



Care Home Redevelopment
The Mount Care Home, School Hill, Wargrave

Travel Plan

for

Aedifica UK Limited

Document Control Sheet

Care Home Redevelopment

The Mount Care Home, School Hill, Wargrave

Aedifica UK Limited

This document has been issued and amended as follows:

Date	Issue	Prepared by	Approved by
29/01/2025	1 st Draft	AM	AM



Motion
84 North Street
Guildford
GU1 4AU
T 01483 531300
F 01483 531333
E info@motion.co.uk
W www.motion.co.uk

Contents

1.0 Introduction 1

2.0 Site Description 2

3.0 Approved Development..... 5

4.0 Management and Measures 6

5.0 Targets.....10

6.0 Monitoring, Reviewing, and Reporting11

7.0 Action Plan.....12

Figures

- Figure 2.1 – Site Location in Relation to Local Area
- Figure 2.2 – Site in Relation to Wider Highway Network

Appendices

- A Site Layout Plan

1.0 Introduction

- 1.1 This Travel Plan has been produced on behalf Aedifica UK Limited for discharge of planning condition 17 applied to the approved redevelopment of The Mount Care Home, on School Hill in Wargrave, Reading, RG10 8DY, within the administrative boundary of the unitary authority Wokingham Borough Council.
- 1.2 The planning condition wording reads:
- "Prior to the occupation of the development hereby permitted, a final Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained, and reviewed as so approved."*
- 1.3 The approved development comprises demolition of the 37-bedroom care home and construction of a new 65-bedroom care home for elderly residents. The new care home will be run by Aedifica's management company, Hamberley Care.
- 1.4 This document accords with the Travel Plan submitted with the planning application, which was produced in accordance with applicable policy, guidance, and pre-planning advice.
- 1.5 This Travel Plan complies with planning condition 17, references other relevant planning conditions applied to the approved development, and whilst it focusses on staff travel, many of the measures outlined within this Plan can be applied to visitors.
- 1.6 Following this introduction, the Travel Plan comprises:
- ▶ Section 2 provides an overview of the site and its surroundings, and describes accessibility of the site by all applicable modes of transport;
 - ▶ Section 3 describes the approved development;
 - ▶ Section 4 details the management arrangements for the Travel Plan and sets out the measures to be implemented;
 - ▶ Section 5 discusses Travel Plan targets;
 - ▶ Section 6 explains the monitoring, reviewing, and reporting programme that will be implemented; and
 - ▶ Section 7 summarises delivery of this Travel Plan in an Action Plan, identifying the timescales and responsibilities for each action.

2.0 Site Description

Overview

- 2.1 A detailed review of the site location and accessibility by all applicable modes has been undertaken, the results of which are presented here.

Site Location

- 2.2 The Mount Care Home is located to the east of School Hill (B477), approximately 165 metres south-east of the centre of Wargrave, as shown at Figure 2.1.

