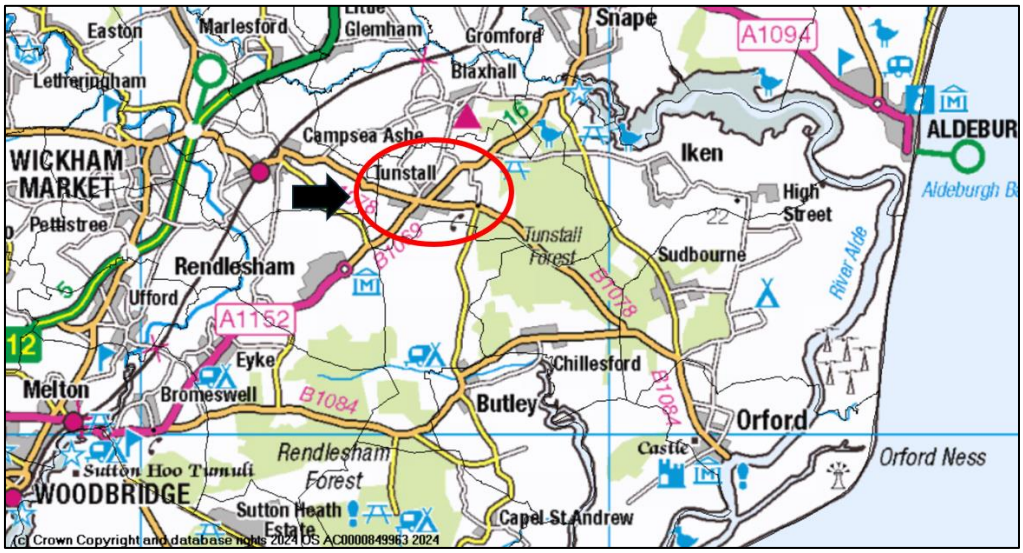
Section 19 Flood and Water Management Act 2010

Tunstall 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. Tunstall was a community that was significantly impacted, with approximately ten 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.

Tunstall is located in an area at significant risk of pluvial flooding and the nature of the surrounding topography and geology contributes to the susceptibility of the community to flooding. Areas of Tunstall are low-lying, with notably shallow gradients. The local geology and soils are susceptible to high run off, making a high number of properties in the village vulnerable to flooding during intense rainfall events.

Storm Babet delivered significant rainfall to the catchment, following an extended period of above average rainfall. Impacts within Tunstall were widespread and for the purposes of this report, the affected areas have been categorised into three 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 Tunstall 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 Tunstall. For short term measures, key highlights include the implementation of a community flood plan and maximising Property Flood Resilience (PFR) grants and the implementation of highway drainage improvements. For medium to longer term recommendations, there is emphasis on the management of water from rural land though new natural flood management features to reduce flood risk.

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.

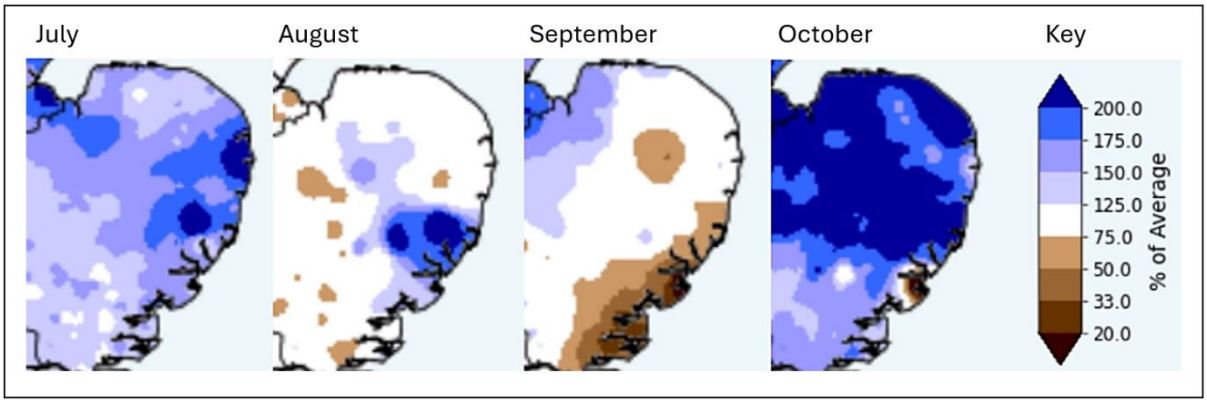

Fig. 1. Average monthly rainfall (July – October 2023) as a percentage of the historic average monthly rainfall

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 parish of Tunstall is located in the district of East Suffolk District Council, approximately three miles east of Wickham Market and six miles northeast of Woodbridge (Fig. 2).

