



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.
- Concrete paved footpaths and patio areas.
- Tree to be retained
- New tree to landscape architects specification.
- New turf to landscape architects specification.
- Soft Landscaping - Planting species TBC
- New hedge planting - species TBC
- 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.
- Bird box locations.

Ecology
Refer to Elite Ecology Reports
Biodiversity Net Gain Report - October 2025
Arboricultural Impact assessment, Method Statement & Tree Protection plan - June 2025
Bat Emergence Survey Report - September 2025
Soil
Subgrade/ subsoil to be prepared in accordance with BS 8601:2013 & BS 4428:1989.

Imported topsoil to be in accordance with BS 3882:2015 and to meet the required characteristics as detailed in table 1 of BS 3882:2015.

New Trees
To consist of the following:
Betula pubescens
Quercus robur
Sorbus aucuparia
Betula pendula
Prunus avium
Pyrus communis
Juglans regia
Sorbus aria

Species type and position of tree to be considered in relation to new dwellings.

Shrub Planting
To consist of the following:
Rosa canina
Corylus avellana
Acer campestre
Ilex aquifolium
Cornus sanguinea

Density 1 per m2.
Areas to be under-seeded with Woodland Mixture EW1

Bats
8 Bat boxes to be installed on the the new dwellings as noted on the plan.

2 Bat boxes to be located near to the new trees facing either E, SE, S, SW OR W.

A lighting plan is required and must be approved by a licensed Bat Ecologist (Refer to appendix G of the Bat survey report)

BIRDS
2 X Apex bird boxes
2 x Apex Robin boxes
2 x Large bird boxes

Boxes to be mounted between 2 - 4 metres and facing North or East

Hedgehogs
Boundary's to have a gap left to allow for hedgehogs commute through the area and though the rear gardens. In fences this should be through the gravel board. Where masonry boundaries have been proposed, a suitable gap of approximately 130mm x 130mm should be made.

Revision / Date / Notes	
Peigham Clifton Place, 9 Fairham Brook Drive, Clifton, Nottingham, NG11 8PY T: 0115 773 6904 hello@peigham.co.uk www.peigham.co.uk	
STAGE	Planning
PROJECT	Peggs Close Earl Shilton
DRAWING TITLE	Proposed Landscaping Plan
DRAWING NUMBER	2724 / P 104
SCALE	1:500 @ A2
DATE	23.09 25
DRAWN BY	BS
CHECKED BY	MP

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