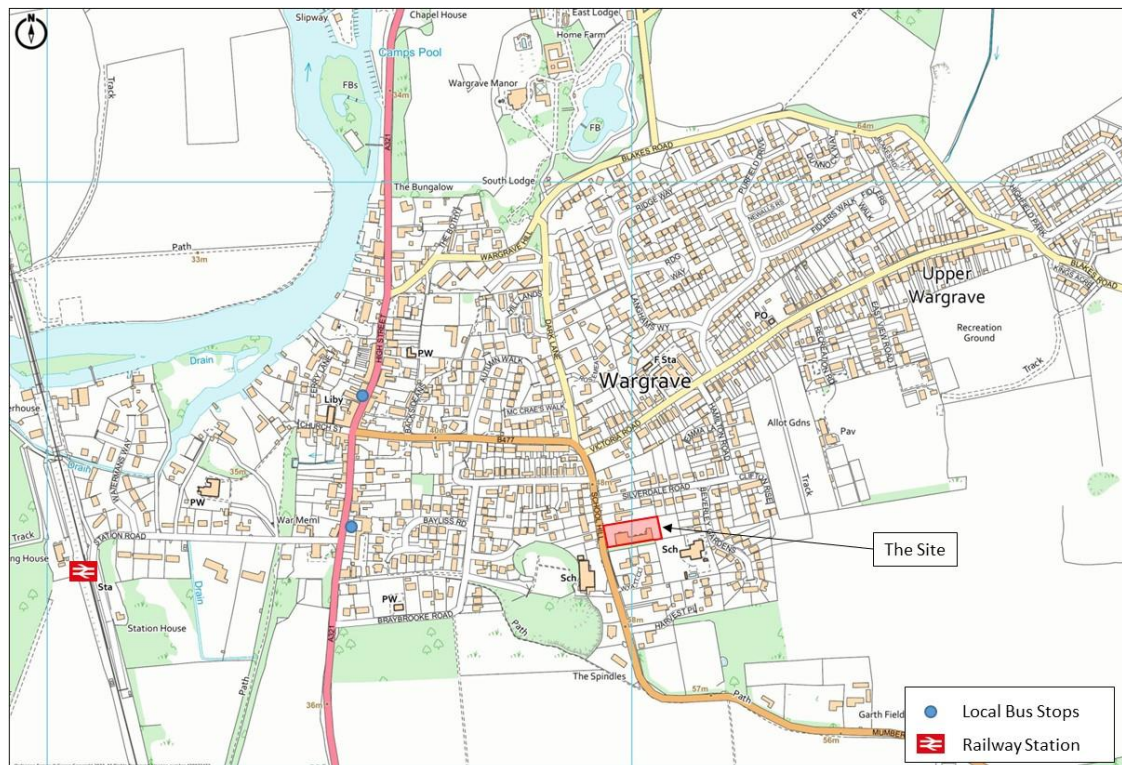


Figure 2.1 – Site Location in Relation to Local Area

Site Accessibility

Highway Network

- 2.3 Driver, cyclist, and pedestrian access to the site is from School Hill (B477), which is subject to a 30 miles per hour (mph) speed limit, which reduces to 20 mph 'when the lights flash', which is understood to operate at the beginning and end of school days.
- 2.4 School Hill leads onto School Lane to the north, which then continues west towards High Street (A321), providing access to Wargrave village centre and Henley-on-Thames to the north and Twyford to the south. School Hill benefits from street lighting and there are some existing restrictions in the vicinity of Silverdale Road, which continue onto School Lane.
- 2.5 To the south, School Lane leads onto Mumbery Hill and connects with Bath Road/New Road. Bath Road leads north-east towards Maidenhead and New Bath Road leads south-west towards Reading. The plan at Figure 2.2 shows the site in relation to the wider highway network.



Pedestrian Access

- 2.9 The site is accessible on foot via footways on both sides of School Hill, providing continuous routes to local bus stops and Wargrave railway station. All local roads are well lit and signed for the use of pedestrians with tactile paving and dropped kerbs provided at crossing points to aid accessibility.
- 2.10 A signalised pedestrian crossing with dropped kerbs and tactile paving is provided approximately 30 metres south of the site access providing a controlled crossing to the school.

Cycle Infrastructure and Facilities

- 2.11 National Cycle Network Route 4 (NCN Route 4) passes through Wargrave for a short section of School Hill to the north of the site and routes east along Victoria Road then west along Braybrooke Road. NCN Route 4 provides access west into the centre of Reading and east to Maidenhead and Slough. Shared foot/cycleways are provided along the A321 to the west of the site.