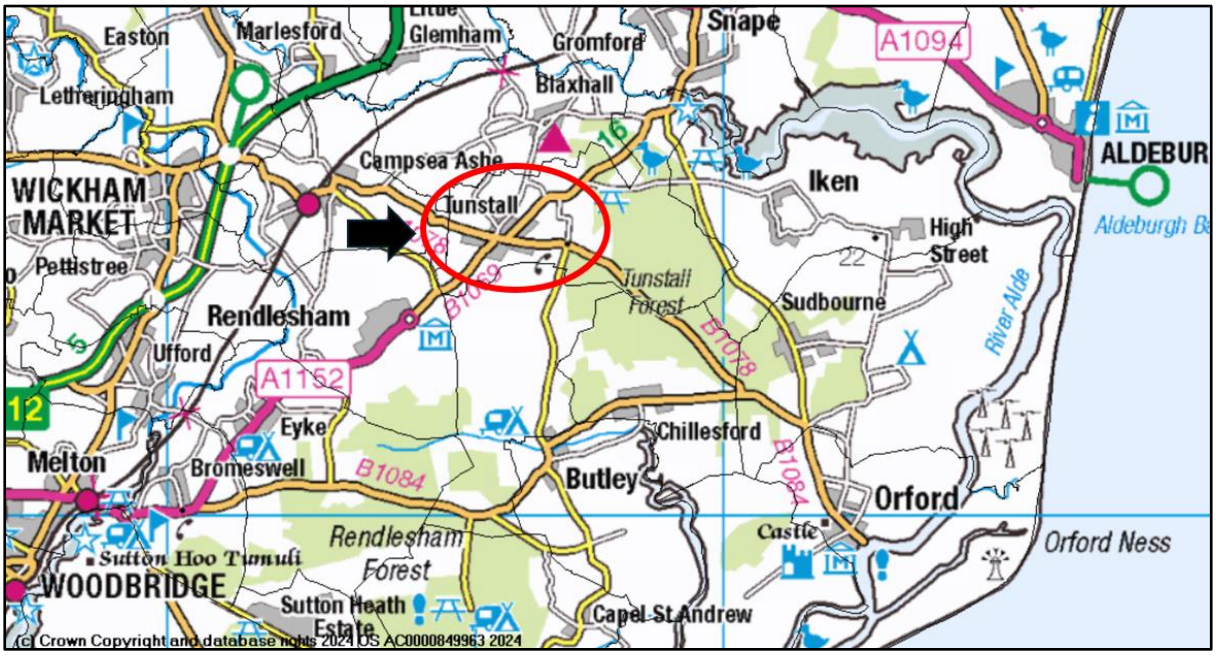

Fig. 2. Investigation area map

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. Tunstall was significantly impacted with approximately ten 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 internal flooding of property have been separated into three distinct zones:

1. Ashe Road, Woodbridge Road and Orford Road (west)
2. School Road
3. Orford Road (east) and Mill Lane

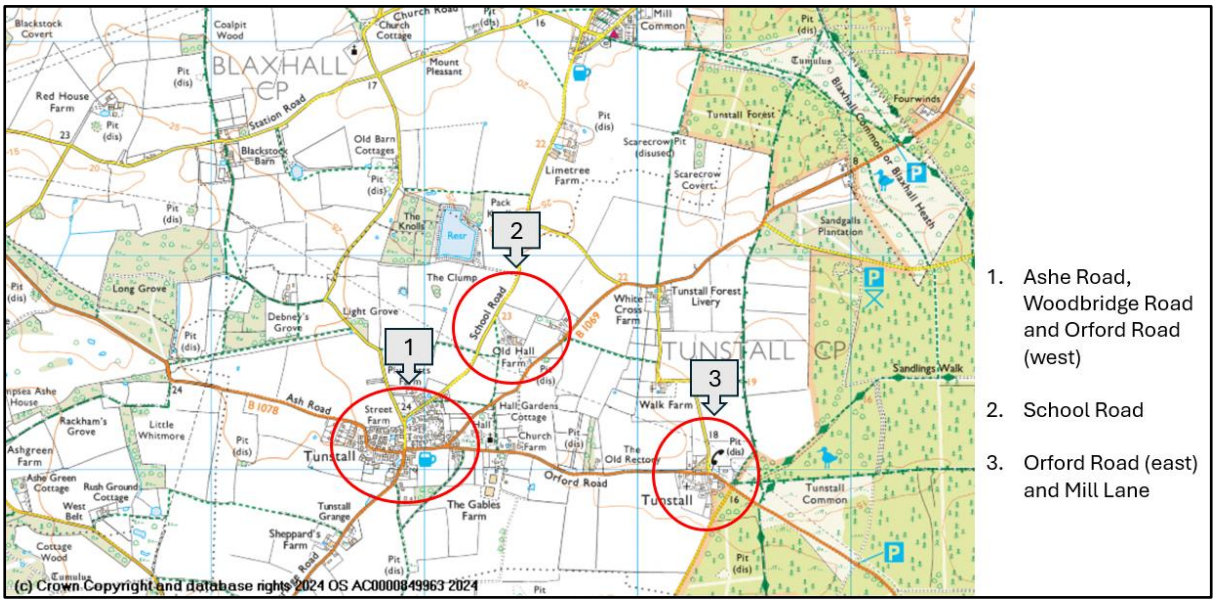

Fig. 3. Distinct flood zones

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 Tunstall village in 2000, 2001 and 2013.

Anglian Water report repeated incidents of sewer blockages due to fat, oil and grease agglomerations prior to Storm Babet.

4. Predicted Flood Risk

The parish of Tunstall is at significant risk of pluvial flooding (Fig. 4).

