

Section 19 Flood Investigation

Lighthorne Flooding

March 2025

Warwickshire County Council as Lead Local Flood Authority

Version	Date	Issued to
001	30 June 2026	

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1 BACKGROUND

1.1 Background to the Investigation

1.1.1 A rainfall event occurred in Warwickshire on 22nd March 2025. During the event, widespread rainfall was experienced across Warwickshire, with particularly high intensity localised rainfall in Lighthorne, this resulted in internal and external flooding to properties and businesses. This report provides an overview of the flooding which occurred at Lighthorne. The report includes the following:

- a review of the flood risk in the area,
- an outline of the risk management authorities relevant to this investigation and their roles and responsibilities,
- an outline of the weather conditions and any other prevailing factors relevant to the flooding,
- an assessment of the source of the flooding and its impacts, and
- actions taken to date and recommended actions moving forward

1.2 Flood Investigation Criteria Met

1.2.1 Section 19 of the Flood & Water Management Act 2010 (FWMA) requires that the Lead Local Flood Authority (LLFA) undertake an investigation (to the extent that it considers it necessary or appropriate) upon becoming aware of flooding in its area.

1.2.2 The role of the LLFA in Warwickshire is carried out by the Flood Risk Management team at Warwickshire County Council (WCC).

1.2.3 WCC's Local Flood Risk Management Strategy (LFRMS) identifies the thresholds that will apply when determining whether an investigation under Section 19 of the FWMA is required. These thresholds are as follows:

- Flooding that poses a threat to the safety of the public or may directly result in serious injury or death.
- Five or more residential properties internally flooded.
- Two or more commercial properties internally flooded.
- One or more piece of critical infrastructure affected that impact on the wider area.
- Flooding that places vulnerable individuals or vulnerable communities at risk live e.g. hospitals, care and nursing homes, schools, etc.
- Where one or more residential properties have flooded internally from the same source on five or more occasions within the last five years.

1.2.5 With regards to this investigation of flooding at Lighthorne, the following criteria were met to trigger an investigation:

- Five or more residential properties internally flooded.

2 LOCATION

2.1 Location of the Flooding

- 2.1.1 The village of Lighthorne is located to the south of Warwick in the south of Warwickshire within the Stratford District. Figure 1 shows the area impacted by flooding which is covered in this report, with the LLFA receiving reports of flooding on Church Lane and The Bank .

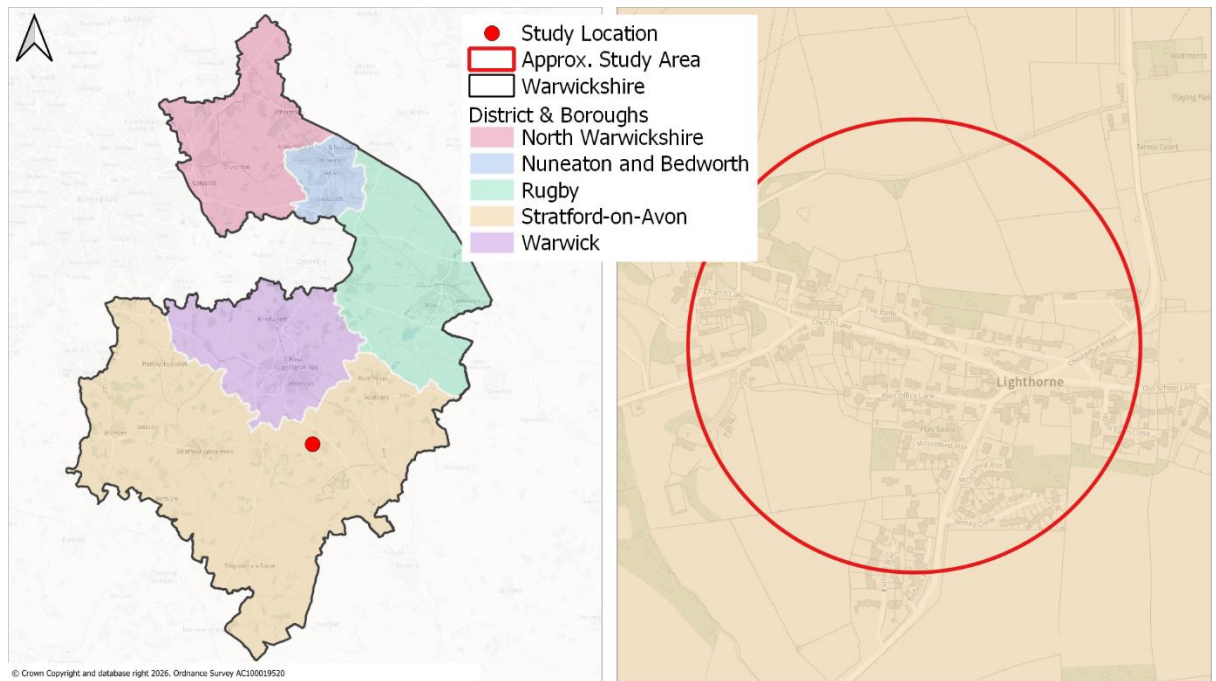


Figure 1 - Location of Lighthorne

2.2 Catchment Characteristics

Hydrological Catchment

- 2.2.1 Lighthorne is located within a catchment which hydrogeologically drains to the River Avon located approximately 6km to the west. The local watershed catchment as defined by the Environment Agency Detailed Watersheds mapping is identified within Figure 2. The Wash Brook flows through the village and is a tributary of the Thelsford Brook. These flow in a westerly direction through the catchment, before discharging to the River Avon.

