

Transport Statement or Transport Assessment?

How to tell which your scheme needs before you spend on surveys.

Reference
RDP-G01

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1.0

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For
Developers, architects and planning consultants

The short answer

National planning policy says developments that generate significant amounts of movement should be supported by a Transport Statement or a Transport Assessment. Which one depends on the scale of the scheme and its location, and the council decides. Agree it at pre-application.

Transport Statement

A lighter-touch report for schemes with limited transport effects. Covers the access, trips the scheme will generate, and walking, cycling and bus links.

Transport Assessment

A full report for larger schemes. Adds detailed traffic impact on nearby junctions, modelling where needed, and any mitigation, usually with a Travel Plan.

Indicative thresholds

Use	Usually no formal report	Transport Statement	Transport Assessment
Residential	Under 50 homes	50–80 homes	Over 80 homes
Food retail	Under 250 m ²	250–800 m ²	Over 800 m ²
Non-food retail	Under 800 m ²	800–1,500 m ²	Over 1,500 m ²
Offices and business (former B1)	Under 1,500 m ²	1,500–2,500 m ²	Over 2,500 m ²
General industry (former B2)	Under 2,500 m ²	2,500–4,000 m ²	Over 4,000 m ²
Storage and distribution (former B8)	Under 3,000 m ²	3,000–5,000 m ²	Over 5,000 m ²

Based on the Department for Transport's 2007 Guidance on Transport Assessment. It was withdrawn in 2014, but many highway authorities still use these figures as a starting point. Always check local requirements. General guidance, not advice on a specific site.

What can push you up a level

- A busy or sensitive junction nearby
- Poor walking, cycling or bus access
- A local collision record
- An Air Quality Management Area
- Other committed development nearby
- The council's own, lower thresholds

How to avoid over-scoping

- Agree the scope at pre-application, in writing
- Only buy surveys the scope actually needs
- Use recognised data for trip rates
- Lead with the improvements your scheme brings

Not sure which you need?

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