
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

Document	Construction Environmental Management Plan
Site	Twin Elms, Loop Road, Distington, Cumbria, CA15 6LS
Applicant / Client	Mr & Mrs Bradburn
Agent	EDS Design Cumbria Ltd
Planning Reference	4/26/2063/0F1
Issue	Draft for planning determination / condition avoidance
Date	16 June 2026

Purpose of this CEMP

This Construction Environmental Management Plan has been prepared to bring together, in one enforceable site document, the ecological, arboricultural, drainage, pollution prevention, dust, habitat and species protection measures already identified within the submitted planning documents and consultation responses. It is intended to provide sufficient construction-stage detail for the Local Planning Authority to avoid the need for separate pre-commencement ecology, CEMP, tree protection, protected species and lighting conditions, or alternatively to allow any such matters to be treated as discharged by the submitted information.

Document Control

Revision	Date	Purpose / Description	Prepared by
CEMP-001	16/06/2026	First issue prepared to address ecology, arboricultural and environmental matters raised during planning consultation.	EDS Design Cumbria Ltd

1. Introduction

This CEMP applies to all demolition, enabling, construction, drainage, landscaping and completion works associated with the replacement dwelling at Twin Elms. It must be issued to the principal contractor and all relevant sub-contractors before works start on site.

The scheme comprises the demolition of the existing dwelling and construction of a replacement self-build detached dormer bungalow within an established residential plot. The application site is approximately 0.26 hectares and includes previously developed land, semi-improved grassland, ruderal vegetation, existing hardstanding, boundary scrub and retained trees / woodland along the eastern and southern boundaries.

2. Source Documents

Document	Relevance to CEMP
Planning Application Acknowledgement, Cumberland Council, 23 February 2026	Confirms application reference, development description and validation.
Design and Access Statement Rev A	Confirms site context, access, development scale, materials, drainage principles, energy strategy and retained rear wooded area.
Preliminary Ecological Appraisal Rev A, survey date 15 February 2026	Identifies habitats, protected species potential, ecological constraints, mitigation and biodiversity enhancements.
Nocturnal Bat Survey Report, Collington Winter Environmental Ltd, June 2026	Confirms bat survey methodology, results, impact assessment and bat mitigation / lighting recommendations.
Ecology Team Consultation Response, Cumberland Council, 16 June 2026	Identifies requested CEMP, breeding bird, small mammal, bat lighting, reptile, HMMP / BNG and enhancement measures.
Arboricultural Impact Assessment and Method Statement, 17 April 2026	Confirms tree retention, BS5837 tree protection, construction controls and landscaping / tree enhancement strategy.
TE-SB-001 Proposed Site and Block Plans	Confirms red line, site layout, grassed areas, hardstanding, former building and retained wooded area.
TE-SB-004 Proposed and Existing Drainage Plans / United Utilities response note	Confirms foul / surface water strategy, existing combined sewer connection, attenuation and flow restriction approach.
TE-SB-007 PEA Plan and TE-SB-008 AMS Plan	Identifies habitat areas, retained trees, proposed additional trees, tall ruderal areas and BS5837 tree protection fencing.

3. Site Responsibilities

Role	Responsibility
Applicant / Client	Ensure this CEMP is issued to the principal contractor and implemented throughout the works.
Principal Contractor / Site Manager	Day-to-day responsibility for compliance, induction, site controls, inspections, incident response and keeping records.
Demolition Contractor	Undertake demolition in accordance with this CEMP, bat precautionary method and dust / waste controls.
Groundworks Contractor	Implement drainage, excavation, trench, pollution, reptile / small mammal and tree protection measures.

Role	Responsibility
Ecologist / Suitably Competent Person	Undertake pre-start nesting bird checks if required, supervise phased vegetation clearance where required and advise on protected species issues.
Arboriculturist / Competent Tree Advisor	Available to advise if works near RPAs, boundary trees or tree protection fencing require clarification.

