

DOCUMENTATION TABLE FOR HITCHIN PHASE 1 RESIDENTIAL RESERVED MATTERS APPLICATION AND CONDITIONS 7, 9, 11, 12, 13, 19, 21  
Highover Farm, Hitchin  
29<sup>th</sup> October 2025

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|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--|
|                                                                                                                      | Reference and Submission Date of 29/10/2025                                                           |  |
| 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                                                                  |  |
| Planning, Design and Access Statement, prepared by Rapleys LLP<br><br>(includes Affordable Housing Scheme Statement) | SRS/503/55/1 /phase1RM dated 29/10/25                                                                 |  |
| Design Code Compliance Statement, prepared by McBains<br><br>Design Code Checklist as part of above                  | HITPH1-MCB-XX-XX-DA-A-0010-D5-P3 Design Code Compliance, dated October 2025<br><br>Dated October 2025 |  |

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|                                                                                                                     | Reference and Submission Date of 29/10/2025 |  |
| Environmental Impact Assessment<br>Technical Note, prepared by Rapleys<br>LLP                                       | SRS/503/55/1/ESSN dated 27/10/2024          |  |
| Tree Survey, prepared by ACD<br>Environmental                                                                       | BDWNT24665ts, dated 19 September 2024       |  |
| Statement of Community Involvement,<br>prepared by Opus                                                             | Dated 21 August 2025                        |  |
| Sustainability Strategy Statement<br>(including specific section on Phase 1<br>Residential RM), prepared by Turleys | Dated September 2025                        |  |
| Phase 1 Phasing Strategy Plan – for<br>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 |  |
|---------------------------------------------------|---------------------------------------------|--|
| 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            |  |
| Residential Phase 1 Site Layout Plan              | HITPH1-MCB-ZZ-ZZ-DR-A-0230-D5-P5            |  |
| External Materials Plan                           | HITPH1-MCB-ZZ-ZZ-DR-A-0231-D5-P5            |  |
| External Boundaries and Surfacing Materials       | HITPH1-MCB-ZZ-ZZ-DR-A-0232-D5-P5            |  |
| Affordable Tenure Plan                            | HITPH1-MCB- ZZ-ZZ-DR-A-0233-D5-P5           |  |
| Parking Strategy Plan                             | HITPH1-MCB-ZZ-ZZ-DR-A-0234-D5-P5            |  |
| Refuse Management Strategy Plan                   | HITPH1-MCB-ZZ-ZZ-DR-A-0235-D5-P5            |  |
| Adoptable Highway Plan                            | HITPH1-MCB-ZZ-ZZ-DR-A-0236-D5-P5            |  |

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|                                                      | Reference and Submission Date of 29/10/2025                                                                                                                                                  |  |
| Storey Heights Plan                                  | HITPH1-MCB-ZZ-ZZ-DR-A-0237-D5-P5                                                                                                                                                             |  |
| Illustrative Street Scenes AA-BB                     | HITPH1-MCB-ZZ-ZZ-DR-A-0270-D5-P3                                                                                                                                                             |  |
| Illustrative Street Scenes CC-DD-EE                  | HITPH1-MCB-ZZ-ZZ-DR-A-0271-D5-P3                                                                                                                                                             |  |
| Illustrative Street Scenes FF-GG                     | HITPH1-MCB-ZZ-ZZ-DR-A-0272-D5-P3                                                                                                                                                             |  |
| Accommodation Schedule, by McBains                   | Dated 02/10/2025                                                                                                                                                                             |  |
| HOUSE TYPE PLANS                                     |                                                                                                                                                                                              |  |
| See separate McBains Table – Document Issue Register | HITPH1/61979-61980 FOR House Types,                                                                                                                                                          |  |
| <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- |  |

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|                                                               | Reference and Submission Date of 29/10/2025                                                                                                                                                                                                    |  |
|                                                               | ZZ-PH1-DR-C-5007-P01, HOF-WSP-ZZ-PH1-DR-C-5008-P01                                                                                                                                                                                             |  |
| <u>Highway Plans and Detail</u> - also for <b>CONDITION 7</b> |                                                                                                                                                                                                                                                |  |
| 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 |  |
| Fire Tracking 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 |  |
| Road Construction Details                                     | HOF-WSP-ZZ-PH1-DR-C-7101-P01                                                                                                                                                                                                                   |  |

|                                 | Reference and Submission Date of 29/10/2025                                                                                                                                                                                                    |  |
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| 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 |  |
| 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 |  |
| 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 |  |
| Electricity Substation Plans    |                                                                                                                                                                                                                                                |  |

|                                                                                                         | Reference and Submission Date of 29/10/2025                              |  |
|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|--|
| Unit or Padmount Substation                                                                             | EDS-07-3102_01(C)                                                        |  |
| Free-standing Brick-Built Substation                                                                    | EDS-07-3102_11                                                           |  |
| Landscaping Plans and Detail – also for <b>CONDITION 11</b>                                             |                                                                          |  |
| Soft Landscaping Proposals – Plots north of The Avenue and Dane Walk                                    | GL2024 LP 10C; GL2024 LP 11C; GL2024 LP 12C                              |  |
| Soft Landscaping Proposals – Plots south of The Avenue                                                  | GL2024-LP-01; GL2024-LP-02; GL2024-LP-03; GL2024-LP-04                   |  |
| 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 |  |
| 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     |  |
| Landscape Specification and Designers Risk Assessment                                                   | GL2024 SP 01                                                             |  |

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|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                               | Reference and Submission Date of 29/10/2025                                                                                                                                                                                                    |  |
| 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 |  |
| Other Levels                                  |                                                                                                                                                                                                                                                |  |
| 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 |  |
| CONDITION 10 – WASTE MANAGEMENT               |                                                                                                                                                                                                                                                |  |
| Refuse Management                             | HITPH1-MCB-ZZ-ZZ-DR-A-0235-D5-P5                                                                                                                                                                                                               |  |

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|                                                                                                               | Reference and Submission Date of 29/10/2025                                                                                                                                                                                                    |  |
| 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 |  |
| 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                                                                          |                                                                                                                                                                                                                                                |  |
| TBC – following on shortly                                                                                    |                                                                                                                                                                                                                                                |  |
| CONDITION 19 – FIRE HYDRANTS                                                                                  |                                                                                                                                                                                                                                                |  |
| Phase 1 Indicative Fire Hydrant Locations                                                                     | HOF-WSP-XXX-ZZ-SK-C-0022-P02                                                                                                                                                                                                                   |  |

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|                                                                              | Reference and Submission Date of 29/10/2025 |  |
| CONDITION 21 - LEMP                                                          |                                             |  |
| TBC – following shortly during determination once the S96a has been approved |                                             |  |