
Project Title:	Shinfield West Northern Pitches
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Construction Environmental Management Plan

1.0 Introduction

1.1 Context

- 1.1.1 Abley Letchford has prepared this Construction Environmental Management Plan (CEMP) in support of a Reserved Matters submission for the creation of new sports pitches attributed to the consented South of M4 Strategic Development Location at Shinfield West.
- 1.1.2 Outline planning permission for the Shinfield West development was granted by the Secretary of State on 8th November 2012. In conjunction with the development proposals for up to 1,350 dwellings, a local centre and a primary school, this outline planning consent also allowed for the promotion of playing fields and a sports pavilion in the southern portion of the site.
- 1.1.3 The proposals centre around the provision of 2no. Youth football pitches on land to the north of the main sports pitch provision and associated pavilion building. A copy of the Overall Landscape General Arrangement Plan is included within **Appendix A**.

Report Purpose

- 1.1.4 This CEMP aims to provide a framework for the mitigation and management of potential environmental effects associated with the construction works. It sets out procedures to ensure compliance with statutory requirements and local policies. Given the type and scale of development, it is not anticipated that construction of the development will result in significant traffic or environmental impact.

1.2 Report Scope

- 1.2.1 This document addresses:
- Construction Traffic
 - Construction Environmental Impact Measures and Controls; and
 - Construction Management

2.0 Construction Traffic Management

2.1 Construction Phasing

- 2.1.1 The construction period for the Shinfield West Northern Pitches is anticipated to last no longer than three - six months. It will be delivered in a logical sequence to ensure the site is developed safely and efficiently.



- 2.1.2 The initial phase will involve site setup, including (if required) the installation of security fencing to define the working area and, to prevent unauthorised access to the pitches while construction takes place.
- 2.1.3 Other associated works will focus on installing the infrastructure of the pitches, including any required site levelling, as well as the provision of access paths and any drainage infrastructure.
- 2.1.4 Once in place, landscaping and surface finishing will be undertaken, including the planting and maintenance of the sports pitch surface to sports consultant specifications and the planting/maintenance of the open areas of the site.
- 2.1.5 Finally, a comprehensive inspection and tidy-up phase will complete the project, including demobilisation of the compound and removal of temporary infrastructure such as the haul road.

2.2 Construction Vehicles

- 2.2.1 It is not anticipated that the construction of the pitches will require HGVs or large vehicles to be on-site; rather, Ford Transit-style flatbed vehicles with a trailer are likely to be the largest principal vehicle requiring access to the site.
- 2.2.2 Should larger vehicles require access, the CEMP will be reviewed and updated to reflect these requirements.

