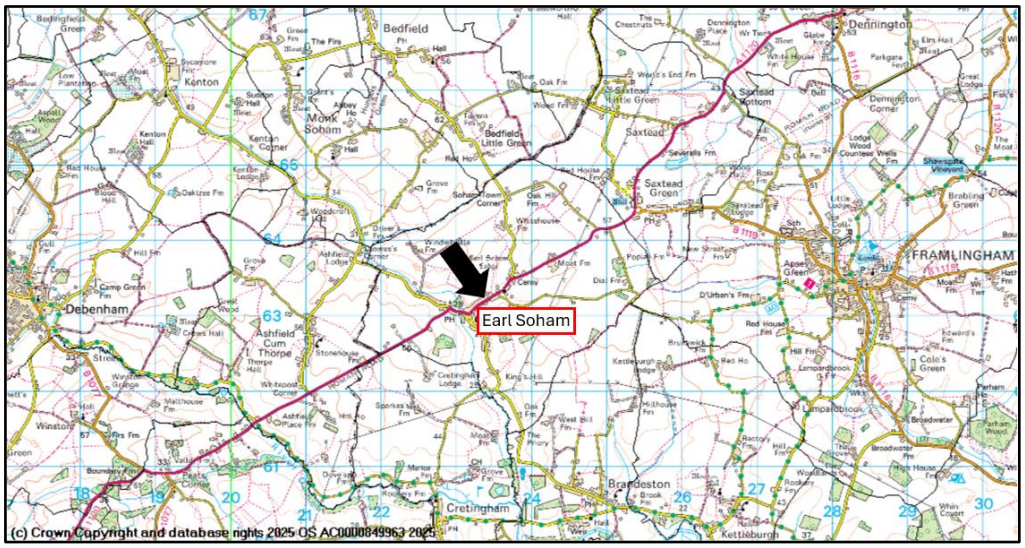
Section 19 Flood and Water Management Act 2010

Earl Soham Flood Investigation

Storm Babet 2023



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Executive Summary

Storm Babet caused significant disruption to communities across Suffolk between 18th - 21st October 2023. Earl Soham was a community that was significantly impacted, with approximately eight properties suffering internal flooding as well as disruption to infrastructure and services. Suffolk County Council, as Lead Local Flood Authority, have therefore undertaken a Section 19 Flood Investigation. The resulting report will:

- highlight the probable causes of flooding
- identify options to reduce future flood risk and increase property resilience
- make recommendations for actions by relevant responsible organisations, landowners or homeowners.

Earl Soham is located in an area at significant risk of both fluvial and pluvial flooding and the nature of the surrounding topography and geology contributes to the susceptibility of the community to flooding. Areas of Earl Soham are low-lying, surrounded by a rural catchment which is relatively shallow in parts and steeper to the north of Earl Soham village. Multiple flood water flow paths converge near to the low-lying areas, where the gradient is noticeably shallow. The local geology and soils are susceptible to high run off, making a high number of properties in the village vulnerable to flooding due to intense rainfall events.

Storm Babet delivered significant rainfall to the catchment, following an extended period of above average rainfall. Impacts within Earl Soham were widespread and for the purposes of this report, the affected areas have been categorised into two zones. The description of the flood events detailed in the report have been compiled using data submitted to Suffolk County Council, as well as information from Risk Management Authorities (e.g. Suffolk County Council Highways and Anglian Water) and the community.

A comprehensive summary for each zone is provided within the report, outlining the context of the event and the impact. Key findings are that Earl Soham was severely impacted by flooding due to the intensity and duration of rainfall which overwhelmed the natural flow routes and the capacity of watercourses and drainage infrastructure. This situation was compounded when overland flow paths converged and saw the resultant internal flooding of property.

Short, medium and longer term recommendations have been published and each have a potential role to improve resilience and reduce the risk of flooding to Earl Soham. For short term measures, key highlights include the implementation of a community flood plan and installing Property Flood Resilience (PFR) measures. For medium to longer term recommendations, there is an emphasis on the management of water from rural land though new natural flood management features, to reduce flood risk within the catchment.

Justification for Investigation

Suffolk County Council, Lead Local Flood Authority (LLFA) has determined that in accordance with our criteria, it is considered necessary and appropriate to carry out an investigation into this flood event.

This is in accordance with Section 19 (1) of the Flood and Water Management Act 2010, and in accordance with Section 19 (2) of the Flood and Water Management Act 2010, to publish the results and notify the relevant risk management authorities (RMAs).

Section 19 Local authorities: investigations

(1) On becoming aware of a flood in its area, a lead local flood authority must, to the extent that it considers it necessary or appropriate, investigate—

> *(a) which risk management authorities have relevant flood risk management functions, and*
>
> *(b) whether each of those risk management authorities has exercised, or is proposing to exercise, those functions in response to the flood.*

(2) Where an authority carries out an investigation under subsection (1) it must—

> *(a) publish the results of its investigation, and*
>
> *(b) notify any relevant risk management authorities*

Criteria for an investigation (as per Appendix D of the Suffolk Flood Risk Management Strategy):	
There was a risk to life because of flooding?	
Internal flooding of one property (domestic or business) has been experienced on more than one occasion?	
Internal flooding of five properties has been experienced during one single flood incident	✓
Where a major transport route was closed for more than 10 hours because of flooding	
Critical infrastructure was affected by flooding	
There is ambiguity surrounding the source or responsibility of a flood incident	

Understanding the flood context

1. What happened during Storm Babet

A succession of weather fronts between the 11th and 13th of October 2023 brought significant rainfall to the region. Readings indicate that between 30mm and 50mm of rain fell across Suffolk compared with an average of just less than 65mm across the whole month of October according to Meteorological Office weather data (Met Office, 1991- 2020). This significant rainfall in a short space of time resulted in saturated land and rivers reaching their capacity. Shortly after this, Storm Babet followed on the 18th to 21st of October 2023. The storm brought between 50 mm and 80 mm of rain to much of central and northern East Anglia, with some Suffolk weather stations recording the wettest October day on record.

The Environment Agency River level gauging stations indicated many flows close to or exceeding their highest on record, and the weather remained wetter than average for the rest of the month. October 2023 was the joint wettest on record in the east of England since 1871. During Storm Babet, Suffolk saw the heaviest rainfall across East Anglia causing significant flooding of roads and properties. The river systems rose rapidly across whole catchments due to the existing conditions, which was unusual as storms will often impact a small area and result in a steady progression of flood water downstream. A major incident was declared by Suffolk Resilience Forum (SRF) in the afternoon of the 20th of October due to significant impacts on communities and disruption to the road and rail networks.

The following maps illustrate the extent to which the rainfall in the months preceding Storm Babet exceeded the average monthly rainfall for July to October in recent years in Suffolk.

