

Development Update

Sand Martins Golf Club

Dear Member

We are able to provide you with an update regarding our development project here at Sand Martins. Our club owners have agreed in principle to proceed with Phase 1 & 2, with just the contract to be agreed and signed.

Although this is not yet definitive, this marks a significant milestone in our journey towards enhancing the clubs' facilities for members and the community following a long process to get to this point.

Objective & Overview

Since securing planning permissions in 2021, our project team, in collaboration with myself and our owners, have diligently worked to craft the best possible plan that enhances and improves the Sand Martins experience for members.

While there have been adjustments and alterations along the way, our primary focus has always been to prioritise playing and social membership. Notably, the decision remains to omit the development of a Hotel & Venue Building at this stage.

Our vision has remained steadfast throughout - to offer one of the finest golfing and social destinations in the area that has a high-class restaurant available to use by the local community.

I am personally excited to embark on this journey, which promises fantastic improvements for our club.

To ensure minimal disruption to our playing membership, the project will be phased accordingly, details of the planned phasing are provided below.

An illustration of the site plan for phase 1 & 2 can be viewed by [Clicking Here](#)

The Chosen Contractor

After careful consideration we have selected **Kingerlee** to complete **Phase 1 & 2**, with construction due to commence mid to late April. Exact date is to be confirmed.

Kingerlee will be on site on occasions prior to the start date to begin their site set up works.

Phase 1

This phase entails the construction of a state-of-the-art greenkeeper building, complete with essential workshop and welfare facilities and secure equipment storage.

The new compound where the greenkeeper building is located will also be home to our new irrigation tanks, pump set, wash bay and fuel tank – it will also contain 3 bays for aggregates (20-ton loads) such as top-dressing sand, rootzone and bunker sand.

A new access will be established from Evendons Lane, ensuring seamless operation during and after its completion. This is the first item on the agenda for our contractors and will be the main works for the first period of the project (6 weeks).

Phase 2

We will be adding a new car park, positioned to the right-hand side of the 3rd hole. This will provide an additional car park for when the club is fully operational.

Alongside this, a major upgrade will take place to increase our service supply and infrastructure (the essential things you don't see that are underground – electrical/drainage/attenuation/waste).

Landscaping, ecological enhancements, a new roadway and staff car park form the largest portion of these works. We were tasked by Wokingham Borough Council to increase biodiversity by 10% which formed part of our planning permission and is key to improving our environmental footprint.

The scale of the ecological improvement is best illustrated using the site map/plan.

Planning Permissions & Clubhouse Refurbishment

Phases 1 & 2 will implement both planning permissions allowing the project team and I time to continue with our clubhouse design (Refurbishment & Extension), this remains work in progress with our owners' reviewing proposals throughout the design process.

Once the design is complete and approved by our owners, I will share this information with you.

It is our intention that the clubhouse is upgraded following the completion of all works within Phases 1 & 2.

During Phase 1 & 2 works

The current clubhouse will remain unaffected and fully operational.

A traffic management plan will be in place for the main driveway throughout – once access is gained from Evendons Lane for the greenkeeper facility minimal access will be required from the main club entrance for Phase 1.

Kingerlee will use our current overflow car park (the gravel car park) as their site office and compound for the duration of these works, this area will also be used by the greenkeeping team for a period when the current greenkeeper compound is being worked on and ultimately demolished.

The current greenkeeper building will not be demolished until the new facility is fully operational, the same can be said for our irrigation system, the current pump house will not be decommissioned until the new pump house has been tested and is operational – we expect this to be first used in 2025.

To maintain (and increase) the available parking spaces taken by the site compound, the grass area to the rear of the clubhouse will be turned into a hard standing, semi-permanent car park for members.

The long-term intention is for the semi-permanent car park to become the contractors site compound for when the clubhouse is being renovated.

Phase 3 - Longer term plan

While Phase 3 undergoes design completion and approval, I can share with you that it holds exciting (and well needed) upgrades for our clubhouse that includes a complete renovation and extension, including new member dining and socialising spaces. Updates on this phase will be provided as they reach finalisation.

It is my hope that works continue seamlessly following the completion of Phase 1 & 2, this is not essential due to planning permissions being secured in perpetuity by this point.

**Phase 3 is subject to change*

Your Support Matters - Thank you for your continued support throughout this journey. Should you have any questions or concerns, please don't hesitate to arrange to meet with me at the Club.

Best regards
Matthew Short
General Manager