

Appendices

Highways and Transport Proof of Evidence

Town and Country Planning Act 1990 **Section 78 appeal against the refusal of planning permission**

Witness: Paul Simon Goddard

Subject of Evidence: Highways and Transport

Appeal: APP/W0340/W/20/3265460

Site: Sandleford Park, Newtown Road, Newbury

Proposal: Outline planning permission for up to 1,000 new homes; an 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Matters to be considered: Access.

Date: 07 April 2021

Council Reference: 20/01238/OUTMAJ

Content

1. VISSIM traffic modelling results.

2. Mitigation drawings:

A339 / B4640 Roundabout Improvement - Drawing 81311-041-108

A339 / Pinchington Lane / Monks Lane Roundabout Improvement – Drawing 172895/A/01/Rev C

A339 / A343 St Johns Road / Greenham Road Roundabout Improvement – Drawing 172985/A/12

Monks Lane Eastern Site Access – Drawing 172985_A_07.1 (Vectos drawing)

Monks Lane Western Site Access – Drawing 172985_A_08 (Vectos drawing)

Proposed vehicular/ pedestrian Valley Crossing straight alignment bridge and parallel structure – Drawings VD17562-SK023 and VD17562- STR-SK-003:

Further emergency route is also proposed along Public Right of Way Footpath Greenham 9

APPENDIX 1

VISSIM traffic modelling results.

	AM					PM					
	2031 Reference Case	Scenario A - with all dev	Scenario C - with Floor Homes	Scenario D - with DN Homes	Scenario A + mitigation	2031 Reference Case	Scenario A - with all dev	Scenario C - with Floor Homes	Scenario D - with DN Homes	Scenario A + mitigation	
11 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd SB	82.7	66.2	75.0	68.7	72.1	31.9	82.6	65.3	58.7	34.2	11 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd SB
12 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd WB RT	41.1	25.7	7.8	7.7	9.9	29.9	87.7	41.5	41.9	19.6	12 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd WB RT
13 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd WB Straight	424.8	402.9	416.2	421.4	416.0	127.3	295.0	233.3	194.6	153.1	13 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd WB Straight
14 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd WB Internal	43.0	43.1	43.7	42.4	43.4	22.7	41.7	41.3	40.6	35.4	14 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd WB Internal
15 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd WB LT	34.9	32.8	32.8	32.4	31.5	22.5	28.1	29.5	26.1	23.4	15 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd WB LT
16 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd NB	43.8	47.6	46.8	43.5	42.3	60.6	66.7	65.2	64.1	60.0	16 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd NB
17 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd EB RT	26.4	24.6	28.7	27.9	26.2	26.5	59.9	39.1	20.2	15.4	17 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd EB RT
18 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd EB Straight	113.2	115.7	111.5	111.6	113.0	91.2	120.5	109.6	95.1	92.6	18 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd EB Straight
19 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd EB Internal	46.1	47.5	45.8	44.5	43.5	41.5	43.9	42.2	42.4	40.9	19 - MCC 1 - A4 London Rd / Newport Rd / Faraday Rd EB Internal
21 - MCC 2 - A339 / Fleming Rd SB	64.1	83.9	82.8	75.7	83.4	445.8	825.8	717.2	745.8	340.7	21 - MCC 2 - A339 / Fleming Rd SB
22 - MCC 2 - A339 / Fleming Rd WB	32.7	26.9	29.0	25.9	26.6	310.3	308.9	314.4	318.3	315.3	22 - MCC 2 - A339 / Fleming Rd WB
23 - MCC 2 - A339 / Fleming Rd NB RT	53.4	57.6	60.1	55.9	47.9	44.0	52.0	53.2	52.3	42.9	23 - MCC 2 - A339 / Fleming Rd NB RT
24 - MCC 2 - A339 / Fleming Rd NB Straight	80.7	79.8	82.8	74.3	75.9	76.4	87.3	67.5	79.3	66.8	24 - MCC 2 - A339 / Fleming Rd NB Straight
31 - MCC 3 - Bear Lane Roundabout SB	123.3	134.7	142.8	139.1	145.4	414.7	426.8	436.0	426.9	430.3	31 - MCC 3 - Bear Lane Roundabout SB
32 - MCC 3 - Bear Lane Roundabout WB Straight	85.7	96.7	87.1	77.3	76.2	123.9	126.6	121.5	109.5	78.4	32 - MCC 3 - Bear Lane Roundabout WB Straight
33 - MCC 3 - Bear Lane Roundabout WB LT	92.6	103.1	94.9	88.3	83.7	132.3	136.4	130.9	121.1	87.3	33 - MCC 3 - Bear Lane Roundabout WB LT
34 - MCC 3 - Bear Lane Roundabout NB	65.6	87.2	71.8	78.7	91.2	96.7	193.5	86.4	94.2	235.9	34 - MCC 3 - Bear Lane Roundabout NB
35 - MCC 3 - Bear Lane Roundabout EB	56.0	56.5	55.2	55.3	59.1	54.3	54.5	54.1	50.3	59.3	35 - MCC 3 - Bear Lane Roundabout EB
41 - MCC 4 - A339 / Cheap St EB	18.2	18.6	16.6	17.6	18.9	21.9	22.9	23.0	23.0	24.9	41 - MCC 4 - A339 / Cheap St EB
51 - MCC 5 - St John's Roundabout SB	63.4	55.8	61.2	77.3	39.8	387.8	433.2	394.4	422.9	135.4	51 - MCC 5 - St John's Roundabout SB
52 - MCC 5 - St John's Roundabout WB	60.7	61.1	61.2	61.7	58.1	62.0	63.3	62.9	62.8	59.6	52 - MCC 5 - St John's Roundabout WB
53 - MCC 5 - St John's Roundabout NB	81.2	178.4	196.2	141.1	458.9	67.6	84.6	86.4	122.0	270.8	53 - MCC 5 - St John's Roundabout NB
54 - MCC 5 - St John's Roundabout EB	260.6	170.2	264.5	217.1	275.0	77.0	99.4	78.5	91.8	184.3	54 - MCC 5 - St John's Roundabout EB
61 - MCC 6 - A339 / Pinchington Ln Roundabout SB	58.6	49.1	50.2	45.1	106.7	49.7	42.7	42.8	34.0	119.9	61 - MCC 6 - A339 / Pinchington Ln Roundabout SB
62 - MCC 6 - A339 / Pinchington Ln Roundabout SB LT	15.0	16.6	13.3	15.7	106.9	14.4	13.2	13.4	14.5	120.0	62 - MCC 6 - A339 / Pinchington Ln Roundabout SB LT
63 - MCC 6 - A339 / Pinchington Ln Roundabout WB	83.1	61.6	66.5	71.9	82.5	104.2	103.9	114.0	93.5	125.5	63 - MCC 6 - A339 / Pinchington Ln Roundabout WB
64 - MCC 6 - A339 / Pinchington Ln Roundabout NB	375.4	256.9	267.6	224.1	306.4	578.4	344.1	343.6	337.8	337.5	64 - MCC 6 - A339 / Pinchington Ln Roundabout NB
65 - MCC 6 - A339 / Pinchington Ln Roundabout EB	53.2	71.3	63.6	62.6	0.3	54.0	50.3	57.2	62.3	0.4	65 - MCC 6 - A339 / Pinchington Ln Roundabout EB
71 - MCC 7 - Bear Lane / Wharf Car Park SB	3.6	5.0	3.2	3.7	9.4	9.1	11.0	10.3	5.3	70.3	71 - MCC 7 - Bear Lane / Wharf Car Park SB
72 - MCC 7 - Bear Lane / Wharf Car Park WB	14.1	12.7	11.1	11.3	15.9	14.5	20.2	19.8	17.9	23.4	72 - MCC 7 - Bear Lane / Wharf Car Park WB
73 - MCC 7 - Bear Lane / Wharf Car Park EB	37.8	54.0	37.7	33.3	81.1	20.6	21.4	15.7	9.1	81.2	73 - MCC 7 - Bear Lane / Wharf Car Park EB
81 - MCC 8 - Bear Lane / Market Place SB	54.7	60.7	56.1	55.8	68.6	53.2	62.5	57.4	53.4	73.9	81 - MCC 8 - Bear Lane / Market Place SB
82 - MCC 8 - Bear Lane / Market Place WB	4.5	3.8	2.9	3.2	3.6	7.1	8.8	9.9	11.4	12.1	82 - MCC 8 - Bear Lane / Market Place WB
83 - MCC 8 - Bear Lane / Market Place NB	60.0	77.2	62.8	53.5	120.9	50.2	53.8	53.5	49.5	198.6	83 - MCC 8 - Bear Lane / Market Place NB
91 - MCC 9 - Bartholemew St / Pound St SB	55.0	76.0	63.9	50.1	67.9	73.8	96.3	97.1	93.1	81.5	91 - MCC 9 - Bartholemew St / Pound St SB
92 - MCC 9 - Bartholemew St / Pound St NB	130.5	247.9	201.6	182.5	140.4	83.5	74.6	72.5	75.8	74.2	92 - MCC 9 - Bartholemew St / Pound St NB
93 - MCC 9 - Bartholemew St / Pound St EB	95.8	107.9	120.9	104.4	76.6	40.2	39.0	39.3	38.1	40.5	93 - MCC 9 - Bartholemew St / Pound St EB
101 - MCC 10 - A343 / Newtown Rd SB	51.0	31.5	54.8	37.5	46.1	15.9	23.1	19.0	21.7	43.7	101 - MCC 10 - A343 / Newtown Rd SB
102 - MCC 10 - A343 / Newtown Rd WB	49.9	122.9	80.9	82.3	74.8	69.1	102.5	124.2	114.6	123.5	102 - MCC 10 - A343 / Newtown Rd WB
103 - MCC 10 - A343 / Newtown Rd NB	49.6	68.0	92.4	41.3	114.5	23.0	28.8	30.2	25.5	55.2	103 - MCC 10 - A343 / Newtown Rd NB
104 - MCC 10 - A343 / Newtown Rd EB	83.9	323.4	216.6	185.0	131.8	18.6	19.1	15.4	17.1	44.6	104 - MCC 10 - A343 / Newtown Rd EB
111 - MCC 11 - A343 / Essex St SB	55.5	37.6	49.0	46.2	60.2	50.6	47.4	51.5	61.1	41.9	111 - MCC 11 - A343 / Essex St SB
112 - MCC 11 - A343 / Essex St WB	25.7	22.9	26.6	24.0	21.8	89.7	67.8	50.0	88.2	54.5	112 - MCC 11 - A343 / Essex St WB

