

Appeal Ref: APP/B1930/W/23/3323099

Appeal site: Land to rear of 42 to 100 Tollgate Road and 42 Tollgate Road, Colney Heath, St Albans AL4 0PY

FLOOD RISK ROUND TABLE SESSION

Tuesday 19 September 2023

Draft Agenda

NB. The agenda lists matters relevant to the evidence on Flood Risk. The Inspector will focus the discussion on issues where evidence is in dispute. On matters where there are no issues in dispute, the evidence may be taken as read, without the need for further discussion.

1. Inspector's opening remarks and introductions
2. Flood Risk
 - a) Fluvial (River)
 - b) Surface Water (Pluvial)
 - c) Ground Water
 - d) Reservoir
 - e) Sewer
 - f) Historical
 - g) Underground Chalk Stream (Subterranean Stream)
 - i. Technical Note TN001 and TN002 (Stantec)
 - ii. Statement of Common Ground (between the Appellant and LLFA)
 - iii. Evidence to suggest a stream may exist
 - iv. Evidence to suggest the stream may not exist
 - v. Action required to prove or disprove the existence of a stream
3. Sequential Test
 - a) NPPF
 - b) SFRA
 - c) Statement of Common Ground
 - d) Nearby Developments
 - e) Definition of development
 - f) Reasonable Available sites
 - g) Search Area
 - h) Exception Test
3. Any Other Matters