4. Pre-Commencement and Hold Points

Stage	Requirement / Hold Point	Record Required
Before site start	Principal contractor to receive and brief this CEMP, AMS Plan and ecological reports.	Signed site induction sheet.
Before demolition	Check building externally for signs of bats immediately before demolition; if bats are found, stop works and seek ecological advice.	Site manager note / photograph record.
Before vegetation clearance	Avoid March-August where practicable. If within March-August, nesting bird check no more than 48 hours before works.	Ecologist / competent person record.
Before ground clearance of long grass / ruderal vegetation	Clear in phased manner, under ecological supervision where required.	Site clearance record.
Before main works	Install BS5837 tree protection fencing along eastern and southern boundary RPAs as shown on AMS Plan.	Photographic record.
During excavations	Provide ramps or cover excavations; inspect before backfilling.	Daily site diary.
Before external lighting installation	Confirm sensitive lighting approach to minimise spill onto boundary vegetation and bat commuting / foraging corridors.	Lighting specification / site manager sign-off.
Before occupation / completion	Install ecological enhancements and complete landscaping / planting.	Photographs and completion record.

5. Site Establishment, Access and General Working Practices

- Access will use the existing established access serving Twin Elms / Fell View unless otherwise agreed.
- All contractors will be inducted on the ecological, tree, drainage and neighbour-sensitive constraints before starting work.
- The site boundary and construction area will be clearly defined to prevent unnecessary encroachment into retained vegetation or boundary habitat.
- No storage, mixing of materials, refuelling, parking or plant movements shall occur within fenced Root Protection Areas or retained boundary habitat.
- Works shall generally be undertaken during daylight hours. Where temporary lighting is needed for safety, it will be directional, low level and switched off when not required.
- All site operatives must report discovery of protected species, nests, suspected bat evidence, pollution incidents or tree protection breaches immediately to the Site Manager.

6. Environmental Risk Register

Receptor / Issue	Potential Risk	Control Measure
Boundary trees / woodland	Root damage, compaction, branch damage, material storage within RPAs.	Install and retain BS5837 fencing; no excavation, plant, storage or mixing within RPAs; use hand digging / air spade if services are unavoidable within 5m of boundary trees.
Birds	Damage or destruction of active nests during vegetation clearance or demolition.	Avoid clearance March-August. If unavoidable, complete nesting bird check within 48 hours and establish exclusion buffer if active nests found.
Bats	Disturbance from demolition or lighting; lighting impact on commuting / foraging habitat.	No roosts identified by NBS; nevertheless inspect prior to demolition, stop works if bats found, use sensitive lighting design and install bat roost enhancements.
Small mammals / hedgehogs	Entrapment in trenches, harm during clearance, loss of movement corridors.	Daylight working where practicable, excavation ramps/covers, daily checks, raised material storage, hedgehog access gaps in fencing.
Reptiles	Low risk of harm during clearance of long grass / ruderal habitat.	Phased clearance, avoid creating rubble / soil refuges, palletise materials, check trenches before backfilling.
Surface water / sewer network	Silt, cement, oil or contaminated water entering drains.	Pollution prevention controls, no washout to drains, spill kit on site, drainage protected during works, attenuation / flow control delivered as designed.
Dust and air quality	Dust from demolition, cutting, movement of vehicles and stockpiles.	Damp down, sheet skips, avoid dry sweeping, use dust suppression on cutting, keep access clean.
Noise / neighbours	Disturbance to nearby residential occupiers.	Keep plant maintained, avoid unnecessary idling, reasonable working hours, neighbour liaison where required.
Waste	Poor segregation, uncontrolled burning, escape of debris.	Segregate waste, use licensed carriers, no burning, retain waste transfer notes.

7. Pollution Prevention and Drainage Protection

The development will be managed to prevent pollution entering land, boundary habitats, drains or the existing combined sewer system. The proposed drainage strategy utilises the existing established connection with attenuation and flow restriction, creating betterment over the existing uncontrolled drainage arrangement. Construction works must not compromise that strategy.

- A spill kit suitable for fuel / oil and general site spillages shall be kept on site during demolition and construction.
- All fuels, oils and chemicals shall be stored in sealed containers within a bunded area or drip tray, away from drains, excavations and retained vegetation.
- Refuelling, if required, shall take place on hardstanding using a drip tray and shall not take place within Root Protection Areas or near boundary vegetation.

