplan, to hold water within the landscape including the creation of reed bed and wetland habitat. The lakes will provide recreational use and mooring points, associated with the wider tourism development. A new pedestrian bridge will retain the existing public right of way.	Onshore	1.98km	Yes	1	19/12/2023	Awaiting Decision	Pending Consideration	Yes
91	DC/23/4866 /FUL	East Suffolk	Cockfield Hall Estate Station Road Yoxford Suffolk IP17 3ET	Full detailed planning application for the creation of a water body to be used for irrigation of new forestry plantations, habitat creation, sustainable drainage and recreational use as part of the wider tourism development. The works form part of a comp	Onshore	1.98km	Yes	1	19/12/2023	Awaiting Decision	Pending Consideration	Yes

ID	Application Reference	Determining Authority	Name	Description	Onshore or Offshore	Distance from Draft Order Limits	Within ZOI	Tier	Date of application	Date of determination	Application status in August 2025	Progress to Stage 2?
92	DC/21/5515/FUL	East Suffolk	Town Farm Town Farm Lane Kelsale Cum Carlton Saxmundham Suffolk IP17 2RJ	Erection of 21 MW Solar PV Development with associated equipment and ecological improvement works on Land at Town Farm, Town Hall Lane, Kelsale cum Carlton, IP17 2RJ	Onshore	2.01km	Yes	1	08/12/2021	05/02/2024	Granted Permission	Yes
93	DC/24/2468/FUL	East Suffolk	Cockfield Hall Station Road Yoxford Saxmundham Suffolk IP17 3ET	A full application for the conversion of Cockfield Hall to a hotel (C1 use), to include partial rebuild of existing buildings alongside the sensitive extension of the Main Hall, and removal of ancillary structures in the immediate setting. Full details of car parking required to support the hotel use are included.	Onshore	2.2km	Yes	1	08/07/2024	Awaiting decision	Pending Consideration	Yes
94	DC/19/1141/OUT	East Suffolk	Land To The West Of Copperwheat Avenue Reydon Suffolk IP18 6YD	Outline Application - Development of up to 220 dwellings with associated open space	Onshore	2.4km	Yes	1	15/03/2019	16/09/2021	Granted Permission	Yes
95	DC/21/1548/ARM	East Suffolk	Land At The Rear Of St Margarets Crescent Leiston Suffolk	Approval of Reserved Matters of DC/16/2104/OUT - Erection of 77 dwellings with associated access, infrastructure, landscaping and amenity space	Onshore	2.75km	Yes	1	29/03/2021	22/06/2022	Granted Permission	Yes
96	DC/21/4006/OUT	East Suffolk	Land South Of Darsham Station Main Road Darsham	A phased development for the erection of up to 110 residential dwellings, public open space and associated infrastructure.	Onshore	2.7km	Yes	1	25/08/2021	21/08/2024	Granted Permission	Yes
97	DC/24/1610/ARM	East Suffolk	Land To The West Of Copperwheat Avenue Reydon Suffolk	Approval of Reserved Matters of DC/19/1141/OUT - (Outline Application - Development of up to 220 dwellings with associated open space) - Application for the approval of reserved matters for siting, design, external	Onshore	2.8km	Yes	1	10/12/2021	08/08/2025	Granted Permission	Yes

ID	Application Reference	Determining Authority	Name	Description	Onshore or Offshore	Distance from Draft Order Limits	Within ZOI	Tier	Date of application	Date of determination	Application status in August 2025	Progress to Stage 2?
				appearance and landscaping for 220 dwellings and associated open space pursuant to conditions 1 and 2 of outline planning permission DC/19/1141/OUT.								
98	DC/22/4073 /FUL	East Suffolk	Green Farm Sibton Road Yoxford Saxmundham Suffolk IP17 3JP	Erection of 4 No. ancillary buildings in respect of the 4 No. tourist accommodation Lodges approved under application reference DC/21/5750/FUL.	Onshore	2.95km	Yes	1	14/10/2022	22/12/2022	Granted Permission	Yes
99	DC/21/5750 /FUL	East Suffolk	Land At Green Farm Sibton Road Yoxford Suffolk IP17 3JP	Erection of 4 No. tourist accommodation lodges and associated development	Onshore	2.95km	Yes	1	24/12/2021	30/03/2022	Granted Permission	No - Construction complete therefore to be considered in baseline
100	DC/21/0621/ FUL	East Suffolk	Sibton Park Yoxford Road Sibton Suffolk IP17 2LY	Erection of 4 No. tourist accommodation lodges and associated development.	Onshore	2.95km	Yes	1	08/02/2021	30/04/2021	Granted Permission	Yes
101	DC/25/1369 /FUL	East Suffolk	Land Adjacent To 70 Lowestoft Road Reydon Suffolk	9no executive glamping pods and 1no office/admin pod with associated parking and access tracks	Onshore	2.9km	Yes	1	28/03/2025	Awaiting decision	Pending Consideration	Yes
102	DC/22/0078 /FUL	East Suffolk	Sizewell C Sizewell Power Station Road Sizewell Leiston Suffolk	Planning application seeking full planning permission for the geotechnical trials for the enabling works of the proposed Sizewell C power station. These works comprise (i) up to 16 ground anchor trials, in 5 locations up to 0.95 ha with a further 0.09 ha	Onshore	3.11km	Yes	1	07/01/2022	27/06/2022	Granted Permission	Yes
103	DC/24/1807 /EIA	East Suffolk	Proposed Water Pipeline Benhall To Framlingham Suffolk	EIA Screening Opinion - Proposed development of a new pipeline between Benhall Water Treatment Works (WTW), Framlingham Tower and Framlingham town, and minor works to the	Onshore	3.15km	Yes	3	16/05/2025	16/08/2024	Proposal is not EIA Development	Yes

