

Section 19 Flood and Water Management Act 2010

Great Bealings Flood Investigation –

Storm Babet 2023



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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. Hall Farm Road.....	12
2. Lower Street and Lodge Road	13
Images of Flooding.....	17
Risk Management Authorities, Non Risk Management Authority and flood risk function(s)	20
Action(s) completed to date:	21
LLFA Recommended Action(s):	23
Approval.....	26
Disclaimer.....	27

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	6
4. Great Bealings investigation area map with locations.....	7
5. Surface water flood risk	8
6. Flood risk from rivers and sea.....	9
7. Great Bealings and surrounding topography	10
8. Soil map	11
9. Approximate flood water flow routes affecting Hall Farm Road.....	13
10. Approximate flood water flow routes affecting Lower Street and Lodge Road.....	14
11. Flood risk from rivers and sea on Lower Street and Lodge Road	15

Images

Images 1a & 1b, Kiln Lane runoff & Surface water flooding on Lower Street	17
Images 2a & 2b, Lower Street junction with Lodge Road & Flooding on Lower Street.....	18
Image 3 Flooding at Boot Street road bridge.....	19
Image 4 Garden flooded from river Lark overtopping.....	19

Executive Summary

Storm Babet caused significant disruption to communities across Suffolk between 18th - 21st October 2023. Great Bealings was one of the villages significantly impacted, with approximately 12 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.

Great Bealings is located in an area at significant risk of fluvial flooding and the nature of the surrounding topography and geology contributes to the susceptibility of the community to flooding. The village is low-lying, surrounded by a reasonably steep rural catchment with multiple flood water flow paths converging to the north of the village. The surrounding geology and soils are characterised as having low permeability and high run off, with a number of properties vulnerable to fluvial flooding due to intense rainfall events.

Storm Babet delivered significant rainfall to the catchment, following an extended period of above average rainfall. The impact across Great Bealings 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 other Risk Management Authorities (Suffolk Highways, The Environment Agency, 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. The key findings are that Great Bealings was severely impacted by flooding due to the intensity of rainfall, that overwhelmed the natural flow routes, the capacity of the main river and the local drainage infrastructure. The situation was compounded by the bridge on Lodge Road inhibiting the ability of the river to convey the floodwater downstream and away from the village.

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, maintenance of watercourses and local Community Self Help schemes. For medium to longer term recommendations, there is emphasis on the investigation into options to improve the conveyance of floodwater at the bridge on Lodge Road, management of water runoff 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.

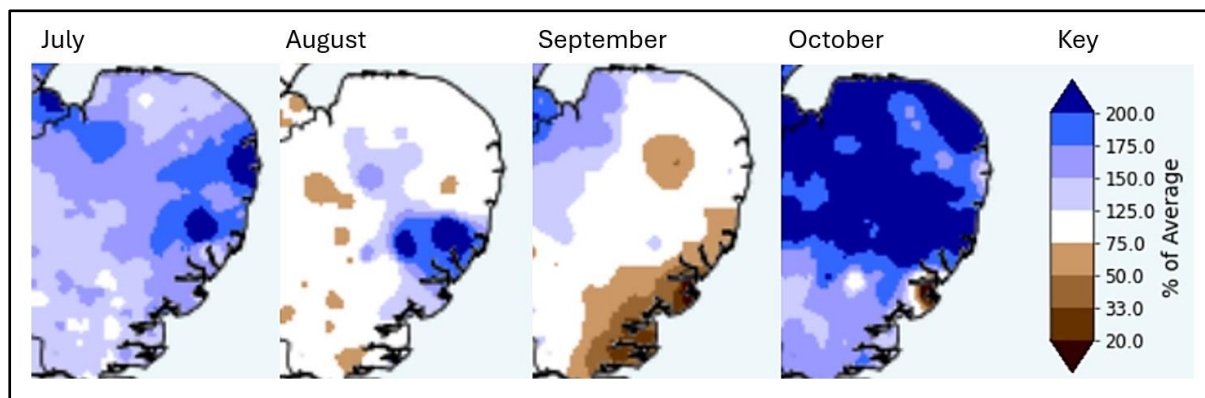


Figure 1. Average rainfall in East Anglia between July and October 2023 as a percentage of the historical average monthly rainfall

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

Great Bealings is a small village in Suffolk situated approximately 6 miles northeast of the county town of Ipswich. The river Lark passes through the middle of the village. Great Bealings is located in the district of East Suffolk Council.



Figure 2. Investigation area map

Figure 3 shows the most significant watercourses in the area surrounding Great Bealings including the river Lark and the river Fynn, both statutory main rivers.