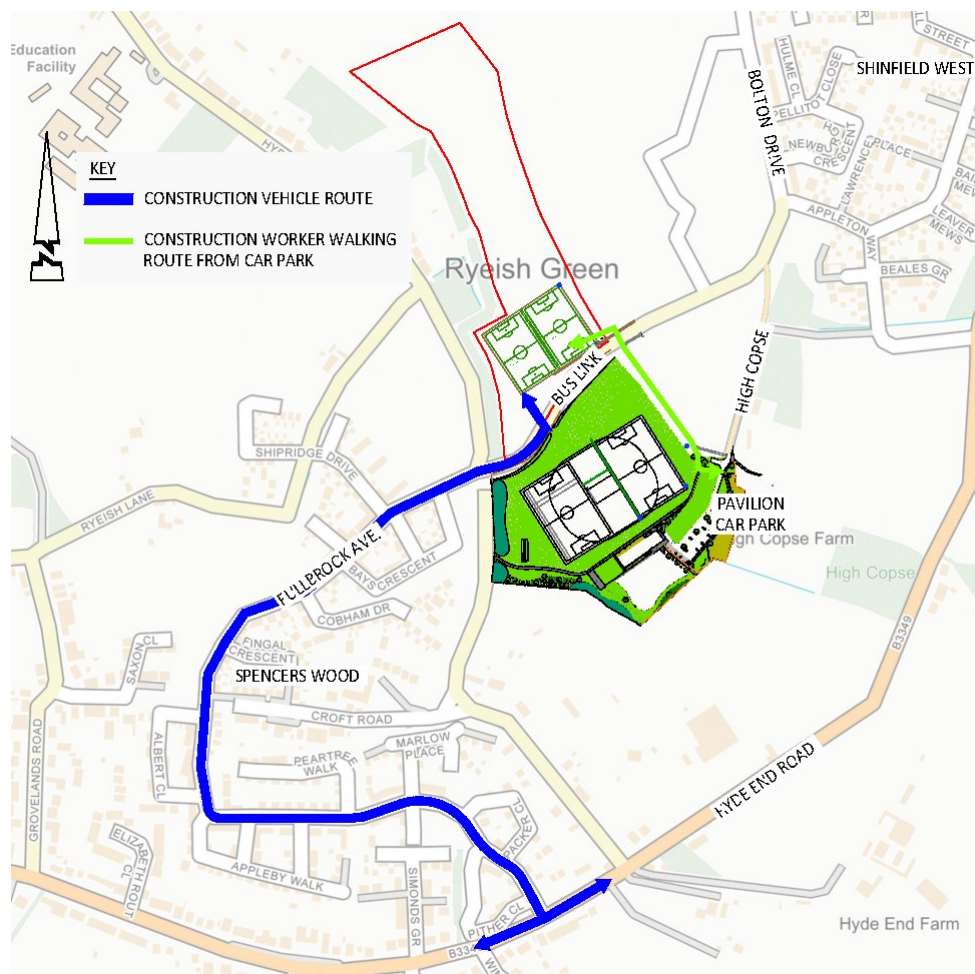
2.3 Construction Access

- 2.3.1 Access for construction vehicles to the site will be taken exclusively via the existing maintenance gate located off the Bolton Drive bus link (It is noted that contractor vehicles and trailers will need to have a suitable height clearance to avoid 'sump breakers' installed at each end of the bus link).
- 2.3.2 Suitably trained banksmen will be employed to prevent conflicts between construction traffic and buses utilising the link road, with priority being given to buses passing through the bus-only link road.

2.4 Construction Routing

- 2.4.1 As stated, the site benefits from an existing maintenance access from the Bolton Drive bus link, which will be utilised for contractor vehicles to gain access to the site. It will be the responsibility of the contractor crew to ensure they do not conflict with buses running along the link when entering and exiting the site.
- 2.4.2 Contractor vehicles not required to be on site can be parked at the Shinfield Pavilion car park, accessed via High Copse to the east.
- 2.4.3 Given the proximity of the site access at the western end of Bolton Drive, it is considered appropriate for construction vehicles requiring access to the site to route via Fullbrook Avenue, which is accessible from the B3349 Hyde End Road to the south. See Figure 1 below.

Figure 1 – Construction Vehicle Routing Plan



2.5 Haul Routes

- 2.5.1 It is not anticipated that haul routes will need to be constructed as part of the construction program. Vehicles will follow existing maintenance vehicle routes within the site to access required areas.

2.6 Construction Compound

- 2.6.1 If required, a small construction compound for storage and a welfare facility (such as a portaloos) can be located adjacent to the proposed sports pitches, away from footways and public footpaths.
- 2.6.2 Waste management will be handled by the contractor via a suitable and environmentally friendly method that maximises recycling.

2.6.3 Parking

- 2.6.4 Specific areas for parking will not be provided on the site. Only construction critical vehicles requiring access will be allowed entry. All other vehicles will be parked at the Pavilion car park to the south, and workers will then walk to the site via the existing footways.



2.7 Public Rights of Way / Pedestrian Routes

- 2.7.1 It is noted that Public Right of Way SHIN13 bisects the site to the north of the proposed pitch locations. A pedestrian route also passes along the eastern edge of the proposed pitch area.
- 2.7.2 It is not anticipated that there will be any conflicts between pedestrians and contractor vehicles, nor will any temporary diversions be required.
- 2.7.3 Appropriate signage and protective measures will be provided where required to maintain public safety and continuity of pedestrian movement at the access.

2.8 Working Hours

- 2.8.1 Construction operations will be carried out during standard daytime hours to minimise disruption to the surrounding community. Normal working hours will be from 08:00 to 18:00 on weekdays (Monday to Friday) and from 08:00 to 13:00 on Saturdays.
- 2.8.2 No construction work will take place on Sundays or Bank Holidays unless specifically agreed in writing with Wokingham Borough Council. In any case where out-of-hours working is deemed necessary, advance notification and approval will be sought to ensure proper consultation with residents and stakeholders.

3.0 Construction Environmental Controls

3.1 Noise Management

- 3.1.1 Construction activities will be restricted to standard working hours — from 08:00 to 18:00 on weekdays (Monday to Friday) and from 08:00 to 13:00 on Saturdays to minimise noise disturbance to neighbours.
- 3.1.2 Any machinery will be equipped with silencers and kept in good condition, with quieter technologies used wherever feasible. Engines will not be left idling, and stationary equipment will be positioned away from residential areas.
- 3.1.3 Noisy one-off tasks will be scheduled at non-sensitive times, and residents will be notified of any unusually loud work. Complaints will be addressed promptly with monitoring and, if needed, extra mitigation.

3.2 Dust Suppression

- 3.2.1 The works anticipated are unlikely to generate dust, given minimal digging requirements; however, this will be monitored and if it does become an issue, a suitable mitigation measure employed.

