

# **Eastfields Green Residential Travel Plan**



**For 13 New Homes at Fairway Close, Sonning.  
RG4 6AG**

**SAFER / GREENER / HEALTHIER**

**May 2026**

**For Distribution to Wokingham Borough Council  
in relation to Condition 15 of Application 251387**

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# Travel Plan Aim and Objectives

## Travel Plan Aim

The primary aim of this Residential Travel Plan is to:

**Minimise single occupancy car trips associated with the development site, by promoting and encouraging the use of more sustainable alternatives.**

## Travel Plan Objectives

The primary objectives of this Residential Travel Plan is to:

1. Create an accessible Travel Information Hub for new residents and occupiers
2. Highlight the disadvantages of single person car transport
3. Highlight alternative and sustainable methods of travel
4. Offer clear and site-specific maps showing cycle and walking routes
5. Offer up to date public transport guidance
6. Highlight current green travel incentives



figure above – from the [NHS Net Zero Travel and Travel Strategy Oct 2023](#)

# Introduction

## Reason for Travel Plan

Darcliffe Homes is a local property developer within the Thames Valley.

We provide high specification bespoke homes to the local community in partnership with the local councils.

This Residential Travel Plan aims to positively influence the travel patterns and behaviours of future residents through the encouragement of greater use of public transport and other active and sustainable modes of travel to reduce reliance on the use of private cars.

As part of the planning permission 251387, a number of planning conditions and obligations have been set which relate to the implementation and delivery of a Residential Travel Plan.

# Travel Plan Management

## Residential Travel Plan Co-ordinator

The permanent residential travel plan co-ordinator is to be appointed by the resident's management company who will be in charge of the development. This will often be a proactive resident on the development that takes an interest in the subject.

Resident Travel Plan Co-Ordinator: **TBC upon completion of development**

The temporary residential travel plan co-ordinator will be appointed by the developer and in this instance will be **Ben Longworth – Construction Director, Darcliffe Homes**

The **Residential Travel Plan Co-Ordinator** duties should include:

- Support, oversee and implement the requirements of the Residential Travel Plan upon first occupation of the development and through the life of the plan.
- Provide travel advice and guidance to residents in the early stages of occupation and throughout the development process.
- Liaise with the sales team on the production and management of the Residential Travel Information Pack.

- Distribute the Residential Travel Information Pack to all households upon first occupation, along with any travel tickets or vouchers (if applicable)
- Assess the potential journeys that residents may make and identify what modes of transport are available from the site, promoting the most sustainable options first.
- Ensure cycle storage facilities are functional upon first occupation and maintained throughout the life of the Travel Plan.
- If deemed necessary, to organise annual Traffic Counts and Travel Surveys, analyse these and distribute to relevant parties.
- Provide promptly upon written request such information as the County Council reasonably requires in relation to the Residential Travel Plan.
- Investigate new ideas, modes of transport and future plans, for example, electric car charging points and promote or implement as appropriate.
- Update Residential Travel Plan when necessary

## Travel Plan Targets

The success of the Residential Travel Plan will be measured against the number of residents making single occupancy vehicular trips, and the level of modal-shift from single vehicular use to sustainable modes such as walking, cycling, car sharing and public transport.

| Objective                                                                                                                 | Targets                                                                                     | Timescale                              |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Ensure all new residents are provided with both a hard and electronic copy of this Travel Plan</b>                     | 100% distribution to all 13 new homes.                                                      | Within 1 month of each occupation date |
| <b>Ensure Cycle Store is installed, has adequate capacity, suitable security and is checked and maintained regularly.</b> | Cycle Store specification agreed.<br>Installation arranged.<br>Maintenance schedule agreed. | Before the first occupation            |
| <b>Ensure maps and travel advice is up to date and relevant</b>                                                           | Review of travel plan by competent person.                                                  | Annual Review                          |

# Sustainable Travel Opportunities

## Residential Travel Information Pack

### Overview

Fairway Close is located within Sonning, Reading, and close to the boundary with Woodley. The private road for the development is fed from Pound Lane which in turn connects with the A4 which is the nearest dual carriageway offering access to Reading, Maidenhead and (via A329M and M4) London.