- Concrete, mortar, plaster and washout water shall not be discharged to ground, drains or gullies. Washout shall be contained and removed from site or dealt with in a controlled designated area.
- Existing and new drainage routes shall be protected from silt, cement, fuel, slurry and debris during the works.
- Stockpiles of soil or aggregates shall be kept away from drains, retained vegetation and boundary features and shall be damped down or covered if dusty.
- Any pollution incident shall be stopped at source, contained immediately, reported to the Site Manager, recorded in the site diary and escalated to the relevant authority where required.

8. Dust and Air Quality Management

- Demolition and cutting operations shall use dust suppression where practicable.
- Water damping shall be used during dry or windy conditions where dust could leave the site.
- Loads leaving site shall be covered where there is potential for dust or debris escape.
- Dry sweeping shall be avoided; damp sweeping or vacuum methods shall be used where practicable.
- Burning of waste is prohibited.
- Plant and machinery shall be switched off when not in use to reduce emissions and nuisance.

9. Habitat and Species Protection Methodology

9.1 Habitat Protection

- Works shall be confined to the defined development footprint, existing hardstanding, proposed driveway / hardstanding areas and agreed working zones.
- The retained eastern woodland / scrub belt and southern boundary tree / hedgerow features shall be treated as retained habitat and protected from unnecessary disturbance.
- No unnecessary vegetation clearance shall be undertaken.
- Materials shall be stored on hardstanding or short grass away from retained boundary vegetation.
- No fires, bonfires or burning shall take place on site.

9.2 Breeding Birds

- Vegetation clearance, scrub removal, hedge cutting and works to features suitable for nesting birds shall be programmed outside March-August inclusive where practicable.
- If works are required during March-August, a nesting bird check shall be completed no more than 48 hours before the relevant works commence.
- If an active nest is found, an appropriate exclusion buffer shall be established and works in that area shall stop until the young have naturally fledged and the nest is no longer active.

- The buffer distance shall be determined by the competent person / ecologist based on species, location and works proposed.

9.3 Bats

- The Nocturnal Bat Survey recorded common pipistrelle and soprano pipistrelle activity on site but no bat emergences or re-entries from the buildings and no bat roosts were recorded.
- No Natural England European Protected Species Licence is required on the basis of the submitted survey findings, provided the works remain as proposed and commence within the validity of the survey.
- As a precaution, the building shall be checked externally immediately prior to demolition for obvious signs of bats or new roosting opportunities.
- If a bat, suspected bat roost, fresh droppings or other bat evidence is discovered, works shall stop immediately and advice shall be sought from a suitably qualified ecologist.
- External lighting shall be designed to minimise light spill onto retained trees, the eastern woodland / scrub belt and boundary vegetation corridors.
- Integrated / crevice bat boxes shall be incorporated into the development as biodiversity enhancements.

9.4 Small Mammals and Hedgehogs

- Contractors shall be briefed on the potential presence of hedgehogs and other small mammals.
- Excavations left open overnight shall be covered or provided with a means of escape, such as a ramp no greater than 45 degrees.
- Open trenches and excavations shall be checked before works recommence and before backfilling.
- Stored materials shall be raised off the ground where practicable, for example on pallets, to discourage sheltering wildlife.
- Hedgehog access gaps of approximately 130mm x 130mm shall be included in suitable boundary fencing to maintain wildlife permeability, subject to final boundary design.

9.5 Reptiles

- The PEA identifies very limited reptile habitat and a low risk of reptiles being present. Nevertheless, precautionary working shall be applied.
- Long grass / ruderal vegetation shall be cleared in a phased approach, working from the centre of the working area outwards toward retained habitat where appropriate.
- Clearance shall avoid creating temporary refuges such as unmanaged rubble, soil, timber or waste piles.
- Loose materials shall be palletised or otherwise stored off the ground where practicable.
- Trenches shall be covered or ramped and checked before backfilling.

9.6 Badgers, Amphibians and Invasive Species

- The PEA recorded no evidence of badger activity and identified negligible amphibian risk due to the absence of ponds or suitable breeding habitat.
- No invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act were recorded during the survey.
- If suspected badger setts, amphibians, reptiles, invasive plants or other unexpected ecological constraints are found, works in that area shall stop and competent ecological advice shall be obtained.