Fig. 4. Predicted flood risk from surface water

Affected property in Ashe Road, Woodbridge Road, School Road and Orford Road were all projected to be in or immediately adjacent to areas at medium or low risk of surface water (pluvial) flooding.

There are no main rivers which contributed to the internal flooding of property in Tunstall during Storm Babet. Flood risk from rivers and sea is not applicable in this location.

5. Catchment characteristics

The parish of Tunstall is situated in a relatively flat rural area with surrounding farmland used predominantly for arable agriculture (see Fig. 5). There are no main rivers in the affected zones. However, surface water still flows towards and collects in low-lying areas of Tunstall village (predominantly around Green Man Pond) and the eastern part of the village by Tunstall Common (predominantly around the Orford Road and Mill Lane road junction) during high rainfall events. Overwhelmed infrastructure and watercourses may be observed during these intense rainfall events.

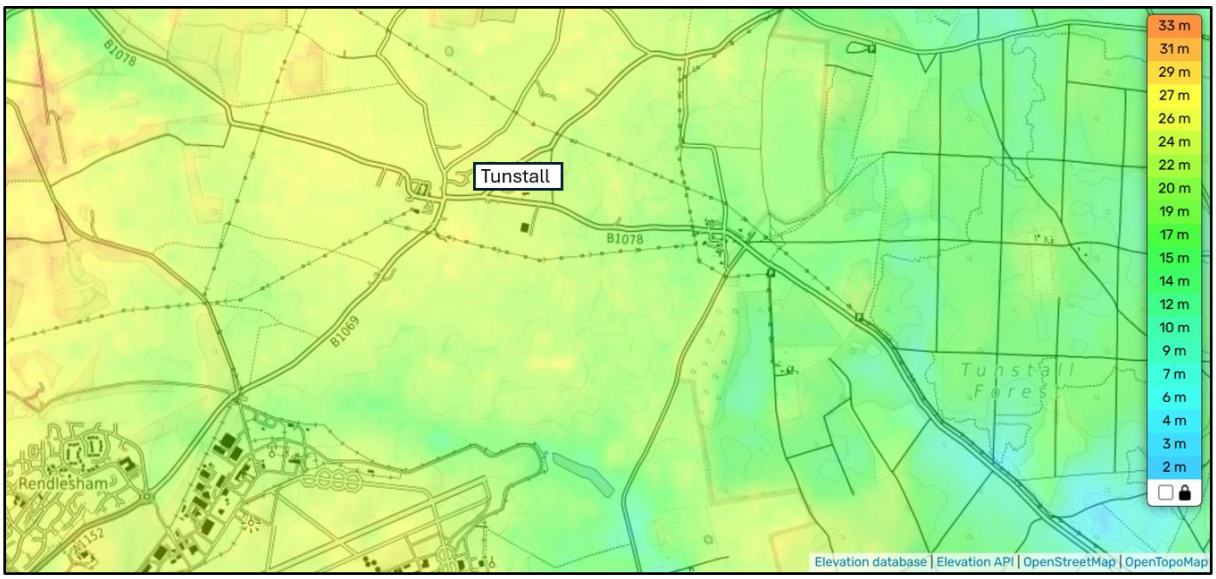

Fig. 5. Elevation map of Tunstall

The soils surrounding Tunstall are predominantly loamy and clayey with impeded drainage, meaning that water permeates more slowly, and surface water runoff is greater, particularly during intense rainfall (Fig. 6). However, the saturated nature of the soils leading up to the event would also have prevented some infiltration.

