

SITE INTELLIGENCE

Full Site Intelligence Bundle

Integrated Summary of All 15 Site Intelligence Reports

14 Oakfield Road, Guildford, Surrey GU2 4EH



PREPARED FOR

Sample Client

DOCUMENT REFERENCE

SAMPLE-PFCO-REP-FullBundle-R00

DATE

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PREPARED BY

Site Intelligence

CLASSIFICATION

Client Confidential

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REPORT

1. EXECUTIVE SUMMARY

This Full Site Intelligence™ Bundle provides an integrated summary of all 15 individual Site Intelligence reports prepared for the proposed two-storey rear extension and loft conversion with associated landscaping and off-street parking provision at 14 Oakfield Road, Guildford, Surrey GU2 4EH.

The purpose of this document is to give the client, design team, and decision-makers a single-page-per-topic overview of all constraints, risks, and recommended actions across the full scope of the Site Intelligence assessment. For detailed analysis on any topic, refer to the individual report.

1.1 Overall Assessment

Overall Site Risk: **LOW**

Bundle Verdict

The site at 14 Oakfield Road is well-suited for the proposed development. Of 15 reports, 13 return a LOW risk rating and 2 return MODERATE (project readiness and tree survey). No HIGH or CRITICAL risks were identified. The project can proceed to planning application with confidence, subject to resolution of the 2 moderate-risk items (structural drawing annotation and tree protection measures).

An overall planning friction score of LOW is assigned, indicating a straightforward application with a high probability of approval.

1.2 Key Statistics

| Metric | Value |
|--|--------------------------|
| Total reports in bundle | 15 |
| Low risk findings | 13 |
| Moderate risk findings | 2 |
| High risk findings | 0 |
| Critical risk findings | 0 |
| Outstanding actions (pre-application) | 5 |
| Outstanding actions (pre-construction) | 4 |
| Estimated application timeline | 4-5 months to submission |

2. SITE OVERVIEW

2.1 Address and Context

| Item | Detail |
|--------------------------|---|
| Site address | 14 Oakfield Road, Guildford, Surrey GU2 4EH |
| Grid reference | SU 993 498 |
| Easting / Northing | 499350 / 149800 |
| Elevation | 62.5 m AOD |
| Local Planning Authority | Guildford Borough Council |
| Existing use | Detached dwelling (C3), 3 bedrooms |
| Proposal | Proposed two-storey rear extension and loft conversion with associated landscaping and off-street parking provision |
| Proposed use | Detached dwelling (C3), 5 bedrooms |
| Application type | Full householder planning application |

2.2 Constraint Summary

| Constraint | Status | Risk |
|--------------------------|--|----------|
| Conservation Area | Not within a conservation area | LOW |
| Listed Buildings | Not listed; none in setting | LOW |
| Scheduled Monuments | None within 500m | LOW |
| Flood Zone | Flood Zone 1 (low probability) | LOW |
| Surface water flood risk | Low risk | LOW |
| Groundwater flood risk | Low risk | LOW |
| Thames Basin Heaths SPA | Within 5km ZoI | MODERATE |
| Green Belt | Not in Green Belt | N/A |
| Trees | Category A/B trees in rear garden | MODERATE |
| Contamination | No historic contamination sources identified | LOW |
| Radon | Not in affected area | LOW |
| Mining/subsidence | Not in coal mining area | LOW |
| UXO | Low risk | LOW |
| Geology | London Clay — standard strip foundations | LOW |

3. SUMMARY FINDINGS TABLE

The following table summarises the key finding, risk level, and required action from each of the 15 individual reports:

| # | Report Type | Key Finding | Risk | Action Required |
|----|-------------------------------------|--|------|--|
| 1 | Site Feasibility Report | Site is feasible for the proposed development with low-to-moderate planning friction. No show-stoppers identified. | LOW | Proceed to detailed design |
| 2 | Geotechnical Desk Study | London Clay Formation. Standard strip foundations at 1000mm depth appropriate. No contamination risk identified. | LOW | Confirm at foundation excavation (HP-01) |
| 3 | Flood Risk Assessment | Flood Zone 1 (low probability). No fluvial, tidal, or groundwater flood risk. Low surface water risk. | LOW | SuDS drainage condition expected |
| 4 | Biodiversity Net Gain Screening | BNG baseline established. Net gain achievable through landscaping and habitat enhancement. | LOW | Prepare BNG metric calculation with landscaping scheme |
| 5 | Construction Management Plan | Standard residential construction. No significant logistical constraints. | LOW | Finalise with appointed contractor |
| 6 | Design and Access Statement | Proposal responds positively to local character. All 5 statutory design aspects addressed. | LOW | Submit with planning application |
| 7 | Sustainability and Energy Statement | Extension exceeds Part L 2021 targets. EV charging and water efficiency measures included. | LOW | No further action — Part L compliant |
| 8 | Concept Feasibility Study | Development is viable. Estimated construction cost within expected range for this scope. | LOW | Proceed to detailed design and contractor tender |
| 9 | Heritage Impact Assessment | No heritage constraints. Site is not listed, not in a conservation area, and no designated heritage assets in setting. | LOW | No heritage statement required for this application |
| 10 | Parking Provision Statement | 3 off-street spaces provided, meeting adopted standard for 5-bedroom dwelling. 1 EV charging point. | LOW | Submit with planning application |