The local road network surrounding Pound Lane in Sonning plays a crucial role in how new residents can navigate and engage with the area. This analysis aims to give an overview tailored for a travel plan that encourages greener travel alternatives.

| Feature                   | Description                                                                                                                                                                                              |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Key Roads                 | Pound Lane serves as a minor arterial route, connecting various residential areas with major roads like the A4 and Sonning Lane. This layout allows for both local and commuter traffic.                 |
| Public Transport Options  | Several bus routes operate nearby, providing links to larger hubs, such as Reading Station. Residents are encouraged to utilize these services to reduce reliance on personal vehicles.                  |
| Cycling and Walking Paths | The area features existing pedestrian pathways and developing cycling infrastructure, making it safer for residents to choose cycling or walking for short trips to local amenities.                     |
| Traffic Management        | Recent traffic calming measures, including speed limits of 20 mph, have been implemented to enhance safety for cyclists and pedestrians, facilitating a more walkable community.                         |
| Access to Amenities       | The proximity of essential services, such as shops, schools, and parks, supports walking and cycling as viable alternatives to driving. Public transport stops are conveniently located for easy access. |

## Travel Recommendations for New Residents

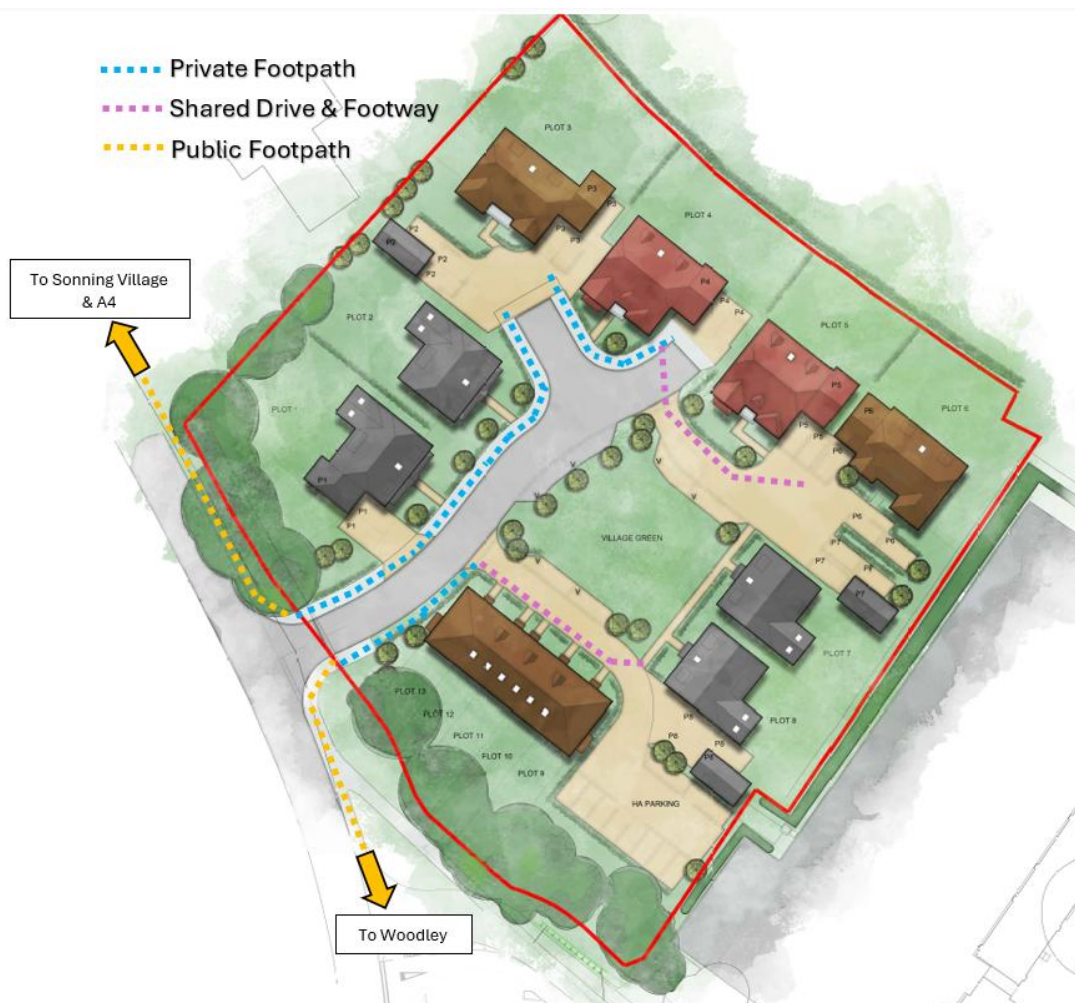
1. Utilize Public Transport: New residents should take advantage of the bus services connecting to nearby towns and amenities. This helps reduce traffic congestion in the area.
2. Promote Cycling and Walking: With the improved cycling routes and pedestrian-friendly pathways, residents are encouraged to cycle or walk for daily errands or recreational activities.
3. Engage in Community Initiatives: Residents can get involved in local programs that promote carpooling and ridesharing, reducing the number of single-occupancy vehicles on the roads.
4. Awareness of Traffic Safety: Familiarize yourself with the traffic calming measures in place. The lower speed limits not only enhance safety but also encourage a more pleasant environment for cyclists and pedestrians.