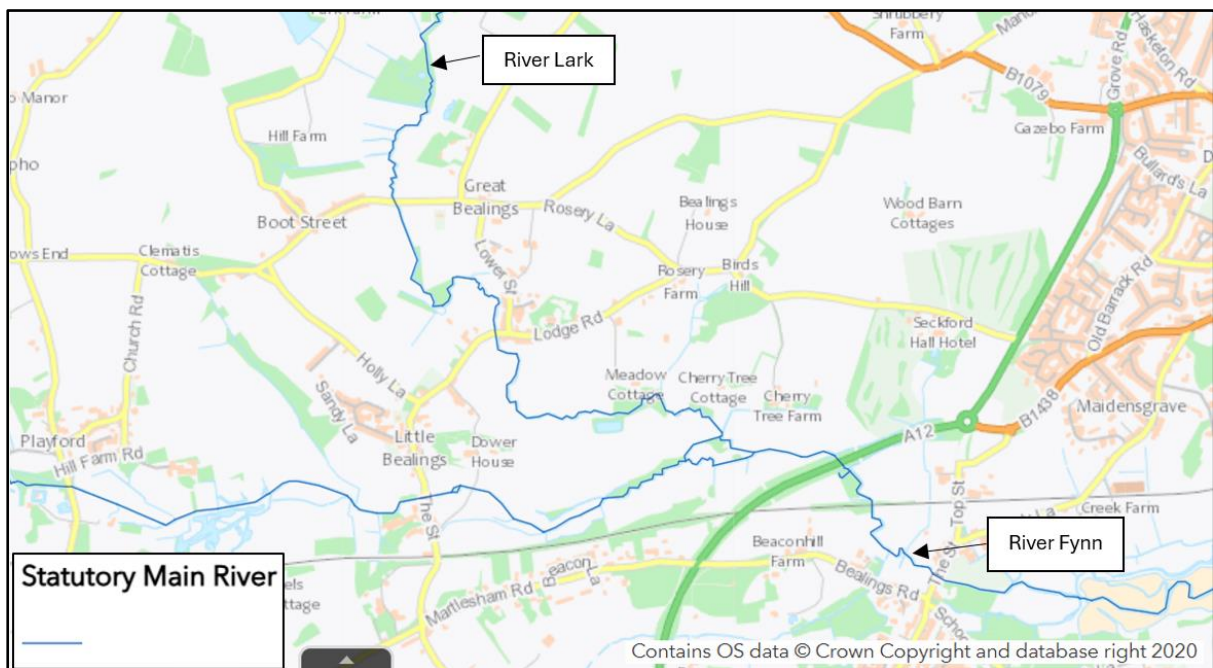


Figure 3. Location of statutory main rivers and significant ordinary watercourses

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. Great Bealings was significantly impacted with approximately 12 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 Lark (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. Hall Farm Road
2. Lower Street and Lodge Road

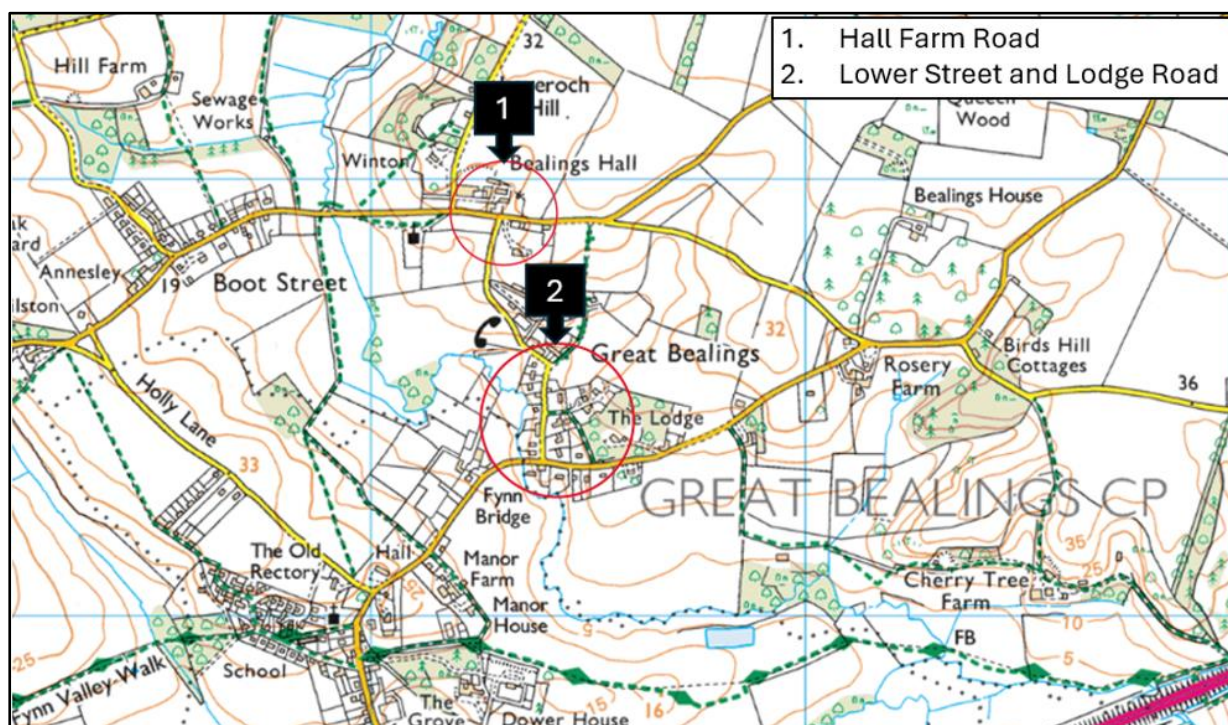


Figure 4. Great Bealings investigation area map with locations

3. Records of any historical flooding

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

Highways records show that in recent years prior to Storm Babet there were 2 drainage/ponding issues recorded in Great Bealings. One on Lodge Road and one on Seckford Hall Road. Both with no risk of internal flooding.