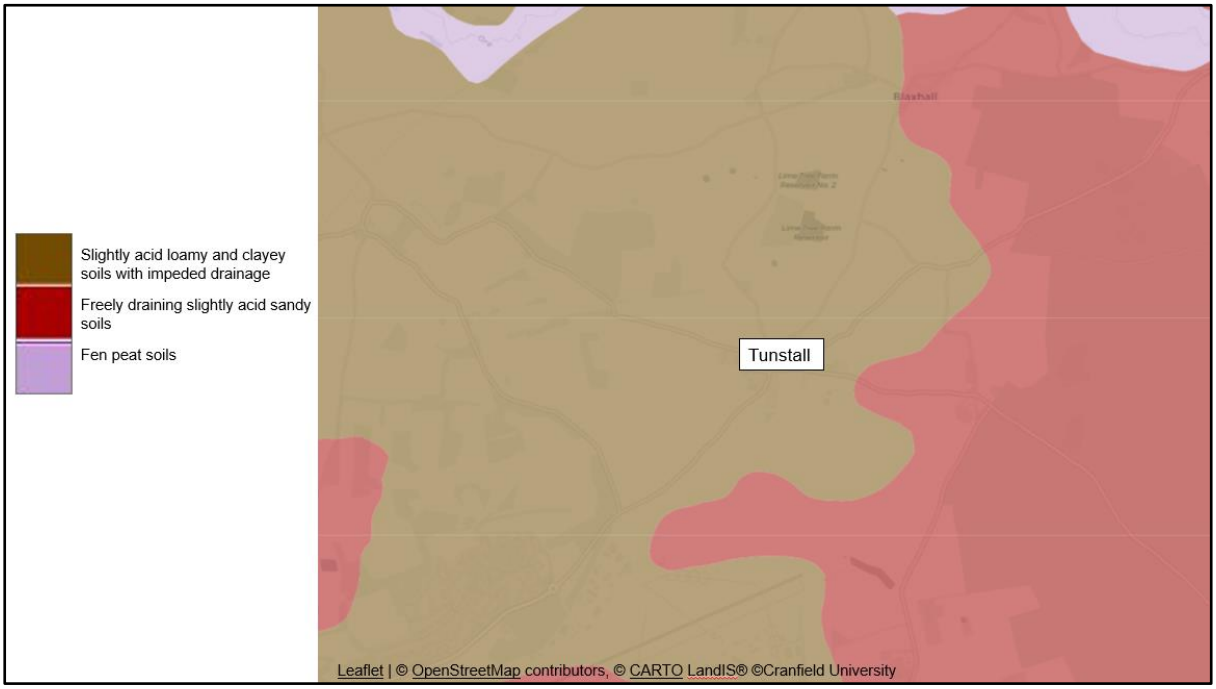

Fig. 6. Soil map of catchment area (LandIS Soilscapes)

Fig. 7 shows that much of the superficial geology surrounding Tunstall 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.

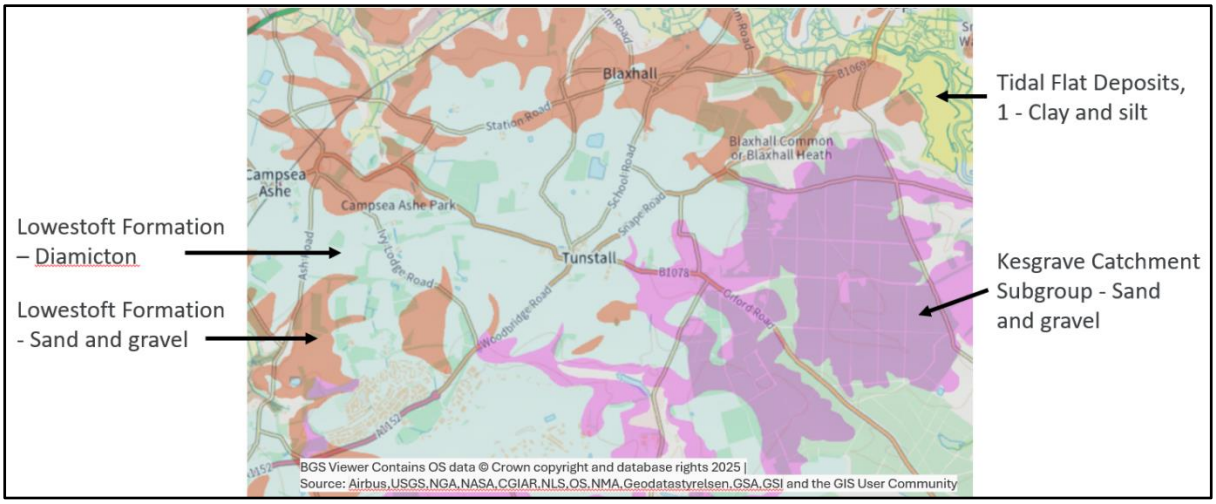

Fig. 7. Superficial geology (British Geological Society)

The bedrock in Tunstall and in the surrounding area is predominantly Chillesford Church Sand Member which comprises fine-to medium-grained, micaceous, quartz sand. The upper boundary is Chillesford Clay Member, which consists predominantly of clays and silts. 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 surrounding Tunstall, this makes Tunstall 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 Tunstall is 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 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. Ashe Road, Woodbridge Road and Orford Road (west)
2. School Road
3. Orford Road (east) and Mill Lane

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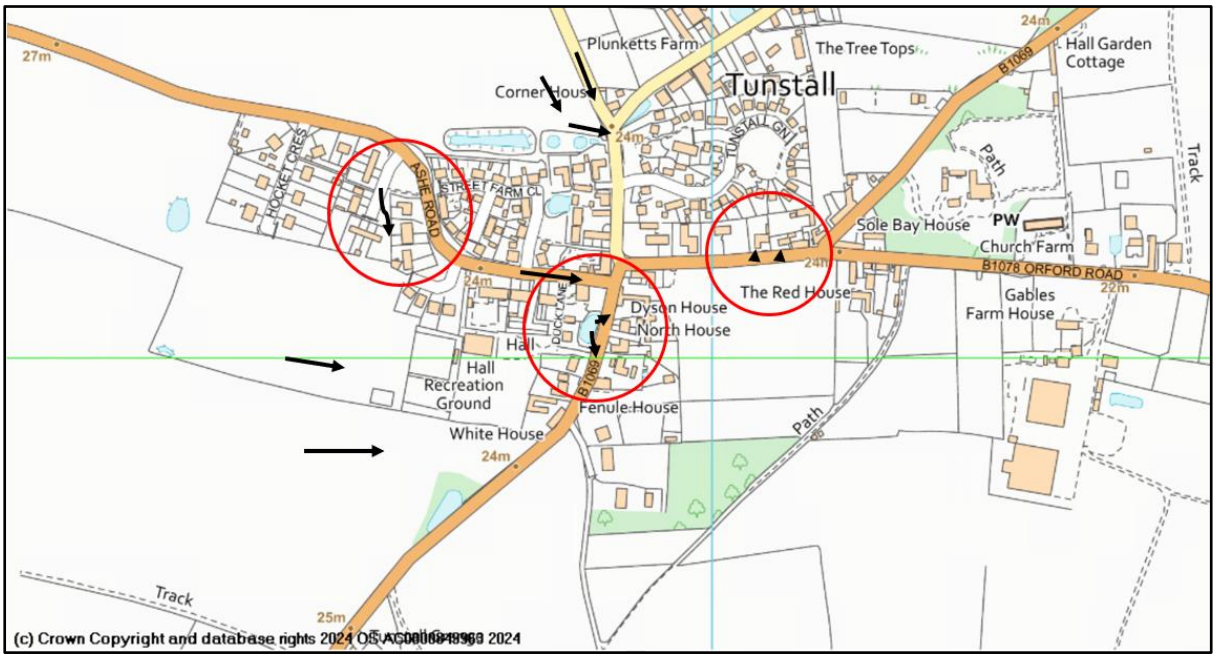

