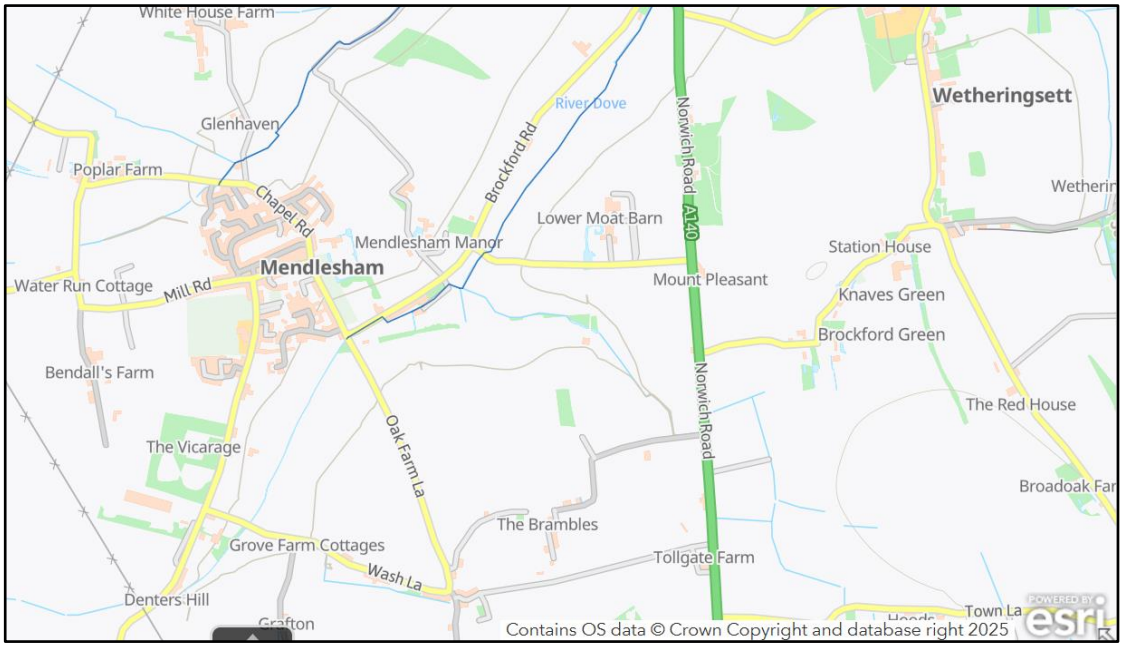
Section 19 Flood and Water Management Act 2010

Mendlesham Flood Investigation –

Storm Babet 2023



	Name	Date
Report Author	Stephen Quinn	
Responsible Officer:	Stephen Quinn	
Checked by:	Ellie Coleby	04/12/2025
RMA Review:		18/12/2025
Approved by:	Matt Hullis	19/12/2025
Date Published		19/12/2025
Latest Update		19/12/2025
Date Report Closed		

Suffolk Flood Risk Management Partnership

Contents

Figures

Executive Summary

Storm Babet caused significant disruption to communities across Suffolk between 18th - 21st October 2023. Mendlesham 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.

Mendlesham 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 Mendlesham 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 Mendlesham 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.

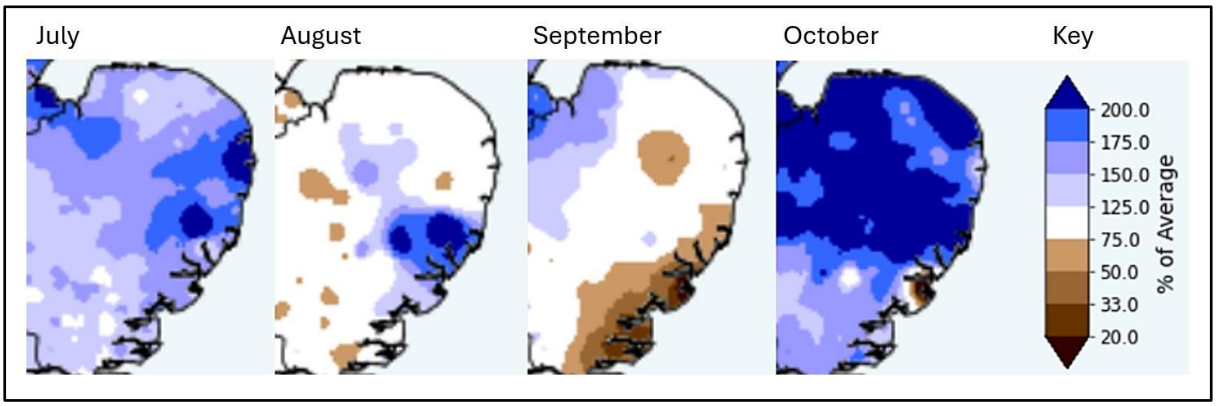


Figure 1. Average rainfall in East Anglia between July and October 2023 as a percentage of the historical average monthly rainfall

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

Mendlesham is a small village situated five miles northeast of the market town of Stowmarket. It is in the local authority district of Mid Suffolk.

