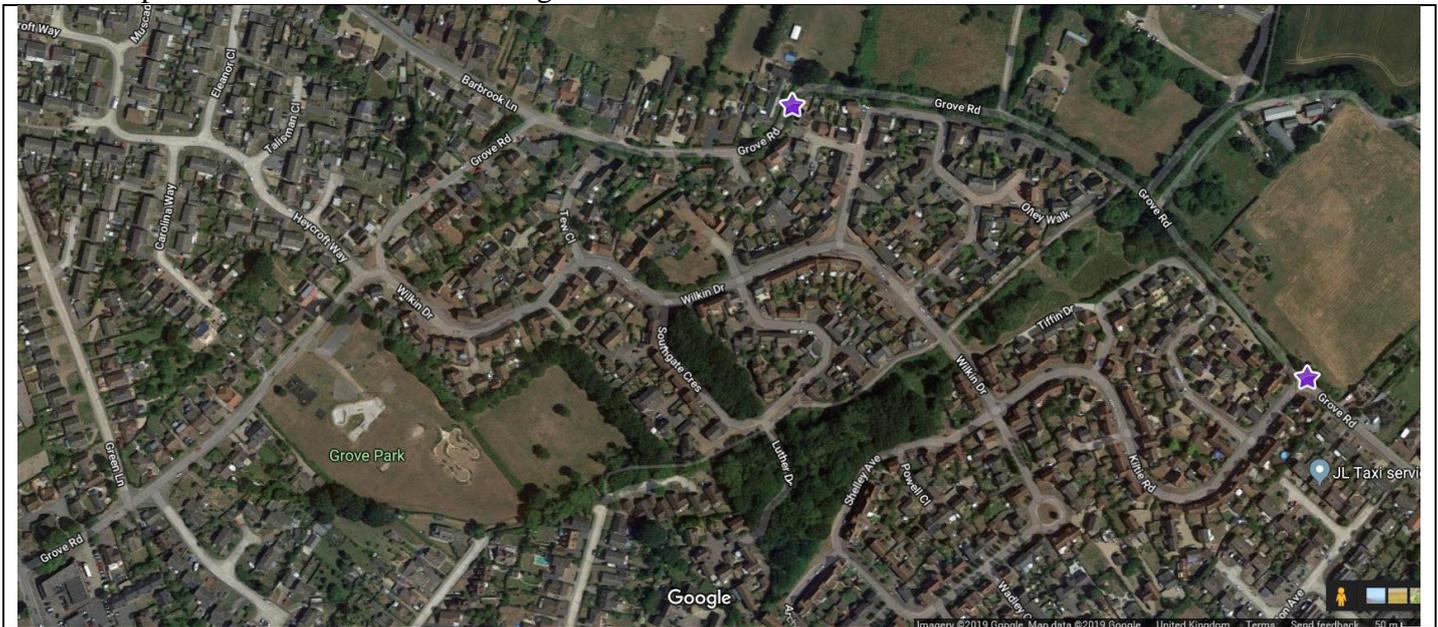


1. Introduction

Three lanes have been identified because of their historic importance and natural beauty where people like to walk, cycle or ride horses. If at any time in the future development takes place near to them, it would be important to protect them to so that any development is screened by predominantly native trees and mixed hedgerows as well as preserving the existing trees and ancient hedgerows. In order to avoid any development imposing on these magical woody lanes a buffer zone should be left.

2. The Lane part of Grove Road

Although some of the buildings in the Grove Estate development impose a little on Grove ‘Lane’, it is not excessive. However, it should be ensured that the properties are unable to remove the existing trees and hedgerow and that any future development on the other side to the east should preserve the existing trees and hedgerow and not impose on the lane-scape. Grove Road is used by the Sustrans cycle route. The lane section also connects to the cycle path on Vallis Way that traverses the Grove Estate and heads towards central Tiptree. Pictures taken from Google Earth and Streetwise.



