Construction and Environment Management Plan

For

The Simulator Wing Renovations & Associated Works

at

Sonning Golf Club

Duffield Road, Sonning. RG4 6GJ

V5 July 2026

Country Estates Ltd
Kingfisher House
17 Albury Close
Reading
Berkshire
RG30 1BD

Planning Permission Ref: 22/3458

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Construction and Environment Management Plan

1. Scope of Works

This Design and Access Statement has been produced by Country Estates Ltd to support the planning application for the conversion of the existing rear wing of the clubhouse at Sonning Golf Club into a new golf simulator facility. Associated with this is the reconfiguration of the car parking areas and proposed new entrance gates. The principle of these works was established in previous planning permission ref 22/3458.

2. Site History and Location

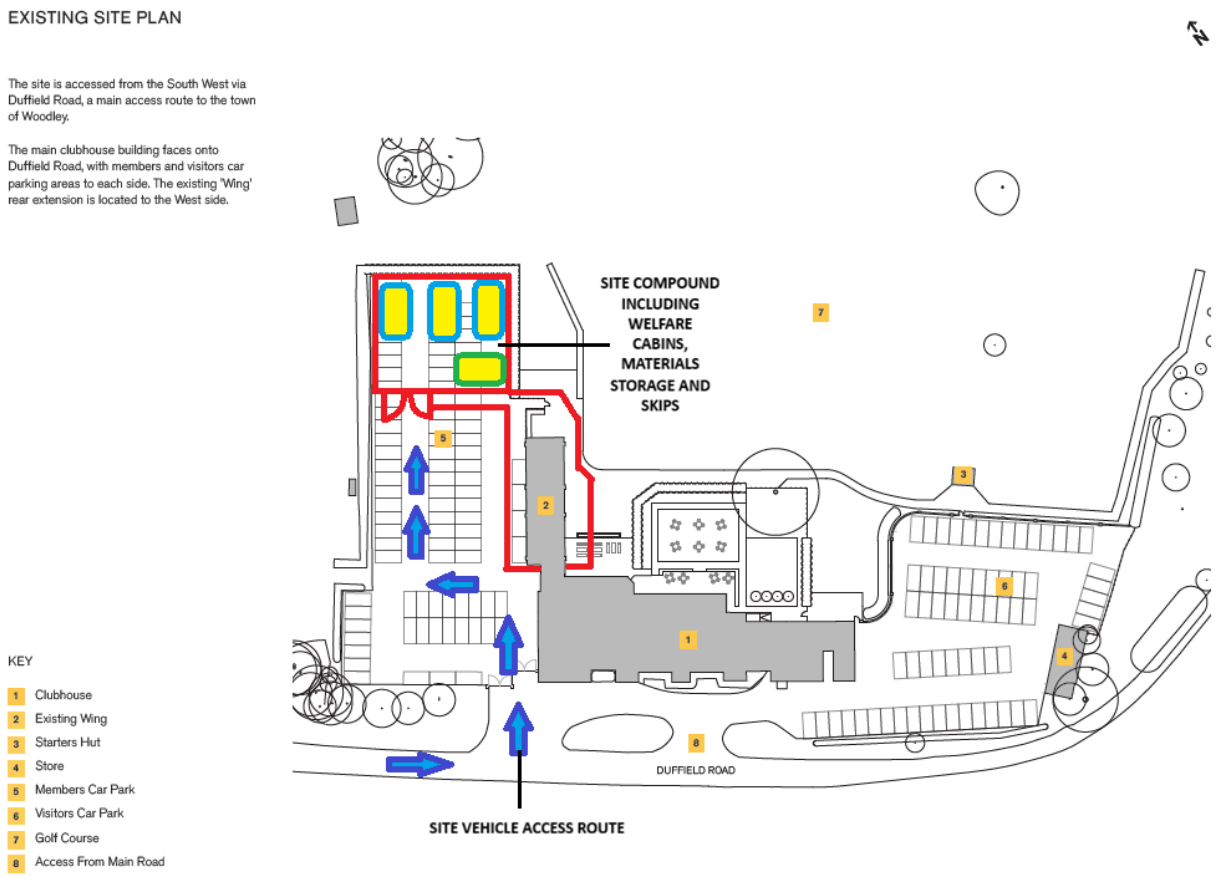
Sonning Golf Club is an 18 hole, private, heathland golf course situated in Sonning, a small village to the East of Reading, within the county of Berkshire. It is located between the main A4, Bath Road and the train line connecting Reading and Twyford. The site is surrounded by residential areas with rural agricultural fields to the North.