| # | Report Type | Key Finding | Risk | Action Required |
|----|--------------------------|---|----------|---|
| 11 | Planning Statement | Planning balance weighs clearly in favour of granting permission. Proposal accords with the development plan. | LOW | Submit with planning application |
| 12 | Transport Statement | All three NPPF transport tests passed. No highway grounds for refusal. | LOW | Submit with planning application |
| 13 | Project Readiness Report | Drawing set substantially complete. 2 items require resolution before construction. | MODERATE | Resolve 2 outstanding items before contractor tender |
| 14 | Tree Survey (BS 5837) | 9 trees surveyed. 2 Category A (retain), 3 Category B (retain), 3 Category C, 1 Category U (remove). | MODERATE | Protect Category A/B trees during construction. Remove Category U tree. |
| 15 | Pre-Application Advice | Proposal is generally supportable. Pre-application enquiry recommended to resolve TBH SPA and tree issues. | LOW | Submit pre-application enquiry to LPA |

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REPORT



4. INDIVIDUAL REPORT SUMMARIES

This section provides a 2-3 sentence summary of each individual report in the bundle. For detailed analysis, refer to the full report (document reference provided).

4.1 Site Feasibility Report

Ref: SAMPLE-PFCO-REP-SiteFeasibility-R00 | Risk: **LOW**

Comprehensive screening of planning, environmental, and buildability constraints. The site scores well for feasibility with strong transport accessibility, Flood Zone 1, and no heritage constraints. The only moderate-risk item is the Thames Basin Heaths SPA Zone of Influence.

Key Finding

Site is feasible for the proposed development with low-to-moderate planning friction. No show-stoppers identified.

4.2 Geotechnical Desk Study

Ref: SAMPLE-PFCO-REP-DeskStudy-R00 | Risk: **LOW**

Desktop geotechnical assessment based on BGS geological data, historic mapping, and environmental records. The site is underlain by London Clay, a cohesive soil susceptible to seasonal shrinkage. Tree proximity requires NHBC Chapter 4.2 foundation depth adjustment.

Key Finding

London Clay Formation. Standard strip foundations at 1000mm depth appropriate. No contamination risk identified.

4.3 Flood Risk Assessment

Ref: SAMPLE-PFCO-REP-FloodRisk-R00 | Risk: **LOW**

Tier 1 desktop flood risk assessment. The site is entirely within Flood Zone 1 with no history of flooding. Surface water flood risk is low. A simple soakaway drainage strategy is recommended, subject to percolation testing.

Key Finding

Flood Zone 1 (low probability). No fluvial, tidal, or groundwater flood risk. Low surface water risk.

4.4 Biodiversity Net Gain Screening

Ref: SAMPLE-PFCO-REP-BNGScreening-R00 | Risk: **LOW**

Screening assessment for Biodiversity Net Gain using the DEFRA Statutory Biodiversity Metric. The existing garden has moderate biodiversity value. The proposed landscaping scheme (native planting, bird/bat boxes, wildflower area) can deliver measurable net gain.

Key Finding

BNG baseline established. Net gain achievable through landscaping and habitat enhancement.

4.5 Construction Management Plan

Ref: SAMPLE-PFCO-REP-CMP-R00 | Risk: **LOW**

Framework construction management plan covering site access, delivery routes, working hours, dust and noise control, and neighbour notification. The residential location requires careful management of construction impacts.

Key Finding

Standard residential construction. No significant logistical constraints.

4.6 Design and Access Statement

Ref: SAMPLE-PFCO-REP-DesignAccess-R00 | Risk: **LOW**

Design and Access Statement prepared in accordance with DMPO 2015. Addresses amount, layout, scale, landscaping, and appearance, plus transport and inclusive access. The design is sympathetic to the existing dwelling and surrounding residential character.

