

DOCUMENTATION TABLE FOR HITCHIN PHASE 1 RESIDENTIAL RESERVED MATTERS APPLICATION AND CONDITIONS 7, 9, 10, 11, 12, 13, 19, 21
Highover Farm, Hitchin
Updated 30 March 2026

	Reference and Submission Date of 29/10/2025	Reference and submission Date of 23/02/2026	Ref and Submission Date of 30/03/2026
SUPPORTING DOCUMENTS - RESERVED MATTERS APPLICATION			
Application Form	Declaration (dated 29/10/25)		
Covering Letter, prepared by Rapleys LLP	SRS/503/55/1/PhaseLet dated 29/10/25	Srs/503/55/1/Phase1RMrevs dated 23/2/2026	Srs/503/55/1/Phase1RMrevs2 dated 27/03/2026
Planning, Design and Access Statement, prepared by Rapleys LLP (includes Affordable Housing Scheme Statement)	SRS/503/55/1 /phase1RM dated 29/10/25		
Design Code Compliance Statement, prepared by McBains Design Code Checklist as part of above	HITPH1-MCB-XX-XX-DA-A-0010-D5-P3 Design Code Compliance, dated October 2025 Dated October 2025	Design Code checklist updated in response to consultation HT1 DC Compliance Checklist, dated 23/2/2026	

	Reference and Submission Date of 29/10/2025	Reference and submission Date of 23/02/2026	Ref and Submission Date of 30/03/2026
Environmental Impact Assessment Technical Note, prepared by Rapleys LLP	SRS/503/55/1/ESSN dated 27/10/2024		
Tree Survey, prepared by ACD Environmental	BDWNT24665ts, dated 19 September 2024		
Statement of Community Involvement, prepared by Opus	Dated 21 August 2025		
Sustainability Strategy Statement (including specific section on Phase 1 Residential RM), prepared by Turleys	Dated September 2025		
Phase 1 Phasing Strategy Plan – for information	HITPH1-MCB-ZZ-ZZ-DR-A-0353-D5		
PLANS – RESERVED MATTERS APPLICATION – control plans			

	Reference and Submission Date of 29/10/2025	Reference and submission Date of 23/02/2026	Ref and Submission Date of 30/03/2026
Redline Boundary Site Location Plan	HITPH1-MCB-ZZ-ZZ-DR-A-0199-D5-P1		
Site Location Plan Phase 1 – for information only	HITPHI-MCB-ZZ-ZZ-DR-A-0200-D5-P5		
Whole Phase 1 Site Layout Plan	HITPH1-MCB-ZZ-ZZ-DR-A-0229-D5-P2	HITPH1-MCB-ZZ-ZZ-DR-A-0229-D5-P3	HITPH1-MCB-ZZ-ZZ-DR-A-0229-D5-P ⁴
Residential Phase 1 Site Layout Plan	HITPH1-MCB-ZZ-ZZ-DR-A-0230-D5-P5	HITPH1-MCB-ZZ-ZZ-DR-A-0230-D5-P6	HITPH1-MCB-ZZ-ZZ-DR-A-0230-D5-P ⁷
External Materials Plan	HITPH1-MCB-ZZ-ZZ-DR-A-0231-D5-P5	HITPH1-MCB-ZZ-ZZ-DR-A-0231-D5-P6	HITPH1-MCB-ZZ-ZZ-DR-A-0231-D5-P ⁸
External Boundaries and Surfacing Materials	HITPH1-MCB-ZZ-ZZ-DR-A-0232-D5-P5	HITPH1-MCB-ZZ-ZZ-DR-A-0232-D5-P6	HITPH1-MCB-ZZ-ZZ-DR-A-0232-D5-P ⁷
Affordable Tenure Plan	HITPH1-MCB- ZZ-ZZ-DR-A-0233-D5- P5	HITPH1-MCB- ZZ-ZZ-DR-A-0233-D5-P6	HITPH1-MCB- ZZ-ZZ-DR-A-0233-D5-P ⁷
Parking Strategy Plan	HITPH1-MCB-ZZ-ZZ-DR-A-0234-D5-P5	HITPH1-MCB-ZZ-ZZ-DR-A-0234-D5-P6	HITPH1-MCB-ZZ-ZZ-DR-A-0234-D5-P ⁷