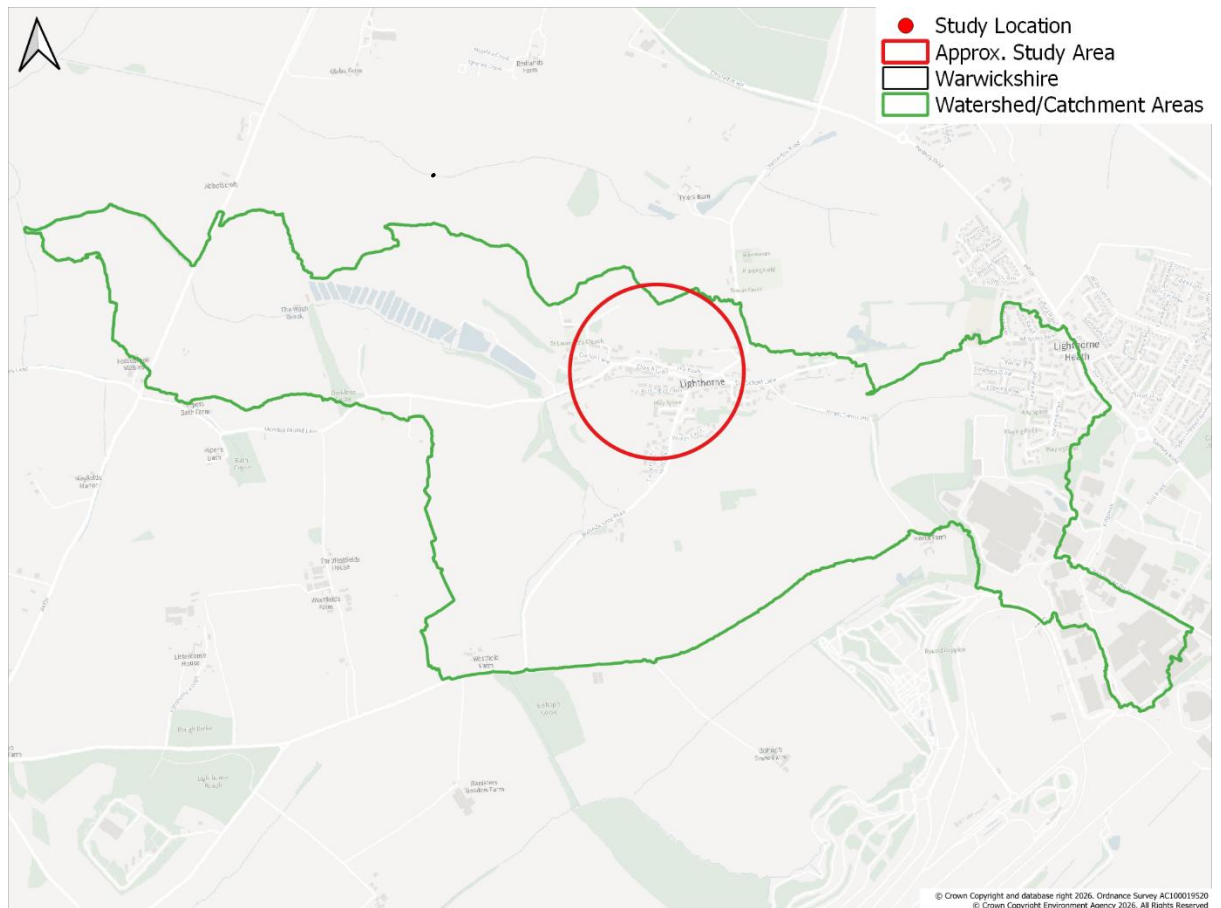


Figure 2 - Local Watershed of Thelsford Bk

Topography

- 2.2.2 From a review of the 1m DTM LiDAR (downloaded from the Environment Agency in January 2026), the watershed catchment slopes from east to the west of the catchment. Lighthorne is located in the centre of this watershed catchment. Within Lighthorne the topography slopes towards the centre of the village towards the Wash Brook from both north and south. The highest elevation is approximately 117mAOD, located in the north of the village and the lowest elevation is approximately 79mAOD, located in the west of the catchment. The area of flooding sits at an elevation of approximately 95.7mAOD. A representation of the Site topography is shown in Figure 3.

