

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

DOC. REF: 25/04/1073 - CEMP

SITE ADDRESS

Mr & Mrs N./Webb
Nook Farm,
Cleator,
Cumbria CA23 3EY

DESCRIPTION OF WORKS

The planning application seeks Full planning permission for the demolition of the existing farmhouse and associated agricultural buildings and erection of replacement farmhouse, detached car port building, stable building, implement shed and workshop plus formation of new horse arena.

TITLE

Freehold.

SITE PLAN

Refer to the Existing Site Plan and Proposed Site Plan submitted as part of the Full planning application, drawing nos. 25/04/1073 – 03 and 25/04/1073 – 04 respectively.

- Site security / public protection.

The site is located 300m along a private driveway and therefore offers site security and protection for the majority of the public. The exception is the use of a public footpath through the property and the development site. This access will be controlled by banksmen during the works and segregated from the works using temporary Heras fencing where no existing walls or hedge line offer adequate protection.

Industry standard warning signage will be erected at the main site entrance.

- Traffic management.

Due to the development site being in excess of 300m away from a public highway disturbance to traffic will be minimal. The site can be accessed either from Egremont or Cleator Moor.

Compounds, containers, site welfare facilities, offloading, storage areas and parking/turning can all be accommodated within the property boundaries.

HGVs will access and egress the compound in a forward gear, unload, turn and then leave the site in a forward gear. Once the materials are unloaded, they can be moved around the construction site as required.

Deliveries of materials will be planned and will not occur outside the site working hours stated below.

Noise, vibration, dust and dirt.

The contractor shall ensure that all vehicles, plant and machinery used during the works are fitted with effective exhaust silencers and that all parts of such vehicles, plant and machinery are maintained in good repair in accordance with the manufacturers instruction and are so operated as to minimise noise emissions.

The contractor will ensure that any equipment is turned off when not in use and there is no unnecessary revving of engines when in machinery is in use.

The contractor will monitor noise levels in accordance with the guidance presented in BS 7445: Description and measurement of environmental noise. The control of noise shall be undertaken in accordance with the guidance contained in BS 5228 -1; 2009 Code of practice for noise and vibration control on construction and open sites –Noise. The contractor will ensure that the measurement and assessment of ground borne vibration will be undertaken in accordance with the guidance contained in BS 7385; Evaluation and measurement for noise in buildings and BS 5228 2 ; code of practice for noise and vibration control on construction sites and open sites – Vibration.

Public highways are to be kept clear and cleaned as required. It is not anticipated wheel that washing facilities will be required.

Noise and dust levels are to be monitored on a regular basis.

A wetting down procedure will be undertaken during periods of dusty operations and/ or in periods of extreme dry weather.

It is anticipated that wheel washing facilities will not be required.

Any vehicles taking spoil to/ from the development site will be sheeted to prevent spillage or deposit of any materials on the public highway.

- Construction compound.

The compound, containers, site welfare facilities and site parking/ turning will be within the property boundaries close to the areas to be re-developed. The compound will be established at the onset of construction and will remain for the duration of site works.

HGVs will access and egress the compound in a forward gear, unload, turn and then leave the site in a forward gear. Once the materials are unloaded, they can be moved around the construction site as required.

The compound will also be utilised for parking plant and for construction workers and visitors to the site. The nature of the site is such that any spillages from plant/ vehicles would be contained within the development site thus preventing pollution of surface and ground water.

It is anticipated that security lighting will not be required.

Protected species.

Breeding Birds.

Works should be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

Small Mammals.

All development work should be carried out with care to small mammals such as hedgehogs. Contractors should be briefed about the potential presence of hedgehogs and works should be supervised during initial clearance of the site to avoid injury to any disturbed individuals.

- All work must take place during daylight hours as badgers are more likely to be commuting over the site at night and this will ensure the risk to any badgers passing through the site will be minimised.
- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered. This will ensure badgers are not trapped during work.
- All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.
- Stored materials should be raised (i.e. stored on pallets) to ensure that wildlife such as hedgehogs do not shelter in the piles.
- In the unlikely event that any signs of any activity from otter or red squirrel are subsequently found, all site works must cease, and further ecological advice should be sought with a view to a detailed method statement and programme of mitigation measures being prepared and implemented.

Amphibians and Reptiles.

As there is potential for GCN to be present on site it is deemed that this would be in the vegetation areas. Therefore, as a precautionary approach, the following measures must be followed:

- All work must take place during daylight hours as amphibians are more likely to be commuting overnight, and this will ensure the risk to any amphibians commuting through the site will be minimised.
- During the development, measures should be put in place to discourage amphibians from using the development area, the creation of any piles of earth, materials and rubble which could form potential artificial hibernacula and refuge should be avoided at all times. Any spoil or rubble will be removed immediately to skips, or on hard standing or short grass. This will ensure that no potential amphibian hibernation or resting sites are created.

- The storage of all loose materials must be palletised or similar, so they are off the ground whenever possible.
- Between October and March, any piles of wood or suitable materials should be checked for hibernating hedgehogs before disturbance. Any hedgehogs found should ideally be left alone. If this is not possible, the hedgehog should be carefully and safely relocated to suitable habitat away from the development site.
- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered. This will ensure amphibians are not trapped during work.
- All excavations left open overnight or longer are be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.

Bats.

Trees M (AIA ref.: T062, Cat. U) and I (AIA ref.: T036, Cat U) should be retained due to them being considered to have potential to support roosting bats. If they are to be felled, then they must be inspected by a Suitably Qualified Ecologist who holds a Level 2 bats licence with Natural England.

If lighting is required, a bat-specific lighting scheme will be designed for use during construction to minimise light impact. This should be in line with the guidance note for Bats and Artificial Lighting (Bat Conservation Trust, 2023).

The demolition of the farmhouse is to be undertaken within 18months of the bat survey (September 2025). If this is not possible then surveys will need to be repeated.

General.

If any protected species are encountered during site works, then work will cease immediately, and the controlling body will be notified. Any actions required will be undertaken in accordance with the relevant guidelines.

- Trees.

Refer to Arboricultural Impact Assessment.

- Community liaison and complaints.

The application site is isolated with near neighbours some distance away. Accordingly, it is unlikely neighbours will be affected by the proposed development; however, the applicant will be the point of contact for any queries from neighbours.

A complaints procedure is to be established and maintained with a written record always kept on site.

- Phasing of Construction works.

The development will be carried out in four high level phases of:

Demolition.

Construction of the replacement farmhouse.

Construction of the outbuildings and equestrian arena

Landscaping.

There is no time limit to complete a development in planning terms however the demolition process will commence in the 3rd quarter of 2026. The construction period will follow, commencing in the first quarter of 2027 and will continue in a phased approach for approximately 36 months.

- Site working hours.

Site working hours are to be 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays.

The building trade does not work on Sundays and Bank Holidays.

Alpha Design

22/12/2025

Revised 13/08/2026