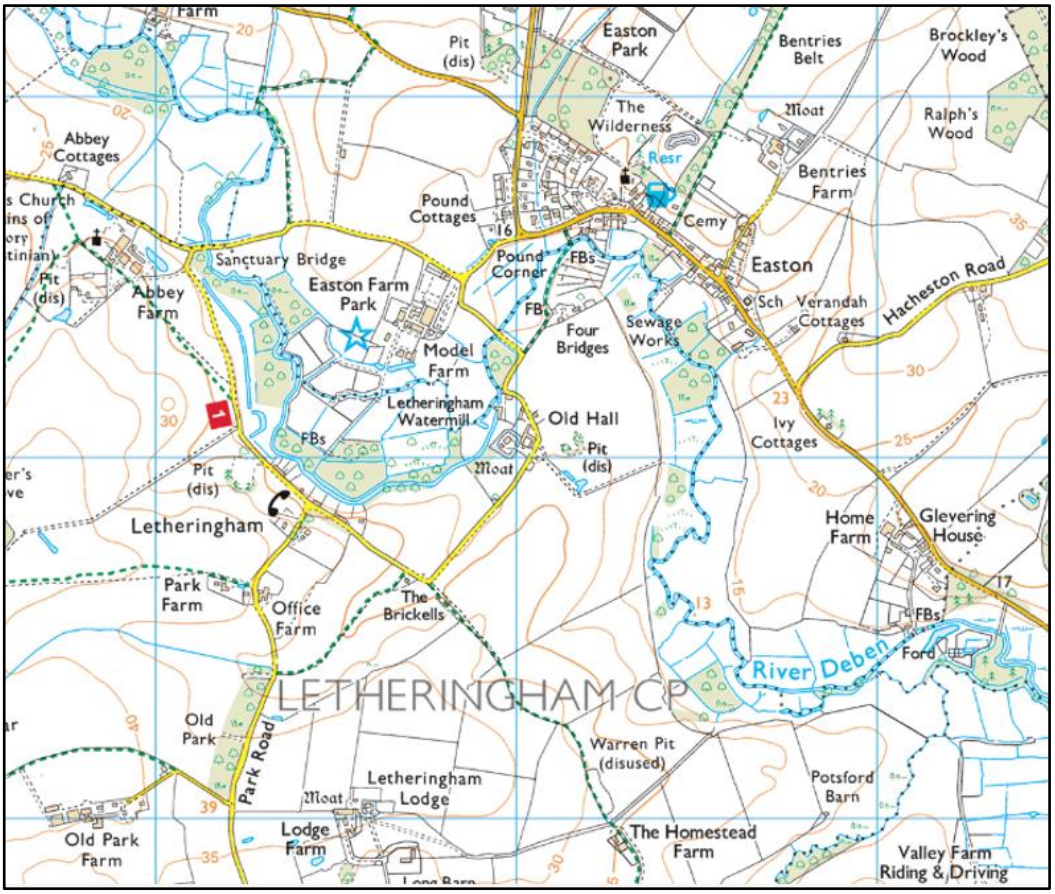
Section 19 Flood and Water Management Act 2010

Letheringham Flood Investigation –

Storm Babet 2023



	Name	Date
Report Author	Stephen Quinn	
Responsible Officer:	Stephen Quinn	
Checked by:	Ellie Coleby	17/11/2025
RMA Review:		01/12/2025
Approved by:	Matt Hullis	17/12/2025
Date Published		19/12/2025
Latest Update		19/12/2025
Date Report Closed		

Contents

Figures

Executive Summary

Storm Babet caused significant disruption to communities across Suffolk between 18th - 21st October 2023. Letheringham as a community was impacted, with five 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.

Letheringham is located in an area at risk of fluvial and pluvial flooding and the nature of the surrounding topography and geology contributes to the susceptibility of the community to flooding. The low-lying nature of Letheringham means that during high rainfall events, considerable overland surface water flowpaths converge and flow into the main river bringing floodwater in close proximity to properties in the village. The wider surrounding geology and soils are susceptible to high runoff, making a number of properties in the village vulnerable to flooding during intense rainfall events.

Storm Babet delivered significant rainfall to the catchment, following a period of above average rainfall. 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 Highways, The EA and Anglian Water) and the community.

A comprehensive summary is provided within the report, outlining the context of the event and the impact. Key findings are that Letheringham 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

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 the village. Key highlights include the implementation of community flood plans, utilising Property Flood Resilience (PFR) and continued maintenance of watercourses and drainage assets. For medium to longer term recommendations, there is emphasis on the investigation of potential improvements to drainage infrastructure, management of water from rural land and the creation of 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 Met Office weather data (Met Office, 1991-2020). This significant rainfall occurred in a short space of time and 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 measuring 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 the 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.

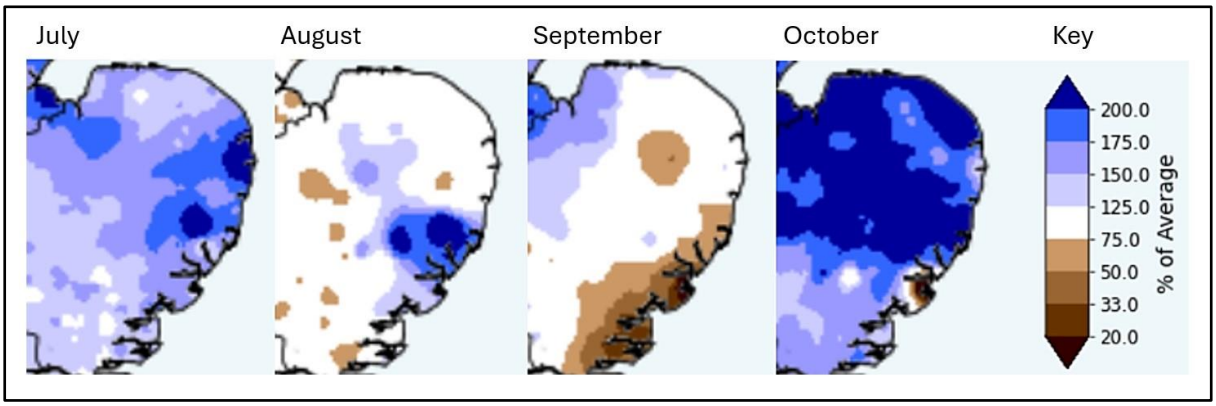


Figure 1. Average rainfall in East Anglia between July and October 2023 as a percentage of the historical average monthly rainfall

The following report acknowledges that October 2023, and in particular Storm Babet, was an extreme event and will assess the likely 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

Letheringham is a small village and parish situated in the Deben valley. It is approximately 3 miles northwest of the historic town of Wickham Market and it is in the local authority district of East Suffolk.

