



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.
- 900mm high estate style metal railing.
- Retaining element.
- Gate 1800 h
- Block paved Private drive.
- Concrete paved footpaths and patio areas.
- 2m x 2m visibility zone to parking. Nothing above 600mm high within this zone.
- Tree to be removed
- New tree to landscape architects specification.
- Public space with new turf to landscape architects specification.
- Private space with 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.
- Air to Air heat pump.
- Front door location.
- Refuse Bin storage. Where located at the front of a property, a three sided timber store to be provided. Details TBC
- Water butt
- Bat Box
- Solar Panels

Accommodation Schedule

5 x 2B4P House Types @ 79 m²
5 x 5B3P House Types @ 93 m²
4 x Part M4 (3) GF Flats @ 59.5 m²
4 x FF Flats @ 63.3 m²
TOTAL 18 DWELLINGS

Parking spaces provided at 200% for house types and 100% for flats.

Rev E 17.07.26 Areas retaining structure maybe required noted.
Rev D 14.07.26. Details added following updated Ecology & Drainage reports.
Rev C. 07.05.26 Site redesigned following comments from Planner
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

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STAGE	Planning		
PROJECT	Peggs Close Earl Shilton		
DRAWING TITLE	Proposed Site Plan		
DRAWING NUMBER	2724 / P 102	REVISION	E
SCALE	1:500 @ A2	DATE	23.09.25
DRAWN BY	BS	CHECKED BY	MP

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