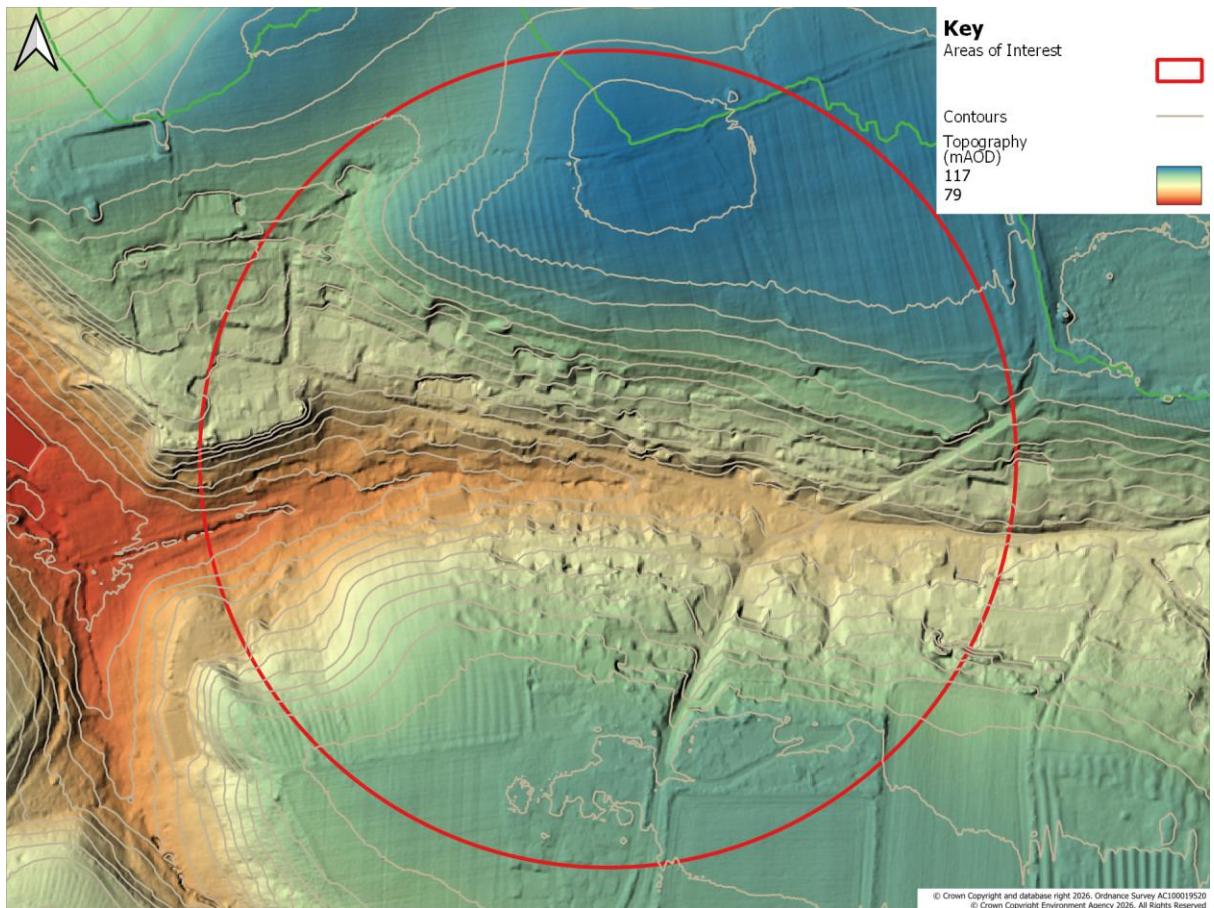


Figure 3 - Site Topography

Ground Conditions

- 2.2.3 From a review the British Geological Survey (BGS) Geology of Britain Viewer, the majority of the catchment is underlain by a bedrock of Triassic and Jurassic age Mudstones with the Penarth Group Mudstone underlying the majority of the village of Lighthorne itself. The higher topography that bounds the north and south of the village are comprised of more durable, Triassic age Langport Member Limestone. The superficial deposits are somewhat poorly mapped around Lighthorne, however the primary superficial geology for the area is of glacial till surrounding the village with alluvial deposits associated with the Wash Brook through the bottom of the Valley where Lighthorne is situated.
- 2.2.4 The LandIS Soilscape viewer describes the soils around Lighthorne as “Lime-rich, loamy and clayey soils with impeded drainage.”

Existing Drainage Features

- 2.2.5 The area is served by a number of highway gullies which are understood to drain to the highway drainage network. These features all ultimately drain into the Wash Brook which runs through the middle of the village at the bottom of the valley. The drainage system in Lighthorne is a mix of old and more recent pipework however there are no clear records of when upgrades and replacements have been made to the system. Anecdotal reports from residents in the village suggest that the highway drains, particularly to the west of the village are frequently blocked by silt and debris.

- 2.2.6 Severn Trent Water asset mapping identifies that the area impacted by flooding is served by combined sewers, which drain to the west. These are pumped, under pressure, to a sewage treatment works situated some 700m west of the village via a Severn Trent Water pumping station situated south of Moreton Morrell Lane.

3 FLOOD RISK UNDERSTANDING

3.1 Understanding of Flood Risk

3.1.1 The Environment Agency has published national risk information for flooding, the National Flood Risk Assessment (NaFRA) provides a single picture of current and future flood risk from rivers and the sea, and from surface water.

Risk of Flooding from Rivers and Seas

3.1.2 The Risk of Flooding from Rivers and Seas map shows fluvial flooding that is likely to occur in any given year. Flood risk is illustrated in three risk bands which represent the annual probability of a flood occurring, these are:

- High Risk - 3.3% annual probability,
- Medium Risk - 1% annual probability, and
- Low Risk - 0.1% annual probability

3.1.3 As well as present day risk of flooding, the online mapping portal shows the potential impact of climate change on the risk of flooding alongside further risk probabilities for flooding to certain depths.

3.1.4 Figure 4 shows the Risk of Flooding from Rivers and Seas in Lighthorne.

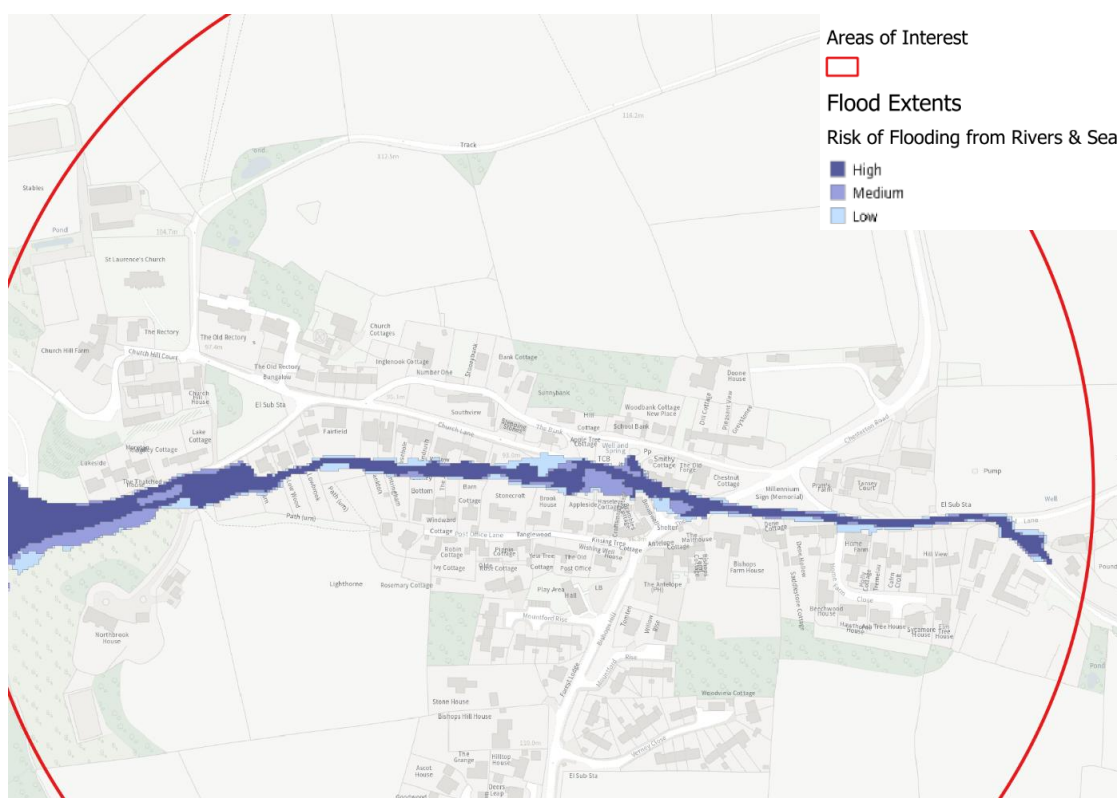


Figure 4 - Risk of Flooding from Rivers and Seas in Lighthorne.