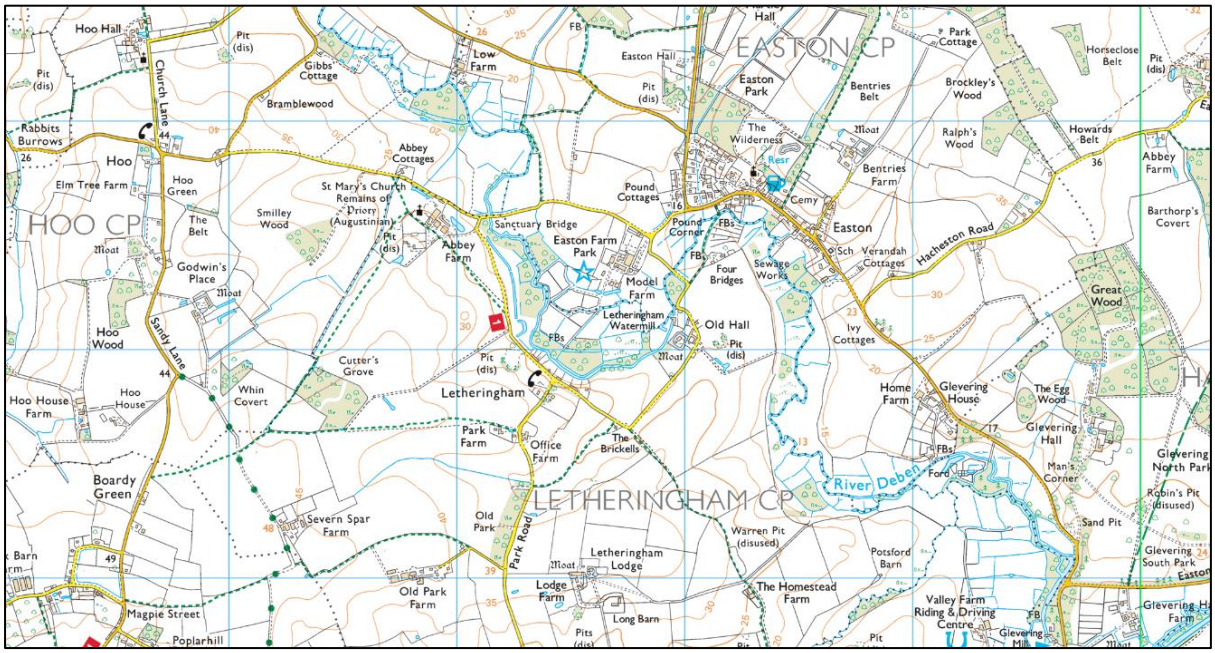


Figure 2. Investigation area map

The Environment Agency has permissive powers to carry out maintenance, improvement or construction work on main rivers to manage flood risk. The Internal Drainage Boards (IDBs) have similar permissive powers but instead relate to ordinary watercourses within their District.

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.

The East Suffolk Water Management Board (ESWMB) manages flood risk for the ordinary watercourses flowing into the river Deben in the area shown in Figure 3.

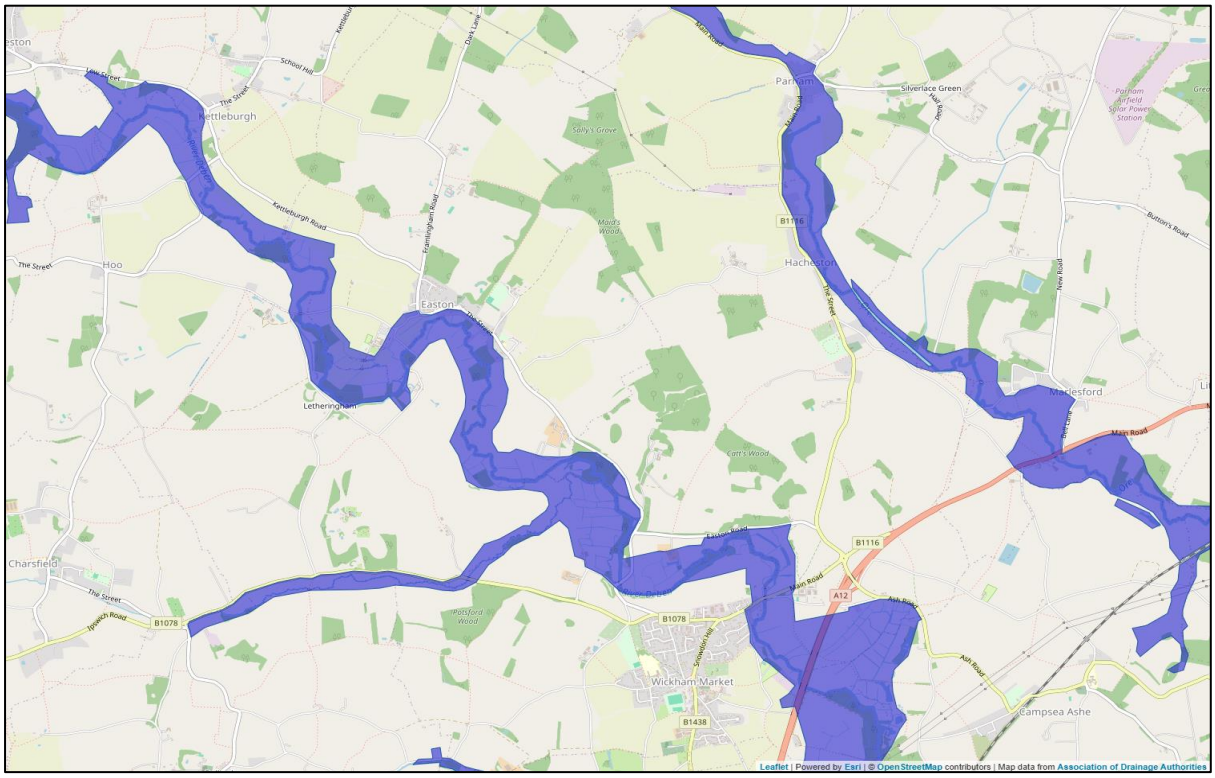


Figure 3. Area of East Suffolk Water Management Board responsibility for flood risk in ordinary watercourses

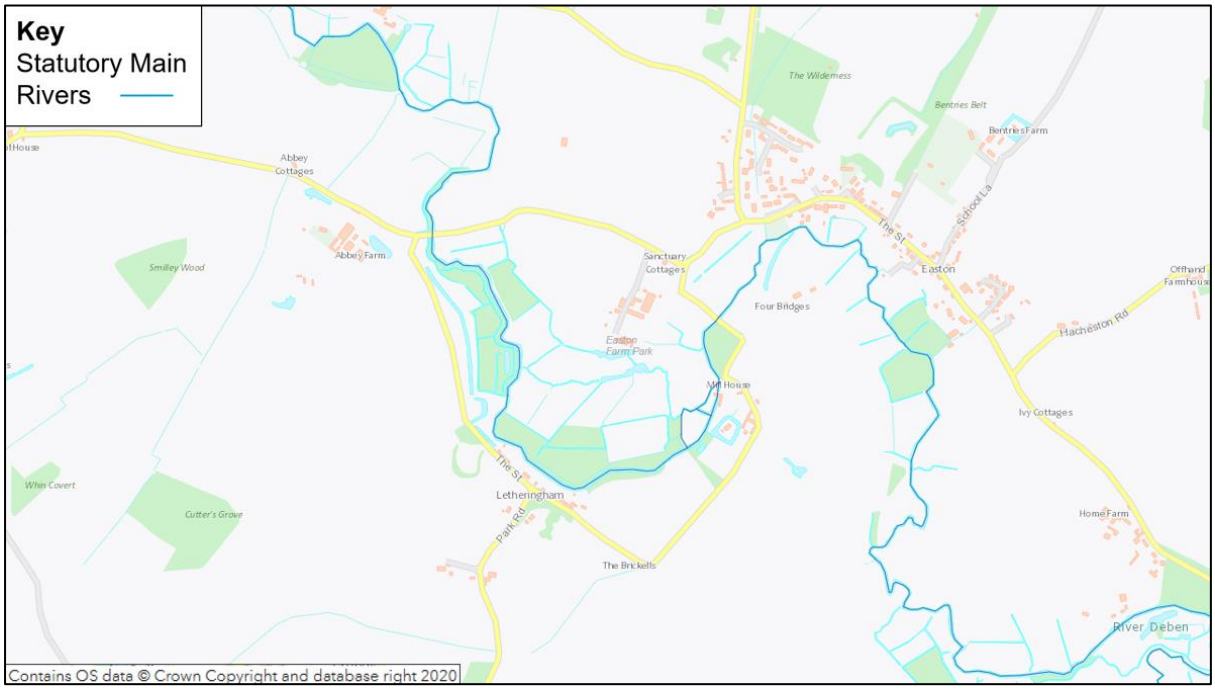


Figure 4. Location of statutory main river and ordinary watercourses

On the 20th of October 2023, Storm Babet resulted in significant rainfall in Suffolk on top of an already wetter than average October. This caused internal flooding to properties, residential and commercial, across the county from various flooding sources. Letheringham was one such community impacted, with 5 properties reporting internal flooding. Flood water was described as coming from multiple sources including surface water runoff from surrounding fields and highways (pluvial) and the overtopping of local watercourses (fluvial).

