

16. APPENDIX F

Peewit and Felixstowe Beach Caravan Parks – Access Arrangement

Peewit and Felixstowe Beach Caravan Parks have been identified as preferred residential development sites. The Ordnance (Garrison Lane) site has also been identified as a potential site for development. Direct vehicular and/or pedestrian connectivity from the caravan sites to the town centre and seafront is not possible due to the location of the railway line.

In order to achieve a vehicular and pedestrian connection between the sites and the town centre, a bridge structure would be proposed over the railway line. Based on previous experiences it is unlikely that Network Rail would permit any form of tunnel under the existing railway line. In any event, the gradient required to entry and exit the tunnel on either side would significantly reduce the level of development possible on the sites, especially in relation to the Ordnance (Garrison Lane) site.

The bridge would be proposed to accommodate vehicles, pedestrian and cycle movements. A possible building design on the Ordnance (Garrison Lane) site would be the provision of an upper level car park, which would allow vehicles to cross the bridge and enter the car park at the same level. In order to minimise land take, a spiral ramp structure would be proposed on either side of the railway lines to achieve the minimum height clearance required over the railway lines.

The positioning of any structure could also be integrated into the building design in order to reduce the visual impact of the development. The provision of a second access (bridge over railway) to the Ordnance (Garrison Lane) site, in addition to the main access off Langer Lane, would further reduce the traffic demand on the principal road network. Such an arrangement would be supported from a traffic point of view.

It is clear that these arrangements would be costly and should be the subject of further investigations.