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Refuse Management Strategy Plan	HITPH1-MCB-ZZ-ZZ-DR-A-0235-D5-P5	HITPH1-MCB-ZZ-ZZ-DR-A-0235-D5-P6	HITPH1-MCB-ZZ-ZZ-DR-A-0235-D5-P ⁷
Adoptable Highway Plan	HITPH1-MCB-ZZ-ZZ-DR-A-0236-D5-P5	HITPH1-MCB-ZZ-ZZ-DR-A-0236-D5-P6	HITPH1-MCB-ZZ-ZZ-DR-A-0236-D5-P ⁷
Storey Heights Plan	HITPH1-MCB-ZZ-ZZ-DR-A-0237-D5-P5	HITPH1-MCB-ZZ-ZZ-DR-A-0237-D5-P6	HITPH1-MCB-ZZ-ZZ-DR-A-0237-D5-P ⁷
Illustrative Street Scenes AA-BB	HITPH1-MCB-ZZ-ZZ-DR-A-0270-D5-P3	HITPH1-MCB-ZZ-ZZ-DR-A-0270-D5-P4	
Illustrative Street Scenes CC-DD-EE	HITPH1-MCB-ZZ-ZZ-DR-A-0271-D5-P3	HITPH1-MCB-ZZ-ZZ-DR-A-0271-D5-P4	
Illustrative Street Scenes FF-GG	HITPH1-MCB-ZZ-ZZ-DR-A-0272-D5-P3	HITPH1-MCB-ZZ-ZZ-DR-A-0272-D5-P4	
3xAF1 M4(3) and 3xAF2 M4(3) flats and elevations			HITPH1-MCB-ZZ-ZZ-DR-A-0310-D5-P ²
Accommodation Schedule, by McBains	HITPH1/61979-61980 FOR House Types, Dated 02/10/2025	HITPH1/61979-61980 FOR House Types, Dated 03/02/2026	

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See separate McBains Drawing Issue Register	HITPH1/61979-61980	HITPH1/61979-61980 WITH LATEST COLUMN REVISION DATE 23/02/2026	HITPH1/61979-61980 WITH LATEST COLUMN REVISION DATE 27/03/2026
<u>Drainage Plans and Detail</u>			
Drainage Layout Plans 1-8	HOF-WSP-ZZ-PH1-DR-C-5001-P01, HOF-WSP-ZZ-PH1-DR-C-5002-P01, HOF-WSP-ZZ-PH1-DR-C-5003-P01, HOF-WSP-ZZ-PH1-DR-C-5004-P01, HOF-WSP-ZZ-PH1-DR-C-5005-P01, HOF-WSP-ZZ-PH1-DR-C-5006-P01, HOF-WSP-ZZ-PH1-DR-C-5007-P01, HOF-WSP-ZZ-PH1-DR-C-5008-P01	HOF-WSP-ZZ-PH1-DR-C-5001-P02, HOF- WSP-ZZ-PH1-DR-C-5002-P02, HOF-WSP- ZZ-PH1-DR-C-5003-P02, HOF-WSP-ZZ-PH1- DR-C-5004-P02, HOF-WSP-ZZ-PH1-DR-C- 5005-P02, HOF-WSP-ZZ-PH1-DR-C-5006- P02, HOF-WSP-ZZ-PH1-DR-C-5007-P02, HOF-WSP-ZZ-PH1-DR-C-5008-P02	HOF-WSP-ZZ-PH1-DR-C-5003-P03; HOF- WSP-ZZ-PH1-DR-C-5006-P03; HOF-WSP-ZZ- PH1-DR-C-5007-P03 REDLINE UPDATES ONLY
<u>Highway Plans and Detail</u> - also for CONDITION 7			
General Arrangement Plans including lighting 1- 8	HOF-WSP-ZZ-PH1-DR-C-1001-P03, HOF-WSP-ZZ-PH1-DR-C-1002-P03, HOF-WSP-ZZ-PH1-DR-C-1003-P03, HOF-WSP-ZZ-PH1-DR-C-1004-P03, HOF-WSP-ZZ-PH1-DR-C-1005-P03, HOF-WSP-ZZ-PH1-DR-C-1006-P03, HOF-WSP-ZZ-PH1-DR-C-1007-P03, HOF-WSP-ZZ-PH1-DR-C-1008-P01	HOF-WSP-ZZ-PH1-DR-C-1001-P04, HOF- WSP-ZZ-PH1-DR-C-1002-P04, HOF-WSP- ZZ-PH1-DR-C-1003-P04, HOF-WSP-ZZ-PH1- DR-C-1004-P04, HOF-WSP-ZZ-PH1-DR-C- 1005-P04, HOF-WSP-ZZ-PH1-DR-C-1006- P04, HOF-WSP-ZZ-PH1-DR-C-1007-P04, HOF-WSP-ZZ-PH1-DR-C-1008-P02	HOF-WSP-ZZ-PH1-DR-C-1003-P05; HOF- WSP-ZZ-PH1-DR-C-1006-P05; HOF-WSP-ZZ- PH1-DR-C-1007-P05 REDLINE UPDATE ONLY

