

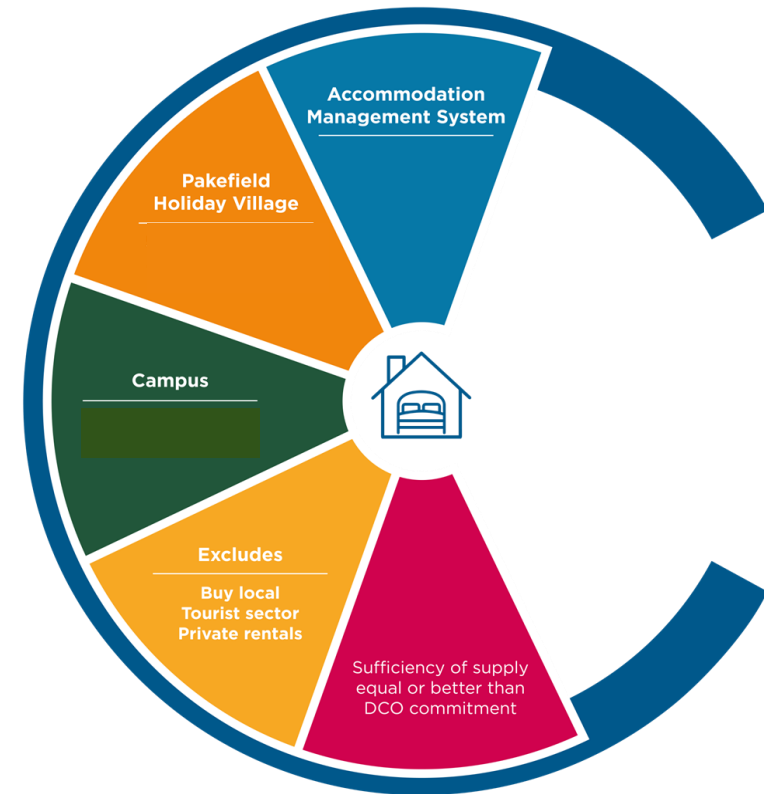
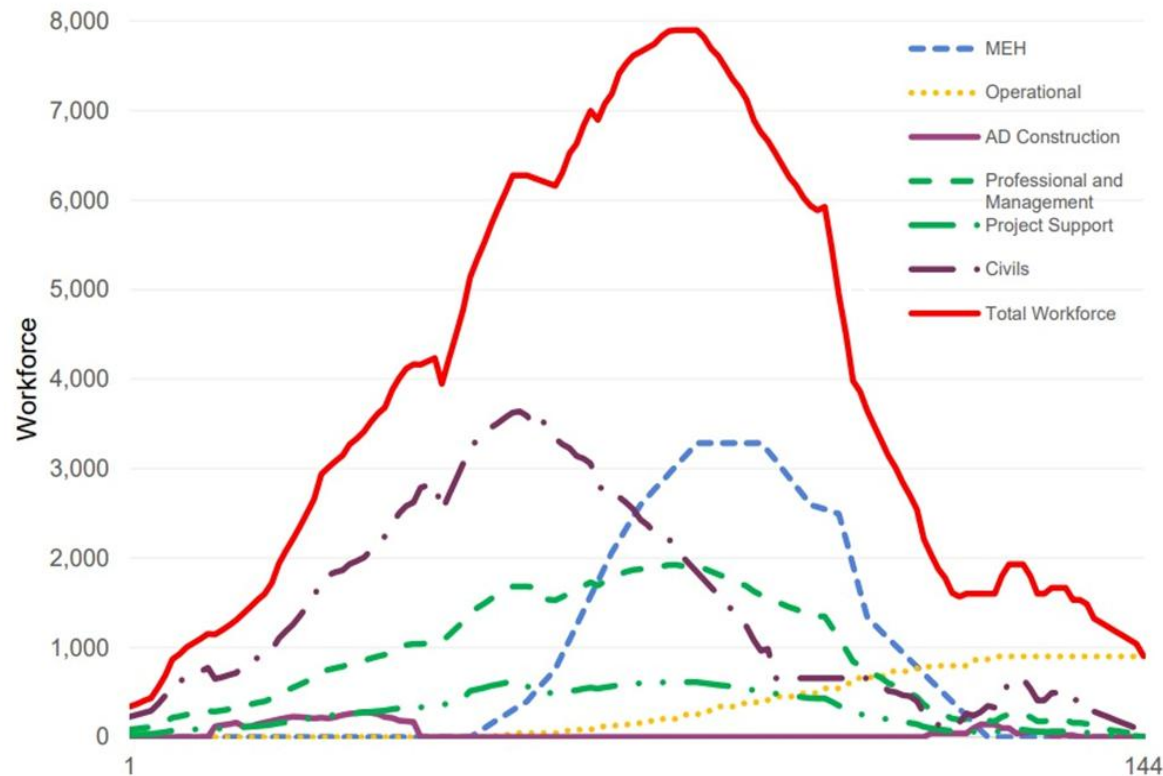
# High Lodge

