

Section 19 Flood and Water Management Act 2010

Yoxford Flood Investigation –

Storm Babet 2023



	Name	Date
Report Author	Stephen Quinn	
Responsible Officer:	Stephen Quinn	
Checked by:	Ellie Beecroft	08/04/2025
RMA Review:		22/04/2025
Approved by:	Matt Hullis	14/05/2025
Date Published		15/05/2025
Latest Update		05/03/2026
Date Report Closed		

Contents

Executive Summary.....	3
Justification for Investigation.....	4
Understanding the flood context.....	5
1. What happened during Storm Babet.....	5
2. Location of flooding	6
3. Records of any historical flooding.....	8
4. Predicted Flood Risk.....	8
5. Catchment characteristics	10
Flooding Source(s), Pathway(s) & Receptor(s)	12
1. Little Street and The Lane	12
2. High Street, Old High Road and Brook Street	15
Images of Flooding.....	19
Risk Management Authorities, Non Risk Management Authority and flood risk function(s)	25
Action(s) completed to date:	26
LLFA Recommended Action(s):	0
Approval.....	0
Disclaimer.....	1

Figures

1. Average rainfall in East Anglia between July and October 2023 as a percentage of the historical average monthly rainfall	5
2. Investigation area map	6
3. Location of statutory main rivers and significant ordinary watercourses near Yoxford	6
4. Yoxford investigation area map with locations	7
5. Surface water flood risk	8
6. Flood risk from rivers and sea	9
7. Yoxford and surrounding topography (TessaDEM as cited in topographic-map.com).....	10
8. Soil map (LandIS Soilscales)	11
9. Approximate flood water flow routes affecting Little Street and The Lane	13
10. Surface water flood risk on Little Street and The Lane.....	14
11. Flood risk from rivers and sea on Little Street and The Lane	14
12. Flood risk from rivers and sea on High Street and Brook Street	16
13. Approximate flood water flow routes affecting Old High Road, High Street and Brook Street	17
14. Surface water flood risk on Old High Road, High Street and Brook Street.....	17

Images

1. Flooding on The Lane	19
2. View from The Lane onto the A1120	20
3. Surface water flows on field west of the A12	21
4. Surface water flowing on footpath toward the A12	22
5. Flooding on the A1120, A12 junction	23
6. Flooding on Brook Street	24

Executive Summary

Storm Babet caused significant disruption to communities across Suffolk between 18th - 21st October 2023. Yoxford was one of the impacted villages, with approximately 10 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.

Yoxford is located in an area at risk of both fluvial and pluvial flooding. The nature of the surrounding topography and geology contributes to the susceptibility of the community to flooding. Parts of the village are low-lying, in the valley of the river Yox with multiple surface water flow paths converging into the river. The local geology and soils are characterised as having impeded permeability and high run off, making a number of properties in Yoxford vulnerable to flooding due to intense rainfall events.

Storm Babet delivered significant rainfall to the catchment, following an extended period of above average rainfall. The impact within Yoxford was widespread and for the purposes of this report, the affected areas have been categorised into two locations. 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 location is provided within the report, outlining the context of the event and the impact. Key findings are that Yoxford was impacted by flooding due to the intensity of rainfall, that caused surface water flow paths to overwhelm 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. For short term measures, key highlights include the implementation of community flood plans, maximising Property Flood Resilience (PFR) grants and maintenance of watercourses and drainage assets. For medium to longer term recommendations, there is emphasis on 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.

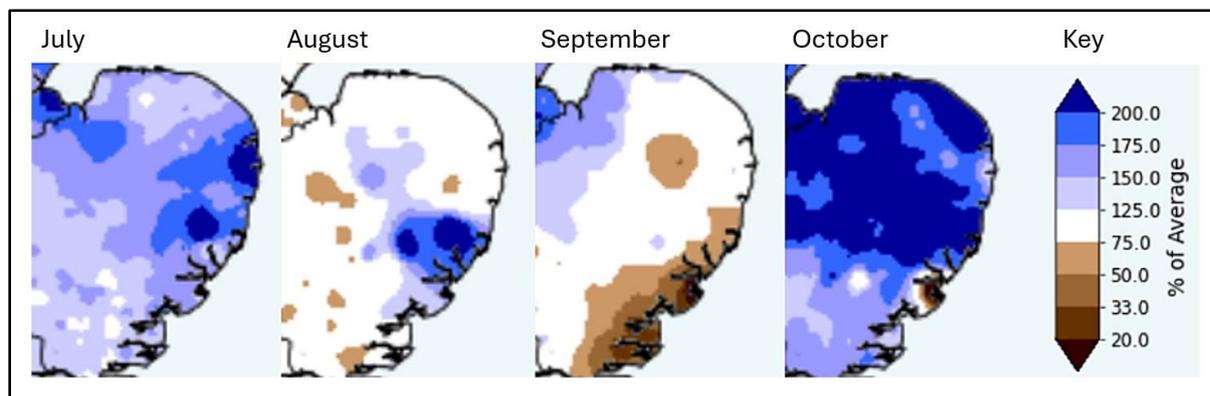


Figure 1. Average rainfall in East Anglia between July and October 2023 as a percentage of the historical average monthly rainfall

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

Yoxford is a small village in East Suffolk, located approximately 25 miles northeast of the county town of Ipswich. It is situated in the valley of the river Yox and the village includes the junction of the A12 and the A1120. Yoxford is in the district of East Suffolk Council.

