



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.

Landscaping

- 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

Ecology

Refer to Elite Ecology Reports

Biodiversity Net Gain Report - July 2026 (amended)

Arboricultural Impact assessment, Method Statement & Tree Protection plan - July 2026 (amended)

Bat Emergence Survey Report - July 2026 (amended)

Soil

Subgraded subsoil to be prepared in accordance with BS 8901:2013 & 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

31 New Trees, to include the following:

- Betula pubescens
- Quercus robur
- Sorbus aucuparia
- Betula pendula
- Prunus avium
- Pinus commnis
- 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

7 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 through 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. At least one hedgehog nesting box to be provided.

Accommodation Key

3b5p	2b4p	flat	Gimnel with rooms over
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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 PF Flats @ 63.3 m²
TOTAL 18 DWELLINGS

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

Scale 1:500

N

Rev A 15.07.26. Redesign of proposal.

Revision / Date / Notes

STAGE	Planning	
PROJECT	Peggs Close Earl Shilton	
DRAWING TITLE	Proposed Landscaping Plan	
DRAWING NUMBER	2724 / P 104	REVISION A
SCALE	1:500 @ A2	DATE 23.09 25
DRAWN BY	BS	CHECKED BY MP

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