

Ref. **Application 20/00440/VAR**

Land Rear of Tey Road, Earls Colne

When the original application for this development was given Outline Planning Permission in February 2019 several councillors spoke of the hazards of the junction of Tey Road and the A1124, which would have to be negotiated by every vehicle entering and exiting the site. One councillor even admitted that when she turned at the junction in her car, she would “*just go for it and hope for the best*”. But despite fierce local opposition to willfully increasing traffic movements here by permitting the development, councillors felt they could not refuse planning permission because Essex Highways had not raised concerns.

Listed buildings blocking the view at this T-junction mean that a driver moving both into and out of Tey Road has to make a 90° turn virtually blind to oncoming traffic. At exactly the same point, there is no footway for several metres on either side of Tey Road just where it narrows to a single carriageway, meaning that pedestrians are walking in the road just where vehicles swing around a blind corner into their path.

At the Planning Committee it was noted that if work at the development site were allowed to commence any time before 9am, there would be delivery vehicles, HGVs and heavy plant as well as contractors' cars and vans swinging round this blind corner into the path of parents with children on their way to school. The vast majority of these drivers would not be familiar with the hazards and difficulties of this junction. Local residents bear witness to near misses and prangs quite regularly, but because no-one has been killed or seriously injured here for some years, Highways have not registered it as a dangerous junction.

The Committee sensibly decided that if outline permission were to be granted, there would be a stipulation to begin working hours slightly later - at 9am - to reduce the catastrophic possibility of a child or other pedestrian being hit. **That stipulation is now being challenged by a developer who has little or no local knowledge of the situation, and is clearly unaware of the very serious dangers here.**

Councillors are thus making a simple choice between acceding to the wishes of a developer who doesn't know the area, or upholding the safety of children and families who live here. To make the wrong decision could have terrible consequences.

Richard Farnes

Tey Road Residents' Group