Risk of Flooding from Surface Water

3.1.5 Surface water flooding occurs when the volume and intensity of rainfall overwhelms local drainage systems.

- 3.1.6 Unlike flooding from rivers, surface water flooding can happen many miles from a river. This means it can happen in places that people would not expect. It happens because there is nowhere else for the rainwater to go.
- 3.1.7 The Risk of Flooding from Surface Water (RoFSW) map shows surface water flooding that is likely to occur in any given year. Flood risk is illustrated in three risk bands which represent the annual probability of a flood occurring, these are:
- High Risk - 3.3% annual probability,
 - Medium Risk - 1% annual probability, and
 - Low Risk - 0.1% annual probability
- 3.1.8 As well as present day risk of flooding, the online mapping portal shows the potential impact of climate change on the risk of flooding alongside further risk probabilities for flooding to certain depths.
- 3.1.9 Figure 5 shows the Risk of Flooding from Surface Water in Lighthorne.



Figure 5 - Risk of Flooding from Surface Water in Lighthorne

3.2 Flood History

Prior to this investigation, WCC LLFA held limited records of flooding in Lighthorne. This included internal flooding to one property on Church Hill Court in 2012. Further anecdotal information about the flooding history in Lighthorne was gathered from local residents during a drop-in event held on the 22nd October 2025.

During the drop-in event it was reported that one property has previously been flooded internally by The Green on the 20th July 2007. This was thought to be due to surface water flowing down Chesterton Road towards the property, exacerbated by the camber of the road and a dropped kerb which directed water toward the front door of the property. This area has reportedly experienced repeated historic flooding to the Highway during heavy rainfall, however it was noted that this water dissipates quickly into the highway gullies and eventually downstream into the Wash Brook.

It was also reported that flooding has previously occurred on Moreton Morrell Lane affecting a property internally on multiple occasions. There has also been historical internal flooding to a property on The Bank in 2008. All properties in question have already taken measures to improve their property flood resilience as a result of these historic flood instances.

3.3 Existing Flood Risk Management in the Area.

- 3.3.1 There are no formal flood defences in the vicinity of Lighthorne.

4 ROLES AND RESPONSIBILITIES

- 4.1.1 Risk Management Authorities (RMAs) have defined roles and responsibilities with regards to flood risk management, as defined within the Flood and Water Management Act 2010. All RMAs under the Flood and Water Management Act (2010) have a responsibility to cooperate and coordinate with regards to their flood risk management functions, including raising awareness of flood risk and the sharing of information. The section below outlines the key roles and responsibilities of the RMAs relevant to this Section 19 flood investigation. The roles of other relevant parties in relation to flood risk management are also outlined.

4.2 Environment Agency

- 4.2.1 The Environment Agency (EA) is responsible for taking a strategic overview of the management of all sources of flooding and coastal erosion in England and Wales. They have prepared strategic plans which set out how to manage risk, provide evidence (for example, their online flood maps), and provide advice to the Government. They provide support to the other RMAs through the development of risk management skills and provide a framework to support local delivery.
- 4.2.2 The EA also has operational responsibility for managing the risk of coastal erosion and flooding from main rivers, reservoirs and the sea. Main Rivers are defined the Statutory Main River Map. These tend to be the larger rivers in the country.

4.3 Water and sewerage companies

- 4.3.1 Severn Trent Water (STW) holds responsibility for managing risks of flooding from water supply and sewerage within the majority of Warwickshire. Thames Water have a small area of responsibility in the south of the county.
- 4.3.2 They are responsible for managing risks associated with assets or processes that may cause or be affected by flooding. Relevant actions include the inspection, maintenance, repair and any works to their water and sewerage assets which typically includes pipes, manholes, attenuation tanks or other infrastructure such as pumping stations.

4.4 Warwickshire County Council as Lead Local Flood Authority

- 4.4.1 Lead Local Flood Authorities (LLFA) have the lead operational role in managing the risk of flooding from 'local' flood risk, this means ordinary watercourses, surface water and groundwater.
- 4.4.2 Flood risk management functions include (but are not limited to); the provision of a Local Flood Risk Management Strategy (LFRMS), preparation of Surface Water Management Plans, designation and maintenance of a register of structures or features that have a significant effect on flood risk, consenting and enforcement works on Ordinary Watercourses, undertaking works to mitigate surface water and groundwater flooding and undertaking Section 19 investigations.

- 4.4.3 The LLFA are a statutory consultee on major planning applications for surface water drainage. By working with developers and local planning authorities, the LLFA role is to ensure that runoff arising from major development sites is appropriately managed to avoid increasing flood risk.

4.5 Warwickshire County Council as Highway Authority

- 4.5.1 WCC also has responsibilities as a Highway Authority which may relate to flooding. Highway authorities are responsible for providing and managing highway drainage which may include provision of roadside drains/ditches and must ensure that road
- 4.5.2 projects do not increase flood risk.
- 4.5.3 The Highway Authority has a duty under the Highways Act 1980 to maintain existing highways drainage. They also have powers to improve drainage systems but no duty to do so.
- 4.5.4 Highway drainage systems are designed to take highway surface water. Highway drainage systems are not designed as “storm drains”, and do not have the capacity for the level of rainfall from an extreme flash flood.

4.6 District and Borough Councils

- 4.6.1 District and Borough Councils can carry out flood risk management works on ordinary watercourses. Through the planning processes, they control development in their area, ensuring that flood risks are effectively managed. This includes the development of plans and strategies to limit or mitigate development in flood risk areas. Within Warwickshire there are 5 district/borough councils: Stratford-on-Avon District Council, Warwick District Council, Rugby Borough Council, Nuneaton and Bedworth Borough Council, North Warwickshire Borough Council.