For the purposes of this investigation the areas affected by flooding have been separated into two distinct locations (see Figure 5). The locations are as follows:

1. The Street and Cooks Hill
2. Hall Road

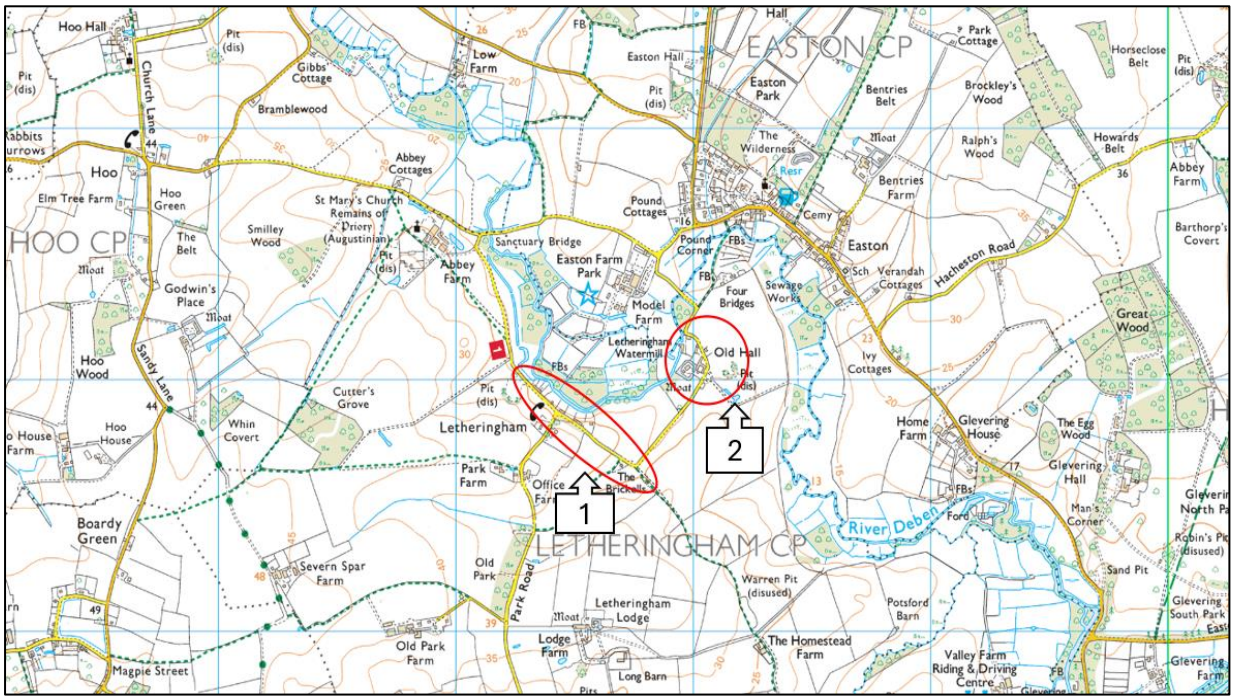


Figure 5. Letheringham investigation area map with locations

3. Records of any historical flooding

The Environment Agency hold no historic records of flooding in the area of Letheringham.

Suffolk Highways hold historical records of flooding on Hall Road and The Street. Subsequent issues relating to drainage have also been reported on Sanctuary Road and Charsfield Road.

4. Predicted Flood Risk

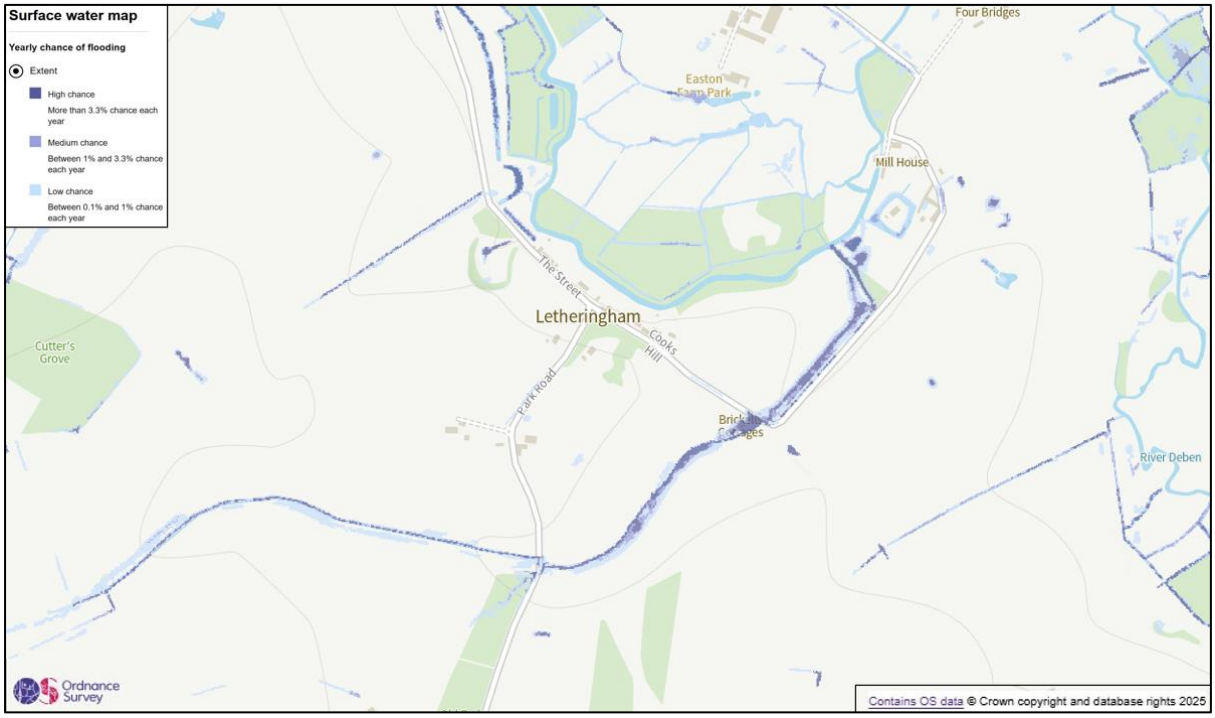


Figure 6. Surface water flood risk

Figure 6 highlights the predicted pluvial (surface water run-off from surrounding land and highways) flood risk in Letheringham. There are multiple flow paths that run through the village from the South, joining the river Deben to the North. There are also areas of isolated surface water flood risk associated with the ordinary watercourses and drains in the area.

There is a high chance of surface water flooding at the corner where Cooks Hill meets Hall Road. This area was affected by flooding during Storm Babet.