Aerial View of Sonning Golf Club with specific site hatched in Red.

KEY

- 1 Sonning Golf Club
- 2 Rams Rugby Club
- 3 Waingels College
- A4 Bath Road
- Train Line between Reading and Twyford
- Application Site
- Other land in the Applicant's ownership

3. Site Setup Plan



4. 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 conducted 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.

5. Site Boundaries

The site boundary will be enclosed with 1.8m high, metal heras fencing for security.

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

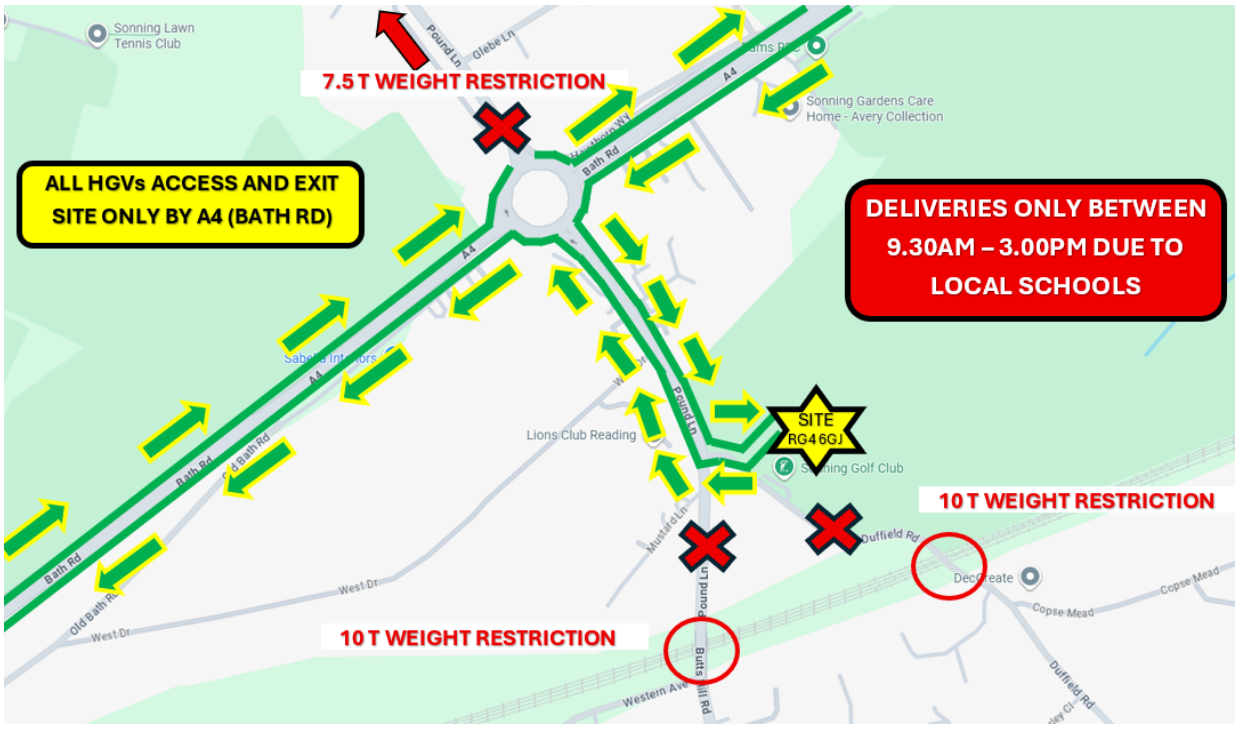
6. Roads and Footpaths

The site boundary is set back within the private property of Sonning Golf Club. As such there are minimal effects expected on the nearby Duffield Road.

