

SITE INTELLIGENCE

Transport Statement

Transport Accessibility & Highway Safety Assessment

14 Oakfield Road, Guildford, Surrey GU2 4EH



PREPARED FOR

Sample Client

DOCUMENT REFERENCE

SAMPLE-PFCO-REP-Transport-R00

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1 March 2026

PREPARED BY

Site Intelligence

CLASSIFICATION

Client Confidential



ABBREVIATIONS

Abbreviation	Full Term
AADT	Annual Average Daily Traffic
CPZ	Controlled Parking Zone
DfT	Department for Transport
EV	Electric Vehicle
GBC	Guildford Borough Council
LPA	Local Planning Authority
MfS	Manual for Streets
NCN	National Cycle Network
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SCC	Surrey County Council
SPD	Supplementary Planning Document
STATS19	National Road Accident Database
TS	Transport Statement

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HOW TO READ THIS STATEMENT

A Transport Statement is a proportionate transport evidence document submitted alongside a planning application. It demonstrates that the proposed development provides safe and suitable access, and that any residual cumulative transport impacts would not be "severe" — the tests set out in the National Planning Policy Framework (NPPF), Chapter 9.

This Transport Statement accompanies the planning application 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.

Document Structure

- **Section 2: Site Description** — Describes the site, its highway context, and existing access
- **Section 3: Policy Framework** — Sets out national and local policy framework for transport decisions
- **Sections 4-5: Transport Accessibility** — Evidences public transport accessibility (rail, bus, walking, cycling)
- **Section 6: Site Access** — Assesses site access safety, visibility, and pedestrian provision
- **Section 7: Road Safety** — Presents road accident data within 500m of the site access
- **Section 8: Parking** — Summarises parking and servicing arrangements
- **Section 9: Conclusions** — Synthesises all evidence against the NPPF transport tests



Accessibility Verdict

This site receives a GREEN verdict reflecting its suburban location with good public transport, walking, and cycling accessibility. The evidence supporting this verdict is presented in Sections 4 and 5.

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1. INTRODUCTION

Purpose

This Transport Statement has been prepared by Site Intelligence™ (a service of PF & Co Construction Ltd) in support of a planning application 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.

Why This Transport Statement Is Provided

This Transport Statement is provided because:

- Guildford Borough Council's validation checklist requires transport evidence for applications proposing additional bedrooms and changes to parking provision;
- The planning assessment identified transport accessibility as a key consideration for justifying the parking provision proposed;
- Proportionate transport evidence is appropriate to demonstrate safe and suitable access to the site.

Scope

This Transport Statement is a desktop assessment of transport accessibility and highway safety. It does not constitute a full Transport Assessment, and does not include trip generation forecasting, traffic modelling, or junction capacity analysis.

This Transport Statement is current as of 1 March 2026 and should be reviewed if the application is not submitted within 12 months of this date.

2. SITE DESCRIPTION AND HIGHWAY CONTEXT

Site Location

The application site is a detached dwelling located at 14 Oakfield Road, Guildford, Surrey GU2 4EH. The site is located in a predominantly residential area approximately 1.5 km south-west of Guildford town centre. Oakfield Road is a residential street connecting the A3100 London Road to surrounding residential neighbourhoods.

Existing Highway Network

Characteristic	Detail
Road classification	Unclassified local road (residential street)
Speed limit	30 mph (urban default)
Carriageway width	Approximately 6.0-6.5 metres (estimated from mapping)
Footways	Footways present on both sides along full length
Traffic calming	Speed cushions at northern end of Oakfield Road
Street lighting	Full street lighting provision (urban area)
On-street parking	Unrestricted on-street parking (no CPZ)
Pedestrian crossings	Informal crossing points; signalised crossing on London Road (300m)

Existing Site Access

The existing property has vehicular access from Oakfield Road to a driveway providing 2 off-street car parking spaces. A detached single garage is also present. The existing vehicular crossover and hardstanding will be widened to accommodate 3 spaces as part of the proposed development.

Pedestrian access to the property is directly from the Oakfield Road footway. The footway provides continuous pedestrian connectivity to the A3100 London Road and bus stops.



