

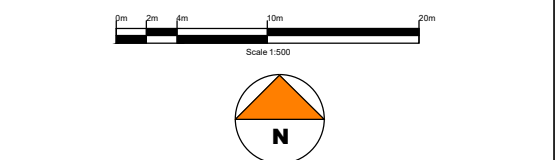


**CDM Regulations 2015**  
It is the clients duty to make suitable arrangements for managing a project, including the allocation of sufficient time and other resources.  
**The client must:**

- Provide a clear clients brief including how H&S will be managed, time frames, budget, contacts & operational requirements.
- Appoint Principal Designer (PD) & ensure they provide a pre-construction H&S file. The client must take reasonable steps to ensure the PD complies with any other PD duties.
- Appoint a Principal Contractor (PC). The client must take reasonable steps to ensure the PC complies with any other PC duties.
- Ensure Pre Construction H&S file is provided to every designer and contractor throughout the works & is reviewed regularly & available for inspection.
- Ensure suitable welfare facilities are available throughout the construction phase & that the principal contractors construction phase plan is place prior to construction phase and is maintained throughout construction works.

FOR THE OUTSTANDING RISKS PLEASE SEE "P.D'S DESIGNERS RISK ASSESSMENT REGISTER" WITHIN THE PRE-CONSTRUCTION H&S FILE.

- Landscape .**
- 1.8 m high brick boundary wall.
  - 1.8m high close boarded timber fence with hedgehog gaps to each boundary.
  - 0.45 m high timber knee rail.
  - Timber railway sleeper edging.
  - Retaining element.
  - Block paved Private drive.
  - New tree to landscape architects specification.
  - New turf to landscape architects specification.
  - Electric vehicle charge point fitted to external wall of the home, or to a steel post adjacent to the parking space- 1 or 2 points per fitting.
  - Photovoltaic panels. Number of panels and orientation TBC & based SAP calculations.
  - Refuse Bin storage.
  - Bat box locations.
- Accomodation schedule .**
- 8 x 2b4p houses to 100% NDSS standard @ 79m<sup>2</sup>
  - 2 x 2b4p houses to 100% NDSS standard @ 85m<sup>2</sup>
  - 5 x 3b5p houses to100% NDSS standard @ 93m<sup>2</sup>
  - 3 x1b2p wheelchair flats to M4(3) standard @ 59.5m<sup>2</sup>
  - 3 x 1b2p general needs flats to 126.6% NDSS standard @ 63.3m<sup>2</sup>
- Total 21 homes.**
- Parking standard.**
- All general needs homes have 200% parking.
  - All flats hve 100% parking.



Rev B. 13.11.25. 5 more trees added to layout.  
Rev A. 23.09.25. Location of bat boxes added.  
Revision / Date / Notes

**Pelham**

Clifton Place, 9 Fairham Brook Drive, Clifton, Nottingham, NG11 8PY  
T: 0115 773 6904 hello@pelham.co.uk  
www.pelham.co.uk

STAGE Planning

PROJECT Peggs Close  
Earl Shilton

DRAWING TITLE Proposed Site Plan

DRAWING NUMBER 2724 / P 102 REVISION B

SCALE 1:500 @ A2 DATE 23.09.25

DRAWN BY BS CHECKED BY MP

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