Increased traffic for site materials will be managed by the site manager and banksmen will be used if necessary for safe entry and exit.

It should be note that there is a weight restricted bridge on Duffield Road and two others in the local area. Access will be to and from the A4 only as per access plan below which will be circulated to suppliers and subcontractors.

Care should be taken by all site vehicles and delivery drivers, as Duffield Road is a popular through route for both schoolchildren and golfers.

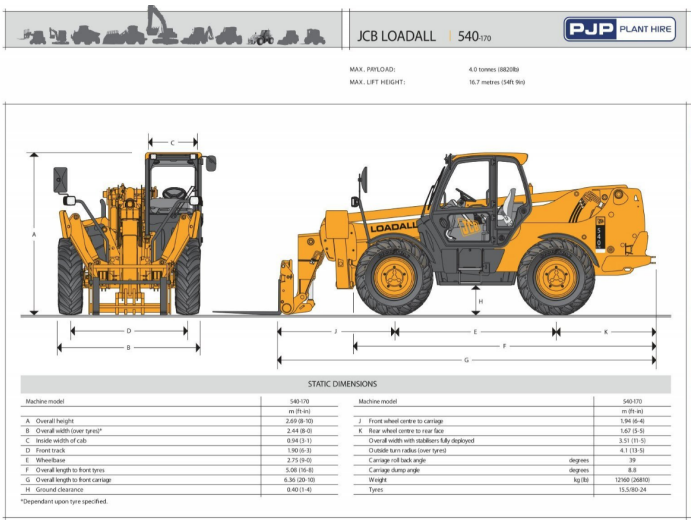


HGV Delivery Access Plan sent to Contractors and Suppliers

7. On-Site Traffic Management

Our expected vehicle types and plant to be utilised on this development are:

- 15m JCB Telehandler

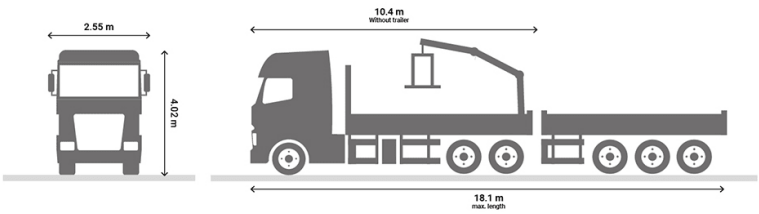


- 3T 360 excavator on tracks
- 9T 360 excavator on tracks
- 15T 360 excavator on tracks
- 3T side tipping dumper
- 6T dumper

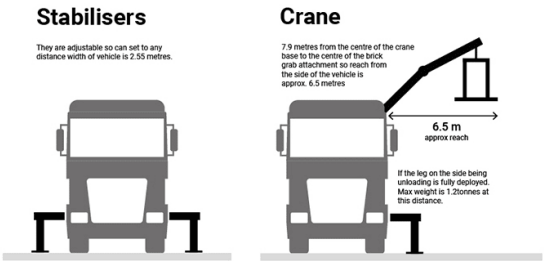
- 40T Crane (Terex AC 40)

- 8m Medium Rigid pickup / tipper
- Wagon and Drag Materials deliveries
- Low loader 15m

Vehicle Dimensions



Crane Offload



- Rigid Delivery Vehicles – up to 11m
- Vans and Cars as necessary

Vehicle Emissions

All machinery and plant within our control will comply with minimum Euro VI standard

8. Loading and Unloading of Plant and Materials

A trained banksman has been allocated to supervise the arrival and departure of delivery vehicles

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

9. Parking

Parking capacity for site operatives and visitors will be permitted within the existing golf club car parks throughout the works programme

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

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

10. Storage of Plant and Materials

Materials will be stored in allocated spaces within the site compound or existing car parks.

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

11. Highways protection from Mud & Debris

A water main connection will be set up at the entrance gate of the development to provide water for vehicle wheel washing and dampening the ground during dry weather.

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.

12. 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.

13. 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
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:
Cutting of materials is to be carried out off site when possible (factory cuts). 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 utilised.

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.

14. 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 1st 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 on this site.