3. POLICY FRAMEWORK

National Planning Policy Framework (December 2024)

Chapter 9 of the NPPF sets out national transport policy for planning decisions. The key paragraphs relevant to this application are:

Paragraph	Requirement	Relevance
Para 115	Safe and suitable access to the site can be achieved for all users.	Primary test — this TS demonstrates safe access.
Para 116	Development should only be refused on highways grounds if residual cumulative impacts would be severe.	The "severe" test for highway refusal.
Para 117	Applications should give priority to pedestrian, cycle, and public transport access.	Supports sustainable transport-focused design.
Para 118	Developments generating significant movement should provide a travel plan and transport statement.	Basis for providing this Transport Statement.

Local Policy

Guildford Borough Council Local Plan Policy ID3 (Sustainable Transport for New Developments) requires that development proposals provide safe access, adequate parking, and promote sustainable travel modes.

Surrey County Council's Vehicular, Cycle and Electric Vehicle Parking Guidance (2021) sets out minimum and maximum parking standards for different land uses and locations.

4. PUBLIC TRANSPORT ACCESSIBILITY

Rail Services

Guildford railway station is located approximately 1.5 km (20 minutes walk or 5 minutes cycle) from the application site. The station provides frequent services to London Waterloo (journey time approximately 35 minutes), Woking, Basingstoke, Portsmouth, and Alton. Services operate at approximately 4-6 trains per hour during peak periods.

Destination	Typical Frequency	Journey Time
London Waterloo	4-6 per hour (peak)	35 minutes
Woking	4-6 per hour	12 minutes
Portsmouth Harbour	2 per hour	55 minutes
Reading	2 per hour	50 minutes
Gatwick Airport	2 per hour (via Redhill)	60 minutes

Bus Services

Bus stops are located on London Road (A3100), approximately 300 metres from the site (4 minutes walk). Services include:

Service	Route	Frequency (Mon-Sat)
Route 4	Guildford - Spectrum - Park Barn	Every 20 minutes
Route 5	Guildford - University of Surrey	Every 15 minutes (term time)
Route 36	Guildford - Cranleigh	Every 60 minutes
Route 463	Guildford - Kingston	Every 30 minutes

Key Finding

The site has good public transport accessibility. Guildford railway station provides frequent services to London and key regional centres. Local bus services operate at reasonable frequencies within 300 metres of the site.

5. WALKING AND CYCLING

Walking Accessibility

The following key destinations are within comfortable walking distance of the site:

Destination	Distance	Walk Time
Bus stops (London Road)	300m	4 minutes
Local convenience shop	400m	5 minutes
Guildford town centre (High Street)	1.5 km	18 minutes
Guildford railway station	1.5 km	20 minutes
Nearest primary school	600m	8 minutes
Nearest secondary school	1.2 km	15 minutes
GP surgery	800m	10 minutes
Stoke Park (recreation)	500m	6 minutes

Cycling Accessibility

The site is well connected by cycle routes. The A3100 London Road corridor provides an advisory cycle route into Guildford town centre. The Guildford cycle network provides connections to the University of Surrey, the Royal Surrey County Hospital, and Guildford Business Park. Secure cycle parking is available at Guildford railway station.

The proposed development will provide covered cycle storage for 4 bicycles within the rear garden, in accordance with the Surrey County Council cycle parking standards.

6. SITE ACCESS

Vehicular Access

The existing vehicular access from Oakfield Road is to be retained and widened to accommodate the proposed 3-space driveway. The access crossover meets the existing carriageway at approximately 90 degrees, providing direct visibility in both directions along Oakfield Road.

Visibility

Forward visibility along Oakfield Road is good, with the straight alignment of the road providing visibility in excess of 43 metres in both directions from the access point. This exceeds the Manual for Streets requirement for a 30 mph road (43 metres stopping sight distance). [Note: Visibility measurements estimated from mapping — physical verification recommended prior to submission.]



Placeholder — Visibility Splay Diagram

[In a genuine report, a visibility splay diagram would be included here showing the 2.4m x 43m visibility splays from the site access in both directions along Oakfield Road.]