3.0 Approved Development

- 3.1 Pedestrians, cyclists, and drivers will enter the site from School Hill via the access located approximately 65 metres south of the junction with Silverdale Road and 30 metres north of the existing controlled pedestrian crossing. This access is in the position of the access that served the 37-bed care home and will be widened to form the access serving the 65-bed care home.
- 3.2 Details submitted for discharge of condition 14 will define on-site cycle parking for staff and visitors, which will be secure and covered.
- 3.3 The on-site parking management strategy will be supplied for discharge of condition 15.
- 3.4 Details submitted for discharge of condition 19 will define the on-site car and motorcycle parking, and the on-site bay for use by ambulances/delivery vehicles. Electric vehicle charging provision will be made as per details submitted for discharge of condition 7.
- 3.5 Refuse, delivery and emergency vehicles will be able to enter the site, turn and exit in forward gear. Space is provided within the parking area close to the main entrance of the care home for these vehicles to wait, load, and unload.
- 3.6 There is also space close to the building entrance for informal picking-up and setting down.
- 3.7 Two car parking bays designed and dedicated for use by 'Blue Badge' holders, i.e. people with additional mobility needs, will be located adjacent to the pedestrian access in to the care home – a route which is step-free.
- 3.8 There will be showers, lockers, and changing facilities in the building available for staff to use, as well as staff rest areas with kitchen facilities. These facilities support staff members' use of active and sustainable modes of travel and reduce their need to travel off-site during their shifts.
- 3.9 The new care home will be run by Hamberley Care, and it is anticipated that the equivalent of 70 full-time staff members will work at the site (e.g. managers, nursing and care staff, administrators, maintenance, catering, and housekeeping). A maximum of up to 20 staff will be on site at any time during a typical weekday day and at the weekend, with up to 12 overnight.
- 3.10 Managers and administration staff will typically work 5 days a week between 09:00 and 17:00 hours. Nursing and care staff will generally work in 6-hour shifts during the day/evening, with a 12-hour shift overnight. The expected shift patterns are 08:00 to 14:00, 14:00 to 20:00 and 20:00 to 08:00 hours. It is understood that visiting tends to take place in the late afternoons and at weekends.
- 3.11 The site layout plan is at **Appendix A**.

4.0 Management and Measures

Overview

- 4.1 The arrangements that will be made for management of the Travel Plan are set out in this section, alongside description of the measures to be implemented.

Management

- 4.2 The Travel Plan will be managed by a Travel Plan Co-ordinator (TPC) who will be appointed by the care home operator. Contact details for the TPC will be provided to staff upon first occupation of the new care home, and upon commencement of employment for staff members joining post-occupation, as well as to WBC as necessary.
- 4.3 The TPC is likely to be a member of the care home staff team and will have responsibility for:
- ▶ implementation of the Travel Plan including securing any necessary funding;
 - ▶ obtaining and maintaining commitment and support from staff;
 - ▶ designing and implementing effective marketing and awareness raising campaigns to promote active and/or sustainable travel;
 - ▶ acting as a point of contact for staff requiring travel information; and
 - ▶ liaising with stakeholders as appropriate (e.g. local authorities, transport operators, cycle retailers, etc).
- 4.4 The Travel Plan Co-ordinator will consult WBC if support and advice is needed to help with the delivery and review of the Travel Plan.
- 4.5 Senior management at the care home will be on board with the Travel Plan, and will support the Travel Plan Co-ordinator in their role, as well as overseeing financial/material contributions in relation to Travel Plan measures and initiatives.

Measures

Provision of travel information

- 4.6 The travel information that will be provided to staff will include:
- ▶ contact details for the Travel Plan Co-ordinator and an outline of their role;
 - ▶ the health, financial, and environmental benefits of using active and/or sustainable modes of transport;
 - ▶ details of all modes of transport available for journeys to and from the site;
 - ▶ on-site infrastructure available in support of active and/or sustainable travel;
 - ▶ key amenities within walking/cycling distance of the site;
 - ▶ details of lift-sharing scheme(s), the benefits of such form of travel, and how to adopt this mode;
 - ▶ cycle maintenance and skills training opportunities, along with details of any local cycle hire schemes;
 - ▶ safety tips for sharing road space, including driver behaviour, and for cyclists and walkers;
 - ▶ delivery of Personalised Travel Planning upon request, i.e. consideration of travel options available to that individual; and

- ▶ any financial support provided by the company, e.g. being part of the Government's 'Cycle to Work' scheme, if applicable.

4.7 Travel information will be displayed on a noticeboard in a suitable communal area of the care home. A Travel Information Pack will also be provided to staff upon first occupation of the new care home. Travel information will also be made available to visitors upon request.