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Fire Tracking Plans 1-8 Additional/new tracking plans requested by HCC Highways	HOF-WSP-ZZ-PH1-DR-C-1501-P03, HOF-WSP-ZZ-PH1-DR-C-1502-P03, HOF-WSP-ZZ-PH1-DR-C-1503-P03, HOF-WSP-ZZ-PH1-DR-C-1504-P03, HOF-WSP-ZZ-PH1-DR-C-1505-P03, HOF-WSP-ZZ-PH1-DR-C-1506-P03, HOF-WSP-ZZ-PH1-DR-C-1507-P03, HOF-WSP-ZZ-PH1-DR-C-1508-P01	HOF-WSP-ZZ-PH1-DR-C-1501-P04, HOF-WSP-ZZ-PH1-DR-C-1502-P04, HOF-WSP-ZZ-PH1-DR-C-1503-P04, HOF-WSP-ZZ-PH1-DR-C-1504-P04, HOF-WSP-ZZ-PH1-DR-C-1505-P04, HOF-WSP-ZZ-PH1-DR-C-1506-P04, HOF-WSP-ZZ-PH1-DR-C-1507-P04, HOF-WSP-ZZ-PH1-DR-C-1508-P02	HOF-WSP-ZZ-PH1-DR-C-1501-P05, HOF-WSP-ZZ-PH1-DR-C-1502-P05, HOF-WSP-ZZ-PH1-DR-C-1503-P05, HOF-WSP-ZZ-PH1-DR-C-1504-P05, HOF-WSP-ZZ-PH1-DR-C-1505-P05, HOF-WSP-ZZ-PH1-DR-C-1506-P05, HOF-WSP-ZZ-PH1-DR-C-1507-P05, HOF-WSP-ZZ-PH1-DR-C-1508-P03 HOF-WSP-ZZ-PH1-DR-C-1509-P05; HOF-WSP-ZZ-PH1-DR-C-1510-P05; HOF-WSP-ZZ-PH1-DR-C-1511-P05; HOF-WSP-ZZ-PH1-DR-C-1512-P05; HOF-WSP-ZZ-PH1-DR-C-1513-P05; HOF-WSP-ZZ-PH1-DR-C-1514-P05; HOF-WSP-ZZ-PH1-DR-C-1515-P03
Road Construction Details	HOF-WSP-ZZ-PH1-DR-C-7101-P01		
Pavement and Kerbing Detail 1-8	HOF-WSP-ZZ-PH1-DR-C-7001-P03, HOF-WSP-ZZ-PH1-DR-C-7002-P03, HOF-WSP-ZZ-PH1-DR-C-7003-P03, HOF-WSP-ZZ-PH1-DR-C-7004-P03, HOF-WSP-ZZ-PH1-DR-C-7005-P03, HOF-WSP-ZZ-PH1-DR-C-7006-P03, HOF-WSP-ZZ-PH1-DR-C-7007-P03, HOF-WSP-ZZ-PH1-DR-C-7008-P01	HOF-WSP-ZZ-PH1-DR-C-7001-P04; HOF-WSP-ZZ-PH1-DR-C-7002-P04, HOF-WSP-ZZ-PH1-DR-C-7003-P04, HOF-WSP-ZZ-PH1-DR-C-7004-P04, HOF-WSP-ZZ-PH1-DR-C-7005-P04, HOF-WSP-ZZ-PH1-DR-C-7006-P04, HOF-WSP-ZZ-PH1-DR-C-7007-P04, HOF-WSP-ZZ-PH1-DR-C-7008-P02	HOF-WSP-ZZ-PH1-DR-C-7003-P05; HOF-WSP-ZZ-PH1-DR-C-7006-P05; HOF-WSP-ZZ-PH1-DR-C-7007-P05 REDLINE UPDATES ONLY