4.7 Landowners

- 4.7.1 Landowners have riparian responsibilities under the Flood and Water Management Act (2010) to maintain and undertake any necessary works on assets on their land (with consent from the relevant RMA) which may have an effect on flood risk including watercourses and drainage assets

5 SUMMARY OF THE EVENT

5.1 Conditions Leading up to the Event

- 5.1.1 In the weeks leading up to the flood event, weather conditions had been relatively dry. Hydromaster, a software which WCC utilises which provides real time and historic rainfall data from the Met Office, shows the rainfall amount over the preceeding five days between 17th March 2025 to 22nd March 2025. The total accumulation over the five days was 1mm, as shown in Figure 6.

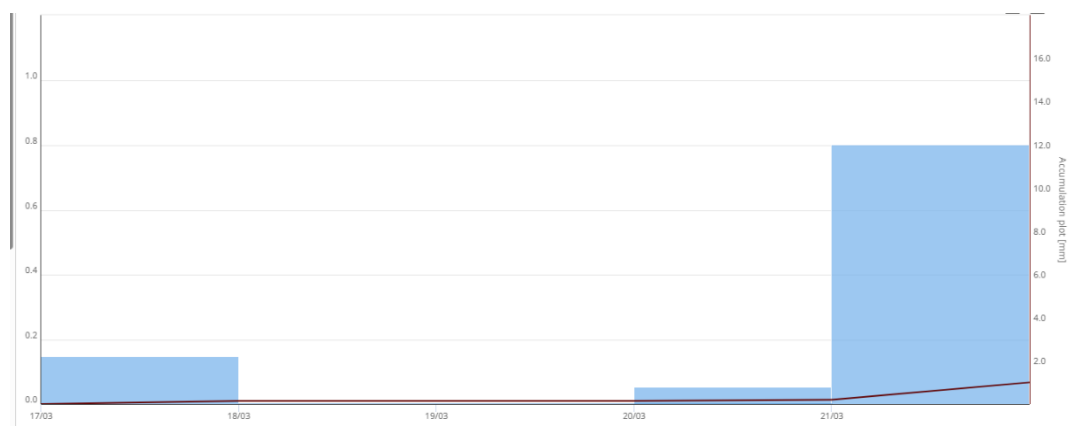


Figure 6 - Rainfall Leading up to the Event

- 5.1.2 The Met Office did not issue any severe weather warnings for Warwickshire.

5.2 Conditions During the Event

- 5.2.1 Rainfall radar data for Lighthorne obtained through Hydromaster shows the rainfall across south Warwickshire on 22nd March 2025. It can be seen that rainfall was widespread across south Warwickshire (as shown in Fig. 7). The rain began around 19:00 on 22nd March 2025, looking to be at its worst in Lighthorne at around 20:00, and then slowing down around 21:00.

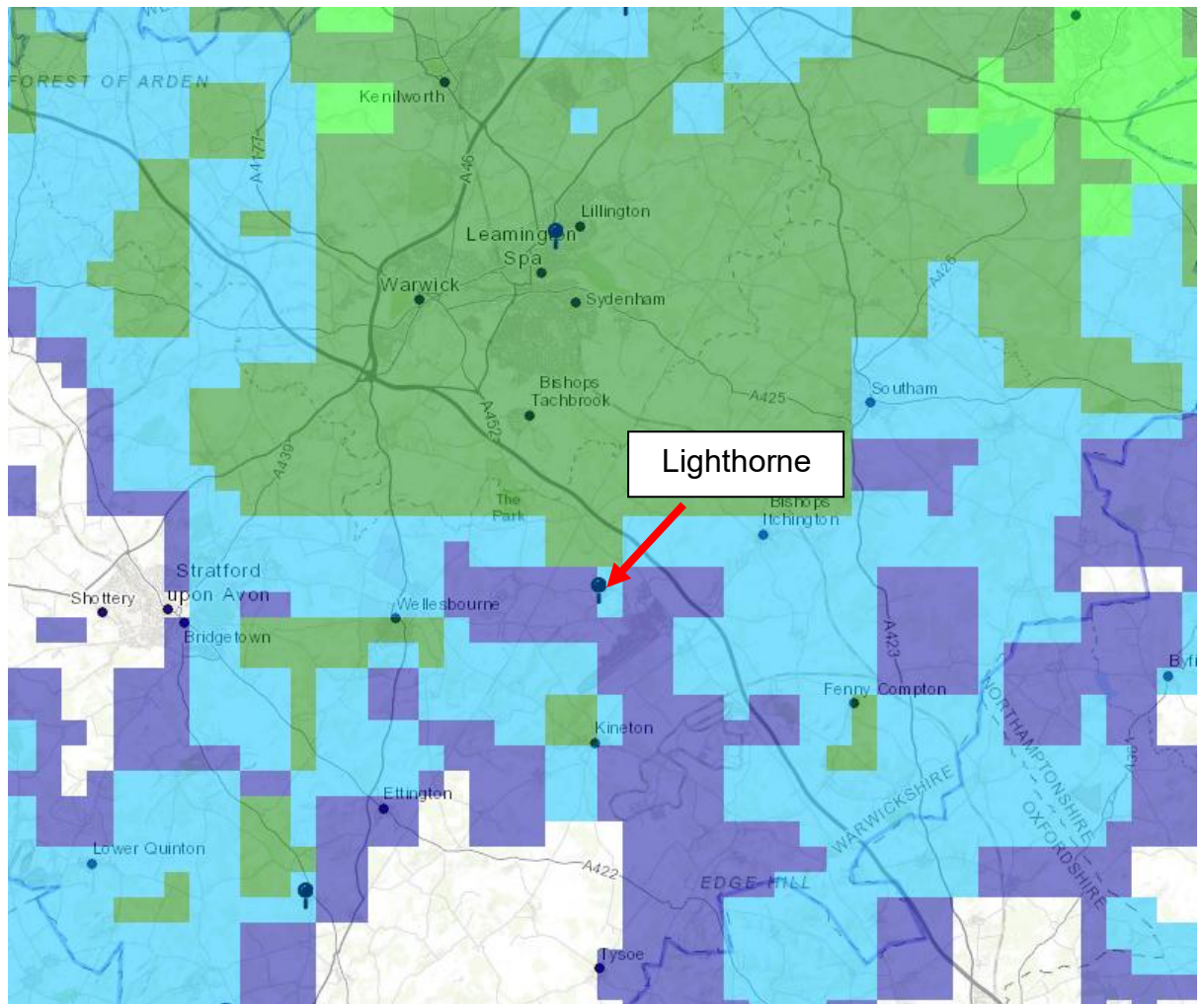


Figure 7 - Rainfall Radar Data During the Event

- 5.2.2 By using the Hydromaster rainfall data the event itself can be analysed. Centred on Lighthorne, Hydromaster data shows 27mm of rain falling on the day of the event. When considering the preceding three days outlined in 5.1.1, the total accumulation over the three days including the day of the storm was 52mm, as shown in Fig. 8.

