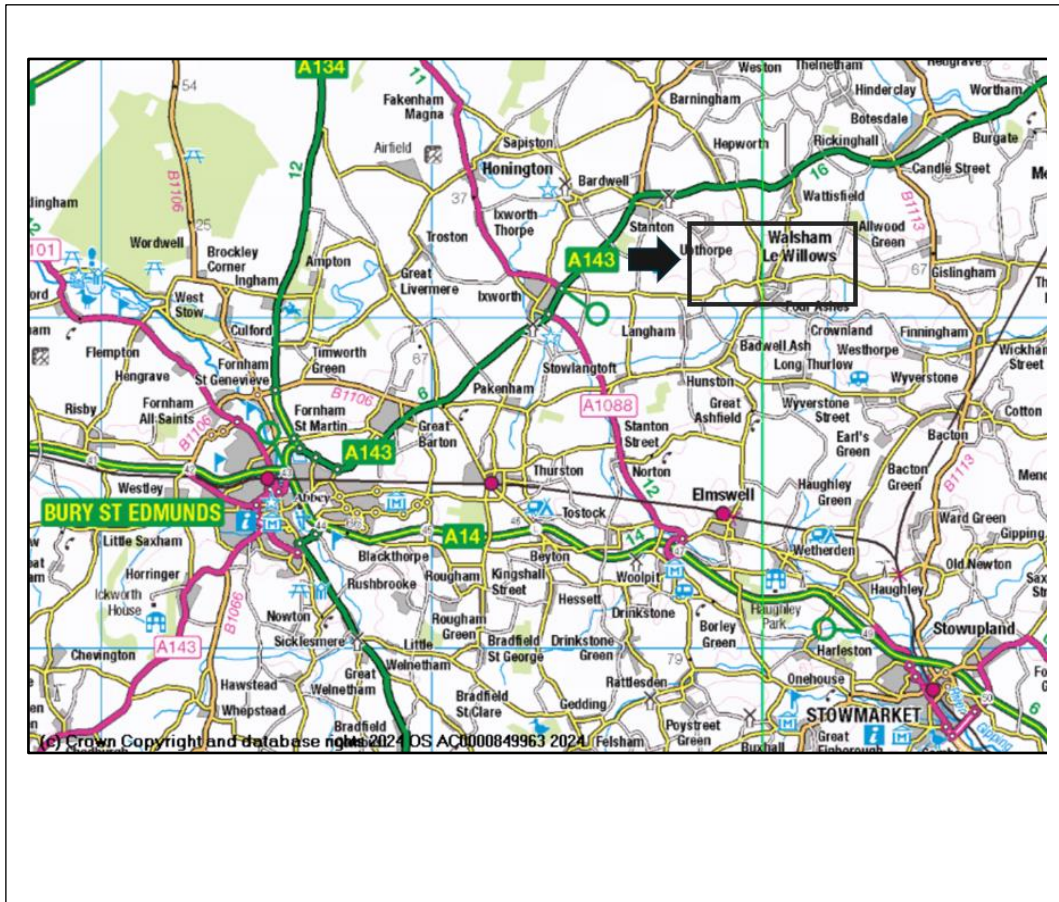


Section 19 Flood and Water Management Act 2010

Walsham le Willows 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 Sources, Pathways & Receptors	12
Risk Management Authorities, Non-Risk Management Authorities and flood risk functions.	18
Action(s) completed to date:.....	18
LLFA Recommended Action(s):	19
Approval.....	20
Disclaimer	21

Figures

Fig. 1. Average monthly rainfall (July – October 2023) as a percentage of the historic average monthly rainfall	5
Fig. 2. Investigation area map	6
Fig. 3. Location of statutory main rivers and significant ordinary watercourses (National River Flow Archive)	7
Fig. 4. Distinct flood zones.....	8
Fig. 5. Predicted flood risk from surface water	9
Fig. 6. Predicted flood risk from rivers	9
Fig. 7. Elevation map of catchment area showing Sapiston at Rectory Bridge gauging station catchment boundary (National River Flow Archive).....	10
Fig. 8. Soil map of catchment area (LandIS Soilscales)	11
Fig. 9. Superficial geology (British Geological Society).....	11
Fig. 10. Approximate floodwater flow paths, Finningham Road	13
Fig. 11. Approximate floodwater flow paths in Wattisfield Road and The Street	15
Fig. 12. Approximate floodwater flowpaths, Ixworth Road.....	17

Executive Summary

Storm Babet caused significant disruption to communities across Suffolk between 18th - 21st October 2023. Walsham le Willows was a community that was significantly impacted, with approximately twelve 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.

Walsham le Willows is located in an area at significant risk of both fluvial and pluvial flooding and the nature of the surrounding topography and geology contributes to the susceptibility of the community to flooding. Areas of Walsham le Willows are low-lying, surrounded by a relatively shallow rural catchment. Multiple flood water flow paths converge near to Walsham le Willows, where the gradient is noticeably shallow. The local geology and soils are susceptible to high run off, making a high number of properties in the village vulnerable to flooding due to intense rainfall events.

Storm Babet delivered significant rainfall to the catchment, following an extended period of above average rainfall. Impacts within Walsham le Willows 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 Walsham le Willows 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 Walsham le Willows. For short term measures, key highlights include the implementation of a community flood plan and maximising Property Flood Resilience (PFR) grants. For medium to longer term recommendations, there is emphasis on the management of water from rural land through 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 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.

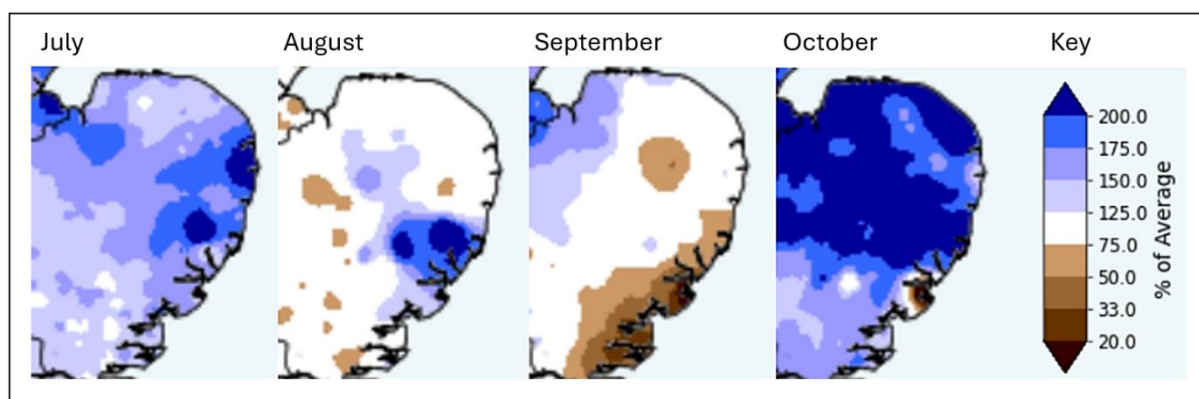


Fig. 1. Average monthly rainfall (July – October 2023) as a percentage of the historic average monthly rainfall

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 village of Walsham le Willows is located in the district of Babergh & Mid-Suffolk District Council, approximately ten miles northeast of the town of Bury St Edmunds and eight miles northwest of Stowmarket (Fig. 2).

