

Job No: 2026/5664
File Ref: N01-AC-Transport Statement (260513)
Date: 13 May 2026
Job Title: 3-5 Craven Road, Reading

Subject: Transport Statement – Proposed Nursery Classroom Pod

INTRODUCTION

1. TTP Consulting has been appointed to provide traffic and transport advice in relation to the proposal to locate a classroom pod at the existing N Family Club nursery at 3-5 Craven Road in Reading. A site location plan is provided at **Appendix A**.
2. This Transport Statement will provide detail of the existing nursery use, the site location and its accessibility and then consider the development proposals and any potential transport effects.

EXISTING SITUATION

Site Location

3. The site is located to the immediate south of the junction of Craven Road with Erleigh Road to the immediate east of the Royal Berkshire Hospital. Reading School is located to the south east of the nursery and the wider area contains a mix of uses including residential, commercial and education. The site is therefore conveniently located to serve the local residential population as well as people working in the area.
4. The nursery currently has capacity for 135 children and has 34 staff. Vehicular access to the site is taken from Craven Road to the north of the nursery. The access leads to a car park that is available for use by staff and parents/carers. In addition, there is a separate driveway accessed from Craven Road to the south of the car park.
5. Plans submitted to the Council in 2023 in connection with a planning application (application reference PL/23/0654) for minor external works included an existing site plan that shows that the building benefits from 27 parking spaces, 25 in the car park and two on the driveway. The nursery has secure cycle parking for 8 bicycles and also provides storage for buggies.

Accessibility

Local Road Network

6. Craven Road is a single carriageway two-way road that passes the nursery and provides a connection between the A4 London Road to the north and Addington Road to the south. It is subject to a 20mph speed limit and double yellow lines prohibit parking at any time on both sides of the road in the vicinity of the site frontage.
7. Erleigh Road borders the site to the north east. It is also a two-way single carriageway road that is subject to a 20mph speed limit. On street parking bays are provided on both sides of the road that provide permit or pay and display parking from Monday to Saturday between the hours of 8am and 5:30pm.

Walking and Cycling

8. In the vicinity of the nursery footways are provided on both sides of Craven Road and Erleigh Road. They provide convenient access to residential areas around the site and local employment sites such as the Royal Berkshire Hospital making the nursery conveniently accessible for people living and working in the local area.
9. Craven Road and Erleigh Road are subject to 20mph speed limits and are therefore roads that many people would consider suitable for cycling. Erleigh Road forms part of a signed cycle route that provides access north toward the town centre and east through Earley and on towards Winnersh.

Public Transport

10. The closest bus stops "RBH Main Entrance" are located on Craven Road some 20 metres and 100 metres south of the site respectively. These are served by a number of routes that provide access to a range of destinations including Wokingham, Green Park Station, Arborfield Green and Reading town centre.
11. Reading Station is approximately 1.5km to the north west of the site, within a 20 minute walk, 10 minute cycle or 10 minute bus journey. The station is served by GWR, CrossCountry, South Western Railway and Elizabeth line services that provide access to destinations including London Paddington, Waterloo, Oxford, Bristol Temple Meads and Basingstoke.

DEVELOPMENT PROPOSALS AND EFFECTS

12. The development proposal comprises the provision of a classroom pod on an unused area of hardstanding near the eastern boundary of the site. The proposed layout is included at

Appendix B.

13. The pod would have capacity for 32 children which would require an additional four members of staff. This brings the total capacity of the nursery to 167 children and 38 staff. There are no proposed changes to the existing access or parking arrangements.
14. Reading Borough Council's Revised Parking Standards and Design Supplementary Planning Document contains parking standards for development, which vary dependent on location. The site is located within Zone B, where car parking standards for nurseries with flexible pick up and drop off times permit a maximum provision of one space per three full time equivalent staff and one drop off space per 10 pupils.
15. The provision of car parking is therefore slightly below the maximum provision of 28 spaces that the standards allow, but this is considered appropriate in this location given the proximity of the nursery to the local residential and employment areas that will enable people to easily walk or cycle to and from the site.
16. The Council's parking standards require a cycle parking provision of one space per two full time equivalent members of staff and therefore, the development proposals include the provision of two additional cycle parking spaces for the four additional members of staff in accordance with local standards.
17. The nursery has flexible drop off and collection times which means that parents and carers will visit the site over an extended period. As such, the additional capacity will not materially increase the number of people on site at any one time during pick up and drop off times and therefore, it is not anticipated the development proposals will have any effect on the operation of the local transport network.

