



Construction Management Plan

**For
13 Residential Dwellings
on
Land Adjacent to Sonning Golf Club
Pound Lane, Sonning. RG4 6GG**



May 2025

Darcliffe Homes Ltd
Kingfisher House
17 Albury Close
Reading
Berkshire
RG30 1BD

Planning Application Ref: 161529 (Outline) & 200951 (RM)

Construction Management Plan

Scope of Works

This plan supports the development of 13 new-build residential units on a greenfield site adjoining Sonning Golf Club.

The development comprises 13no houses (8no detached 5-bedroom properties and a single terrace of 3no 3-bedroom houses and 2no 2-bedroom houses)

Traditional building techniques will be used for the development: concrete foundations, brick & blockwork external walls, timber joists and roof members, clay tiled roofs.

Associated works will include:

- Offsite 278 highways work
- Offsite infrastructure works
- On site infrastructure works
- On site roadways
- Landscaping

The final scheme will incorporate one main access to the development from Pound Lane.

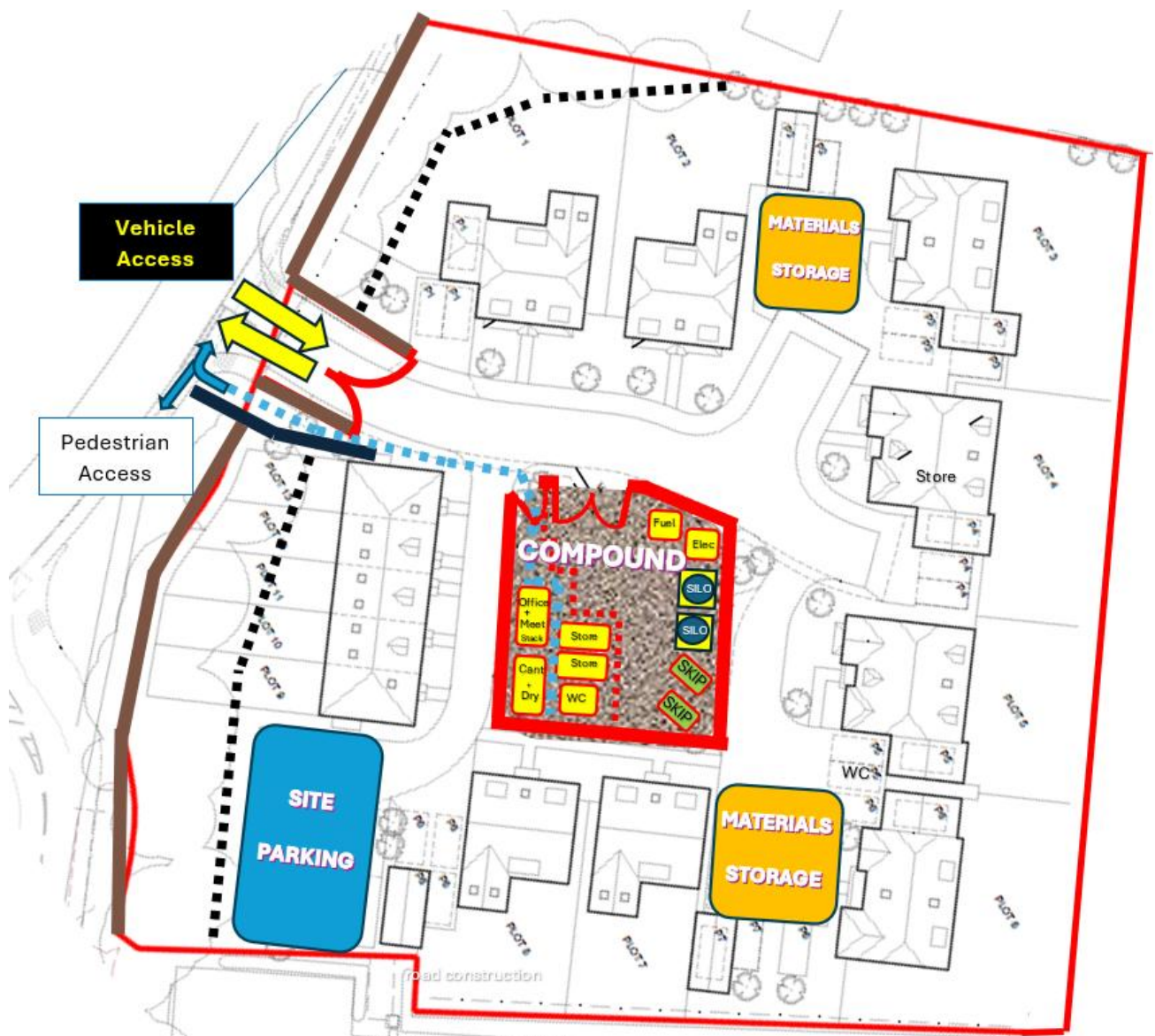
Description and Location

The greenfield site was previously owned by the adjoining Golf Club and used as a driving range. The proposed access to the site will be via Pound Lane on the Western side. The site also adjoins the golf club car park to the Southeast, the new driving range to the Northeast and a single residential dwelling to the Northwest. A small section of the site also adjoins Duffield Road.



