

NOT PROTECTIVELY MARKED

PLANNING GROUP

Meeting Type:	Deed of Obligation Governance Group
Date:	8 th January 2026
Venue:	MS Teams
Meeting Chair:	Niki Pieri
SZC Attendees:	Niki Pieri, Richard Bull , Dan Piercy, Jen Mills, Jessamy Pearce
Regulatory Attendees:	ESC: Beth Rance , Martyn Fulcher, SCC: Andy Rutter , Callum Etherton, Kate Watson
Apologies:	
Meeting Record produced by:	Jen Mills
Next Meeting Date:	12 th February
Group Quorum:	Quorate voting members above are highlighted in bold

Summary / Key Discussion

Meeting Notes:

Actions:

Date Raised	Ref.	Description	Lead	Date Due
16/09/2025	1	SZC to schedule session with councils to discuss workforce survey and clarify what is reported in the onboarding survey.	SZC	Ongoing
13/11/2025	2	SZC to review information discussed at spring Oxford Brooks meeting which was anticipated to be picked up within the Annual Sustainability Report, and feedback whether this has delivered it.	SCC/SZC	Ongoing
09/12/2025	3	SZC to update the group regarding governance group meeting minute improvements.	SZC	Closed
09/12/2025	4	SZC to provide update regarding installation and operation of systems to capture workforce data on site.	SZC	Closed

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09/12/2025	5	SZC to arrange a visit around Orwell Logistics Park site to accompany in person Planning Group meeting on the 8 th of January.	SZC	Closed
08/12/2026	6	SZC proposed to recirculate the Governance Group Protocol for review, to ensure it is up to date and confirm expectations for processes.	SZC	12/02/2026
08/12/2026	7	SCC to review whether adjustments could be suggested to the format of the Implementation Plan, which are considered to comply with the requirements of the Deed without being an onerous task. To be picked up with SZC colleagues to review.	SCC/SZC	12/02/2026
08/12/2026	8	SZC to provide a progress update next meeting on the project in relating to monitoring and reporting of governance group obligations.	SZC	12/02/2026

Review of Previous Actions

- **Action 1:** The most recent Workforce Survey which has been completed will be taken to the Accommodation Working Group next week, circulated following this. An Independent company for future surveys is being appointed, the preferred provider has been chosen but contract has not been completed. **Ongoing.**
- **Action 2:** Clarity sought from SCC and ESC colleagues as to the detail of what was anticipated to be picked up within the Annual Sustainability Report. SCC to feedback so this action can be completed. **Ongoing.**
- **Action 3:** New SZC colleague introduced to the group, who has joined the team to support including with producing minutes. **Closed.**
- **Action 4:** SZC confirmed that turnstiles have been installed at the MCA and ACA, not yet at the TCA. These operating systems will help capture workforce data. **Closed**
- **Action 5:** OLP site visit completed with members attending in person immediately prior to meeting **Closed.**

SZC PLANNING TRACKER

TCPAs

- **Wild Aldhurst Enhancement Works Application:** SZC team working on confirming the changes to be made, unlikely to be submitted for a few more months.
- **Saxmundham Road Level Crossing (Condition 4): drainage** SZC team still working on design solution, currently being reviewed. Likely submission next couple of weeks.
- **Natterjack Toads:** two conditions remaining for discharge, with ESC.
- **Bus Refuelling/Maintenance – Ransomes, Ipswich:** pre app was submitted to Ipswich Borough Council, comments were received just before Christmas. EIA screening submitted on the 7th January. Planning application submission intended February 2026, consultation events to be held on the 20th and 22nd January.
- **Pontins caravan pitches, Pakefield:** meeting arranged in January to review outstanding issues.
- **College on the Coast:** with ESC for determination, all comments received. Meeting tomorrow to review stakeholder comments.
- **Avonmouth Tunnel Segment Facility:** application submitted to Bristol City Council before Christmas, awaiting validation.

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- **King George's Avenue Caravan Site (Former SZC Caravan Park):** No progress, likely to be removed from list.
- **Darsham Resorts worker accommodation (previously known as High Lodge):** Section 73 documentation ready, submission likely to be soon.

