



Construction and Environment **Management Plan**

For
The Simulator Wing Renovations & Associated Works
at
Sonning Golf Club
Duffield Road, Sonning. RG4 6GJ



January 2026

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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

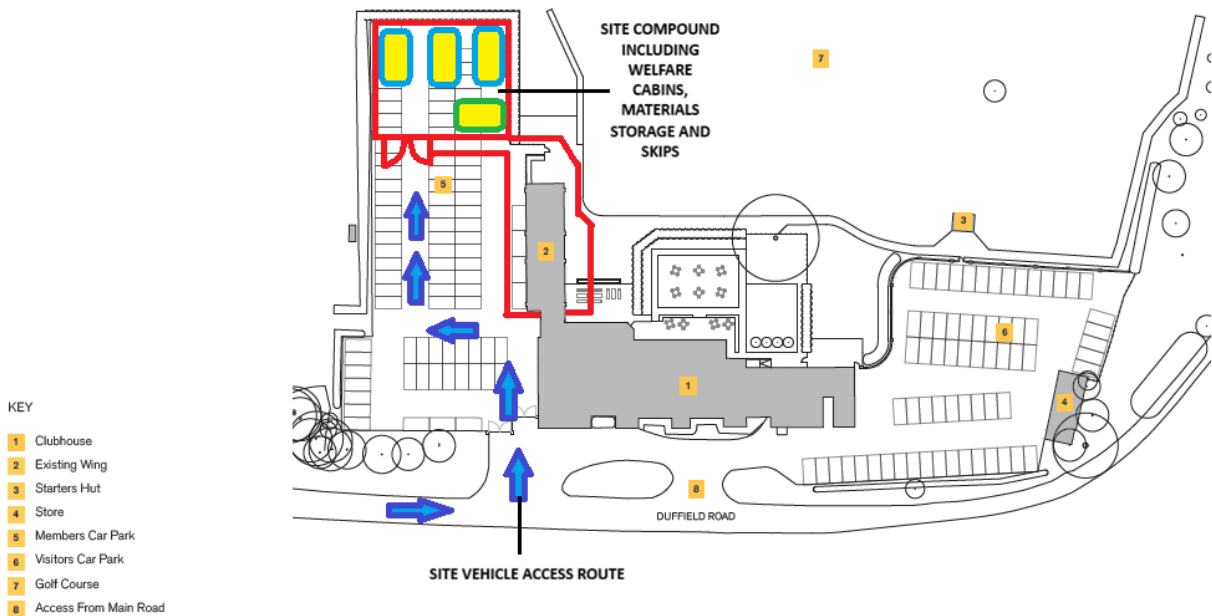
- 1 Sonning Golf Club
- 2 Rams Rugby Club
- 3 Waingels College
- A4 Bath Road
- - Train Line between Reading and Twyford
- Application Site
- Other land in the Applicant's ownership

3. Site Setup Plan

EXISTING SITE PLAN

The site is accessed from the South West via Duffield Road, a main access route to the town of Woodley.

The main clubhouse building faces onto Duffield Road, with members and visitors car parking areas to each side. The existing 'Wing' rear extension is located to the West side.