3.3 Mud Prevention and Road Cleanliness

- 3.3.1 To prevent mud on local roads, all vehicles will be regularly inspected and cleaned of any mud or debris to prevent mud on the highway.
- 3.3.2 If mud is seen on nearby roads during wet weather because of construction vehicles, cleaning operations will be undertaken promptly.



3.4 Fire Prevention

- 3.4.1 Open fires are banned on site, and flammable materials will be stored securely away from buildings. It is not anticipated that any hot works will be needed; however, in the event of such works taking place, they will be strictly controlled with a permit-to-work system and proper fire safety equipment.

3.5 Lighting

- 3.5.1 If required, temporary lighting will be designed to minimise light spill and wildlife disruption, using low-brightness, downward-angled fixtures. It is not anticipated that lighting will be required to illuminate the access or pedestrian routes near the site.

3.6 Tree and Hedgerow Protection

- 3.6.1 Before work begins, any retained trees and hedges shall be identified and suitably protected from construction vehicles, if required.
- 3.6.2 Any necessary arboriculture work will be performed by qualified professionals following the approved methodology.

3.7 Ecology and Wildlife Protection

- 3.7.1 While not anticipated to be needed, any vegetation clearance will avoid the bird nesting season where possible, with checks by an ecologist if work must proceed during that time.
- 3.7.2 Open excavations will be covered or fitted with escape ramps, and fencing will include wildlife access points.
- 3.7.3 Fuel and chemicals will be stored securely to prevent environmental contamination, and lighting will be directed away from sensitive habitats.

4.0 Construction Management

4.1 Considerate Constructors Scheme

- 4.1.1 The project will be formally registered with the Considerate Constructors Scheme before work begins.
- 4.1.2 The scheme's core values—respect for the community, protection of the environment, and promotion of a safe, supportive workplace—will be embedded in daily operations.
- 4.1.3 Site-wide briefings and toolbox talks will remind all personnel of their CCS commitments, and signage at the entrance will display the registration number, key contacts and a clear channel for public feedback.

4.2 Management Structure

- 4.2.1 A clear site hierarchy will ensure responsibilities are understood and acted upon. The Site Manager will have overarching accountability for delivering the project safely and in accordance with this CEMP.
- 4.2.2 Reporting to the Site Manager, an Environmental Manager will carry out inspections, maintain records and coordinate any specialist consultants.



4.2.3 A Construction Liaison Officer will act as the first point of contact for residents, businesses and the local authority, responding swiftly to enquiries or complaints.

4.2.4 Day-to-day control of traffic movements will be handled by a trained Traffic Marshal, whose duties include directing construction vehicles, enforcing speed limits and ensuring pedestrians are protected. Every operative on site will receive a role-specific briefing outlining the environmental standards expected of them.

4.3 Communication and Liaison

4.3.1 A prominently positioned noticeboard will show the current works programme, working hours, emergency numbers and the name of the Liaison Officer.

4.3.2 A complaints register will log all community feedback, with each entry investigated and closed out within 48 hours.

4.4 Travel Plan

4.4.1 To reduce single-occupancy car travel, the contractor will implement a Green Travel Protocol. Site inductions will highlight local bus routes and walking or cycling options. Vehicle sharing will be encouraged to help reduce single-occupancy vehicle trips to reduce single-user car travel to the site.

4.4.2 It is anticipated that the majority of onsite operatives will travel to the development site via private vehicles. However, site workers can travel to the development via public transport or active travel modes with the nearest bus stops being within 350m of the site.

4.4.3 This bus stop is served at an hourly frequency by the No.600 bus service, which runs between Reading Town Centre and the Thames Valley Science Park in Shinfield via Three Mile Cross.

4.4.4 The closest railway station to the development site is Reading Green Park which is located which is situated approximately 5.8km to the northwest of the development site and is located on the Basingstoke to Reading Line.

4.4.5 Bus timetables and information regarding railway services will be provided to site workers to encourage the use of public transport.

4.4.6 Site workers will, where possible, be encouraged to car share when travelling to the site. This will be through the promotion of a car-sharing database of individuals who are willing to car share.

4.5 Training and Competence

4.5.1 All contractors will receive a comprehensive site induction covering health, safety, environmental controls, emergency procedures and the key points of the CEMP.

4.5.2 Training records will be kept electronically for audit purposes, and refresher courses or additional briefings will be arranged whenever an environmental incident occurs or when new hazards are introduced.



4.6 Monitoring, Inspection and Reporting

- 4.6.1 The Environmental Manager will carry out weekly walk-rounds to check compliance with the CEMP and will complete a written checklist at regular intervals and summarise any findings.

4.7 Emergency Preparedness and Response

- 4.7.1 The principal contractor shall prepare a tailored Emergency Response Plan that covers:

- Fires
- Chemical spills
- Flooding
- Medical incidents

- 4.7.2 Spill kits, fire extinguishers and first-aid stations will be provided as appropriate.