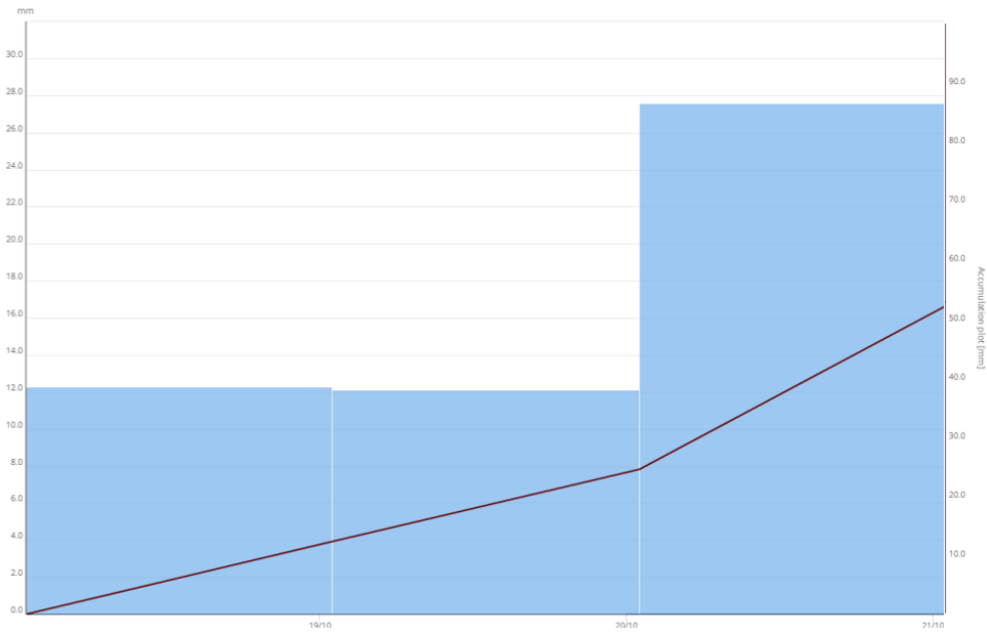


Figure 8 - Rainfall During the Event

5.3 Estimated Event Probability

- 5.3.1 Statistical analysis of the rainfall over Lighthorne (as measured by radar) between 21st March 2025 and 22nd March 2025, indicates the storm which occurred had an annual probability of between 10% and 20% chance of occurring in any given year.

6 SOURCE, PATHWAYS AND RECEPTORS

6.1 Source of the Flooding

- 6.1.1 The flood impacts in Lighthorne during this event appear to have been primarily caused by overland surface flows running off the fields to the north of Lighthorne.

6.2 Pathways and Factors that Affected the Flooding

- 6.2.1 As with any investigation, the LLFA are reliant on local information and it is not always clear where the floodwater came from and the pathways taken by the water through the village, as such there is some element of uncertainty inherent in the LLFA's reporting.
- 6.2.2 From the investigation undertaken, it is understood that the flooding originated as overland flows from the fields north of Lighthorne. These are large open fields situated to the north of the Village with little developed or positively drained areas. This land is largely devoid of any features such as drainage ditches or watercourses that could act as interceptors of sheet flows. The sheet flows appear to have built during the heavy downpours experienced on the 22nd March 2025, which ran down the steep sided slopes on the northern side of the valley. Immediately north of the properties along "The Bank" there is a small copse of trees which does have a shallow ditch running along the western and southern boundary which appears to be a historical attempt to alleviate flooding to the properties on The Bank. This ditch is shallow and unmaintained and extends roughly to the eastern extent of the trees behind The Bank. The ditch flows south between two gardens and outfalls onto The Bank where it discharges onto the highway and ultimately into the highway drainage system via a small highway gully in the vicinity of the outlet.
- 6.2.3 The properties along the eastern end of The Bank were the worst affected by the flooding on the 22nd March 2025. From anecdotal evidence supplied by the residents at the drop in event, the water reached the properties on The Bank and largely drained onto the highway via surface flow routes running down private paths found along the sides of the houses. However, the properties at the east end of The Bank experienced water collecting against the walls of the properties, with the properties themselves appearing to have acted as a barrier to the overland flows resulting in water backing up against external walls and infiltrating through the walls and into the properties over the course of the storm event. This appears to be what led to the majority of the reported internal flooding to properties on The Bank.
- 6.2.4 The flooding to Lighthorne on the 22nd March 2025 was exacerbated due to the highway drainage system being overwhelmed by the sheer volume of rain that fell during the Storm event. Reports were received, with corroborating pictures and videos, showing large volumes of surface water flowing down the highways, particularly the eastern side of Church Lane which led to internal flooding of a number of properties on the road. This flood water continued toward the west of the village down Moreton Morrel Lane, flooding further properties and eventually discharged downstream into the Wash Brook west of the village.