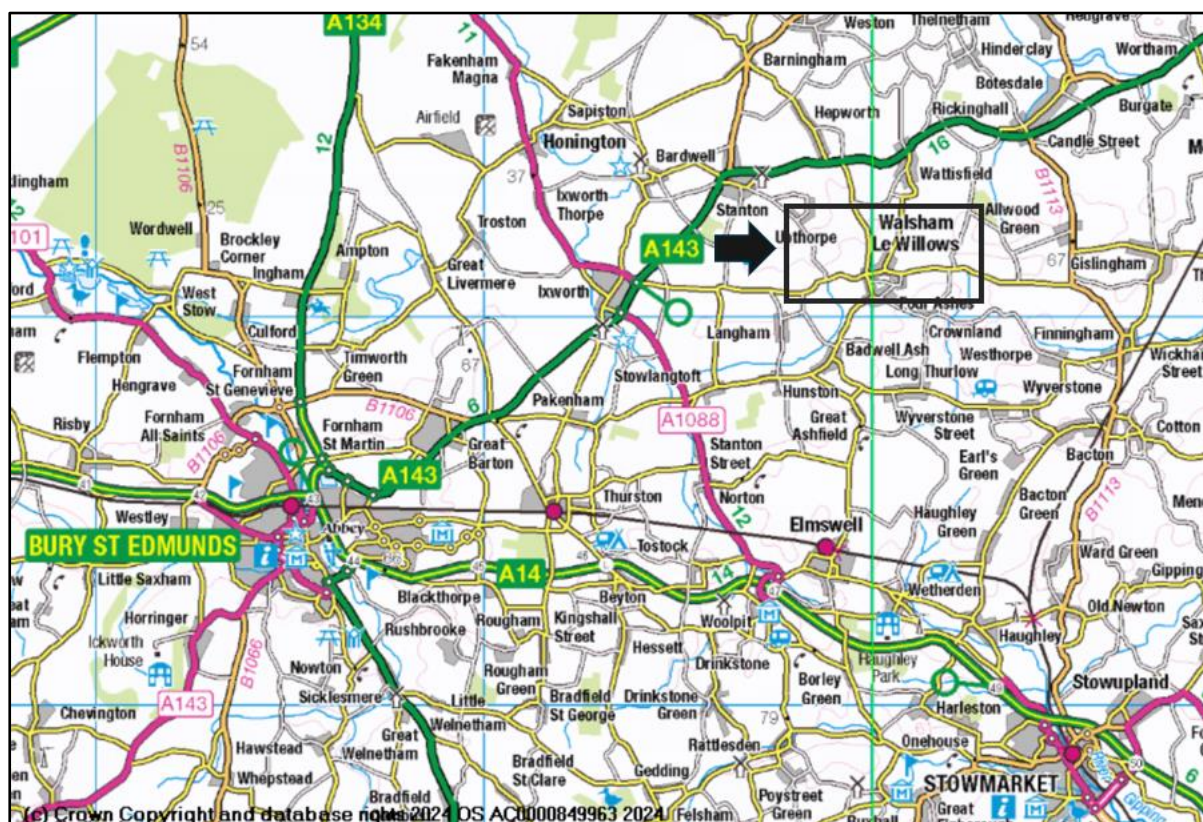


Fig. 2. Investigation area map

Fig. 3 shows the most significant watercourses in and around Walsham le Willows. It includes Stowlangtoft Stream, a tributary of the Black Bourn main river which it eventually joins to the west of Badwell Ash, south of Ixworth. Stowlangtoft Stream is designated as an ordinary watercourse.