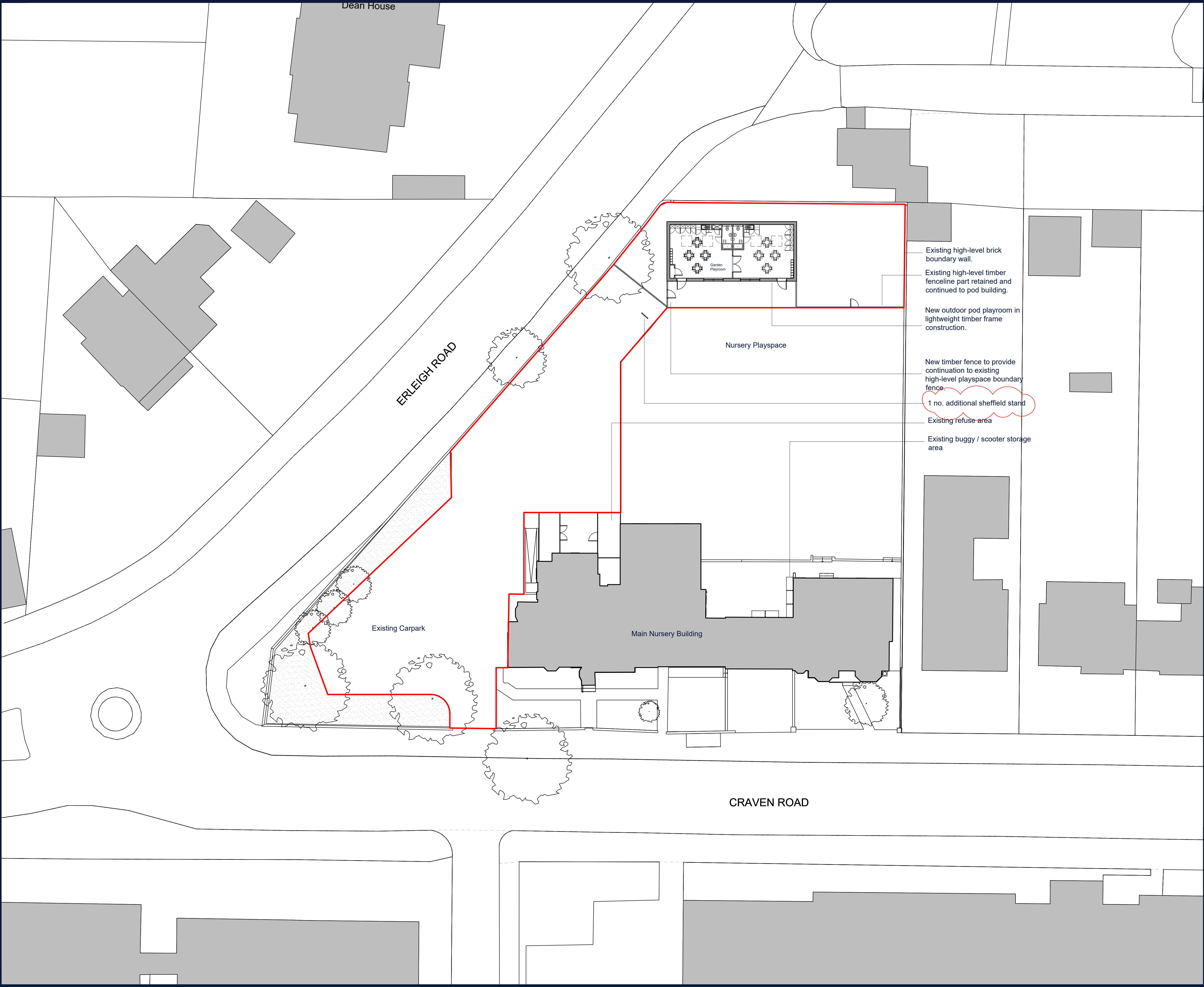
SUMMARY AND CONCLUSION

18. This Transport Statement relates to the proposed development at 3-5 Craven Road in Reading for a classroom pod on the existing nursery operated by N Family Club. In summary, it is considered that;
 - The site is highly accessible by public transport and is located in close proximity to residential areas and employment land uses that generate demand for child care;
 - The site is accessible on foot and cycle from the surrounding residential and employment areas;
 - The existing provision of car parking for the nursery is considered appropriate given the accessibility of the site and is in accordance with local maximum car parking standards; and
 - It is not expected that the development proposals will have any effect on the operation of the local transport network.

19. It is therefore concluded that there are no transport reasons the addition of the garden classroom pod at the nursery operated by N Family Club should be resisted.

Annex A

Proposed Layout



**n.
family
club**

NURSERY & PRESCHOOL

47-49 Charlotte Road
London EC2A 3QT

Rev	Date	Note
P1	27.03.26	Planning Issue
P2	12.05.26	Red line updated

Existing high-level brick boundary wall.

Existing high-level timber fenceline part retained and continued to pod building.

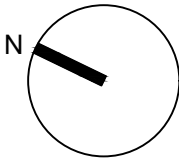
New outdoor pod playroom in lightweight timber frame construction.

New timber fence to provide continuation to existing high-level playspace boundary fence.

1 no. additional sheffield stand

Existing refuse area

Existing buggy / scooter storage area



Drawing Title

Site Plan - Proposed

Project

3-5 Craven Road
Reading

Status

For Planning

Scale

1:200 @ A1, 1:400 @ A3

Drawing Number

CRR001-PL003

Drawing Revision

P2

Origination Date

26-01-2026