Fig. 8. Approximate floodwater flow paths in Ashe Road, Woodbridge Road and Orford Road showing areas of flooded property

Ashe Road

The westernmost area in Tunstall parish where property was affected by internal flooding was on the southwest side of Ashe Road. One property is known to have internally flooded in this area. Affected property was projected to be at low risk of surface water flooding (ie. at risk during more extreme rainfall events).

Significant rainfall is reported to have caused drains to surcharge in Hocket Crescent, resulting in surface water flowing towards Ashe Road and flooding property from the rear. Gullies in Hocket Crescent were inspected on 27/9/23 and again on 23/1/24 and found to be functioning. The low-lying nature of the area means that surface water tends to collect here and in prolonged extreme rainfall such as Storm Babet, the drainage capacity is exceeded.

In summary:

- Intense and prolonged rainfall exceeded the capacity of drainage systems.

- Gullies in Hocket Crescent surcharged and floodwater flowed towards Ashe Road, flooding property from the rear.

Recommended actions:

- Residents to install Property Flood Resilience (PFR) via grant funded scheme.
- SCC Highways to ensure gullies in Tunstall are on an enhanced twice yearly cleansing cycle.

Woodbridge Road and Orford Road (west)

Impacted property on the east of Woodbridge Road was projected to be at low or no risk of surface water flooding. Affected property on this western section of Orford Road was projected to be at low risk of surface water flooding, ie. at risk during more extreme rainfall events.

Six properties were reported as flooding internally in this area of Tunstall village.

Significant rainfall resulted in surface water flowing from fields and field drainage ditches to the west of Woodbridge Road. Green Man Pond overtopped, reported to be partly exacerbated by an outflow being silted up and downstream drainage in the vicinity being blocked. (The outfall from Green Man Pond was reported to be blocked in August 2023). Recently installed drainage ditches adjacent to the attenuation pond (which also acts partly as a soakaway) at the rear of the bowling green were also reported to be contributing floodwater to the attenuation pond, in turn contributing to the flow into Green Man Pond and its subsequent overtopping. Properties on the east side of Woodbridge Road were internally flooded to a depth of 30cm. Tankers were used to try and manage the floodwater during Storm Babet and residents pumped floodwater from Green Man Pond into a nearby well. Sewage was also reported to be present in floodwater on a driveway east of Woodbridge Road. There have been repeated blockages of sewer systems in the vicinity exacerbated by accumulations of fats, oils and grease, including in Storm Babet, which would have contributed to sewers surcharging in extreme rainfall conditions. Gullies in the vicinity of Green Man Pond on Woodbridge Road were reported by Suffolk Highways to be operational during maintenance on 27/9/23, prior to Storm Babet.

Green Man Pond on Woodbridge Road has an outfall to a piped watercourse which currently follows the line of the road junction to connect with a ditch flowing east, adjacent to Orford Road. Affected property on this section of Orford Road was reported to be flooded from surcharging gullies in the vicinity. All gullies in the vicinity were operational at the time, with the possible exception of one and in the extreme rainfall conditions, the drainage capacity was exceeded. Low-lying driveways with dropped kerbs facilitated floodwater access from Orford Road to affected property.

Drainage capacity is limited in this area close to the road junction due to Woodbridge Road and Orford Road being congested with utility services and also due to the

surrounding area being relatively flat and low-lying. The latter means that outfall gradients are reduced which contributes to low drainage velocities and increased deposition of silt. The gradient between the invert level of the manhole after the pond outfall and the ditch adjacent to Orford Road is approximately 1:300. (Subsequent to Storm Babet, Suffolk Highways has implemented an interim measure, including repairs to the most severely damaged sections of the piped water course between Green Man Pond and the ditch in Orford Road and lining its entire length. It is planned to replace this pipe and reroute the piped watercourse across Kings Arms Yard to the ditch adjacent to Orford Road in 2025).

The extreme rainfall, drainage capacity and low drainage gradients taking flow away from the village all contributed to the problems witnessed in the drainage system from Green Man Pond. The practical difficulties in draining floodwater away from this area around the junction once floodwater is present means opportunities to reduce flood risk are limited. However, further reducing and attenuating surface water flows from the fields to the west of Woodbridge Road may provide some flood resilience benefit (and drought resilience benefit if water is stored).