**Bramfield and Thorington Parish Council**

**13<sup>th</sup> October 2025**

# Accommodation Requirements/ Strategy

Plate 1.1: Sizewell C workforce profile



# Accessing Accommodation

## Advertising Accommodation?

Do you have a spare room(s) or property to rent on a short, medium or long-term basis to people working on Sizewell C? If you have accommodation available within commuting distance of Leiston, please click here to register and list your property.

REGISTER AS AN ADVERTISER

## Looking for Accommodation?

Do you need accommodation on a short, medium or long-term basis while you work on the Sizewell C project? **If you already have a Sizewell C account, you can log in and start your search.** If not, you can register for an account here.

REGISTER AS A SEEKER

## Useful Information

Whether you're an Accommodation Advertiser or Seeker, you will find all the information you need about Sizewell C's new Accommodation Management System (AMS) here...

<https://accommodation.sizewellc.com>

# High Lodge

High Lodge Leisure, 'High Lodge', is a 48.5 hectare site which lies on the east side of the A12 approximately 2km north of Darsham.

The site has an extant planning permission, granted in 2021, for 170 holiday lodges and associated infrastructure.



## Planning Context

- Full planning permission (LPA ref DC/20/3142/FUL) was granted in February 2021 to redevelop the site to provide *170 holiday lodges, 3 tree houses, new Facilities Building, Maintenance and Housekeeping Building, car parking and associated highway works.*
- The consent has been lawfully implemented, although it has not been fully built-out.
- The SZC workforce are now proposed to occupy the site for the duration of construction.
- The use of the site by SZC requires minor amendments to be made to the approved development. It should be noted that:
  - There will still be no more than 170 lodges proposed, albeit there will be minor changes to the design of the lodges and the layout of the site.
  - On-site car parking is still proposed, albeit the location of the spaces will change.

## Proposed Use

High Lodge site would provide a popular accommodation option for non-home-based SZC workers.

- The accommodation would be for exclusive SZC use,
- offered at a reasonable cost within pre-determined worker allowances in the local area,
- direct bussing to and from the SZC
- High Lodge, also benefits from being closely located to the Darsham Railway Station and the DCO consented Northern Park and Ride site.

Occupancy levels:

- Original consent is 410 single beds and 280 double beds = 970 persons
- Proposed SZC occupancy would be  $170 \times 4 = 680$  persons

We anticipate that the number and intensity of traffic movements will be no greater than the consented in the current High Lodge person for tourist use.

Experience from HPC indicates that cost (including the ability to save money on the accommodation allowance via the bussing allowance) and convenience (being able to get on a bus straight to and from site) are particularly important to workers.