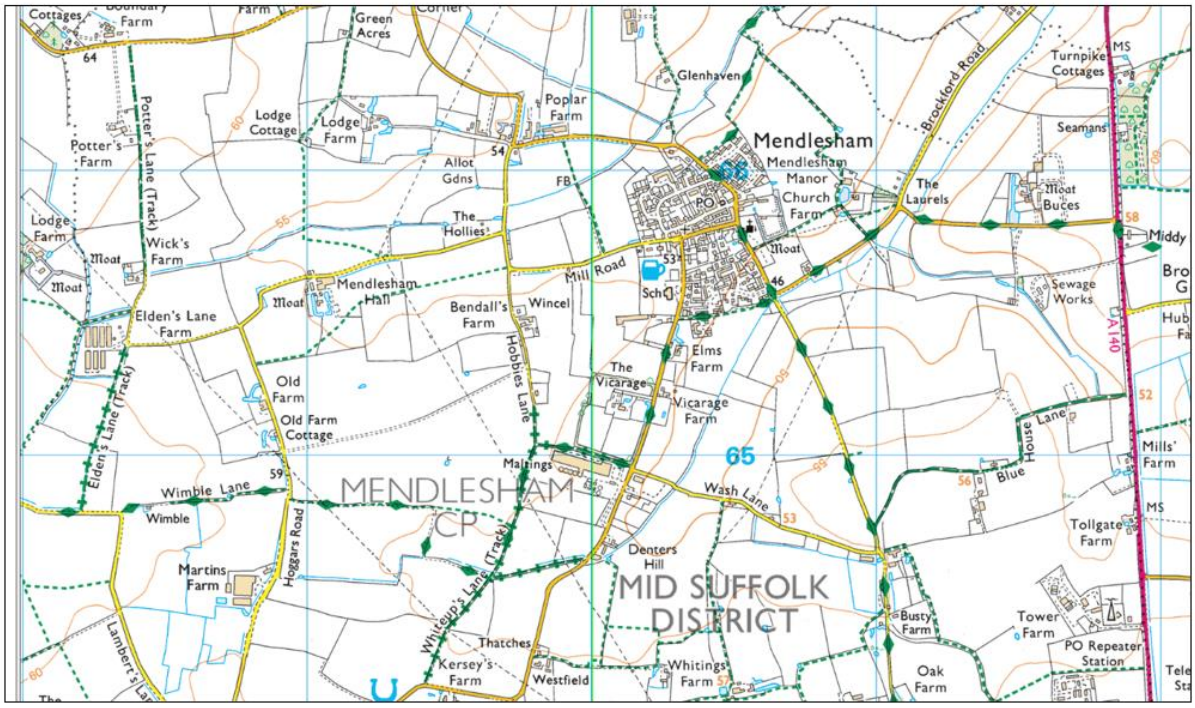


Figure 2. Investigation area map

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.

