

Environment Director & Chief Executive:
John Wood



Rachael Collard
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts
AL8 6AE

**Lead Local Flood Authority
Post Point CHN 215
Hertfordshire County Council
County Hall, Pegs Lane
HERTFORD SG13 8DN**

Contact Francisco Aguilar
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Date 25th July 2016

RE: 6/2016/1318/PN11 - Studio Four, 37 Broadwater Road, Welwyn Garden City

Dear Rachael,

We have been consulted on the application above. We note that as it is a change of use to a more vulnerable class, flood risk is one of the factors that has to be considered when determining the application.

We have no records of flooding in the location, however the Environment Agency maps of surface water flooding show that there is a risk of surface water flows coming into the YMCA from Broadwater Road, flowing alongside the building seeking the change of use.

The applicant has not provided any information regarding surface water drainage or flood risk. Given that the map shows the site may be at risk of flooding from surface water, we advise the LPA to seek further details about any proposed mitigation measures in order to ensure that there is no flooding to the property during the 1 in 100 year return period event.

Yours sincerely,

Francisco Aguilar

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