In summary:

- Significant rainfall resulted in surface water flowing from fields and field drainage ditches to the west of Woodbridge Road.
- Green Man Pond overtopped, partly due to the outfall being blocked.
- A drainage ditch to the rear of the bowling green contributed further water to the soakaway/attenuation pond which in turn flowed into Green Man Pond.
- Silt in the drainage system was reported to have decreased drainage capacity.
- Drainage capacity was exceeded primarily due to extreme rainfall conditions, exacerbated by very low gradients.
- Agglomerations of fat, oil and grease contributed to blockages of the sewage system, causing surcharging.
- Low-lying driveways in Orford Road increased vulnerability to flooding of property.

Recommended actions:

- Residents to install Property Flood Resilience (PFR) via grant funded scheme.
- Explore potential natural flood management measures (eg. leaky dams on ditches, buffer strips, bunds, hedgerows and tree planting and additional attenuation ponds) to “slow the flow” and attenuate water in the fields to the west of Woodbridge Road.
- SCC Highways to ensure gullies in Tunstall are on an enhanced twice yearly cleansing cycle.
- Complete replacement of pipe between Green Man Pond and the ditch adjacent to Orford Road, rerouting the piped watercourse through Kings Arms Yard. (Suffolk Highways have already investigated options).

- Relevant property to receive advice regarding reducing risk of sewer blockages (already enacted).
- Landowners to carry out watercourse maintenance to reduce flood risk as necessary in accordance with their riparian responsibilities.

2. School Road

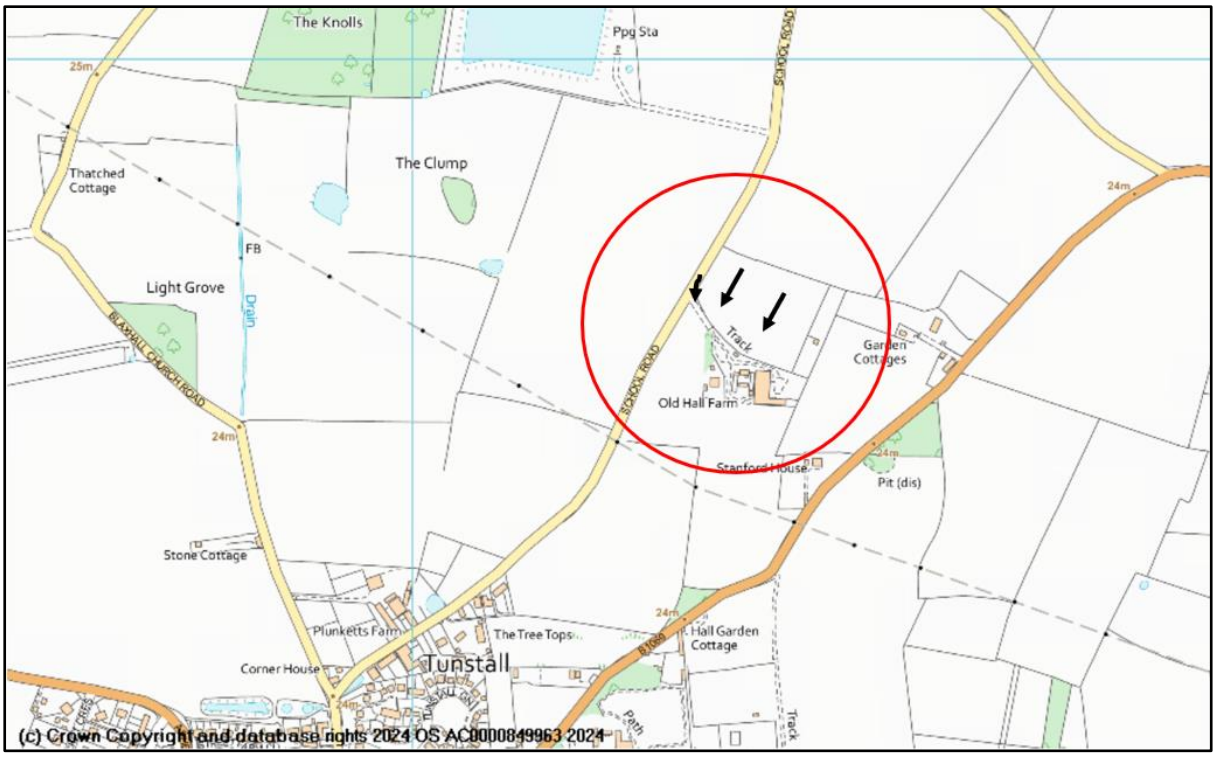

Fig. 9 Approximate floodwater flow paths in School Road showing areas of flooded property

This area is north of Tunstall village and one property is reported to have internally flooded (Fig. 9). Affected property is projected to be at medium surface water flood risk.

Surface water was reported to have flowed from fields to the northeast and down School Road, on to a track leading to affected property. Impacted property was internally flooded to a depth of 20cm.

On 07/08/23, School Road was reported to be flooded in the vicinity of the track which was partly attributed to a lack of maintenance and silt buildup in two soakaways on School Road. However, during Storm Babet these would have been of limited benefit with sudden extreme rainfall in large volumes, particularly when ground was already saturated.