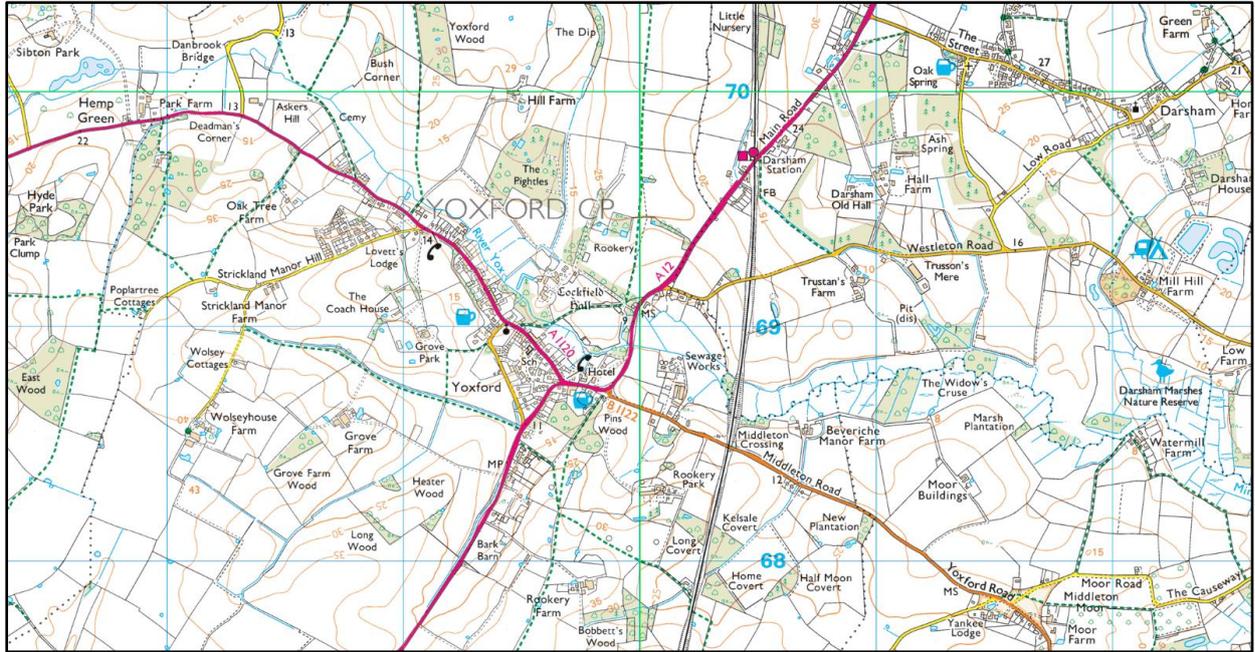


Figure 2. Investigation area map

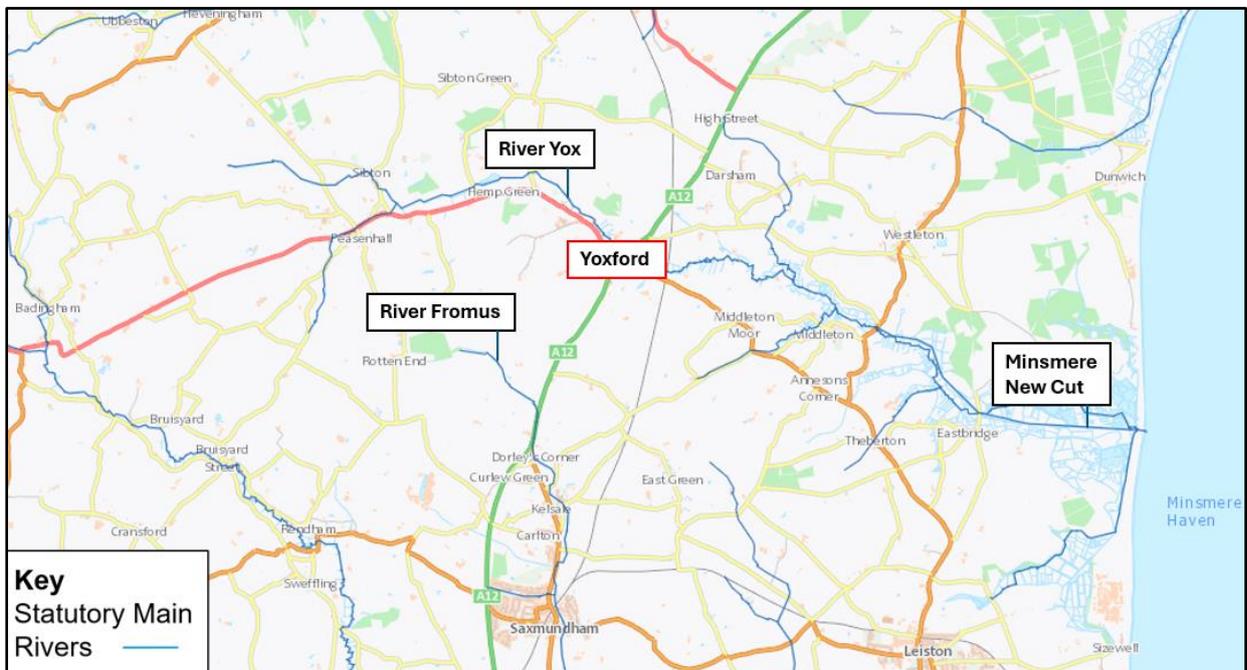


Figure 3. Location of statutory main rivers and significant ordinary watercourses near Yoxford

Figure. 3 shows the most significant watercourses in the area surrounding Yoxford. These include the river Yox, the Fromus and Minsmere New Cut, all statutory main rivers.

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 board area. 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 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. Yoxford was significantly impacted with approximately 10 properties reporting internal flooding. Flood water was described as coming from several sources including surface water runoff from surrounding fields and highways (pluvial), the overtopping of the river Yox (fluvial) and overwhelmed sewerage and drainage systems.

For the purposes of this investigation the various areas affected by flooding have been separated into two distinct locations (see Figure 4). The locations are as follows:

1. Little Street and The Lane
2. Old High Road, High Street and Brook Street

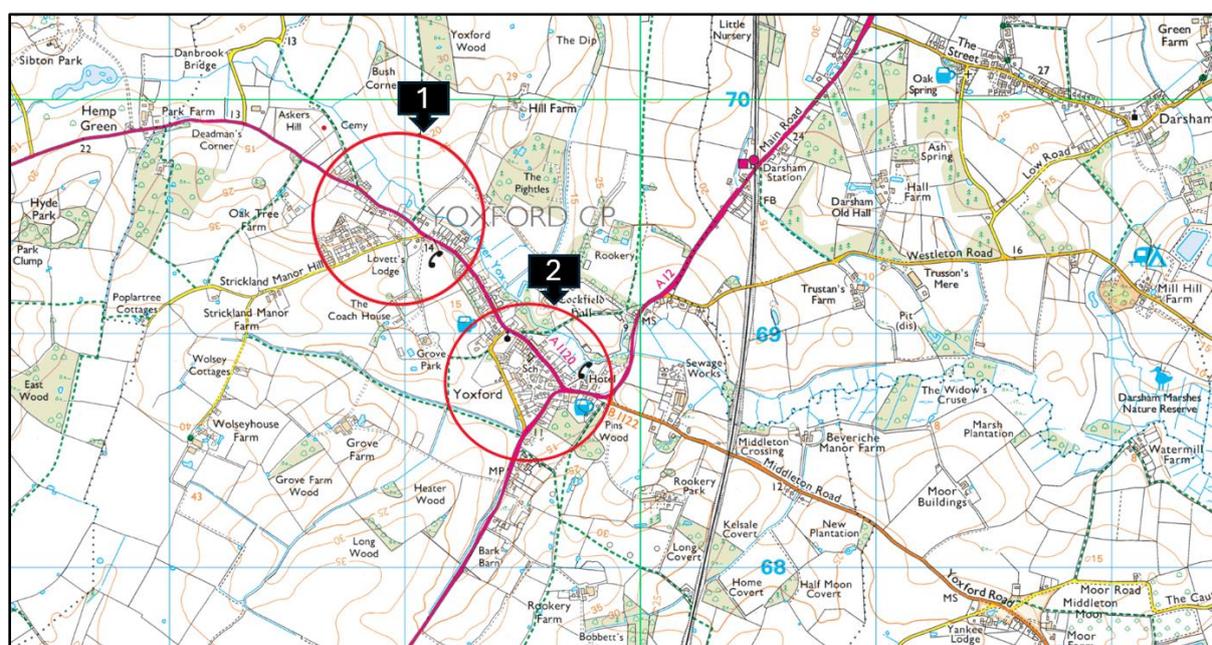


Figure 4. Yoxford investigation area map with locations

3. Records of any historical flooding

A review of Suffolk County Council's highway reporting tool, Environment Agency and Anglian Water records, indicate that Yoxford has been occasionally impacted by flooding in the past.

The Environment Agency have the following historical records of flooding for the parish of Yoxford:

- December 26th 1985: fluvial flooding noted with report of property flooding, numbers unknown.
- October 11th-15th 1993: fluvial flooding noted with three properties recorded as flooded.
- June 25th 2007: flooding due to intense rainfall falling on catchments resulting in large volumes of surface water runoff. A1120 recorded as blocked, no record of property flooding.

Anglian Water holds no other records of internal flooding prior to the events of Storm Babet.

4. Predicted Flood Risk

Several areas of Yoxford show flood risk from pluvial and fluvial sources.

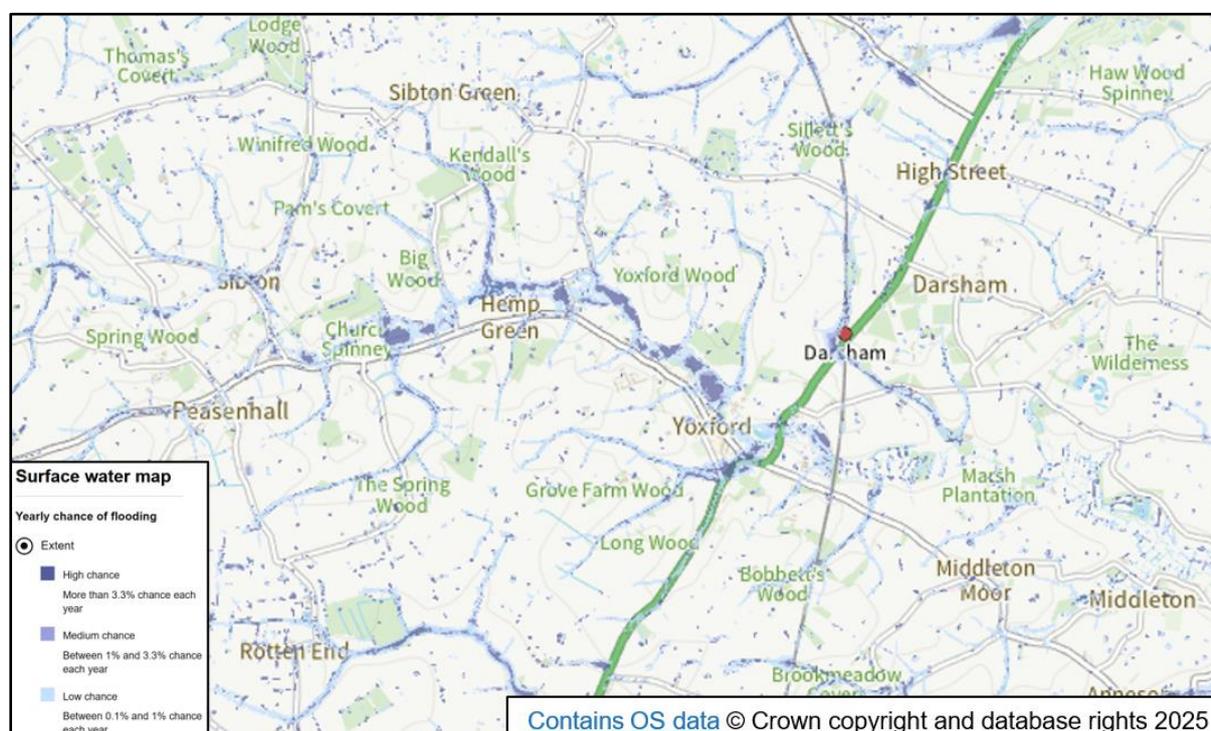


Figure 5. Surface water flood risk

The pluvial flood risk is prominent in the area around the junction of the A1120 and the A12 and on other sections of the A1120. Figure 5 highlights the pluvial (surface

water run-off from surrounding land and highways) flood risk in Yoxford. There are a number of isolated flow paths that come into the village from the west of the A1120 and A12, crossing the highway to reach the river Yox. Sections of Little Street, High Street, Old High Road and Brook Street are characterised as having a high chance of surface water flooding. These areas were significantly affected by flooding during Storm Babet.