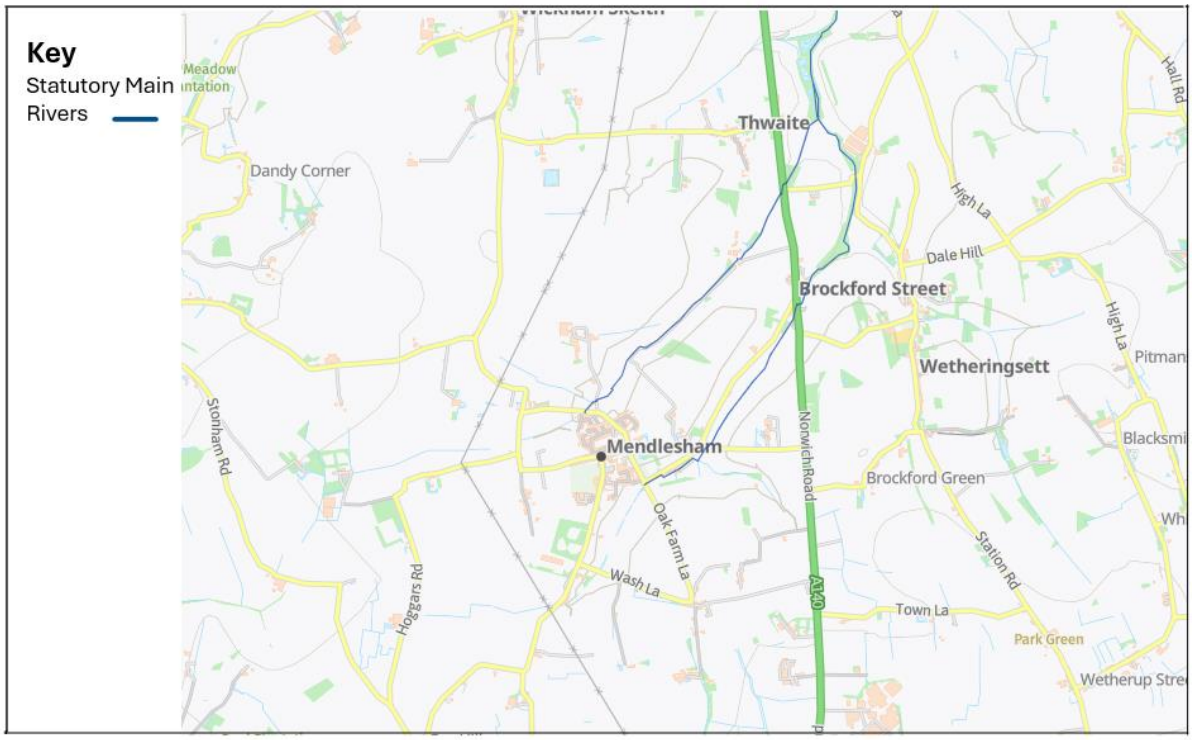


Figure 3. Location of statutory main river and ordinary watercourses

Figure. 3 shows the most significant watercourses (designated main river) in and around Mendlesham. The River Dove originates near Mendlesham and flows northward to join the River Waveney. A separate designated watercourse runs parallel to the River Dove, also flowing north before merging with the Dove and ultimately the Waveney.

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. Mendlesham 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 three distinct locations. The locations are as follows:

1. Chapel Road
2. Brockford Road
3. Norwich Road

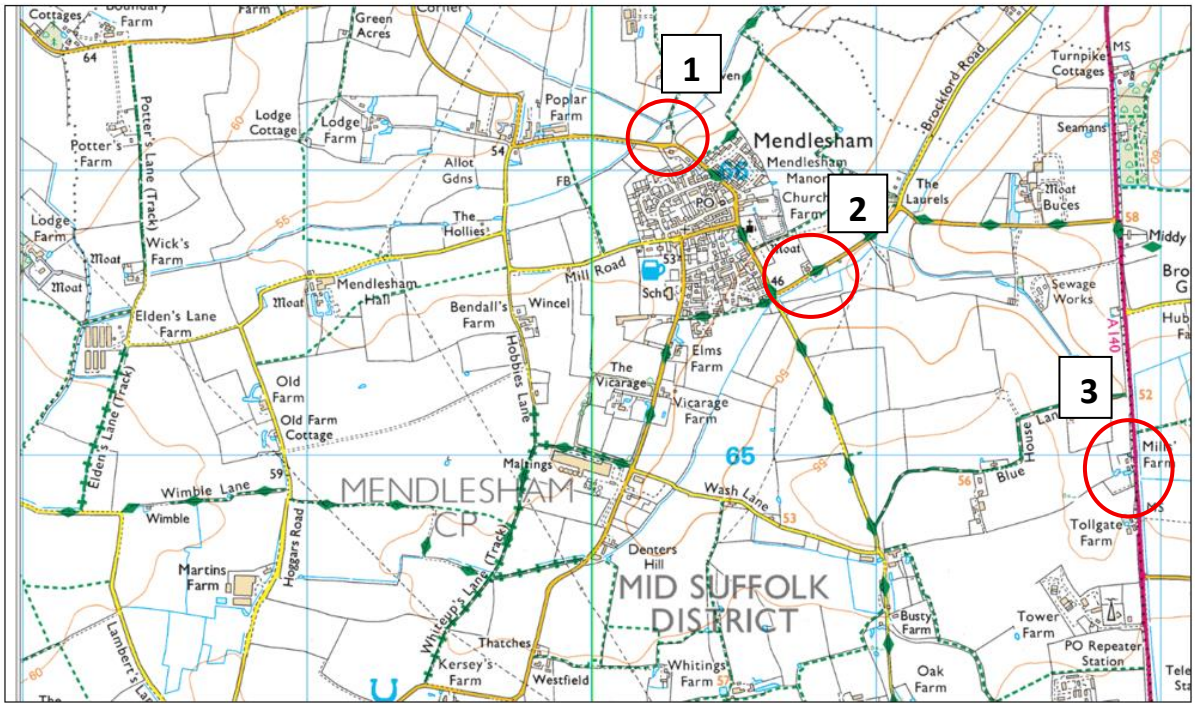


Figure 4. Mendlesham investigation area map with locations

3. Records of any historical flooding

The Environment Agency hold no historic record of flooding for Mendlesham.

Anglian Water holds no historic record of flooding for Mendlesham.

Suffolk Highways hold records of historical flooding in Mendlesham. A long-standing issue is present in Mendlesham Green and more recent issue in 2023 identified issues along Chapel Road relating to standing water in the carriageway.

4. Predicted Flood Risk

Several areas of Mendlesham are at risk of flooding from pluvial and fluvial sources.

Figure 5. Surface water flood risk

Figure 5 highlights the predicted pluvial (surface water run-off from surrounding land and highways) flood risk in Mendlesham, with multiple areas of isolated locations predicted to be at risk.

Pluvial risk varies across this location, ranging from low to high risk. There are high risk surface water flow paths near to Chapel Road and Norwich Road.