15. Tree Protection

The arboricultural method statement identifies a number of trees in the vicinity of the construction zone which would benefit from protection.

Before commencement of any construction or groundwork on the project, the site manager will ensure that all necessary tree protection measures have been carried out.

The approved arboricultural method statement (AMS) will be followed, and tree protection measures will remain in place for the duration of the works

The principles of tree and root protection zones may be achieved by two different methods:

1) Standard Tree Protection Methods (Heras fencing system with backstays)

Standard tree protection (STP)

The most common form of tree protection fencing. Consisting of Heras fencing panels, the number of which will be determined by the diameter of the Root Protection Area (RPA) of the tree(s) in question, then footed with rubber feet which should be pinned using a soil pin. A support bar should be placed at a 45-degree angle within the construction exclusion zone at each end of the Heras panel. Each panel should then be clamped to each other using Heras anti-tamper coupler. A "Tree Protection Area" sign should then be installed on every panel.

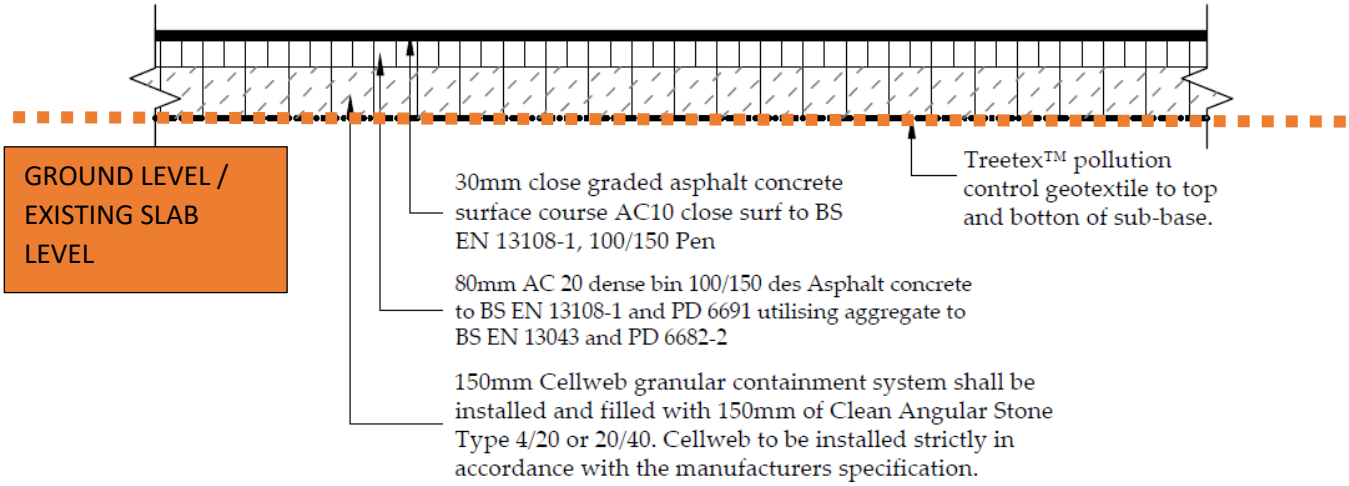
2) Heavy Duty Tree Protection (Scaffold with Heras Panels)

Heavy tree protection (HTP)

Heavy tree protection should be used on high value trees or in areas of high traffic, where construction around the tree's root protection area is possible. It should be constructed from scaffold poles. The vertical poles should be placed at 3m intervals and then driven into the ground by 600mm. Horizontal scaffold poles should then be placed 2.3m apart on the vertical poles and secures using clamps. A diagonal pole should then be inserted between the two vertical poles, as per the diagram. A third, pole should be attached to the underside of the lower horizontal pole at a 90-degree angle (pointing towards the construction exclusion zone). A diagonal pole should then be inserted and clamped (ideally at 45-degree angle) between the vertical pole and the horizontal pole. A pin should then be inserted into the ground at the base of the diagonal, to which the diagonal and horizontal pole should be attached to. A wire mesh should then be attached to the two horizonal poles using wire ties, the mesh should then be wired to the next panel to secure the area. Tree protection signs should also be displayed on the mesh.