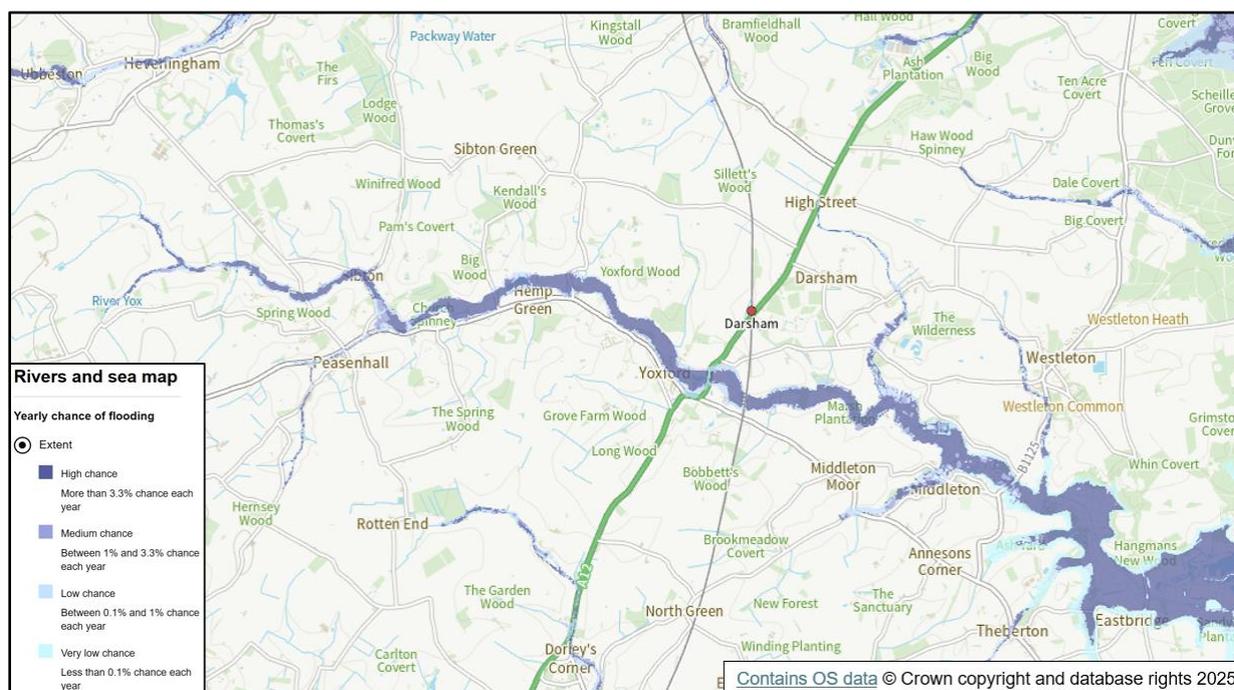


Figure 6. Flood risk from rivers and sea

Figure 6 shows the fluvial (from designated main river and ordinary watercourses) flood risk in Yoxford. Fluvial flood risk in the village is associated with the river Yox which flows through the village. In Yoxford, parts of The Lane, High Street and Brook Street are characterised as having a low chance of fluvial flooding. Some properties on High Street were affected by fluvial flooding during Storm Babet.

5. Catchment characteristics

The village of Yoxford is situated in a rural area surrounded by parklands and extensively farmed areas. The village straddles the river Yox which flows approximately northwest to southeast, north of the village centre. The village includes the junction of the A12 main road and the A1120.

The low-lying nature of areas in Yoxford mean that during high rainfall events, considerable overland flows converge towards the village and ultimately into the river Yox. Overwhelmed drainage infrastructure and watercourses may be observed during these intense rainfall events.

Figure 7 shows the topography and gradient changes surrounding Yoxford. The majority of the village is situated in the valley of the river Yox, lower than the surrounding land. The lowest point is along the section of the A12 close to the river crossing. This location was one of the worst affected areas during Storm Babet.

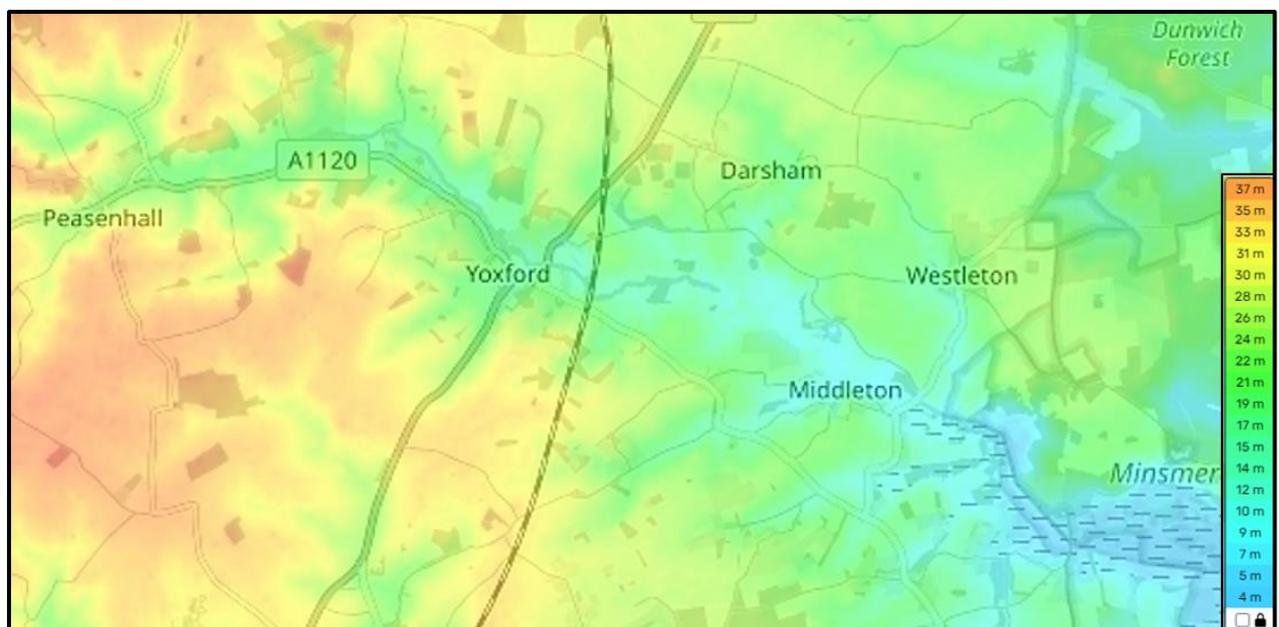


Figure 7. Yoxford and surrounding topography (TessaDEM as cited in topographic-map.com)