113 - MCC 11 - A343 / Essex St NB	69.9	76.8	78.3	89.2	79.6	78.2	74.3	129.6	90.1	68.4	113 - MCC 11 - A343 / Essex St NB
114 - MCC 11 - A343 / Essex St EB	58.7	57.5	57.8	66.4	60.9	38.3	34.1	34.7	37.0	28.6	114 - MCC 11 - A343 / Essex St EB
121 - MCC 12 - Andover Rd / Falkland Rd SB	4.2	5.9	16.7	9.4	2.9	12.6	7.5	11.5	17.3	6.4	121 - MCC 12 - Andover Rd / Falkland Rd SB
122 - MCC 12 - Andover Rd / Falkland Rd WB	2.4	2.2	2.5	2.6	2.1	6.4	4.6	4.4	4.6	4.3	122 - MCC 12 - Andover Rd / Falkland Rd WB
123 - MCC 12 - Andover Rd / Falkland Rd NB	18.0	19.0	21.6	24.4	12.0	17.5	13.2	26.0	12.5	9.8	123 - MCC 12 - Andover Rd / Falkland Rd NB
124 - MCC 12 - Andover Rd / Falkland Rd EB	4.7	4.5	5.4	6.4	5.1	0.4	0.0	0.0	0.0	0.0	124 - MCC 12 - Andover Rd / Falkland Rd EB
125 - MCC 12 - Andover Rd / Falkland Rd EB Petrol Station	13.2	12.7	15.1	14.8	11.2	15.2	13.1	19.7	16.5	13.3	125 - MCC 12 - Andover Rd / Falkland Rd EB Petrol Station
131 - MCC 13 - Andover Rd / Warren Rd SB	8.5	9.7	17.5	12.8	10.3	4.6	10.7	4.9	4.7	9.7	131 - MCC 13 - Andover Rd / Warren Rd SB
132 - MCC 13 - Andover Rd / Warren Rd WB	2.7	16.9	3.4	30.4	19.2	4.7	10.8	4.2	10.3	10.8	132 - MCC 13 - Andover Rd / Warren Rd WB
133 - MCC 13 - Andover Rd / Warren Rd NB	9.6	29.7	13.0	28.5	32.8	20.5	39.5	1.1	9.1	28.4	133 - MCC 13 - Andover Rd / Warren Rd NB
134 - MCC 13 - Andover Rd / Warren Rd EB	0.9	1.1	0.7	1.9	1.0	0.2	1.3	0.6	0.4	1.2	134 - MCC 13 - Andover Rd / Warren Rd EB
141 - MCC 14 - Monks Ln / Newbury Rugby Club NB	9.4	9.3	10.6	9.0	9.2	18.9	15.8	15.1	16.7	15.6	141 - MCC 14 - Monks Ln / Newbury Rugby Club NB
142 - MCC 14 - Monks Ln / Newbury Rugby Club EB	19.8	18.5	29.4	16.9	15.6	16.0	12.9	20.7	16.1	16.3	142 - MCC 14 - Monks Ln / Newbury Rugby Club EB
151 - MCC 15 - Monks Ln / Newtown Rd SB	38.5	74.8	65.0	62.2	88.2	35.6	34.7	35.4	40.6	62.0	151 - MCC 15 - Monks Ln / Newtown Rd SB
152 - MCC 15 - Monks Ln / Newtown Rd WB	20.8	22.7	20.3	19.8	48.7	14.2	18.2	16.8	15.5	52.3	152 - MCC 15 - Monks Ln / Newtown Rd WB
153 - MCC 15 - Monks Ln / Newtown Rd NB	11.2	11.2	10.7	10.5	36.0	19.4	19.0	18.3	17.5	56.1	153 - MCC 15 - Monks Ln / Newtown Rd NB
154 - MCC 15 - Monks Ln / Newtown Rd EB	20.8	35.6	29.5	22.6	83.0	15.6	15.5	16.7	17.3	55.6	154 - MCC 15 - Monks Ln / Newtown Rd EB
161 - MCC 16 - Pinchington Ln / Retail Park SB	13.3	14.2	14.1	14.6	17.9	29.8	30.9	33.8	30.9	52.2	161 - MCC 16 - Pinchington Ln / Retail Park SB
162 - MCC 16 - Pinchington Ln / Retail Park WB	44.9	27.9	30.8	34.7	4.9	103.6	113.1	132.6	105.8	31.1	162 - MCC 16 - Pinchington Ln / Retail Park WB
163 - MCC 16 - Pinchington Ln / Retail Park EB	11.6	12.2	10.8	11.0	40.0	14.3	14.0	12.6	14.7	29.4	163 - MCC 16 - Pinchington Ln / Retail Park EB
171 - MCC 17 - Pinchington Ln / Premier Inn WB	22.4	18.6	19.7	19.8	8.4	28.1	40.9	48.9	34.7	9.7	171 - MCC 17 - Pinchington Ln / Premier Inn WB
172 - MCC 17 - Pinchington Ln / Premier Inn NB	21.7	19.2	19.0	19.8	19.8	82.1	113.2	147.6	71.2	43.0	172 - MCC 17 - Pinchington Ln / Premier Inn NB
173 - MCC 17 - Pinchington Ln / Premier Inn EB	11.6	10.7	7.7	9.0	4.4	16.1	13.9	17.9	14.9	7.2	173 - MCC 17 - Pinchington Ln / Premier Inn EB
181 - MCC 18 - Pinchington Ln / Greenham Rd SB	32.4	26.9	28.0	29.9	32.4	23.2	24.0	20.6	23.2	21.2	181 - MCC 18 - Pinchington Ln / Greenham Rd SB
182 - MCC 18 - Pinchington Ln / Greenham Rd WB	22.0	19.3	18.4	19.7	20.6	24.9	29.4	26.7	25.2	23.0	182 - MCC 18 - Pinchington Ln / Greenham Rd WB
183 - MCC 18 - Pinchington Ln / Greenham Rd EB	17.3	20.8	17.5	17.0	19.3	18.7	18.0	17.9	18.6	19.6	183 - MCC 18 - Pinchington Ln / Greenham Rd EB
191 - MCC 19 - Greenham Rd / Racecourse Rd SB	11.5	14.6	11.1	11.6	16.4	19.7	13.6	14.3	15.5	21.1	191 - MCC 19 - Greenham Rd / Racecourse Rd SB