The Environment Agency has one historic record of flooding in Great Bealings between 1st- 4th February 1979. Number of properties impacted is unknown.

Anglian Water have no flood history to report for the few assets they have in the area.

4. Predicted Flood Risk

Several areas of Great Bealings show flood risk from pluvial and fluvial sources, for which fluvial flood risk is the most prominent in this location.

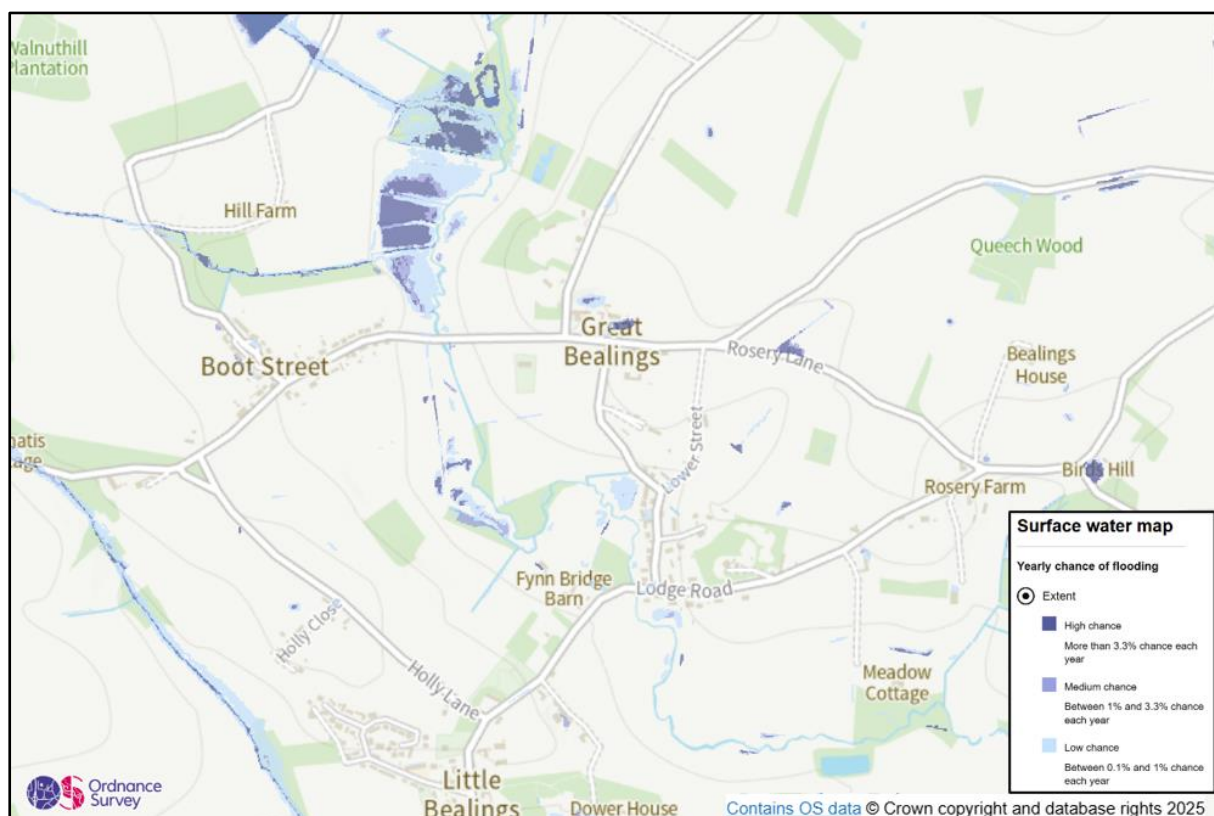


Figure 5. Surface water flood risk

Figure 5 highlights the pluvial (surface water run-off from surrounding land and highways) flood risk in Great Bealings. There are a number of isolated flow paths that come into the village, both from the north and northwest as well as from the land northeast of Lower Street that flows onto Kiln Lane. This is characterised as having a

low chance of flooding; however, it played a contributory role to the flooding on Lower Street during Storm Babet.