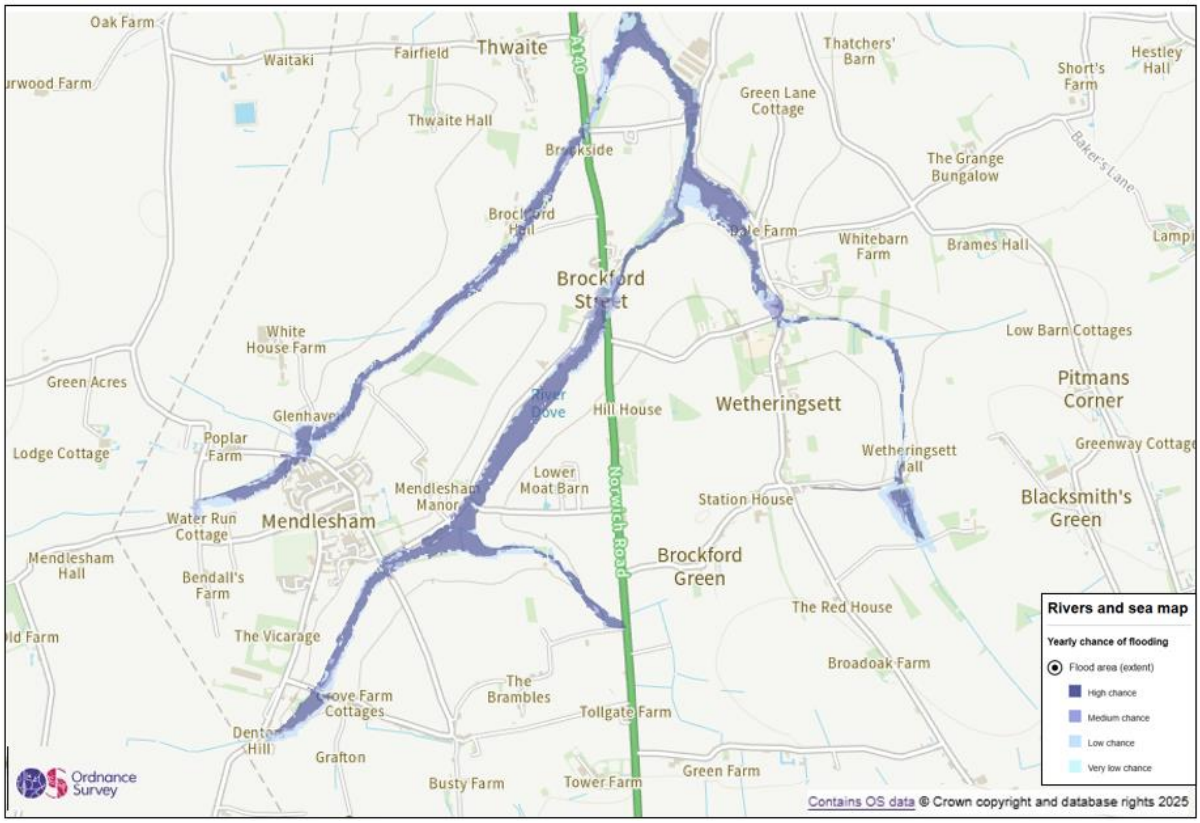


Figure 6. Flood risk from rivers and sea

Figure 6 shows the predicted fluvial (from designated main river and ordinary watercourses) flood risk in Mendlesham. The primary source of fluvial flood risk in the area is the River Dove, which flows from the south of the village toward the northeast. An additional watercourse runs roughly parallel to the River Dove, originating to the west, flowing northeast, and eventually merging with it before continuing toward the River Waveney.

There is a medium to high chance of fluvial flooding on sections of Chapel Road and Brockford Road. These areas were affected by flooding during Storm Babet.