Key Finding

Proposal responds positively to local character. All 5 statutory design aspects addressed.

4.7 Sustainability and Energy Statement

Ref: SAMPLE-PFCO-REP-Energy-R00 | Risk: **LOW**

Energy assessment of the proposed extension against Building Regulations Part L (2021). The extension achieves improved U-values through enhanced insulation, low-e glazing, and air source heat pump provision. EV charging point included.

Key Finding

Extension exceeds Part L 2021 targets. EV charging and water efficiency measures included.

4.8 Concept Feasibility Study

Ref: SAMPLE-PFCO-REP-FeasibilityStudy-R00 | Risk: **LOW**

High-level feasibility assessment covering buildability, cost estimation, planning risk, and project timeline. The project is considered viable with no significant commercial or technical risks identified.

Key Finding

Development is viable. Estimated construction cost within expected range for this scope.

4.9 Heritage Impact Assessment

Ref: SAMPLE-PFCO-REP-Heritage-R00 | Risk: **LOW**

Desk-based heritage assessment using Historic England NHLE, county HER, and historic mapping. No designated heritage assets are directly or indirectly affected by the proposed development. The nearest conservation area is 200m to the north.

Key Finding

No heritage constraints. Site is not listed, not in a conservation area, and no designated heritage assets in setting.

4.10 Parking Provision Statement

Ref: SAMPLE-PFCO-REP-Parking-R00 | Risk: **LOW**

Detailed parking justification including census car ownership data, LPA parking standard calculations, and parking demand analysis. The proposal meets the adopted parking standard and includes EV charging infrastructure.

Key Finding

3 off-street spaces provided, meeting adopted standard for 5-bedroom dwelling. 1 EV charging point.

4.11 Planning Statement

Ref: SAMPLE-PFCO-REP-PlanningStatement-R00 | Risk: **LOW**

Comprehensive planning policy assessment demonstrating compliance with the adopted Local Plan and NPPF. Systematic policy-by-policy analysis confirms the proposal is acceptable in planning terms. The only moderate-risk item is the TBH SPA contribution.

Key Finding

Planning balance weighs clearly in favour of granting permission. Proposal accords with the development plan.

4.12 Transport Statement

Ref: SAMPLE-PFCO-REP-Transport-R00 | Risk: **LOW**

Transport accessibility and highway safety assessment. The site benefits from good public transport (rail and bus), safe vehicular access with adequate visibility, and no pattern of road accidents. The residual cumulative transport impact is not severe.

Key Finding

All three NPPF transport tests passed. No highway grounds for refusal.

4.13 Project Readiness Report

Ref: SAMPLE-PFCO-REP-ProjectReadiness-R00 | Risk: **MODERATE**

Pre-construction design review assessing completeness and coordination of the drawing set. Architectural drawings are complete. 1 structural annotation missing (beam spec on STR-002). F10 notification not yet submitted. Both items have clear resolution paths.

Key Finding

Drawing set substantially complete. 2 items require resolution before construction.

4.14 Tree Survey (BS 5837)

Ref: SAMPLE-PFCO-REP-TreeSurvey-R00 | Risk: **MODERATE**

Arboricultural assessment in accordance with BS 5837:2012. The rear garden contains a notable English Oak and Copper Beech (both Category A) that must be retained and protected. One structurally compromised Elder (Category U) requires removal. Tree protection plan provided.

Key Finding

9 trees surveyed. 2 Category A (retain), 3 Category B (retain), 3 Category C, 1 Category U (remove).

4.15 Pre-Application Advice

Ref: SAMPLE-PFCO-REP-PreApplication-R00 | Risk: **LOW**

Planning feasibility assessment and pre-application enquiry strategy. The proposal is considered generally supportable under the adopted development plan. A pre-application enquiry is recommended to resolve the TBH SPA policy trigger and tree protection expectations.

Key Finding

Proposal is generally supportable. Pre-application enquiry recommended to resolve TBH SPA and tree issues.

5. CROSS-CUTTING THEMES

This section identifies themes that emerge across multiple reports and require coordinated action.