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External Levels Plans 1-8	HOF-WSP-ZZ-PH1-DR-C-1101-P04, HOF-WSP-ZZ-PH1-DR-C-1102-P04, HOF-WSP-ZZ-PH1-DR-C-1103-P04, HOF-WSP-ZZ-PH1-DR-C-1104-P04, HOF-WSP-ZZ-PH1-DR-C-1105-P04, HOF-WSP-ZZ-PH1-DR-C-1106-P04, HOF-WSP-ZZ-PH1-DR-C-1107-P04, HOF-WSP-ZZ-PH1-DR-C-1108-P01	HOF-WSP-ZZ-PH1-DR-C-1101-P05, HOF- WSP-ZZ-PH1-DR-C-1102-P05, HOF-WSP-ZZ- PH1-DR-C-1103-P05, HOF-WSP-ZZ-PH1-DR- C-1104-P05, HOF-WSP-ZZ-PH1-DR-C-1105- P05, HOF-WSP-ZZ-PH1-DR-C-1106-P05, HOF-WSP-ZZ-PH1-DR-C-1107-P05, HOF- WSP-ZZ-PH1-DR-C-1108-P02	HOF-WSP-ZZ-PH1-DR-C-1103-P0 ⁶ ; HOF- WSP-ZZ-PH1-DR-C-1106-P0 ⁶ ; HOF-WSP-ZZ- PH1-DR-C-1107-P0 ⁶ REDLINE UPDATES ONLY
Refuse Tracking Plans 1-8	HOF-WSP-ZZ-PH1-DR-C-1551-P03, HOF-WSP-ZZ-PH1-DR-C-1552-P03, HOF-WSP-ZZ-PH1-DR-C-1553-P03, HOF-WSP-ZZ-PH1-DR-C-1554-P03, HOF-WSP-ZZ-PH1-DR-C-1555-P03, HOF-WSP-ZZ-PH1-DR-C-1556-P03, HOF-WSP-ZZ-PH1-DR-C-1557-P03, HOF-WSP-ZZ-PH1-DR-C-1558-P01	HOF-WSP-ZZ-PH1-DR-C-1551-P04, HOF- WSP-ZZ-PH1-DR-C-1552-P04, HOF-WSP- ZZ-PH1-DR-C-1553-P04, HOF-WSP-ZZ-PH1- DR-C-1554-P04, HOF-WSP-ZZ-PH1-DR-C- 1555-P04, HOF-WSP-ZZ-PH1-DR-C-1556- P04, HOF-WSP-ZZ-PH1-DR-C-1557-P04, HOF-WSP-ZZ-PH1-DR-C-1558-P02	HOF-WSP-ZZ-PH1-DR-C-1551-P0 ⁵ , HOF- WSP-ZZ-PH1-DR-C-1552-P0 ⁵ , HOF-WSP-ZZ- PH1-DR-C-1553-P0 ⁵ , HOF-WSP-ZZ-PH1-DR- C-1554-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1555- P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1556-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1557-P0 ⁵ , HOF- WSP-ZZ-PH1-DR-C-1558-P0 ³ HOF-WSP-ZZ-PH1-DR-C-1559-P0 ⁵ ; HOF- WSP-ZZ-PH1-DR-C-1560-P0 ⁵ ; HOF-WSP-ZZ- PH1-DR-C-1561-P0 ⁵ ; HOF-WSP-ZZ-PH1-DR- C-1562-P0 ⁵ ; HOF-WSP-ZZ-PH1-DR-C-1563- P0 ⁵ ; HOF-WSP-ZZ-PH1-DR-C-1564-P0 ⁵ ; HOF-WSP-ZZ-PH1-DR-C-1565-P0 ⁵ ;
Additional tracking plans requested by HCC Highways			
Bus tracking plans – as requested by HCC Highways			HOF-WSP-ZZ-PH1-DR-C-1568-P0 ⁵ ; HOF- WSP-ZZ-PH1-DR-C-1569-P0 ⁵ ; HOF-WSP-ZZ- PH1-DR-C-1570-P0 ⁵ ; HOF-WSP-ZZ-PH1-DR- C-1571-P0 ⁵ ; HOF-WSP-ZZ-PH1-DR-C-1572- P0 ⁵ ; HOF-WSP-ZZ-PH1-DR-C-1573-P0 ⁵ ;