Overview of the ‘lane’ part of Grove Road, between the purple stars



1. Street view of Grove Road starting from the NW looking NW



2. A leap towards the SE of Grove Road



3. A further leap towards the SE of Grove Road



4. A further leap towards the SE of Grove Road



5. A further leap towards the SE of Grove Road



6. A further leap towards the SE of Grove Road



7. A further leap towards the SE of Grove Road



8. A further leap towards the SE of Grove Road



9. A further leap towards the SE of Grove Road



10. A further leap towards the SE of Grove Road – to left entrance to Vallis Way cycle path



11. A further leap towards the SE of Grove Road



12. A further leap towards the SE of Grove Road



13. A further leap towards the SE of Grove Road



14. A further leap towards the SE of Grove Road



15. A further leap towards the SE of Grove Road



16. A further leap to the SE end of Grove Road 'lane' - note the Sustrans cycle route signs

3. Park Lane

Park Lane, an ancient drovers' route and bridleway, heads toward Tolleshunt Knights village running alongside a nature reserve, local wildlife site Co32 and the Tiptree Parish Council amenity field, which is registered with the Queen Elizabeth Fields in Trust. The lane is currently used for recreational walking, cycling and horse riding. Part of the Park Drive development runs parallel to Park Lane resulting in a few of the buildings being visible on the lane.

There is the potential for development to the western side of Park Lane, with a site that extends slightly further south than that of Park Drive.



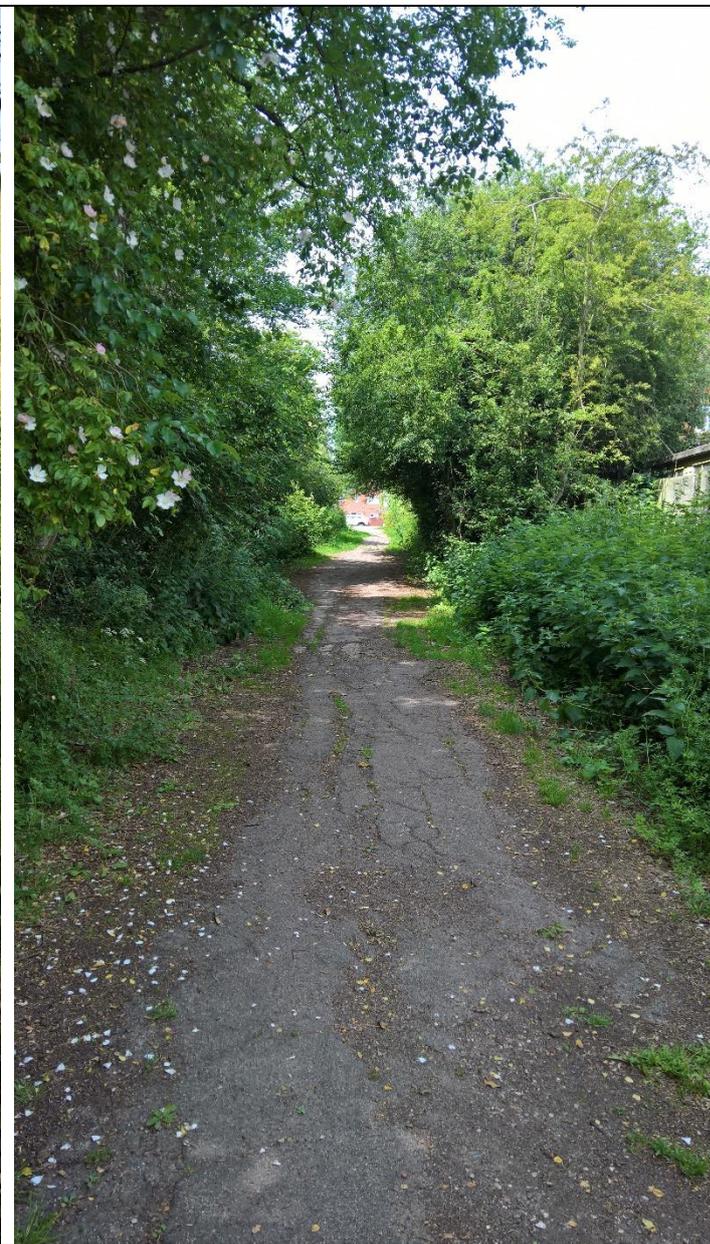
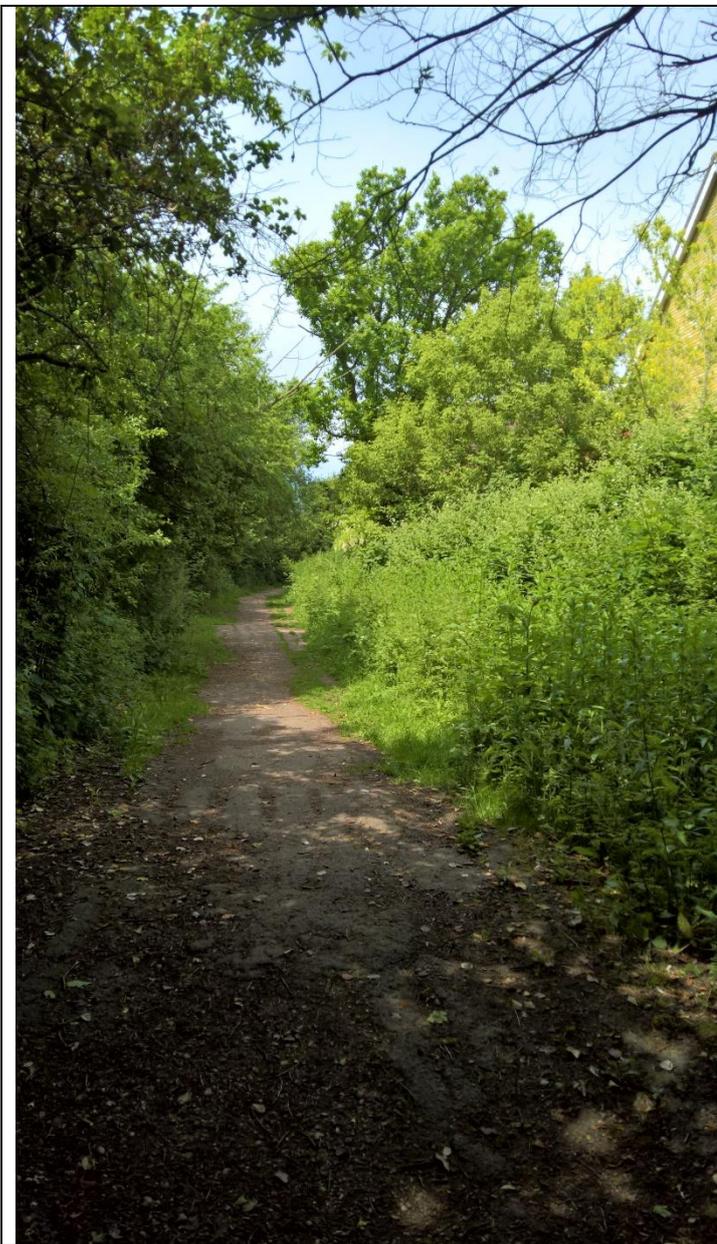
Overview of Park Lane as indicated by purple stars



