CONSTRUCTION / ENVIRONMENTAL MANAGEMENT PLAN

51 Dwellings

The Flosh, Flosh Meadows, Cleator

Planning Submission | October 2026



Document control

Revision	Status / purpose	Date	Prepared / reviewed
P01	Initial draft prepared for project-team review, incorporating the proposed site layout, BNG report, Preliminary Ecological Appraisal and Transport Statement.	08.10.2026	David Hill / Development Team
P02	Issued in support of the full planning application for 51 dwellings. Detailed construction logistics locations and contact information will be finalised before commencement and maintained as controlled site information.	08.10.2026	Planning submission

Revision	Status / purpose	Date	Prepared / reviewed
P03	Planning submission update incorporating the River Ehen SAC mitigation in the reviewed HRA.	04.11.2026	HRA coordination

Referenced documents

Document	Reference / status
Proposed Site Plan	Green Swallow North Ltd, drawing 1356-05 Rev H, 7 October 2026
Biodiversity Net Gain	Envirotech NW Ltd, report reference 9200, Revision 3, October 2026
Preliminary Ecological Appraisal	Envirotech NW Ltd, report reference 9200, Revision 3, October 2026
Transport Statement	Astute Transport Planning, job A26127, Issue 1, October 2026
Corporate procedures	Thomas Armstrong Construction Ltd environmental, SHE, incident, waste and construction-phase procedures
Shadow Habitats Regulations Assessment	Envirotech NW Ltd, Flosh Meadows, report reference 9200, Revision 2, 4 November 2026. See Section 6.
Flood Risk Assessment and Outline Drainage Strategy	RG Parkins, RGP-2026-0032-FRA-001 and outline drainage drawing 2026-0032-41. The approved revisions shall be used for implementation.
SuDS construction and maintenance	RG Parkins, RGP-2026-0032-CMP-003, construction runoff drawing RGP-2026-0032-45 and operation and maintenance plan RGP-2026-0032-OM-002.
Public sewer consultation	United Utilities, DC/26/2892, 2 November 2026. The agreed asset protection or diversion arrangements shall be implemented.

Contents

Proposed Development Layout

1 Introduction

2 Roles and Responsibilities

3 Construction Activities

4 Project Environmental Requirements

5 Ecology and Biodiversity Controls

6 Transport and Construction Traffic Controls

7 Monitoring, Records and Review

8 Appendices

Proposed development layout



The layout provides 51 dwellings with access from the adopted Flosh Meadows road, internal roads, shared-surface areas, visitor parking, a detention pond, swales and public open space. The plan identifies a 4.8 m main spine road and three turning heads. This CEMP must be read with the latest approved revision of the site plan and all engineering, drainage, landscaping and habitat plans.

1 Introduction

1.1 Overview

This Construction Environmental Management Plan (CEMP) relates to the proposed development of 51 residential dwellings on land at The Flosh, Flosh Meadows, Cleator, Cumbria. The site is approximately 3.31 hectares and currently comprises predominantly sheep-grazed modified grassland, two buried field drains/culverts and a native hedgerow along the western boundary.

The detailed scheme comprises 2 two-bedroom dwellings, 18 three-bedroom dwellings, 22 four-bedroom dwellings and 9 five-bedroom dwellings, together with adopted and private roads, footways, parking, drainage, utilities, public open space, landscaping and biodiversity enhancements.

1.2 Purpose and scope

The purpose of this CEMP is to avoid, minimise and mitigate environmental and community effects during construction, establish clear controls for the site team and provide an auditable framework for compliance.

- Comply with planning conditions, statutory controls, permits, licences and approved drawings.
- Implement Thomas Armstrong Construction Ltd environmental and SHE requirements.
- Protect neighbouring residents, the cemetery, highway users, retained boundary habitats and nearby sensitive ecological receptors.
- Prevent pollution, mud, dust, noise, light spill, uncontrolled runoff and avoidable habitat damage.
- Embed the mitigation and precautionary measures contained in the ecological, BNG and transport documents.
- Maintain up-to-date records, inspections, toolbox talks, complaints and corrective actions.