By embracing the features of the local road network, new residents on Pound Lane can contribute to a sustainable community that prioritizes greener travel options, ultimately enhancing the quality of life in Sonning.

## Local Map



## Walking



The layout of the development ensures that pedestrians have a clear and safe walking route from each home to the public footpaths at the front of the site.

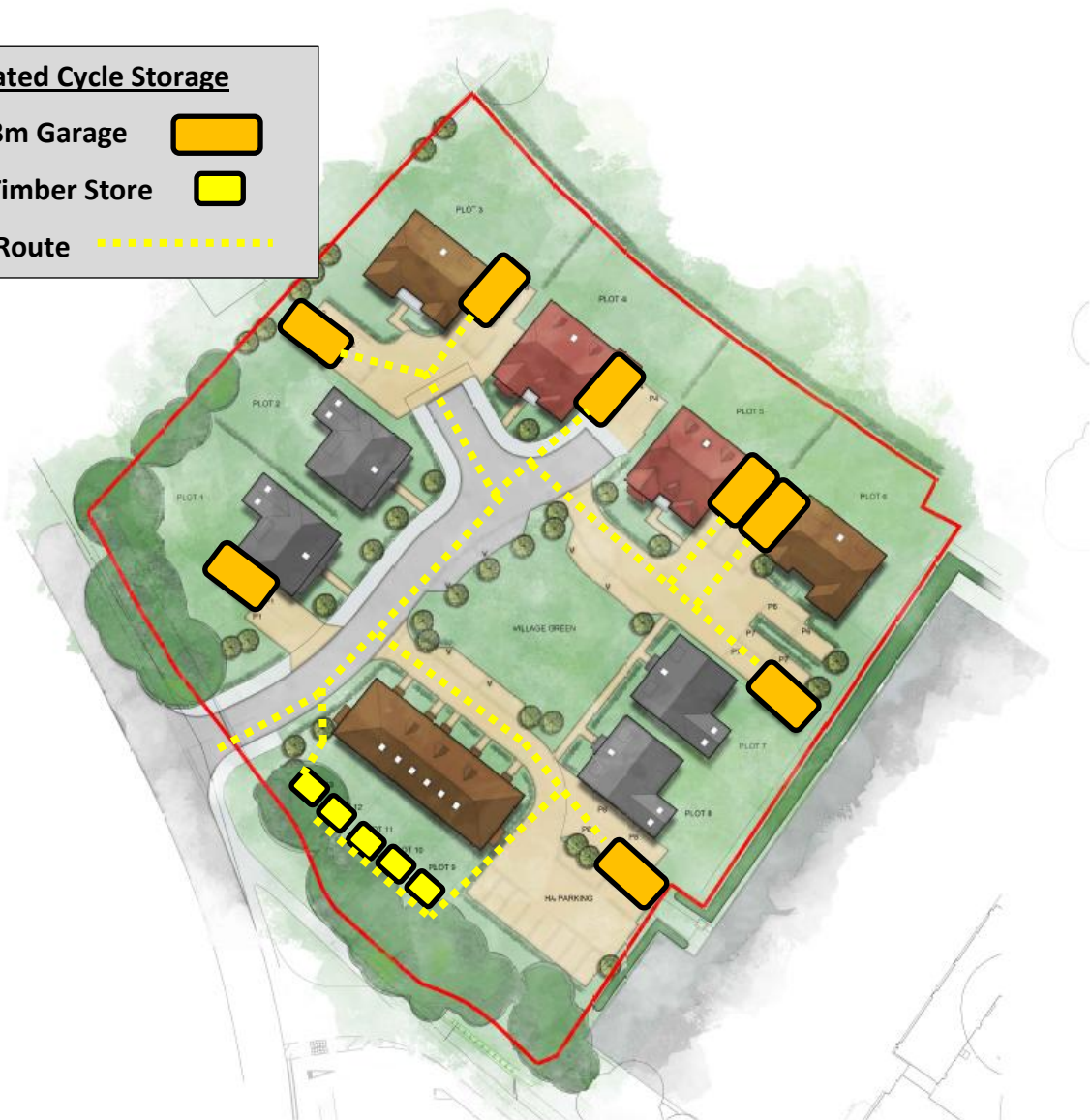
This consists of private tarmac footpaths and shared private drives & footways. The footways will be well lit with bollard lighting that will function on daylight sensors. The footways will be maintained by the resident's led management company

