

DOCUMENTATION TABLE FOR HITCHIN PHASE 1 RESIDENTIAL RESERVED MATTERS APPLICATION AND CONDITIONS 7, 9, 11, 12, 13, 19, 21
Highover Farm, Hitchin
Updated 26 February 2026

	Reference and Submission Date of 29/10/2025	Reference and submission Date of 23/02/2026
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/PhaseLet1 dated 23/2/2026
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
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		
Redline Boundary Site Location Plan	HITPH1-MCB-ZZ-ZZ-DR-A-0199-D5-P1	

	Reference and Submission Date of 29/10/2025	Reference and submission Date of 23/02/2026
Site Location Plan Phase 1 – for information only	HITPH1-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
Residential Phase 1 Site Layout Plan	HITPH1-MCB-ZZ-ZZ-DR-A-0230-D5-P5	HITPH1-MCB-ZZ-ZZ-DR-A-0230-D5-P6
External Materials Plan	HITPH1-MCB-ZZ-ZZ-DR-A-0231-D5-P5	HITPH1-MCB-ZZ-ZZ-DR-A-0231-D5-P6
External Boundaries and Surfacing Materials	HITPH1-MCB-ZZ-ZZ-DR-A-0232-D5-P5	HITPH1-MCB-ZZ-ZZ-DR-A-0232-D5-P6
Affordable Tenure Plan	HITPH1-MCB- ZZ-ZZ-DR-A-0233-D5-P5	HITPH1-MCB- ZZ-ZZ-DR-A-0233-D5-P6
Parking Strategy Plan	HITPH1-MCB-ZZ-ZZ-DR-A-0234-D5-P5	HITPH1-MCB-ZZ-ZZ-DR-A-0234-D5-P6
Refuse Management Strategy Plan	HITPH1-MCB-ZZ-ZZ-DR-A-0235-D5-P5	HITPH1-MCB-ZZ-ZZ-DR-A-0235-D5-P6
Adoptable Highway Plan	HITPH1-MCB-ZZ-ZZ-DR-A-0236-D5-P5	HITPH1-MCB-ZZ-ZZ-DR-A-0236-D5-P6

	Reference and Submission Date of 29/10/2025	Reference and submission Date of 23/02/2026
Storey Heights Plan	HITPH1-MCB-ZZ-ZZ-DR-A-0237-D5-P5	HITPH1-MCB-ZZ-ZZ-DR-A-0237-D5-P ⁶
Illustrative Street Scenes AA-BB	HITPH1-MCB-ZZ-ZZ-DR-A-0270-D5-P3	HITPH1-MCB-ZZ-ZZ-DR-A-0270-D5-P ⁴
Illustrative Street Scenes CC-DD-EE	HITPH1-MCB-ZZ-ZZ-DR-A-0271-D5-P3	HITPH1-MCB-ZZ-ZZ-DR-A-0271-D5-P ⁴
Illustrative Street Scenes FF-GG	HITPH1-MCB-ZZ-ZZ-DR-A-0272-D5-P3	HITPH1-MCB-ZZ-ZZ-DR-A-0272-D5-P ⁴
Accommodation Schedule, by McBains	HITPH1/61979-61980 FOR House Types, Dated 02/10/2025	HITPH1/61979-61980 FOR House Types, Dated 03/02/2026
See separate McBains Drawing Issue Register	HITPH1/61979-61980	HITPH1/61979-61980 WITH LATEST COLUMN REVISION DATE 23/02/2026
<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-5001-P0 ² , HOF-WSP-ZZ-PH1-DR-C-5002-P0 ² , HOF-WSP-ZZ-PH1-DR-C-5003-P0 ² , HOF-WSP-ZZ-PH1-DR-C-5004-P0 ² , HOF-WSP-ZZ-PH1-DR-C-5005-P0 ² , HOF-WSP-ZZ-PH1-DR-C-5006-P0 ² , HOF-WSP-ZZ-PH1-DR-C-5007-P0 ² , HOF-WSP-ZZ-PH1-DR-C-5008-P0 ²