1.3 Site context and sensitive receptors

- Residential properties and Flosh Farm to the south and east.
- St Mary's Church cemetery and grotto to the east.
- Agricultural land to the north and west.
- Retained western hedgerow and northern off-site woodland belt.
- A5086 Main Street and the occupied Flosh Meadows estate.
- Drainage features, proposed swales and detention pond.
- River Ehen SAC/SSSI approximately 275 m south-east, as identified in the PEA.
- The south-west open channel drains through the culvert beneath the A5086 to the River Ehen. The measures in Section 4.8 protect water quality and flow for freshwater pearl mussel and Atlantic salmon. The scheme involves no works in the River Ehen.

2 Roles and responsibilities

Directors

- Approve the CEMP and ensure sufficient resources are available.
- Review significant incidents, non-conformances and performance.

Contracts Manager

- Ensure the CEMP is implemented across all phases.
- Confirm competent appointments, subcontractor controls and corrective actions.
- Coordinate with the client, design team, ecologist, highway authority and planning authority where required.

Site Manager / Environmental Coordinator

- Keep the current CEMP and plans in the site office.
- Deliver inductions and toolbox talks, maintain inspections and records.
- Stop work where there is risk of pollution, protected-species harm or unsafe traffic movement.
- Manage neighbours, deliveries, complaints and emergency response.
- The Site Manager shall implement and record the HRA controls. The design team will coordinate drainage and utility works. The appointed Ecological Clerk of Works will review sensitive drainage and outfall works and any breaches of the HRA controls.

Supervisors

- Brief task-specific controls and monitor compliance.
- Report environmental hazards, spills, wildlife findings and near misses immediately.

Contractors and delivery drivers

- Comply with this CEMP, RAMS, delivery instructions and traffic routes.
- Use only designated storage, parking, loading and waste areas.
- Report unexpected contamination, archaeology, invasive species or protected species.

3 Construction activities

3.1 Scope of works

- Site establishment, secure hoarding/fencing, compound and welfare installation.
- Vegetation clearance and ecological pre-start checks.
- Topsoil stripping, earthworks, cut/fill and formation of roads and drainage.
- Abandonment/reconfiguration of existing buried field drains in accordance with approved engineering details.
- Foundations, substructures, superstructures and roofing.
- Foul and surface-water drainage, swales, detention pond and outfalls.
- Utility services, roads, footways, drives and parking.
- Boundary treatments, public open space, landscaping and BNG habitat creation.

3.2 Risk assessments and method statements

Project and task-specific RAMS shall be prepared before work starts. RAMS shall identify environmental aspects, access and delivery controls, pollution pathways, ecology constraints, emergency actions and inspection requirements. Subcontractor RAMS shall be reviewed before mobilisation and updated where site conditions or methods change.

3.3 Construction phasing and site establishment

The final compound, welfare, staff parking, wheel-wash and material-storage locations shall be shown on a Construction Logistics / Traffic Management Plan before commencement. They shall be positioned away from retained hedgerows, tree root protection areas, drainage features, public open space habitat creation areas and the proposed detention pond unless the approved phasing requires otherwise.

The development shall be phased to retain safe access for construction traffic and, once occupations commence, segregated routes for residents and pedestrians. Temporary arrangements shall be reviewed at each phase change.

3.4 Unexpected findings

If unexpected contamination, archaeological remains, underground tanks, invasive plants or protected species are found, work in the affected area shall stop. The area shall be isolated and the Site Manager informed. Specialist advice and any necessary authority notification shall be obtained before work restarts.

4 Project environmental requirements

4.1 Working and delivery hours

Unless superseded by the planning permission, construction working hours shall be 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 Saturday, with no work on Sundays or Bank Holidays. HGV deliveries shall be programmed within normal weekday working hours and shall avoid queuing on Flosh Meadows or the A5086. Any different hours required by the planning authority shall take precedence.

