

SUSTAINABLE TRAVEL POLICY

Prepared on behalf of: Zeeshan Deen

Site address: 12 St Ronans Road, Reading, RG30 2QE

Application type: Full Planning Permission

Prepared by: Inhaus Planning, Suite Ra01, 195-197 Wood Street, London, E17 3NU

1.0 Introduction

This Sustainable Travel Policy has been prepared by Inhaus Planning on behalf of Zeeshan Deen in connection with the proposed children's home at 12 St Ronans Road, Reading, RG30 2QE. It sets out the arrangements for staff, resident and visitor travel, and demonstrates that the proposed use will generate a low and wholly acceptable level of vehicle movements consistent with the residential character of the area.

2.0 Site Accessibility

The application site is located within the RG30 area of West Reading, a well-established residential neighbourhood with good access to public transport services. The area is served by a number of bus routes providing frequent connections to Reading town centre and surrounding areas. Reading railway station, which provides services to London Paddington, Oxford, Bristol and beyond via the Great Western Main Line and Elizabeth Line services, is accessible by bus or taxi within a short journey. The site is also within cycling distance of a wide range of local amenities, services and employment locations.

3.0 Staff Travel Arrangements

Staff working at the home will be encouraged and supported to use sustainable modes of travel wherever possible. The extended shift pattern adopted by the home, with staff working shifts of between 24 and 48 hours, significantly reduces the number of staff journeys to and from the property relative to a conventional shift-based operation. Staff changeovers will typically occur no more than twice per 24-hour period, generating a minimal and predictable pattern of vehicle movements entirely consistent with those of a family household.

Staff who travel by public transport, cycling or walking will be supported to do so, and travel arrangements will be considered in the recruitment and deployment of staff wherever this does not compromise the operational requirements of the home. Staff who drive to work will be required to park considerately and in accordance with the parking arrangements described in section 4.0 below.

4.0 Parking Provision

The application site benefits from one off-street parking space. This provision is appropriate and proportionate to the scale of the proposed use and the operational model of the home. Given the extended shift patterns operated, no more than one or two staff vehicles will typically be present at the property at any given time. The volume of vehicles associated with the use will not exceed that which would reasonably be expected from a family household occupying the property in its existing residential use.

Paragraph 116 of the NPPF (December 2024) is clear that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety or if residual cumulative

impacts on the road network would be severe. The vehicle generation associated with the proposed use is modest and does not approach any such threshold.

5.0 Cycle Storage

The home will provide three cycle storage spaces, available for use by both staff and residents. Provision of cycle storage is consistent with Policy TR4 of the Reading Borough Local Plan 2019 and the objectives of sustainable travel promotion. Residents will be encouraged to use bicycles for local journeys as appropriate, promoting physical activity and independence within the community.

6.0 Visitor Arrangements

Professional visitors to the home, including social workers, health professionals, Ofsted inspectors and legal representatives, will attend on a pre-arranged basis and at low frequency. The total number of professional visits to any children's home of this scale is modest and does not generate a material additional volume of vehicle movements beyond those already associated with the residential use. Visitors will be directed to use the site's parking provision or public transport and will be managed in accordance with the visitor management procedures described in the accompanying Security Statement.

7.0 Resident Travel

Residents are children and young people who will not drive. They will travel to and from their educational placements by foot, bicycle, public transport or specialist education transport arranged by the placing local authority, accompanied by staff where required. Community activities and appointments will similarly be attended by foot, public transport or in staff vehicles. Resident travel will not generate any vehicle movements beyond those already described above and will not contribute to any congestion or parking pressure in the vicinity of the site.

8.0 Monitoring and Review

The Registered Manager will monitor travel arrangements for the home on an ongoing basis and will review this Sustainable Travel Policy annually. Any concerns regarding parking, traffic generation or accessibility will be addressed promptly and proportionately, and any required amendments to travel arrangements will be implemented without delay.

9.0 Conclusion

This Sustainable Travel Policy demonstrates that the proposed children's home will generate a low and wholly acceptable level of vehicle movements, consistent with the established residential character of the area and with the expectations of the NPPF and the Reading Borough Council Local Plan 2019. The site is well-located in relation to public transport and local amenities, and the operational model of the home actively supports sustainable travel choices for staff, residents and visitors. Inhaus Planning is satisfied that the proposal meets the transport policy requirements of Reading Borough Council in full.