	Reference and Submission Date of 29/10/2025	Reference and submission Date of 23/02/2026
	HOF-WSP-ZZ-PH1-DR-C-5007-P01, HOF-WSP-ZZ-PH1-DR-C-5008-P01	
<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-P0 4 , HOF-WSP-ZZ-PH1-DR-C-1002-P0 4 , HOF-WSP-ZZ-PH1-DR-C-1003-P0 4 , HOF-WSP-ZZ-PH1-DR-C-1004-P0 4 , HOF-WSP-ZZ-PH1-DR-C-1005-P0 4 , HOF-WSP-ZZ-PH1-DR-C-1006-P0 4 , HOF-WSP-ZZ-PH1-DR-C-1007-P0 4 , HOF-WSP-ZZ-PH1-DR-C-1008-P0 2
Fire Tracking Plans 1-8	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-P0 4 , HOF-WSP-ZZ-PH1-DR-C-1502-P0 4 , HOF-WSP-ZZ-PH1-DR-C-1503-P0 4 , HOF-WSP-ZZ-PH1-DR-C-1504-P0 4 , HOF-WSP-ZZ-PH1-DR-C-1505-P0 4 , HOF-WSP-ZZ-PH1-DR-C-1506-P0 4 , HOF-WSP-ZZ-PH1-DR-C-1507-P0 4 , HOF-WSP-ZZ-PH1-DR-C-1508-P0 2
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-	HOF-WSP-ZZ-PH1-DR-C-7001-P0 4 ; HOF-WSP-ZZ-PH1-DR-C-7002-P0 4 , HOF-WSP-ZZ-PH1-DR-C-7003-P0 4 , HOF-WSP-ZZ-PH1-DR-C-7004-P0 4 , HOF-WSP-ZZ-PH1-DR-C-7005-P0 4 , HOF-

	Reference and Submission Date of 29/10/2025	Reference and submission Date of 23/02/2026
	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	WSP-ZZ-PH1-DR-C-7006-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-7007-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-7008-P0 ²
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-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1102-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1103-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1104-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1105-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1106-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1107-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1108-P0 ²
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-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1552-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1553-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1554-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1555-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1556-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1557-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1558-P0 ²
Electricity Substation Plans		
Unit or Padmount Substation	EDS-07-3102_01(C)	
Free-standing Brick-Built Substation	EDS-07-3102_11	

	Reference and Submission Date of 29/10/2025	Reference and submission Date of 23/02/2026
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;
Soft Landscaping Proposals – Hitchin Meadows and Stotfold Linear Park – Comprehensive (for information)	GL2024 LP 15A; GL2024 LP 16A; GL2024 LP 17A; GL2024 LP 18A; GL2024 LP 19	GL2024 LP 15B; GL2024 LP 16B; GL2024 LP 17B; GL2024 LP 18B; GL2024 LP 19A
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;

	Reference and Submission Date of 29/10/2025	Reference and submission Date of 23/02/2026
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-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1102-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1103-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1104-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1105-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1106-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1107-P0 ⁵ , HOF-WSP-ZZ-PH1-DR-C-1108-P0 ²
CONDITION 9 – LIGHTING		
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-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1002-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1003-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1004-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1005-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1006-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1007-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1008-P0 ²
CONDITION 10 – WASTE MANAGEMENT		
Refuse Management	HITPH1-MCB-ZZ-ZZ-DR-A-0235-D5-P5	HITPH1-MCB-ZZ-ZZ-DR-A-0235-D5-P ⁶
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-1551-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1552-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1553-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1554-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1555-P0 ⁴ , HOF-

	Reference and Submission Date of 29/10/2025	Reference and submission Date of 23/02/2026
	HOF-WSP-ZZ-PH1-DR-C-1557-P03, HOF-WSP-ZZ-PH1-DR-C-1558-P01	WSP-ZZ-PH1-DR-C-1556-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1557-P0 ⁴ , HOF-WSP-ZZ-PH1-DR-C-1558-P0 ²
CONDITION 12 – SUSTAINABILITY STRATEGY		
Sustainability Strategy Statement (including specific section on Phase 1 Residential RM), prepared by Turleys	Dated September 2025	
CONDITION 13 – OPEN SPACE MANAGEMENT		
Open Space Management & Maintenance Plan (non-BNG elements), Phase 1RM – following later this week		
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-P0 ³

	Reference and Submission Date of 29/10/2025	Reference and submission Date of 23/02/2026
CONDITION 21 - LEMP		
TBC – following later this week		