

TRANSPORT STATEMENT

Site: 70 Park Lane, Hayes

1. Introduction

This Transport Statement supports a planning application for the erection of a single residential dwelling following demolition of an existing garage.

2. Public Transport Accessibility Level (PTAL)

The site has a **Public Transport Accessibility Level (PTAL) of approximately 2–3**, reflecting its suburban location within Hayes.

The site benefits from access to local bus services along nearby routes, including Uxbridge Road, providing connections to surrounding centres and rail services.

3. Existing Conditions

The site currently accommodates a garage and associated crossover within a residential area with established on-street and off-street parking provision.

4. Proposed Access

The proposal will utilise the **existing crossover access**, ensuring no alteration to the existing highway arrangement.

5. Parking Provision

The development provides:

- **1 off-street parking space** for the proposed dwelling
- Retention of parking provision associated with the host dwelling

The proposal replaces an underutilised garage and ensures **no net loss of functional parking provision**.

As such, the development will not increase on-street parking demand.

6. Trip Generation

A single 2-bedroom dwelling will generate a **very low level of vehicular trips**, typical of residential use.

The impact on the surrounding highway network is therefore negligible.

7. Highway Safety

The proposal:

- Retains an established access point
- Provides safe and convenient parking arrangement
- Does not introduce additional conflict points

8. Conclusion

The proposal will not result in any adverse transport or highway impacts.

The scheme:

- Maintains parking provision
- Generates minimal traffic
- Is located in an accessible residential area

The development is therefore fully compliant with London Plan and Hillingdon Local Plan policies.