5.1 Trees and Root Protection

The presence of mature Category A and B trees in the rear garden is a cross-cutting constraint affecting the following reports:

- **Tree Survey:** — tree categorisation and RPA mapping
- **Geotechnical Desk Study:** — foundation depth adjustment for clay shrinkage (NHBC Ch. 4.2)
- **Planning Statement:** — tree protection as a policy requirement and likely condition
- **Project Readiness:** — tree protection fencing and construction exclusion zones
- **Construction Management:** — construction access routes to avoid RPAs

Coordinated Action Required

The tree survey, foundation design, and construction management plan must be coordinated. The structural engineer should review the tree survey RPAs before finalising foundation depths. The contractor must include tree protection measures in the site setup plan.

5.2 Thames Basin Heaths SPA

The site is within the 5km Zone of Influence of the Thames Basin Heaths SPA. This constraint is referenced in:

- **Site Feasibility:** — constraint identification and risk rating
- **Planning Statement:** — policy compliance assessment (Policy P5)
- **Pre-Application Advice:** — pre-application question to confirm whether householder extension triggers the policy
- **BNG Screening:** — BNG landscaping may contribute to SPA mitigation

5.3 Flood Risk and Drainage

Flood risk is LOW across all categories. The key drainage requirement is a SuDS strategy for surface water from the extended roof and hardstanding. This is referenced in the Flood Risk Assessment, Planning Statement, and Construction Management Plan.

5.4 Heritage

No heritage constraints apply. The site is not listed, not in a conservation area, and no designated heritage assets are within the setting. The Heritage Impact Assessment confirms that no heritage statement is required as a planning application document.

6. INTEGRATED RISK MATRIX

The following risk matrix integrates the risk assessments from all 15 individual reports into a single consolidated view.

| Risk Category | Likelihood | Impact | Risk Level | Mitigation |
|---------------------------------|------------|----------|------------|---|
| Planning refusal | Very Low | High | LOW | Strong policy compliance. Pre-app enquiry recommended. |
| Heritage objection | Very Low | Low | LOW | No heritage constraints identified. |
| Flood risk constraint | Very Low | Low | LOW | Flood Zone 1. SuDS condition expected. |
| Tree damage during construction | Low | Moderate | MODERATE | Tree protection plan. Arboricultural supervision. |
| Foundation design change | Low | Moderate | MODERATE | Ground investigation at HP-01. Clay shrinkage allowance. |
| TBH SPA contribution required | Moderate | Low | MODERATE | Pre-app enquiry to confirm. Budget for contribution. |
| Contamination discovery | Very Low | High | LOW | No historic contamination sources. Watch during excavation. |
| Neighbour objection | Low | Low | LOW | Good design. 21m separation. Amenity tests passed. |
| Cost overrun | Low | Moderate | LOW | Detailed design complete. 2 items to resolve pre-tender. |
| Programme delay | Low | Low | LOW | Critical path items identified. Hold points scheduled. |



Key Finding

The integrated risk profile is LOW. No single-point-of-failure risks have been identified. The 3 moderate-risk items (trees, TBH SPA, foundation confirmation) all have clear mitigation paths and do not threaten the overall viability of the project.

7. RECOMMENDED NEXT STEPS

7.1 Priority Actions (Do Now)

| # | Action | Owner | Timeline |
|---|---|----------------------------|-----------|
| 1 | Submit pre-application enquiry to LPA | Client / Site Intelligence | 1-2 weeks |
| 2 | Annotate GL-01 beam spec on STR-002 Rev P02 | Structural Engineer | 1-2 days |
| 3 | Commission pre-demolition asbestos survey | Client | 1 week |
| 4 | Commission percolation test for soakaway | Contractor | 1 week |

7.2 Pre-Application Phase

| # | Action | Owner | Timeline |
|---|--|-------------------------------|-----------|
| 5 | Appoint architect — prepare sketch proposals | Client | 1-2 weeks |
| 6 | Submit pre-app enquiry with fee and sketch proposals | Client / Site Intelligence | Week 2 |
| 7 | Receive LPA pre-app response | LPA | Weeks 6-8 |
| 8 | Review LPA feedback and revise design if needed | Architect / Site Intelligence | Weeks 8-9 |

7.3 Application Preparation Phase

| # | Action | Owner | Timeline |
|----|--|-------------------|-------------|
| 9 | Finalise architectural drawings (full application set) | Architect | Weeks 9-13 |
| 10 | Commission BS 5837 tree survey (if not already done) | Client | Weeks 9-11 |
| 11 | Commission BNG metric calculation | Ecologist | Weeks 9-11 |
| 12 | Prepare and submit planning application | Site Intelligence | Week 14-16 |
| 13 | LPA validation and determination (8-week target) | LPA | Weeks 16-24 |