In both cases, there will be sufficient signage placed on the outer panels for clarity of purpose.

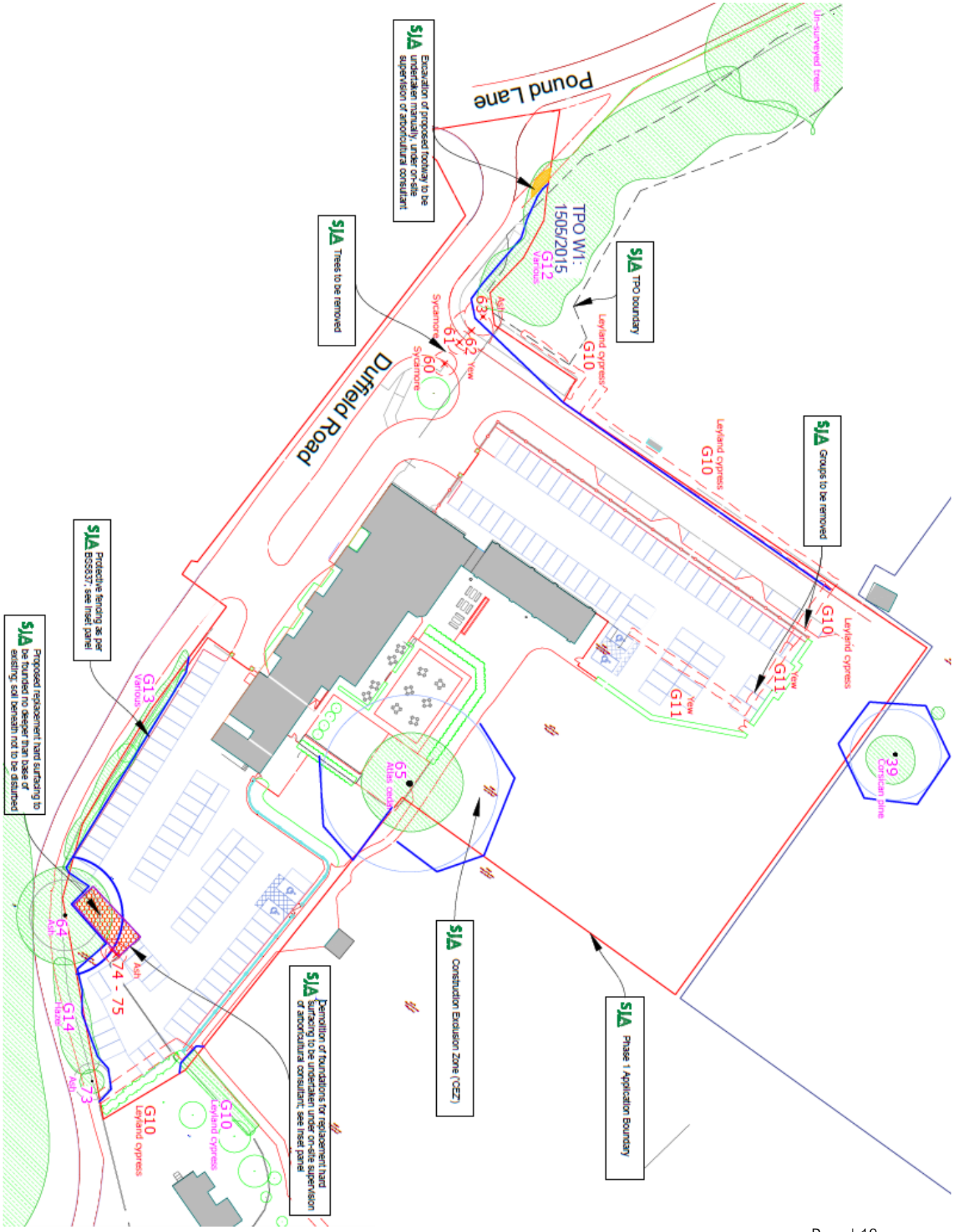
Where designed, specific 'no dig' zones will be enforced during the project. 'No dig' works to be overseen by the retained Arboricultural Consultant and 'No Dig' Methodology carried out to the AC recommendations in the approved AMS. The proposed Tree Protection Parking Construction (TPPC), will be founded no deeper than the base of the existing.