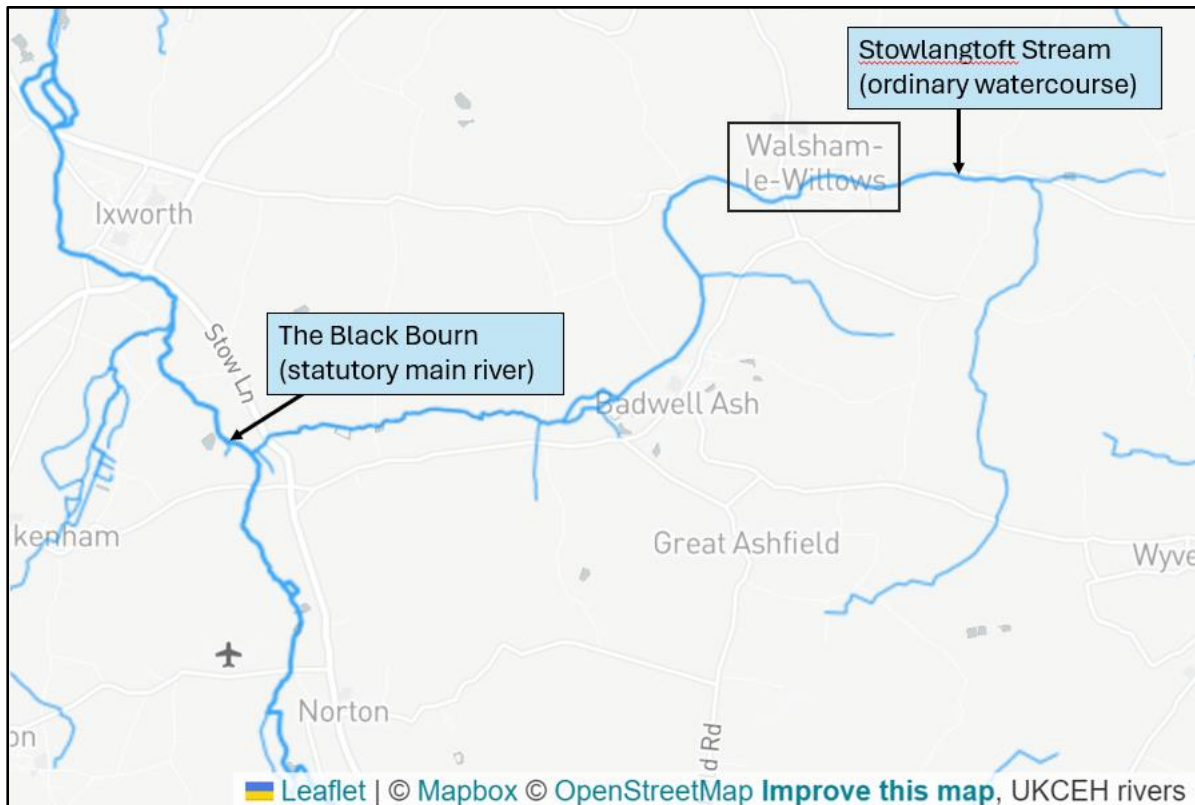


Fig. 3. Location of statutory main rivers and significant ordinary watercourses (National River Flow Archive)

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. Walsham le Willows was significantly impacted with approximately twelve 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 flooding have been separated into three distinct zones:

1. Finningham Road
2. The Street and Wattisfield Road
3. Ixworth Road

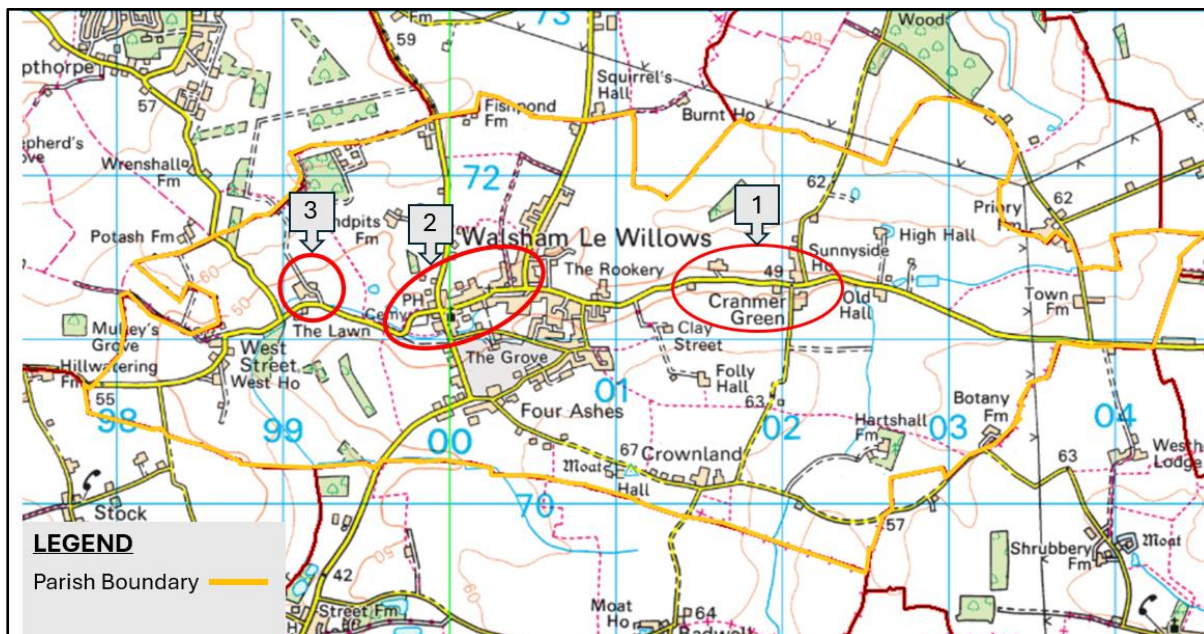


Fig. 4. Distinct flood zones

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 Walsham Le Willows in August 1879, August 1912, January 1939 and September 1968.

Information received from local residents also suggests that property on the Street close to School Bridge and Avenue Bridge suffered internal flooding in 1958. Property on the south side of Finningham Road was reported to have flooded in the 1980s and more recently in 2013/14. Property on the west side of Wattisfield Road was reported as flooding internally on 23rd December 2020.

Anglian Water have reported incidents of external flooding to properties in Walsham Le Willows, dating back to 2019. Impacted areas include Wattisham Road and Finningham Road.

4. Predicted Flood Risk

The parish of Walsham Le Willows is at significant risk of pluvial flooding (Fig. 5). Two surface water flow paths, from the east and south, merge on the north side of Finningham Road, (east of the hamlet of Cranmer Green) and contribute to Stowlangtoft Stream, which flows west. There is also a surface water flow path to the east of Wattisfield Road, channelling surface water southwards towards Stowlangtoft Stream. West of the village, two further surface water flow paths flow from the northeast towards Brook Farm and from the northwest across Ixworth Road and West Street. These contribute further to Stowlangtoft Stream. Pluvial flood risk is also projected for many areas adjacent to Stowlangtoft Stream throughout the parish. High surface water flood risk is associated with all the affected property except for property in Wattisfield Road which is at low and medium risk.