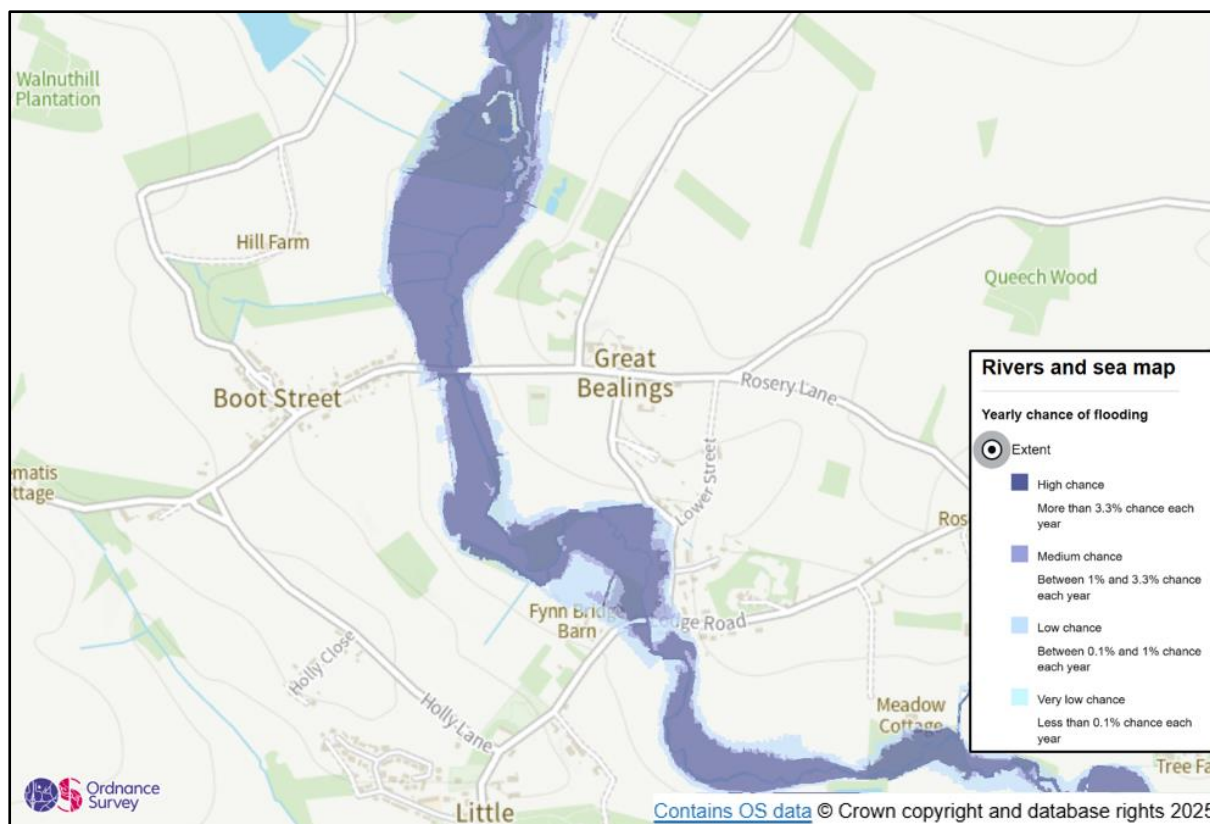


Figure 6. Flood risk from rivers and sea

Figure 6 shows the fluvial (from designated main river and ordinary watercourses) flood risk in Great Bealings. Fluvial flood risk in the village is associated with the river Lark which passes through the village.

In Great Bealings, parts of Lower Street and Lodge Road are characterised as medium to high chance of fluvial flooding. The road bridges on Boot Street and Lodge Road are at high chance of flooding. All of these areas were significantly affected by flooding during Storm Babet.

5. Catchment characteristics

The village of Great Bealings is situated in a rural area dominated by arable agriculture. The river Lark flows approximately north to south through the middle of the village with most of the properties situated along Boot Street, Hall Farm Road and Lower Street.

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

Figure 7 shows the topography and gradient changes surrounding Great Bealings. Multiple areas of the village are situated lower than the surrounding land. The lowest points are along sections of Lower Street and at the crossings of the river Lark on Boot Street and Lodge Road.

These locations were identified as being some of the worst affected areas during Storm Babet.