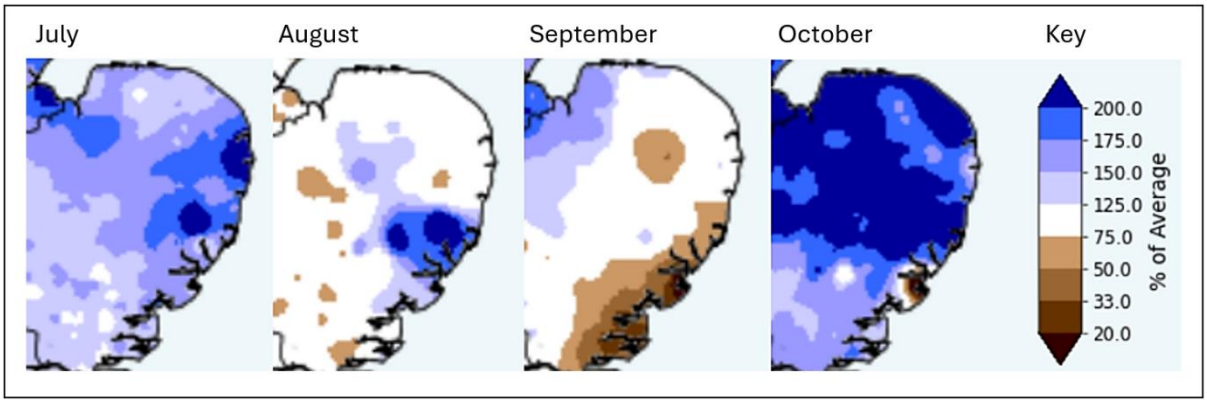

Fig. 1. Average monthly rainfall (July – October 2023) as a percentage of the historic average monthly rainfall

The following report acknowledges that October 2023 and particularly Storm Babet, was an extreme event and will assess the probable causes and impacts. The report will recommend measures to reduce the risk of flooding within the location, in line with best practice, ranging from large to small scale interventions and be targeted at a range of stakeholders. It should be noted that Storm Babet was a significant event,

with a low probability of recurrence. The recommendations will provide advice about reducing flood risk. However, they should not be relied upon as a guaranteed failsafe to mitigate against all future flooding.

2. Location of flooding

The village of Earl Soham is located in the district of East Suffolk District Council, approximately three miles west of Framlingham and three and a half miles east of Debenham (Fig. 2). The A1120 traverses the village.

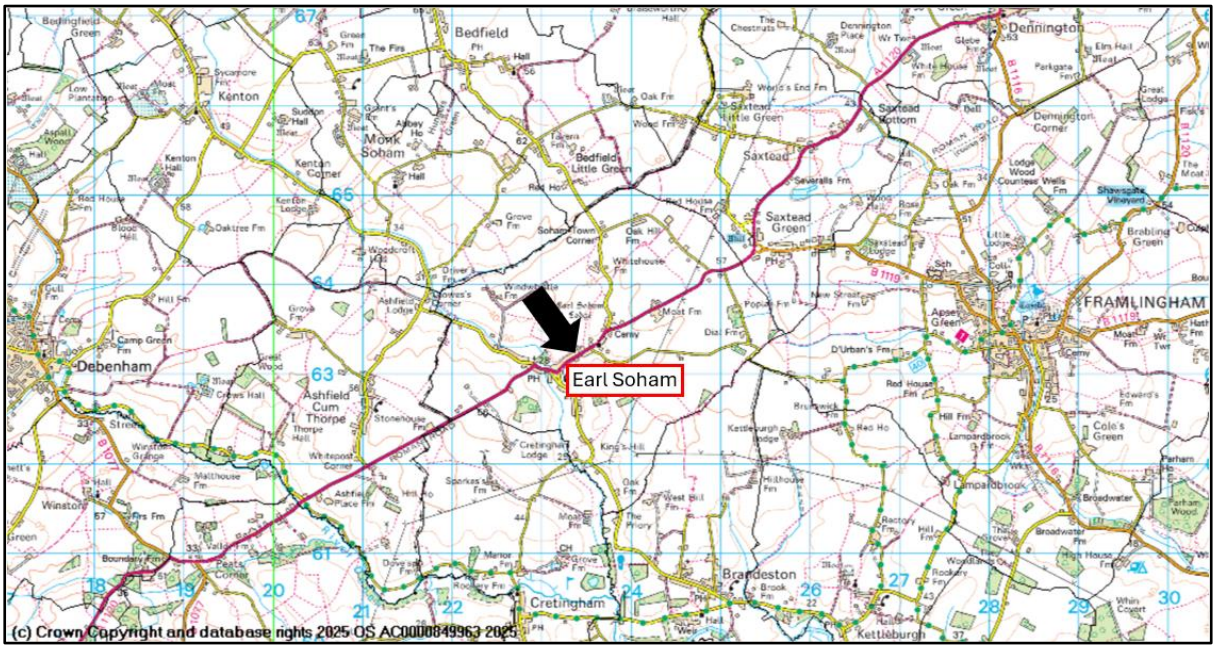

Fig. 2. Investigation area map

Fig. 3 shows the statutory main rivers in and surrounding Earl Soham. Earl Soham watercourse flows through the village and is a tributary to the River Deben.

