

Transport Statement

Revised Proposal Following Refusal of UTT/21/0885/FUL for Single Dwelling
Land at Millers Brewers End Dunmow Road Takeley CM22 6QL

On Behalf of

JGL Construction and Development Ltd

October 2023

Our Ref: C23063

1. The following addresses transport issues relating to the above application, under the following headings

Access To Services

2. Takeley is identified as a larger settlement with a range of services including shops, schools and community facilities. The site abuts Dunmow Road which has bus stops on both sides of the road just east of Church Road, together with regular bus services to Dunmow, Sortford and Stansted, notably the 133, 318, and 324 services.

Site Matters

3. As set out in the Planning Statement, the previous application included 2 transport related reasons, which have been addressed as follows:

Reason 2: intensification of the use of Church Lane / B1256 Dunmow Road junction

Reason 3: limited places to pass.

4. At the time of previous applications, Church Lane was no more than a track which led up to the Church. Since the refusal, it has been resurfaced and widened. In addition, the application drawings show new passing places.