# Introduction

A number of Tiptree residents approached Tiptree Parish Council over the years expressing concern about vehicles parking near the junctions of Anchor Road. In particular, the junctions with Maldon, Station and Coriander Roads. It was decided to survey users of Anchor Road and gain their views. Considering this to be a one-time survey, unlikely to be repeated for a considerable period, and taking into account economies of scale, the survey included all the junctions of Anchor Road.

The survey results indicated the necessary 75% plus support for four of the seven junctions, the remaining three, with a small sample size of closely related responses, had more "agree" votes than "disagree" from all the respondents, in these latter cases many stated they had "no opinion". On the basis that it was reinforcing the Highway Code, and would send the wrong message to exclude some junctions it was therefore decided to ask for:

Double red lines on and opposite all the junctions of Anchor Road in line with the Highway Code, with an extension at the Maldon Road junction to include the bend in Anchor Road that is integral to that junction. Initially we were unsure what evidence was required and having received conflicting information we contacted the NEPP, so that we could understand the evaluation process of applications.

- The NEPP take everybody's view on board, and they don't have to live nearby.

- They do concentrate on the views of those most affected (those within 60m of the junction and all those needing to turn at the junction because they live off that junction ("related road"), particularly where the "related road" is a cul-de-sac.

- They appreciate that those on the junction might not be in favour and told of a cul-de-sac scheme where those living near the junction objected but all those who turned in and out were in favour, so it went ahead.

- They gave us the evaluation criteria

After delving a little deeper we had some supplementary questions, directed more particularly with the consultation process, data protection and privacy.

# Local Support

## Residents / Businesses Survey and Overall Results

A survey form was delivered to all properties on Anchor Road; estate roads leading off Anchor Road that must use Anchor Road to access their property; and properties within 50-60 metres of junctions with Anchor Road; approximately 300 properties in total. The form was also made available online via Smart Survey. It was advertised on posters and on local social media.

There were 197 completed responses, 29 on paper and 168 online to the propositions: "I would like double red lines to prevent parking within 10 metres of or opposite the junction of [road name]: Agree / Disagree / No Opinion"

The response was good, with over a third of properties who received a letter responding, in comparison to approximately a quarter who responded to the Neighbourhood Plan Questionnaire.

**Key to headings in the statistics**:
**All**: all those who responded, they were mainly from Tiptree, but there were a few from the surrounding area.
**Estate**: all those who responded and live in Anchor Road and the estate roads off Anchor Road.
**Related road**: refers to those who reside along the side road(s) off that junction.
**Near Junction**: living approximately 60m from the junction

| Respondents were classified as living: | Number |
|---|---|
| • Near a particular junction (50-60 metres) | 48 |
| • In the side road(s) leading directly to the junction (related roads) | 60 spread over 7 junctions |
| • On the Estate (Anchor Road, related roads and near junctions) | 110 |
| • Elsewhere in Tiptree | 78 |
| • Outside Tiptree | 7 |
| • Unknown | 2 |

## Overview of all results

| All | Maldon Road | Station Road | Coriander Road | Rectory Road | Saffron Way | Gladstone Road | Anchor Road Bay |
|---|---|---|---|---|---|---|---|
| Agree | 186 | 171 | 104 | 114 | 99 | 87 | 93 |
| Disagree | 8 | 10 | 26 | 29 | 29 | 28 | 31 |
| No Opinion | 3 | 16 | 67 | 54 | 69 | 82 | 73 |
| Totals: | 197 | 197 | 197 | 197 | 197 | 197 | 197 |
| Agree | 94.4% | 86.8% | 52.8% | 57.9% | 50.3% | 44.2% | 47.2% |
| Disagree | 4.1% | 5.1% | 13.2% | 14.7% | 14.7% | 14.2% | 15.7% |
| No Opinion | 1.5% | 8.1% | 34.0% | 27.4% | 35.0% | 41.6% | 37.1% |

## Overview of Estate results

| Estate | Maldon Road | Station Road | Coriander Road | Rectory Road | Saffron Way | Gladstone Road | Anchor Road Bay |
|---|---|---|---|---|---|---|---|
| Agree | 104 | 96 | 63 | 57 | 56 | 47 | 45 |
| Disagree | 5 | 5 | 15 | 16 | 17 | 16 | 19 |
| No Opinion | 1 | 9 | 32 | 37 | 37 | 47 | 46 |
| Totals: | 110 | 110 | 110 | 110 | 110 | 110 | 110 |
| Agree | 94.5% | 87.3% | 57.3% | 51.8% | 50.9% | 42.7% | 40.9% |
| Disagree | 4.5% | 4.5% | 13.6% | 14.5% | 15.5% | 14.5% | 17.3% |
| No Opinion | 0.9% | 8.2% | 29.1% | 33.6% | 33.6% | 42.7% | 41.8% |

# Junctions at the open ends of Anchor Road

## Maldon Road Junction Results

| | All | Estate | Near Junction |
|---|---|---|---|
| Agree | 186 | 104 | 5 |
| Disagree | 8 | 5 | 3 |
| No Opinion | 3 | 1 | 0 |
| Totals: | 197 | 110 | 8 |
| Agree | 94.4% | 94.5% | 62.5% |
| Disagree | 4.1% | 4.5% | 37.5% |
| No Opinion | 1.5% | 0.9% | 0.0% |

In view of the bend close to the junction, it would be beneficial to extend the lines around the bend too in this location. This is mentioned in the comments below, the first referring to both Maldon and Station Road. Other comments refer to the hazard of the bend at the Maldon Road end.