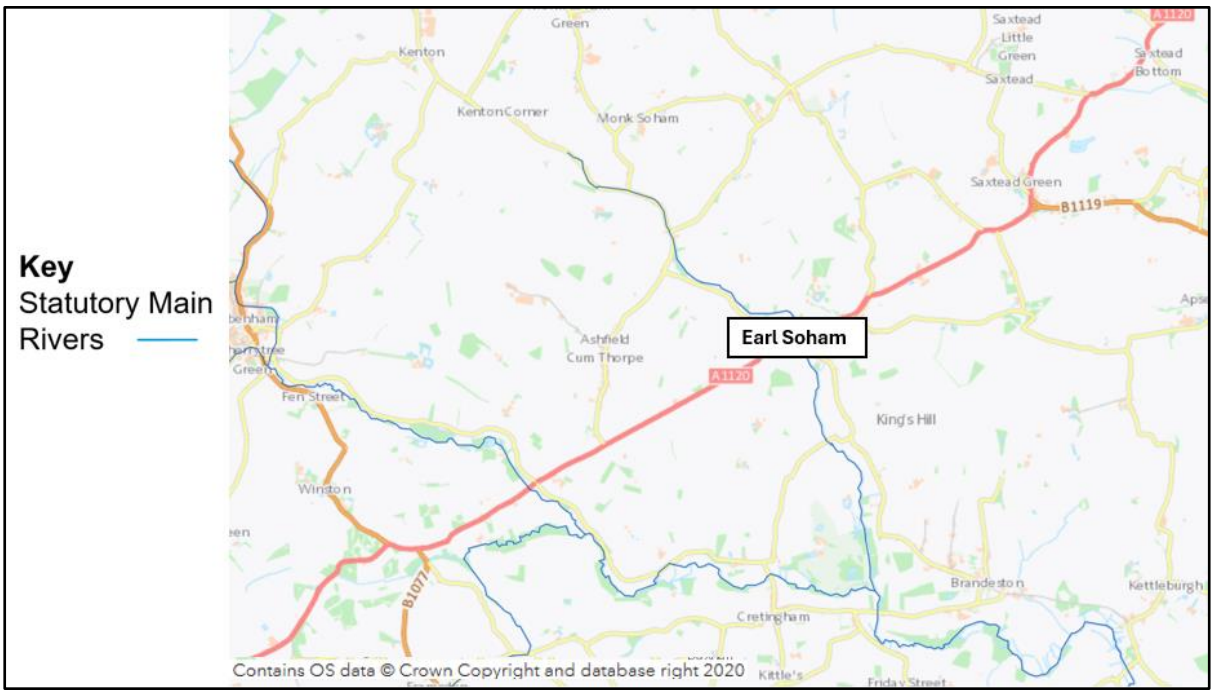

Fig. 3. Location of statutory main rivers (Environment Agency)

The Environment Agency has permissive powers to carry out maintenance, improvement or construction work on statutory main rivers to manage flood risk. Lead Local Flood Authorities (LLFAs) and Internal Drainage Boards (IDBs) manage the flood risk from ordinary watercourses but responsibility for maintaining watercourses rests with the Riparian Landowner, defined as those who have a river, stream or ditch which runs next to or through their land or property.

On the 20th October 2023, Storm Babet resulted in significant rainfall across Suffolk on already saturated ground due to above average rainfall in the preceding weeks. Earl Soham was significantly impacted with approximately eight properties reporting internal flooding. Flood water was described as coming from several sources including surface water runoff from surrounding fields (pluvial), the overtopping of local watercourses (fluvial) and overwhelmed drainage systems. Within this report, the term 'flood water' may be used to describe all types of flooding.

For the purposes of this investigation the various areas affected by flooding have been separated into two distinct zones:

1. The Street and Church Lane
2. Low Road

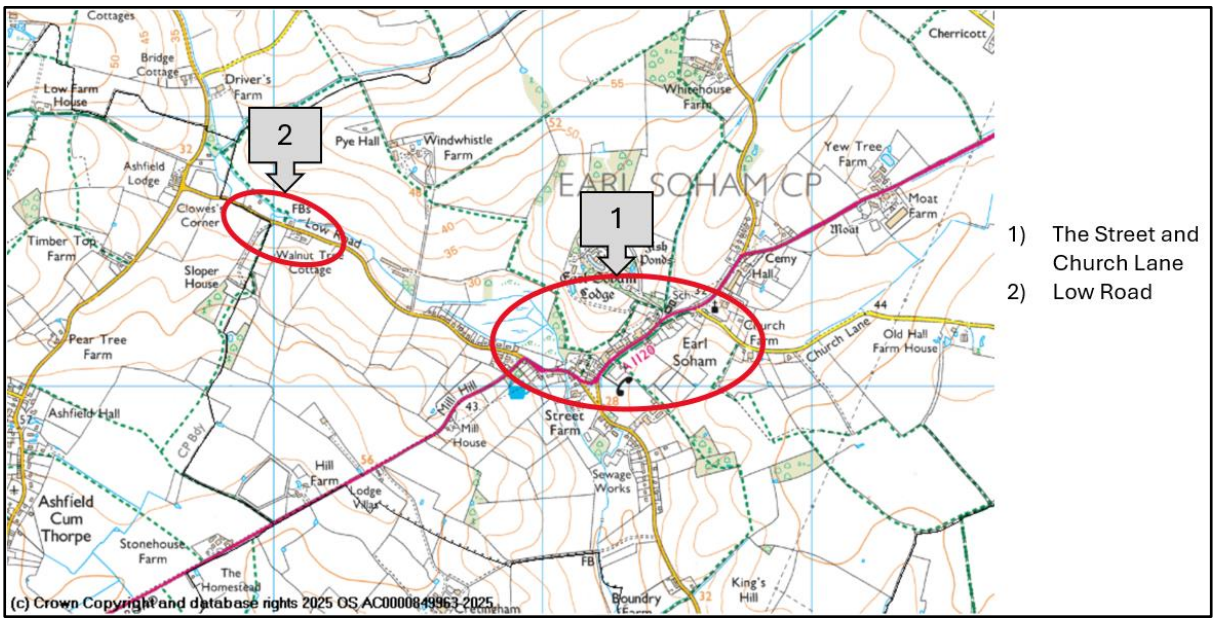

Fig. 4. Distinct flood zones

3. Records of any historical flooding

A review of Suffolk County Council's Highways reporting tool, local and social media reports indicated previous incidents of internal flooding of property in the vicinity of the bridge over the River Deben in 1966.

The Environment Agency hold one report of historic flooding in Earl Soham. The report notes that the road was flooded between TM2171564159 and TM2132264554 on 2nd April 2018, no record of property flooding is reported.

4. Predicted Flood Risk

The parish of Earl Soham is at significant risk of pluvial (surface water) flooding (Fig. 5). Surface water flood risk ranging from low to high chance of flooding is projected for all the affected property in the northeast of the village, where three watercourses converge east of The Street, in the vicinity of the school. Further southwest on The Street, in the vicinity of the A1120 bridge over Earl Soham watercourse, impacted property was not projected to be at surface water flood risk. Affected property to the west of Earl Soham on Low Road (zone 2) is projected to be at low risk of surface water flooding. It should be noted that low chance of flooding indicates a flood risk during extreme events, such as Storm Babet.