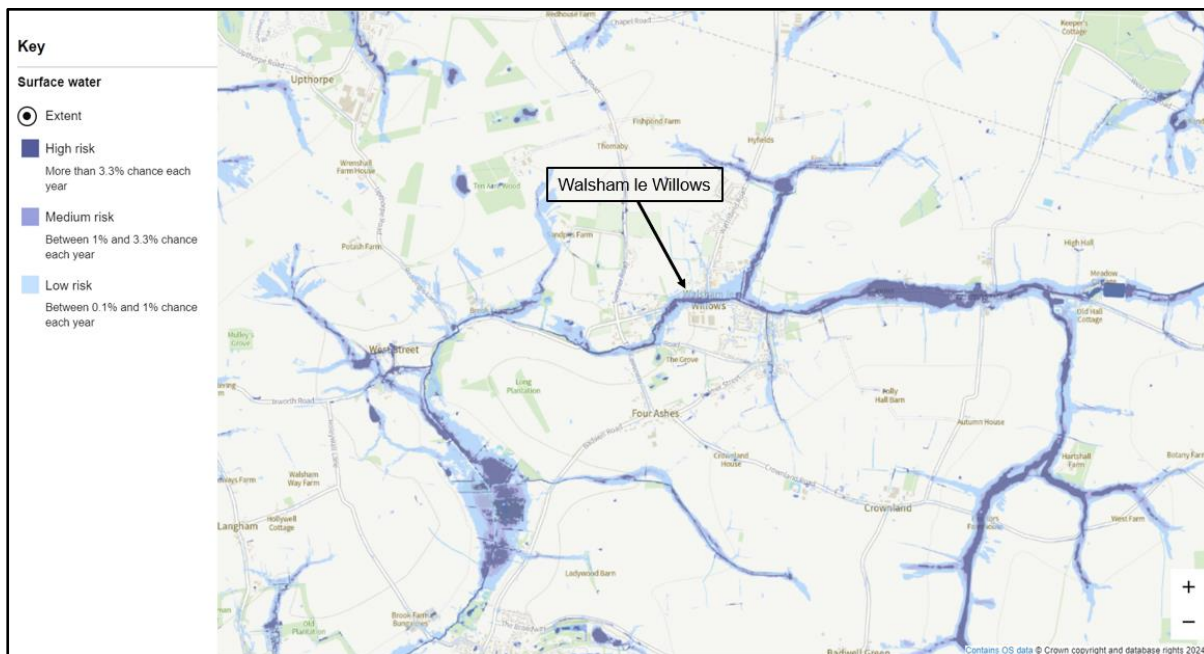


Fig. 5. Predicted flood risk from surface water

Fluvial flood risk in Walsham le Willows parish is associated with Stowlangtoft Stream, which flows beside Finningham Road, The Street and Ixworth Road (east of Reading’s Lane), areas which have flooded previously. (Fig. 6). Affected property in this area was predominantly at medium risk of fluvial flooding. Affected property in Wattisfield Road was not at fluvial flood risk.

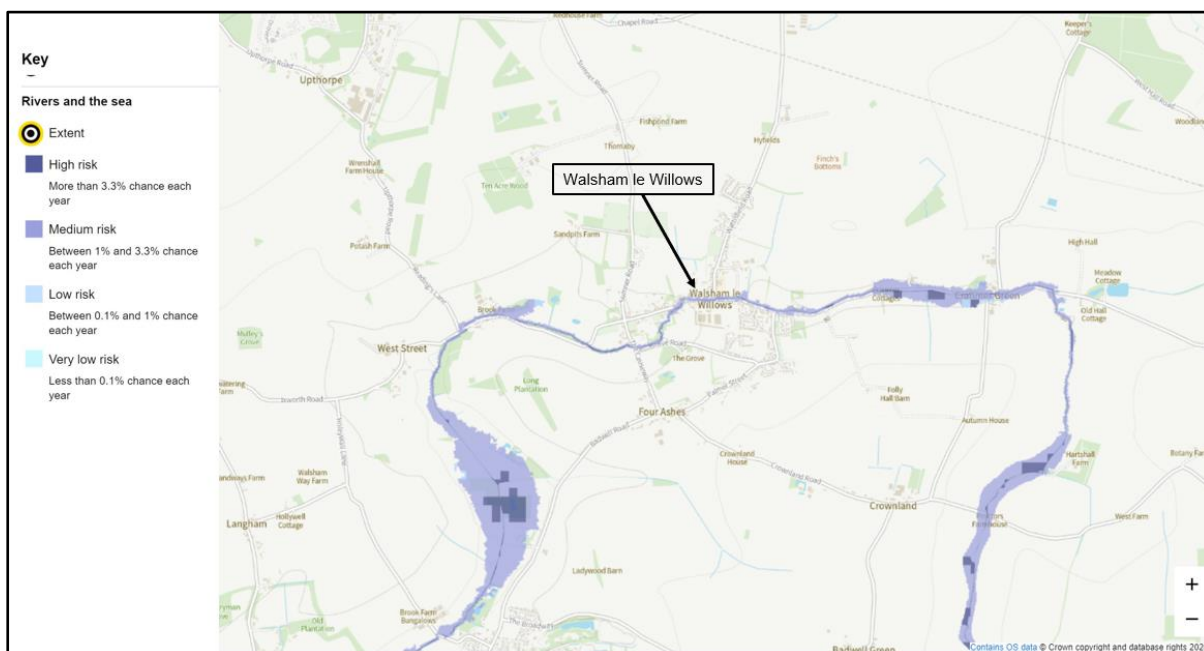


Fig. 6. Predicted flood risk from rivers

5. Catchment characteristics

The parish of Walsham le Willows is situated in a relatively flat rural area with farmland used predominantly for arable agriculture. Two watercourses merge on the north side of Finningham Road (east of the hamlet of Cranmer Green) and flow west as Stowlangtoft Stream. This watercourse crosses under Finningham Road at the junction with Wattisfield Road and continues west, flowing adjacent to The Street on the south side. It proceeds until it deviates southwards away from The Street and flows behind property, continuing until it crosses under Ixworth Road west of the village. Here, it flows on the north side of Ixworth Road and then deviates south towards Badwell Ash and then west to Stowlangtoft before joining the Black Bourn main river.

The low-lying nature of the village means that during high rainfall events considerable flows of water converge towards Walsham le Willows (see Fig. 7). Overwhelmed infrastructure and watercourses may be observed during these intense rainfall events.

