

**Project 5689
September 2021**

BRIEF TRANSPORT STATEMENT

Client: Mr C Trembath

**Site: 1 & 2 GOODFELLOWS FARM COTTAGES
TILTY
GREAT DUNMOW
ESSEX
CM6 2HP**

This planning application deals with a dwelling to replace an existing pair of farmworker's cottages.

Goodfellows Cottages are located beyond a defined settlement boundary within the rural landscape and agricultural setting of Goodfellows Farm.

Currently, the existing pair of cottages are served by an existing established and lawful vehicular access that provides pedestrian and traffic approach to both the farmhouse, farmstead and cottages.

There is a net reduction in potential vehicle movements as the pair of cottages, subject to approval, shall result in a single dwelling.

The proposals, from the point of placing burden on the rural road network, are neutral as the scheme shall not generate any material increase in traffic movement.

Within the site there is policy compliant facility for vehicle storage for all user groups.

The existing access arrangements also provide a satisfactory approach for emergency service vehicles.