5. Catchment characteristics

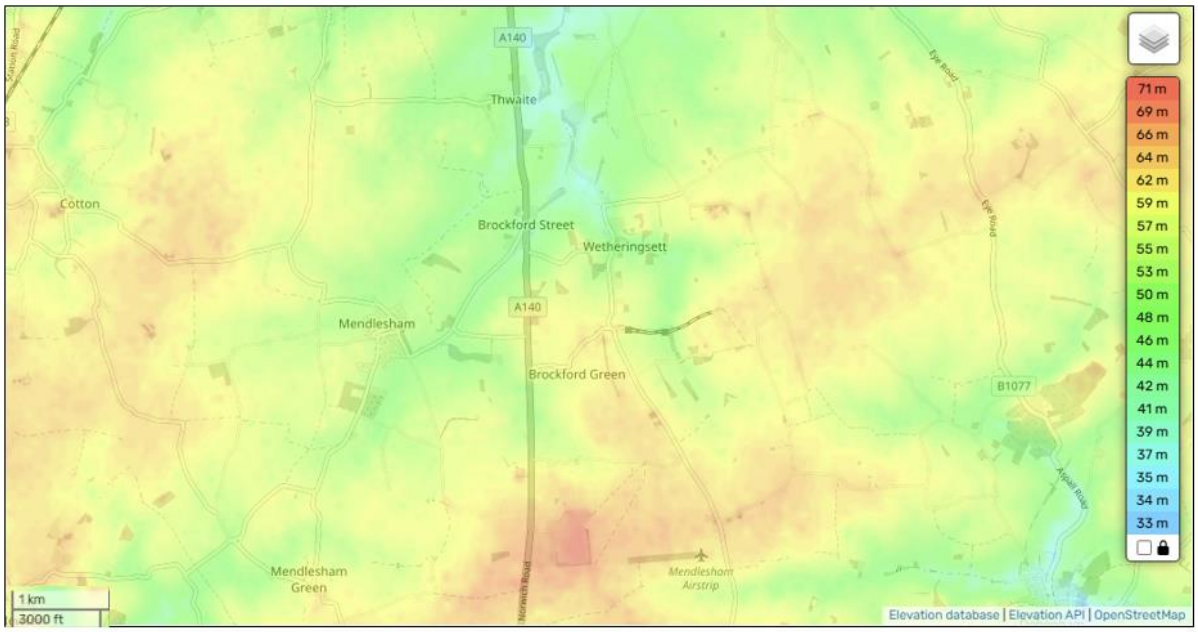


Figure 7. Mendlesham and surrounding topography (TessaDEM as cited in topographic-map.com)

There are two watercourses which run parallel of each other, both of which originate from the village. Flowing northeast, they then merge and further upstream, join the River Waveney to the north of the catchment.

The village is surrounded by higher ground to the east, southeast and west.

The low-lying nature of Mendlesham, means that during high rainfall events, considerable overland flowpaths flow through Mendlesham bringing floodwater in close proximity to many properties in the village. Overwhelmed drainage infrastructure may frequently be observed during these intense rainfall events.

Figure 7 shows the topography surrounding Mendlesham with gradient changes across the wider region. Part of Mendlesham village is situated low in the landscape and some of the lowest points in Mendlesham are along Norwich Road, Chapel Road and Brockford Road. These locations were identified as being some of the worst affected areas during Storm Babet.

Figure 8. Soil map (LandIS Soilscapes)

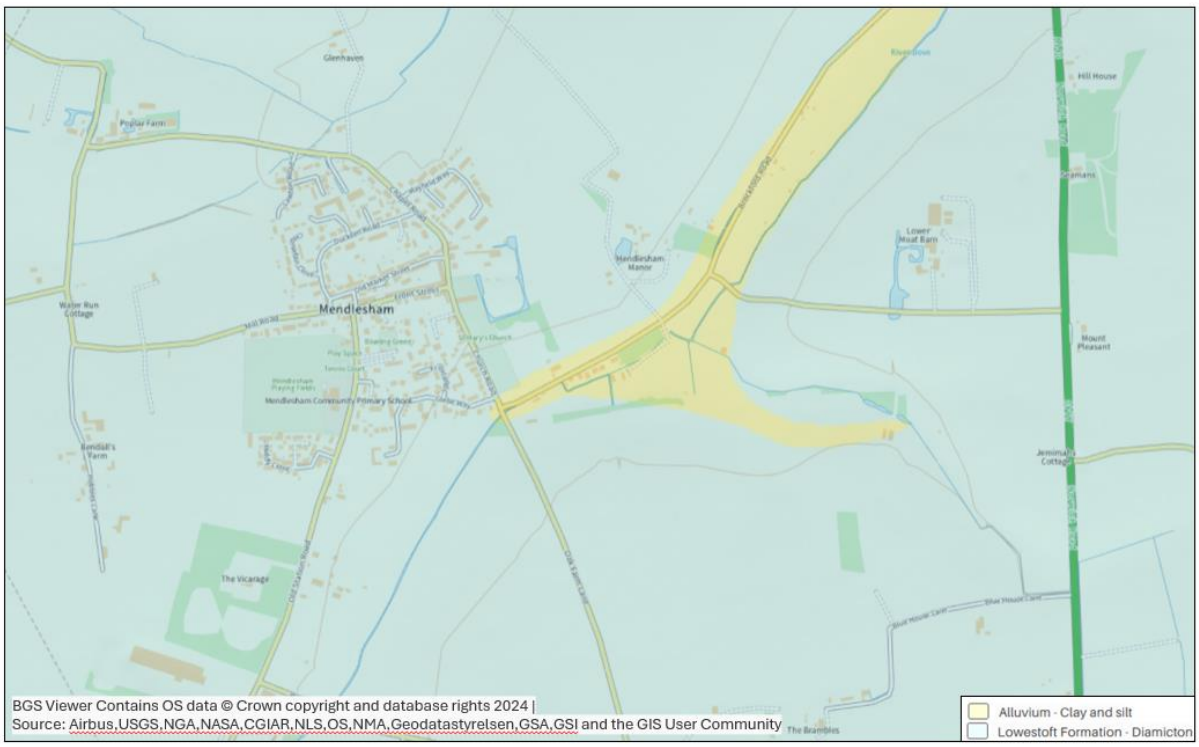


Figure 9. Superficial Geology (BGS Viewer)

The soils surrounding Mendlesham are loamy and clayey with impeded drainage, meaning that water permeates more slowly and surface water runoff is greater.

Lowestoft Formation ‘Diamicton’ surrounds Mendlesham 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 Mendlesham, with surface water flow paths merging into the River Dove and the low permeability of the surrounding soils, make it susceptible to flooding in extreme rainfall events.