4.2 Site access, egress and pedestrian routes

- Primary construction access shall be via the extension of Flosh Meadows unless an alternative is approved.
- The existing A5086 field access shall not be used by construction traffic unless expressly approved through the relevant plans and permissions.
- Access gates shall be set back where practicable so vehicles can wait clear of the public highway.
- Pedestrian and vehicle routes shall be segregated with barriers and signage.
- Reversing shall be minimised; where unavoidable it shall be controlled by a trained banksman.
- Emergency access shall be maintained at all times.

4.3 Parking, speed and vehicle management

- Staff, contractor and visitor parking shall be contained within the designated site area.
- Parking, loading or waiting on Flosh Meadows or the A5086 is prohibited.
- A maximum site speed of 10 mph shall apply during construction, reducing where pedestrians or occupied plots are present.
- Plant shall have effective mirrors/cameras, audible or white-noise reversing warnings and warning beacons as appropriate.
- Engines shall be switched off when vehicles or plant are stationary and unattended.

4.4 Deliveries, storage and highway cleanliness

- Deliveries shall be pre-booked and drivers issued with the approved route and site rules.
- Loading/unloading shall occur within the site boundary.
- Materials shall not obstruct visibility, footways, drainage, habitat zones or emergency routes.
- Road sweeping shall be deployed as required and immediately where mud or debris reaches the public highway.
- Wheel-cleaning facilities shall be installed and maintained where necessary.
- Sheeted vehicles shall be used for loose or dusty materials.

4.5 Site security and lighting

The active construction area shall be secured by maintained fencing and lockable gates. Lighting shall be directional, the minimum necessary for safety and security, and controlled to avoid spill onto retained hedgerows, the northern woodland edge, neighbouring homes and the cemetery. Night working shall be restricted in line with the ecological appraisal.

4.6 Welfare and PPE

Welfare shall comply with Schedule 2 of the CDM Regulations and include suitable toilets, washing, drinking water, changing/drying, rest and food-heating facilities. Site operatives and visitors shall wear the mandatory PPE identified by the Construction Phase Plan and task-specific RAMS.

4.7 Fuel, oils and chemicals

- Store fuels and chemicals in secure, labelled areas within impermeable secondary containment.
- Single containers shall have at least 110% containment; multiple-container storage shall provide 110% of the largest container or 25% of the aggregate volume, whichever is greater.
- Keep spill kits adjacent to storage, refuelling and high-risk work areas.
- Refuelling shall take place in designated areas away from drains, swales, open ground and retained habitat.
- Drip trays shall be used beneath static plant and during refuelling.

