

Theydon Mount Parish

Newsletter Autumn 2026



Welcome to our Autumn 2026 newsletter Chairman's Introduction

We believe this to be a particularly important newsletter as we have a number of key issues that are impacting our parish.

In this newsletter you will find a synopsis of the numerous accidents that have occurred at Banks Lane along with a link to all the photographic evidence that the Parish Council has collated.

You will also find articles from Stapleford Tawney Parish Council about the Epping Lane rubbish tip and the proposed Thrift Solar Farm at Tawney Common both of which impact our Parish.

On a very positive note, we are extremely pleased to formally announce that two new councillors Val Coy & Jon Harding have joined the Parish Council.

As we have a number of new residents in the Parish, I thought it would be helpful to summarise what your Parish Council can (and can't!) do for you.

The main areas of responsibility are as follows

Planning: - We are notified of all planning applications and decisions affecting our Parish and neighbouring areas. We are invited to, and do, comment on all applications affecting our Parish and our experience is that the planning officers and committee at EDFC take our representations seriously. However, as a Parish Council we have no decision-making power in relation to planning applications.

Traffic/Highways: - This is a contentious area!

Again, we have no power to implement highway changes. Essex Highways which is a division of Essex County Council is the only body able to authorise works on our roadways or to impose speed limits.

Despite these limitations we have lobbied Essex Highways continuously in recent years in order to try to bring about action. In particular we have led representations to the local Highways Panel for improvements to the Banks Lane junction. This resulted in a decision to install new signs and road markings by April 2026 subject to funding. Obviously, this did not happen. For more details see the report below and QR code to access the accident analysis.

In addition to our work in relation to Banks Lane we have made formal applications to Essex Highways for speed limits on our

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roads and traffic calming measures in Mount Road.

Community Activity: - As a Parish Council we can have a direct impact on the appearance of our Parish and activities for the benefit of our residents.

In recent years we have installed and repaired Highways signage, purchased and refurbished our iconic telephone box (which is a listed building), organised regular litter picks and funded the purchase and planting of daffodils round the Parish. Our annual Parish parties are a great success with this year's party being the best of all.

Everything we do is for the benefit of Theydon Mount. If you would like to know more contact the Parish Council on our email.

theydonmountparishcouncil@gmail.com

Peter Connell, Chairman TMPC

The Problem That Is Banks Lane!!!

Scan the QR code and then click on Banks Lane Incidents File link to see a detailed list of the accidents that have been recorded.



How Many More Warnings Before Action?

How many times do TMPC need to make representations to the authorities to make them sit up and listen.

Essex Highways, do you need a fatality before you do something?

At first glance, the junction of Mount Road and Banks Lane in Theydon Mount looks unremarkable: a rural T-junction bordered by hedgerows and fields. But this idyllic setting has a disturbing record. According to evidence compiled by Theydon Mount Parish Council, 24 known incidents have been recorded at the junction between June 2023 and August 2026, including collisions involving cars, vans, a bicycle and a motorbike.

The chronology reads less like a traffic record and more like a countdown.

Evidence that began with two separate collisions in June 2023 soon shows a recurring and worrying issues. Vehicles collided in sunshine, on damp roads, in darkness, during commuter periods and at weekends. Vans struck vans. Cars collided with cars. Drivers ended up in bushes, verges and ditches. Airbags deployed. Emergency services attended repeatedly.

One of the most alarming aspects is not a single individual crash but the relentless frequency. The file records 24 incidents in just 39 months, averaging one reported incident roughly every seven weeks. Several required police attendance, while others involved ambulance and fire services.

The evidence suggests that near misses and collisions occur with alarming

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regularity. Our evidence report notes multiple comments around the lack of warnings; a driver told police of a lack of signage and road markings. Just days later, another driver reportedly said she believed the road simply continued ahead and that there were no visible road markings.

The photographic evidence paints a stark picture. Crumpled bonnets wrecked front ends and vehicles strewn across the carriageway appear again and again. Reports of injuries are increasing and, only by luck, have there been no fatalities **YET**.

Particularly concerning is the escalation in incidents requiring emergency response. Emergency services have attended on multiple occasions, and their reports must surely carry some weight as to the seriousness of this problem.

The observations section raises uncomfortable questions. The give-way sign has been missing for a substantial period, the fingerpost was destroyed in an accident, road markings were painted and later obscured, and parishioners and victims repeatedly cited poor signage and inadequate markings as factors in collisions. Local residents state they would rather take a detour than cross the bottom of Banks Lane.

Perhaps most troubling is that this is no longer a matter of isolated bad luck. The incidents span different weather conditions, times of day and vehicle types. Weekend drivers, commuters, cyclists and motorcyclists have all featured in the evidence.

Local residents are quite rightly asking how much evidence is enough, some have taken matters into their own hands. Twenty-four

incidents. Multiple ambulance callouts. Fire service attendance. Reports of injured road users. Repeated concerns about signage and markings. Yet the collisions continue with no action from Essex Highways and our elected local and county bodies. The question facing the authorities is becoming increasingly difficult to ignore: if dozens of crashes, repeated emergency responses and years of documented concerns have not triggered decisive intervention, what will?

Must someone die at this junction before meaningful action is taken? Or will the mounting record of collisions finally be treated as the warning it appears to be?