Existing

Site Setup Plan



Working Hours

Working hours are between 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 on Saturday. No work will be carried out on Sundays or public/bank holidays.

In the unusual event of emergency works which require an extension of hours beyond the standard times, this will be notified with an explanation to the local residents and to the Local Authority environmental health team. Any complaints from this notification will be logged and distributed to all parties.

Best practice means shall be employed to reduce noise and vibration to a compliant minimum. All plant and machinery used on site will be properly silenced and maintained in accordance with all manufacturer's instructions.

Erection and Maintenance of Site Hoarding

The main site boundary to the highway at Pound Lane will be screened with 2.4m ply hoarding finished in high spec company branded panels. The rear boundary to the golf club will be 2.0m high permanent close board fencing and the remaining boundaries will be screened with heras fencing (or existing close board fencing) to ensure protection of the neighbouring properties.

All boundary fencing will be maintained in a safe, clean and orderly fashion to ensure the security of site, safety of pedestrians and general visual aspect of the site. This will be checked by the site manager.

Graffiti will be removed if discovered.

Neighbours will be consulted before boundary fencing is erected

Loading and Unloading of Plant and Materials

The main spine road on site will be constructed at an early stage.

This will allow all site deliveries and drop offs to be made inside of site without significant disruption to the highway.

Materials onsite will be transported using a telehandler, dumper trucks or excavators. Cranes will be used for lifting structural elements and roof trusses.

Where practical, deliveries of materials being lifted by cranes will be coordinated so that they are unloaded and placed in their end location by the crane.

Parking for Site Personnel, Operatives and Visitors

Early in the site programme, the permanent car park for plots 9 – 13 will be constructed up to base course tarmac. With 12 spaces, this should provide the majority of the capacity for the site works. If additional spaces are required, these will be accommodated on site by the driveways of the houses.

We will encourage car / van sharing for subcontractors to mitigate the risk of overloading our parking capacity.

We will communicate to contractors and visitors that parking on the highway is not permitted.

Storage of Plant and Materials

Once the incoming spine road to the development is complete (by month 3 of the project), we will use the private drives to the houses at materials storage areas on site.

Materials will be stacked and covered where necessary to avoid the risk of items being blown to neighbouring properties in heavy winds

Measures to Prevent the Deposit of Materials on the Highway

A water main connection will be set up at the entrance of the development to provide water for the site set up and cleaning/dampening down activities including wheel washing.

When required, a mechanical road sweeper will be employed to ensure all main carriageways are kept free from mud and debris. The site manager will carry out regular checks to ensure the above is adhered to.

Potential Road and Footpath Closures

There are three potential stages that may require partial road and footpath closures on this project:

1. Infrastructure connections – Electric, water and drainage connections to the nearest existing supplies are likely to involve footpath or single lane closures on the highway managed by the relevant utilities companies. We will erect early warning signage where appropriate
2. 278 Highways Connection to Pound Lane for the new access – These works will be carried out under a 171 agreement with all necessary traffic management and early warning signage.
3. 278 Highways Improvements works to Duffield Road– These works will be carried out under a 171 agreement with all necessary traffic management (Road Closure has been agreed with Streetworks) and early warning signage.

Pest Control

During a construction project, there is a moderate risk of rodent attraction to the site compound and other site cabins for welfare.

We work with a local pest controller who will visit site, lay bait and monitor the traps during the construction period.

We will perform a survey of existing drains and ensure redundant drains are capped off.

If we find no evidence of pests for a significant period, we may reduce the measures as necessary.

Measures to Manage and Mitigate the Impact of Dust, Noise and Vibration

Activities likely to produce dust & noise:

- Deliveries to site
- Vehicles leaving site
- Vehicle movements on site
- Re filling of mortar silos

- Cutting of materials with mechanical saws
- Mixing of mortars and other powdered materials
- Areas of dry open space subject to wind whipping
- Stockpiles of loose materials subject to wind whipping
- Sanding of dry lining products, painted surfaces, wood and manmade boards
- Sweeping of hard standings

Dust Control Measures to be used:

- Deliveries to site to be covered where practical
- Material leaving site to be damped prior to loading and loads to be covered
- Tarmac haul roads and hard standings when possible
- Regular cleaning of haul roads and hard standings
- Wheel washing located at site exits
- Stockpiles kept to a minimum height and water suppressed.
- Site boundaries fenced with a physical barrier
- Loose materials water suppressed at regular intervals
- Reduced speed limits during dry periods
- Dust extraction used on cutting and grinding machines
- Water bottles fitted to petrol cut off saws
- Damp down hard surfaces prior to manual sweeping
- Monitor weather forecasts for wind direction and speeds
- Monitor dust levels at the site boundary
- Site inspections by the Site Manager will be carried out daily and when required due to site activities to record and monitor weather conditions and dust generated. These inspections will be recorded in the site documentation. All relevant trades as part of their order will be advised that dust monitoring and reduction is to be maintained.
- Should dust be identified as causing nuisance, further measures will be implemented. There is no burning allowed at any time on the development.