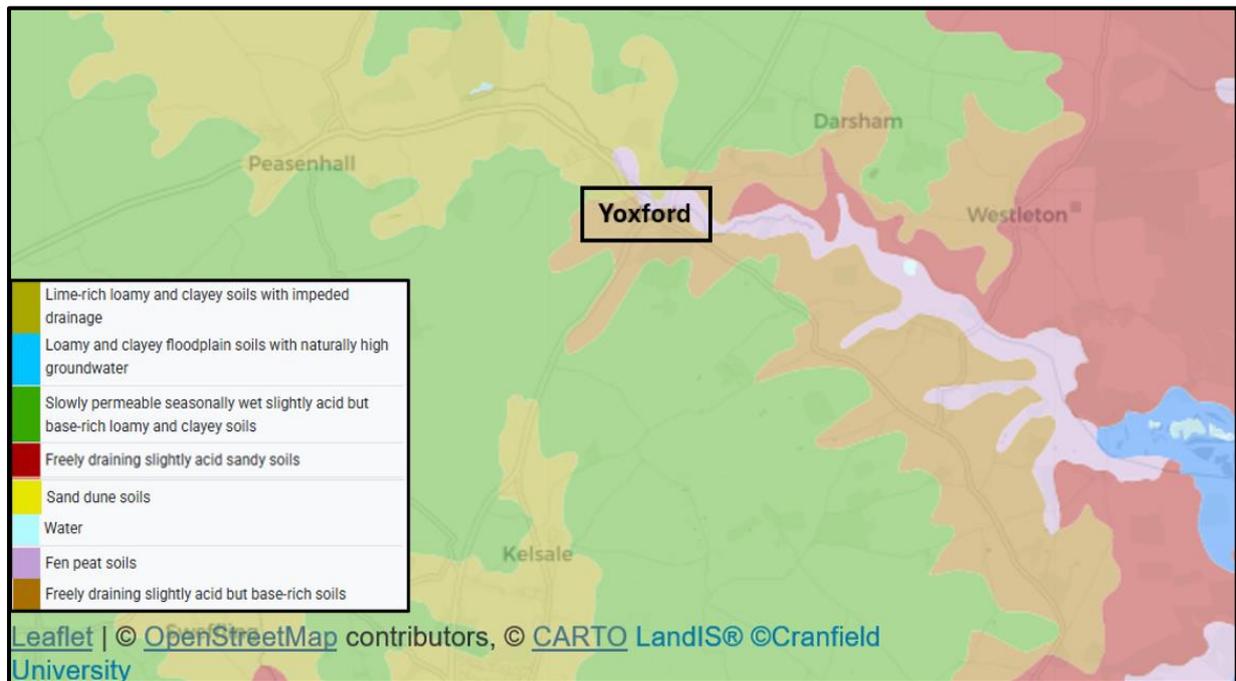


Figure 8. Soil map (LandIS Soils)

The soils more generally surrounding Yoxford are loamy and clayey which is described as slowly permeable and seasonally wet. The centre of the village is situated on a mixture of lime-rich loamy and clayey soils with impeded drainage, freely draining soils and floodplain soils surrounding the river Yox which usually have naturally high groundwater and tend to be wetter.

During short term intense rainfall events, soil composition and geology can become more influential in affecting the volume of surface water runoff. Combined with the topography within the catchment, these make Yoxford more susceptible to extreme rainfall events. Saturated ground and high rainfall, like that of Storm Babet, will further emphasise the vulnerability of the village to localised flooding.

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

Storm Babet was an unprecedented 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 catchment between 19 and 20 October. The nearest rainfall gauge to Yoxford is in Benhall Green. At the Benhall Green rainfall gauge there was 44mm of rain recorded in a 12-hour period. At the Woodbridge rainfall gauge there was 52.4mm of rain recorded over a period of 17hrs between 19 Oct and 20 Oct. More than half (31.4mm) of the rainfall was received in just over 4hrs between 06:45am to 11:00am on 20 October.

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

1. Flood Alert – Flooding is possible. Be prepared. - usually issued between 2 and 12 hours before flooding.
2. Flood Warning - Flooding is expected. Immediate action required – usually issued 30 minutes to 2 hours before flooding.

The floodplain to the east of Little Street, The Lane and High Street is covered by both the Flood Alert area for The Rivers Minsmere and Yox from Peasenhall to Middleton the main River Yox, and also the Flood Warning for the Rivers Minsmere and Yox from Sibton to Middleton.

A Flood Alert was issued at 12:30pm on 20.10.2023 and remained in force until its removal on 22.10.2023.

On 20th October 2023, the water level at the EA hydro telemetry outstation at Sibton reached its highest recorded level of 18.37mAOD. During Storm Babet, a flood warning for the area was not issued.

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. Little Street and The Lane

The primary cause of flooding on Little Street and The Lane was pluvial flooding. Following prolonged heavy rainfall on the morning of 20 October and the preceding two days, surface water flows running off the fields to the south of the A1120, crossed the A1120 and flowed onto The Lane (see Figure 9 & Image 2).

The surface water flows originated in the fields around and between Oak Tree Farm and Elmsley Way. Floodwater continued around and through gardens on Little Street impacting multiple properties from the side and rear. As the floodwater flowed in a torrent across the road, properties on The Lane were severely flooded from the front. Many of the properties are below road level with dropped kerbs in front, with the downward gradient from the road enabling the spread of the floodwater. Several residents commented on the sheer amount and velocity of water cascading off the upper fields, across the road and toward properties on The Lane. The highway was submerged (see Image 1).

The highway drainage gullies were observed to be overflowing, there may have been some pre-existing blockages in the system or simply the drainage capacity was exceeded due to the amount of floodwater. One property was flooded internally from a downstairs bathroom, likely to be one of the lowest points on the sewer network. Anglian Water believe the sewer was overloaded from the rainfall and that it was likely surface water runoff entering the sewer played a big part in overloading it.