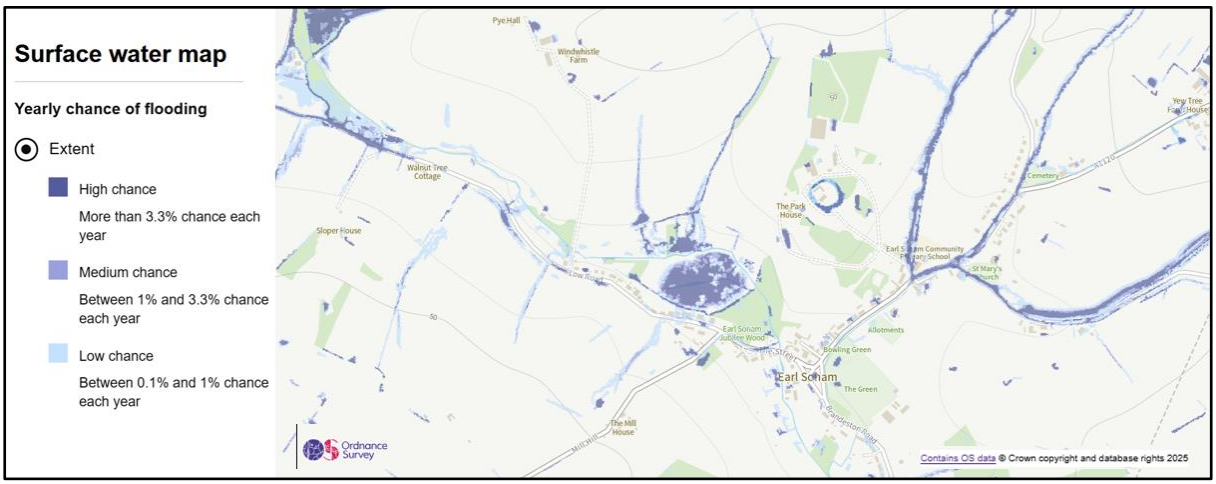

Fig. 5 Predicted flood risk from surface water

Fluvial flood risk in Earl Soham parish is associated with Earl Soham watercourse and a tributary adjacent to The Street. Affected property on the north and south side of the bridge over Earl Soham watercourse, on The Street, is projected to be on the edge of a high fluvial flood risk area. Further north, on the east side of The Street, one affected property is projected to be at low fluvial flood risk. Affected property on Low Road is immediately adjacent to an area projected to be at high risk of fluvial flooding. All other impacted property on The Street and Church Lane was at no fluvial flood risk.

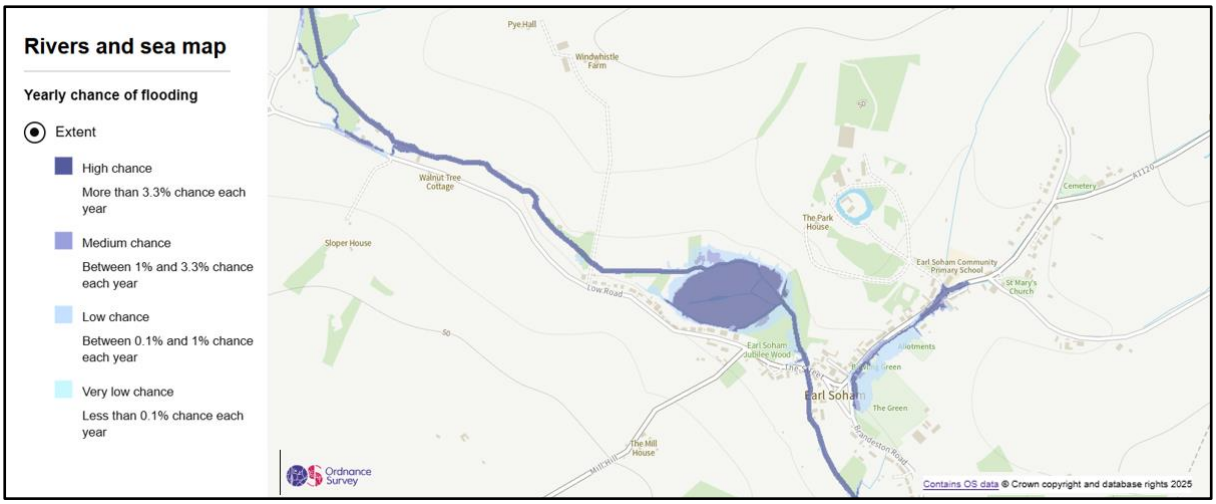

Fig. 6 Predicted flood risk from rivers

5. Catchment characteristics

The parish of Earl Soham is situated in the wider valley of Earl Soham watercourse and valleys associated with tributaries which flow towards the main settlement and Earl Soham watercourse from the northeast. The parish is in a rural location with farmland used primarily for arable agriculture with some grassland and pasture.

The low-lying nature of Earl Soham means that during high rainfall events considerable flows of water converge towards Earl Soham (see Fig. 8). Overwhelmed infrastructure and watercourses may be observed during these intense rainfall events.

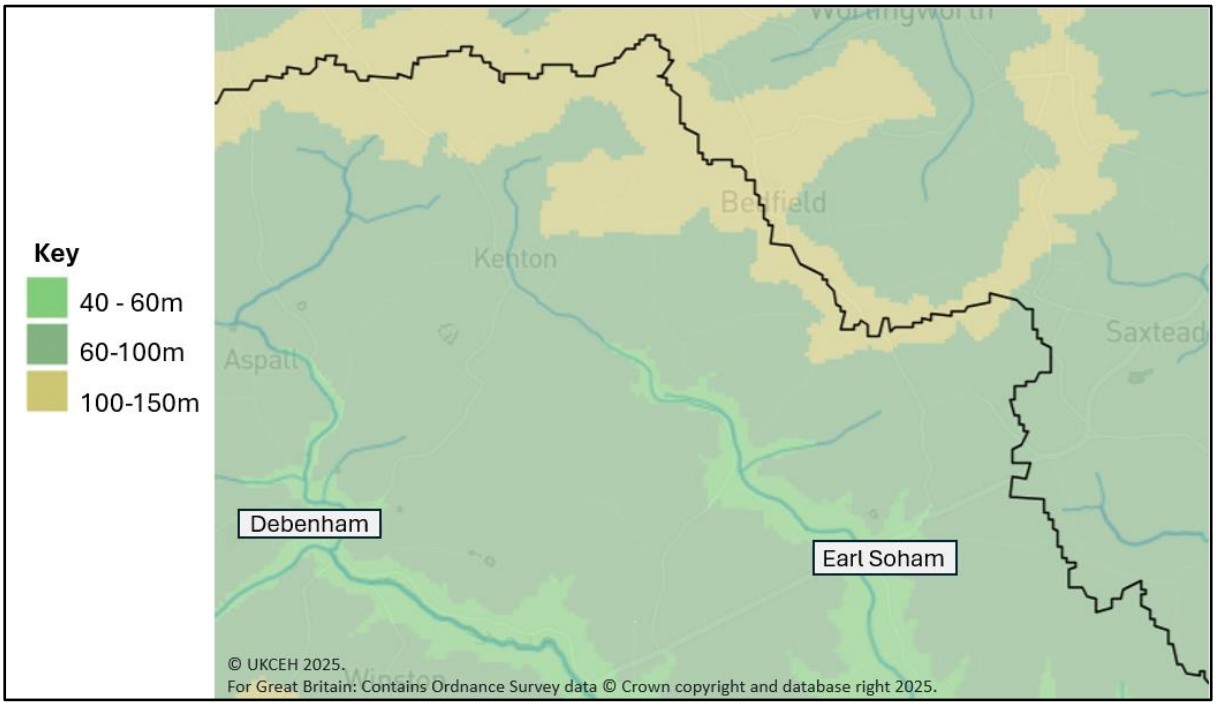

Fig. 7 Elevation map of catchment area (showing Deben at Naunton Hall gauging station catchment boundary - black line) (National River Flow Archive)

The soils surrounding Earl Soham are loamy and clayey, meaning that water permeates and drains more slowly and surface water runoff is greater, particularly during intense rainfall (Fig. 8). However, the saturated nature of the soils leading up to the event would also have prevented some infiltration.