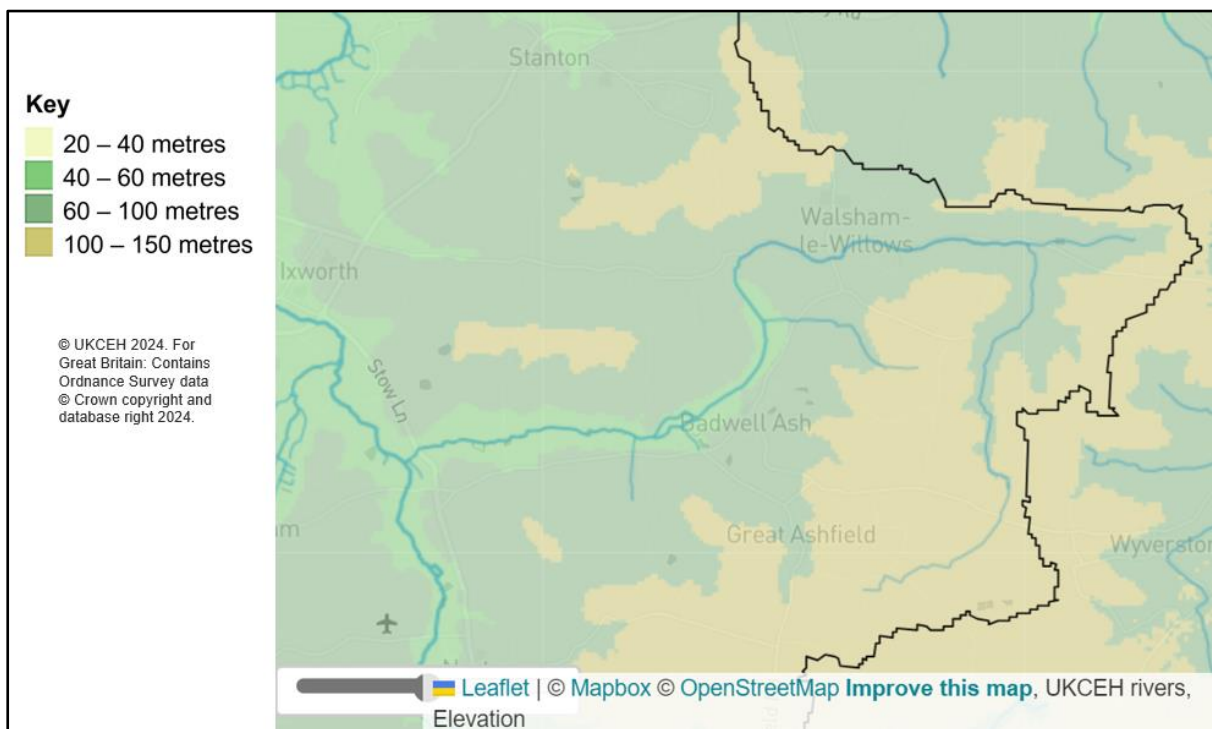


Fig. 7. Elevation map of catchment area showing Sapiston at Rectory Bridge gauging station catchment boundary (National River Flow Archive)

The soils surrounding Walsham le Willows are loamy and clayey with impeded drainage, meaning that water permeates more slowly, and surface water runoff is greater, particularly during intense rainfall (Fig. 8). However, the saturated nature of the soils leading up to the event would also have prevented some infiltration.

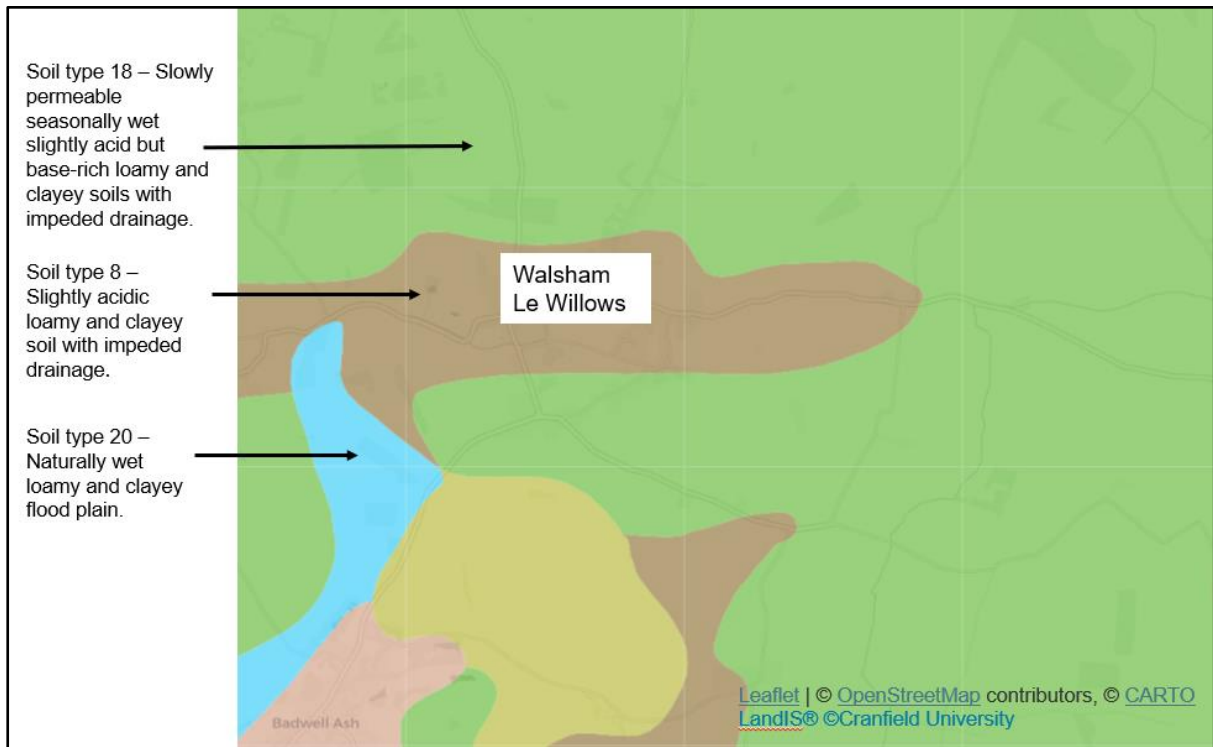


Fig. 8. Soil map of catchment area (LandIS Soilscales)

Fig. 9 shows that much of the superficial geology surrounding Walsham le Willows 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.