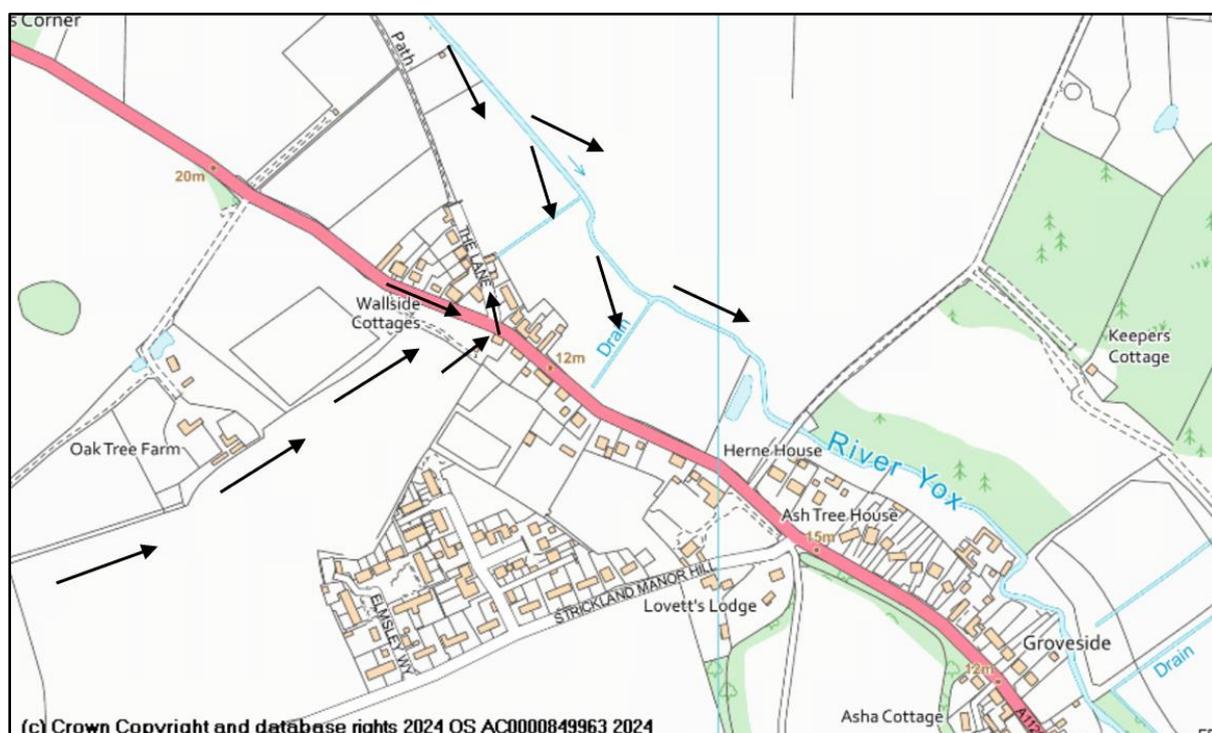


Figure 9. Approximate flood water flow routes affecting Little Street and The Lane

The observed surface water flowpaths that directly affected properties on The Lane correlate closely with the surface water flood risk national mapping (see Figure 10). This is characterised as having a high chance of flooding each year.

It should be noted that properties in this location did not flood directly from the River Yox, but water levels were very high and rising into the fields behind the properties on The Lane. Fluvial flooding risk on The Lane is shown on Figure 11 below.



Figure 10. Surface water flood risk on Little Street and The Lane



Figure 11. Flood risk from rivers and sea on Little Street and The Lane

In Summary:

- Intense rainfall caused large amounts of surface water to flow from the fields south of the A1120, across the A1120 and onto The Lane.
- Water cascaded towards The Lane, internally flooding several properties from the front.
- Floodwater emerged from a downstairs bathroom as the sewer was overwhelmed.
- Highway drainage gullies and sewers were blocked or exceeded capacity due to the volume of floodwater.

LLFA recommended action(s):

- Residents to install Property Flood Resilience (PFR) via grant funded scheme.
- Investigate potential NFM projects to 'slow the flow' and attenuate water on overland flowpaths (leaky dams, restoration of watercourses, storage ponds etc.) in the fields south of the A1120 opposite The Lane.
- Suffolk Highways to ensure the completion of highway drainage asset cyclic maintenance on the A1120 and on The Lane.
- Riparian landowners to carry out appropriate watercourse maintenance to reduce flood risk as necessary as per their riparian responsibilities.

2. High Street, Old High Road and Brook Street

On the morning of 20 October, intense rainfall caused huge amounts of floodwater to flow down from the upper catchments into the river Yox and towards Yoxford. The internal flooding on High Street was caused by the river Yox overtopping and flowing directly into and across gardens impacting properties from the rear. Residents reported that this section of river was blocked with overgrown vegetation and that no maintenance had been carried out in recent years.

As the river overtopped its banks the floodwater travelled along the drainage channels into the lowest situated properties. Flood risk to properties along the High Street range from a low to high chance of flooding from the river each year (see Figure 12).

Further south, substantial amounts of surface water runoff flowed from the fields west of Old High Road and the A12 Main Road onto footpaths and then out onto the highway. The volume of floodwater flowing from this land to the west, along multiple flowpaths, far exceeded the capacity of the watercourses in this area.



Figure 12. Flood risk from rivers and sea on High Street and Brook Street

Residents have reported that many of the ditches and watercourses were blocked with silt and vegetation and were lacking in maintenance prior to Storm Babet.

Along this section of watercourse there are multiple culverts which created additional restrictions to the floodwater flow. At the culvert opposite Mill Cottages, floodwater backed up and flowed out onto the A12 / Brook Street from around midday. There was a similar situation at the culvert on Old High Road as floodwater was held up and then surged onto the road around the culvert. Reports suggest that some of the highway drainage gullies on Old High Road were frequently blocked with sand and silt prior to and during Storm Babet.

Properties were then flooded internally on Old High Road as the watercourse was overwhelmed and floodwater flowed through rear gardens (see Figure 13).

Surface water flowed from the five fields area (west of A12) along the footpath onto the A12 / Brook street from 11am onwards (Images 3 & 4). These surface water flows overwhelmed the capacity of the small roadside ditch. The amount of floodwater pooling along the highway rapidly exceeded the capacity of the existing drainage assets.