Start of Park Lane after Park Drive built.



Left entrance to Parish Field, Right stump shows boundary of potential site.



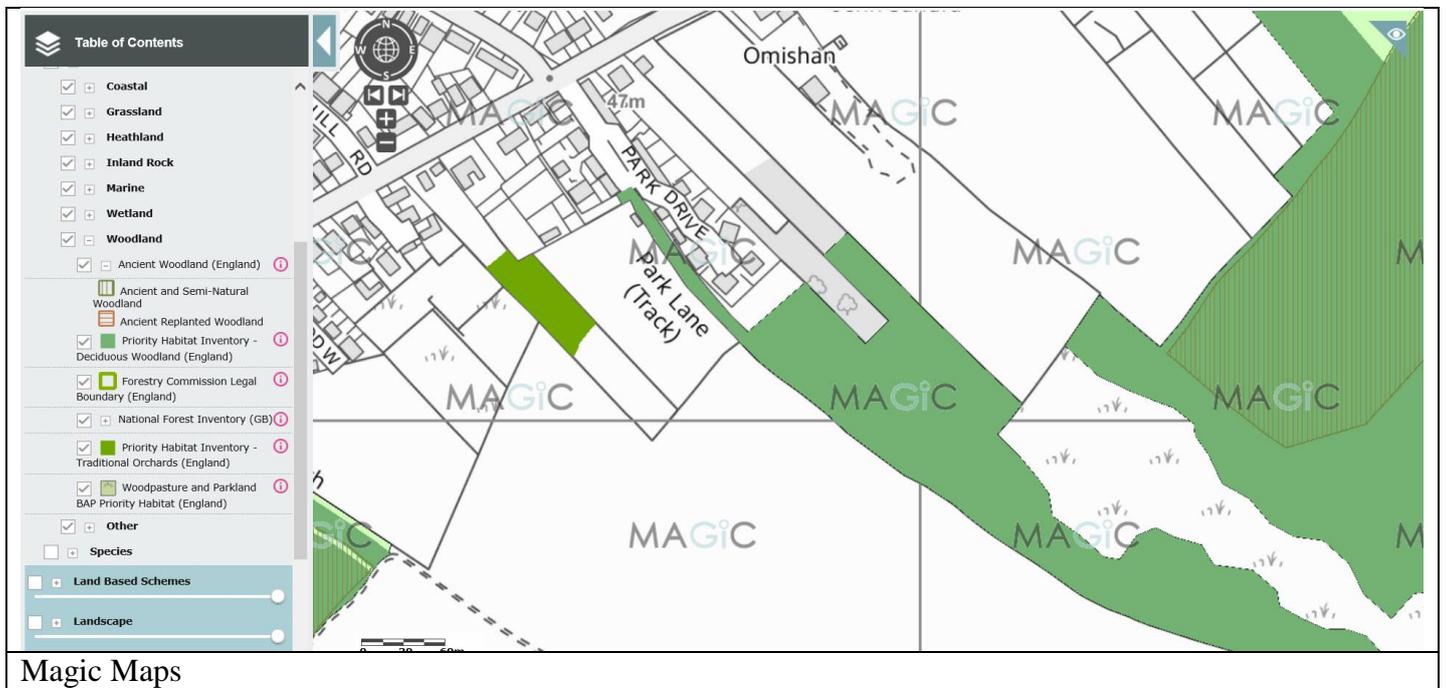
Character of Park Lane

Character of Park Lane

3.1 Other information about Park Lane



CBC maps

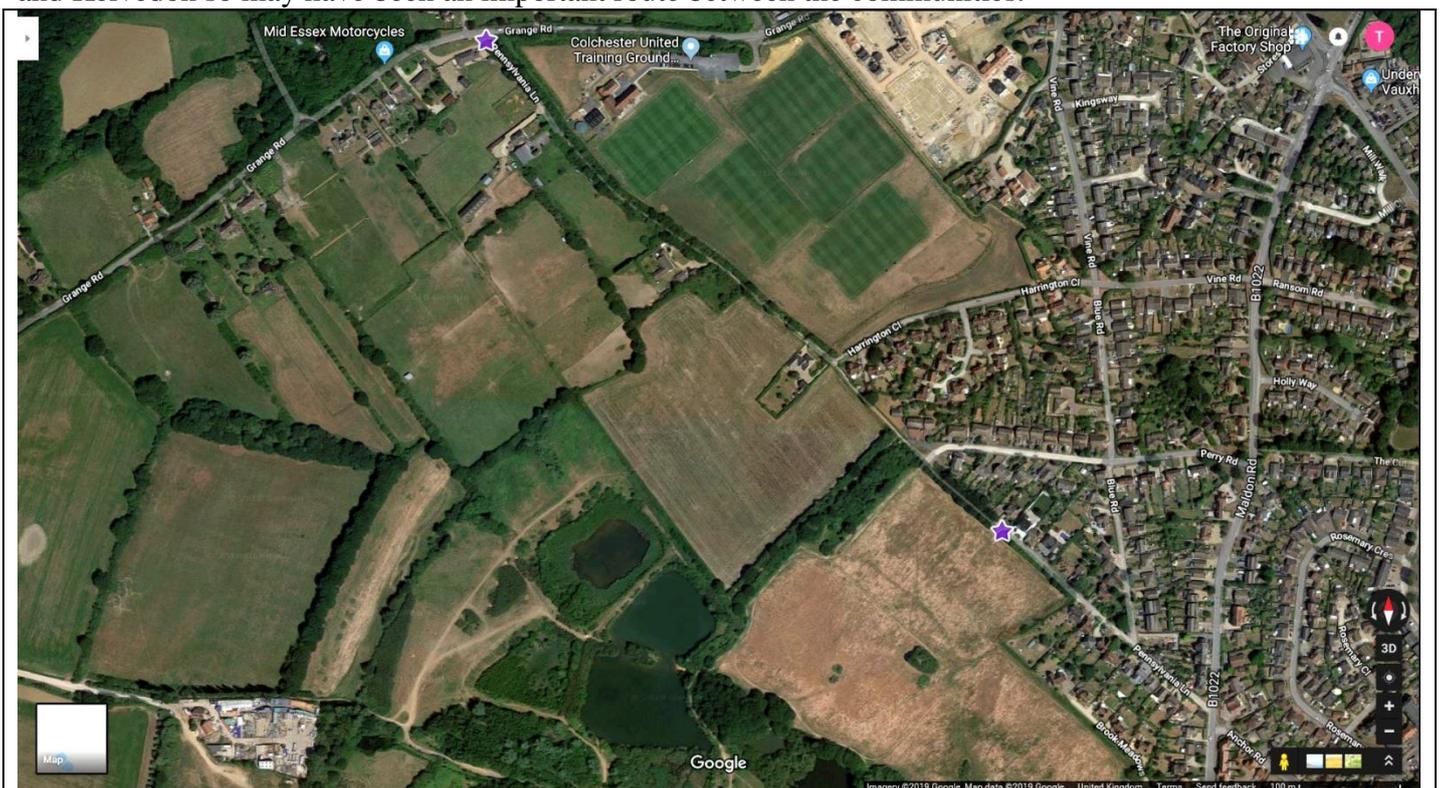


Magic Maps

4. Pennsylvania Lane

Pennsylvania Lane is a restricted byway, although the most southerly part is a private road. It is also part of the Sustrans route through Tiptree. There are various theories for origin of the name some suggesting that the Quaker presence in Tiptree caused it to be named after the home of the founder. Local people found it hard to pronounce, so it had various local variant names. It is currently used for recreational walking, cycling and horse riding with some people using it as a route from the outskirts to the centre of the village.