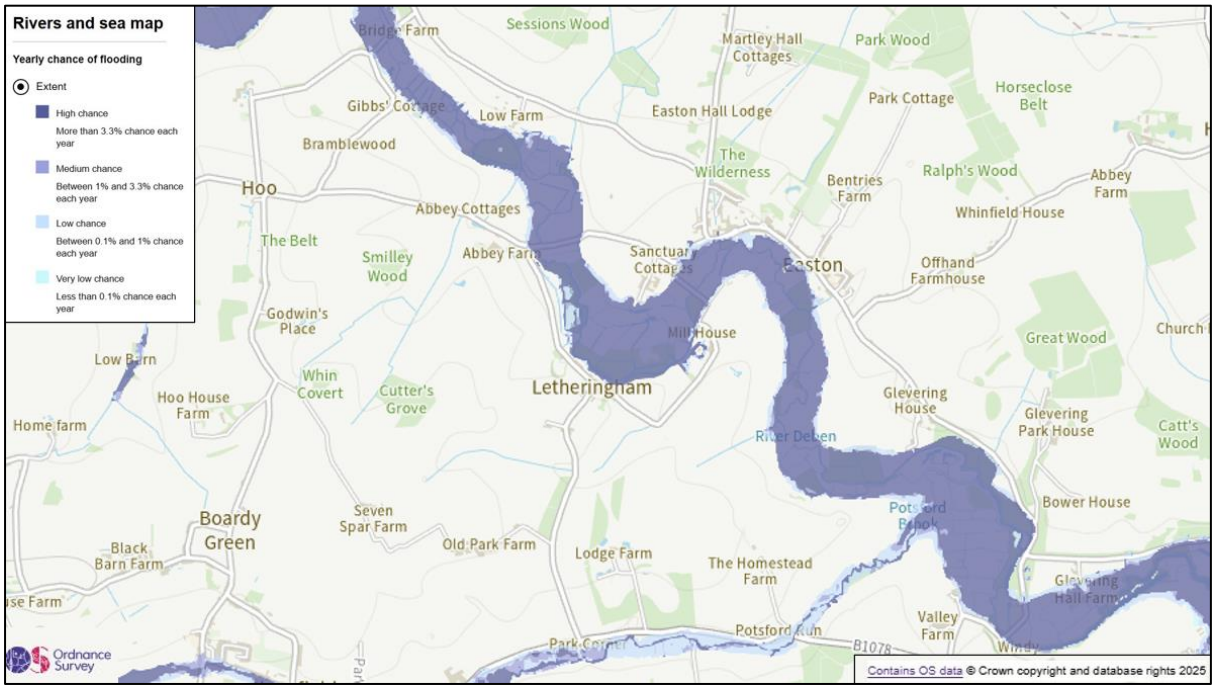


Figure 7. Flood risk from rivers and sea

Figure 7 shows the predicted fluvial (from designated main river and ordinary watercourses) flood risk in Letheringham. The fluvial flood risk in Letheringham is predominantly associated with the river Deben which flows from the northwest of the catchment, then adjacent to the village, and onwards southeast towards Wickham Market.

There is a high chance of fluvial flooding to some properties on Hall Road. This area was affected by flooding during Storm Babet.

5. Catchment characteristics

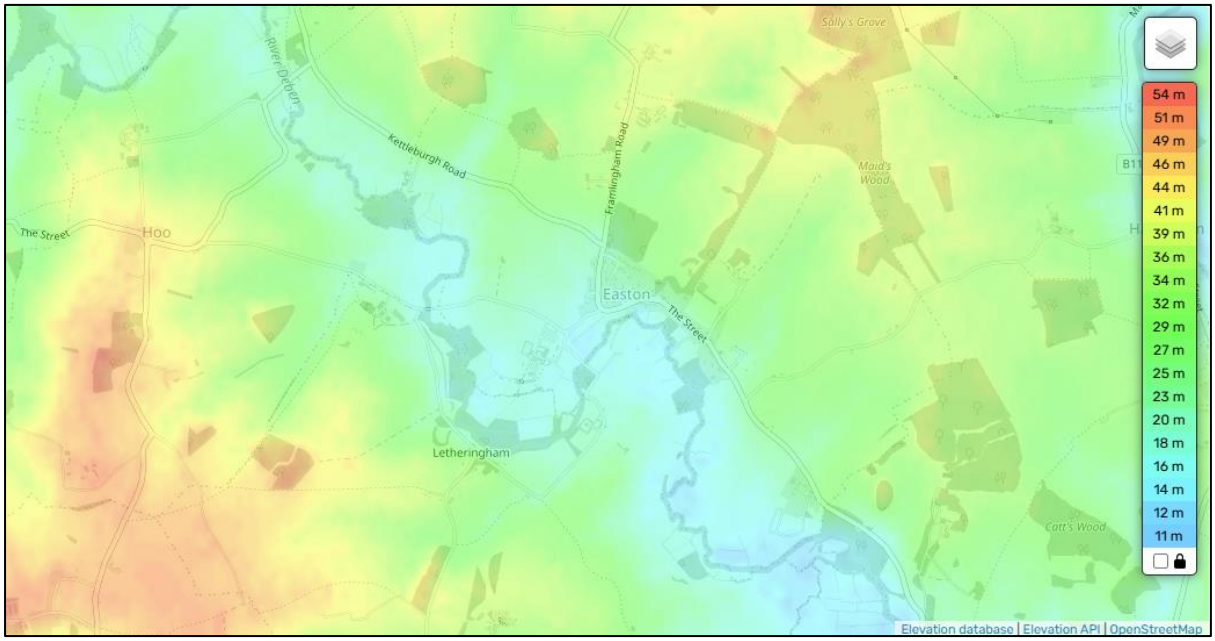


Figure 8. Letheringham and surrounding topography (TessaDEM as cited in topographic-map.com)

Figure 8 shows the topography surrounding Letheringham with gradient changes across the wider region. The village of Letheringham is situated low in the landscape, relative to higher ground to the southwest and higher ground to the northeast on the other side of the Deben valley.

The low-lying nature of Letheringham in the valley of the river Deben, means that during high rainfall events, considerable overland flowpaths will flow through the village towards the Deben, bringing floodwater in close proximity to properties in Letheringham. Overwhelmed drainage infrastructure may be observed on the highway during these intense rainfall events. Sections of The Street are among the lowest points in the village and these areas were badly affected by flooding during Strom Babet.

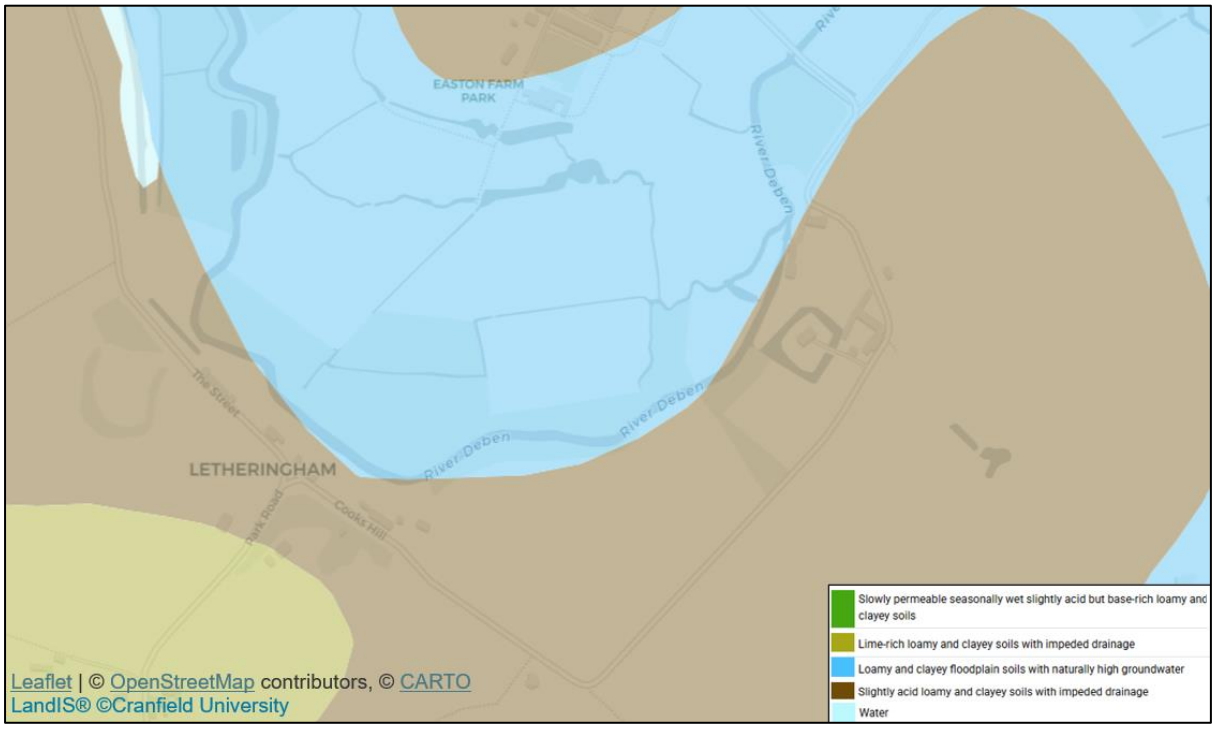


Figure 9. Soil map (LandIS Soilscapes)

The soils of the higher ground surrounding Letheringham are loamy and clayey with impeded drainage, meaning that water permeates more slowly and surface water runoff is greater. The floodplain soils surrounding the River Deben have naturally high groundwater and tend to be wetter.