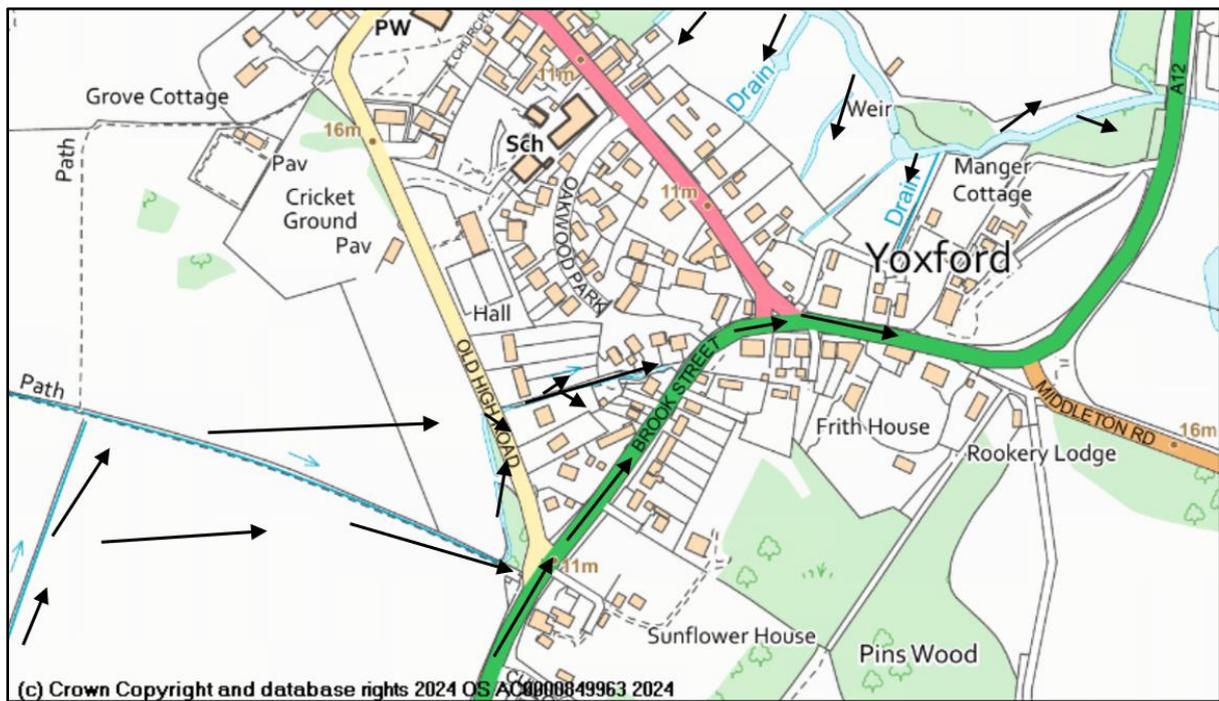


Figure 13. Approximate flood water flow routes affecting Old High Road, High Street and Brook Street

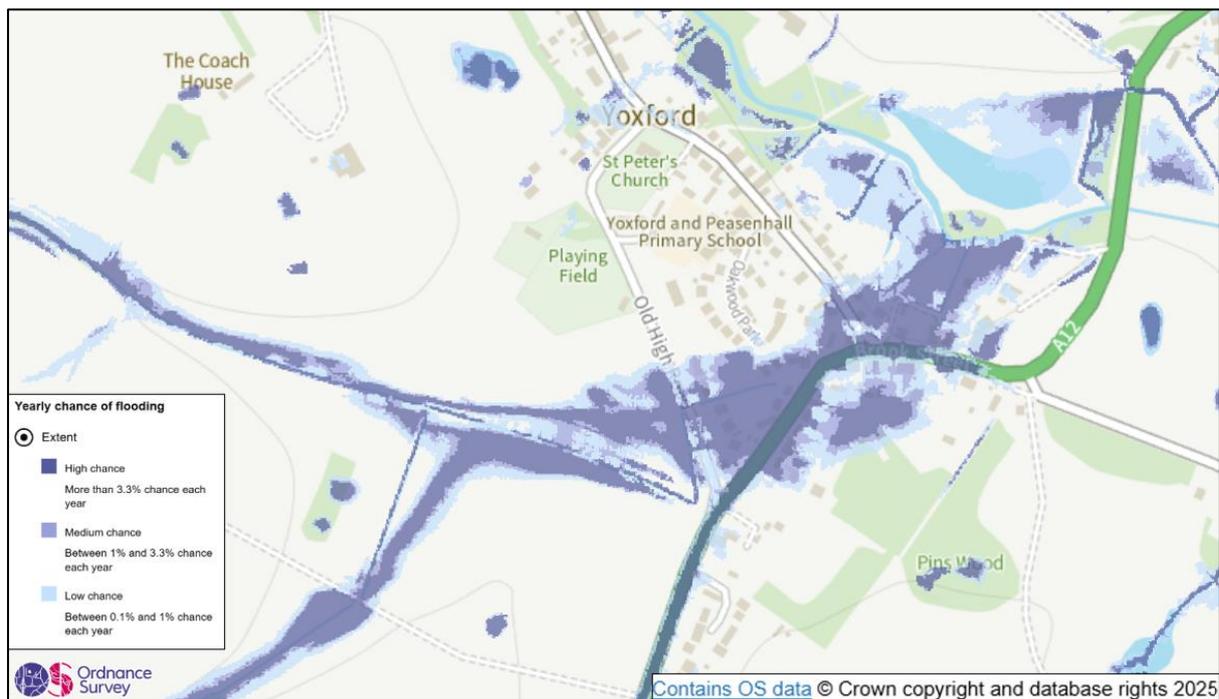


Figure 14. Surface water flood risk on Old High Road, High Street and Brook Street

This was further inhibited by the rising water levels in the river Yox and the open drainage channels behind Brook Street into which the highway gullies drain.

A property on Brook Street was flooded directly from the highway (see Image 6). As the extent of the floodwater grew throughout the morning into early afternoon, water entered through the air grates and the front door. Residents stated that at the time of Storm Babet, some of the highway drainage assets in and around the A1120 / A12 junction were blocked and or not fully operational.

A wide area centred around the A1120 / A12 junction is considered to be at a High yearly chance of surface water flooding (see Figure 14 & Image 5). The flood extents shown on the national flood mapping closely matches the observed floodwater limits seen during Storm Babet.