- 6.2.5 The primary source of the flooding to the western end of Church Lane and Moreton Morrell Lane is also believed to be from surface water flow from the fields north of the village. There is a network of drainage ditches situated north-east of the church which appears to capture and convey some of the runoff from the fields. This ditch disappears at the top of the farm track adjacent to the Church, however, there appears to be nothing in place to convey water beneath this track to connect it to the drainage ditch which runs along the western edge of the track. Instead, it appears that water flows down the farm track and onto Church lane, into the village, bypassing the existing drainage systems altogether.
- 6.2.6 The flood water is understood to have flowed via two primary routes in the village. The first Route which resulted in the majority of the reported internal floods is from the fields behind The Bank and is indicated by the blue route indicated in Fig. 9. The Secondary route is indicated in green and flowed down the track adjacent to the Church and down Church Lane contributing to confirmed internal flooding of one property on Moreton Morrell Lane. It is worth noting however, that the green flow path appears to be a more regular exceedance route that leads to repeat highway flooding during periods of heavy rain.

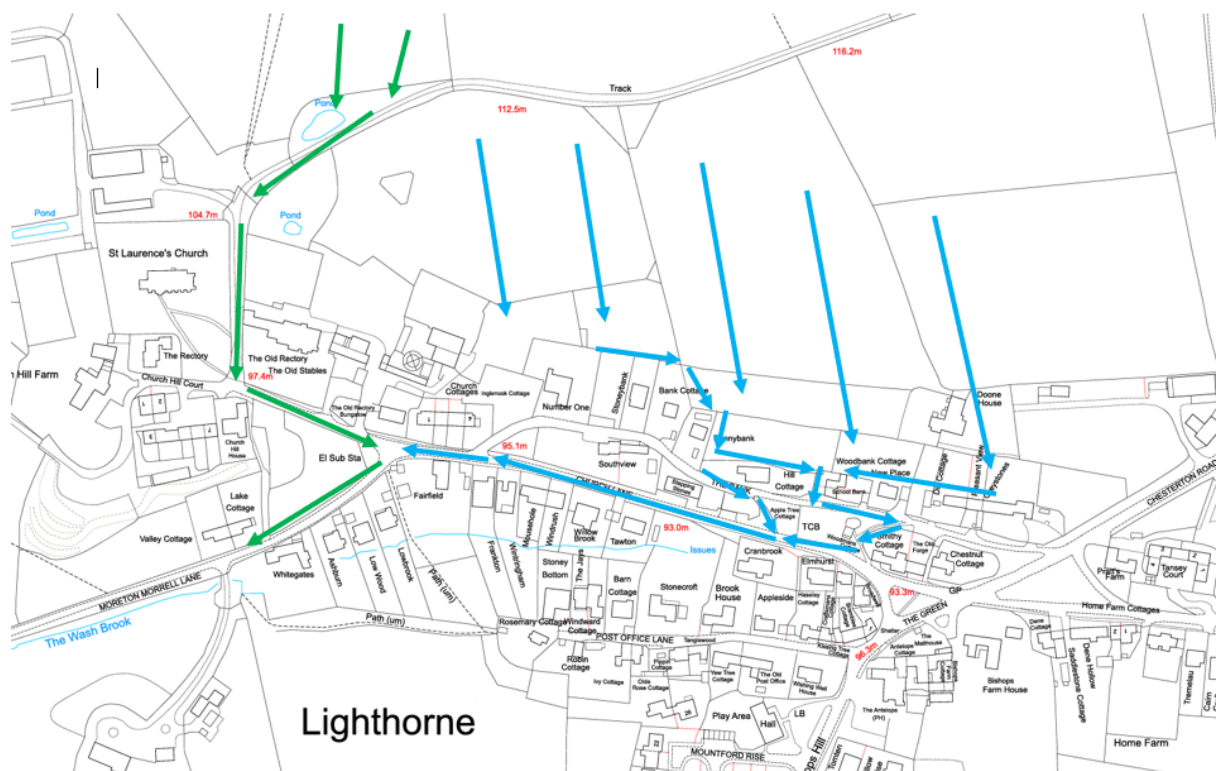


Figure 9 - Lighthorne Flooding - Source and Pathways.

6.3 Impacts on Receptors

Internal Flooding

6.3.1 As the LLFA we consider internal flooding to include flood water entering:

- A habitable room in a residential property
- Occupied caravans and park homes
- A business or public buildings

6.3.2 It does not include:

- porches
- basements
- integral garages
- garages adjacent or separate from the main building
- external structures, such as garden home offices and sheds
- Tents
- Minimal water ingress through seepage or other means that does not require significant drying out works

6.3.3 The number of properties flooded are set out in Table 1.

Table 1: Number of Properties Flooded

Receptor	Number
Residential properties Internally Flooded	9
Commercial Properties Internally Flooded	0

6.3.4 The depth and duration of flooding in each property was dependent on the location and the steps taken by owners to mitigate the flooding, however it is understood that the depth of flooding inside the properties was up to 500mm. It is also noted that the water receded from the properties very quickly, assisted by residents responding quickly and bailing water from the properties.

Properties Affected

6.3.5 Properties affected are properties which have flooded externally, where either:

- water has entered gardens or surrounding areas which restricts access
- flooding has disrupted essential services to the property, such as sewerage

6.3.6 For businesses or public buildings, this includes properties where the flood waters are directly preventing them trading or being used as usual.

6.3.7 The number of properties affected are set out in Table 2.

Table 2: Number of Properties Affected

Receptor	Number
Residential Properties Externally Flooded	14
Commercial Properties Externally Flooded	0

Existing Flood Resilience, Resistance and Recovery Measures.

- 6.3.8 There are no official flood resistance measures in Lighthorne. A small number of properties in the village have undertaken property flood resilience measures under their own initiative. Either due to severe historical flooding, or repeated smaller scale flooding that affected the individual property and was not reported to the LLFA.

7 ACTIONS AND RECOMMENDATIONS

7.1 Flood Risk Actions Taken During

- 7.1.1 Warwickshire County Council has worked with the relevant Risk Management Authorities set out in Section 4, its professional partners and the community to understand what actions were taken during the event.
- 7.1.2 There were no reports made to the emergency services during to the event on the evening of the 22nd March 2025. There was therefore no attendance by any first responders or other agencies. All actions taken to address flooding during the event were taken by residents.

