

Thorpeness Community Update

6th March 2026

Current Situation

Urgent Works Update

- East Suffolk Council (ESC) Cabinet approved funding support for the urgent works on 3rd March 2026.
- This urgent work is to slow erosion whilst ESC consider the combined flood and erosion risk in this area. This work will require planning permission.
- Bags are on site (Phase 1) – all parties are working towards implementing the rock bags as efficiently as possible to offer the best urgent solution possible over the coming weeks.
- Design discussions will take place over the next few days. As erosion has moved, the placement line and the beach ownership has changed. The private lead of Phase 1 is in contact.
- Compound on the beach is in place.
- Adjacent residents and businesses received a factsheet on 27th February 2026.

Coastal Management and Adaptation Team (CMAT) Update

- CMAT is engaging with property owners at Coastguard Cottages, Seamark and the Headlands regarding private works within property boundaries to slow erosion, under their permitted development rights, using a piling solution as agreed with ESC Planning team. These solutions are not in the coastal zone and any new designs still require discussions with ESC Planning team.
- CMAT priority is to deliver urgent works to slow erosion in Old Homes area and provide costings and the removal of rock and geobags from the beach before the summer season.
- Planning and CMAT are discussing options for the rollback of the road behind landward properties at North End Avenue. Options being proposed and in discussion with key residents on proposals.

Approximate location of Phase 1 works



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Wider Updates

- Demolition of the further property on North End Avenue has been completed.
- 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

- Becoming cloudier with some light rain on Friday, and conditions remaining generally cloudy and mild into the weekend, with further light rain at times.
- Astronomical higher spring tides this week but with negative and low surges forecast at present.
- Wind direction south-easterly on Thursday changing to northwesterlies on Friday and north easterly on Saturday (all low speeds).

Communications

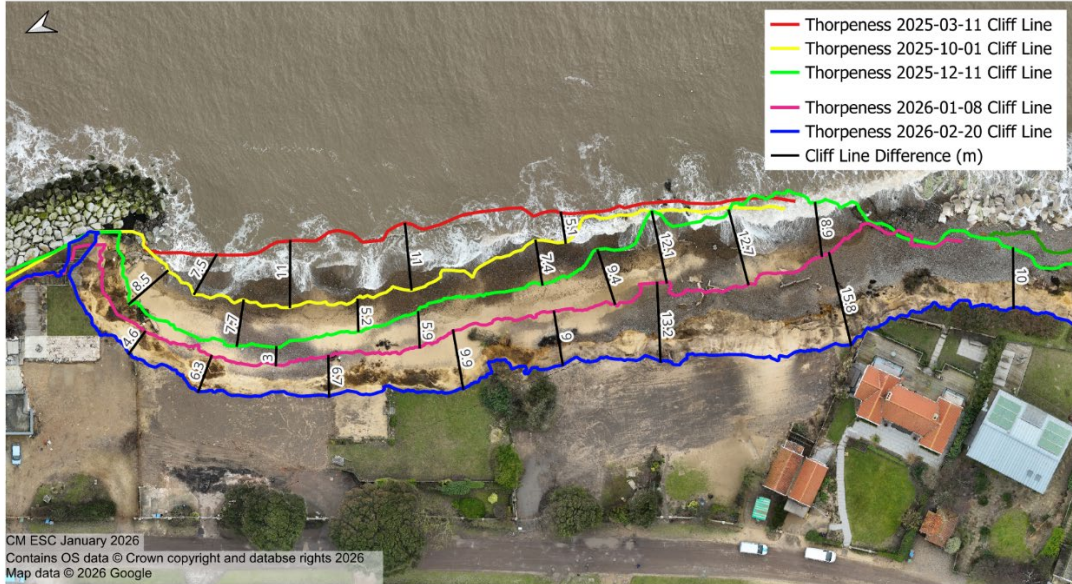
- MP Community Forum at Thorpeness Country Club took place on 27th February 2026. Consultants Moffat & Nichol updated on their work evaluating erosion data and existing rock on beach. Their presentation is available on the East Suffolk Council website: www.eastsuffolk.gov.uk/environmental-services/coastal-management/coastal-erosion-thorpeness
- The Rural Coffee Caravan will be in Thorpeness at the Ogalvie Pavillion on 10th March 2026 from 1.00 – 3.00pm.
- Next Community Forum will be at Thorpeness Country Club on 24th April 2026 Chair at 5.30pm chaired by MP Jenny Ridell Carpenter.

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Erosion Data

Thorpeness
Cliff Line Difference March 2025 - February 2026



This project is funded by Defra as part of the £200 million Flood and Coastal Innovation Programmes which is managed by the Environment Agency.

The programmes will drive innovation in flood and coastal resilience and adaptation to a changing climate.

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.