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

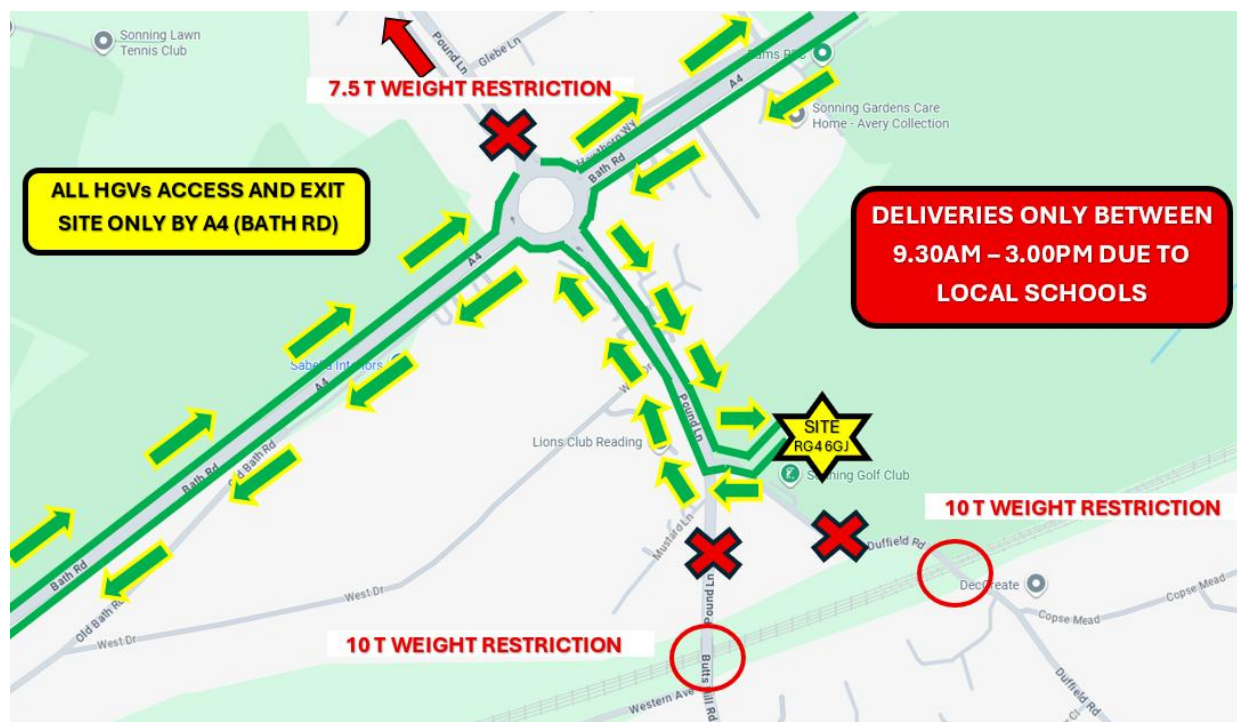
6. Roads and Footpaths

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.

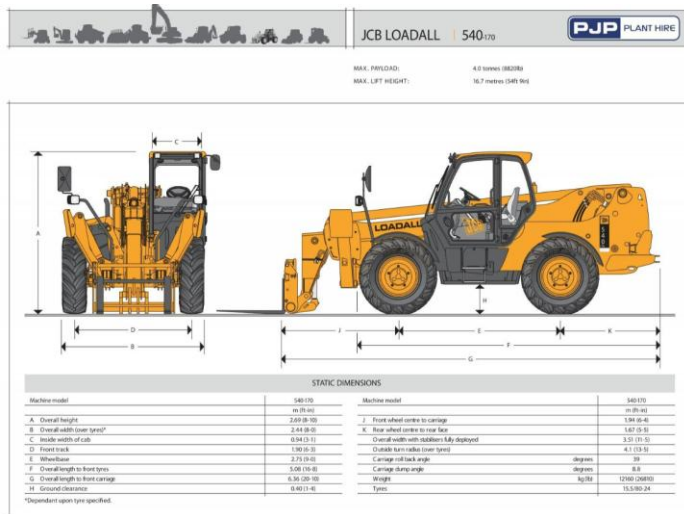
Care should be taken by all site vehicles and delivery drivers, as Duffield Road is a popular through route for both schoolchildren and golfers.



7. On-Site Traffic Management

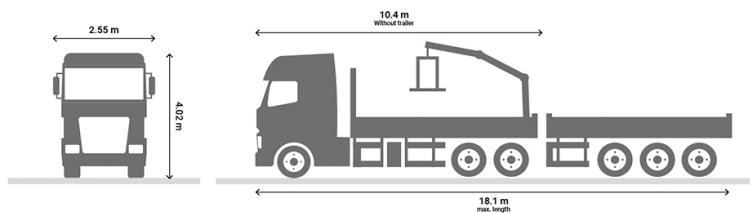
Our expected vehicle types and plant to be utilised on this development are:

- 15m JCB Telehandler

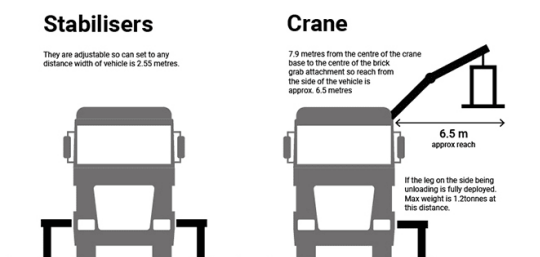


- 3T 360 excavator on tracks
- 9T 360 excavator on tracks
- 15T 360 excavator on tracks
- 3T side tipping dumper
- 6T dumper
- 40T Crane (Terex AC 40)
- 8m Medium Rigid pickup / tipper
- Wagon and Drag Materials deliveries
- Low loader 15m

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 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 on this site.