4.8 Surface water, silt and pollution prevention

- No silty or contaminated water shall be discharged to a drain, swale, ditch, watercourse or the ground without an approved treatment and discharge route.
- Temporary drainage, settlement measures and erosion controls shall be installed before major earthworks.
- Stockpiles shall be located and managed to prevent runoff to the west boundary, internal drainage routes or public highway.
- Concrete washout shall use a designated lined facility; wash water shall not enter drainage or soil.
- The detention pond and swales shall be protected from construction damage and excessive silt until the permanent system is commissioned.
- Pollution incidents shall be contained immediately, reported and investigated under company procedure.
- Stripping and earthworks shall be phased to minimise exposed ground. Clean-water diversion, dirty-water interception and erosion protection shall be installed before basin excavation, work near the open channel or major earthworks. The temporary drainage layout will follow the runoff drawing, including the access cut-off drainage, southern bund and temporary settlement provisions. Exposed soils and stockpiles shall be covered or stabilised where runoff could enter drainage.
- Temporary drainage routes, treatment capacity, discharge points, isolation measures and contingency arrangements shall be shown on the construction logistics and runoff plans. Silty or contaminated water shall be kept out of the open channel and public sewer. Dewatering shall take place only via an approved treatment and discharge route. If no suitable route is available, the water shall be contained and removed to an authorised facility.
- If the basin footprint is used for temporary settlement, it shall be managed as a construction treatment facility, with permanent components isolated as necessary. A hay-bale filter will supplement settlement. Fine-silt removal shall be checked, with additional filtration or contained removal provided where needed. Before commissioning, accumulated silt shall be removed, the design profile restored and performance verified.
- Live land drains shall be traced before they are opened or abandoned. Before flows are transferred, the replacement swale shall be installed and stabilised, and its connection to the receiving channel verified. Upstream through-flow shall be maintained during the changeover and clean flows kept separate from construction runoff. The approved outfall and temporary flow method shall be followed. The open channel and culvert shall be protected from blockage, scour and silt. Equipment used in wet channels shall be cleaned to prevent the transfer of invasive species.
- The approved permanent surface water layout shall be implemented, including detention, treatment, flow control, separate clean land drainage diversion and safe exceedance routing. The receiving channel shall be protected from erosion and polluted bypass. The system shall be commissioned before it serves occupied phases. Treatment and conveyance shall be maintained throughout phased occupation.
- Foul and surface water systems shall be kept separate. The agreed United Utilities sewer protection or diversion arrangements shall be followed and service continuity maintained. Site drainage shall be tested for misconnections before occupation. The applicant shall deliver the site connection and protect the asset during the works. United Utilities operates the public sewerage network and wastewater treatment.
- Contractors shall be briefed on the drainage route to the River Ehen. If a spill or pollution incident occurs, the Site Manager shall ensure the source is stopped, affected drainage isolated and the release contained and recovered. The relevant authorities shall be notified promptly if the watercourse is affected or threatened. The incident, corrective action and sign-off shall be recorded before affected work restarts.

4.9 Waste management

- Apply the waste hierarchy and segregate materials where practicable.
- Use registered carriers and appropriately permitted facilities.
- Retain waste transfer notes for at least two years and hazardous consignment notes for at least three years.
- Store waste away from drains and habitats in sound, covered containers where necessary.
- Burning waste on site is prohibited.
- No soil, rubble or materials shall be placed within retained hedgerow protection zones or future habitat-creation areas.

4.10 Dust, noise and vibration

- Use best practicable means to minimise disturbance.
- Damp down roads, work areas and stockpiles during dry or windy conditions.
- Use local extraction or wet cutting for dust-generating tasks.
- Locate noisy plant away from sensitive boundaries where practicable and use screening or acoustic barriers.
- Maintain plant, close engine panels, avoid unnecessary idling and use broadband/white-noise reversing alarms where suitable.
- Stop and review work methods if controls are ineffective or a justified complaint identifies unacceptable impact.

4.11 Visual amenity and housekeeping

Materials and plant shall be stored tidily. Unnecessary vegetation removal shall be avoided. Working areas, roads and boundaries shall be kept clean. Temporary structures, surplus materials and waste shall be removed promptly when no longer required.

5 Ecology and biodiversity controls

5.1 General ecological protocol

The Site Manager shall brief the ecological constraints and mitigation at induction and before relevant activities. Contractors shall remain alert for protected species. If any protected species or active nest is discovered, work shall stop in the affected area and advice shall be obtained from a suitably qualified ecologist before recommencement.

5.2 Retained hedgerow, trees and woodland edge

- Retain and protect the western native hedgerow.
- Protect boundary trees and the northern off-site woodland belt from compaction, excavation, storage, fires, lighting and accidental damage.
- Install protective fencing before adjacent works and retain it until construction in that area is complete.
- Any unavoidable hedgerow loss shall be transplanted or replanted so that there is no net negative impact, subject to the approved landscape and BNG plans.