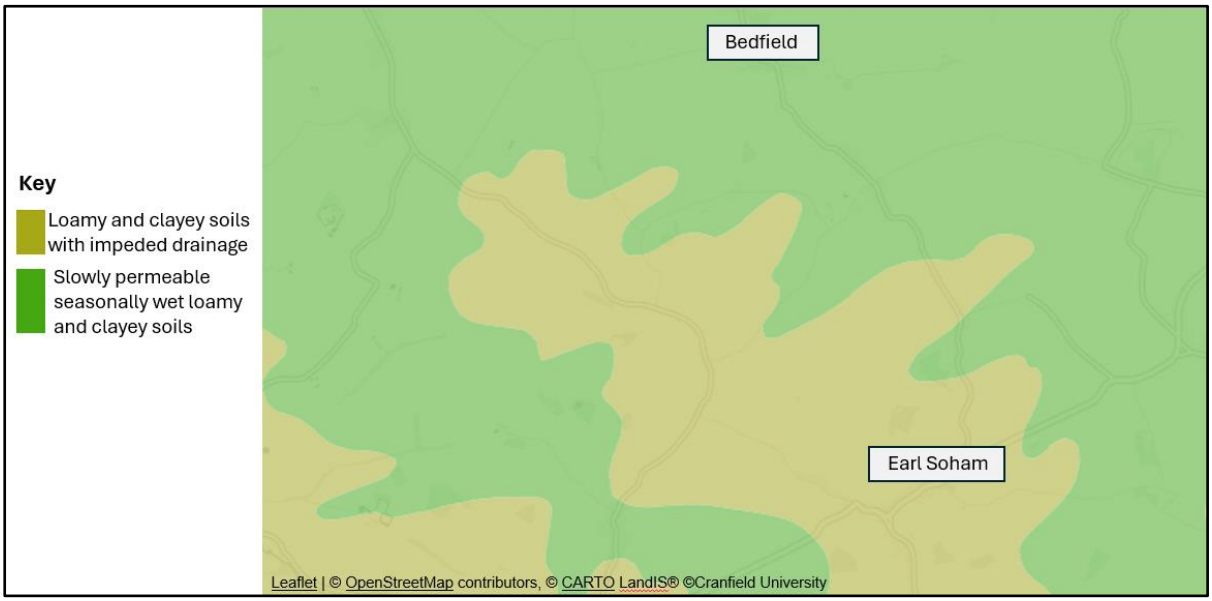

Fig. 8 Soil map of catchment area (LandIS Soilscapes)

Fig. 9 shows that much of the superficial geology surrounding Earl Soham is made up of ‘Lowestoft Formation – Diamicton’ which is described by the British Geological Survey as a diverse mixture of clay, sand, gravel, and boulders varying widely in size and shape. This is sometimes known as boulder clay. This generally has a low permeability meaning water will tend to flow off it before it can infiltrate, which also reflects the reports collected during Storm Babet.

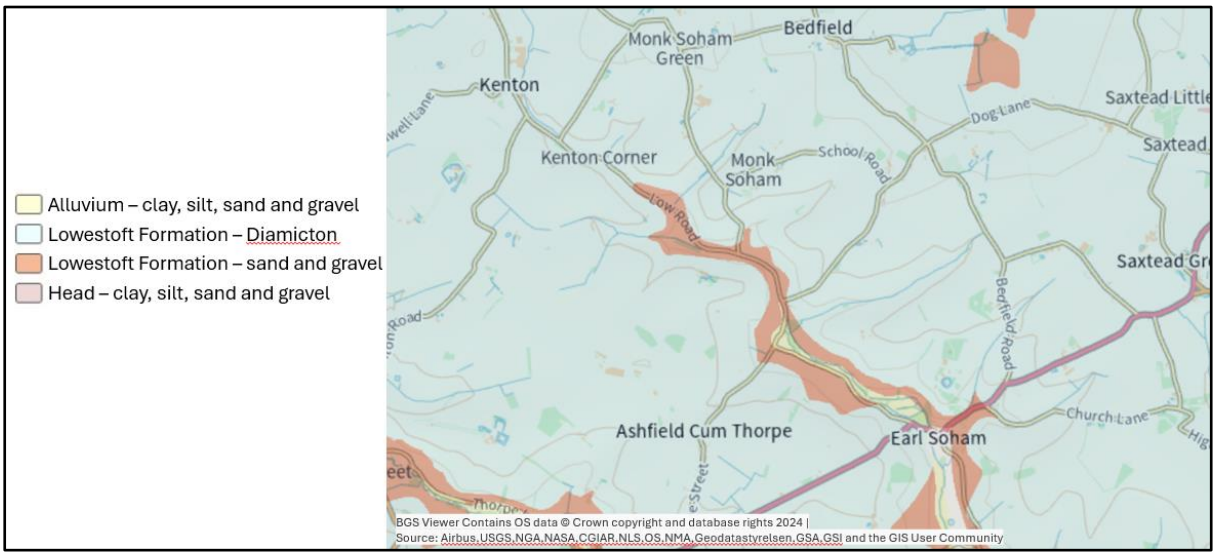

Fig. 9 Superficial geology (British Geological Society)

The bedrock in Earl Soham and in the surrounding upstream area of the catchment consists of Lewes Nodular chalk formation and Crag Group - sand. However, during short term intense rainfall events, soil composition and superficial geology become more influential in affecting the volume of surface water runoff. Combined with the topography within the catchment, these make Earl Soham susceptible to extreme rainfall events. Saturated ground and high rainfall, like that of Storm Babet, will further emphasise the vulnerability of the parish and localised flooding could be experienced.

Flooding Sources, Pathways & Receptors

Storm Babet was an extreme event which came at a time when Suffolk had experienced a significant amount of rainfall in the preceding weeks.

Data from surrounding Environment Agency rain gauges indicates that a significant volume of rain was experienced during Storm Babet. The nearest rainfall gauge to Earl Soham is in Stradbroke (approximately seven miles north of Earl Soham). At the Stradbroke rainfall gauge 50.15mm of rain was recorded over a period of 18hrs between 19 Oct 21:30 and 20 Oct 15:15. 26.55mm (more than half) of rainfall was received over 4hrs on the morning of 20 October.