Promoting walking

4.8 To promote walking to and from the site the following measures will be delivered:

- ▶ provide information about walking routes to and from the site;
- ▶ promote the health benefits of walking;
- ▶ advise staff about the on-site showers, lockers, and changing facilities available to them; and
- ▶ encourage participation in 'Walk to Work Week' and/or other relevant events.

Promoting cycling

4.9 To promote cycling to and from the site the following measures will be delivered:

- ▶ install high quality cycle parking at convenient and visible location(s) within the site;
- ▶ provide information about local cycling routes to and from the site;
- ▶ raise awareness of the health benefits of cycling;
- ▶ monitor usage of the on-site cycle parking, and install additional cycle parking facilities if warranted;
- ▶ provide showers, changing facilities, and lockers on-site for staff use;
- ▶ inform employees about cycling skills and cycle maintenance training courses; and,
- ▶ encourage participation in national cycle events such as 'Bike Week'.

4.10 Provision of cycle maintenance equipment (e.g. bicycle pump, puncture repair kit) could also be provided on site to further encourage the uptake of cycling.

4.11 The Travel Plan Co-ordinator will investigate the practicality of the company taking part in the Government's 'Cycle to Work' scheme through which staff would be able to make a tax-free purchase of a cycle (and related equipment) that they would use for their commute.

Promoting public transport

4.12 To promote travel by train and bus to and from the site the following measures will be delivered:

- ▶ provide information about local bus and train routes and timings, along with details of the operators of those services;
- ▶ advise staff of the locations of local bus stops and the nearby railway station, and display that information on clear, user-friendly map(s);
- ▶ identify any assistance for mobility-impaired travellers, e.g. where accessible parking is available and staff assistance for use of public transport; and,
- ▶ supply National Rail journey planner websites, smartphone applications ("apps") and enquiry telephone numbers to staff and visitors, as appropriate.

Promoting lift-sharing

- 4.13 Lift-sharing represents a relatively convenient alternative to travelling by single-occupancy vehicle and details will be included in the travel information provided to staff and visitors.
- 4.14 There is some potential to reduce the total private mileage of staff by either, publicising and implementing an in-house scheme, or by utilising existing the existing scheme operated by MobilityWays: <https://liftshare.com/uk>.
- 4.15 To promote and implement (as appropriate) lift-sharing the following measures will be actioned:
- ▶ The Travel Plan Co-ordinator (TPC) will advertise the benefits and considerations associated with lift-sharing and make themselves available to staff for presentation and discussion of these issues.
 - ▶ The TPC will establish the potential for either a formal or an informal lift-sharing scheme for the staff team. This potential will be driven by (i) staff commuting times and routes; (ii) whether or not the commute forms part of a linked trip (e.g. in order to care for dependents such as delivering/collecting children; caring for other dependent relatives; or for leisure purposes such as exercising; or for practical purposes, such as food shopping, etc); and (iii) staff wanting to lift-share.
 - ▶ If lift-sharing is a practical option and demand warrants it, an internal database will be set up in order that those who are interested in lift sharing can do so, or staff will take an active part the MobilityWays lift-share scheme (<https://liftshare.com/uk>).
 - ▶ Similarly, if lift-sharing is practical and demand warrants, on-site parking spaces shall be designated solely for the use of lift-sharers as a supporting measure and to incentivise and support lift-sharing.
- 4.16 The National Lift-share Week event operated by MobilityWays through their lift-share tool (<https://blog.liftshare.com/competitions/liftshare-week-competition-2024>) will be publicised to staff, encouraging them to participate.

Car Clubs

- 4.17 Use of car club vehicles as an option for car travel without the need to own a car will be included the travel information provided in the care home. The benefits of using a Car Club will be explained and details will be provided of operators providing car club vehicles local to the care home, such as the CoWheels vehicles located in Reading (<https://www.co-wheels.org.uk/reading>).

Car Parking

- 4.18 Car parking will be provided on-site at the care home to cater for anticipated demand and having regard to local standards, including appropriate provision for disabled users and for charging electric vehicles. Priority for lift-sharers will be explored as appropriate.