Tree Protection Parking Construction
tppc

<u>No-dig detail for root protection of Ash Tree #64</u>

From SJA Arboricultural Method Statement Plan - Jan 26



16. Ecology & Site Lighting

Given the location of the site, in proximity of protected woodlands, the developer will take all reasonable measures to avoid harm to the surrounding ecology. With particular reference to bats, birds, trees and lighting:

An updated bat survey will be carried out before any construction works take place on site. The site manager will ensure the recommendations and compliance measures detailed within this survey are followed to ensure protection of species.

All vegetation clearance and tree removal works will take place outside of the nesting bird season. If, for any reason, we are required to undertake works within the nesting period (March to September), we will ensure that a suitably qualified ecologist is present to carry out the required bird nesting checks no more than 24 hours prior to vegetation clearance and tree removal.

Temporary site lighting (required for health and safety of the construction site) will be directed in toward the construction zone ensuring that surrounding dark corridors and sensitive ecological areas will be kept below 1 lux. Lighting will only be necessary in working hours during November - February where bats will be in their hibernation period and, therefore, highly unlikely to be disturbed in any case.

A full assessment of available Ecology reports will be carried out by the development management team. Compliance measures will be carried out at the appropriate opportunity and continuous monitoring of the ecological impact of the development will be undertaken by the site manager.

17. Temporary Surface Water Management

The developer has assessed the temporary surface water management required for the construction phase. The aim is to ensure that surface water, particularly during the months of heaviest rainfall, is appropriately directed and does not cause damage or nuisance to nearby roads, properties, structures or ecology.

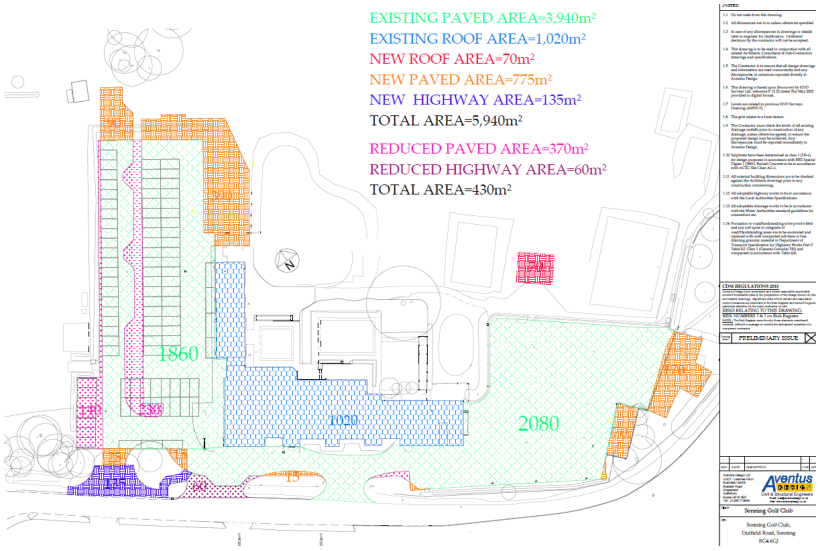
The ground investigation reports have been assessed to ensure understanding of soakage capacity of existing soils.

Borehole and trial pit data demonstrate that the site is underlain with the River Terrace Gravels which provide reasonable natural soakage. Trial pit soakage testing resulted in infiltration rates of between 2.48x10-5m/s and 9.03x10-6m/s, which indicate the shallow granular soils are likely to provide a suitable medium for the disposal of surface water via traditional soakaways. Variability in the soakage rate is observable, and this is likely due to compositional changes within the river Terrace Gravel. Thus, trench style soakaways may offer the most efficient form of soakaway design.