There is potential to develop both to the west and east, so it is important to preserve the existing hedgerow and trees and to supplement them in places with more greenery of predominantly native species to screen the lane in the case of future development and to ensure that any future buildings are not too close to the lane and hence do not impose on the magical lane-escape. The lane extends in the direction of Inworth, Feering and Kelvedon so may have been an important route between the communities.



Overview of Pennsylvania Lane as indicated by purple stars



Pennsylvania Lane south



Pennsylvania Lane south – Perry Road



Pennsylvania Lane north – Perry Road



Pennsylvania Lane north – Harrington Close



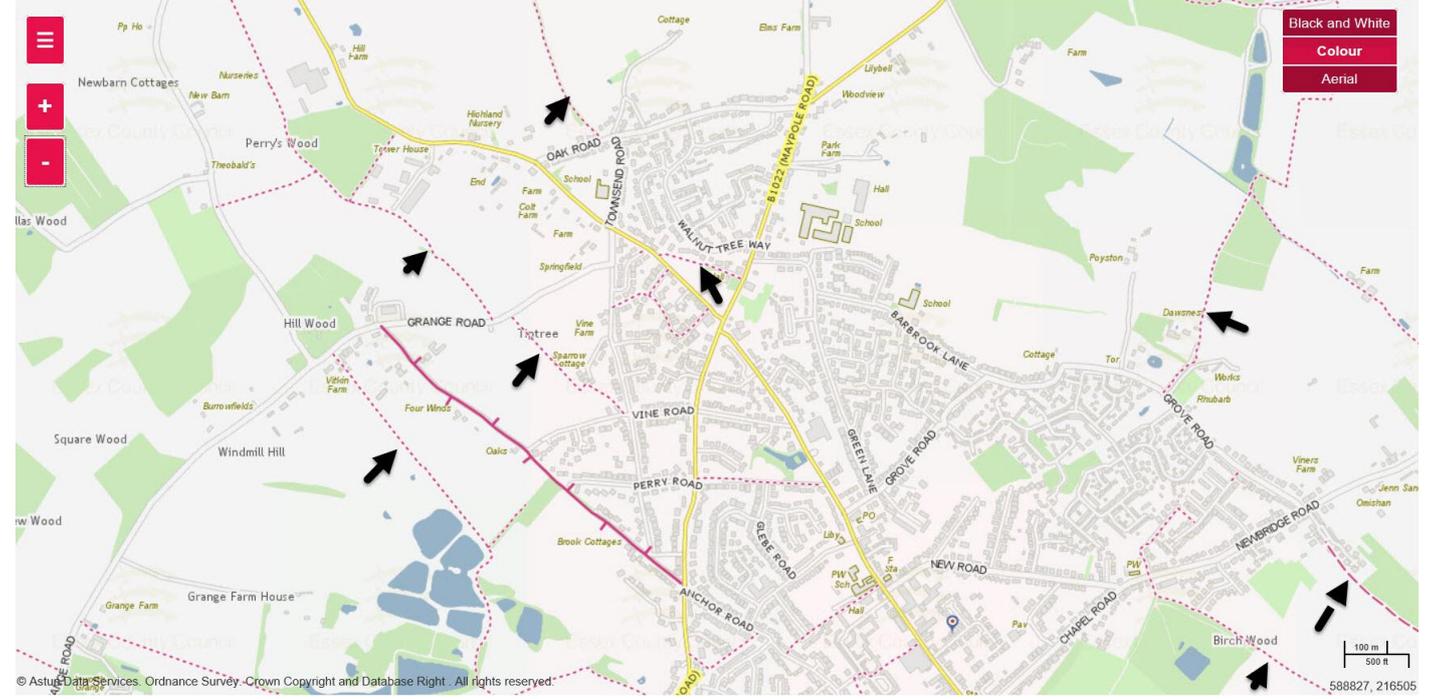
Pennsylvania Lane north – Grange Road end