Reducing the Need to Travel

- 4.19 Where possible, the company will adopt a local recruitment strategy, for example in filling support/service type roles, and consideration will be given to using local suppliers/services where possible.
- 4.20 On-site kitchen facilities and a rest area are available for staff to use during their breaks, and for reducing the need to travel for food and drink.

Promotion & Marketing

4.21 The Travel Plan Co-ordinator will promote and support use of active and/or sustainable travel by staff through the following avenues:

- ▶ Travel information will be provided in a communal area in the care home.
- ▶ A Travel Information Pack will be produced and provided to staff.
- ▶ Any changes to the Travel Plan or the active and/or sustainable travel options available near site will be shared within staff meetings, and staff will be encouraged to provide input and feedback about their commute and how they do or wish to travel.
- ▶ Publicising and encouraging staff participation in local/national events that promote use of active and/or sustainable travel, such as National Walking Month, Bike Week, National Clean Air Day, and National LiftShare Week, etc..
- ▶ Ensuring there is awareness amongst the staff team about the support the care home Travel Plan Co-ordinator can provide.

5.0 Targets

- 5.1 Given the nature of the proposed development, likely shift patterns, and the need for staff to arrive at the site on time, action driven targets are most appropriate against which to monitor the effectiveness of this Travel Plan.
- 5.2 Action targets act as a checklist to ensure that the appropriate measures are carried out within a set time frame. Accordingly, an action plan summarising timescales for implementation and the party/ies responsible for each action is included in this Plan.
- 5.3 The action targets for this Travel Plan are:
- ▶ Provide Travel Information Packs to staff.
 - ▶ Display travel information on an on-site noticeboard.
 - ▶ Advise staff about the on-site facilities available to them that support their use of active travel (i.e. cycle parking; showers, changing rooms, and lockers), and that reduce their need to travel (i.e. rest area and kitchen facilities).
 - ▶ Explore provision of basic cycle maintenance equipment.
 - ▶ Promote and implement (as appropriate) lift-sharing.
 - ▶ If lift-sharing is viable and actively adopted, allocate on-site parking space(s) for lift-sharers.
 - ▶ Monitor use of cycle parking and install additional cycle parking facilities if warranted.
 - ▶ Advertise travel awareness events to staff and encourage their participation.
 - ▶ Investigate the practicality of participation in the Government's 'Cycle to Work' scheme.
 - ▶ Promote the health, financial, and environmental benefits of active and/or sustainable travel.
 - ▶ Consider whether a local recruitment strategy can be adopted (e.g. for support/service roles).
 - ▶ Consider whether local suppliers/services can be used.
 - ▶ Offer Personalised Travel Planning to staff members requesting such a service.

6.0 Monitoring, Reviewing, and Reporting

Overview

- 6.1 A monitoring, reviewing, and reporting programme will be implemented to track implementation of the Plan measures and to undertake a review of progress towards achievement of the Plan targets.
- 6.2 The Travel Plan Co-ordinator will manage and administer this programme as funded by the care home operator, Hamberley Care.

Monitoring

- 6.3 The Travel Plan Coordinator will collect the following information:
- ▶ use of and demand for on-site cycle parking;
 - ▶ awareness of and active involvement in lift-sharing;
 - ▶ staff travel patterns; and,
 - ▶ comments received from employees relating to the operation and implications of the Travel Plan.
- 6.4 The monitoring will be conducted via a staff travel survey, which will be distributed to all staff asking questions about how they travel to and from work, how they would prefer to make that commute, any travel or transport issues they are encountering, and their attitudes towards active and/or sustainable travel.
- 6.5 Monitoring will take place during the first year in which the new care home is occupied and then every other year for the first five years following occupation of the new care home, referred to as Years 1, 3 and 5.