In Summary:

- Intense rainfall caused huge amounts of floodwater to flow down from the upper catchments into the river Yox and towards Yoxford.
- Flooding on High Street was caused by the river Yox overtopping and flowing directly into properties from the rear.
- Substantial amounts of surface water runoff flowed from the fields west of Old High Road and the A12 Main Road onto footpaths and the highway.
- The volume of floodwater exceeded the capacity of the culverts and watercourses in this area, spreading out onto the highway.
- Properties were flooded internally on Old High Road as the watercourse was overwhelmed and floodwater flowed through rear gardens.
- Property on Brook Street was flooded from the front, directly from the highway.
- Residents stated that at the time of Storm Babet, some of the highway drainage assets at the A1120 / A12 junction and along Old High Road were blocked and or not fully operational.

LLFA recommended action(s):

- Residents to install Property Flood Resilience (PFR) via grant funded scheme.
- Investigate potential NFM projects to 'slow the flow' and attenuate water on overland flowpaths in the fields (leaky dams, restoration of watercourses, storage ponds etc.) west of Old High Road and the A12 Main Road.
- Riparian landowners to carry out appropriate watercourse maintenance to reduce flood risk as necessary as per their riparian responsibilities.
- The Environment Agency to investigate if additional in channel maintenance of the river Yox through Yoxford is required.
- Suffolk Highways to ensure the completion of highway drainage asset cyclic maintenance on Old High Road and the A1120 / A12 junction.

Images of Flooding

Photos included in the report have been submitted via a range of sources, including customer reports, community information and by Risk Management Authorities. The use of photos has been included in good faith to support the investigation and provide further context of the flood event.



Image 1. Flooding on The Lane



Image 2. View from The Lane onto the A1120



Image 3. Surface water flows on field west of the A12



Image 4. Surface water flowing on footpath toward the A12



Image 5. Flooding on the A1120, A12 junction



Image 6. Flooding on Brook Street

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
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.
Yoxford 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	Ongoing
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
All drainage gullies in the main part of Yoxford cleansed and jetted. Clearance of the Highways section of the "Gull" which runs beside the A12 completed March 2024. Further works through culvert under A1120 and across private gardens to ensure good flow downstream of the highway. In July 2024 work to clear the pipes and watercourse through The Limes was carried out.	Suffolk Highways	Complete
Improvements to the timeliness and accuracy of the Flood Warning Service	Environment Agency (EA)	Following a review of gauged data and analysis of the impacts of storm Babet, flood warning trigger thresholds have been adjusted to improve the timeliness and accuracy of our flood messaging. A review of the spatial extent of our warning

		and alert areas is currently underway.
Understand the annual event probability of the rainfall & river flow across the region	Environment Agency (EA)	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
<ul style="list-style-type: none"> • Write to landowners to request that they maintain all ditches. • Contact the Environment Agency and request maintenance of the River Yox. • Contact householders with riparian responsibility to request they review and carry out works as necessary. 	Yoxford Parish Council	Complete

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 Yoxford. 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	Yoxford Parish Council	6 months	Complete: Update from Parish Council - A new Emergency Plan is now in the draft stage that takes into account flooding and is available to view on request. The plan will continue to be worked on with the involvement of council members and a member of the public who has kindly volunteered their time and expertise. It is expected that the plan will be formally adopted at the parish council's meeting on Thursday 8 January 2026.
Maximise the take up of the £5k PFR Grant currently available to residents before the May 2025 deadline (deadline recently extended).	SCC LLFA / Residents	N/A	Update from SCC LLFA – DEFRA PFR Grant has now closed for new applications. Installation of PFR measures on approved applications has been extended to December 2025.

			<p>Further information on PFR measures can be found within SCC published "Flood Smart Living" handbook.</p> <p>There is currently no active PFR schemes being managed by the LLFA in Suffolk.</p>
Suffolk Highways to ensure the completion of highway drainage asset cyclic maintenance on the A1120 and on The Lane	Suffolk Highways	Annually	<p>Cyclic gully cleansing for Yoxford and Peasenhall Ward scheduled for December 2025.</p> <p>Update from Suffolk Highways: Cyclic gully cleansing for Yoxford and Peasenhall Ward scheduled for December 2025.</p> <p>High Street (A1120): Jetting and CCTV work along High Street in Yoxford confirmed that all accessible gullies and offlets are clean and working. However, several buried or untraceable assets remain. Heavy silt and vegetation were found blocking flow at the outlet at Deadman's Corner. Ditch clearance and regrading are necessary, and planning is in progress.</p> <p>The Lane All assets were found to be clear and running effectively after jetting was completed. One issue was identified at the system outfall. The ditch receiving flow from the headwall at Pear Tree Cottage is overgrown and too shallow. This causes the outfall to sit below the current ground and water level. While this does not currently block flow, it limits discharge efficiency. Plans are in place to regrade the ditch. This will restore the proper slope and improve system performance.</p>

Suffolk Highways to ensure the completion of highway drainage asset cyclic maintenance on Old High Road and the A1120 / A12 junction	Suffolk Highways	Annually	Complete - Update from Suffolk Highways: All assets were cleaned and jetted. They are running as expected. No further work is needed currently.
Riparian landowners to carry out appropriate watercourse maintenance to reduce flood risk as necessary as per their riparian responsibilities.	Riparian landowners	N/A	Update from Yoxford Parish council: Residents and landowners have been fully informed and reminded about their riparian rights and obligations in respect of watercourses.
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 overland flow paths in the fields south of the A1120 opposite The Lane E.g. leaky dams, woody debris installation, restoration of watercourses, storage ponds, wetland areas	Landowners, supported by relevant authority, resource dependant (SCC LLFA, EA, IDB)	12 - 24 months	Ongoing – No updated expected at this time.
Explore potential NFM projects to 'slow the flow' and attenuate water on overland flow paths in the fields west of Old High Road and the A12 Main 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, IDB)	12 - 24 months	Ongoing – No updated expected at this time.

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, SCC LLFA	12 months+	Ongoing – No updated expected at this time.
The Environment Agency to investigate if additional in channel maintenance of the river Yox through Yoxford is required.	EA and/or Riparian landowner(s)	12 - 24 months	Complete – current information indicates that additional maintenance has limited benefits.
Long Term actions (significantly longer timescale and budget required with potentially greater positive impact)			
Installation of NFM features to attenuate and slow flood water if investigation works suggest it is viable	Landowners, supported by relevant authority, resource dependant (SCC LLFA, EA, IDB)	TBC	Ongoing – No updated 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	05/03/2026

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