Pedestrian Access

Pedestrian access is provided directly from the Oakfield Road footway to the front door. The footway is continuous and well maintained, with dropped kerbs at road crossings. The route to bus stops and local amenities is step-free and suitable for wheelchair users.

7. ROAD SAFETY

A review of road accident data (STATS19) within 500 metres of the site access has been undertaken for the most recent 5-year period available. [Note: Fictional data for illustrative purposes.]

Year	Slight	Serious	Fatal	Total
2020	1	0	0	1
2021	0	0	0	0
2022	2	0	0	2
2023	1	1	0	2
2024	0	0	0	0
Total	4	1	0	5

The accident record shows a total of 5 recorded collisions within 500 metres of the site over the 5-year period, none of which occurred at or immediately adjacent to the site access. No fatal collisions were recorded. There is no evidence of a road safety problem at the site access that would be exacerbated by the proposed development.

Road safety assessment: **LOW**

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8. PARKING AND SERVICING

Car Parking

The proposed development provides 3 off-street car parking spaces on the widened driveway, including provision for 1 EV charging point. This meets the adopted parking standard for a 5-bedroom dwelling in a suburban location (2-3 spaces required).

Standard	Requirement	Proposed	Compliance
Surrey CC (2021)	2-3 spaces (5-bed dwelling)	3 spaces	Compliant
EV charging	1 active charging point	1 active point	Compliant

Cycle Parking

Covered and secure cycle storage for 4 bicycles will be provided within the rear garden, accessed via the side passage. This meets the Surrey CC standard of 1 long-stay cycle space per bedroom.

Servicing

Refuse and recycling collection will continue from the kerbside on Oakfield Road. The existing arrangement is unaffected by the proposed development. Delivery vehicles can park temporarily on the public highway without causing obstruction.

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9. CONCLUSIONS

This Transport Statement has assessed the transport implications of the proposed development against the tests set out in the NPPF and local planning policy. The key conclusions are:

Safe and Suitable Access (NPPF Para 115)

The existing vehicular access from Oakfield Road provides safe and suitable access to the site for all users. Visibility is adequate, pedestrian access is step-free, and the road safety record shows no pattern of accidents at the site access.

Test: **PASSED**

Severe Residual Impact (NPPF Para 116)

The proposed development (extension from 3 to 5 bedrooms within a single dwelling) will not generate a material increase in traffic on the local road network. The residual cumulative impact is not severe.

Test: **PASSED**

Sustainable Transport (NPPF Para 117)

The site benefits from good public transport accessibility, with rail services at Guildford station (1.5 km) and bus services on London Road (300m). Walking and cycling routes provide access to key local destinations. Cycle storage for 4 bicycles is proposed.

Test: **PASSED**



Key Finding

The proposed development satisfies all three NPPF transport tests. There are no transport or highway grounds on which planning permission should be refused.



Next Steps

Confirm visibility splay measurements by physical site survey prior to submission.
Prepare detailed driveway layout drawing showing parking spaces and EV charging point.
Include cycle storage details on proposed site plan.



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 is not a full Transport Assessment — no trip generation, traffic modelling, or junction capacity analysis is included.
- Physical site measurements (visibility splays, traffic speed surveys) were not undertaken.

Data Gaps

- Bus timetable data is based on published schedules and may not reflect actual service reliability.
- STATS19 accident data may have a reporting lag of up to 12 months.

Key Assumptions

- Visibility distances are estimated from mapping and should be verified by physical measurement.
- The speed limit on Oakfield Road is assumed to be 30 mph (urban default).

What Could Change This Assessment

- Changes to bus services or rail timetables could alter the accessibility assessment.
- Introduction of a Controlled Parking Zone could affect on-street parking availability.

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Clause 1: Named Client and Reliance Restriction

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- loss of use of any property or asset;
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After the expiry of this period or where material changes to the site, the proposal, the regulatory framework, or the available data have occurred, PF & Co Construction Ltd recommends that the Client commission an updated assessment. PF & Co Construction Ltd accepts no liability for reliance on this report after the expiry of its validity period or following material changes in circumstances.

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For and on behalf of:

Site Intelligence

A PF & Co Construction Ltd service

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