Noise control Measures to be used:

- Eliminate noise during design e.g. Off-site drilling of holes in concrete planks rather than on site
- Using hydraulic block splitter where possible rather than cut off saws
- Select quiet equipment such as silent generators and consult noise levels for plant
- Instruct contractors to keep within permitted site working hours
- Schedule in loudest tasks for the middle of the day rather than morning / late afternoon

Measures will be explained as part of site induction for all new site contractors at the start

Methodology

1. Deliveries to site:

Deliveries to site will be covered where necessary to ensure that no materials will pollute the surrounding areas.

2. Vehicles leaving site:

Vehicles will be directed to turn right towards the A4. Wash down areas will be provided at the site exit, to ensure that all wheels of vehicles leaving the site are clean. A road sweeper will be used if necessary to keep exit and perimeter roads to an acceptable standard.

3. Vehicle movements on site:

The use of tarmac roads will be implemented as soon as practical. These roads will be kept dampened down during dry weather periods and cleaned at regular intervals. Reduced speed limits will be implemented during dry periods and vehicle movements kept to a minimum. Where vehicles have to travel across areas not covered by tarmac these areas will be damped down at regular intervals or treated with binding agents.

4. Refilling mortar silos (if used):

The refilling of mortar silos will be carried out in line with the supplier's method statement ensuring adequate dust filters are fitted and in good condition.

5. Cutting materials with mechanical saws and grinders:

As much cutting of materials is to be done off site as practical. Contractors will produce and work to their method statements for use of mechanical cutting and grinding machines. These method statements will include water suppression bottles fitted to petrol cut off saws, dust extraction units or collection bags fitted to electrical appliances.

6. Open ground subject to wind whipping:

Areas of open ground subject to wind whipping will be water suppressed during dry periods. These areas may be stoned hard standings used for storage and car parks. Landscaped areas will be prepared and planted as soon as practical. In dry summer periods where this is not practical then damping down will be utilized.

7. Stockpiles of loose material:

Stockpiles of loose material stored on site will be kept to a minimum. These are likely to be crushed concrete, sand, topsoil and spoil. These stockpiles will be kept as low as practical and damping down or covers will be utilized during dry periods.

8. Supervision:

Darcliffe Homes will provide principal supervision in conjunction with experienced supervisors. They are to jointly liaise with the team throughout the day. All site personnel will receive daily briefings prior to work commencing.

The site manager will carry out regular inspections to ensure that the above is adhered to.

Site Waste Management Plan

The table below identifies waste materials generated from site that will be segregated both on site and off site. There will be a no burning of waste policy on site.

Waste Material	Examples	Segregation	Transport
Metal	Steel, Copper pipe off cuts, metal stud off cuts etc.	Placed into Tipping skips and then emptied by the forklift into a specific metal recycling skip	12-yard skips
Mixed Waste	Wood, Inert rubble, Cardboard, plastic etc	Placed into Tipping skips and then emptied by the forklift into larger skips in the waste management area.	12-yard skips
Hazardous Waste	None expected but may include chemicals, oils or 1 st aid clinical waste	Placed in yellow bags clearly marked hazardous	Collected by specialist contractors
Plasterboard	Off cuts of plasterboard, plaster droppings	Separated at source by sub-contractor and placed into 12-yard skips located near to work area	6-yard skips

Soil and Aggregate Recovery

Due to the existing ground investigation results, we do not expect any significant soil and aggregate recovery.

Tree Protection

Tree protection will be carried out in accordance with the approved arboricultural method statement.

Lighting Strategy

During winter months some site lighting may be required for on-site health and safety. This will be directed away from surrounding residential properties and the retained woodland whenever possible.

Public Liaison

During 9am to 5pm, Monday to Friday, members of the public will be able to contact and liaise with Darcliffe Homes using 0118 950 8366. Outside of those hours, emergency personnel can be contacted on 07496 199933. These numbers will be made available on the site hoarding to allow members of the public to report incidents if any problems arise.

Programming and Phasing of the Works

The complete works are expected to last approximately 18 months (single phase)

Health & Safety principles and objectives

For this project, central to the construction strategy is achieving a high standard of Health & Safety. The site will operate under a comprehensive Health and Safety Management System, with the construction team assisted by Health and Safety professionals and advisors. The main aim of this contract is to complete it on time and with zero accidents. The site team will only employ competent operatives and specialist contractors, who themselves comply with their legal obligations and ensure that suitable and sufficient training is given to their staff. The site team will also take a proactive approach to liaising with local residents. Appropriate signs and suitable perimeter safety fencing will be maintained throughout the project.