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

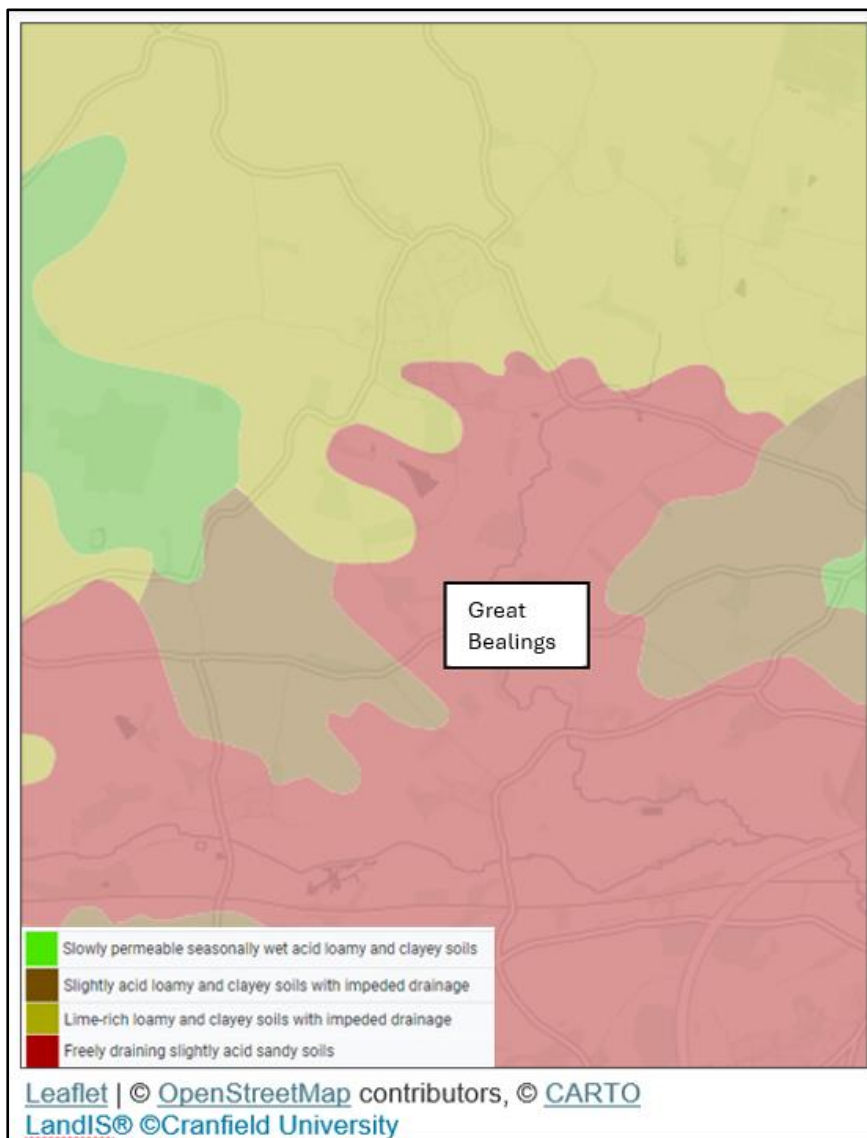


Figure 8. Soil map (LandIS Soilscales)

The soils more generally surrounding Great Bealings are loamy and clayey with impeded or slightly impeded drainage, meaning that water permeates more slowly and surface water runoff is greater. This reflects some of the reports from the Storm Babet event. The centre of the village is situated on freely draining sandy soils. The floodplain soils surrounding the river Lark usually have naturally high groundwater and tend to be wetter.

During short term intense rainfall events, soil composition and geology become more influential in affecting the volume of surface water runoff. Combined with the topography within the catchment, these make Great Bealings 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 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 Great Bealings is in Woodbridge. 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.

A number of properties within the Lower Street to Lodge Road area of Great Bealings are within the flood warning area of the River Lark from Clopton to Martlesham. This warning was issued on 20th October 2023 at 10:14am and remained in force until it's removal on 24th October 2023.

These properties also lie within the more extensive Flood Alert area of The Rivers Deben and Lark. The Flood Alert was issued on 18th October 2023 at 22:12pm and remained in force until it was removed on 24th October 2023.

The Hall Farm Road area is not within an area covered by the Flood Warning Service.

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. Hall Farm Road

The primary cause of flooding on Hall Farm Road was pluvial flooding. Following heavy rainfall on the morning of 20 October, surface water flows from adjacent farmland, flowed overland and overwhelmed existing ditches.

Floodwater from the arable field to the north flowed towards lower lying property from the rear (see Figure 9). Residents described the impact as 'flash flooding' and cited a

lack of maintenance of the field ditch as a possible contributing factor. Positive discussions between homeowners and the landowner regarding future ditch maintenance have begun post Storm Babet.

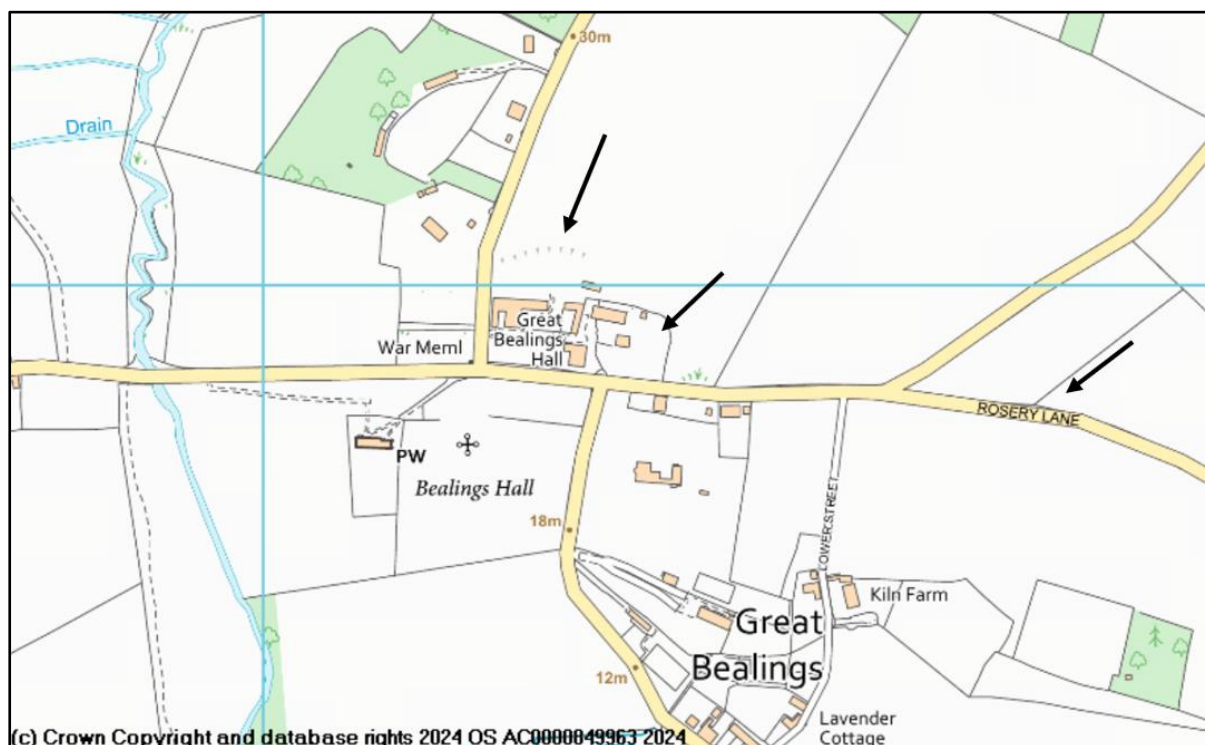


Figure 9. Approximate flood water flow routes affecting Hall Farm Road

In Summary:

- Intense rainfall caused large amounts of surface water to flow from the field to the north towards properties on Hall Farm Road.
- The sheer amount of field runoff overwhelmed the existing ditches.
- A lack of ditch maintenance likely contributed to the flooding.

LLFA recommended action(s):

- Residents to install Property Flood Resilience (PFR) via grant funded scheme.
- Landowners to carry out appropriate ditch and watercourse maintenance to reduce flood risk as necessary as per their riparian responsibilities.

2. Lower Street and Lodge Road

On the morning of 20 October, intense rainfall caused huge amounts of floodwater to flow down from the upper catchments into the river Lark and towards Great Bealings. The majority of the internal flooding on Lower Street and Lodge Road was caused by the river Lark overtopping and flowing directly into and across gardens (see Image 4),

impacting many properties from the rear. The floodwater flows from the river Lark then combined with surface water flows coming from the surrounding fields and highways (see Figure 10). Residents reported that the floodwater levels peaked between 4 - 5pm.

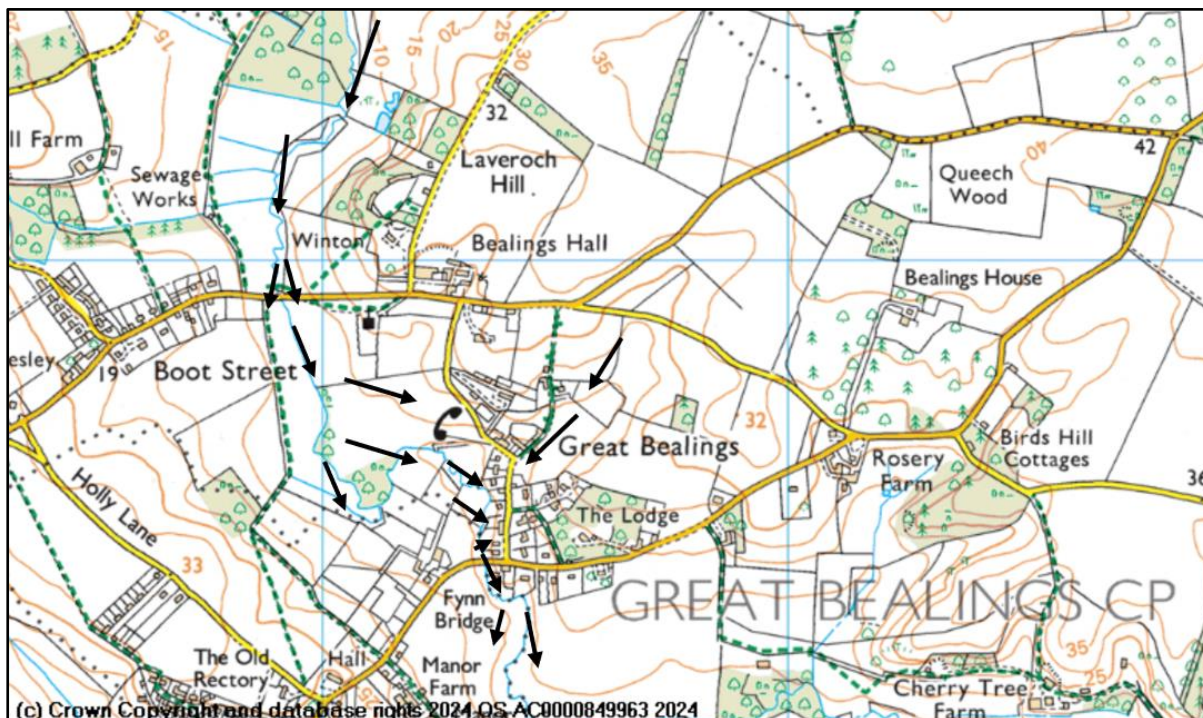


Figure 10. Approximate flood water flow routes affecting Lower Street and Lodge Road

The volume of floodwater flowing south from the upper catchment far exceeded the capacity of the river Lark. A low bund had been installed previously by Suffolk County Council (SCC) adjacent to the northern side of the Boot Street bridge, located northwest of the impacted properties. During Storm Babet the current condition of the bund proved to be inadequate, and it failed to hold back floodwater to any great extent. This allowed the floodwater to flow across Bridge Street and around the bridge (see Image 3). The floodwater then flowed uncontrolled into the floodplain (an area of low-lying land, adjacent to a river) between the Boot Street bridge and the Lodge Road bridge. This was the section of village most badly impacted by fluvial flooding. Figure 11 shows the fluvial flood risk and consequent floodplain within this location.