# Buses are rolling out: Getting between sites

## EXTERNAL BUS ROUTE TIMETABLE

### Pakefield Village to ACA

|                    |      |      |
|--------------------|------|------|
| DEPART WHAPLOAD RD | 0430 | 0530 |
| DEPART PAKEFIELD   | 0445 | 0545 |
| ARRIVE ACA         | 0530 | 0630 |

### ACA to Pakefield Village

|                    |      |      |
|--------------------|------|------|
| DEPART ACA         | 1815 | 1915 |
| DEPART PAKEFIELD   | 1900 | 2000 |
| ARRIVE WHAPLOAD RD | 1915 | 2015 |

Pakefield Village, London Rd, Pakefield, Lowestoft, NR33 7QN

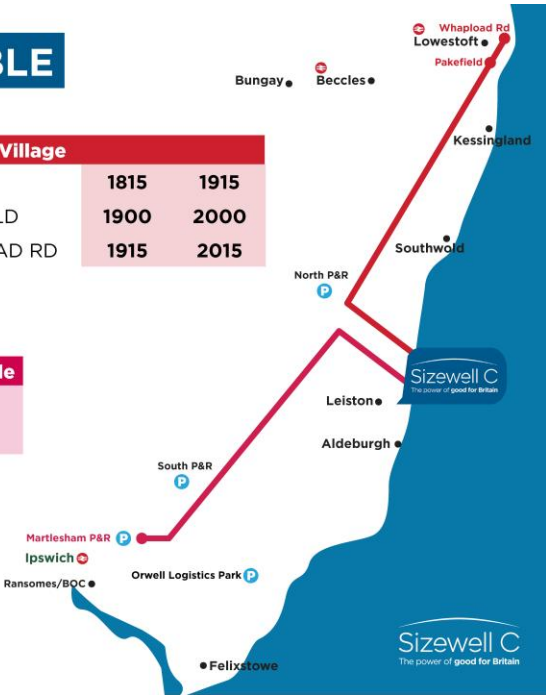
### Martlesham Park & Ride to ACA

|        |      |
|--------|------|
| DEPART | 0730 |
| ARRIVE | 0830 |

### ACA to Martlesham Park & Ride

|        |      |
|--------|------|
| DEPART | 1645 |
| ARRIVE | 1735 |

A12 Martlesham Park & Ride, Martlesham Heath, Martlesham, Ipswich, IP5 3QN



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## INTERNAL BUS ROUTE TIMETABLE

7 DAYS A WEEK FROM W/C 23<sup>RD</sup> JUNE

### ACA to TCA (Ashwood & Goosehill)

Monday - Sunday

|                  |      |      |                   |      |
|------------------|------|------|-------------------|------|
| DEPART ACA       | 0600 | 0630 | Half hourly until | 1730 |
| DEPART ASHWOOD   | 0620 | 0650 |                   | 1750 |
| ARRIVE GOOSEHILL | 0630 | 0700 |                   | 1800 |

### TCA (Ashwood & Goosehill) to ACA

Monday - Sunday

|                  |      |      |                   |      |
|------------------|------|------|-------------------|------|
| DEPART GOOSEHILL | 0630 | 0700 | Half hourly until | 1800 |
| DEPART ASHWOOD   | 0640 | 0710 |                   | 1810 |
| ARRIVE ACA       | 0700 | 0730 |                   | 1830 |

### ACA to MCA

Monday - Friday

|            |      |      |                        |      |
|------------|------|------|------------------------|------|
| DEPART ACA | 0530 | 0540 | Every 10 minutes until | 1900 |
| ARRIVE MCA | 0540 | 0550 |                        | 1910 |