The Environment Agency issue two types of warning when flooding is possible from a main river. These are:

1. Flood Alert – Flooding is possible. Be prepared. - usually issued between 2 and 12 hours before flooding.

2. Flood Warning - Flooding is expected. Immediate action required – usually issued 30 minutes to 2 hours before flooding.

Areas of Earl Soham at risk of flooding from the main river, the Earl Soham watercourse, are within the Flood Alert area for the Rivers Deben and Lark. This Flood Alert was issued on 18th October 2023 at 22.12pm and remained in force until it was removed on 24th October 2023.
Flood Warnings are not available for Earl Soham.

The description of the flood events described below will discuss the probable sources of flooding, the observed flow paths through the community and the receptors which have been affected. The term 'floodwater' may be used to describe both fluvial (water from a watercourse) and pluvial (surface water run-off) flooding. This section has been prepared using reports submitted to Suffolk County Council via the online Highways Reporting Tool, community data and site visits.

Detailed descriptions of each investigation area can be found below.

1. The Street (A1120) and Church Lane

Three properties are known to have flooded internally in the vicinity of The Causeway and the junction between The Street and Church Lane. Two of these properties are at the north end of The Street and one other property is in Church Lane. One of the properties in The Street was projected to be at low fluvial and low pluvial flood risk. The other two properties were projected to be at no fluvial flood risk and high surface water flood risk.

Three watercourses merge into the watercourse which flows south between the Causeway and The Street. There is a watercourse flowing south towards the rear of the primary school, a watercourse flowing southwest on the west side of the A1120 and a watercourse flowing west on the north side of Church Lane. Surface water and silt were reported to be flowing into these watercourses from fields, with large amounts of silt and gravel reported in the watercourse between The Causeway and The Street. Reports after Storm Babet describe silt (and possibly gravel from the school carpark) entering the culvert on the north side of the school and blocking the drainage system, with water bubbling up through the drain in front of the school during rain. It should be noted that gravel is also naturally occurring in the watercourses in this area. Two culverts, presumed to be those transporting water deriving from the two watercourses at the rear of the school and the west side of the A1120 under the road, were reported to be almost blocked and merit further investigation.

Gullies in the vicinity of The Causeway and the junction between The Street and Church Lane may not have been fully functioning during Storm Babet as they were reported not to be operational during subsequent routine maintenance visits and merit further investigation. Due to the extreme rainfall conditions, the design capacity of the wider drainage system would have been exceeded, even if fully functioning.

The watercourses to the rear of the school, on Church Lane and in The Street exceeded capacity, overtopped and flooded The Street (A1120) and Church Lane. Floodwater from fields, the highways and overtopping watercourses merged and entered affected property. Property on the east side of the Street close to the junction with Church Lane reported flooding internally at approximately 11.30am on 20th October, with internal floodwater levels peaking at approximately 30cm.

Further south on The Street, in the vicinity of the bridge over the Earl Soham watercourse, three properties on both sides of the bridge were reported to have flooded internally. None of the properties were reported to be at pluvial food risk but were immediately adjacent to an area of high fluvial flood risk. Extreme rainfall caused the Earl Soham watercourse to overtop, flooding The Street. Highways drainage exceeded capacity, contributing to floodwater on the road. Drains in the vicinity were reported to have been repeatedly blocked and collapsed. Due to the extreme rainfall conditions, the design capacity of the wider drainage system would have been exceeded, even if fully functioning. Surface water flowing from fields at the rear of property also contributed to floodwater, merging with floodwater from the overtopped watercourse and flooding property at a lower level. Sewage was also reported to have been involved. The sewage pumping station continued working throughout Storm Babet with the emergency overflow operational. On the east side of the bridge, private rainwater drains began surcharging at approximately 10.30am, causing internal flooding to approximately 60cm. This drainage may have been connected to outfalls at the watercourse and watercourse levels may have exceeded the height of the outfalls, preventing discharge and allowing water to flow backwards. At approximately 2.30pm, the watercourse overtopped, also contributing to flooding on the road. At approximately 1am, floodwater inside property subsided.

Following Storm Babet, in early 2024, it was reported that the Environment Agency removed a tree stump obstructing the adjacent river. In December 2024, SCC Highways jetted and cleansed gullies in the vicinity, repaired pipework and installed an additional gully and kerb offlet on The Street at the lowest level to drain additional surface water from the road. A ditch between the Street and Earl Soham watercourse on the northwest side of the bridge and highway was also cleared.

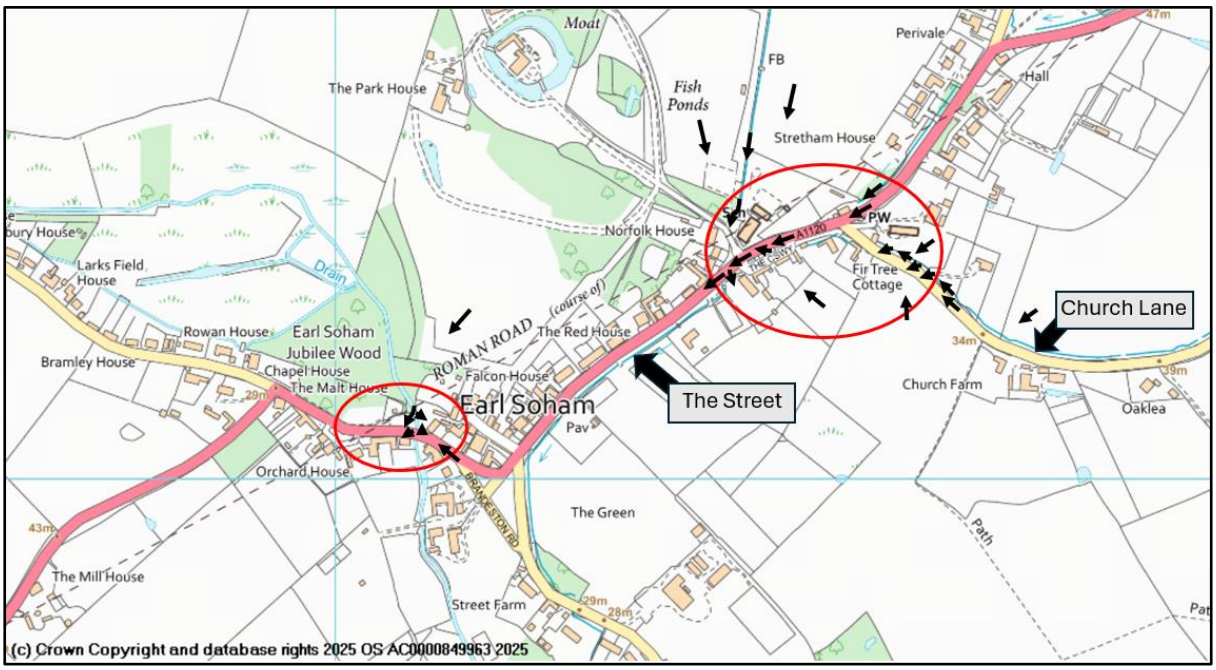

Fig. 10 Approximate floodwater flowpaths, The Street and Church Lane

In summary:

- Intense and prolonged rainfall exceeded the capacity of field drainage systems.
- In the north of Earl Soham, large volumes of surface water flowed from fields into watercourses which flow from the north and east.
- This exceeded their capacity and they overtopped, flooding The Street and Church Lane.
- Surface water flowing from fields, combined with surface water on the highway and floodwater from overtopping watercourses merged to flood affected property in the north of Earl Soham.
- Ditches were reported to contain large amounts of silt and gravel, further reducing the capacity of culverts and watercourses and contributing to the ditches overtopping in the north of Earl Soham.
- Some of the gullies in the vicinity of The Causeway and the junction between The Street and Church Lane may not have been fully functioning during Storm Babet.
- Two culverts for watercourses flowing into the watercourse between The Street and The Causeway may have been partly blocked by silt and gravel.
- Further south, Earl Soham watercourse overtopped in the vicinity of the bridge, flooding The Street.
- Highways drains in the vicinity were reported to have been blocked and collapsed, contributing to highways drainage exceeding capacity.

- Due to the extreme rainfall conditions, the capacity of the wider drainage system, even if fully functioning, would have been limited.
- Private surface water drainage at lower levels than the road also surcharged, contributing to flooding of property.
- Surface water flowed from fields at the rear of property, combined with surface water on the highway and floodwater from the overtopping watercourse to flood affected property in the area surrounding the bridge.
- Sewage was reported to be involved. The sewage pumping station worked throughout with the emergency overflow operational.

Recommended actions:

- Residents to install Property Flood Resilience (PFR) measures.
- Suffolk Highways to investigate the functioning of gullies in the vicinity of The Causeway and the junction between The Street and Church Lane.
- Suffolk Highways to investigate two highway culverts flowing under The Street into the watercourse between The Street and The Causeway for blockages.
- Explore potential natural flood management measures (eg. leaky dams and attenuation ponds) to “slow the flow” and attenuate water in the upper catchments of the three tributaries to Earl Soham watercourse, upstream of the primary school, The Street and Church Lane.
- Explore potential natural flood management measures (eg. leaky dams, attenuation ponds and floodplain reconnection) to “slow the flow” and attenuate water in the upper catchment of Earl Soham watercourse.
- Landowners to carry out watercourse maintenance, including culverts, to reduce flood risk as necessary in accordance with their riparian responsibilities.
- Suffolk Highway to investigate potential blockages of highway drainage assets on The Street in the vicinity of the bridge over Earl Soham watercourse. (Action completed).

2. Low Road

The westernmost area where property was affected by internal flooding was on the north side of Low Road (Fig. 13). Affected property is projected to be at low chance of surface water flooding and immediately adjacent to an area at high chance of river water flooding. Surface water flowed off fields from the south on to Low Road. Earl Soham watercourse overtopped at the rear of property and combined with floodwater from the road, flooding two properties. Internal flood depths were recorded at approximately 45cm. Gullies on the highway in front of and to the east of the easternmost of these affected properties may not have been fully functioning during Storm Babet as they were reported not to be operational during subsequent routine maintenance visits. (The area will be jetted and investigated by SCC Highways in the

short term). Due to the extreme rainfall conditions, the capacity of the wider drainage system, even if fully functioning, would have been limited.

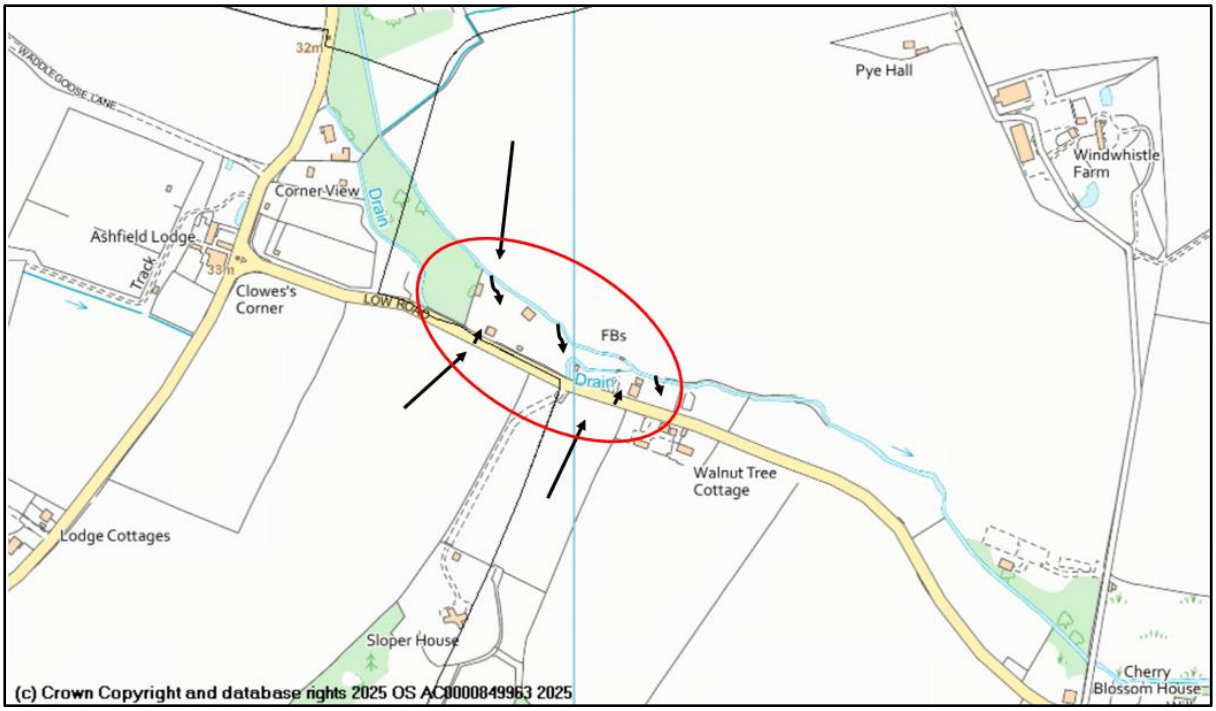

Fig. 11 Approximate floodwater flowpaths, Low Road

In summary:

- Intense and prolonged rainfall exceeded the capacity of field drains and surface water flowed across fields from the south towards Low Road.
- Earl Soham watercourse overtopped its banks, merging with surface water on the road and flooding affected property from the rear.
- Gullies in the vicinity may not have been fully operational, but the capacity of the wider drainage system would have been limited in such extreme rainfall.
- Due to the extreme rainfall conditions, the capacity of the wider drainage system, even if fully functioning, would have been limited

Recommendations:

- Residents to install Property Flood Resilience (PFR) measures.
- Explore potential natural flood management measures (eg. leaky dams, attenuation ponds and floodplain reconnection) to “slow the flow” and attenuate water in the upper catchment of Earl Soham watercourse.
- Suffolk Highways to investigate potential blockages of highway drainage assets in Low Road in the vicinity of affected property.