7.4 Pre-Construction Phase

| # | Action | Owner | Timeline |
|----|--|-------------------|-----------------------------|
| 14 | Discharge planning conditions (tree protection, materials, drainage) | Site Intelligence | 2-4 weeks post-approval |
| 15 | Appoint contractor and agree programme | Client | 2-4 weeks |
| 16 | Submit F10 notification to HSE | Contractor | 1 week before start |
| 17 | Erect tree protective fencing | Contractor | Pre-commencement |
| 18 | Remove T9 (Elder) — Category U, unsafe | Tree Surgeon | Pre-commencement |
| 19 | Commence construction | Contractor | Target: 6-7 months from now |



Next Steps

- Begin with Step 1: submit pre-application enquiry to LPA.
- Resolve the 2 outstanding project readiness items (beam spec and F10).
- Commission tree survey and BNG assessment in parallel with pre-app.
- Target planning application submission within 4-5 months.

SAMPLE REPORT

8. DOCUMENT REGISTER

The following table lists all 15 reports included in this Full Site Intelligence Bundle, with their document references and revision status.

| # | Report Title | Document Reference | Rev | Date |
|----|---|---------------------------------------|-----|--------------|
| 1 | Site Feasibility Report | SAMPLE-PFCO-REP-SiteFeasibility-R00 | R00 | 1 March 2026 |
| 2 | Geotechnical Desk Study | SAMPLE-PFCO-REP-DeskStudy-R00 | R00 | 1 March 2026 |
| 3 | Flood Risk Assessment | SAMPLE-PFCO-REP-FloodRisk-R00 | R00 | 1 March 2026 |
| 4 | Biodiversity Net Gain Screening | SAMPLE-PFCO-REP-BNGScreening-R00 | R00 | 1 March 2026 |
| 5 | Construction Management Plan | SAMPLE-PFCO-REP-CMP-R00 | R00 | 1 March 2026 |
| 6 | Design and Access Statement | SAMPLE-PFCO-REP-DesignAccess-R00 | R00 | 1 March 2026 |
| 7 | Sustainability and Energy Statement | SAMPLE-PFCO-REP-Energy-R00 | R00 | 1 March 2026 |
| 8 | Concept Feasibility Study | SAMPLE-PFCO-REP-FeasibilityStudy-R00 | R00 | 1 March 2026 |
| 9 | Heritage Impact Assessment | SAMPLE-PFCO-REP-Heritage-R00 | R00 | 1 March 2026 |
| 10 | Parking Provision Statement | SAMPLE-PFCO-REP-Parking-R00 | R00 | 1 March 2026 |
| 11 | Planning Statement | SAMPLE-PFCO-REP-PlanningStatement-R00 | R00 | 1 March 2026 |
| 12 | Transport Statement | SAMPLE-PFCO-REP-Transport-R00 | R00 | 1 March 2026 |
| 13 | Project Readiness Report | SAMPLE-PFCO-REP-ProjectReadiness-R00 | R00 | 1 March 2026 |
| 14 | Tree Survey (BS 5837) | SAMPLE-PFCO-REP-TreeSurvey-R00 | R00 | 1 March 2026 |
| 15 | Pre-Application Advice | SAMPLE-PFCO-REP-PreApplication-R00 | R00 | 1 March 2026 |
| 16 | Full Site Intelligence Bundle (this document) | SAMPLE-PFCO-REP-FullBundle-R00 | R00 | 1 March 2026 |



Known Limitations & Assumptions

This section identifies the boundaries of this assessment, data limitations, and assumptions that underpin the conclusions. Each item states what could change if the assumption proves incorrect.

What This Report Does NOT Assess

- This bundle summary does not reproduce the full analysis from each individual report. The individual reports should be read in full for detailed findings.
- This bundle does not include site-specific ground investigation, ecological survey, or topographic survey.

Data Gaps

- All reports are desk-based assessments. Ground conditions, ecological features, and other site-specific matters require verification through physical investigation.

Key Assumptions

- The risk ratings in this bundle are aggregated from individual reports. A change in the findings of any individual report could alter the overall risk profile.
- The timeline in Section 7 assumes prompt client decisions and LPA response within published target times.

What Could Change This Assessment

- Changes to national or local planning policy, Building Regulations, or environmental designations could alter the findings of multiple reports.
- Pre-application advice from the LPA may identify issues not captured in the desk-based assessment, requiring updates to individual reports.



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For and on behalf of:

Site Intelligence

A PF & Co Construction Ltd service

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