192 - MCC 19 - Greenham Rd / Racecourse Rd WB	68.9	32.8	49.4	51.0	23.0	17.5	16.0	20.0	23.1	15.9	192 - MCC 19 - Greenham Rd / Racecourse Rd WB
193 - MCC 19 - Greenham Rd / Racecourse Rd NB	325.8	224.7	261.3	192.2	59.7	21.9	24.3	29.8	34.1	18.3	193 - MCC 19 - Greenham Rd / Racecourse Rd NB
201 - MCC 20 - Kings Rd / Sainsbury's WB	9.2	7.6	8.1	8.3	16.4	7.2	7.2	6.3	7.0	12.4	201 - MCC 20 - Kings Rd / Sainsbury's WB
202 - MCC 20 - Kings Rd / Sainsbury's NB	50.5	51.6	52.0	47.2	24.5	73.9	72.5	73.5	67.2	31.1	202 - MCC 20 - Kings Rd / Sainsbury's NB
203 - MCC 20 - Kings Rd / Sainsbury's EB	53.9	48.8	47.6	48.1	26.3	51.8	52.4	60.1	55.6	23.1	203 - MCC 20 - Kings Rd / Sainsbury's EB
211 - MCC 21 - Sainsburys access SB	7.5	6.5	6.7	6.3	4.9	10.6	9.2	11.4	10.6	8.3	211 - MCC 21 - Sainsburys access SB
212 - MCC 21 - Sainsburys access WB	19.1	18.6	21.7	15.6	19.0	35.7	30.1	50.9	22.5	37.8	212 - MCC 21 - Sainsburys access WB
213 - MCC 21 - Sainsburys access NB	4.9	5.0	5.1	4.6	4.7	4.8	5.1	5.7	4.9	5.9	213 - MCC 21 - Sainsburys access NB
214 - MCC 21 - Sainsburys access EB	11.9	10.7	12.0	11.3	11.1	40.2	38.1	39.7	26.6	20.2	214 - MCC 21 - Sainsburys access EB
221 - MCC 22 - Kings Rd / Hambridge Rd SB	33.7	163.9	60.5	103.1	123.3	14.7	69.5	20.6	86.3	37.7	221 - MCC 22 - Kings Rd / Hambridge Rd SB
222 - MCC 22 - Kings Rd / Hambridge Rd NB	108.6	173.7	139.4	143.6	150.4	108.2	84.3	67.3	71.5	87.2	222 - MCC 22 - Kings Rd / Hambridge Rd NB
231 - MCC 23 - Hambridge Rd / Bone Ln SB	155.1	303.1	269.1	223.3	206.6	119.7	139.9	177.3	126.9	68.7	231 - MCC 23 - Hambridge Rd / Bone Ln SB
232 - MCC 23 - Hambridge Rd / Bone Ln WB	33.6	29.1	28.0	29.0	24.3	141.8	112.7	109.5	90.0	115.4	232 - MCC 23 - Hambridge Rd / Bone Ln WB
233 - MCC 23 - Hambridge Rd / Bone Ln EB	243.5	332.6	250.7	271.3	385.5	44.5	126.1	72.4	107.3	55.3	233 - MCC 23 - Hambridge Rd / Bone Ln EB
241 - MCC 24 - Hambridge Rd / Hambridge Ln SB	329.4	279.4	198.6	317.0	219.4	135.2	228.0	173.8	166.3	128.8	241 - MCC 24 - Hambridge Rd / Hambridge Ln SB
242 - MCC 24 - Hambridge Rd / Hambridge Ln WB	15.3	16.3	15.5	15.3	15.5	64.6	77.4	71.7	67.6	51.7	242 - MCC 24 - Hambridge Rd / Hambridge Ln WB
243 - MCC 24 - Hambridge Rd / Hambridge Ln NB	123.3	111.8	95.2	87.1	89.0	19.1	16.6	17.9	17.7	16.6	243 - MCC 24 - Hambridge Rd / Hambridge Ln NB
244 - MCC 24 - Hambridge Rd / Hambridge Ln EB	37.4	38.1	47.1	50.2	33.0	488.8	563.9	547.1	547.9	449.2	244 - MCC 24 - Hambridge Rd / Hambridge Ln EB
251 - MCC 25 - London Rd / Hambridge Rd SB	148.0	138.1	164.3	150.5	133.0	123.0	134.5	135.1	130.8	139.0	251 - MCC 25 - London Rd / Hambridge Rd SB
252 - MCC 25 - London Rd / Hambridge Rd WB	206.3	198.0	288.1	286.3	241.8	79.6	82.9	78.3	76.6	87.0	252 - MCC 25 - London Rd / Hambridge Rd WB
253 - MCC 25 - London Rd / Hambridge Rd NB	71.0	70.5	74.2	78.3	68.4	96.6	95.5	95.4	95.9	97.2	253 - MCC 25 - London Rd / Hambridge Rd NB
254 - MCC 25 - London Rd / Hambridge Rd NB LT	72.4	71.7	75.5	79.7	69.8	98.0	96.9	96.8	97.3	98.6	254 - MCC 25 - London Rd / Hambridge Rd NB LT
255 - MCC 25 - London Rd / Hambridge Rd EB	81.7	78.7	77.5	79.0	78.9	137.4	135.5	131.0	139.1	134.5	255 - MCC 25 - London Rd / Hambridge Rd EB
261 - MCC 26 - Racecourse Rd / Boundary Rd SB	4.3	4.1	3.6	3.8	4.1	6.5	6.1	6.6	6.9	6.4	261 - MCC 26 - Racecourse Rd / Boundary Rd SB
262 - MCC 26 - Racecourse Rd / Boundary Rd WB	13.7	30.3	13.5	14.3	14.5	8.8	9.4	9.9	6.9	6.0	262 - MCC 26 - Racecourse Rd / Boundary Rd WB
263 - MCC 26 - Racecourse Rd / Boundary Rd EB	9.3	18.0	8.0	8.9	9.2	8.4	5.3	5.3	2.5	4.1	263 - MCC 26 - Racecourse Rd / Boundary Rd EB
271 - MCC 27 - Greenham Rd / Queens Rd SB	4.0	3.1	3.1	3.6	3.7	15.9	12.4	13.9	13.0	13.3	271 - MCC 27 - Greenham Rd / Queens Rd SB