Residents and particularly children should be aware of the areas where footways combine with shared vehicle driveways. These are shown on map above and whilst the risk is low due to anticipated speeds of vehicles, communication with children early will be beneficial.

**Walking is a sustainable and healthy mode of transport that reduces carbon emissions while promoting physical well-being and enhancing community connections**

## Cycling

| Dedicated Cycle Storage |                                                                                   |
|-------------------------|-----------------------------------------------------------------------------------|
| 7m x 3m Garage          |  |
| 8 x 6 Timber Store      |  |
| Cycle Route             |  |



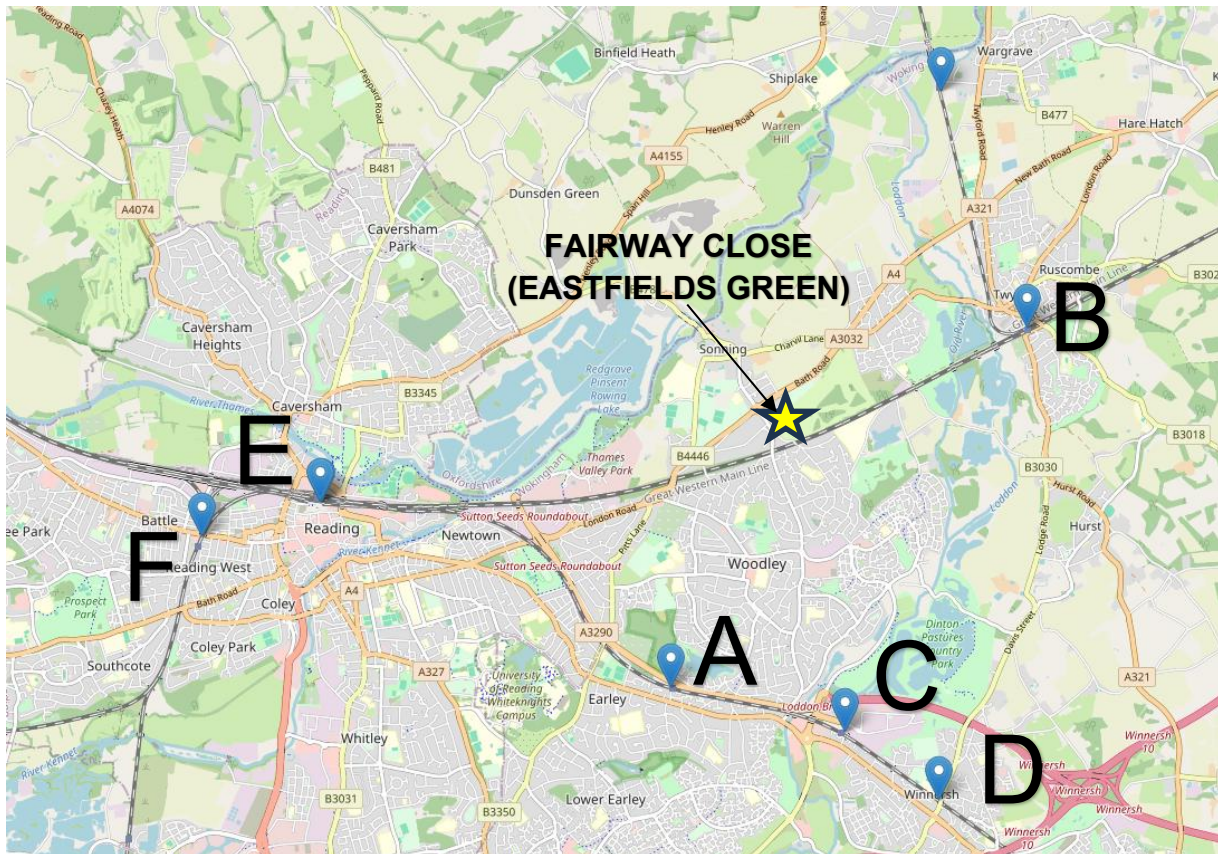
Sonning falls within the National Cycle Networks route 4 which is a long-distance route between London and Fishguard. The main route follows alongside the A4 Bath Road. There is also a link route which diverts from the main cycle route 4 into Sonning and alongside the River Thames, meeting back up with the main route 4 again at Thames Valley Business Park.

