

17. APPENDIX G

SITE ACCESS ARRANGEMENTS

Walton Lands

The lands at Walton have been identified as a preferred location for residential and business park developments. In examining the possible access arrangements to the various sites, our comments include the following:

BUSINESS PARK DEVELOPMENT LAND

North of Walton High Street / East of A14 Port Felixstowe Road:

It is unlikely that direct access to the development site from Dock Spur roundabout would be granted for various reasons, such as operational capacity of the road network/junction, safety issues (as we understand the roundabout has a history of HGV overturning accidents), potential vehicle queuing back issues, etc. Similarly, direct access to the development site is unlikely via the A14 Port Felixstowe Road.

As an alternative, an all-movements access off the A154 Candlet Road, south east of Dock Spur roundabout, would be proposed. Some modifications may be required to the existing A154 layout in the vicinity of the access in order to accommodate a right turning lane into the development site. Although a more detailed examination of traffic volumes and peak hour demand would be required, the concept of providing the main access point to the business park via the A154 would be supported from a traffic point of view.

In addition, through the design of the on-site road network, access could also be achieved via Walton High Street. However, this would not be encouraged as it could result in high volumes

of rat running through residential areas. Business park employees who reside in the Felixstowe and Trimley St Mary areas would primarily use this access and egress.

It is worth highlighting, that should no access be provided off either the A154 or Dock Spur roundabout, all the business park traffic would need to travel along Walton High Street, thus increasing traffic volumes in an area, which is predominantly residential.

It should be noted that the location of the business park adjacent to the A154 Candlet Road might allow for better internal traffic movements and also minimise the visual impact of the business park on the existing land uses along Walton High Street.

RESIDENTIAL DEVELOPMENT LAND

South of Walton High Street / East of A14 Port Felixstowe Road:

An all-movements access is proposed off Walton High Street, south east of the A14 Port Felixstowe Road overbridge. This location is the most suitable location for the access and would be supported from a traffic point of view.

South of Walton High Street / West of A14 Port Felixstowe Road:

An all-movements access is proposed off Walton High Street, north west of the A14 Port Felixstowe Road overbridge. Due to the surrounding environment (e.g. A14, Felixstowe-Ipswich railway line) this is the only possible access and egress point for the site and would be supported from a traffic point of view.

North of Walton High Street / East of A14 Port Felixstowe Road:

Two possible all-movements accesses would be proposed off Walton High Street, to the south east of the A14 Port Felixstowe Road overbridge. These would provide direct access to

the development site from areas such as Felixstowe and Trimley St Mary. No significant difficulties are envisaged with locating these access points along Walton High Street. However, care would be required in locating the proposed accesses and the design of the internal road network so that rat running would not be experienced through the residential area.

In addition, the relocation of the business park along the A154 boundary of the development site may reduce any negative visual impacts along Walton High Street and better segregate residential and business traffic through the area.