272 - MCC 27 - Greenham Rd / Queens Rd WB	91.2	60.6	48.5	52.2	40.5	176.5	103.8	152.8	147.0	115.9	272 - MCC 27 - Greenham Rd / Queens Rd WB
273 - MCC 27 - Greenham Rd / Queens Rd NB	202.5	200.4	194.9	206.9	104.5	87.2	102.9	132.6	120.9	68.8	273 - MCC 27 - Greenham Rd / Queens Rd NB
274 - MCC 27 - Greenham Rd / Queens Rd EB	11.2	11.8	14.2	13.2	12.4	25.2	26.1	25.0	24.9	26.8	274 - MCC 27 - Greenham Rd / Queens Rd EB
281 - MCC 28 - Pinchington Ln / Haysoms Dr SB	3.7	4.4	3.3	3.3	3.8	2.8	2.3	2.7	2.7	2.5	281 - MCC 28 - Pinchington Ln / Haysoms Dr SB
282 - MCC 28 - Pinchington Ln / Haysoms Dr WB	16.0	12.7	12.5	14.0	10.1	12.1	14.4	13.5	13.6	11.4	282 - MCC 28 - Pinchington Ln / Haysoms Dr WB
283 - MCC 28 - Pinchington Ln / Haysoms Dr NB	9.9	9.0	8.9	9.8	8.6	4.9	5.2	5.9	5.7	5.2	283 - MCC 28 - Pinchington Ln / Haysoms Dr NB
284 - MCC 28 - Pinchington Ln / Haysoms Dr EB	2.0	4.3	3.8	2.5	4.3	1.6	2.2	2.1	2.2	2.8	284 - MCC 28 - Pinchington Ln / Haysoms Dr EB
291 - MCC 29 - Bartholomew St / Craven Rd SB	1.9	3.7	6.0	3.2	2.8	8.9	13.0	11.7	11.3	12.3	291 - MCC 29 - Bartholomew St / Craven Rd SB
292 - MCC 29 - Bartholomew St / Craven Rd NB	69.8	95.1	70.2	63.7	83.1	17.1	17.2	16.3	15.4	27.8	292 - MCC 29 - Bartholomew St / Craven Rd NB
293 - MCC 29 - Bartholomew St / Craven Rd EB	83.3	117.8	78.7	75.6	146.6	20.1	19.2	17.6	18.1	39.7	293 - MCC 29 - Bartholomew St / Craven Rd EB
301 - MCC 30- Bartholomew St / Market St WB RT	46.4	42.4	35.4	38.9	40.3	49.1	56.9	55.7	57.3	49.9	301 - MCC 30- Bartholomew St / Market St WB RT
302 - MCC 30- Bartholomew St / Market St NB	76.6	76.3	75.9	76.2	75.6	61.6	58.5	58.9	58.8	65.6	302 - MCC 30- Bartholomew St / Market St NB
311 - MCC 31 - Market St / WBC SB	0.4	0.5	0.4	0.6	0.9	3.6	2.5	2.6	2.2	7.2	311 - MCC 31 - Market St / WBC SB
312 - MCC 31 - Market St / WBC WB	44.7	43.7	37.1	34.4	37.2	25.2	33.2	32.9	35.7	38.7	312 - MCC 31 - Market St / WBC WB
313 - MCC 31 - Market St / WBC NB	18.4	17.7	16.5	16.6	17.5	31.8	36.7	35.2	36.0	35.0	313 - MCC 31 - Market St / WBC NB
314 - MCC 31 - Market St / WBC EB	7.2	8.8	7.6	6.7	14.0	5.9	5.6	6.1	5.3	9.6	314 - MCC 31 - Market St / WBC EB
321 - MCC 32 - Market St / Cheap St NB	75.4	88.6	68.0	67.1	84.4	57.0	65.3	64.1	62.6	144.8	321 - MCC 32 - Market St / Cheap St NB
322 - MCC 32 - Market St / Cheap St EB	74.9	83.2	70.3	68.4	97.4	55.9	55.1	54.3	52.3	88.6	322 - MCC 32 - Market St / Cheap St EB
323 - MCC 32 - Market St / Cheap St SB	57.8	54.3	56.1	54.2	59.7	50.0	59.9	57.9	56.2	61.6	323 - MCC 32 - Market St / Cheap St SB
331 - MCC 33 - Cheap St / Cheap St NB	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.0	1.3	331 - MCC 33 - Cheap St / Cheap St NB
332 - MCC 33 - Cheap St / Cheap St EB	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.1	0.1	332 - MCC 33 - Cheap St / Cheap St EB
341 - MCC 34 - Shaw Rd / Kiln Rd SB	30.6	28.9	29.8	26.2	30.2	27.8	20.4	19.3	21.4	21.4	341 - MCC 34 - Shaw Rd / Kiln Rd SB
342 - MCC 34 - Shaw Rd / Kiln Rd WB	72.9	70.9	70.9	76.0	69.3	40.7	35.9	34.5	35.9	38.9	342 - MCC 34 - Shaw Rd / Kiln Rd WB
343 - MCC 34 - Shaw Rd / Kiln Rd NB	26.1	23.8	27.4	23.8	26.4	33.7	26.1	25.7	28.4	30.1	343 - MCC 34 - Shaw Rd / Kiln Rd NB
344 - MCC 34 - Shaw Rd / Kiln Rd EB	6.7	7.8	7.7	7.6	8.0	0.9	1.3	1.4	1.5	1.4	344 - MCC 34 - Shaw Rd / Kiln Rd EB
351 - MCC 35 - Kiln Rd / Walton Way WB	30.8	25.8	27.9	25.9	26.6	26.7	20.6	21.1	21.7	21.9	351 - MCC 35 - Kiln Rd / Walton Way WB
352 - MCC 35 - Kiln Rd / Walton Way NB	16.3	20.0	20.3	20.4	18.0	13.7	26.1	26.8	24.9	19.6	352 - MCC 35 - Kiln Rd / Walton Way NB
353 - MCC 35 - Kiln Rd / Walton Way EB	34.9	34.7	37.2	37.2	34.0	32.4	32.8	34.8	31.0	31.6	353 - MCC 35 - Kiln Rd / Walton Way EB
361 - MCC 36 - London Rd / Newbury Business Park WB	278.7	203.7	254.8	210.5	219.5	163.3	240.5	227.1	185.0	219.5	361 - MCC 36 - London Rd / Newbury Business Park WB
362 - MCC 36 - London Rd / Newbury Business Park NB	11.7	11.3	11.4	11.6	11.0	15.5	17.9	16.3	15.6	16.5	362 - MCC 36 - London Rd / Newbury Business Park NB
363 - MCC 36 - London Rd / Newbury Business Park EB	76.8	82.8	82.0	61.6	70.0	83.6	69.0	81.6	71.7	71.8	363 - MCC 36 - London Rd / Newbury Business Park EB
364 - MCC 36 - London Rd / Newbury Business Park SB	8.7	8.5	8.1	8.0	8.0	33.7	37.8	37.4	36.7	38.1	364 - MCC 36 - London Rd / Newbury Business Park SB
371 - MCC 37 - Mill Ln / Bone Ln WB	0.1	16.1	0.1	2.8	6.2	0.2	1.2	0.2	4.2	0.2	371 - MCC 37 - Mill Ln / Bone Ln WB
372 - MCC 37 - Mill Ln / Bone Ln SB	2.7	6.0	2.9	4.1	6.5	1.6	2.3	1.7	3.5	1.5	372 - MCC 37 - Mill Ln / Bone Ln SB
381 - MCC 38 - Andover Rd / Buckingham Rd SB	53.9	75.1	82.9	102.6	97.4	10.4	9.6	8.0	11.3	10.0	381 - MCC 38 - Andover Rd / Buckingham Rd SB
382 - MCC 38 - Andover Rd / Buckingham Rd NB	26.5	196.2	118.1	140.1	62.0	1.4	1.6	1.0	1.8	4.7	382 - MCC 38 - Andover Rd / Buckingham Rd NB
383 - MCC 38 - Andover Rd / Buckingham Rd EB	16.0	30.6	24.0	30.1	22.6	2.8	2.4	2.9	2.2	3.6	383 - MCC 38 - Andover Rd / Buckingham Rd EB
391 - MCC 39 - London Rd / Tesco WB	120.7	81.3	107.9	77.9	104.6	13.5	67.2	38.9	26.8	22.9	391 - MCC 39 - London Rd / Tesco WB
392 - MCC 39 - London Rd / Tesco NB	24.6	19.5	23.0	16.6	21.2	16.0	29.9	20.8	18.3	17.9	392 - MCC 39 - London Rd / Tesco NB
393 - MCC 39 - London Rd / Tesco NB RT	15.3	15.4	15.5	15.5	15.4	15.5	15.4	15.4	15.4	15.5	393 - MCC 39 - London Rd / Tesco NB RT
394 - MCC 39 - London Rd / Tesco EB	289.1	237.7	210.9	225.8	222.5	24.8	8.4	11.5	23.7	8.1	394 - MCC 39 - London Rd / Tesco EB
395 - 40 - A339 School Access SB	60.4	69.4	65.0	63.9	15.9	279.6	62.1	62.0	62.2	8.3	395 - 40 - A339 School Access SB
396 - 40 - A339 School Access NB	125.0	107.8	102.3	92.2	111.8	177.9	358.9	311.2	166.8	320.3	396 - 40 - A339 School Access NB
397 - 40 - A339 School Access EB	8.2	36.7	14.8	8.3	40.3	136.9	19.4	8.6	4.4	20.3	397 - 40 - A339 School Access EB
399 - Robin Hood - A339 SB	111.8	120.7			125.8	279.6	471.8			158.8	399 - Robin Hood - A339 SB
400 - Robin Hood - B4009 WB	73.3	79.4			70.4	177.9	123.7			111.4	400 - Robin Hood - B4009 WB
401 - Robin Hood - A4 London Road WB	190.1	185.4			183.0	136.9	171.6			133.9	401 - Robin Hood - A4 London Road WB
402 - Robin Hood - A339 NB	104.7	111.8			112.4	103.7	111.3			92.4	402 - Robin Hood - A339 NB
403 - Robin Hood - London Rd EB	45.9	47.8			49.0	101.7	155.0			81.8	403 - Robin Hood - London Rd EB
404 - Robin Hood - Western Ave EB	53.5	53.8			54.8	68.5	70.1			60.4	404 - Robin Hood - Western Ave EB