Reviewing

- 6.6 At the time of undertaking the staff travel survey a site audit will also be undertaken to inform description of the site in terms of its operation, layout, facilities, etc..
- 6.7 The staff travel survey data, site audit details, and any other submissions of relevance from staff, guests or care home visitors, will be used to review the Travel Plan measures, and evaluate progress being made towards effective delivery of the Travel Plan.
- 6.8 The review of Travel Plan measures will inform consideration of measures to be retained and/or enhanced, and to identify those measures that are not considered to be positively supporting active and/or sustainable travel, which would accordingly be amended or abandoned, and substituted with other appropriate measures where possible.
- 6.9 The Travel Plan Action Plan will also be reviewed in light of the above information.

Reporting

- 6.10 Results from each round of monitoring and review will be reported to WBC in a Travel Plan Monitoring Report.

7.0 Action Plan

The Action Plan at Table 7.1 sets out the actions that will be taken to implement this Travel Plan, the party/ies responsible in each instance, and an indicative timeline.

Action	Responsibility	Indicative Timeline
Provide on-site travel facilities: Cycle parking Car parking Electric vehicle charging Showers, changing facilities, lockers	HC	During construction
Appoint Travel Plan Co-ordinator (TPC)		Prior to occupation
Produce Travel Information Pack		Upon occupation
Issue Travel Information Pack		
Display travel information on on-site noticeboard		During occupation
Provide information about on-site facilities that support active travel/reduce the need to travel: cycle parking, changing rooms, showers, lockers, rest area, kitchen		
Explore provision of basic cycle maintenance equipment		
Promote and implement (as appropriate) lift-sharing		
If lift-sharing is viable, allocate on-site parking space(s) for lift-sharers		
Monitor use of cycle parking		
Advertise active and/or sustainable travel events		
Investigate practicality of 'Cycle to Work' scheme		
If adopted, promote 'Cycle to Work' scheme		
Promote the health, financial and environmental benefits of active and/or sustainable travel		
Consider whether local recruitment strategy can be adopted (e.g. for support/service roles)		
Consider whether local suppliers/services can be used		
Offer Personalised Travel Planning		
Liaise with stakeholders		
Arrange staff travel surveys and use data to review Travel Plan		Years 1, 3 and 5
Produce and submit Monitoring Reports		
Approve Monitoring Reports	WBC	