There is a further bridge located downstream of the floodplain on Lodge Road which due to its size and shape inhibited the flow and reduced the ability of the river to convey the floodwater downstream. The constraining effect of the bridge produced a counterflow as the floodwater backed up towards the rear of the properties on Lower Street (see Images 2a & 2b), situated adjacent to the floodplain. Similar to the bund at Bridge Street, Lodge Road bridge had a roadside bund and hedgerow present to the west of the bridge. During the event, this feature created a damming effect for the floodwater and prevented floodwater on the road from rejoining the river downstream of the bridge.

Directly within the floodplain between the road bridges, residents identified several flow restrictions and blockages within the river Lark that contributed to the flooding experienced on Lower Street. There was a general lack of maintenance for this section of the river prior to Storm Babet, which resulted in floodwater being held up in multiple locations by substantial fallen trees in the channel.

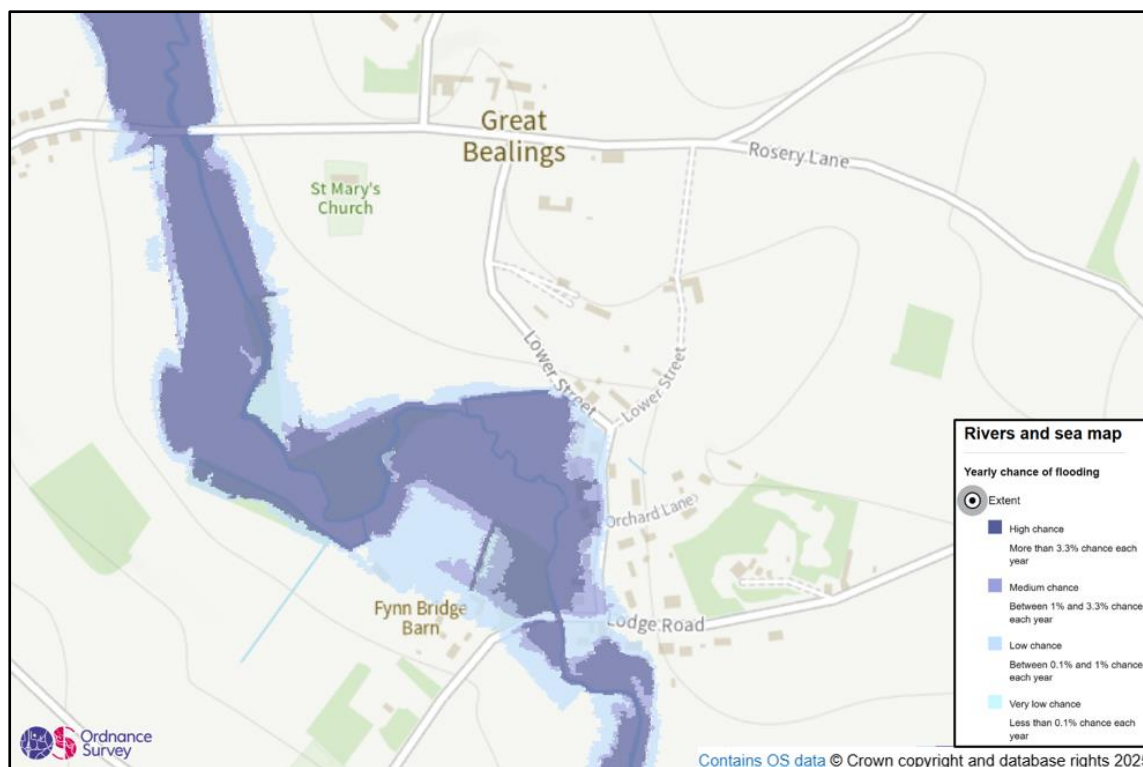


Figure 11. Flood risk from rivers and sea on Lower Street and Lodge Road

In addition to floodwater from the river, the flooding experienced on Lower Street and south onto Lodge Road was exacerbated by surface water flows originating from farmland to the northeast flowing onto Kiln Lane (see Images 1a & 1b). The surface water flows overwhelmed the small roadside ditch and flowed along the highway on Lower Street from early morning. The amount of floodwater far exceeded the capacity of the drainage assets on Lower Street. Surface water runoff from Orchard Lane also merged with the floodwater on Lower Street adding to its extent.

Residents reported that on the morning Oct 20 the highway drainage gullies in this area were blocked with silt and sediment and that by lunchtime the road had become a 'running river'. These additional floodwater flows added to the fluvial flooding from the river Lark effectively surrounding some of the houses on Lower Street and Lodge Road. Some traffic was diverted along Lodge Road as there were issues on the nearby A12. Motorists driving through the flood water further exacerbated the situation as bow waves were pushed towards the properties.

In Summary:

- Intense rainfall caused huge amounts of floodwater to flow down from the upper catchments into the river Lark and towards Great Bealings.
- The floodwater flowed over the road and around Boot Street bridge into the floodplain between Boot Street bridge and Lodge Road bridge as the capacity of the river Lark was exceeded.
- The bridge on Lodge Road inhibited the flow, reducing the ability of the river to convey the floodwater downstream.
- As the floodwater backed up at the Lodge Road bridge, the river Lark continued to overtop and flowed directly into and across gardens, impacting properties on Lower Street from the rear.
- Additional surface water flows originating from farmland to the northeast flowed initially onto Kiln Lane and then added to the expanse of floodwater on Lower Street and Lodge Road.
- Residents reported that on the morning Oct 20 the highway drainage gullies on Lower Street were blocked with silt and sediment and that by lunchtime the road had become like 'a running river'.