The 2031 Reference Case model covers the highway network as projected in 2031.

Scenario A includes the total development from both planning applications 20/01238/OUTMAJ and 18/00828/OUTMAJ.

Scenario C includes the Bloor Homes part of Sandleford Park

Scenario D includes the Donnington New Homes Bloor Homes part of Sandleford Park

Interpreting the Traffic Modelling Results

Red – a significant increase in traffic queues, generally where traffic queues have increased by more than circa 100 metres (18 passenger car units). Would generally be sufficient to raise objection.

Amber – an increase in traffic queues. The extent is generally not, or not quite sufficient to raise objection

Green – a decrease in traffic queues, an improvement.

No colour – no comments

Yellow – for the 2031 reference case to enable comparison.

APPENDIX 2

Mitigation drawings:

A339 / B4640 Roundabout Improvement - Drawing 81311-041-108

A339 / Pinchington Lane / Monks Lane Roundabout Improvement – Drawing 172895/A/01/Rev C

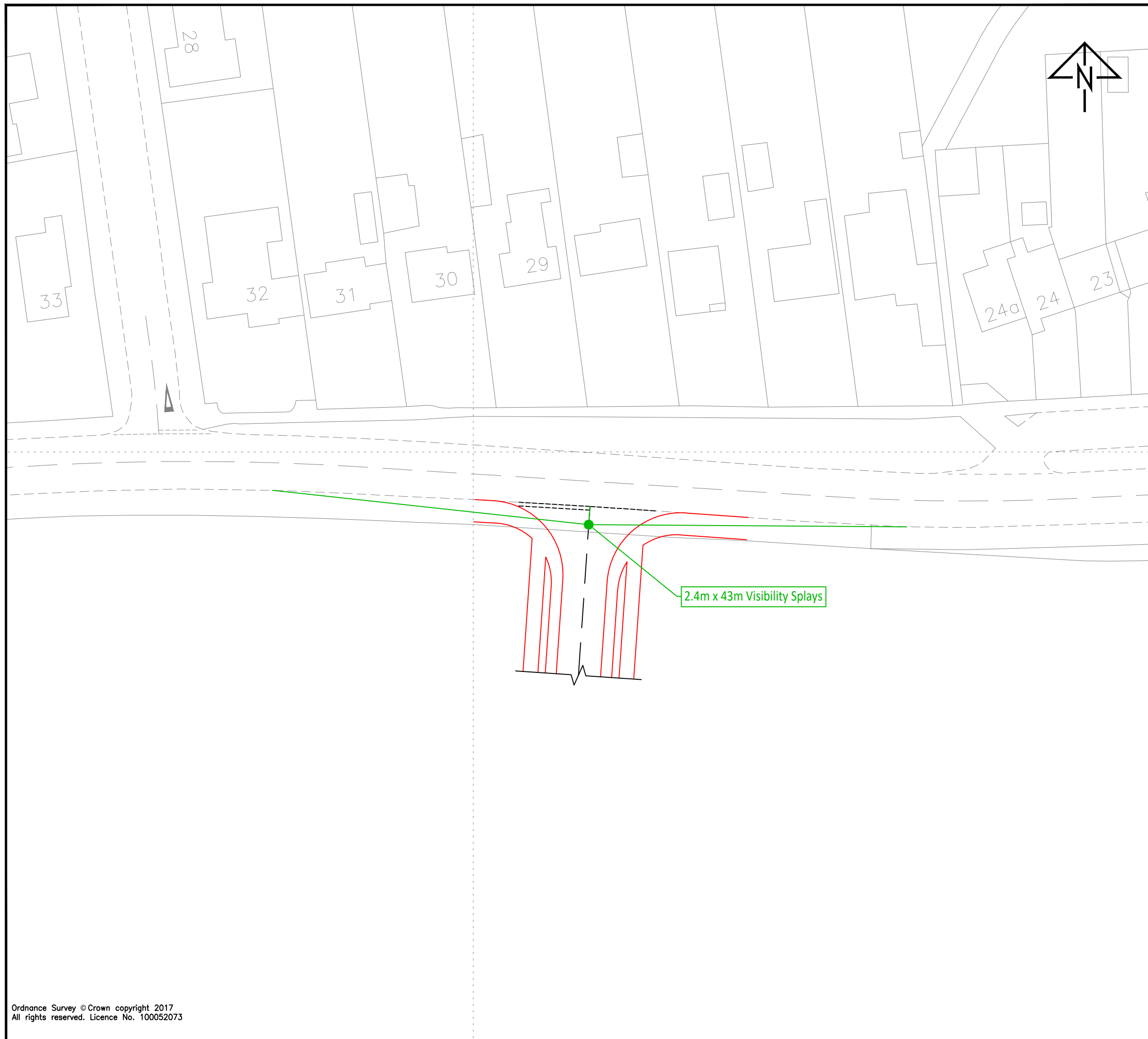
A339 / A343 St Johns Road / Greenham Road Roundabout Improvement – Drawing 172985/A/12

Monks Lane Eastern Site Access – Drawing 172985_A_07.1 (Vectos drawing)

Monks Lane Western Site Access – Drawing 172985_A_08 (Vectos drawing)

Proposed vehicular/ pedestrian Valley Crossing straight alignment bridge and parallel structure – Drawings VD17562-SK023 and VD17562- STR-SK-003:

Further emergency route is also proposed along Public Right of Way Footpath Greenham 9 (CD 1.5).



Notes:
1. Drawing is subject to Section 278 Agreement

REV.	A	Visibility splays added	CJM	TF	23.09.2020
		DETAILS	DRAWN	CHECKED	DATE

CLIENT:
Bloor Homes

PROJECT:
**Sandleford Park
Newbury**

DRAWING TITLE:
Eastern Site Access

SCALES:
1:500 at A3

DRAWN:	TF	CHECKED:	ES	DATE:	13.03.2018
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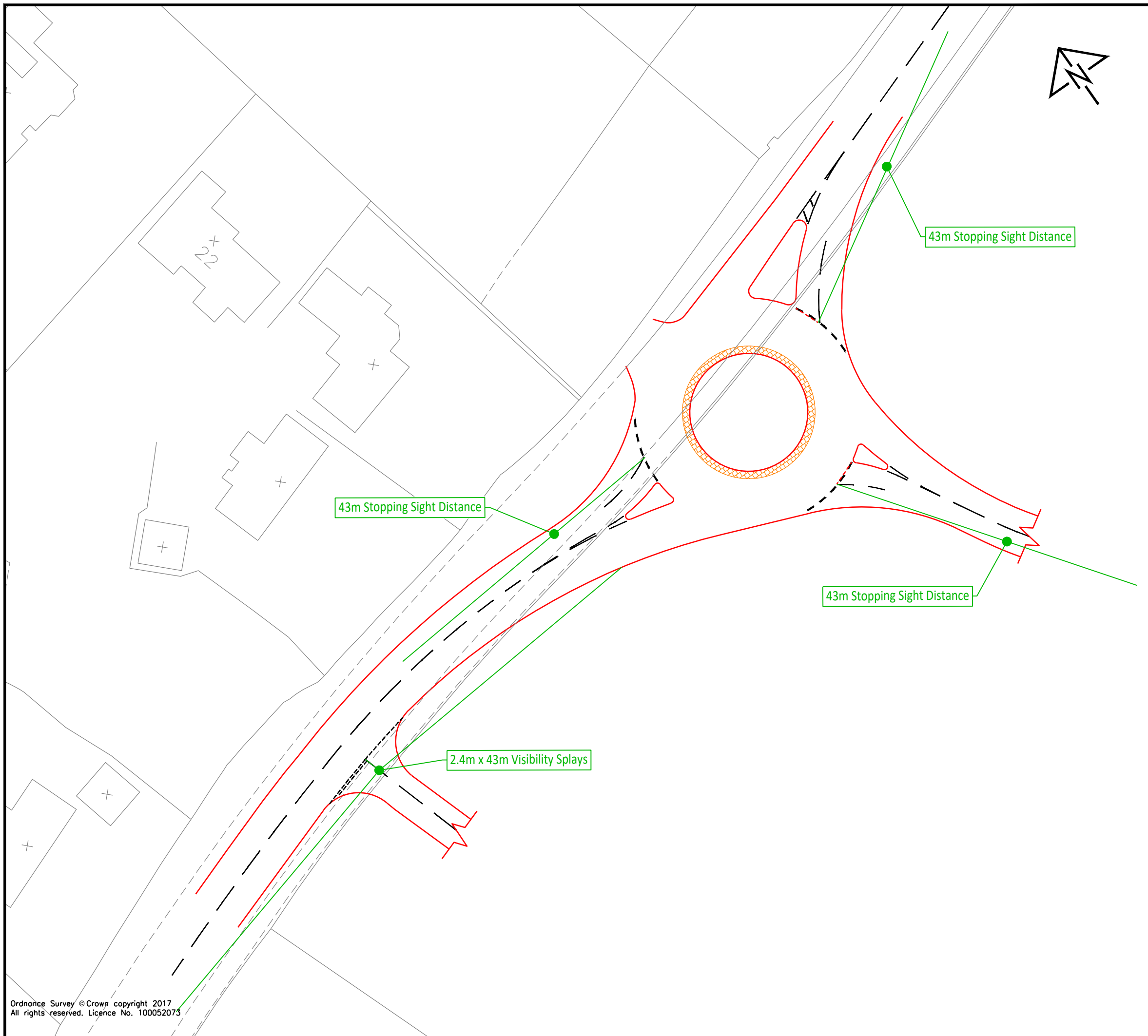


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t: 020 7580 7373 e: enquiries@vectos.co.uk

DRAWING NUMBER:	172985/A/07.1	REVISION:	A
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Notes:

1. Drawing is subject to Section 278 agreement

REV.	DESCRIPTION	DRAWN	CHECKED	DATE
A	Visibility splays added	CJM	TF	23.09.2020

CLIENT:
Bloor Homes

PROJECT:
**Sandleford Park
Newbury**

DRAWING TITLE:
Western Junction Access

SCALES:
1:500 at A3

DRAWN: SC CHECKED: AW DATE: 19/03/2018

vectos.