Risk Management Authorities, Non-Risk Management Authorities and flood risk functions

Risk Management Authority	Relevant Flood Risk Function(s)
Suffolk County Council	Lead Local Flood Authority, Highways Authority & Asset Owner
Environment Agency	Lead organisation for providing flood risk management under its permissive powers and warning of flooding from main rivers
East Suffolk District Council	Local Planning Authority & Asset Owner
Anglian Water	Asset Owner
Non-Risk Management Authority	**Relevant Flood Risk Function(s)**
Private Landowners	Riparian Responsibilities and management of water from land or/ watercourses
Private Homeowners	Improving flood resilience to property and some riparian responsibilities if adjacent to watercourses.
Parish Council	Manage flood risk at a community level, prepare and produce flood action plans and maintain watercourses where present on land they own.

Action(s) completed prior to publication:

The following section acknowledges actions that RMA's and Non-RMAs have implemented or are currently in progress since Storm Babet and prior to publishing of this report.

Action	Responsible Party	Progress
Offer of £5k Property Flood Resilience (PFR) grant funded scheme to eligible properties that flooded during Storms Babet	Suffolk County Council Lead Local Flood Authority (LLFA)	Application window now closed. Installation of PFR measures on approved applications has been extended to December 2025.
Investigate the causes of blocked highway drainage in The Street in the vicinity of the bridge over Earl Soham watercourse	SCC Highways	In December 2024, SCC Highways jetted and cleansed gullies in the vicinity, repaired pipework and installed an additional gully and kerb offlet on The Street at the lowest level to drain additional surface water from the road. A ditch between the Street and

		Earl Soham watercourse on the northwest side of the bridge and highway was also cleared.
Ensure riparian landowner responsibilities are understood with regard to watercourse management	SCC LLFA	SCC published "Flood Smart Living" handbook designed to increase flood resilience for residents, landowners and communities, November 2024
Removal of large obstruction within main river	The Environment Agency	Completed

LLFA Recommended Action(s):

The following section provides a range of flood mitigation measures that could be implemented to reduce the risk of flooding in Earl Soham. They have been derived from data and evidence collated as part of the report and have been included having been considered realistic in their implementation. The implementation of actions falls to the responsible party. Progress on the action will be monitored by Suffolk County Council but it should be acknowledged that the council has limited powers to enforce the implementation of recommended actions.

Action	Responsible Party	Timescale for response	Latest Progress Update for Actions
Short Term Actions (e.g. standard maintenance activity and initial investigation of options that can be undertaken with limited need for forward planning)			
Establish a Community Emergency Plan that includes plans to manage future flood events –Liaison with Suffolk Joint Emergency Planning Unit	Earl Soham Parish Council	6 months	
Residents to consider installing Property Flood Resilience (PFR) measures to property to reduce damage caused by flooding.	Residents	N/A	DEFRA PFR Grant has now closed for new applications. Installation of PFR measures on approved applications has been extended to December 2025. Further information on PFR measures can be found within SCC published "Flood Smart Living" handbook. There is currently no active PFR schemes being managed by the LLFA in Suffolk.
Landowners to carry out watercourse maintenance, including culverts, to reduce flood risk as necessary in	Riparian Landowners	6 Months	Ongoing

accordance with their riparian responsibilities.			
Investigate the functioning of gullies in the vicinity of The Causeway and the junction between The Street and Church Lane.	SCC Highways	6 months	
Investigate two highway culverts flowing under The Street into the watercourse between The Street and The Causeway for blockages.	SCC Highways	6 months	
Investigate potential blockages of highway drainage assets in Low Road in the vicinity of affected property	SCC Highways	6 months	
Medium Term Actions (e.g. longer planning timescales and potential need to source funding but potential for greater impact)			
Explore potential natural flood management measures (eg. leaky dams and attenuation ponds) to "slow the flow" and attenuate water in the upper catchment of the three tributaries to Earl Soham watercourse, upstream of the primary school, The Street and Church Lane. See Appendix A.	Landowners, supported by relevant authority, resource dependant (SCC LLFA, EA)	12-24 months	Further information on NFM measures can be found within SCC published "Flood Smart Living" handbook.
Explore potential natural flood management measures (eg. leaky dams, attenuation ponds and floodplain reconnection) to "slow the flow" and attenuate water in the upper catchment of Earl Soham watercourse. See Appendix A.	Landowners, supported by relevant authority, resource dependant (SCC LLFA, EA)	12 - 24 months	
Long Term actions (significantly longer timescale and budget required with potentially greater positive impact)			
Deliver any capital interventions that are economically, technically and environmentally feasible and acceptable to	Landowners, supported by relevant authority, resource	TBC	

improve the flood resilience of the village, eg. NFM and PFR measures.	dependant (SCC LLFA, EA)		

Approval

This report will be reviewed and updated every 6 months until actions are marked as complete.

Reviewer	Date of Review

Disclaimer

This report has been prepared and published as part of Suffolk County Council's responsibilities under Section 19 of the Flood and Water Management Act 2010. It is intended to provide context and information to support the delivery of the local flood risk management strategy and should not be used for any other purpose.

The findings of the report are based on a subjective assessment of the information available by those undertaking the investigation and therefore while all reasonable efforts have been made to gather and verify such information may not include all relevant information. As such it should not be considered as a definitive assessment of all factors that may have triggered or contributed to the flood event. Should there be additional information available to develop the report, please email to floodinvestigations@suffolk.gov.uk.

The opinions, conclusions and recommendations in this Report are based on assumptions made by Suffolk County Council when preparing this report, including, but not limited to those key assumptions noted in the Report, including reliance on information provided by third parties.

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The implications for producing Flood Investigation Reports and any consequences of blight have been considered. The process of gaining insurance for a property and/or purchasing/selling a property and any flooding issues identified are considered a separate and legally binding process placed upon property owners and this is independent of and does not relate to Suffolk County Council highlighting flooding to properties at a street level. Property owners and prospective purchasers or occupiers of property are advised to seek and rely on their own surveys and reports regarding any specific risk to any identified area of land.

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Appendix A – Indicative locations for NFM and watercourse maintenance