DCO Requirements

- **Req 3(6) - Archaeology:** submissions likely to be made soon to cover post excavation assessment. Will be added to tracker soon as forthcoming.
- **Req 10(1) – Public Rights of Way Implementation Plan for SLR:** discharged by SCC
- **Req 10(1) : Public Rights of Way Implementation Plan – partial discharge for revision to original Coast Path PRoW diversion – MBIF Diversion:** discharged by SCC
- **Req 18 – Sports Facilities: Reserved matters:** MNA approved by ESC, now awaiting discharge of Requirement 18
- **Req 19 – MDS: Marine infrastructure – Supply of revised details – TSD – Rock Armour installation (southern section):** pre-app will be forthcoming, in advance of likely Q1 submission.
- **Req 21 – SSSI Method Statement partial discharge for works within temporary land take area near Sizewell B:** discharged 2 week by ESC, thanks.
- **Req 23 – MDS Highways Works – Highway layout details for Leiston Drain:** with SCC for determination. Technical approval has been given, updated plan has been sent to SCC.
- **Req 25 – MDS: Fen meadow – Pakenham Fen Meadow Plan:** with SCC for determination, outstanding matter to resolve.
- **Req 32 – Sizewell Link Road – AD Site Clearance drawings:** submission anticipated for Q1 2026.
- **Req 32 – Two Village Bypass – AD Site Clearance drawings:** submission anticipated for Q1 2026.
- **Req 33(1) – Northern Park and Ride (NPR) at Darsham - resubmission** anticipated for Q1 to cover alterations to join shelters together, which affects layouts but not height, as well as inclusion of PV panels.
- **Req 33(1) – Southern Park and Ride (SPR) at Wickham - resubmission** anticipated for Q1 to cover alterations to join shelters together, which affects layouts but not height, as well as inclusion of PV panels.
- **Req 35(1) – Highway works – Highway layout details inc drainage for A1094/B1069 (Knodishall):** awaiting determination from SCC, dependant on legal agreement to be signed between SCC and SPR.
- **Req 35(1) – Highway works – Highway layout details inc drainage for A12/A114 (Bramfield):** submission scheduled for Q1 2026.
- **Req 36(1) – ADs; Highway landscape works – Details of landscape works for TVB excluding Friday Street Roundabout:** LEMP and latest drawings have been submitted, awaiting ESC determination.
- **Req 36(1) – ADs; Highway landscape works – Details of landscape works for Friday Street:** LEMP and latest drawings have been submitted, awaiting ESC determination.
- **Req 36(1) – ADs; Highway landscape works – Details of landscape works for SLR:** LEMP and latest drawings have been submitted, SZC to address some comments prior to ESC determination.
- **Req 39 Rail Noise – Rail Noise Mitigation Plan:** With ESC for determination, comments to be provided to SZC.
- **Req 13 – CMS Revisions for Integrated Reinforcement Yard:** The submission under Req 13, which included amendments to the construction activities on the LEEIE/ACA, was withdrawn by SZC in order to undertake additional design and assessment work to feed into the application.

Advertisement Consent Applications

- **Construction access signage – TVB Construction Access:** validated and with ESC for determination.

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BMPs

- **MDS Roads:** discharged.
- **TCA:** discharged.
- **NPR:** submitted to ESC, determination date extended by two weeks.
- **Yoxford:** due for submission Q1.
- **Green Rail Route:** due for submission Q1.

DCO GOVERNANCE GROUPS UPDATE

- SZC noted governance group coordination and support team fully resourced.
- SZC proposed to recirculate the Governance Group Protocol for review, to ensure it is up to date and confirm expectations for processes. Group agreed to circulate to Planning Group members to ensure guidance agreed at review group level.

RISK REGISTER

- Risk Register to be maintained for group and reviewed as standing item at each meeting. Agreed that no items to be added to the register at present.

RECOMMENDATIONS TO DSG

- None

AoB

- The Implementation Plan was discussed following circulation of the most recent draft. It was noted that the Plan doesn't incorporate text to identify changes since the last iteration. It was noted that shadow bars had been included on the chart to show changes to the programmed projects.
- An update of the ongoing project regarding monitoring and reporting of governance group obligations was requested. It was noted that a comprehensive list Deed of Obligation KPIs and responsibilities was shared at a meeting held in November and the next steps were confirmed. A follow up strategic level meeting is to be arranged within the next few weeks, prior to engaging more with individual groups.
- It was noted that there were working group meeting minutes outstanding. It was confirmed that the target timelines for processing minutes should be met in 2026 now that additional resource is in place.

Date of Next Meeting: Thursday 12th February