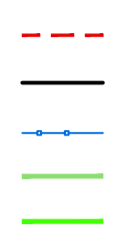
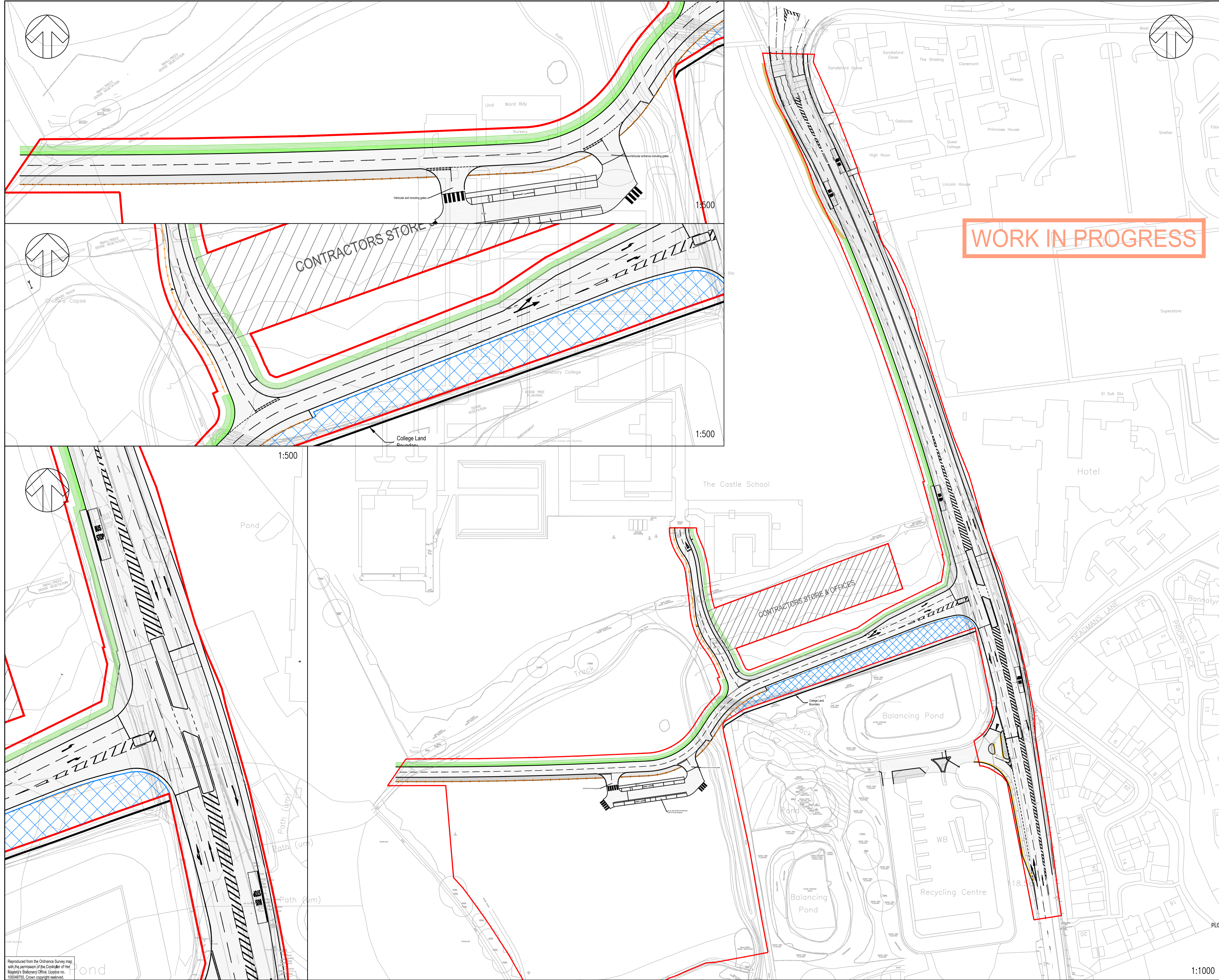
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DO NOT SCALE



REV	DATE	BY	DESCRIPTION	CHK	APP
B	30/11/2017	AMS	DESIGN AMENDMENTS - CLIENT'S COMMENTS	FL	SB
A	16/11/2017	AMS	FIRST ISSUE	FL	SB

DRAWING STATUS: FOR INFORMATION ONLY

wsp
 Regus House, Southampton International Business Park
 George Curl Way, Southampton, Hampshire, SO18 2RZ
 Tel: +44 (0)2380 302529 Fax: +44 (0)2380 302001
 www.wsp.com

CLIENT: West Berkshire Council

ARCHITECT: -

PROJECT: A339 Sandleford, Newbury

TITLE: General Arrangement Plan

SCALE @ A1:	AS SHOW	CHECKED:	FL	APPROVED:	SB
CAD FILE:	PL011-27599-010 ROAD LAYOUT - REV C	DESIGN/DRAWN:	AMS	DATE:	September 2017

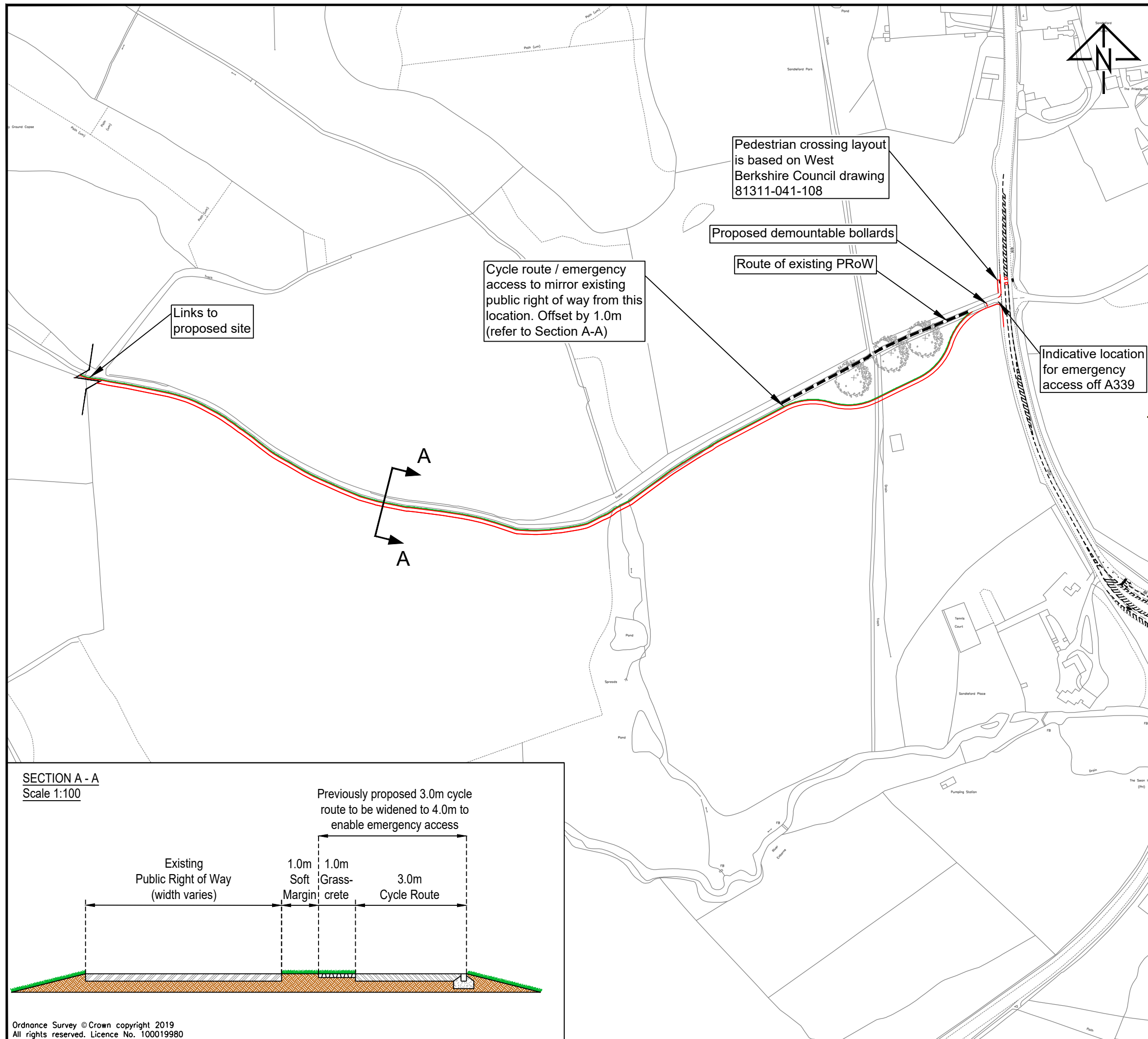
PROJECT No:	DRAWING No:	REV:
70034768	4768-SK-100	B