10. Sensitive Lighting Strategy

The lighting strategy is designed to avoid unnecessary impact on bats and other wildlife using the retained boundary vegetation and wider ecological corridors. It applies to both temporary construction lighting and final external lighting.

- Construction lighting shall be avoided unless necessary for health and safety.
- Where temporary lighting is required, it shall be directional, low level, cowled / shielded and switched off when not required.
- Lighting shall not be directed toward the eastern woodland / scrub belt, southern boundary trees / hedgerow or retained habitat corridors.
- Final external lighting shall use warm colour temperature lighting, preferably 2700K or lower, with low-level fittings, shields, hoods or baffles where required.
- External lighting shall use timers and / or PIR sensors where practicable to minimise continuous illumination.
- Up-lighting of trees, boundary vegetation and ecological enhancement features shall not be used.
- Lighting shall be positioned to maintain dark corridors along retained boundary vegetation.

11. Arboricultural Protection and Method Statement Controls

Tree protection shall follow the Arboricultural Impact Assessment and Method Statement and AMS Plan. The arboricultural impact is identified as negligible, with no tree removal proposed and tree protection measures straightforward and robust.

- BS5837-compliant protective fencing shall be installed before works commence along the eastern and southern boundary Root Protection Area extents as shown on TE-SB-008 AMS Plan.
- Fencing shall comprise weldmesh panels on a scaffold frame or equivalent robust barrier, minimum 2.0m high, secured with ground pins or stabilisers.
- Tree protection fencing shall remain in place until completion of the relevant construction operations and shall not be moved without agreement from the Site Manager and, where necessary, arboricultural advice.
- No plant, machinery, materials, fuel, chemicals, cement mixing, fires, excavation or level changes shall occur within fenced RPAs.

- Demolition near boundary trees shall be by soft strip / controlled methods only, with no plant operating within fenced RPAs.
- Services shall be routed away from tree belts where possible. If works within 5m of boundary trees are unavoidable, hand digging or air spade methods shall be used and major roots shall not be severed without arboricultural advice.
- If temporary access near retained trees is required, cellular ground protection or track mats shall be installed above existing ground level.
- Retained trees shall be inspected for damage after completion and any remedial measures agreed.

12. Demolition and Construction Sequence

Phase	Controls
1. Site set-up	Issue CEMP and AMS to contractors; install tree protection; establish storage, waste and spill kit areas; brief site team.
2. Pre-demolition checks	Check for bats and nesting birds as required; confirm no active protected species constraints; protect drains and retained habitat.
3. Demolition	Soft strip where close to boundary vegetation; damp down to control dust; segregate waste; no plant or storage in RPAs; stop works if bats / nests discovered.
4. Groundworks / foundations	Control excavations for wildlife; use ramps/covers; manage silt and concrete; keep excavated material away from drains and retained vegetation.
5. Drainage works	Install drainage in accordance with approved drainage plans; protect sewer / drains from silt and construction residues; maintain attenuation and flow control arrangement.
6. Superstructure	Maintain pollution, dust, waste and lighting controls; avoid unnecessary disturbance to boundary vegetation.
7. Landscaping and enhancements	Install native tree / hedgerow planting, integrated bat and bird boxes and hedgehog access gaps; remove tree protection only when appropriate.
8. Completion	Undertake final site inspection, remove waste, record enhancements and issue completion photographs to LPA if requested.

13. Waste Management

- Waste shall be segregated where practicable into inert, timber, metal, general and recyclable streams.
- Waste shall be stored securely to prevent windblown debris and escape into retained vegetation or neighbouring land.
- Skips shall be covered where necessary, particularly during windy conditions or where dusty / lightweight materials are present.
- Waste shall only be removed by licensed waste carriers to appropriately licensed facilities.
- Waste transfer notes shall be retained by the principal contractor.
- No waste shall be buried or burned on site.