### Aims

- Encouraging people to cycle to and from the site by ensuring cycle parking facilities for residents and visitors are freely available.
- Distribution of walking and cycling maps/leaflets.
- Details of nearby cycling outlets.

# Public Transport

## Nearest Train Stations



- A – EARLEY 1.9 miles
- B – TWYFORD 2.0 miles
- C – WINNERSH TRIANGLE 2.3 miles
- D – WINNERSH 2.9 miles
- E – READING 3.0 miles
- F – READING WEST 3.2 miles

Plan your journey at [www.nationalrail.co.uk](http://www.nationalrail.co.uk)

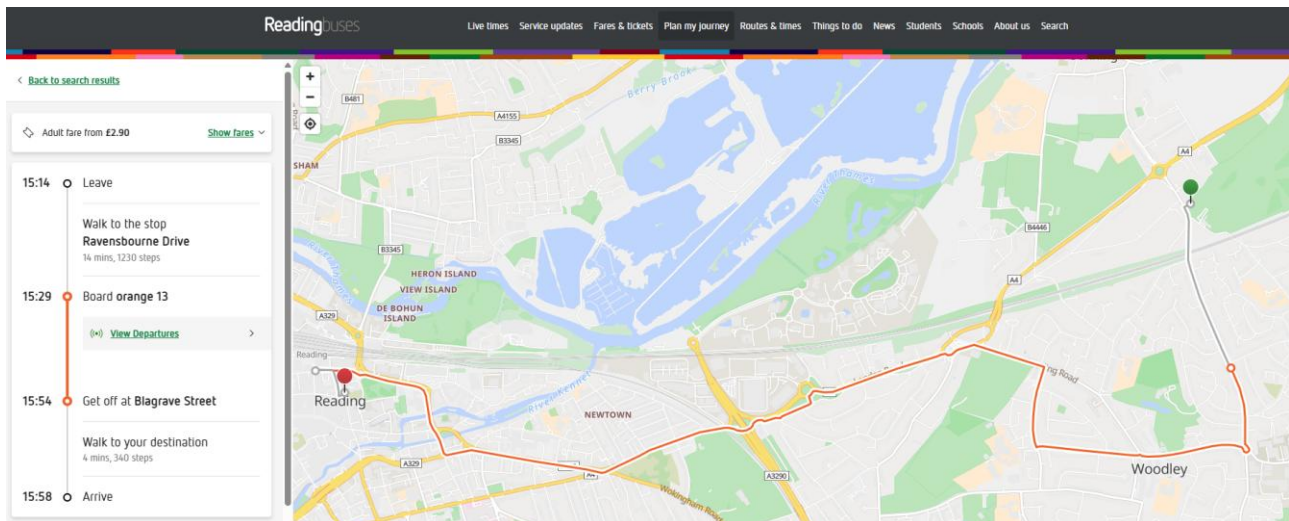
A screenshot of the National Rail 'Plan Your Journey' website. The interface shows a search for a journey from 'Earley' to 'Reading'. It includes options for route type (Single, Return, Open return), departure date (22 May 2026), departure time (15:00), and passenger count (1 Adult, 0 Children). There are also links for 'Add Railcard', 'Find hotels', and a 'Get times and prices' button at the bottom.