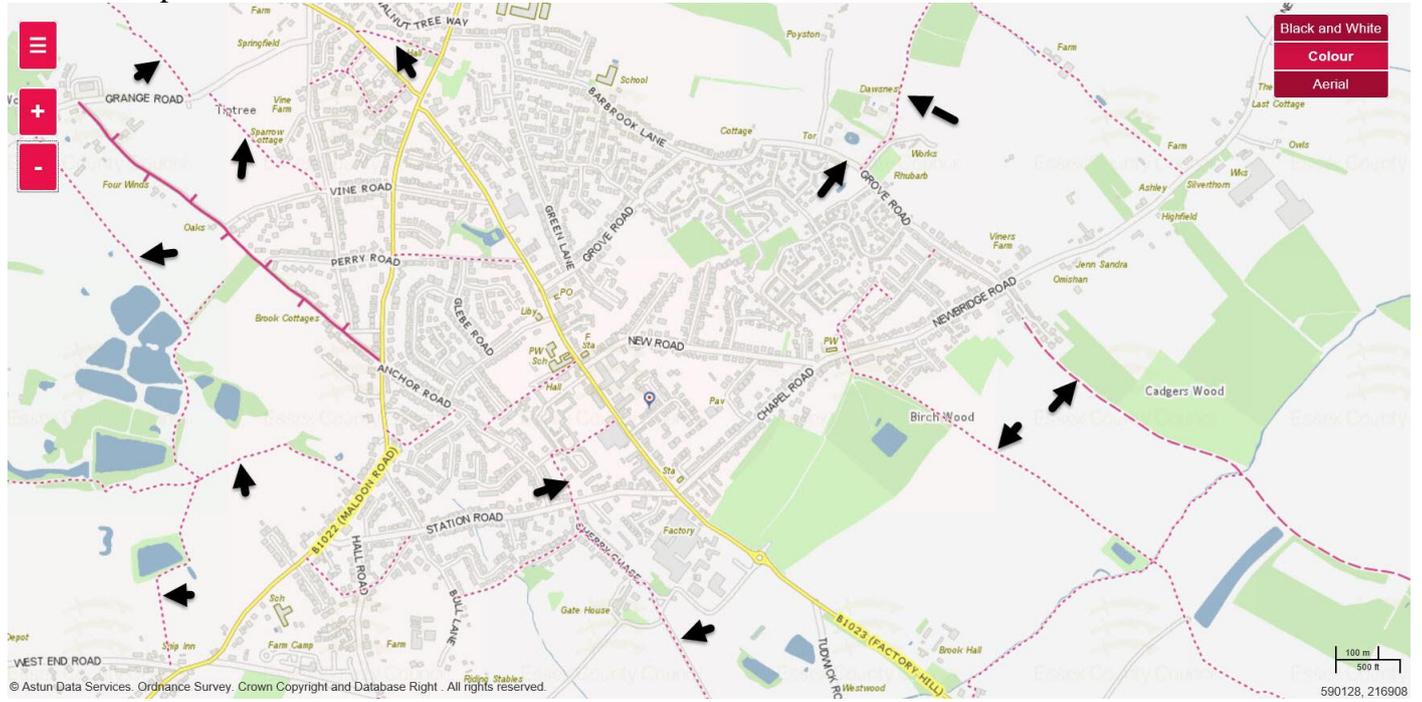
Character of Pennsylvania Lane

5. Public Rights of Way and Sustrans Map of Tiptree

Northern Tiptree



Southern Tiptree



Sustrans Route