14. Monitoring, Records and Reporting

Record	Frequency / Trigger	Responsible Person
Site induction record	Before each operative starts works	Site Manager
Tree protection photographs	Before works start and following any alteration	Site Manager
Nesting bird check record	If vegetation clearance occurs March-August	Ecologist / competent person
Daily excavation check	When trenches / excavations are open	Site Manager / Groundworks Contractor
Pollution / spill incident report	Immediately following incident	Site Manager
Waste transfer notes	Each waste removal	Principal Contractor
Enhancement installation photographs	On completion of planting / boxes / hedgehog gaps	Site Manager / Applicant
Final CEMP compliance statement	On completion if requested by LPA	Applicant / Agent

15. Biodiversity Enhancements, BNG and Habitat Management

The scheme includes built-in biodiversity enhancement and habitat strengthening. These measures are embedded into the design and will be delivered as part of the development rather than left as a later optional matter.

- Approximately 20 additional native trees shall be planted within / adjacent to the retained eastern woodland area to strengthen woodland structure.
- Approximately 15 metres of native hedgerow shall be planted along the northern / eastern boundary where shown on the submitted ecological / landscape information.
- Native species shall include a suitable mix such as hawthorn, hazel, field maple, blackthorn, rowan and dog rose, subject to final availability and site suitability.
- At least one integrated bat box / bat brick and one integrated bird nesting box shall be installed. The submitted ecological enhancement strategy allows for a greater number if agreed, including two bat boxes and three bird nesting boxes / one sparrow terrace.
- Hedgehog access gaps shall be included in suitable boundary fencing to maintain wildlife permeability.
- Planting shall be maintained for a minimum establishment period of five years, with failed plants replaced in the next suitable planting season.
- The wider 30-year Habitat Management and Monitoring Plan / Biodiversity Gain Plan shall be submitted where required by the statutory BNG process and shall be consistent with this CEMP and the submitted BNG information.

16. Condition Avoidance / Compliance Matrix

Matter Raised	Where Addressed in this CEMP	Position
Construction Environmental Management Plan	Sections 1-16	Full CEMP provided before determination / commencement.
Pollution prevention control	Section 7	Specific storage, refuelling, spill, concrete washout and drainage protection controls included.

Matter Raised	Where Addressed in this CEMP	Position
Dust mitigation	Section 8	Dust suppression, damping down, covered loads, no burning and plant control included.
Impaction / impact on habitats	Sections 6, 9 and 11	Retained habitats protected; works restricted to defined zones; no unnecessary clearance.
Species protection during construction	Section 9	Breeding birds, bats, small mammals, hedgehogs, reptiles, badgers, amphibians and invasive species covered.
Sensitive lighting scheme for bats and other wildlife	Section 10	Temporary and final external lighting controls included.
Breeding birds	Section 9.2	Timing restriction and 48-hour nesting bird check procedure included.
Small mammals / hedgehogs	Section 9.4	Daylight working, excavation ramps / covers, checks, raised material storage and hedgehog gaps included.
Bats	Sections 9.3 and 10	No roosts identified; precautionary stop-work protocol, sensitive lighting and bat box enhancements included.
Reptiles	Section 9.5	Phased vegetation clearance, material storage and trench checks included.
Tree protection / AMS	Section 11	BS5837 fencing, RPA controls, service constraints and post-completion inspection included.
BNG / HMMP	Section 15	Enhancement delivery and alignment with Biodiversity Gain Plan / HMMP included.
Ecological enhancements	Section 15	Native trees, hedgerow, bird / bat boxes and hedgehog gaps included.

17. Emergency and Stop-Work Procedure

- If a bat, active bird nest, reptile, hedgehog, badger sett, suspected invasive species or other protected species issue is identified, works in the affected area must stop immediately.
- The Site Manager shall secure the area and prevent further disturbance.
- A suitably competent ecologist shall be contacted for advice before works recommence.
- If a spill or pollution event occurs, the source shall be stopped, the spillage contained with spill kit materials, affected drains protected and the incident recorded.
- If tree protection fencing is damaged or breached, works near the affected area shall stop until the protection is reinstated and any damage assessed.
- Works may only recommence once the Site Manager is satisfied that the relevant control measure has been reinstated and, where required, specialist advice has been obtained.

18. Declaration

This CEMP confirms that the construction, demolition and landscaping phases of the development will be undertaken in accordance with the ecological, arboricultural, drainage and environmental controls set out above. The measures are considered proportionate to the low ecological sensitivity of the site, the absence of recorded bat roosts, the retention of boundary trees and the proposed biodiversity enhancements.

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Date	16 June 2026