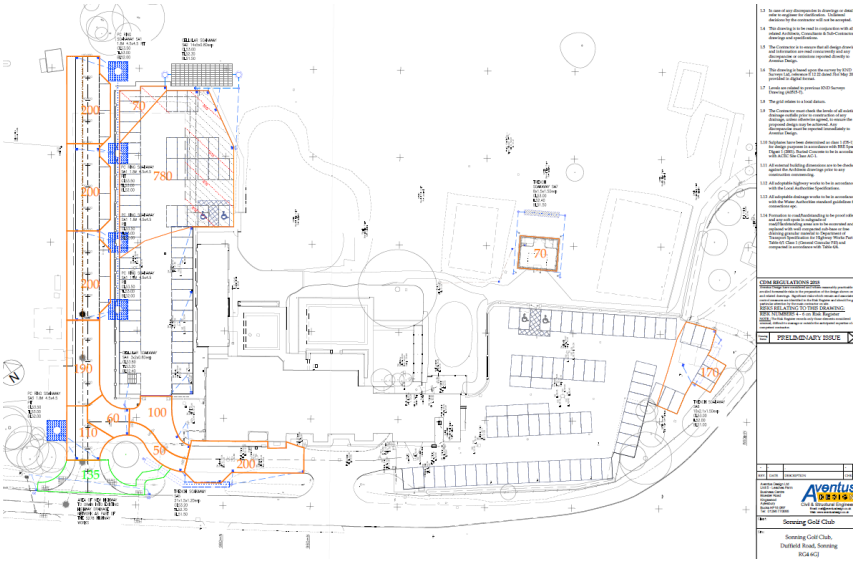
The site lies within a source protection zone and thus, use of soakaways may require approval from the Environment Agency. Although it is considered that the risk of chalk solution features is low, it is recommended that any soakaway is at a minimum distance of 5m from any structure.

We have identified that the most significant risk of temporary surface water runoff during the construction period is from the hard surfaced roads and car parks which will be retained as base course tarmac for approximately 8 months.

To mitigate this risk, the developer will construct the car parks and roads (inclusive of SW gulleys and drains beneath) as well as the connecting soakaways as part of the enabling works of the project. This sequencing ensures that the majority of all hard surfaces of the project drain surface water effectively before the commencement of the main construction works.



Calculations for increase in hard surfacing during project



Highest Risk Hard Surface Areas within site and their corresponding Drainage and Soakaways