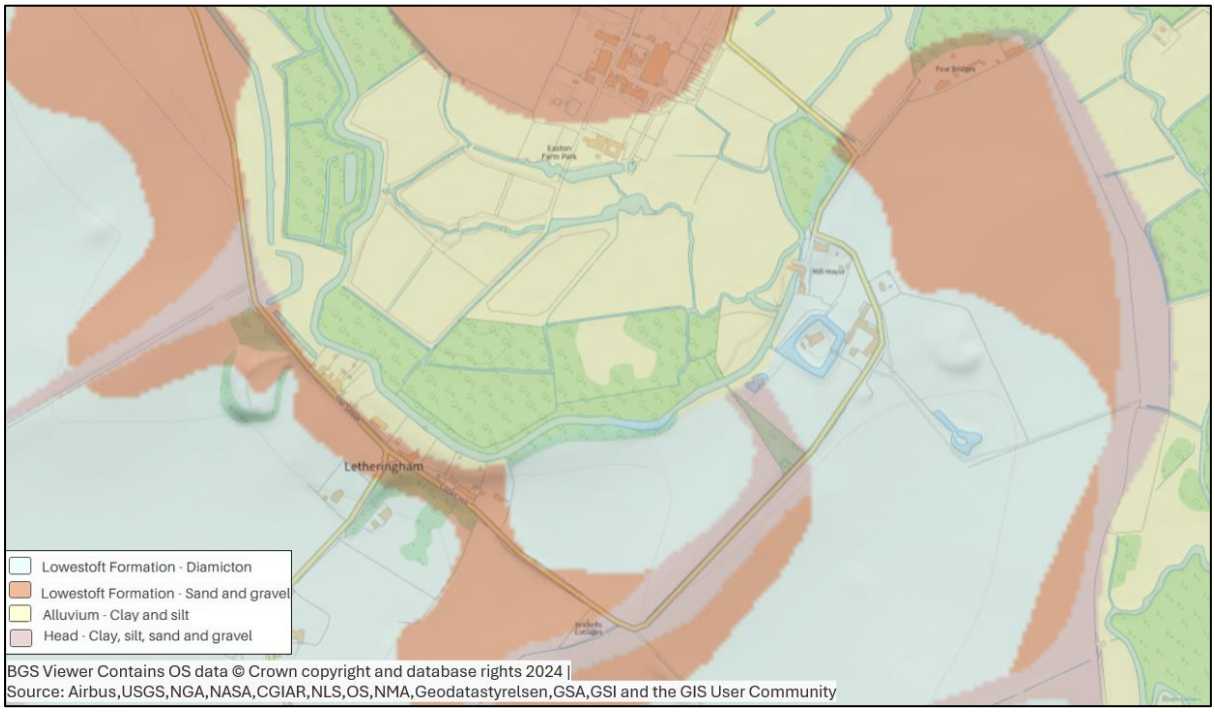


Figure 10. Superficial Geology (BGS Viewer)

Lowestoft Formation ‘Diamicton’ surrounds Letheringham to the South, 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 generally has a low permeability, meaning water will tend to flow off it before it can be infiltrated.

The low-lying nature of much of Letheringham, with surface water from the neighbouring fields flowing through the village towards the river Deben coupled with the low permeability of the wider surrounding soils, make it susceptible to flooding in extreme rainfall events.

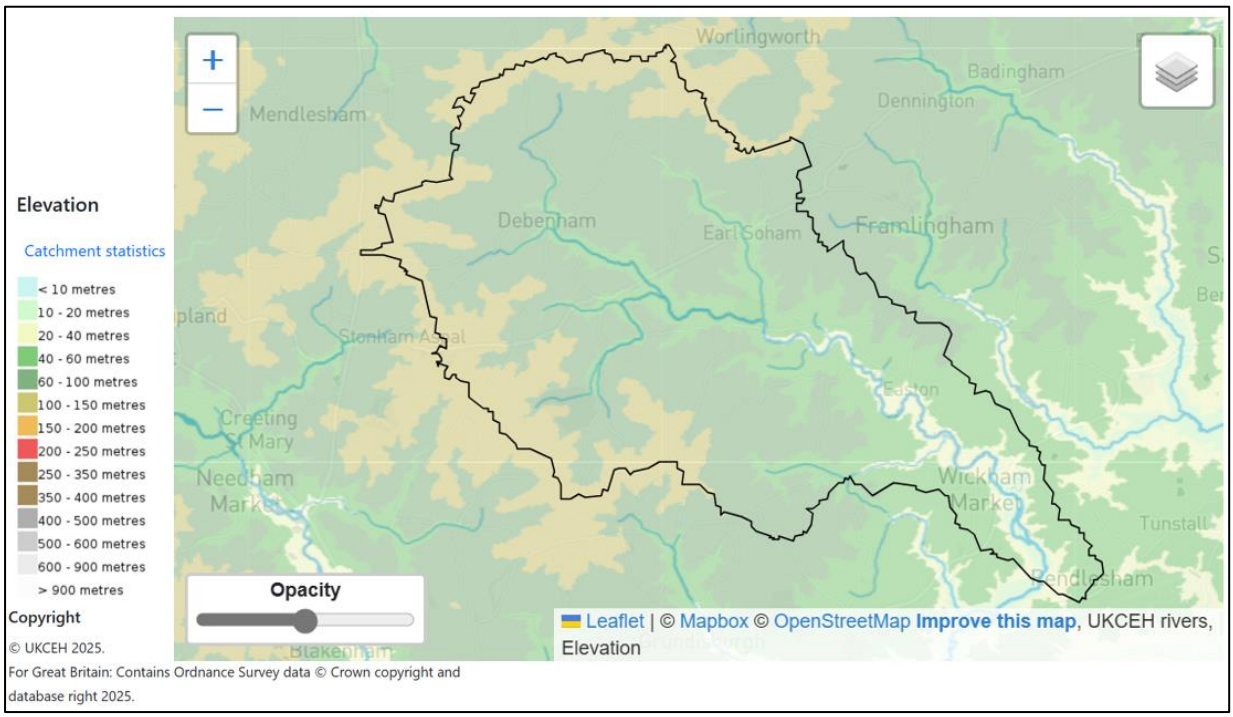


Figure 11. Elevation map of river Deben catchment area (National River Flow Archive)

Flooding Source(s), Pathway(s) & Receptor(s)

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

Storm Babet delivered significant rainfall in the River Deben catchment between 19 and 22 October. Data from surrounding Environment Agency rain gauges indicates that a significant volume of rain was experienced during Storm Babet. The nearest rainfall gauge to Letheringham is in Benhall, which recorded almost its entire rainfall for 20th October 2023 between 1.15am and 16.15pm at 48.2mm. 16.8mm of this was received between 9:45am and 11:15am.

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.

The Flood Alert area for the 'Rivers Deben and Lark' includes properties in Letheringham at risk of flooding from the main River Deben. During Storm Babet, this Flood Alert was issued on 18th October 2023 at 22:12pm and remained in force until it was removed on 24th October 2023.

Covering a similar extent in Letheringham is the Flood Warning area of the River Deben from downstream of Cretingham to Ufford. This Flood Warning was issued at 15.45pm on 20th October 2023 and remained in force until it was removed on 22nd October 2023.

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 and information gathered by Risk Management Authorities (RMAs) and the community.

Detailed descriptions of each investigation area can be found in the following section.

