

DOCUMENTATION TABLE FOR HITCHIN PHASE 2A RESIDENTIAL RESERVED MATTERS APPLICATION AND CONDITIONS 7, 10, 11, 12
Highover Farm, Hitchin
15th September 2026

	Reference and Submission Date of 08/09/2026
SUPPORTING DOCUMENTS – RESERVED MATTERS APPLICATION	
Application Form	Declaration (dated 8 th September 2026)
Covering Letter, prepared by Rapleys LLP	SRS/503/55/1/phase2aLet dated 7 th September 2026
Planning, Design and Access Statement, prepared by Rapleys LLP (includes Affordable Housing Scheme Statement)	SRS/503/55/1 /Phase2aRM dated 7 th September 2026
Design Code Compliance Statement, prepared by McBains Design Code Checklist as part of above	HIT100293-MCB-XX-XX-DR-A-0010-P01 Design Code Compliance, dated Dated August 2026
Environmental Impact Assessment Technical Note, prepared by Rapleys LLP	SRS/503/55/1/ESSNP2aRM dated 4 August 2026

	Reference and Submission Date of 08/09/2026
Tree Survey, prepared by ACD Environmental	BDWNT24665ts, dated 19 September 2024
Sustainability Strategy Statement Phase 2a, prepared by Turleys	02927_SUST Dated July 2026
Phase 2 Phasing Strategy Plan – for information	HFHIT-MCB-ZZ-ZZ-DR-A-0354-D5-P4-PHASE 2
PLANS – RESERVED MATTERS APPLICATION – CONTROL PLANS	
Redline Boundary Site Location Plan	HIT100293-MCB-ZZ-ZZ-DR-A-0200-S4-P03 (amended 15/9/26)
Site LAYOUT Wide Context Phase 2 – for information only	HIT100293-MCB-ZZ-ZZ-DR-A-0229-S4-P01
Residential Phase 2 Site Layout Plan	HIT100293-MCB-ZZ-ZZ-DR-A-0230-S4-P01
External Materials and Boundary Treatments Plan	HIT100293-MCB-ZZ-ZZ-DR-A-0231-S4-P01
External Surfacing Materials	HIT100293-MCB-ZZ-ZZ-DR-A-0232-S4-P01

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Affordable Tenure Plan	HIT100293-MCB- ZZ-ZZ-DR-A-0233-S4-P01
Parking Strategy Plan	HIT100293-MCB-ZZ-ZZ-DR-A-0234-S4-P01
Refuse Management Strategy Plan	HIT100293-MCB-ZZ-ZZ-DR-A-0235-S4-P01
Storey Heights Plan	HIT100293-MCB-ZZ-ZZ-DR-A-0236-S4-P01
Illustrative Street Scenes AA-BB	HIT100293-MCB-ZZ-ZZ-DR-A-0270-S4-P01
Illustrative Street Scenes CC-DD	HIT100293-MCB-ZZ-ZZ-DR-A-0271-S4-P01
Accommodation Schedule, by McBains	HIT100293-MCB-ZZ-ZZ-DR-A-0230-S4-P1 FOR House Types, Dated 23/07/2026
<u>Drainage Plans and Detail</u>	
Drainage Strategy Layout	32072 204
Foul Water Network details	32072 micro drainage calcs

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Surface Water Network details	32072 micro drainage calcs
Surface Water	32072 1 in 2 Year FSR – micro drainage calcs 32072 1 in 30 years FSR – micro drainage calcs 32072 1 in 400 Year + 40% climate change FEH – micro drainage calcs 32072 1 in 400 Year +40% climate change FSR micro drainage calcs
<u>Highway Plans and Detail</u> – also for CONDITION 7	
Highway Design Code Plan	32072 201
Tracking Plans – Refuse	32072 202(1)
Fire Truck	32072 202 (2)
Road Construction Details	HOF-WSP-ZZ-ZZ-DR-C-7101 HOF-WSP-ZZ-ZZ-DR-C-7102
Levels Strategy Plan	32072 203

	Reference and Submission Date of 08/09/2026
Preliminary Street Lighting Layout	HC382-22-06-SL1
<u>Landscaping Plans and Detail</u> – also for CONDITION 11	
Soft Landscaping Proposals – On-Plot	GL2024 LP32 GL2024 LP33 GL2024 LP34
Landscape Specification and Designers Risk Assessment	GL2024 SP 01
Levels Strategy	32072 203
CONDITION 10 – WASTE MANAGEMENT	
Refuse Management	HIT100293-MCB-ZZ-ZZ-DR-Z-0235-P01
Refuse Vehicle Tracking Plans	32072 202(1)

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CONDITION 12 – SUSTAINABILITY STRATEGY	
Sustainability Strategy Statement Phase 2a, prepared by Turleys	02927_SUST Dated July 2026