In summary:

- Surface water flowed from fields to the northeast and down School Road, on to a track leading to affected property.

- Silt buildup in two soakaways increased flooding on School Road but this would have had limited impact on floodwater quantities in extreme rainfall.

Recommended actions:

- Residents to install Property Flood Resilience (PFR) via grant funded scheme
- SCC highways to consider the installation of silt trap(s) to enable the cleansing of the silt trap in line with the cyclical gully cleansing regime.
- Explore potential natural flood management measures (eg. buffer strips, bunds, hedgerows and tree planting and additional attenuation ponds) to "slow the flow" and attenuate water in fields to the northeast of affected property on surface water flow paths.

3. Orford Road (east) and Mill Lane

This area is adjacent to Tunstall Common, in the east of the parish. Two properties were reported to be affected by flooding in this area. Affected property in Mill Lane was projected to be at no surface water flood risk and affected property in The Common was projected to be at medium surface water flood risk. Two properties are reported to have flooded internally in this area.

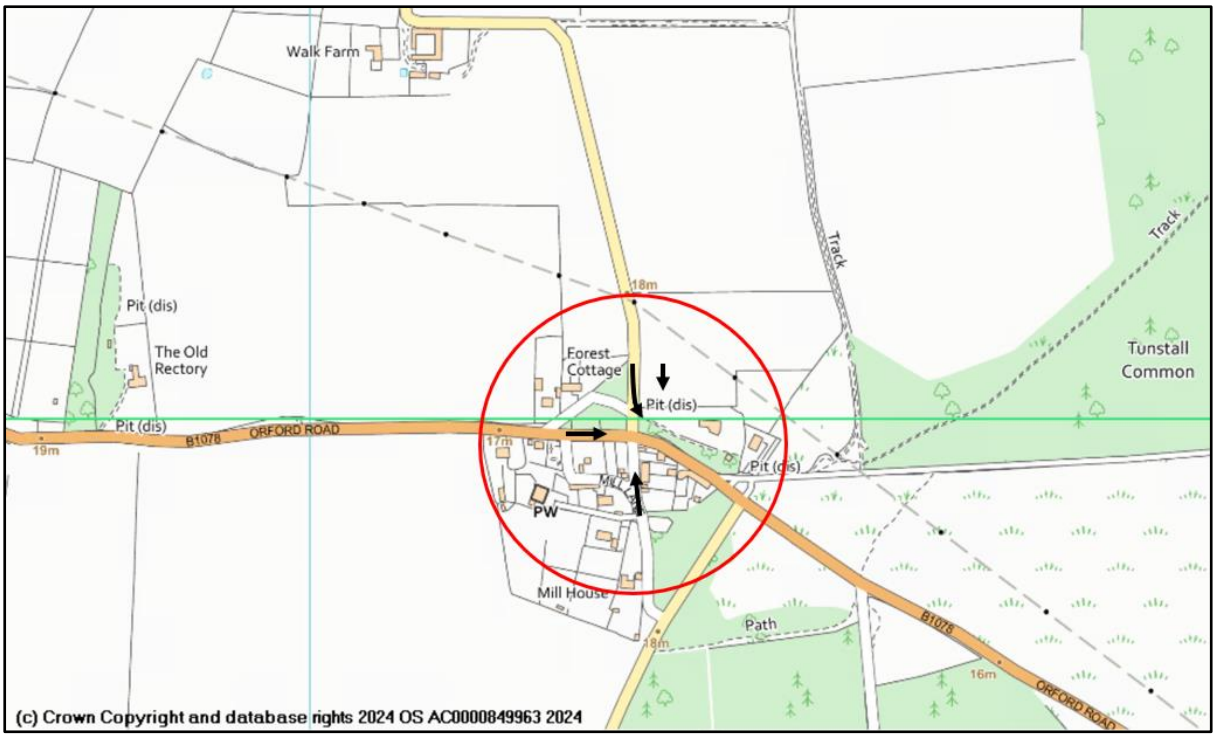

Fig. 10 Approximate floodwater flow paths in Mill Lane and Orford Road (east) showing areas of flooded property

Surface water was reported to have flowed south down Walk Farm Road and across fields adjacent to Walk Farm Road, flooding property at a lower level which is east of Walk Farm Road and north of Orford Road. Surface water also flowed north down Mill Lane, flooding property which was at a lower level on the east side of Mill Lane.

Surface water flowing down Orford Road also contributed to floodwater in the area of the road junction. Three gullies which are closest to the road junction, located on Walk Farm Road, The Common and Mill Lane were reported to be non-operational or slow running during cleaning and maintenance in January 2024 and may have been non-operational or slow running during Storm Babet. Investigations have since confirmed pipes from these gullies run to ground. They may have originally run to a ditch and into the lagoon on the north side of Orford Road, or just to lower ground to soak/evaporate. Jetting and cleansing with investigations were carried out in October 2024. Further works to link some of the gullies east of the lagoon and to clean out the lagoon are planned for autumn 2025, which may need to be a two stage process).

In summary:

- Surface water flowed south down Walk Farm Road and adjacent fields, flooding property east of Walk Farm Road and north of Orford Road.
- Surface water flowed north down Mill Lane, flooding property on the east side of Mill Lane.
- Surface water flowing down Orford Road also contributed to floodwater in the area of the road junction.
- Gullies close to the road junction were reported to be non-operational or slow running after Storm Babet but it is not known if they were functioning fully during Storm Babet.

