

Thorpeness Community Update

27th February 2026

Current Situation

Short Term Measures

East Suffolk Council has received outline designs for private works proposed to run for 50 metres from No. 7 The Headlands to No. 1 Tinkers End. These works will be managed by East Suffolk Council and privately funded to ensure management of public health and safety.

The works are a temporary, short term, solution consisting of rock bags. These works are being undertaken as urgent works under the Coastal Protection Act. This arrangement reflects standard practices for local authorities under the Coastal Protection Act nationwide.

East Suffolk Council will take legal ownership of and manage the rock bags. This also allows us to implement a monitoring programme to ensure there are no wider impacts and will include trigger points for removal if any significant affects are observed.

Estimated Next Steps

- **Phase 1 works** – procured by Old Homes Road Ltd aiming to receive the first delivery of their rock bags from early w/c 2nd March. The rock bags will be held in a compound at the Emporium end of the frontage but will not require the car park to be used. Bags will be dropped near the boardwalk and transported to a compound site on the beach. The placement of these will commence shortly after from No. 7 Headlands through to No. 1 Tinkers End.

Weekly updates on this phase of work will be available on the East Suffolk Council website: www.eastsuffolk.gov.uk/environmental-services/coastal-management/coastal-erosion-thorpeness

- **Phase 2 works** – Intention is to proceed directly from Phase 1 to Phase 2 completion. Completed phases would provide rock bags from no. 7 Headlands through to the Stella Maris frontage. Preparing Cabinet report for 3rd March.

Approximate location of Phase 1 works



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Wider Updates

- Second wider coast clear-up started at Southwold on 18th February, with debris clearance at Thorpeness taking place on 25th February.
- Demolition of a further property on North End Avenue began this week following further erosion.
- East Suffolk Council Planning and Coastal Management and Adaptation Teams are working with the landowner and residents to explore options for the rollback of the road behind landward properties at North End Avenue.

Weather

- Current period of fair-weather coinciding with neap tides is reducing the likelihood of significant erosion over the weekend.
- Winds largely from the Westerly/Southerly directions.
- Moving towards Spring tides again w/c 2nd March.

Communications

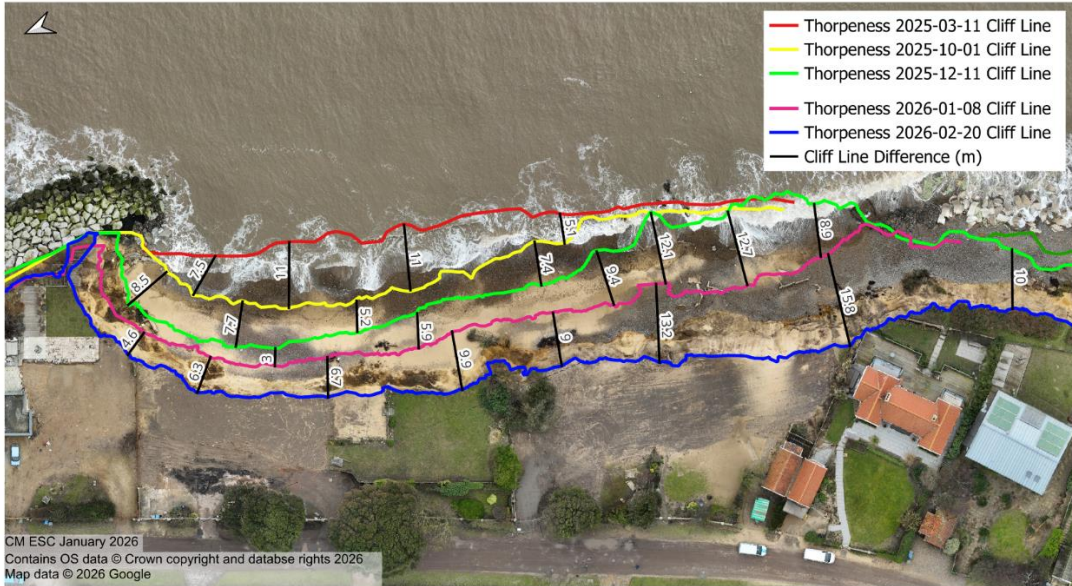
- MP Community Forum at Thorpeness Country Club took place on 27th February 2026. Consultants Moffat & Nichol updated on their work evaluating erosion data and existing rock on beach. Their presentation is available on the East Suffolk Council website: www.eastsuffolk.gov.uk/environmental-services/coastal-management/coastal-erosion-thorpeness

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Erosion Data

Thorpeness
Cliff Line Difference March 2025 - February 2026



RESILIENT COASTS
Local Government & East Suffolk
This project is funded by Defra as part of the £200 million Flood and Coastal Erosion Resilience Programme which is managed by the Environment Agency.

EASTSUFFOLK **GREAT YARMOUTH** BOROUGH COUNCIL
The programmes will drive innovation in flood and coastal resilience and adaptation to a changing climate.

Department for Environment, Food & Rural Affairs
Environment Agency
Flood and coastal erosion resiliency programme
Resilient coastal innovation programme

Thorpeness
Back of Beach Line Difference December 2025 - February 2026



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The cliff line and the back of beach line are differentiated due to the difference in height.