Table 7.1: Action Plan

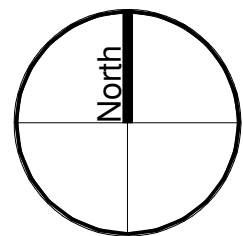
KEY

HC – Hamberley Care

WBC – Wokingham Borough Council

Appendix A

Site Layout Plan



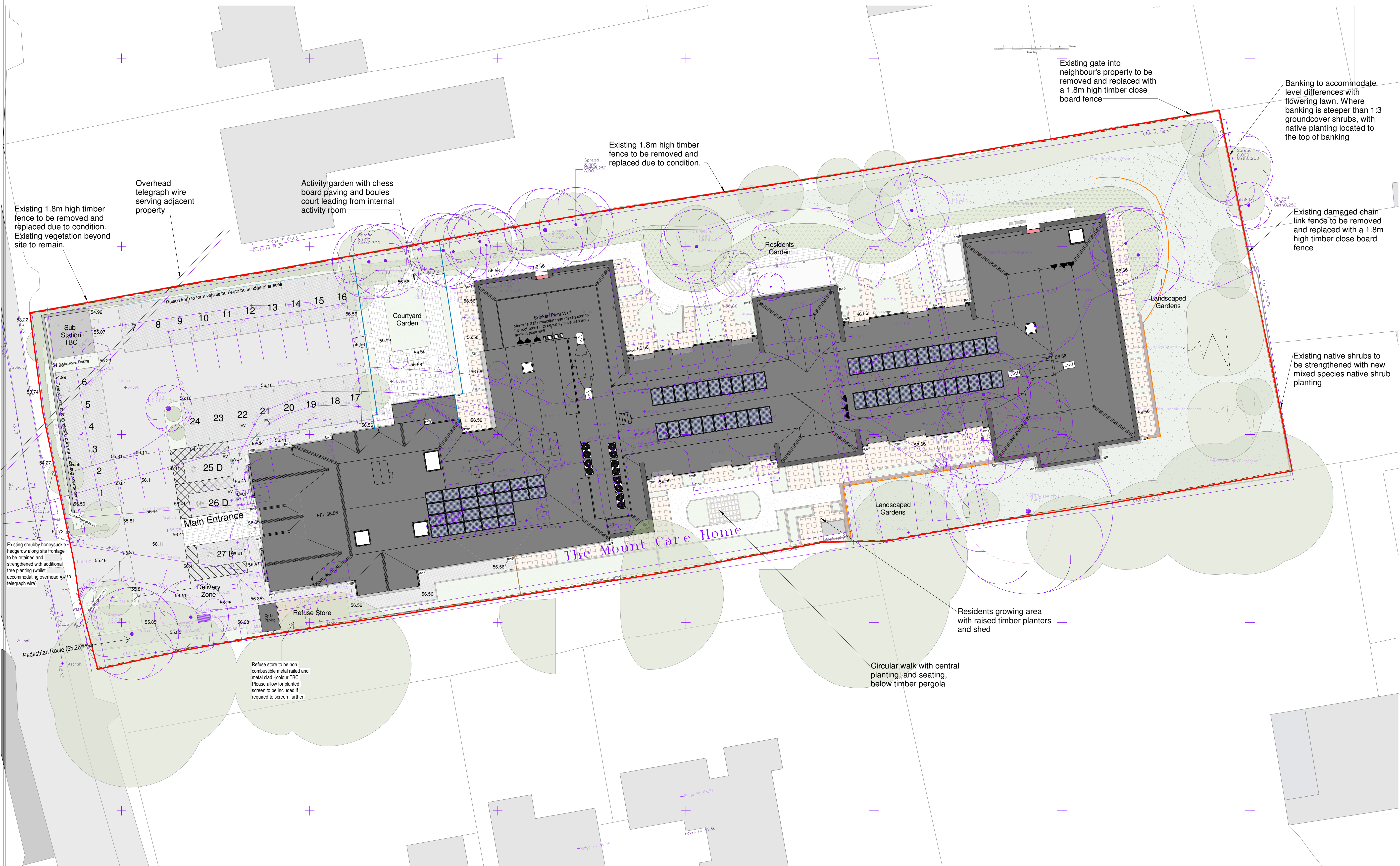
Notes
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
This drawing remains the copyright of POZZONI Architecture Ltd.

Scale Bars		TO BE USED ONLY AS GUIDANCE			
1:100	mm	0	1000	2000	3000
1:200	mm	0	1000	2000	3000
1:500	m	0	10	20	30
1:1250	m	0	10	20	30

For Landscape design, planting, external feature details and materials please see B22004.102A-DRAFT-Landscape Proposals-The Mount, Wargrave.

Boundary Treatment

- Fence to be replaced with 1800mm(h) timber close board fence.
- 1800mm(h) close board timber fence.
- 1800mm(h) metal railings with hedgrow.
- 1100mm(h) timber knee rail/guard.
- Electric Vehicle Charging Point



Site Plan

1 : 200



T2	Additional spot levels shown.	AMS	23.10.23
T1	Issued for Tender	AMS	21.09.23
P04	Car parking space dimensions increased	AMS	31.10.22
P03	Updates to meet Highway Officer comments.	AMS	21.10.22
P02	Landscape Plan Update	TT	25.07.22
P01	Planning First Issue	TT	22.07.22
Rev	Description	By	Date

Client: Aedifica UK

Job: The Mount, Wargrave

Drawing: Site Plan

Project Ref: P5813 1200 Rev: T2

5813-PAL-XX-00-DR-A-1200

Date: 22.07.22 Scale: 1 : 200 @ A1

By: JG TT ET

Planning: Design Tender: Construction: As Built

pozzoni

10-12 Emerald Street
London
WC1N 3QA

Woodville House
2 Woodville Road
Altrincham
WA14 2FH

+44 20 7078 0079
architects@pozzoni.co.uk

+44 161 928 7848
www.pozzoni.co.uk