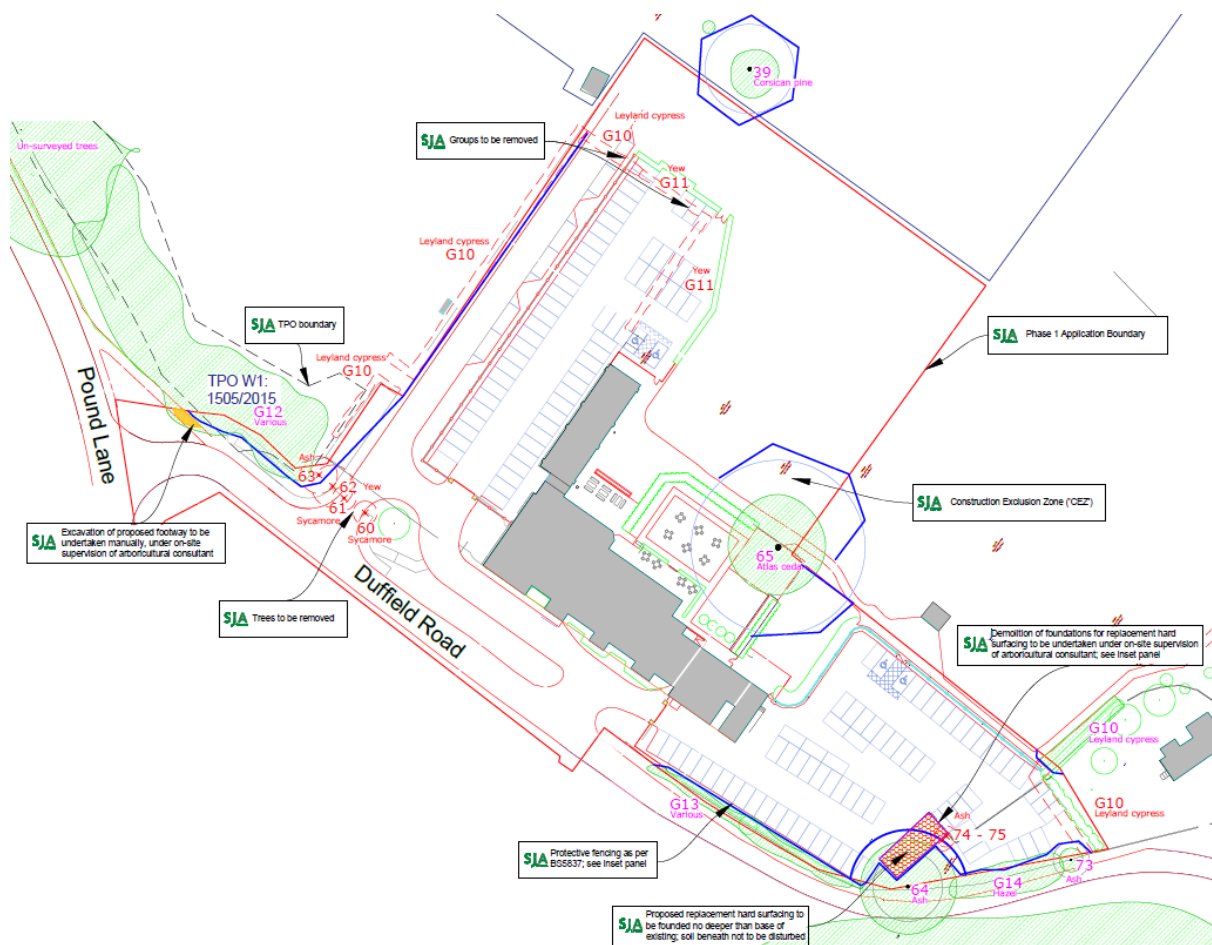
15. Tree Protection

Whilst there are no protected trees within the simulator wing renovations site, there are protected trees within the wider golf club site where associated works may take place.

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.

In most cases this will be by following the below plan for the erection and maintenance of heras fencing around the tree root protection area and ensuring it stays in place for the duration of the works.

Specific no dig zones will be discussed with groundworkers before commencement.



From SJA Arboricultural Method Statement Plan - Jan 26

16. 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.

The type of site lighting specified will be suitable for safety purposes and where possible will be on photocell or movement sensors to avoid unnecessary light timings.

17. 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.

18. Programming and Phasing

Duration of the works is expected to be 8 months

19. 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.