Now that we have collated the accident report we will be **AGAIN be lobbying** EFDC and the Chairman Alan Lion, Vice-chairman Janet Whitehouse, Essex Highways and the Safer Essex Roads Partnership (SERP), Jaymey McIvor (our local county councillor), Alex Burghart MP, Mark Webster ECC Cabinet Member for Highways and Infrastructure, our surrounding parish councils (especially Theydon Garnon) and Everything Epping Forest (David Jackman).

We would actively encourage Parish Residents to also communicate their frustrations

Litter Picking

Please Help Keep Our Parish Clean – Report Fly Tipping

Fly tipping is more than just an eyesore – it can harm the environment and attract pests. We all have a role to play in keeping our community clean and safe.

If you see fly-tipped waste, please report it as soon as possible. Reports can be made directly to Theydon Mount Parish Council, please email

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theydonmountparishcouncil@gmail.com

and we will work with the relevant authorities to ensure the issue is addressed.

Alternatively, residents can report incidents directly to **EFDC** at

<https://www.eppingforestdc.gov.uk/crime-and-safety/report-fly-tipping/>

When reporting fly tipping, it is helpful to provide:

- The exact location of the waste.
- A description of the items dumped.
- Photographs, if it is safe to take them.
- Any information about vehicles or individuals involved.

Please do not attempt to move the waste yourself, especially if it contains hazardous materials.

By reporting incidents promptly, you can help us identify problem areas, support enforcement action against offenders, and keep our community looking its best.

PARISH LITTER PICK

Sunday 13th September | 10am–12pm

Meet 9.45am at 10 Mount End, CM16 7PS.

Please drive in to collect hi-vis, litter pickers, bags and gloves, then choose a road or lane to tackle. Everyone welcome — even if you can only spare an hour!

Thank you for helping to protect our Parish.

Epping Lane

The long saga of commercial fly-tipping at the Epping Lane site continues.

The parish councils of Theydon Mount and Stapleford Tawney (STPC) have been pressing the Environment Agency (EA) and Epping Forest District Council (EFDC) to take action for more than a year and a half. The parish councils first contacted EFDC about illegal activity at the site back in April 2025.

Earlier this year, the EA was finally forced to act when police arrested two HGV drivers at the site. The EA issued a Restriction Order barring anyone from entering the site and tipping waste; however, this expired during the week of 10th August. In advance of the order lapsing, the EA applied for an extension, which it is waiting for the courts to approve. The EA says that if an extension is not approved it will issue a new Restriction Order.

Pollution from the site is also a concern for the River Roding Trust (RRT), as a nearby tributary runs into the River Roding. The RRT is preparing a report on the response of the Environment Agency and Epping Forest District Council, which it intends to publish later this year.

If residents have any concerns about the site, or see any suspicious activity at the site, please contact TMPC and STPC immediately

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New Councillors

An introduction to our new Councillors

Valerie Coy

Val has been a local resident for 10 years. She is a mother to three boys and two stepdaughters, as well as a grandmother to eight grandchildren. Now retired, Val enjoyed a career in hospitality before moving into estate agency.

Jonathan Harding

Originally from the Northwest of England Jon moved initially to London (Rotherhithe) in 1994 following university. A move Essex in 2003 (High Easter) and then a move to Theydon Mount in 2010. Jon has worked at various international banks for the last 32 years and have also been involved with Haven House Children's Hospice in various voluntary roles.

Jon is divorced with 3 children and is passionate about road cycling and skiing.

Farewell To Retiring Councillors

Both Keith Farrow and Heather Brady served the Parish Council for nearly 40 years, using their vast combined knowledge of local planning to the benefit of the Parish

Heather was also our litter picking tsar, championing keeping Theydon Mount looking its best.

A big thanks from all of us in the Parish to you both.

Parish Party

Once again, a massive thanks to Ricky and Denise Rankin for hosting our annual Parish Party at North Farm which drew a record attendance with 120 adults plus children at the event.

TMPC wishes to extend its thanks to people who donated the prizes for the raffle. These generous donations will now allow us to make a charitable donation after all costs of the event have been met.

The irrepressible Greg & Rachel accompanied by Colin Paris and the wonderful Shannon provided a musical backdrop throughout the afternoon

Thanks also to our BBQ chef's, Mat Kelley & David Bowles for their sterling efforts to feed the masses.

Lastly a big thanks to our MC, Tom Warner, for keeping the event schedule in some sort of order!



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The Solar Residents' Group held a meeting on 23rd July during which they outlined the different ways in which the group can contribute to the public inquiry. It was decided that, if sufficient funds can be raised, the group will apply for Rule 6 status; this would allow the Solar Residents' Group to participate as a main party, with the right to present evidence and call witnesses.

The Planning Inspectorate has not yet announced a date when the appeal will begin. If you submitted comments during the original planning application, you should be notified of the date directly. Local residents may attend the inquiry and can apply to the Planning Inspector to make a statement.

If you would like to know more about this upcoming public inquiry, you can read the Government's guide by scanning the following QR code:



Solar Farm Update

In the week before the deadline expired, IBV Solar appealed EFDC's decision to refuse planning permission for the solar development at Thrift Farm. The council's planning department informed STPC that the appeal will be heard at a public inquiry. A public inquiry is similar in format to a court hearing, involving witnesses and cross-examination. EFDC say they will engage a barrister or King's Counsel to represent the council.