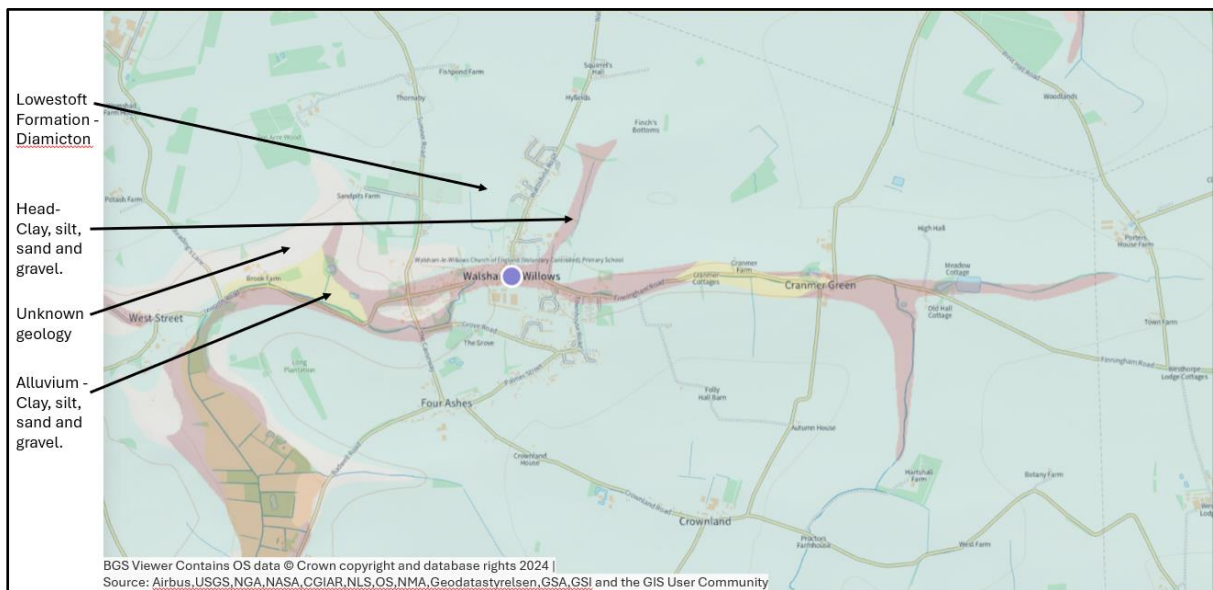


Fig. 9. Superficial geology (British Geological Society)

The bedrock in Walsham le Willows and in the surrounding upstream area of the catchment consists of various chalk formations which are generally relatively permeable and Crag Group - sand. However, 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 within the catchment, these make Walsham le Willows 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 two rainfall gauges to Walsham le Willows are at Great Finborough and Eye. Great Finborough recorded 53.2mm of rainfall in 24 hours and 25.8mm was received between 07:00 and 11:45am on 20/10/23. Eye received 60.16mm rainfall between 23:15 on 19/10/23 and 12:00 on 20/10/23.

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.

Walsham le Willows is within the wider Flood Alert area of “Little Ouse River and River Thet in Suffolk and Norfolk”. This is an extensive area and includes the Little Ouse River from Rickingham to Hockwold, including The Black Bourn, and River Thet from Attleborough to Thetford. This flood alert area is triggered from rising river levels reaching a trigger threshold from the issuing gauge at Redbridge, Norfolk. This Flood Alert was issued on 20/10/2023 at 15:37, as a result of the water level reaching the threshold at Redbridge. This flood alert was in force until it was removed on 28/10/2023 at 09:19. Walsham le Willows is not covered by a Flood Warning.

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. Finningham Road

The easternmost area where property was affected by internal flooding was on Finningham Road, to the north and south sides. Four properties are known to have internally flooded in this area. Affected property to the south of Finningham Road was at high risk of surface water flooding and medium risk of fluvial (river water) flooding. Affected property on the north side of the road and Stowlangtoft Stream was at medium risk of fluvial flooding and at mixed risk of surface water flooding but adjacent to a high risk area.

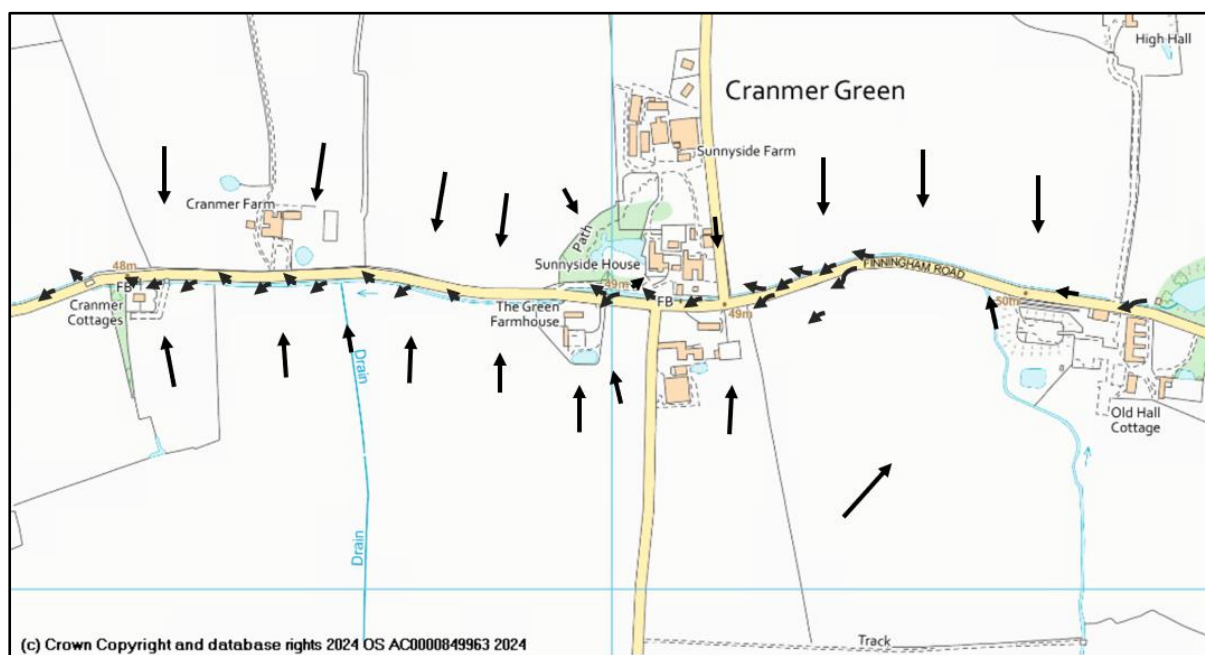


Fig. 10. Approximate floodwater flow paths, Finningham Road

Significant rainfall caused large quantities of surface water to flow from arable fields and field drainage ditches on the north and south sides of Finningham Road. This converged on Stowlangtoft Stream, which was reported to be quite full, but not overtopping, at 6.45am on 20th October. At 11.15am, ditches in the Upper Meadow area by Finningham Road were reported as being full, flowing fast and carrying debris. By 12.00pm, the Stowlangtoft Stream had exceeded its capacity and overtopped. Large areas of Finningham Road were described as experiencing significant flooding and extremely difficult to pass. By 4pm, property on the south side of Finningham Road was reported as flooding internally, caused by Stowlangtoft Stream overtopping at the front of property and surface water runoff from fields at the rear. Floodwater then merged, surrounding property. Sewage was reported in the floodwater. This area has no Anglian Water foul sewer system so it is assumed this was from overwhelmed septic tanks and/or their piped connections. Floodwater was also reported as accessing some property on the north and south side via driveways. On the north side

of the highway and Stowlangtoft Stream, at Cranmer Green, property was reported as being flooded on the south and west side from fluvial floodwater. At 7am on 21st October, Stowlangtoft Stream had mostly subsided and returned to channel but floodwater continued to lie on property and farmland.

