

**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**

**LANDSCAPE ROUND TABLE SESSION**

**Wednesday 20 September 2023**

**Draft Agenda**

*NB. The agenda lists matters relevant to the evidence on Landscape, based on the Landscape SoCG (see Appendix 2 attached). 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. Landscape Context
  - a) Landscape Character of the Local Area
  - b) Landscape Character of the Site
  - c) Designations and Landscape Value
3. Scale and Density of the Appeal Scheme
  - a) Building heights
  - b) Density of development
  - c) Distribution of open space
4. Visibility
  - a) Key public and private views
  - b) Potential effects on views
5. Direct Landscape effects
  - a) Direct impacts e.g. loss of vegetation
  - b) Land use
  - c) Colney Heath Farm Meadows Local Wildlife Site
6. Indirect effects on the wider landscape/townscape
  - a) Compatibility with wider landscape and settlement pattern
7. Any other matters