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			HOF- WSP-ZZ-PH1-DR-C-1574-P05; HOF- WSP-ZZ-PH1-DR-C-1575-P03
Electricity Substation Plans			
Unit or Padmount Substation	EDS-07-3102_01(C)		
Free-standing Brick-Built Substation	EDS-07-3102_11		
Landscaping Plans and Detail – also for CONDITION 11			
Soft Landscaping Proposals – Plots north and south of The Avenue and Dane Walk	GL2024 LP 10C; GL2024 LP 11C; GL2024 LP 12C; GL2024-LP-01; GL2024 LP 02; GL2024 LP 03; GL2024 LP 04	GL2024 LP 10D; GL2024 LP 11D; GL2024 LP 12D; GL2024 LP 13C; GL2024 LP 14C;	GL2024 LP 10E ; GL2024 LP 11E ; GL2024 LP 12E ; GL2024 LP 13D ; GL2024 LP 14D ;
Soft Landscaping Proposals – Hitchin Meadows and Stotfold Linear Park – Comprehensive (for information)	GL2024 LP 15A; GL2024 LP 16A; GL2024 LP 17A; GL2024 LP 18A; GL2924 LP 19	GL2024 LP 15B; GL2024 LP 16B; GL2024 LP 17B; GL2024 LP 18B; GL2024 LP 19A	

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Soft Landscaping Proposals – Hitchin Meadows (minus Infra RM area) – for approval	GL2024 LP 20; GL2024 LP 21; GL2024 LP 22; GL2024 LP 23; GL2024 LP 24	GL2024 LP 20A; GL2024 LP 21A; GL2024 LP 22A; GL2024 LP 23A; GL2024 LP 24A	
Landscape Specification and Designers Risk Assessment	GL2024 SP 01		
The Avenue planting and tree pit detail (for information only – that part of The Avenue serving Phase 1RM)		GL2024 SP 02; GL2024 LP 05A; GL2024 LP 06A; GL2024 LP 07A;	
External levels 1-8 for part 'h' of condition	HOF-WSP-ZZ-PH1-DR-C-1101-P04, HOF-WSP-ZZ-PH1-DR-C-1102-P04, HOF-WSP-ZZ-PH1-DR-C-1103-P04, HOF-WSP-ZZ-PH1-DR-C-1104-P04, HOF-WSP-ZZ-PH1-DR-C-1105-P04, HOF-WSP-ZZ-PH1-DR-C-1106-P04, HOF-WSP-ZZ-PH1-DR-C-1107-P04, HOF-WSP-ZZ-PH1-DR-C-1108-P01	HOF-WSP-ZZ-PH1-DR-C-1101-P05, HOF- WSP-ZZ-PH1-DR-C-1102-P05, HOF-WSP-ZZ- PH1-DR-C-1103-P05, HOF-WSP-ZZ-PH1-DR- C-1104-P05, HOF-WSP-ZZ-PH1-DR-C-1105- P05, HOF-WSP-ZZ-PH1-DR-C-1106-P05, HOF-WSP-ZZ-PH1-DR-C-1107-P05, HOF- WSP-ZZ-PH1-DR-C-1108-P02	HOF-WSP-ZZ-PH1-DR-C-1103-P06; HOF- WSP-ZZ-PH1-DR-C-1106-P06; HOF-WSP-ZZ- PH1-DR-C-1107-P06 REDLINE UPDATES ONLY
CONDITION 9 – LIGHTING			