At the height of the flooding, floodwater was reported to have been over 1m depth in the Finningham Road area. Impacted property on the south side of Finningham Road was reported as flooding up to internal depths of 45cm.

In summary:

- Intense and prolonged rainfall exceeded the capacity of field drains and surface water flowed across fields on the north and south sides of Finningham Road towards Stowlangtoft Stream.
- Stowlangtoft Stream overtopped its banks, initially flooding Finningham Road.
- Later, property on the south side of the road was flooded by a combination of surface water runoff from fields at the rear and fluvial water at the front.
- Sewage was present in the floodwater, assumed to be from overwhelmed septic tanks and/or piped misconconnections.
- Property on the north side of Finningham Road was flooded from the south and west sides by fluvial floodwater.

Recommended actions:

- Residents to install Property Flood Resilience (PFR) via grant funded scheme.
- Explore potential natural flood management measures (eg. leaky dams and attenuation ponds) to “slow the flow” and attenuate water in the upper catchment on the surface water flow paths and ditches south of Finningham Road.

2. The Street and Wattisfield Road

This area is the central part of Walsham le Willows and where most properties in the parish were affected (Fig.11). Six properties are known to have internally flooded. Affected property on Wattisfield Road was at low and medium risk of surface water flooding and no risk of fluvial (river water) flooding. Affected property on The Street near School Bridge was at high risk of surface water flooding and at medium risk of fluvial flooding. Impacted property on the northern side of The Street nearer the junction with the access road to Clarkes of Walsham was on the boundary of low and high risk areas for surface water flooding and at medium risk of fluvial flooding.

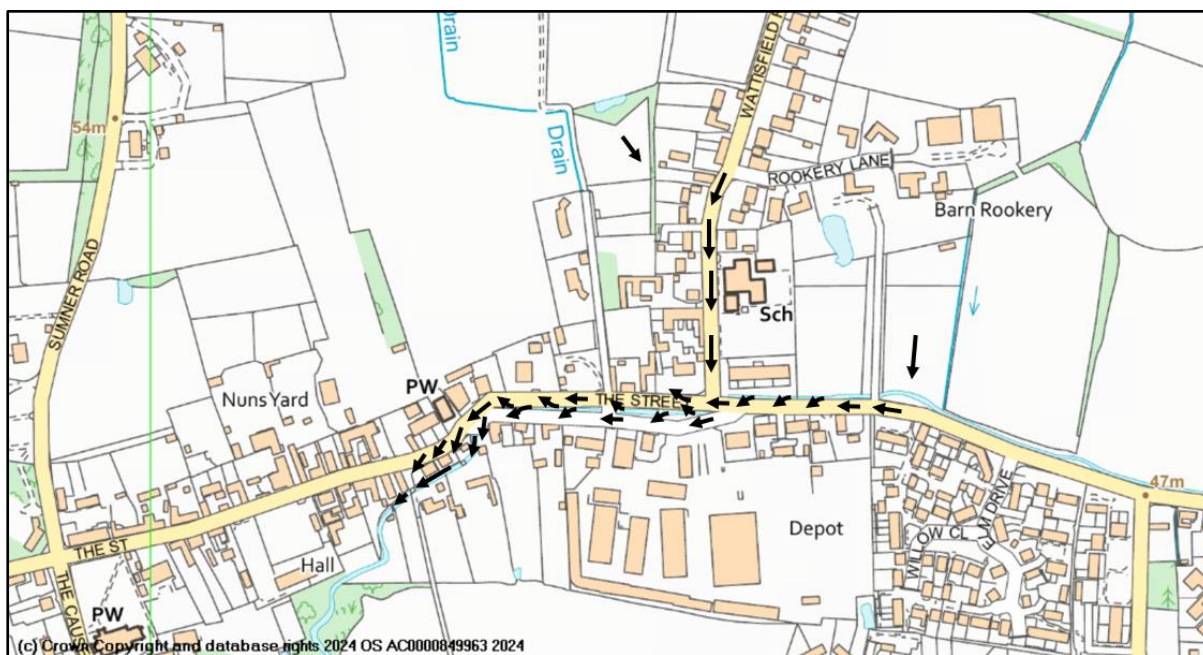


Fig. 11. Approximate floodwater flow paths in Wattisfield Road and The Street

The first internal flooding was experienced at 9.30am on 20th October, close to the southern end of Wattisfield Road, caused by sewer surcharging. Property here was flooded again from the same cause on 17th February 2024. There have been regular incidents of external flooding reported to Anglian Water at this location, dating back to 2019. CCTV works have been undertaken and its assumed further issues here are as a result of extreme rainfall.

At 12.00pm surface water runoff from land on the east and west sides of Wattisfield Road was flowing down the road towards the junction with The Street. Stowlangtoft Stream exceeded capacity in the village and overtopped. Swan Path, adjacent to the stream on the south side was not flooded initially. The storm drain, which is located on The Street at the junction with the access road for Clarkes of Walsham, surcharged. This is reported to happen in heavy rainfall. It was, however, reported as being damaged and then sinking after Storm Babet. Subsequent works have been undertaken by Suffolk Highways to repair the defect. Internal flooding from private storm drains was also reported in property in The Street, close to the junction with the access road to Clarkes of Walsham. By 12.30pm, Stowlangtoft Stream and The Street were reported to be in full flood, with floodwater converging at the low point near School Bridge. Some of the timber sleepers used to reinforce the banks upstream of the bridge were dislodged by the force of floodwater. Floodwater was reported as being 1m deep in places in The Street. Floodwater levels continued to rise until approximately 6pm when floodwater began to recede.

In Wattisfield Road, property was also affected on the west side near to the junction with Rookery Lane. This was attributed to surface water runoff from fields at the rear,

where there is an associated low risk surface water flow path. Property here has previously experienced flooding in high rainfall in 2020 and three times subsequently including during and after Storm Babet. Floodwater levels in property in Wattisfield Road were reported to be up to 10cm.

The parish council, in conjunction with Clarkes of Walsham, undertakes routine maintenance of the banks of Stowlangtoft Stream in the central part of the village.

In summary:

- Initially property near the southern end of Wattisfield Road flooded, caused by sewer surcharging.
- Later, property further north on Wattisfield Road was flooded from the rear by surface water runoff from fields.
- Storm drains surcharged close to the access road for Clarkes of Walsham on the Street.
- Surcharging storm drains also caused internal flooding to property on the north side of the Street.
- Stowlangtoft Stream overtopped its banks and floodwater converged near School Bridge, flooding property on the south side of the highway.