1:1000

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X:\PROJECTS\170000\172985 - SANDLEFORD PARK (INCOMING) WEST BERKSHIRE COUNCIL\2018-01-23 - A339-NEW COLLEGE ACCESS JUNCTION\PL011-27599-010 ROAD LAYOUT - REV C.DWG 24/01/2018 09:36:59 David Noyce

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 2. White lining is indicative only.

REV.	DETAILS	DRAWN	CHECKED	DATE
-	-	-	-	-

CLIENT:
Bloor Homes

PROJECT:
**Sandleford Park,
Newbury**

DRAWING TITLE:
**Illustrative Cycle Route /
Emergency Access
Option 3**

SCALES:
NTS / 1:100 at A3

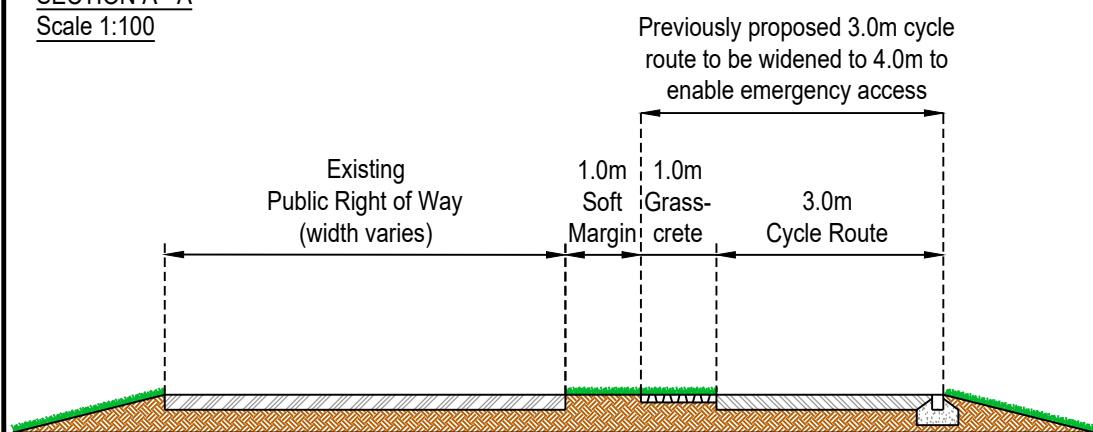
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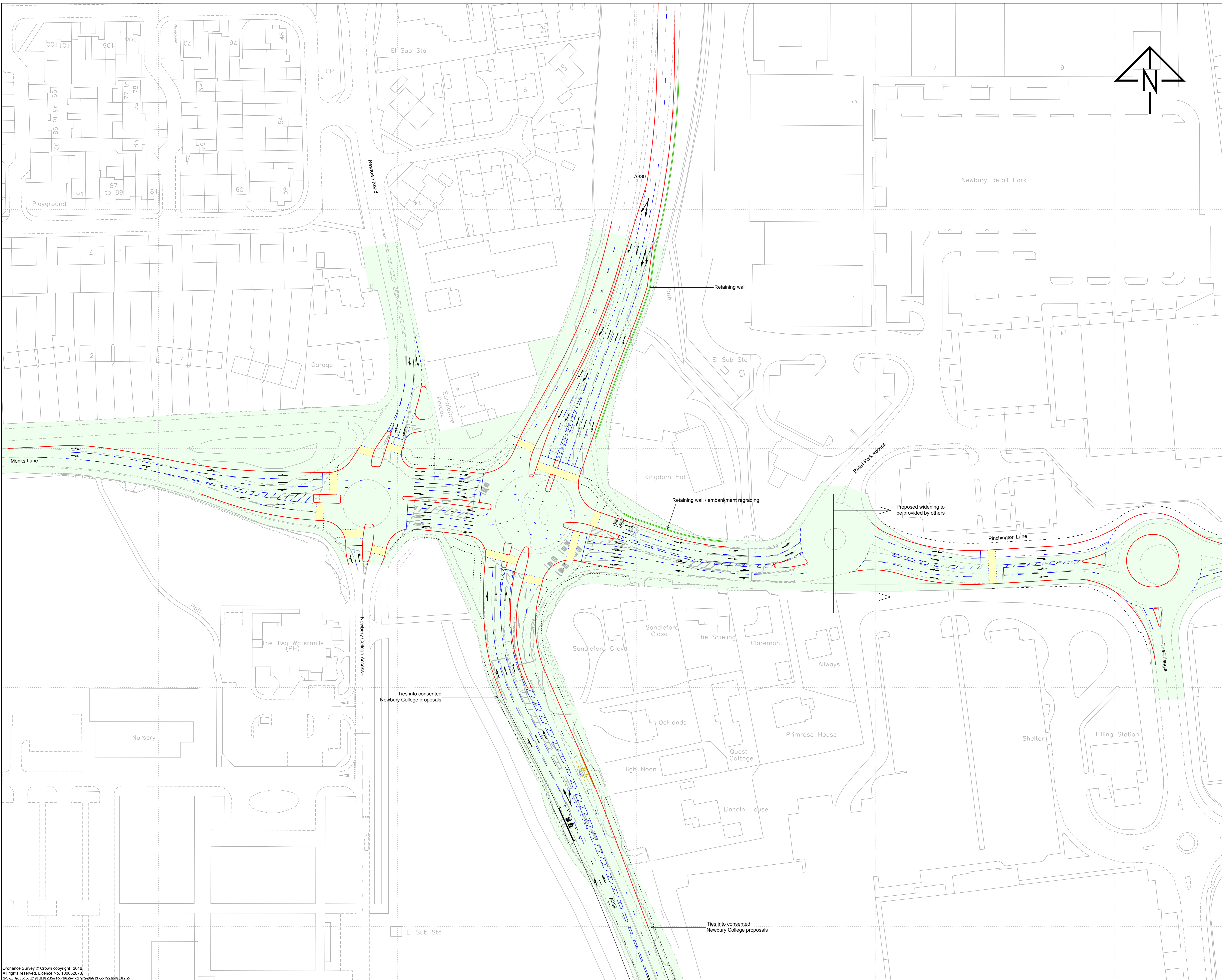
DRAWING NUMBER: **172985/A/15** REVISION: **-**

SECTION A - A
Scale 1:100



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REV	DETAILS	DRAWN	CHECKED	DATE
C	Revisions following additional modelling	DSN	AW	15.12.2017
B	Revisions following comments from VBC	DSN	KH	7.3.2018
A	Junctions revised following initial comments from WBC	DSN	KH	13.12.2017


CLIENT: **Bloor Homes**

PROJECT: **SANDLEFORD PARK NEWBURY**

DRAWING TITLE: **A339 / Pinchington Lane / Monks Lane Junction Possible Signalisation Scheme**