	Reference and Submission Date of 29/10/2025	Reference and submission Date of 23/02/2026	Ref and Submission Date of 30/03/2026
Lighting Detail	HOF-WSP-ZZ-PH1-DR-C-1001-P03, HOF-WSP-ZZ-PH1-DR-C-1002-P03, HOF-WSP-ZZ-PH1-DR-C-1003-P03, HOF-WSP-ZZ-PH1-DR-C-1004-P03, HOF-WSP-ZZ-PH1-DR-C-1005-P03, HOF-WSP-ZZ-PH1-DR-C-1006-P03, HOF-WSP-ZZ-PH1-DR-C-1007-P03, HOF-WSP-ZZ-PH1-DR-C-1008-P01	HOF-WSP-ZZ-PH1-DR-C-1001-P04, HOF- WSP-ZZ-PH1-DR-C-1002-P04, HOF-WSP- ZZ-PH1-DR-C-1003-P04, HOF-WSP-ZZ-PH1- DR-C-1004-P04, HOF-WSP-ZZ-PH1-DR-C- 1005-P04, HOF-WSP-ZZ-PH1-DR-C-1006- P04, HOF-WSP-ZZ-PH1-DR-C-1007-P04, HOF-WSP-ZZ-PH1-DR-C-1008-P02	HOF-WSP-ZZ-PH1-DR-C-1005-P0 ⁵ ; HOF- WSP-ZZ-PH1-DR-C-1006-P0 ⁵ ; HOF-WSP-ZZ- PH1-DR-C-1007-P0 ⁵ REDLINE UPDATE ONLY
CONDITION 10 – WASTE MANAGEMENT			
Refuse Management	HITPH1-MCB-ZZ-ZZ-DR-A-0235-D5-P5	HITPH1-MCB-ZZ-ZZ-DR-A-0235-D5-P6	HITPH1-MCB-ZZ-ZZ-DR-A-0235-D5-P ⁷
Refuse vehicle Tracking Plans	HOF-WSP-ZZ-PH1-DR-C-1551-P03, HOF-WSP-ZZ-PH1-DR-C-1552-P03, HOF-WSP-ZZ-PH1-DR-C-1553-P03, HOF-WSP-ZZ-PH1-DR-C-1554-P03, HOF-WSP-ZZ-PH1-DR-C-1555-P03, HOF-WSP-ZZ-PH1-DR-C-1556-P03, HOF-WSP-ZZ-PH1-DR-C-1557-P03, HOF-WSP-ZZ-PH1-DR-C-1558-P01	HOF-WSP-ZZ-PH1-DR-C-1551-P04, HOF- WSP-ZZ-PH1-DR-C-1552-P04, HOF-WSP- ZZ-PH1-DR-C-1553-P04, HOF-WSP-ZZ-PH1- DR-C-1554-P04, HOF-WSP-ZZ-PH1-DR-C- 1555-P04, HOF-WSP-ZZ-PH1-DR-C-1556- P04, HOF-WSP-ZZ-PH1-DR-C-1557-P04, HOF-WSP-ZZ-PH1-DR-C-1558-P02	HOF-WSP-ZZ-PH1-DR-C-1551-P0 ⁵ , HOF- WSP-ZZ-PH1-DR-C-1552-P0 ⁵ , HOF-WSP-ZZ- PH1-DR-C-1553-P0 ⁵ , HOF-WSP-ZZ-PH1-DR- C-1554-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1555- P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1556-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1557-P0 ⁵ , HOF- WSP-ZZ-PH1-DR-C-1558-P0 ³
CONDITION 12 – SUSTAINABILITY STRATEGY			
Sustainability Strategy Statement (including	Dated September 2025		

	Reference and Submission Date of 29/10/2025	Reference and submission Date of 23/02/2026	Ref and Submission Date of 30/03/2026
specific section on Phase 1 Residential RM), prepared by Turleys			
CONDITION 13 – OPEN SPACE MANAGEMENT			
Open Space Management & Maintenance Plan (non-BNG elements), Phase 1RM			GL2024, dated 2 March 2026 Issue 2
CONDITION 19 – FIRE HYDRANTS			
Phase 1 Indicative Fire Hydrant Locations	HOF-WSP-XXX-ZZ-SK-C-0022-P02	HOF-WSP-XXX-ZZ-SK-C-0022-P03	
CONDITION 21 - LEMP			
Ecology Solutions – Phase 1 Landscape and Ecological Management Plan			Vf, dated 27 February 2026