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 flow paths (leaky dams, restoration of watercourses, etc.) north and northwest of Boot Street and Lower Street.
- Landowner and LLFA to investigate options for the repair and or improvement of the Boot Street bund.
- Landowners and LLFA to investigate if the surface water flows coming from land northeast of Lower Street, can be attenuated or re-directed to reduce flood risk.
- Report any observed blockages below the road bridges over the river Lark on the Suffolk Highways Online Reporting Tool.
- Suffolk Highways to investigate highway drainage infrastructure condition on Lower Street.
- Suffolk Highways to investigate the feasibility of installing roadside grips or kerb offlets on Lodge Road to the west of the road bridge.
- Community and landowner to liaise with Suffolk Highways and the EA regarding options to improve the conveyance of floodwater at the road bridge on Lodge Road.
- Landowners to carry out ditch / watercourse maintenance to reduce flood risk as necessary as per their riparian responsibilities.
- Suffolk Highways to ensure the completion of highway drainage assets cyclic maintenance in Great Bealings.

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.



Images 1a & 1b, Kiln Lane runoff & Surface water flooding on Lower Street



Images 2a & 2b, Lower Street junction with Lodge Road & Flooding on Lower Street



Image 3 Flooding at Boot Street road bridge



Image 4 Garden flooded from river Lark overtopping

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
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.
Great Bealings 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, including the development of a community level scheme combining householder grant allocations.	Suffolk County Council Lead Local Flood Authority Community Suffolk Highways	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
In Oct 2024, Suffolk Highways ordered works to plot assets, cleanse, jet and cut roots (if needed) in gullies in areas that were impacted by flooding.	Suffolk Highways	Complete
The EA have written to a landowner upstream towards Boot Street regarding riparian landowner responsibilities as blockages have been reported.	Environment Agency (EA)	Ongoing
<ul style="list-style-type: none"> The river Lark downstream of the Lodge Road bridge has been cleared of overgrown vegetation & blockages. 	Community / Landowners	Complete

<ul style="list-style-type: none">• Bank erosion and slippage that narrowed the channel has also been removed & repaired.• On Lodge Road, the roadside hedge and bund have been removed.• The drainage ditch along Lodge Road has been cleared and reprofiled.• Working with landowner consent several large fallen trees & blockages have been removed from the river Lark between the two road bridges.		
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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 Great Bealings. 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	Great Bealings Parish Council	6 months	
Maximise the take up of the £5k PFR Grant currently available to residents before the May 2025 deadline. Finalise plans for community level PFR scheme and submit application.	Community / SCC LLFA	2 months	Ongoing
Deliver any approved plans for a community led PFR scheme.	Community / SCC LLFA / EA / Suffolk Highways	9 months	
Understand the annual event probability of the rainfall & river flow across the region	EA	6 months	
Ensure the completion of highway drainage asset cyclic maintenance on Lower Street and Lodge Road	Suffolk Highways	Annually	Ongoing. Routine cleansing of the gullies will be completed in line with the set cycles
Utilise the Community Self Help scheme to undertake	Parish Council / Suffolk Highways	6 -12 months	

minor maintenance activities and possible deployment of flood warning signs on Lower Street and Lodge Road			
Landowners to carry out ditch and watercourse maintenance to reduce flood risk as necessary as per their riparian responsibilities	Landowners/Residents	6 - 12 months	
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 upper catchments north and northwest of Boot Street and Lower Street. 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	
Landowner and LLFA to investigate options for the repair and or improvement of the Boot Street bund	Landowners, supported by LLFA	12 - 24 months	
Investigate opportunities to update development plan policy in Neighbourhood Plans or any potential Joint Local Plan site allocation(s) which identify risks and opportunities to mitigate flood risk issues as development comes forward	Local Planning Authority, SCC LLFA	12 months+	
Landowners and LLFA to investigate if the surface water flows coming from land northeast of Lower Street, can be attenuated or re-directed to reduce flood risk	Landowners, supported by LLFA	12 - 24 months	
Suffolk Highways to investigate highway	SCC Highways Authority	12 - 24 months	

drainage infrastructure condition on Lower Street			
Suffolk highways to investigate the feasibility of installing roadside grips or kerb offlets on Lodge Road	SCC Highways Authority	12 - 24 months	
Community and landowner to liaise with Suffolk Highways and the EA regarding options to improve the conveyance of floodwater at the road bridge on Lodge Road	Community and Landowners, supported by Suffolk Highways and the EA	12 - 24 months	
Long Term actions (significantly longer timescale and budget required with potentially greater positive impact)			
Deliver improvements to highway drainage network to manage surface water flows if investigation works suggest it is beneficial and viable (as set out in the medium term actions)	Suffolk Highways	TBC	
Installation of NFM features within upper catchments to attenuate and slow flood water if investigation works suggest it is viable	Landowners, supported by relevant authority, resource dependant (SCC LLFA, EA)	TBC	

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.

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