7.2 Flood Risk Actions and Recommendations

- 7.2.1 Actions and recommendations related to flood risk management responsibilities broadly fall into the categories outlined below:
- Maintenance: maintenance and repairs
 - Operational: review of operational protocols
 - Assets: performance and inspection of flood defence or drainage assets
 - Warning: review of flood warning thresholds
 - Studies: further technical studies – for example, hydraulic modelling
 - Schemes: feasibility, options development or business cases for proposed flood risk management schemes
 - Community: community preparedness and resilience
 - Information: providing information to property owners – for example, on property flood resilience, Flood Re and Build Back Better
- 7.2.2 Each type of action or recommendation is not appropriate in each location, therefore only actions or recommendation considered appropriate by risk management authorities have or will be taken forward.
- 7.2.3 Some recommendations will be quick to implement, while others may take several years. Some actions will be aligned with other schemes and programmes of work. Local resources and the availability of funding will also affect timescales.
- 7.2.4 Each action has been given a timescale as outlined below set against the publication date of this report:
- Complete
 - Ongoing (an action that needs to be undertaken on an ongoing or regular basis, e.g. gully cleansing)
 - Short term: within 6 months
 - Medium term: 6 months – 2 years
 - Long term: 2 – 5 years
- 7.2.5 It should be noted that the LLFA, have no power to enforce recommendations

7.3 Actions Taken Following the Event

7.3.1 The LLFA has worked with the relevant Risk Management Authorities set out in Section 4 and its professional partners to review the actions which have been taken since the event and prior to the publication of this report.

7.3.2 The actions taken together with the relevant organisations are set out in Table 4.

Table 3: Flood Risk Actions Completed

Recommendation Type	Recommendation	Lead	Supported by	Timescale
Maintenance	Clearance of gullies following the event in Church Lane	Highways	-	Ongoing
Advice	Offer advice to residents that have been internally flooded from this flood event	LLFA	-	Ongoing
Community	Drop-in session for the community to discuss flooding issues and gather information on the Flood event, including sources of flooding and history of flooding to the area	LLFA	-	Complete
Studies	Undertake CCTV survey of drainage systems in Lighthorne, along: - Church Street - Moreton Morrell Lane - The Bank To assess their condition and search for any blockages/damage	LLFA	-	Complete

7.3.3 Results of CCTV Surveys

7.3.4 CCTV investigations carried out on the 11th December 2025 and 22nd January 2026 show that the drainage system is in a poor state of repair in a number of locations, particularly in the main culvert which runs beneath the middle of the village and carries the Wash Brook. The report from the 11th December 2025 identified concerns with the structural integrity of this culvert in a number of places where the culvert is under private land. There was also a major root blockage in this culvert which was cleared by the investigating team during the CCTV survey.

7.3.5 The Investigation from the 22nd January 2026 identified a collapsed pipe on Church Lane in the highway verge. Subsequent investigation found that the location of the collapse sits within the Highway extent. It is suspected that this collapsed pipe contributes to runoff down Church Lane and Morton Morrel lane. This water originates from the fields north of Lighthorne and carries silt and detritus which contributes to regular blockages in the Highway drains. It is also noted that the upstream drainage system is in poor repair and reinstatement of connectivity between the upstream open watercourses and the downstream culverted watercourses by the relevant landowners would reduce overland runoff to Moreton Morrell Lane. .

- 7.3.6 It is noted that the drainage system in Lighthorne is in relatively poor condition. Which may have contributed to the issues experienced downstream, particularly on the secondary (green) flood path affecting properties on Moreton Morrell Lane. It has not been possible to fully investigate the condition of the downstream section of the network between Church Lane and Moreton Morrell Lane due to the collapse and silting of the system downstream/upstream. Further investigation may be required following the repair of the collapsed pipe on Church Lane to determine if there are further issues outside of the Highway extent.

7.4 Flood Risk Recommendations to be Taken Moving Forward

- 7.4.1 This report does not obligate the LLFA or other risk management authorities into resolving the flooding issues investigated herein, nor is it possible for the LLFA to impose others to undertake any of the recommended actions. However, the LLFA has worked collaboratively with other Risk Management Authorities and the community to develop recommendations to help mitigate flooding in the vicinity of Lighthorne in the future.
- 7.4.2 It should be noted that these are recommendations, funding to implement these recommendations is not guaranteed especially in the case of flood risk management schemes, which are reliant on national funding rules.
- 7.4.3 The recommendations to be taken moving forward in Lighthorne together with the relevant organisations and timescales are set out in Table 4.

Table 4: Flood Risk Recommendations

Recommendation Type	Recommendation	Lead	Supported by	Timescale
Maintenance	Ensure that highway cyclic gully cleansing is scheduled and undertaken at an appropriate interval across adoptable highway on Church Lane and Moreton Morrell Lane.	WCC County Highways	-	Ongoing
Maintenance	Advise riparian Llandowners in Lighthorne regarding structural issues with the Wash brook Culvert	LLFA	-	Ongoing
Maintenance	Provide advice to Riparian Landowners in Lighthorne with regard to the drainage network where it runs beneath private land	LLFA	-	Ongoing
Maintenance	Provide advice to Riparian Landowners along the track running north of Church Lane opposite the Church	LLFA	-	Short-term
Maintenance	Repair collapsed pipe beneath Church Lane. This has been added to the ongoing jobs list by the County Highways Team.	WCC County Highways	-	Medium-term

Recommendation Type	Recommendation	Lead	Supported by	Timescale
Community	Consider establishing Flood Action Group.	Community	LLFA	Medium-term
Community	Property Flood Resilience for individual properties which may experience repeated flooding in future.	Community	LLFA	Medium-term
Community	Identify locations, such as the woodland and fields situated to the north of The Bank, With the potential to include features that slow the flow of water	Community	LLFA	Long-term

7.5 Disclaimer

- 7.5.1 This report has been prepared as part of WCC's responsibilities under the FWMA. The findings of the report are based on a subjective assessment of the information available by those undertaking the investigation and therefore 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.
- 7.5.2 This report does not obligate the LLFA or other risk management authorities into resolving the flooding issues investigated herein, nor is it possible for the LLFA to impose others to undertake any of the recommended actions.
- 7.5.3 WCC does not accept any liability of any nature and howsoever arising for the use of this report or its contents by any third party. WCC shall not be liable for any loss or damage of whatever nature (direct, indirect, consequential, or other) which may arise as a result of the use of this report by a third party.