Recommended actions:

- Residents to install Property Flood Resilience (PFR) via grant funded scheme.
- SCC Highways to complete works to link some of the gullies east of the lagoon and clear out the lagoon.
- Explore potential natural flood management measures (eg. buffer strips, attenuation ponds) to “slow the flow” and attenuate water in fields to the north of affected property east of Walk Farm Road and north of Orford Road.
- SCC Highways to ensure gullies in Tunstall are on an enhanced twice yearly cleansing cycle.
- Landowners to carry out watercourse maintenance to reduce flood risk as necessary in accordance with their riparian responsibilities.

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)	Open for application until end of May 2025. Completed works and claims due by end of Dec 2025.
Increase frequency of cyclical maintenance of highways gullies	Suffolk County Council Highways Authority	Approved – twice yearly
Provide a new outfall route from Green Man Pond.	Suffolk County Council Highways Authority	Investigations and options study completed. Workable options are limited, Highways are currently in legal discussions with

		residents to take a new route through private lands.
Restore the lagoon and working gully connections at Orford Road/ Tunstall Common	Suffolk County Council Highways Authority	Cleansing and jetting of the gullies along The Common and Walk farm Road completed. The lagoon North of The Common/Orford Road will be cleaned out and vegetation cut back in Autumn 2025. Reconnecting the gullies near junction with Walk Farm Road is also planned.
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, December 2024
Relevant property to receive advice regarding reducing risk of sewer blockages	Anglian Water	Advice provided

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 Tunstall. 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 (October 2025)
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	Tunstall Parish Council	6 months	**Ongoing** Chairman of the Parish Council has this in progress. It is yet to be checked and agreed. Expect completion October 2025
Maximise the uptake of the £5k PFR Grant currently available to residents before the May 2025 deadline (grant application date has recently been extended).	Residents / SCC LLFA	3 months	**Complete** 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. Residents have been informed.
Complete replacement of pipe between Green Man Pond and the ditch adjacent to Orford Road,	SCC Highways Authority	12 months	**Ongoing** Planned scheme design work complete. Negotiations with landowners are still ongoing. There may be some minor design changes required to satisfy landowners.

rerouting the piped watercourse through Kings Arms Yard.			Works remain planned for 2025/26 provided legal agreements can be put in place.
Complete works to link some of the gullies east of the lagoon and clean out the lagoon.	SCC Highways Authority	12 months	**Ongoing** Clearance of the lagoon at The Common is planned this year after the bird nesting season, to tie in with the main planned works in Tunstall village.
SCC highways to investigate the potential for and subsequent installation of silt trap(s) to enable the cleansing of the silt trap in line with the cyclical gully cleansing regime in School Road	SCC Highways Authority	12 months	**Completed** Jetting and cleansing of gullies and soakaways near Old Hall farm on School Road was carried out in August 2025. There is investigation into possibility of installing catchpit gullies with a larger capacity to trap silt. Any installation would be medium-term action.
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 on ditches, buffer strips, bunds, hedgerows and tree planting and additional attenuation ponds) to "slow the flow" and attenuate water on surface water flow paths and ditches west of Woodbridge Road.	Landowners, supported by relevant authority, resource dependant (SCC LLFA)	12 - 24 months	**Ongoing** Landowner has maintained his ditches. Tunstall Parish Council have installed a bund on the ditch west of bowling green. Site visit with landowner and SCC LLFA has been requested but postponed at this time due to limited resources. Flood Smart Living guide has helpful guidance to support initial conversations between local communities and landowners.
Explore potential natural flood management measures (eg. buffer strips, bunds, hedgerows and tree planting and additional attenuation ponds) to "slow the flow" and attenuate water in fields to the northeast of affected property on School Road on surface water flow paths.	Landowners, supported by relevant authority, resource dependant (SCC LLFA)	12-24 months	**Ongoing** Leaseholder has agreed to dredge Old Pond in School Road. Work has not yet been carried out, this is expected by December 2025. Landowner of Old Hall Farm has built a ditch to help protect his property.

			Tunstall Parish Council will request a meeting with the landowner and SCC LLFA to discuss potential enhancements.
Explore potential natural flood management measures (eg. Leaky dams on ditches, buffer strips, bunds, hedgerows and tree planting and additional attenuation ponds) to “slow the flow” and attenuate water in fields to the north of affected property east of Walk Farm Road and north of Orford Road.	Landowners, supported by relevant authority, resource dependant (SCC LLFA)	12-24 months	**Ongoing** Landowner has agreed to bund Walk Farm Road and bund soakaway at Gables Farm. Works have not yet been carried out, this is expected by December 2025. Tunstall Parish Council will request a meeting with the landowner and SCC LLFA to discuss potential enhancements
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 improve the flood resilience of the village, eg. NFM and PFR measures.	Landowners, supported by relevant authority, resource dependant (SCC LLFA)	TBC	No update expected at this time.

Approval

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

Reviewer	Date of Review
Ellie Coleby	27/10/2025

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.

Appendix A - Approximate location for NFM and watercourse maintenance