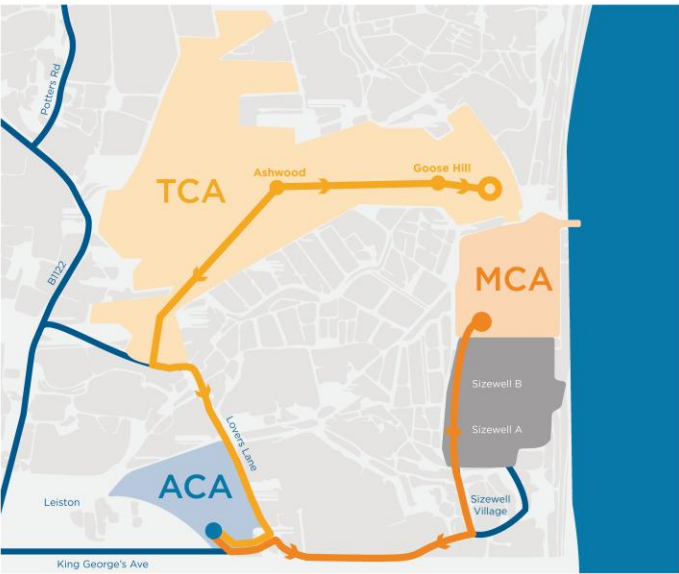
### MCA to ACA

Monday - Friday

|            |      |      |                        |      |
|------------|------|------|------------------------|------|
| DEPART MCA | 0545 | 0555 | Every 10 minutes until | 1915 |
| ARRIVE ACA | 0555 | 0605 |                        | 1925 |

NOTE: ACA to MCA buses leave every 15 minutes Saturday & Sunday

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# Key Considerations

## A12 junction improvements

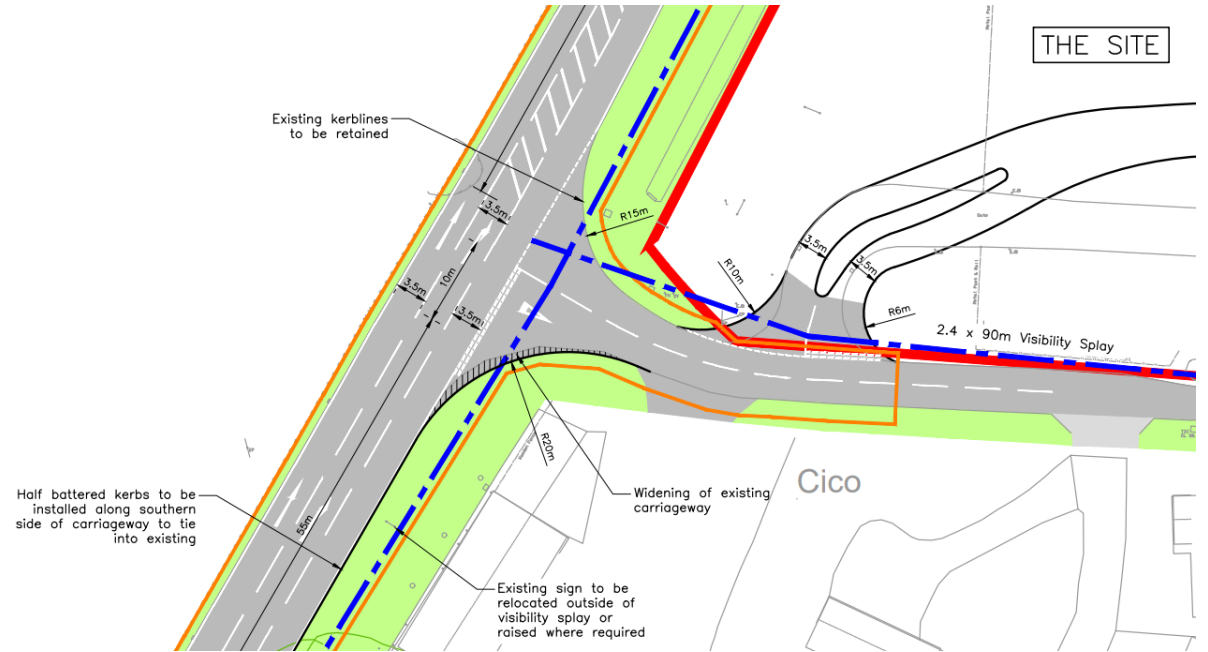
- The previous planning consent secured improvements to the junction. The detailed design is currently being drawn up.

## Traffic generation

- The proposal would not alter the proposed distribution of SZC traffic to any great extent. If there are any unforeseen impacts from SZC traffic, then these can be reported and escalated to the Transport Review Group where appropriate.
- SZC workers will be moved to and from the site by bus and not by car, but workers could drive to local amenities such as restaurants after hours.

## Other Matters

- EV charging will be available on site, but these would not be available to the wider public.
- SZC has a strict Worker Code of Conduct that would be enforced to ensure appropriate behaviours are enforced.



# Thank you