ID	Application Reference	Determining Authority	Name	Description	Onshore or Offshore	Distance from Draft Order Limits	Within ZOI	Tier	Date of application	Date of determination	Application status in August 2025	Progress to Stage 2?
				existing Benhall Water Treatment Works (WTW)								
104	DC/20/5181/OUT	East Suffolk	Land East Of Abbey Road Leiston Suffolk	Outline Application (Some Matters Reserved) - The erection of up to 100 new residential units (C3), with employment floorspace (E) (approximately 1,000 sq m) and family-oriented public house / restaurant (approximately 770 sq m).	Onshore	3.52km	Yes	1	18/12/2020	13/02/2023	Granted Permission	To be determined at ES stage. Construction commenced.
105	DC/24/1290/FUL	East Suffolk	Sizewell A Sizewell Power Station Sizewell Power Station Road Sizewell Leiston Suffolk IP16 4UE	Demolition of the Turbine Hall and Electrical Annex at Sizewell A nuclear licensed site.	Onshore	3.60km	Yes	1	08/04/2024	13/09/2024	Granted Permission	Yes
106	DC/23/3689/SCO	East Suffolk	Sizewell A Sizewell Power Station Sizewell Power Station Road Sizewell Leiston Suffolk IP16 4EU	Scoping Opinion under Regulation 15 of the EIA Regulations, for the proposed demolition of the Sizewell A turbine hall and associated buildings within the Sizewell A nuclear licensed site.	Onshore	3.62km	Yes	1	21/09/2023	10/11/2023	Granted Permission	Yes
107	DC/20/4646/FUL	East Suffolk	Sizewell B Sizewell Power Station Complex And Adjoining Land Sizewell Power Station Road Sizewell Leiston Suffolk IP16 4UR	Hybrid application seeking outline planning permission, with all matters reserved, for up to 9,500 square metres Gross External Area (GEA) to provide administration, storage, welfare and canteen facilities and a visitor centre of up to 1,000 square metres GEA. Detailed planning permission is sought for demolition of some existing structures and redevelopment to include a training centre and interim visitor centre, an outage store, lay down area, car and cycle parking, landscaping,	Onshore	5.27km	Yes	1	16/12/2020	18/02/2021	Granted Permission	To be determined at ES stage. Construction commenced.