1. The Street and Cooks Hill

The primary cause of flooding on The Street was pluvial flooding. On 20th October 2023, intense rainfall caused large amounts of surface water to run off from the field South of The Street towards the village. This field has some of the highest points of elevation in Letheringham with gradients sloping down towards The Street and two

ditches on either side. The ditches brought the surface water flows from the arable field onto The Street and Cooks Hill in large volumes and velocity.

During Storm Babet the community was completely marooned due to flooding on the highways. The residents report that flooding on the highways is experienced regularly in Letheringham due to the surface water run off from fields South of The Street and West of Park Road.

The existing highway drainage along The Street was overwhelmed by the sheer volume and force of floodwater on the roads during the storm event. Large sections of The Street were submerged. Residents have described the highway drainage system on The Street as ineffective, with the problem of blocked drains being highlighted both before and after Storm Babet.

A couple of properties were flooded directly from the surface water pooling on the highway. The residents reported that on the day of Storm Babet the drains outside several properties, along a small stretch of road, were all blocked. Another report specifies the gully outside their property was fully blocked. The gully drains via pipework through private land, to the river Deben. The pipes were cleared prior to the storm. As the source of so much of the floodwater was from the field to the south, it is likely it carried significant amounts of sediment which contributed and continues to contribute to the silting up and blocking of the highway drainage assets.

Suffolk Highway records show that some of the gullies outside the properties on The Street were non-operational and slow running on arrival, in early November just after Storm Babet. They were cleansed and recorded as operational upon leaving.

During Storm Babet large amounts of floodwater flowed down the ditch that crosses Park Road towards the corner of Cooks Hill and Hall Road. The extreme water levels exceeded the capacity of the ditch in places and the culvert below the highway (see Figure 12). The report from the residents suggests the culvert under Hall Road was unable to take the volume of water flowing down the ditch originating from the fields either side. The floodwater backed up at the culvert and discharged over the road at this location. The water overtopped the structure and internally flooded properties nearby to a depth of 300mm.

The floodwater flowpaths observed on The Street and Cooks Hill during Storm Babet broadly align with the national surface water flood risk mapping (see Figure 13). In some locations the flooding experienced was more extensive than the current mapped risk.

In Summary:

- The primary cause of the flooding on The Street and Cooks Hill was pluvial flooding, predominantly surface water run off from the field South of The Street.
- The community was completely marooned due to flooding on the highways; this type of flooding is experienced regularly in Letheringham.

- The existing highway drainage along The Street and was overwhelmed by the sheer volume and force of floodwater on the road. Residents described the problem with blocked drains before and after Storm Babet as a recurring theme.
- During Storm Babet large amounts of floodwater flowed down the ditch towards the corner of Cooks Hill and Hall Road, exceeding the capacity of the ditch in places and the culvert below the highway.
- Floodwater backed up at the culvert, overtopped the structure, discharging over the road and internally flooding properties.

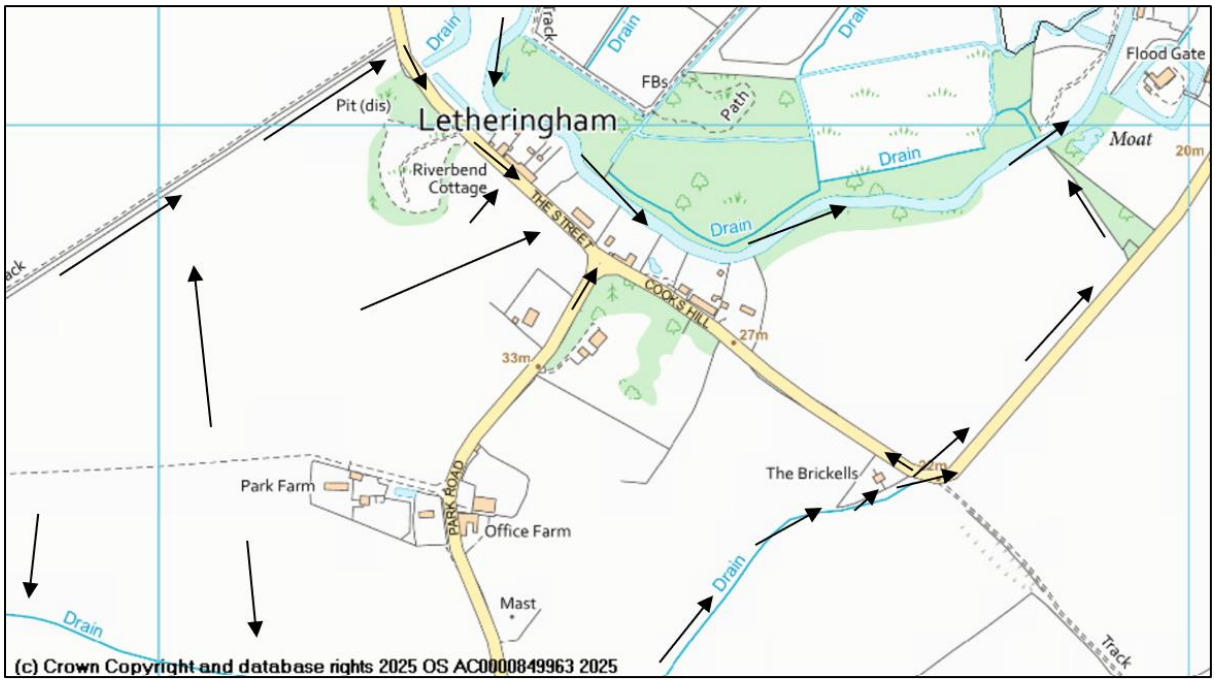


Figure 12. Approximate flood water flow routes on The Street and Cooks Hill

Figure 13. Surface water flood risk on The Street and Cooks Hill

LLFA recommended action(s):

- Residents to consider installing Property Flood Resilience (PFR) measures.
- Riparian landowners to carry out appropriate open and piped watercourse maintenance to reduce flood risk as necessary as per their riparian responsibilities.
- Explore potential NFM measures which aim to attenuate water, 'slow the flow' and trap sediment from the overland flow paths in the fields South of The Street and West of Park Road e.g. storage ponds, wetland areas, leaky dams and woody debris installation.
- Suffolk Highways to investigate the condition of the existing highway drainage assets and associated pipework on The Street.
- Suffolk Highways to ensure the completion of highway drainage asset cyclic maintenance on The Street and Cooks Hill. Further review of the cyclic maintenance should be considered.
- Riparian landowners and members of the public to report any observed blockages in culverts below the highway on the Suffolk Highways online reporting tool.

2. Hall Road

The primary cause of property flooding on Hall Road was fluvial flooding. On 20 October 2023, intense rainfall caused huge amounts of floodwater to flow down from the upper catchments into the river Deben and towards Letheringham (see Figure 11). The internal flooding on Hall Road was caused by the river Deben exceeding its capacity in several locations, overtopping and flowing directly across gardens and into properties.

Residents reported the floodwater as rising from the swollen river Deben, flooding property and affecting one private sewage treatment plant nearby. The reports also suggest flooding to various sections of Hall Road as being a persistent problem prior to and after Storm Babet. They have cited a limited number of drainage assets on the highway, a lack of grips through the verge and undermaintained roadside ditches as all contributing to the problem. This frequently leaves Hall Road impassible and adds to the isolation of the village during even less intense rainfall events.

The fluvial flood risk to properties in this area ranges from a low to high chance of flooding from the river each year (see Figure 15). The flood extents shown on the national flood mapping are broadly similar with the observed floodwater limits seen during Storm Babet.

In Summary:

- The primary cause of property flooding on Hall Road was fluvial flooding.
- The river Deben exceeded its capacity in several locations, overtopped and flowed directly across gardens and into properties.
- Flooding on the highway has been a persistent problem on Hall Road, both before and after Storm Babet.
- The limited number of drainage assets on the highway, a lack of grips through the verge and undermaintained roadside ditches all contribute to the problem.
- This can often leave Hall Road impassible.