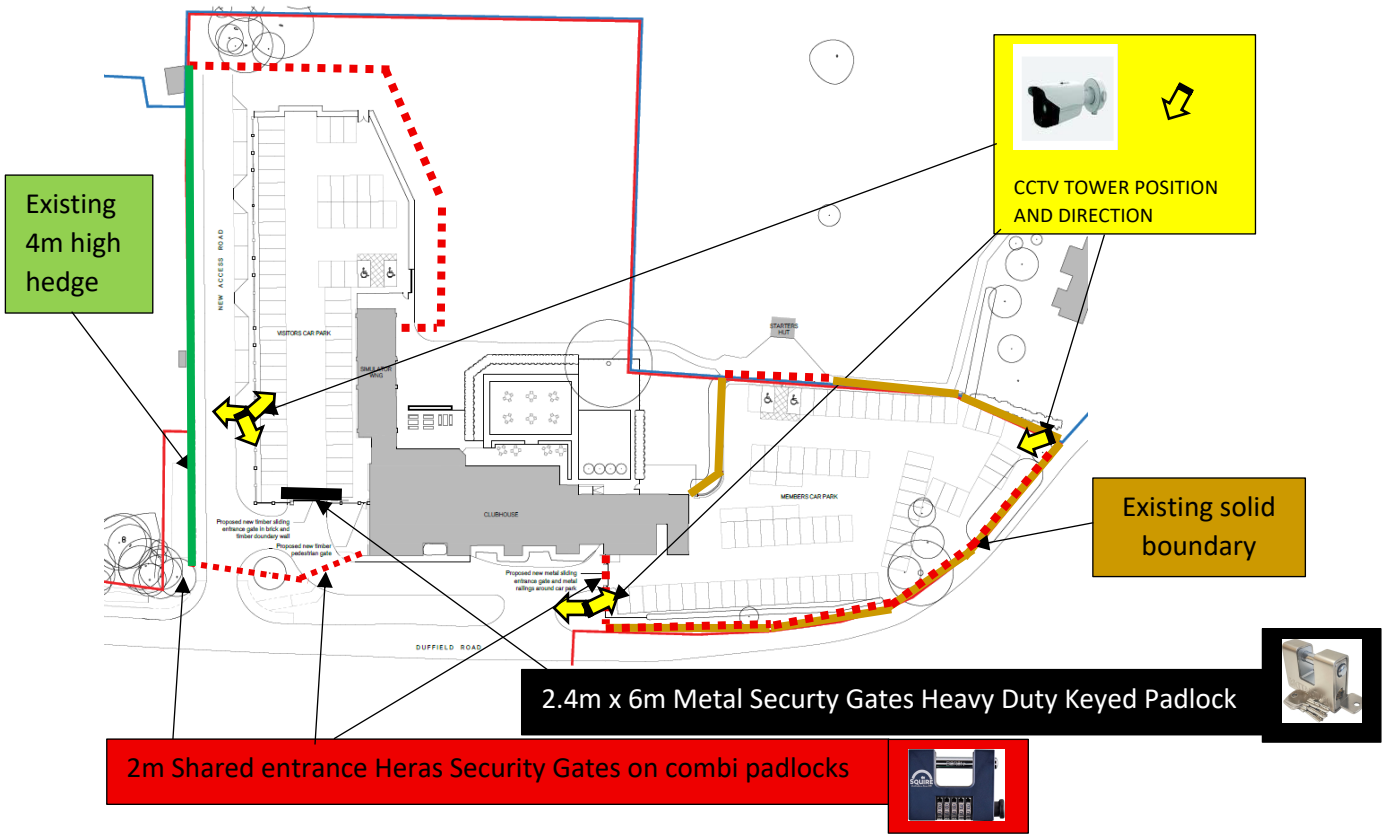
18. Crime Prevention

The developer will appreciate that construction sites are a high value target for criminals.

Whilst this particular site benefits from a business adjoining the entrance and overlooking neighbouring properties, the risk of crime must still be mitigated in a reasonable way.

The main forms of crime which this site is at risk from is theft (materials, plant, tools etc) and vandalism (graffiti, damage to works). There is also a lower-level risk of unauthorised entry by persons seeking to use the structures and grounds for their own purposes.

The developer will take all reasonable precautions to ensure that the risk of the above crimes is as low as practicable. The following robust measures have been proposed by the developer:



CLIENT Darcliffe Homes Ltd (Eastfields, Sonning)

DESCRIPTION OF WORKS TO BE ACTIONED

INSTALLATION OF NEW MONITORED CCTV SYSTEM FOR BUILDING SITE.

Central compound with recorder/monitor in site office, with equipment brought over from previous Darcliffe Homes sites.

Install new camera at rear section of site as per spec and design documents and setup with Scutum via Starlink on Hikconnect. Return to switch over to BT broadband when in place.

2 x columns for high level views as per design, other cameras to be fixed to central compound structures on scaffold poles for view positions.

Darcliffe Homes to action all civil works including mains power where needed and data ducting to camera points.

The developer has allowed for the following:

- Installation of site CCTV system
- Deployment up to 6 cameras mounted on towers or structures as necessary
- Site monitoring station for work hours
- Out of hours remote monitoring
- Remote monitoring agreement which can enable police response

19. Public Liaison

During 9am to 5pm, Monday to Friday, members of the public will be able to contact and liaise with Sonning Golf Club on 01189 693332. A phone number will be made available on the site hoarding to allow members of the public to report incidents if any problems arise.

20. Programming and Phasing

Duration of the works is expected to be 8 months

21. Health & Safety Principles and Objectives

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 development is not only to create a new facility and improve amenities for the Golf Club members, but also to complete the project on time and with zero accidents.

The project team will use best endeavours to employ competent operatives and specialist contractors, who themselves are obliged to comply with their legal obligations. Together we will work to ensure that suitable and sufficient training is given to all workers and site management.

The success of these project aims will be assessed upon completion to ensure continual improvement.