ID	Application Reference	Determining Authority	Name	Description	Onshore or Offshore	Distance from Draft Order Limits	Within ZOI	Tier	Date of application	Date of determination	Application status in August 2025	Progress to Stage 2?
				associated infrastructure (including utilities, plant and highway works), tree felling and other relevant work								
108	DC/21/1001/FUL	East Suffolk	Land To The North And South Of New Road East Of Silverlace Green Parham Suffolk	Construction and operation of a solar farm together with all associated works, equipment and necessary infrastructure	Onshore	5.8km	Yes	1	01/03/2021	13/10/2021	Granted Permission	To be determined at ES stage. Construction commenced.
109	DC/22/4293/CCC	East Suffolk	Sizewell A Sizewell Power Station Sizewell Power Station Road Sizewell Leiston Suffolk IP16 4UE	County Council Consultation SCC/0108/22SC - Importation of low level radioactive waste from Bradwell Nuclear Licensed Site for monitoring, sorting and packaging for disposal off-site.	Onshore	6.20km	Yes	1	31/10/2022	18/11/2022	Granted Permission	Yes
110	DC/22/3483/EIA	East Suffolk	Near To Cobra Mist (Orford Radio Transmitting Station) Orfordness Sudbourne Woodbridge Suffolk IP12 2BH	EIA Screening Opinion - Norfolk Vanguard Ltd and Norfolk Boreas Ltd (collectively known as the Norfolk Projects) are proposing to install predator-proof fencing at a site on Orford Ness to deliver compensatory measures for the lesser black-backed gull in	Onshore	6.79km	Yes	3	02/09/2022	22/09/2022	Proposal is not EIA Development	Yes
111	DC/24/2191/FUL	East Suffolk	Field South Of Centre Of Bentwaters Air Base Bentwaters Park Rendlesham Suffolk	A balanced cut and fill earthmoving operation to create an irrigation reservoir.	Onshore	8.12km	Yes	1	14/06/2024	17/12/2024	Granted Permission	Yes
<b>Allocations</b>												
112	SCLP12.29	East Suffolk Council	South Saxmundham Garden Neighbourhood	Suffolk Coastal Local Plan (Ref 1) Allocation	Onshore	360m	Yes	3	Not applicable	Not applicable	Not applicable	No. Planning Application DC/25/2031/DR C falls within this Local Plan Allocation
113	SCLP12.43	East Suffolk Council	Land South of Forge Close between Main Road and Ayden, Benhall	Suffolk Coastal Local Plan Allocation	Onshore	770m	Yes	3	Not applicable	Not applicable	Not applicable	No. No Planning Application falls within this Local Plan Allocation

ID	Application Reference	Determining Authority	Name	Description	Onshore or Offshore	Distance from Draft Order Limits	Within ZOI	Tier	Date of application	Date of determination	Application status in August 2025	Progress to Stage 2?
114	SCLP12.68	East Suffolk Council	Land West of the B1125, Westleton	Suffolk Coastal Local Plan Allocation	Onshore	720m	Yes	3	Not applicable	Not applicable	Not applicable	No. No Planning Application falls within this Local Plan Allocation
115	SCLP12.29	East Suffolk Council	Open Space SANG Existing Uses Allocation	Suffolk Coastal Local Plan Allocation	Onshore	Crosses DOL	Yes	3	Not applicable	Not applicable	Not applicable	No. Planning Application DC/25/2031/DR C falls within this Local Plan Allocation
116	SCLP	East Suffolk Council	Employment Allocation	Suffolk Coastal Local Plan Allocation	Onshore	1,150m	Yes	3	Not applicable	Not applicable	Not applicable	No. No Planning Application falls within this Local Plan Allocation
117	SCLP12.29	East Suffolk Council	South Saxmundham Garden Neighbourhood	Suffolk Coastal Local Plan Allocation	Onshore	950m	Yes	3	Not applicable	Not applicable	Not applicable	No. Application DC/25/2031/DR C falls within this Local Plan Allocation
118	WLP6.1	East Suffolk Council	Land West of Copperwheat Avenue, Reydon	Waveney Local Plan (Ref 2) Allocation	Onshore	2,850m	Yes	3	Not applicable	Not applicable	Not applicable	No. No Planning Applications fall within this Local Plan Allocation

# Topic Glossary

Term	Definition
DOL	Draft Order Limits
HVAC	High Voltage Alternating Current
HVDC	High Voltage Direct Current
MW	Megawatt
ZOI	Zone of Influence

# References

Ref 1 East Suffolk Council - Suffolk Coastal Local Plan (2020), Available at: <https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Suffolk-Coastal-Local-Plan/Adopted-Suffolk-Coastal-Local-Plan/East-Suffolk-Council-Suffolk-Coastal-Local-Plan.pdf> (Accessed September 2025) East Suffolk Council - Suffolk Coastal Local Plan (2020), Available at: <https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Suffolk-Coastal-Local-Plan/Adopted-Suffolk-Coastal-Local-Plan/East-Suffolk-Council-Suffolk-Coastal-Local-Plan.pdf> (Accessed September 2025)

Ref 2 East Suffolk Council – Waveney Local Plan (2019) Available at: <https://www.eastsuffolk.gov.uk/assets/Your-Council/WDC-Council-Meetings/2019/March/Council-20-03-19/Item-11-APPENDIX-A-Waveney-Local-Plan.pdf> (Accessed September 2025) East Suffolk Council – Waveney Local Plan (2019) Available at: <https://www.eastsuffolk.gov.uk/assets/Your-Council/WDC-Council-Meetings/2019/March/Council-20-03-19/Item-11-APPENDIX-A-Waveney-Local-Plan.pdf> (Accessed September 2025)

**National Grid LionLink Limited**

Company number 14722364

1-3 Strand

London

WG2N-5EH

United Kingdom

[nationalgrid.com/lionlink](http://nationalgrid.com/lionlink)