

Possible Relief Roads around Tiptree

These notes accompany the maps.

Tiptree Relief Road Options for this NHP

Road 1 is an obvious first step. It cuts off the awkward Vine/Grange Road corner and allows Grange Road to become a western by-pass. From Google it would appear that Grange Road and even Priory Road could potentially be widened. A couple of round-a-bouts at the Braxted Road area would be beneficial (and were Priory Road to be widened **Road 8** – a short extension to cut off an awkward corner at Braxted Road would be helpful). (There are a couple of options for Road 1, it is paid for by up to **200 houses**).

Florence Park is already in the existing Settlement Boundary so a change of use here is likely whatever we plan. It is best to include these houses in the plan or we will get them as well as the allocated 600. (**125 houses**)

Road 6 passes through Brook Meadow which is Essex's number 2 orchid site. This would be a tragedy for Tiptree. This beautiful area should be a Country Park for the residents of Tiptree to enjoy. We have a duty under the National Planning Policy Framework to protect it. (It would provide potentially **350 homes** plus another **50** if we get through the ransom strip to reach a round-a-bout at *The Ship*). This road only makes any sense if we are prepared to consider a road through the Jam Factory fields in the future (another unpopular option).

Road 7 is another possible alternative to reaching The Ship round-a-bout. It is a possible future option but for the present there are problems financing parts of this road and it risks extending the Settlement boundary too far – especially if we allow development on TIP 58 & 62. Again it only makes any sense if in the future we are prepared to put a road through the Jam Factory fields. (**350 Houses** but with adjoining land opposite the Heath School could be **500**)

Road 2 Could provide a business Park and **350 houses**. There may be problems of access at the Eastern end, a couple of options are considered.

Summary of associated development with this NHP

Road 1	200 houses
Adding Florence Park	125 houses
Road 6	+350 houses
Extension to reach The Ship	+50 houses
	725 houses
Road 7	+500 houses
(Road 1 + FP + Road 7)	825 houses
Road 2	+350 houses

(Roads 1 + FP + Road 2)

675 houses

Future Possible Relief Roads

These roads won't be achieved in this Neighbourhood Plan but we could bear some of them in mind for the future – to make sure no development takes place that would thwart future plans.

Road 5 is a southern relief road through the Jam Factory fields. Questionnaire responses indicate this would be very unpopular.

Road 3 is, together with Road 4, a northern relief road. Two possible routes are given. The first pushes the Settlement Boundary too far out. The inner route might be possible in the future.

Road 4 is a bit tricky due to the need to avoid Park Lane.