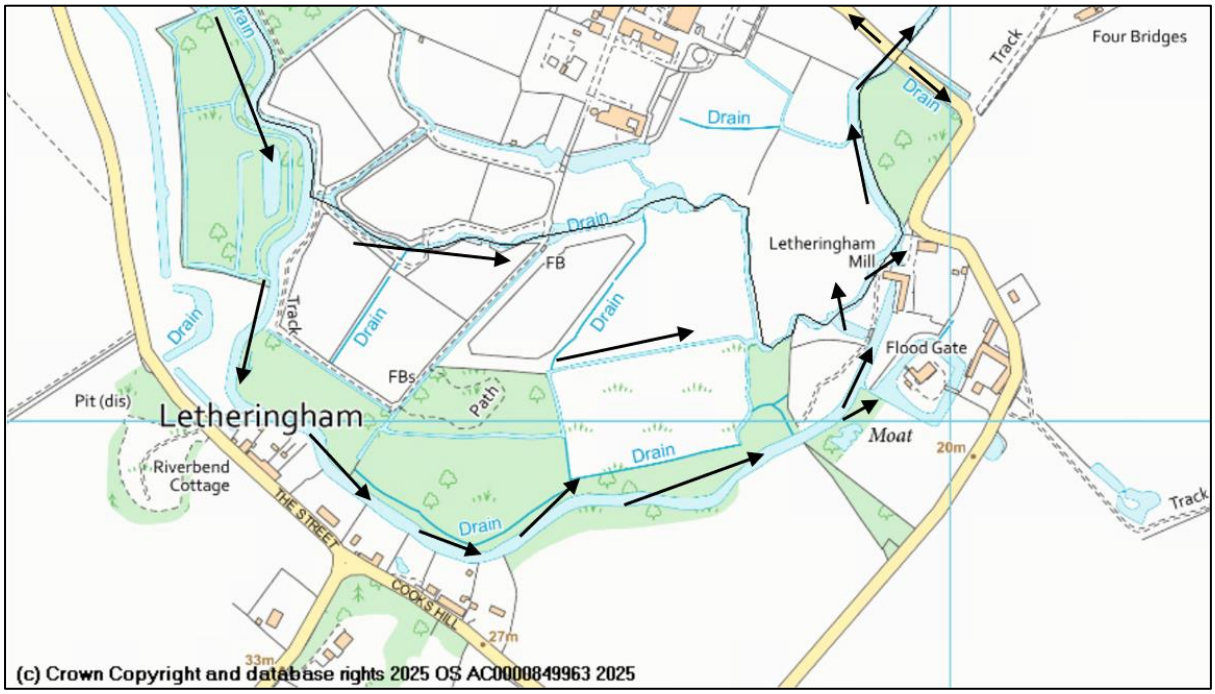


Figure 14. Approximate flood water flow routes on Hall Road

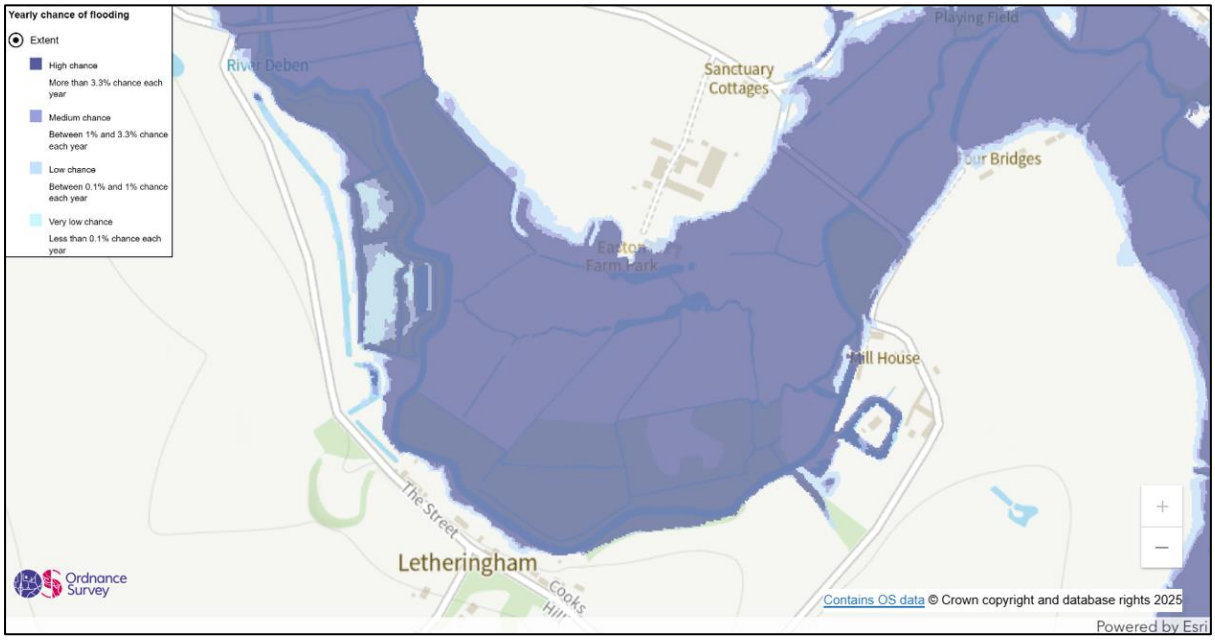


Figure 15. Fluvial flood risk on Hall Road

LLFA recommended action(s):

- Residents to consider installing Property Flood Resilience (PFR) measures.
- Riparian landowners to carry out appropriate open and piped watercourse maintenance to reduce flood risk as necessary as per their riparian responsibilities.

- Explore potential NFM projects to ‘slow the flow’ and attenuate water on overland flow paths in the catchments upstream of Letheringham E.g. leaky dams, woody debris installation, restoration of watercourses, storage ponds, wetland areas.
- Suffolk Highways to ensure the completion of highway drainage asset cyclic maintenance on Hall Road. Further review of the cyclic maintenance should be considered.
- Suffolk Highways to investigate if the existing highway drainage assets on Hall Road could be improved or upscaled.

Risk Management Authorities, Non Risk Management Authority and flood risk function(s)

The following section acknowledges both RMA's and Non-RMA's relevant to the location and provide an overview of their flood risk functions. The table has been compiled from information collated as part of the investigation. It is not exhaustive and it should be acknowledged additional organisations and groups may be active within the community.

Risk Management Authority	**Relevant Flood Risk Function(s)**
Suffolk County Council	Lead local Flood Authority (LLFA), Highways Authority & Asset Owner
The Environment Agency (EA)	Lead organisation for providing flood risk management under its permissive powers and issuing warnings of flooding from main river
Anglian Water	Asset owner supplying water and water recycling services
East Suffolk District Council	Local Planning Authority (LPA) & Asset Owner
Internal Drainage Board (IDB) Supervising land drainage and flood defence works on ordinary watercourses	Internal Drainage Board (IDB) Supervising land drainage and flood defence works on ordinary watercourses
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.
Letheringham 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 to date:

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	Risk Management Authority	Progress
Offer of Property Flood Resilience (PFR) measures to the properties that flooded during Storms Babet.	Suffolk County Council Lead Local Flood Authority	Application window now closed. Installation of PFR measures on approved applications has been extended to December 2025.
Ensure riparian landowner responsibilities are understood with regard to watercourse management.	Suffolk County Council Lead Local Flood Authority	SCC published "Flood Smart Living" online and hard copy guide to increasing flood resilience for residents, landowners and communities, December 2024.
Understand the annual event probability of the rainfall & river flow across the region.	The Environment Agency (EA)	Complete. Details of the report can be found on the SCC website or at the following https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/storm-babet
Post Storm Babet: • Road debris was cleared. • Gullies were cleared. • Ditches were cleared in some places.	Letheringham Parish Council	Complete
Remedial works to drainage assets within Letheringham.	Suffolk Highways	Jetting was carried out on The Street in November 2023 with some further jetting in January 2024. All but one gully which was noted as slow running were operational at the January 24 visit. The subsequent cyclic visit in march 2025 reports all gullies as operational. The outlet for the gullies flow through relatively small 225mm pipes under private properties there is a finite capacity and limited control over those sections.