Recommended actions:

- Residents to install Property Flood Resilience (PFR) via grant funded scheme.
- Explore potential natural flood management measures (eg. leaky dams, buffer strips and attenuation ponds) to “slow the flow” and attenuate water on the surface water flow paths which converge into one flow path flowing south to join Stowlangtoft Stream, east of Wattisfield Road.
- Report observed blockages of debris under highways bridges to Suffolk Highways Authority.
- Repair of timber reinforcement to Stowlangtoft Stream bank upstream of School Bridge.

3. Ixworth Road

The westernmost area where property was affected by internal flooding was on the north side of Ixworth Road (Fig. 12). Two properties are known to have internally flooded. Affected property on Ixworth Road is in a low risk area but on the boundary of a high risk area for surface water flooding and in a medium risk area for fluvial flooding.

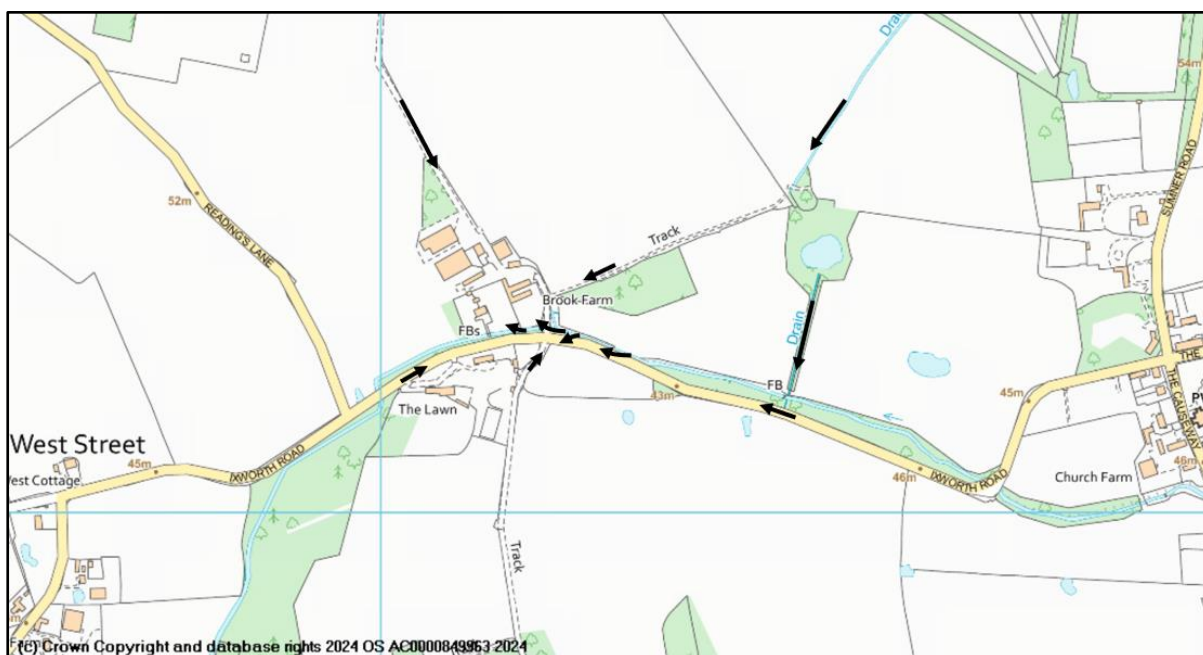


Fig. 12 Approximate floodwater flowpaths, Ixworth Road

By 10.30am, it was reported that Stowlangtoft Stream had exceeded capacity and overtopped its banks to the east of Reading’s Lane and was flooding land on the north side of Ixworth Road, something that is reported to be fairly common following heavy rainfall. By 12.00pm, property in this area was flooded from the south by Stowlangtoft Stream and from the north by surface water runoff from fields. Internal floodwater levels reached 15cm.

In summary:

- Intense and prolonged rainfall exceeded the capacity of field drains and surface water flowed across fields north of Ixworth Road towards Stowlangtoft Stream.
- Stowlangtoft Stream overtopped its banks to the east of Reading’s Lane.
- Property on the north side of the road was flooded by a combination of surface water runoff from fields at the rear and fluvial water at the front.

Recommended actions:

- Residents to install Property Flood Resilience (PFR) via grant funded scheme.
- Explore potential natural flood management measures (eg. leaky dams, buffer strips and attenuation ponds) to “slow the flow” and attenuate water on the surface water flow paths flowing south and southwest towards Brook Farm.

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
Babergh & Mid 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 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	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)	Ongoing
Repair of storm drain in The Street by junction with access road to Clarkes of Walsham	Suffolk County Council Highways Authority	The gully grating was reset and this was recorded as completed 09/03/2024.
Ensure riparian landowner responsibilities are understood with regard	SCC LLFA	SCC published " Flood Smart Living " handbook designed to increase flood resilience for residents, landowners and

to watercourse management		communities, December 2024
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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 Walsham le Willows. 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	Walsham le Willows Parish Council	6 months	
Maximise the uptake of the £5k PFR Grant currently available to residents before the April 2025 deadline	Residents / SCC LLFA	3 months	Ongoing
Report any observed blockages below the road bridges over the watercourses to the relevant authority to be investigated and removed if appropriate.	Residents, SCC Highways Authority	N/A	Ongoing
Repair of timber reinforcement to Stowlangtoft Stream bank upstream of School Bridge.	SCC Highways Authority	6-12 months	An estimate has been requested for repairs. Repairs to be undertaken probably in Summer 2025
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.	Landowners, supported by	12 - 24 months	

leaky dams and attenuation ponds) to “slow the flow” and attenuate water in the upper catchment on surface water flow paths and ditches south of Finningham Road.	relevant authority, resource dependant (SCC LLFA, EA)		
Explore potential natural flood management measures (eg. leaky dams, buffer strips and attenuation ponds) to “slow the flow” and attenuate water on the surface water flow paths which converge into one flow path flowing south to join Stowlangtoft Stream, east of Wattisfield Road.	Landowners, supported by relevant authority, resource dependant (SCC LLFA, EA)	12-24 months	
Explore potential natural flood management measures (eg. leaky dams, buffer strips and attenuation ponds) to “slow the flow” and attenuate water on the surface water flow paths flowing south and southwest towards Brook Farm.	Landowners, supported by relevant authority, resource dependant (SCC LLFA, EA)	12-24 months	
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, 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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