

Sustainable Travel Policy

Proposed Use: Residential Dwelling (Use Class C3) to Residential Care Home (Use Class C2)

Address: 166 Woodrow Avenue, Hayes, UB4 8QR

Prepared on behalf of: Family First Care Ltd

Local Planning Authority: London Borough of Hillingdon

Prepared by:
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1.0 Introduction

This Sustainable Travel Policy has been prepared in support of the proposed change of use at 166 Woodrow Avenue.

The purpose of this document is to demonstrate that the day-to-day operation of the home will promote sustainable transport choices and minimise reliance on private vehicles.

The home will accommodate a maximum of two children and operate with extended shift patterns, inherently limiting travel demand.

2.0 Location and Accessibility

The property is located within an established residential area of Hayes within the London Borough of Hillingdon.

The site benefits from:

- Bus services operating along nearby Uxbridge Road and connecting corridors
- Direct connections to Hayes & Harlington Station
- Elizabeth Line services providing fast connections to Central London
- Local amenities within walking distance
- Established pedestrian infrastructure

The location is therefore considered sustainable in transport terms.

3.0 Cycling Provision

To support active travel:

- A secure cycle rack for up to three bicycles will be installed within the rear curtilage
- Storage will be located discreetly and within the property boundary
- Staff will be encouraged to cycle to work where practicable

The scale of provision exceeds the likely demand for a two-bed home, demonstrating proactive sustainable planning.

4.0 Staff Travel Management

Operational measures are designed to minimise traffic generation.

These include:

- 24 to 48 hour shift patterns reducing daily staff turnover
- Allocation of on-site driveway spaces
- Encouragement of car sharing where feasible
- Promotion of walking and cycling for local staff

The small size of the home inherently limits travel demand.

There will be no resident vehicle ownership.

5.0 Visitor Travel

Professional visitors such as social workers or inspectors will attend by pre-arranged appointment only.

Visits will typically involve:

- One individual at a time
- Limited frequency
- Short duration

Given the scale of the home, visitor travel demand will be minimal.

6.0 Parking Provision

The property benefits from a private driveway capable of accommodating two vehicles.

Operational controls include:

- Use of driveway spaces by on-duty staff
- No routine reliance on on-street parking
- No parking obstruction of neighbouring properties

This ensures that vehicle impact remains proportionate to the residential context.

7.0 Policy Alignment

The proposal aligns with:

National Planning Policy Framework objectives promoting sustainable transport and reduction in reliance on private car use.

London Plan policies encouraging active travel and sustainable location-based development.

Hillingdon Local Plan Policy DMT 1 relating to managing transport impacts.

The modest scale of the home ensures full compliance.

8.0 Monitoring and Review

The Registered Manager will review travel patterns periodically to ensure:

- On-site parking is managed effectively
- Staff are aware of sustainable travel options
- Neighbour concerns relating to parking are addressed promptly

Adjustments will be made where necessary to maintain compliance with residential amenity expectations.

9.0 Conclusion

The proposed two-bed children's home at 166 Woodrow Avenue is inherently low-impact in transport terms.

Extended shift patterns, on-site parking provision, secure cycle storage and sustainable location characteristics ensure that the proposal will not generate unacceptable traffic or parking pressures.

The development fully aligns with national and local sustainable transport objectives.