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.

Data from surrounding Environment Agency rain gauges indicates that a significant volume of rain was experienced during Storm Babet. The rain gauge in Saxmundham (approx. 16 miles east of the A140) recorded 44mm of rainfall in a 12-hour period, where the average rainfall is 60mm for the entire month of October according to Met Office sources. (Met Office, 2020). At Great Finborough the gauge recorded 51.4mm of rainfall on 20th October 2023, of which 49.2mm fell by 3.30pm. A similar scenario was observed in Earl Soham, where the Rain Gauge recorded 68.49mm in 21 hours, with 50% of the rainfall (35.34mm) falling within a critical 3-hour period. The data recorded coincides with intensity of rainfall experienced, the speed of onset and the extent of flooding within the area.

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.

Mendlesham is located towards the upper catchment limit of the extensive Flood Alert area of “The River Waveney from Diss and the River Dove to Ellingham, including Bungay”. The alert area only covers the main river flood risk in the area of Brockford Road and Lawton Road.

The flood alert area is triggered from rising river levels reaching a trigger threshold from the issuing gauges at either Diss or Billingford on the main River Waveney. On 20th October 2023, a flood alert was issued at 11:44am.

This flood alert was frequently updated, although remained in force until it was removed on 17th November 2023 at 11:20am. Mendlesham is not covered by a flood warning owing to the location at the upper extent of the river catchment. There is no upstream telemetry which could be used to enable the Environment Agency to issue a flood warning with enough lead time enable a response. It is simply not currently possible to provide advanced notice of likely flooding here.

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 runoff) 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. Chapel Road

The primary cause of flooding on Chapel Road was fluvial flooding. On 20 October 2023, intense rainfall caused huge amounts of floodwater to flow down the watercourses to the northwest and southwest of Chapel Road (see Figure 10). One property was flooded initially to the rear, directly from the overwhelmed watercourse. The capacity of this small stream was clearly exceeded by the amount of floodwater flowing into it from the fields and catchments above.

Sections of the highway were also completely flooded preventing access. The existing highway drainage along Chapel Road was overwhelmed by the sheer volume and force of floodwater during the storm event. During the last Highways inspection prior to Storm Babet all of the gullies in the area were recorded as operational. There was however issues identified with the wider system and improvements to this system are being explored.

A section of Chapel Road is shown as having a high risk of fluvial flooding. This location also has a low to medium risk of surface water flooding.

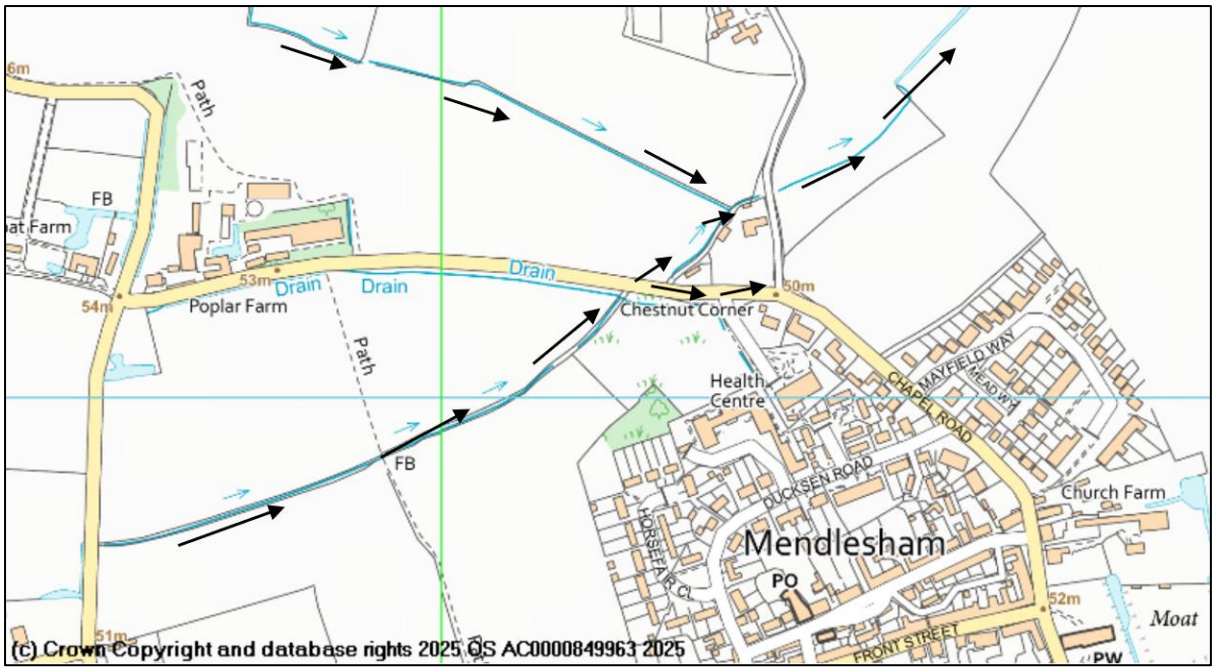


Figure 10. Approximate floodwater flow routes on Chapel Road

In Summary:

- The primary cause of the flooding on Chapel Road was fluvial flooding.
- Large amounts of floodwater from the fields and catchments upstream flowed down the watercourses to the northwest and southwest of Chapel Road.