## Nearest Bus Stops

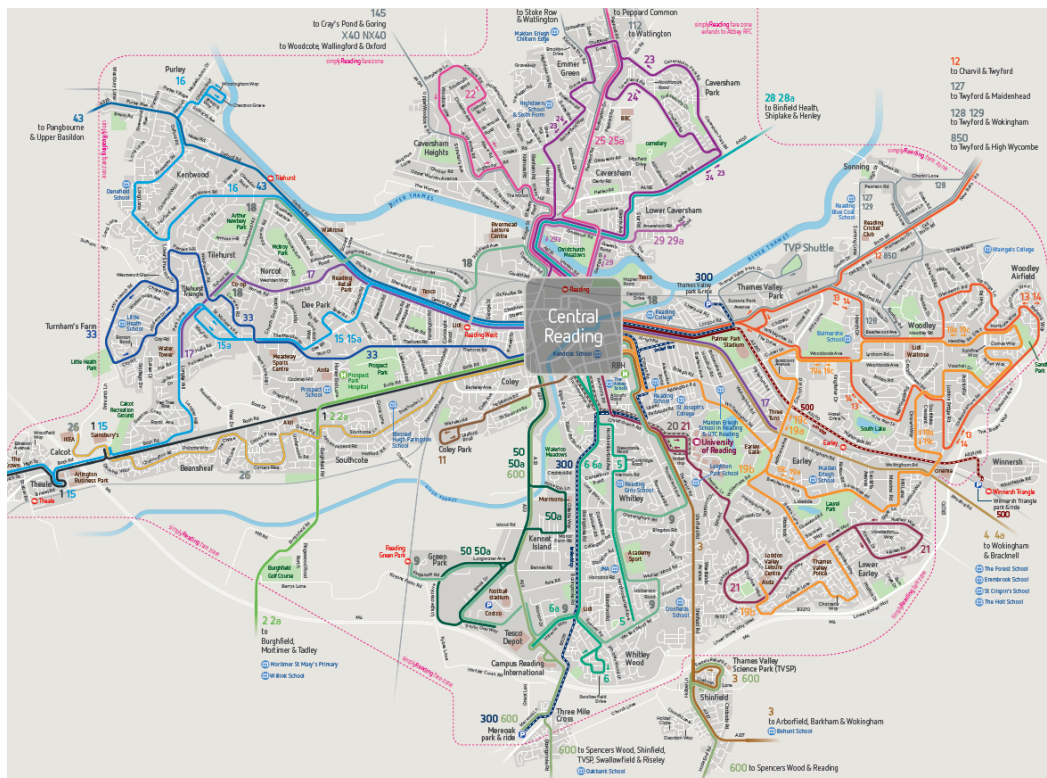
Visit [www.reading-buses.co.uk](http://www.reading-buses.co.uk) for latest information

Your home is currently closest to Ravensbourne Drive Bus Stop (14 min walk)