5.3 Vegetation clearance and nesting birds

Vegetation clearance shall be carried out outside the main bird nesting period of March to September where practicable. If clearance is required during that period, a suitably qualified person shall carry out a pre-clearance nesting-bird check. If an active nest is found, an appropriate exclusion zone shall be maintained until the nest is no longer active.

5.4 Amphibians, reptiles, badgers and brown hare

- Undertake work during daylight hours as the standard ecological control.
- Avoid creating unmanaged rubble, soil or material piles that may become refuges; store loose materials off the ground where practicable.
- Cover holes and excavations overnight or provide a stable escape ramp no steeper than 45 degrees.
- Inspect open excavations before work resumes or backfilling begins.
- Backfill progressively where practicable.
- Incorporate suitable gaps at the base of boundary fencing/walls where required by the approved ecological and landscape details.

5.5 Bats and lighting

- Restrict night work.
- Direct lighting away from the western hedgerow, northern woodland edge and new habitat corridors.
- Use warm, low-spill, time-controlled lighting where temporary lighting is unavoidable.
- Install approved integral bat-roost features or boxes in the locations specified by the detailed ecological/landscape design.

5.6 Biodiversity Net Gain implementation

The BNG report identifies on-site delivery of the statutory gain without the purchase of off-site units, based on the habitat creation and enhancement measures incorporated into the illustrative scheme. The construction team shall protect the areas and soil resources needed to deliver those measures.

- Enhance approximately 23% of the existing poor-condition modified grassland to moderate-condition neutral grassland within public open space.
- Use reduced mowing and an appropriate wildflower seed mix, with late-summer cutting after flowering and seed set; remove arisings where practicable.

- Create the SuDS pond in moderate condition at the south of the site.
- Plant approximately 12 small urban trees in public open space at the spacing and specification shown in the approved plan.
- Retain the western hedgerow and establish approximately 61 m of new native hedgerow to the south.
- Replace the ecological function of the abandoned buried drains through the new approximately 221 m ditch to the west, with sympathetically managed grassland buffers, in accordance with the approved design.
- Prioritise landscaping and habitat creation so new habitats are established as early as practicable and within two years of baseline habitat loss.

6 Transport and construction traffic controls

6.1 Highway context

Construction access is through Flosh Meadows, which connects to the A5086 Main Street. The transport assessment identifies Flosh Meadows as an adopted road with footways and recommends that construction impacts are controlled through this CEMP.

6.2 Construction traffic management

- Use an approved delivery route from the strategic/local highway network to the A5086 and Flosh Meadows.
- Provide suppliers with written routeing instructions and prohibit unsuitable local shortcuts.
- Use a booking system to prevent vehicle conflicts and queuing.
- Coordinate abnormal or high-volume deliveries in advance.
- Provide banksman control at the site entrance when required.
- Maintain clear access for residents, refuse services and emergency vehicles.
- Inspect and repair any construction-related damage or contamination of the access route in accordance with the relevant approvals and responsibilities.

6.3 Internal roads and servicing

The current layout provides a 4.8 m main spine road with 2 m footways, secondary roads, shared-surface areas, 2.4 m x 25 m internal visibility splays and turning heads assessed for an 11.2 m refuse vehicle. During construction, temporary storage, cabins, skips and parked vehicles shall not compromise the approved swept paths, visibility or future adoption standards.

6.4 Occupied phases

- Separate construction areas from occupied homes with secure fencing and controlled crossing points.
- Issue advance notice of route or access changes to residents.
- Schedule particularly disruptive deliveries and operations to minimise conflict with school, commuting and refuse-collection periods where practical.
- Keep completed footways and resident routes clean, lit where necessary and free from obstruction.