- I would like to see the red lines go further than 10 metres on both sides of the road.
- It needs to be more than 10m on the junction of Maldon Road to Anchor Road.

## Station Road Junction Results

|  | All | Estate | Near Junction |
|---|---|---|---|
| Agree | 171 | 96 | 4 |
| Disagree | 10 | 5 | 1 |
| No Opinion | 16 | 9 | 0 |
| Totals: | 197 | 110 | 5 |
| Agree | 86.8% | 87.3% | 80.0% |
| Disagree | 5.1% | 4.5% | 20.0% |
| No Opinion | 8.1% | 8.2% | 0.0% |

# Intermediate Junction Results for Related Roads

## Coriander Road Junction Results

|  | All | Estate | Related Road | Near Junction |
|---|---|---|---|---|
| Agree | 104 | 63 | 20 | 3 |
| Disagree | 26 | 15 | 2 | 2 |
| No Opinion | 67 | 32 | 0 | 0 |
| Totals: | 197 | 110 | 22 | 5 |
| Agree | 52.8% | 57.3% | 90.9% | 60.0% |
| Disagree | 13.2% | 13.6% | 9.1% | 40.0% |
| No Opinion | 34.0% | 29.1% | 0.0% | 0.0% |

## Rectory Road Junction Results

Note: There is a strong possibility those in Rectory Road may access their property from the Church Road end. They are not confined to the estate route. The sample size of closely related responses is small. However, there are comments about wanting more restrictions in Rectory Road, particularly near the library and nearby corner, though from other residents, which was not the remit of this survey.

|  | All | Estate | Related Road | Near Junction |
|---|---|---|---|---|
| Agree | 114 | 57 | 0 | 3 |
| Disagree | 29 | 16 | 2 | 1 |
| No Opinion | 54 | 37 | 1 | 1 |
| Totals: | 197 | 110 | 3 | 5 |
| Agree | 57.9% | 51.8% | 0.0% | 60.0% |
| Disagree | 14.7% | 14.5% | 66.7% | 20.0% |
| No Opinion | 27.4% | 33.6% | 33.3% | 20.0% |

## Saffron Way Junction Results

|  | All | Estate | Related Road | Near Junction |
|---|---|---|---|---|
| Agree | 99 | 56 | 25 | 4 |
| Disagree | 29 | 17 | 1 | 1 |
| No Opinion | 69 | 37 | 7 | 3 |
| Totals: | 197 | 110 | 33 | 8 |
| Agree | 50.3% | 50.9% | 75.8% | 50.0% |
| Disagree | 14.7% | 15.5% | 3.0% | 12.5% |
| No Opinion | 35.0% | 33.6% | 21.2% | 37.5% |

## Gladstone Road Junction Results

The sample size of related road responses is small.

|  | All | Estate | Related Road | Near Junction |
|---|---|---|---|---|
| Agree | 87 | 47 | 2 | 5 |
| Disagree | 28 | 16 | 0 | 4 |
| No Opinion | 82 | 47 | 0 | 2 |
| Totals: | 197 | 110 | 2 | 11 |
| Agree | 44.2% | 42.7% | 100.0% | 45.5% |
| Disagree | 14.2% | 14.5% | 0.0% | 36.4% |
| No Opinion | 41.6% | 42.7% | 0.0% | 18.2% |

## Anchor Road Bay (32-48) Results

The overall result for this junction is not clear, but residents of the bay were less in favour than others, however there were relevant comments as follows:

- However someone regularly parks there thus causing hazards when entering or leaving and I believe not even a resident/visitor to the close but from the other side of the road.
- It would be useful to also include Anchor Road with 37-49 Anchor Road opposite shared access drive and either side of this drive, where people park, thereby obscuring the view, which is particularly dangerous as the road bends and oncoming traffic is difficult to see.

|  | All | Estate | Related Road | Near Junction |
|---|---|---|---|---|
| Agree | 93 | 45 | 2 | 4 |
| Disagree | 31 | 19 | 3 | 7 |
| No Opinion | 73 | 46 | 1 | 4 |
| Totals: | 197 | 110 | 6 | 15 |
| Agree | 47.2% | 40.9% | 33.3% | 26.7% |
| Disagree | 15.7% | 17.3% | 50.0% | 46.7% |
| No Opinion | 37.1% | 41.8% | 16.7% | 26.7% |

## Anchor Road Resident Opinions on the Junctions

| Anchor Road | Maldon Road | Station Road | Coriander Road | Rectory Road | Saffron Way | Gladstone Road | Anchor Road Bay |
|---|---|---|---|---|---|---|---|
| Agree | 41 | 40 | 19 | 22 | 18 | 14 | 16 |
| Disagree | 0 | 0 | 7 | 7 | 8 | 8 | 11 |
| No Opinion | 0 | 1 | 15 | 12 | 15 | 19 | 14 |
| Totals: | 41 | 41 | 41 | 41 | 41 | 41 | 41 |
| Agree | 100.0% | 97.6% | 46.3% | 53.7% | 43.9% | 34.1% | 39.0% |
| Disagree | 0.0% | 0.0% | 17.1% | 17.1% | 19.5% | 19.5% | 26.8% |
| No Opinion | 0.0% | 2.4% | 36.6% | 29.3% | 36.6% | 46.3% | 34.1% |