- The capacity of the watercourse was exceeded in several places, directly flooding one property.

Figure 11. Fluvial flood risk on Chapel 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 flow paths northwest and southwest of Chapel Road 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 Chapel Road.
- Suffolk Highways to investigate opportunity to improve drainage infrastructure within this location.

2. Brockford Road

Intense rainfall caused huge amounts of floodwater to flow down the River Dove towards Brockford Street. At the junction with Church Road, the channel flows under the road, before travelling north east, to the rear of the properties. The channel's numerous sharp bends likely impeded water flow, increasing turbulence and the likelihood of water overtopping its banks during high-flow events. During Storm Babet, the volume of water experienced in this location likely overwhelmed the capacity of the channel, causing flood water to flow out of bank and onto the road.

Property was reported to be impacted by floodwater initially to the rear, directly from the overwhelmed watercourse. The capacity of this small stream was clearly exceeded by the amount of floodwater flowing into it from the fields and catchments above.

One property reported to have flooded directly from the floodwater pooling on the highway as the water flowed across the driveway toward the house. Drainage assets were recorded as being operational at the time of the event and it is therefore assumed that the intensity of the rainfall, over a relatively short timescale exceeded the design capacity of the local drainage system.

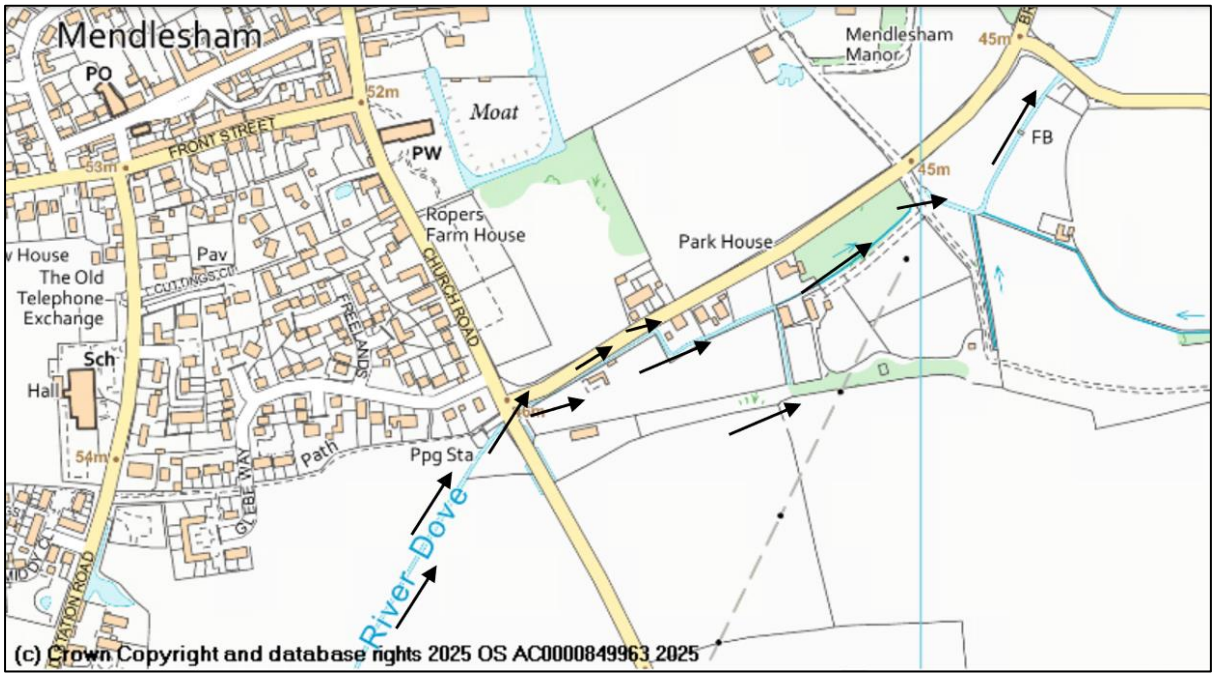


Figure 12. Approximate floodwater flow routes on Brockford Road

Figure 13. Fluvial flood risk on Brockford Road

The floodwater extents observed on Brockford Road during Storm Babet align closely with the national fluvial flood risk mapping (see Figure 13). Several locations in this area are characterised as having a high chance of fluvial flooding.

In Summary:

- The primary cause of the flooding on Brockford Street was fluvial flooding.
- Large amounts of floodwater from the fields and catchments upstream flowed down the watercourses before exceeding the channels capacity and flooding onto the highway.
- Property was impacted from the floodwater on the road as well as from the channel to the rear.

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 southwest of Brockford Road, 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 Brockford Road.