4.8 CEMP Review and Update

- 4.8.1 The CEMP will be viewed as a 'living document'. Regular reviews shall be undertaken as the project progresses or any significant changes occur to the construction program.

- 4.8.2 Updated versions will be approved by the Site Manager, distributed to the project team and provided to Wokingham Borough Council for information as required.

4.9 Handover and Close-out

- 4.9.1 As the project nears completion, a demobilisation plan will guide the removal of temporary structures or equipment. Any areas of ground disturbed by site traffic will be re-graded, topsoiled and seeded or landscaped in line with the approved drawings.

- 4.9.2 A final sweep and litter pick will leave the development site, adjacent roads and paths in pristine condition. As-built drawings, waste transfer notes and compliance certificates will be collated into a handover file.



APPENDICES



Annexe A

Proposed Site Layout

Area to remain as agricultural land

The scaling of this drawing cannot be assured
Revision E Added Self Binding Gravel Path Date 12.10.23 Dm Cld
12.10.23 DS JH

ish Green

SPORTS AMENITY GRASS SEED MIX		
%	Latin name	Common name
25	<i>Lolium perenne</i> 'Greenglide'	Perennial Ryegrass
25	<i>Lolium perenne</i> 'Fancy'	Perennial Ryegrass
25	<i>Lolium perenne</i> 'Concerto'	Perennial Ryegrass
25	<i>Lolium perenne</i> 'Esquire'	Perennial Ryegrass

EG1 - GENERAL PURPOSE MEADOW GRASS MIXTURE		
EG1 is a simple combination of low growing grasses that produce a short, open 'flower-friendly' sward. This grass mixture used alone has many applications in low maintenance naturalistic landscaping.		
Wild Flowers		
%	Latin name	Common name
10	<i>Agrostis capillaris</i>	Common Bent
35	<i>Cynosurus cristatus</i>	Crested Dogtail
30	<i>Festuca rubra</i>	Red Fescue
5	<i>Pteridium boreale</i>	Smaller Cat's tail
20	<i>Poa pratensis</i>	Smooth-stalked Meadow-grass

MAINTENANCE NOTES		
Maintenance Operations - Establishment Period 1- Years 1 to 2 Following Planting		
Undertake maintenance operations as required in order to ensure the successful establishment of trees, shrubs and grass areas.		
1. Low Maintenance Amenity Grass Areas - Remove litter and debris prior to each cut.		
- During the first year of establishment for seeded area undertake regular management of the sward to no longer than 200mm.		
- Regular management of any perennial weeds (e.g. via spot spraying / manual pulling) will be essential during the establishment phase.		
- Year 2 - Mowing regimes to be adjusted depending on site location, as instructed by client (mix of regular amenity cuts and twice annual cuts)		
3. Weeding - Maintain areas outside plots in a weed free condition.		
4. Protection/Restatement - Regularly inspect all planting and grassed areas, eg. once a month, for any post damage or vandalism/damage caused by others. Any damaged to be reported to the Employer and rectified in the next available season by replacement planting or reseeded/turfing, and protective measures if required.		
2. Sports Pitches - Maintenance of sports pitches to be carried out as per guidelines provided by the sports consultants.		

LEGEND

Ownership Boundary

Application Boundary

HARD LANDSCAPE

Boundaries and Street Furniture

SOFT LANDSCAPE

Low maintenance grass: EG1 General purpose meadow Grass Mixture or equal and approved

Amenity Lawn Grass Seed Mixture Sports Pitches: www.meadowmix.co.uk or similar approved by specialist consultant to suit local conditions

Emongate EM4 Meadow Mixture for Clay Soils to match previously proposed meadow along roadside (indicated in grey)

SPORTS PITCH SPECIFICATION

Pitch Construction - To specialist contractors construction details and specification.

Provision of the following grass pitches;

- 2x Youth U13/U14 Football 73x46m + 3m safety area
- 1x Senior Rugby Pitch 96x68 + 10m in Goals + 5m safety Area
- 2x Youth U11/U12 Football 62x50m + 3m safety area

The sports pitches are egg floodlit.

It is the purpose of this scheme to construct the facilities detailed above to meet the "standard" Performance Quality Standards stipulated by Sport England/Institute of Groundsmanship.

Shinfield West Primary Infrastructure Application
Refer to BW 25450-101-105 PIA landscape drawings for further information

Field gate

Lighting bollard

ANPR Camera

Permanent bollards

FOR PLANNING

Project
University of Reading
South of M4

Drawing Title
Shinfield Northern Pitches
Overall Landscape GA Plan

Date
17.10.2022

Scale
1:500 (B&W)
1:1000 (PA)

Project No
35440

Drawing No
RG-L-550

Drawn by
DS

Check by
PM

Revision
H

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