An example journey to Reading Town Hall would be approx. 44 minutes door to door



The whole Reading Buses network is shown below

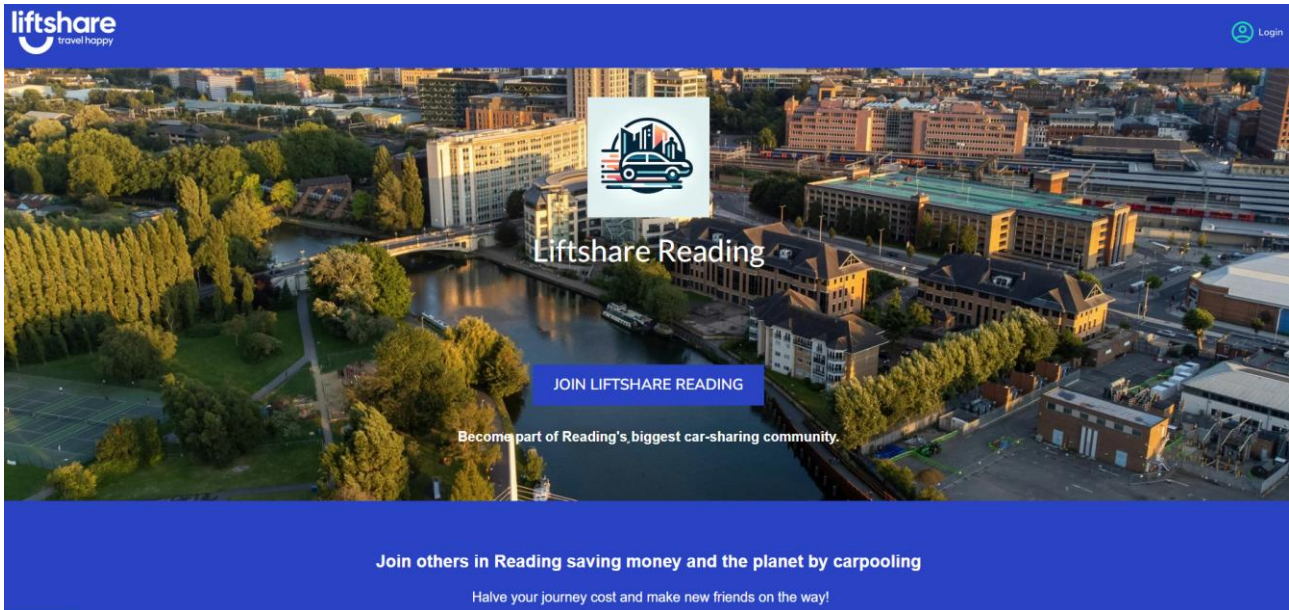


## Car Sharing

Consider saving costs and increasing sustainability by car sharing with colleagues, friends and family.

Or exploring some of the local car share initiatives such as:

<https://hub.liftshare.com/regional/reading>

A banner for Liftshare Reading featuring an aerial view of a city with a river and a bridge. The Liftshare logo is in the top left, and a 'Login' button is in the top right. A central white box contains a car icon and the text 'Liftshare Reading'. Below this is a blue button labeled 'JOIN LIFTSHARE READING'. At the bottom, white text reads 'Join others in Reading saving money and the planet by carpooling' and 'Halve your journey cost and make new friends on the way!'.

liftshare  
travel happy

Login

Liftshare Reading

JOIN LIFTSHARE READING

Become part of Reading's biggest car-sharing community.

Join others in Reading saving money and the planet by carpooling

Halve your journey cost and make new friends on the way!

Get on your way with Liftshare today



### 1. Add your journey

Add your journey details and filter your search. Easily find the best Liftshare for you.



### 2. Find someone to share with

Use the messaging system to get in touch with matches. Arrange where and when you will meet.



### 3. Start sharing and saving!

Arrange with your sharer how to make payment. Liftshare shows a journey cost to help you.

JOIN LIFTSHARE READING

## Action Plan

| Target                                                                         | Implementation Date               | Responsibility                |
|--------------------------------------------------------------------------------|-----------------------------------|-------------------------------|
| <b>Distribute Travel Plan to all New Residents</b>                             | Upon purchase (2027)              | Darcliffe Homes               |
| <b>Engage in dialogue with residents regarding travel options and patterns</b> | Year 1 after Purchase (2027-2028) | Residents' management company |
| <b>Monitor and update the plan as necessary</b>                                | 2028 onwards                      | Residents' management company |

## Summary

Darcliffe Homes has created the Residential Travel Plan to demonstrate the importance of the environmental, health and commercial benefits of increasing sustainable modes of travel as an alternative to the private car. Darcliffe Homes is committed to developing this programme with the support of Wokingham Borough Council