7 Monitoring, records and review

7.1 Inspection regime

- Daily visual checks of access, mud, dust, drainage, open excavations, ecological fencing and housekeeping.
- Weekly recorded environmental inspection by the Site Manager or nominated coordinator.
- Additional inspections after heavy rainfall, spill events, complaints, phase changes or significant earthworks.
- Periodic management audits and ecological inspections where required by the approved reports or planning conditions.
- Interception and treatment shall be inspected during high-risk earthworks, pumping and drain tie-ins. The accepted discharge criteria shall be applied, including turbidity and pH checks where relevant. Exposed-ground and drainage work shall be paused if forecast conditions threaten containment. A visible plume, bypass, failed containment or an out-of-limit result shall trigger immediate drainage isolation and a stop to the affected works. The cause shall be investigated and corrective action taken before work restarts.

7.2 Records

- Site inductions and toolbox talks.
- RAMS and subcontractor approvals.
- Delivery instructions and vehicle booking records.
- Waste transfer and consignment notes.
- Fuel/chemical inspections and spill-response records.
- Road-sweeping and wheel-wash maintenance.
- Ecological pre-start checks and stop-work records.
- BNG installation, establishment and handover evidence.
- Complaints, investigations, responses and corrective actions.
- Discharge checks, drainage inspections, commissioning and misconnection test results shall be recorded. The SuDS shall be handed over to the designated drainage operator with maintenance access and the accepted operation and maintenance plan. The operator will retain inspection, desilting and defect records.

7.3 Community liaison and complaints

Before commencement, neighbouring occupiers shall be notified of the anticipated start date and provided with site contact details. Contact information shall be displayed at the entrance and kept current. Foreseeable disruptive activities shall be communicated in advance. Complaints shall be logged, investigated and responded to as soon as reasonably practicable, with corrective action tracked to closure.

7.4 Review and change control

This CEMP and the graphical Construction Logistics / Traffic Management Plan shall be reviewed before commencement, at each major phase change, following a significant incident or justified complaint, and whenever approved drawings, ecological requirements or construction methods change. Material amendments affecting planning controls shall be agreed with the relevant authority where required.

8 Appendices

Appendix A – Proposed Site Plan

Green Swallow North Ltd drawing 1356-05 Rev H.

Appendix B – Construction Logistics / Traffic Management Plan

To be completed before commencement, showing compound, welfare, parking, wheel wash, storage, pedestrian segregation, delivery route and phasing.

Plans will show the open channel, culvert inlets, outfall, clean- and dirty-water routes, treatment and isolation points, and protected sewer assets.

Appendix C – Ecological Constraints and BNG Plan

To include the approved habitat plan, retained hedgerow/tree protection, ditch/swale/pond, grassland, tree and hedgerow creation areas.

Appendix D – Emergency and Pollution Response Contacts

To be completed with the Site Manager, Contracts Manager, Environmental Manager, ecologist, utilities, drainage authority and emergency contacts.

The appendix will list the incident lead, out-of-hours contacts and River Ehen pollution escalation and notification routes, including the Environment Agency and United Utilities where relevant.

Appendix E – Inspection and Complaint Forms

Company standard forms or project-specific inspection sheets to be retained in the site file.

Appendix F – Thomas Armstrong Environmental Policy

Current corporate policy to be appended before issue.

Planning submission and pre-commencement controls

This CEMP supports Cumberland Council full planning application 4/26/2317/0F1 for 51 dwellings at Flosh Meadows, Cleator.

Before commencement, the Site Manager shall place a controlled Construction Logistics / Traffic Management Plan in the site file showing the compound, welfare, parking, wheel-cleaning, storage, pedestrian segregation, delivery route and construction phasing.

The Site Manager, Contracts Manager, Environmental Coordinator, ecologist and emergency contact details shall be completed before mobilisation and displayed at the site entrance and within the site office.

Where the planning permission, approved drawings, drainage strategy, landscape proposals, Biodiversity Gain Plan or Habitat Management and Monitoring Plan impose more specific requirements, those approved requirements shall take precedence and this CEMP shall be updated accordingly.

No material departure from this CEMP that could affect planning controls, highway safety, drainage, pollution prevention or ecological mitigation shall be implemented without the necessary review and approval.