3. Norwich Road

Following heavy and prolonged rainfall on the morning of the 20 October, internal flooding to property on Norwich Road was caused by large amounts of surface water flowing across fields and combining with floodwater from overwhelmed drainage ditches. Resident reports suggest the floodwater accumulated in the roadside ditch before overtopping and merging with surface water on the highway before flowing across the driveway and impacting the property and outbuildings. The existing highway drainage assets on Norwich Road were overwhelmed by the volume of water on the road. The area in which property was impacted is characterised as being at high risk of surface water flooding on the national surface water flood risk mapping (see Figure 15).

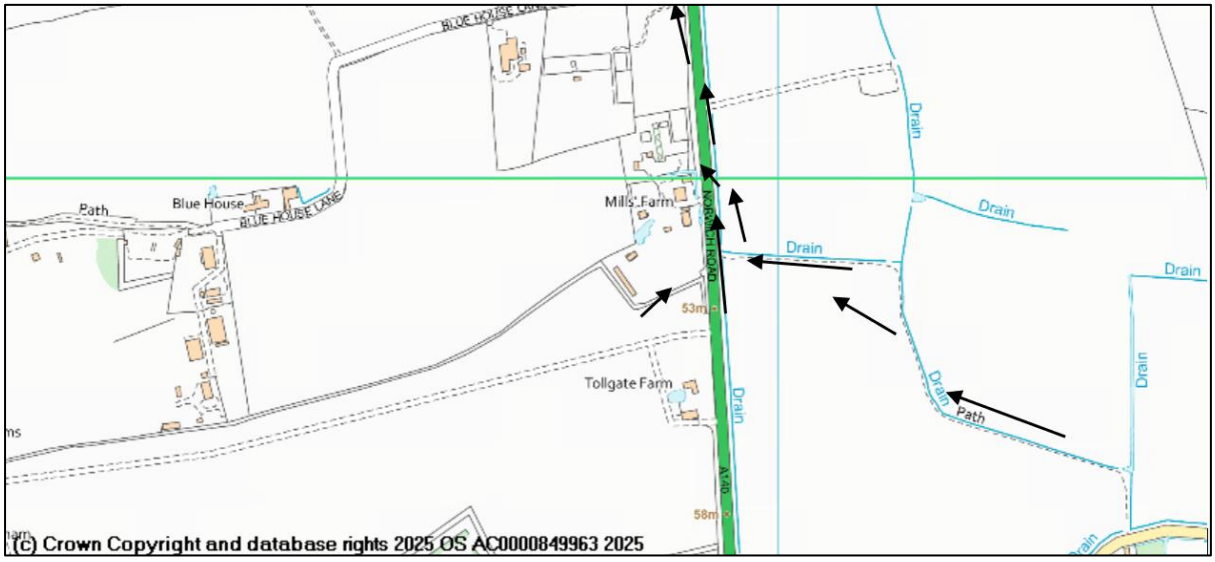


Figure 14. Approximate floodwater flow routes on Norwich Road

Figure 15. Surface water flood risk on Norwich Road

In Summary:

- The primary cause of the flooding on Norwich Road was pluvial flooding.
- Large amounts of floodwater from the fields and catchments upstream flowed down the watercourses travelling southeast to northwest towards Brockford Street.
- The capacity of the watercourse was exceeded in several places, causing flooding to property and the highway.

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 east of Norwich Road, 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 gully maintenance on Norwich Road.

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 (SCC)	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
Mid Suffolk District Council (MSDC)	Local Planning Authority (LPA) & 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.
Mendlesham 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
Reactive works to investigate and restore improve functionality of drainage system in Chapel Road.	Suffolk Highways	The impacted area was jetted and investigations including topographic and Ground Penetrating Radar surveys have been carried out. The design is ongoing and nearing completion ready for construction in 26/27

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 Mendlesham. 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.	Mendlesham 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).			
Suffolk Highways to ensure the completion of highway drainage asset cyclic maintenance on Chapel Road, Brockford Road and Norwich 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 projects to 'slow the flow' and attenuate water on flow paths northwest and southwest of Chapel Road E.g. leaky dams, woody debris installation, restoration of watercourses, storage ponds, wetland areas.	Landowners, supported by relevant authority, resource dependant (SCC LLFA, EA)	12 - 24 months	
Explore potential NFM projects to 'slow the flow' and attenuate water on overland flow paths southwest of Brockford Road, E.g. leaky dams, woody debris installation, restoration of watercourses, storage ponds, wetland areas.	Landowners, supported by relevant authority, resource dependant (SCC LLFA, EA)	12 - 24 months	
Explore potential NFM projects to 'slow the flow'	Landowners, supported by relevant	12 - 24 months	

and attenuate water on overland flow paths east of Norwich Road, E.g. leaky dams, woody debris installation, restoration of watercourses, storage ponds, wetland areas.	authority, resource dependant (SCC LLFA, EA)		
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, Mendlesham Parish Council, SCC LLFA	12 months+	
Suffolk Highways to deliver improvement works to drainage assets along Chapel Road if investigation works suggest it is beneficial and viable	Suffolk Highways	12+ months	Planned drainage improvement scheme currently in design. Delivery will be through the main planned drainage programme for construction 26/27.
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	Landowners, supported by relevant authority, resource dependant (SCC LLFA, EA)	TBC	

works suggest it is viable.			
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