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 Letheringham. 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.	Letheringham Parish Council	6 months	
Residents to consider installing Property Flood Resilience (PFR) measures to property to reduce damage caused by flooding.	SCC LLFA / 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.
Riparian landowners to carry out appropriate open and piped watercourse maintenance to reduce flood risk as necessary as per their riparian	Riparian landowners	N/A	Further information on Riparian Ownership can be found within SCC published "Flood Smart Living" handbook.

responsibilities (See Appendix A).			
Riparian landowners and members of the public to report any observed blockages in culverts below the highway on the Suffolk Highways online reporting tool.	Riparian landowners and members of the public	N/A	
Suffolk Highways to investigate the condition of the existing highway drainage assets and associated pipework on The Street.	Suffolk Highways	12 months	
Suffolk Highways to investigate if the existing highway drainage assets on Hall Road could be improved or upscaled.	Suffolk Highways	12 months	
Suffolk Highways to ensure the completion of highway drainage asset cyclic maintenance on The Street, Cooks Hill and Hall Road	Suffolk Highways	Annually	Ongoing. Routine cleansing of the gullies will be completed in line with the set cycles (annual or biennial).
Medium Term Actions (e.g. longer planning timescales and potential need to source funding but potential for greater impact)			
Explore potential NFM measures which aim to attenuate water and 'slow the flow' on overland	Landowners, supported by relevant authority, resource dependant	12 - 24 months	

flow paths in the catchments upstream of Letheringham e.g. storage ponds, wetland areas, leaky dams, woody debris installation and restoration of watercourses.	(SCC LLFA, EA)		
Explore potential NFM measures which aim to attenuate water, 'slow the flow' and trap sediment from the overland flow paths in the fields South of The Street and West of Park Road e.g. storage ponds, wetland areas, leaky dams and woody debris installation.	Landowners, supported by relevant authority, resource dependant (SCC LLFA, EA)	12 - 24 months	
Investigate opportunities to update development plan policy in Neighbourhood Plans or any potential Joint Local Plan site allocation(s) which identify risks and opportunities to mitigate flood risk issues as development comes forward.	Local Planning Authority, Letheringham Parish Council, SCC LLFA	12 months+	
Deliver repairs to drainage assets in The Street if investigation works suggest	Suffolk Highways	12 month +	

existing assets are damaged/not performing as expected			
Deliver improvements drainage assets on Hall Road if investigation works suggest it is beneficial and viable.	Suffolk Highways	12 month +	
Long Term actions (significantly longer timescale and budget required with potentially greater positive impact)			
Installation of NFM features within upper catchments to attenuate and slow flood water if investigation works suggest it is viable.	Landowners, supported by relevant authority, resource dependant (SCC LLFA, EA)	TBC	
Deliver any capital Interventions that are economically, technically and environmentally feasible and acceptable to improve the flood resilience of the village.	Landowners, supported by relevant authority, resource dependant (SCC LLFA, EA)	TBC	

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.

Suffolk County Council expressly disclaims responsibility for any error in, or omission from, this report arising from or in connection with any of the assumptions being incorrect.

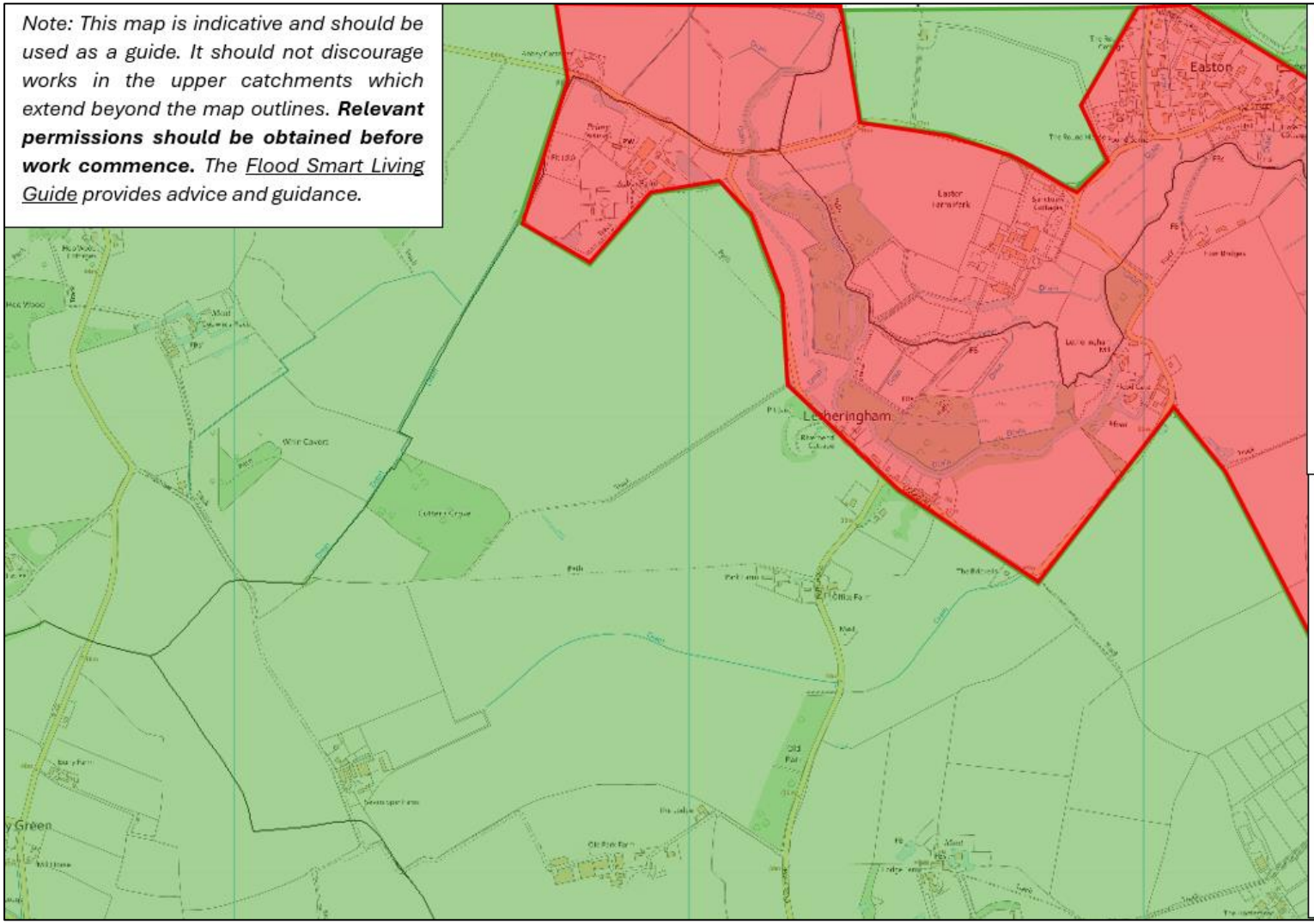
The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the time of preparation and Suffolk County Council expressly disclaims responsibility for any error in, or omission from this report arising from or in connection with those opinions, conclusions, and any recommendations.

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.

Suffolk County Council forbids the reproduction of this report or its contents by any third party without prior agreement.

Appendix A – Indicative locations for NFM and watercourse maintenance

Note: This map is indicative and should be used as a guide. It should not discourage works in the upper catchments which extend beyond the map outlines. ***Relevant permissions should be obtained before work commence.*** *The Flood Smart Living Guide provides advice and guidance.*



Red – Urban locations where watercourses should be kept clear and water free flowing.

These locations are vulnerable to flood risk and are where the most impact is experienced during an event. Drainage features are constrained with limited space for water and overwhelming of features may lead to flooding. Important to ensure water can flow through the systems with limited restrictions.

Green – Rural locations where NFM Features could be considered.

These locations typically have more space to manage flood water and measures could include attenuation features, bunds around fields where surface water runoff occurs, and leaky dams in watercourses to slow the speed of water before it reaches the urban area.