

# Transport Statement

DUNWELL, CHAPEL END, BROXTED, ESSEX, CM6 2BW  
ALUN DESIGN CONSULTANCY

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## The Site

Dunwell, Chapel End, Broxton, Essex, CM6 2BW

## The Proposal

Change of use of C3 dwellinghouse to form House of Multiple Occupancy.

## Parking and Vehicular Access

The property is served by a pedestrian and driveway access from the adjacent highway.

The existing property comprised a 7+ bed roomed home, together with a 2-bedroomed Annexe.

The proposal is to retain the Annexe for the occupation of the applicant (landlord) and to provide 9 single person occupancy rooms with shared kitchen, living and bathroom facilities (HMO)

The existing is required to have 3 off road parking spaces in order to meet with the adopted plan requirements.

There is ample room in the property to house the 13 car spaces required (1 per letting room, plus the 2- bedroomed Annexe). There is also ample room to turn within the site, so that vehicles can arrive and leave in forward gear.

## Additional traffic generated by the development.

The proposal provides a theoretical increase in traffic leaving the site of 10 cars (13 required less the 3 that were required via the sites previous use), which at an average of 1.2 car journeys per day would equate to approximately an additional 12 journeys per day to and from the property.

Number of Car Trips by Region	2018/19	2020
London	171.8	142.0
West Midlands	385.8	310.9
North West	409.8	317.0
Yorkshire and The Humber	416.1	313.9
East of England	442.0	295.6
North East	442.0	361.4
South East	443.3	325.3
South West	443.8	335.9
East Midlands	451.3	367.7
<b>England excluding London</b>	<b>428.4</b>	<b>324.6</b>
<b>England</b>	<b>387.4</b>	<b>295.3</b>

Source of statistics ; Department for Transport Statics 2019 data.

## Public Transport

Chapel End, Broxted is served by hourly bus transport connecting between Saffron Walden and Stansted Airport, with connections to Mainline London & Cambridge railway station.

Buses run 6 days a week (Monday-Saturday) The Bus stops at Chapel Cottages, adjacent to the site.

### Stansted Airport - Saffron Walden

Show all stops

Stansted Airport Coach Station (Bay 13)	06:30	08:30	09:30	10:30	11:30	12:30	13:30	14:30	15:30	16:30	17:30	18:30	19:30	20:30	21:30
Molehill Green, o/s The Three Horseshoes	06:35	08:35	09:35	10:35	11:35	12:35	13:35	14:35	15:35	16:35	17:35	18:35	19:35	20:35	21:35
Broxted, opp Moor End Lane	06:41	08:41	09:41	10:41	11:41	12:41	13:41	14:41	15:41	16:41	17:41	18:41	19:41	20:41	21:41
Thaxted, o/s The Guildhall	06:51	08:51	09:51	10:51	11:51	12:51	13:51	14:51	15:51	16:51	17:51	18:51	19:51	20:51	21:51
Debden, adj Henham Road	06:55	08:55	09:55	10:55	11:55	12:55	13:55	14:55	15:55	16:55	17:55	18:55	19:55	20:55	21:55
Debden, o/s Primary School	07:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00
Saffron Walden, opp Cromwell Road Shops	07:09	09:09	10:09	11:09	12:09	13:09	14:09	15:09	16:09	17:09	18:09	19:09	20:09	21:09	22:09
Saffron Walden, opp South Road	07:12	09:12	10:12	11:12	12:12	13:12	14:12	15:12	16:12	17:12	18:12	19:12	20:12	21:12	22:12
Saffron Walden, opp Station Road	07:14	09:14	10:14	11:14	12:14	13:14	14:14	15:14	16:14	17:14	18:14	19:14	20:14	21:14	22:14
Saffron Walden High Street (N-bound)	07:16	09:16	10:16	11:16	12:16	13:16	14:16	15:16	16:16	17:16	18:16	19:16	20:16	21:16	22:16
Saffron Walden, o/s Hospital	07:23	09:23	10:23	11:23	12:23	13:23	14:23	15:23	16:23	17:23	18:23	19:23	20:23	21:23	22:23
Saffron Walden Tesco (inside)	07:25	09:25	10:25	11:25	12:25	13:25	14:25	15:25	16:25	17:25	18:25	19:25	20:25	21:25	22:25
Saffron Walden Tesco (inside)	05:30	06:30	07:30	08:30	09:30	10:30	11:30	12:30	13:30	14:30	15:30	16:30	18:30	19:30	20:30
Saffron Walden, o/s Hospital	05:32	06:32	07:32	08:32	09:32	10:32	11:32	12:32	13:32	14:32	15:32	16:32	18:32	19:32	20:32
Saffron Walden High Street (S-bound)	05:38	06:38	07:38	08:38	09:38	10:38	11:38	12:38	13:38	14:38	15:38	16:38	18:38	19:38	20:38
Saffron Walden, adj Station Road	05:40	06:40	07:40	08:40	09:40	10:40	11:40	12:40	13:40	14:40	15:40	16:40	18:40	19:40	20:40
Saffron Walden, adj South Road	05:42	06:42	07:42	08:42	09:42	10:42	11:42	12:42	13:42	14:42	15:42	16:42	18:42	19:42	20:42
Saffron Walden, adj Cromwell Road Shops	05:45	06:45	07:45	08:45	09:45	10:45	11:45	12:45	13:45	14:45	15:45	16:45	18:45	19:45	20:45
Debden, opp Primary School	05:53	06:53	07:54	08:53	09:53	10:53	11:53	12:53	13:53	14:53	15:53	16:53	18:53	19:53	20:53
Debden, opp Henham Road	05:59	06:59	07:59	08:59	09:59	10:59	11:59	12:59	13:59	14:59	15:59	16:59	18:59	19:59	20:59
Thaxted, o/s Post Office	06:03	07:03	08:03	09:03	10:03	11:03	12:03	13:03	14:03	15:03	16:03	17:03	19:03	20:03	21:03
Broxted, adj Moor End Lane	06:13	07:13	08:13	09:13	10:13	11:13	12:13	13:13	14:13	15:13	16:13	17:13	19:13	20:13	21:13
Molehill Green, opp The Three Horseshoes	06:19	07:19	08:19	09:19	10:19	11:19	12:19	13:19	14:19	15:19	16:19	17:19	19:19	20:19	21:19
Stansted Airport Coach Station (Bay 13)	06:24	07:24	08:24	09:24	10:24	11:24	12:24	13:24	14:24	15:24	16:24	17:24	19:24	20:24	21:24