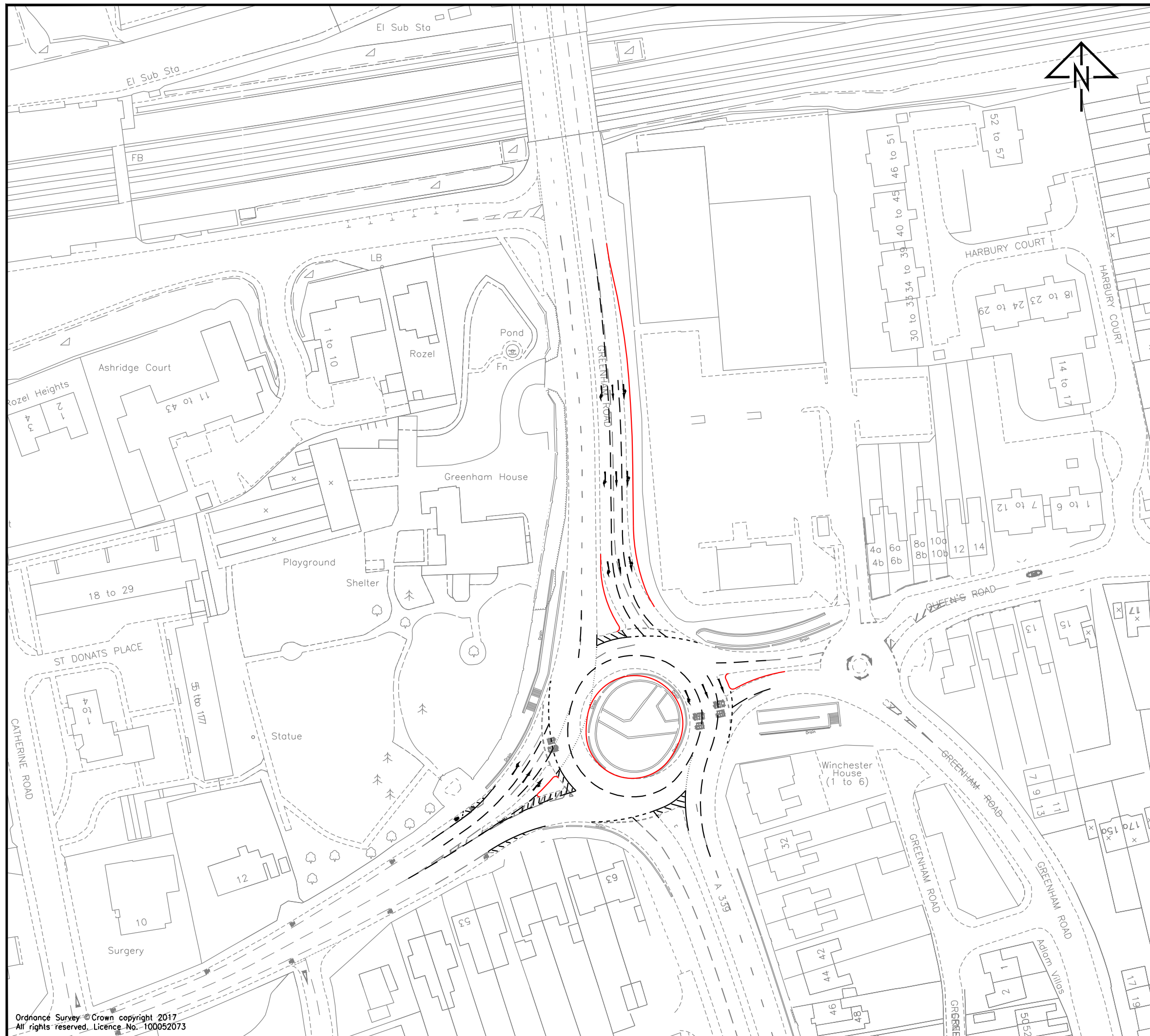
SCALE: **1:500 at A0**

DRAWN	DSN	CHECKED	DATE	27.10.2017
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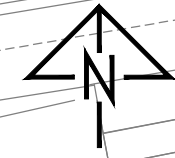
DRAWING NUMBER: **172985/A/01** REVISION: **C**

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REV.	DETAILS	DRAWN	CHECKED	DATE

CLIENT:
Bloor Homes

PROJECT:
**Sandleford Park
Newbury**

DRAWING TITLE:
**Proposed Capacity Improvements
A339 / A343 Roundabout**

SCALES:
1:1000 at A3

DRAWN: JM CHECKED: AW DATE: 21.06.2019

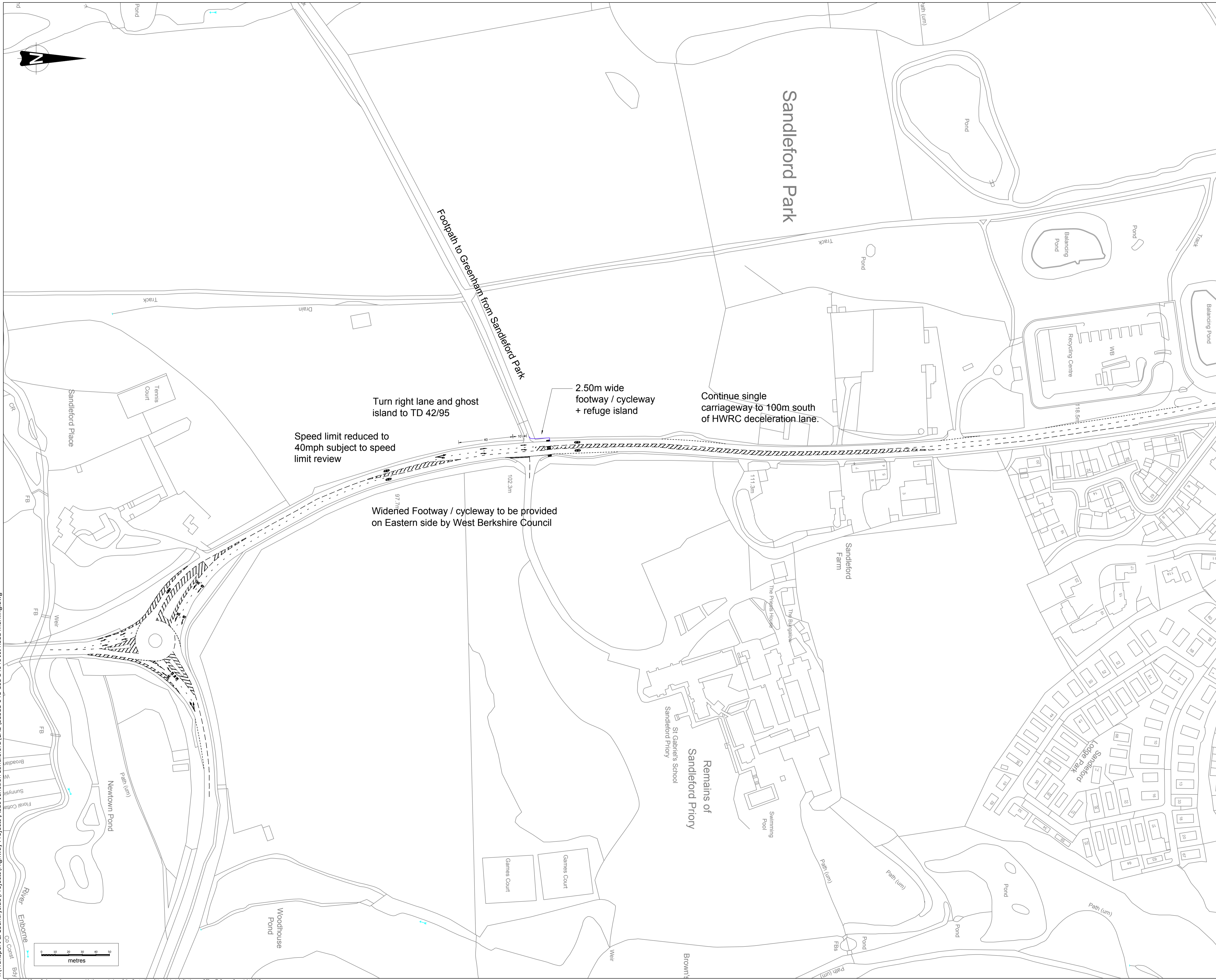


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DRAWING NUMBER: **172985/A/12** REVISION: .

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KEY
 — Road Markings

- NOTES**
- 1) All dimensions are shown in metres unless shown otherwise.
 - 2) This drawing shows a proposed option and is subject to change following the location, depth and height of existing utility services.
 - 3) WBC Standard Details must be adhered to at all times unless specified by a WBC Engineer.
 - 4) Prior to any excavations the contractor will establish the location of existing utility services.

DRAFT

B				
A				
REV	DESCRIPTION	DR	AU	REV DATE
Status				



Transport & Countryside | Council Offices
 Market Street | Newbury | RG14 5LD

Project Title				
A339 Sandlerford				
Drawing Title				
A339/B4640 Junction Road Marking				
Date	Drawn By	Checked By	Paper Size	Drawing Scale
18/04/2016	AT	NS	A1	1:1250
Drawing Number			Revision	
81311-041-108				

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