

# Notice of Meeting

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## Delegated Officer Decisions

Monday 22nd April 2024 at 10.00 am

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact Stephen Chard on 01635 519462  
e-mail: [stephen.chard@westberks.gov.uk](mailto:stephen.chard@westberks.gov.uk)

Further information and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)



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# Agenda

## Part I

Page No.

1      **Newbury Racecourse S106 Contribution Review**

1 - 24

Sarah Clarke  
Service Director: Strategy and Governance

West Berkshire Council is committed to equality of opportunity. We will treat everyone with respect, regardless of race, disability, gender, age, religion or sexual orientation.

If you require this information in a different format or translation, please contact Stephen Chard on telephone (01635) 519462.





## Delegated Officer Decision

<b>Reference</b>	<b>Service Grouping</b>
	Environment Department
<b>Subject:</b>	Newbury Racecourse S106 Contribution Review
<b>Decision taken:</b>	The Highway Authority will not seek further funding towards highway improvements to the A339/A343 junction from the Racecourse Development in accordance with the terms of the S106 agreement as detailed below.
<b>Reason for decision taken:</b>	<p>In 2008 the Council entered a S106 agreement with Newbury Racecourse for the delivery of infrastructure in relation to a significant development within land owned by the Racecourse.</p> <p>Paragraph 4.3 of the fifth schedule of the S106 agreement states: "The owners covenant to carry out traffic surveys at the A339 / A343 St Johns Roundabout prior to commencing the works referred to in Paragraph 4.1 (works to improve the A339/Bear Lane junction) and upon completion of these works. If the traffic has not improved (the parties agree that not improved would be if the traffic queues have not been reduced by 10% on the A339 south arm of the roundabout (specified at an average queue over any 15 minute period during the hours of 0800-0900 and 1700-1800) the owners shall pay to the council the sum of five hundred thousand pounds (£500,000) (or such lesser sum if agreed in writing by the council) and the additional sum for improvements at the St John's Roundabout (A339/A343) including measures to improve air quality."</p> <p>Traffic surveys were undertaken in November 2022 following completion of the A339/Bear Lane improvements and compared to 2008 volumes and flows. The survey information and analysis has been independently verified which has shown a reduction in queue length at the A339/A343 junction (a reduction of greater than 10%). This means that traffic flows have been sufficiently improved by improvements to the A339/Bear Lane junction (funded by the Racecourse) and the contribution of £500,000 under para 4.3 is not required.</p>
<b>Other options considered:</b>	None
<b>Decision taken by:</b>	Jon Winstanley
<b>Scheme of Delegation Ref:</b>	21.2.3 To enter into agreements providing for contributions by developers towards the cost of highway improvements, transportation schemes, or other development to be carried out by the Council.
<b>Job Title:</b>	Service Director Environment
<b>Those consulted:</b>	Paul Goddard, Principal Engineer, Highways Development Control. Sarah Clark, Service Director Strategy & Governance.

	Joseph Holmes, Executive Director Resources.
<b>Background papers:</b>	Appendix A - Newbury Racecourse Highways and Transport Technical note 2022-11-22 TRN TN V1 undertaken by consultants FLOW. Appendix B - Independent review of Appendix A by consultants WSP.

I confirm that I have been fully advised and have taken account of all the relevant facts in making this decision.

<b>Date Decision Made</b>	<b>Date Decision will be Implemented</b> (5 clear days)
05/04/2024	11/4/2024

<b>Officer:</b>	Jon Winstanley	
<b>Witnessed by:</b>	Neil Stacey	
<b>Date:</b>	22/04/2024	

This decision is eligible to be 'called-in'. However, if the decision has not been 'called-in' by 5.00pm on 11/04/2024, then it will be implemented.

*If you have any queries regarding this decision, please contact:*

**Name:** Jon Winstanley  
**Job Title:** Service Director  
**Tel:** 01635 519087  
**Email:** jon.winstanley@westberks.gov.uk

## Highways & Transport Technical Note

### Introduction

1.1 This Technical Note presents results of queue length traffic surveys undertaken in relation to the fifth schedule 'highway and accessibility works' of the Section 106 Deed of Agreement.

1.2 Paragraph 4.3 of the fifth schedule states:

*The owners covenant to carry out traffic surveys at the A339 / A343 St Johns Roundabout prior to commencing the works referred to in Paragraph 4.1 and upon completion of these works. If the traffic has not improved (the parties agree that not improved would be if the traffic queues have not been reduced by 10% on the A339 south arm of the roundabout (specified at an average queue over any 15 minute period during the hours of 0800-0900 and 1700-1800) the owners shall pay to the council the sum of five hundred thousand pounds (£500,000) (or such lesser sum if agreed in writing by the council) and the additional sum for improvements at the St John's Roundabout (A339/A343) including measures to improve air quality.*

1.3 Paragraph 7.1 of the fifth schedule states:

*The owners covenant to carry out traffic surveys (for the avoidance of doubt this is in addition to the surveys mentioned elsewhere in this deed) of the traffic queue length at the Hambridge Road / Hambridge Lane Roundabout between the construction of the nine hundred and eighty-sixth (986<sup>th</sup>) residential unit and the one thousand and sixty-ninth (1069<sup>th</sup>) residential unit and every year thereafter until one year after the final unit on the development is occupied. If the traffic queues are greater than 30 passenger car units on any arm (specified at an average queue over any 15-minute period during the hours of 0800-0900 and 1700-1800), a financial contribution of one hundred thousand pounds (£100,000) and the additional sum will be provided for improvements to the Hambridge Road / Hambridge Lane"*

1.4 Queue length traffic surveys of the A339 / St Johns Roundabout and Hambridge Road / Hambridge Lane Roundabout junctions were undertaken on Thursday 3<sup>rd</sup> November 2022. The surveys were undertaken by Streetwise, an independent specialist survey company. Analysis of the surveyed queue lengths has been undertaken for the peak hour periods of 0800-0900 and 1700-1800. The remainder of this note presents the results of the surveys undertaken.

### A339 / A343 St Johns Roundabout

1.5 **Appendix A** presents the queue length survey results. **Table 1** presents the average queue lengths for the southern arm of the roundabout over a 15-minute period during 0800-0900 and 1700-1800.

Survey Period	Southern Arm C - A339			
	Lane 1 MAX	Ave Q Length	Lane 2 MAX	Ave Q Length
08:00 - 08:05	28	32	37	32
08:05 - 08:10	35		32	
08:10 - 08:15	32		28	
08:15 - 08:20	37	36	34	37
08:20 - 08:25	34		43	
08:25 - 08:30	37		33	
08:30 - 08:35	37	35	28	33
08:35 - 08:40	38		36	
08:40 - 08:45	31		36	
08:45 - 08:50	31	33	31	32
08:50 - 08:55	31		30	
08:55 - 09:00	36		35	
17:00 - 17:05	32	31	28	29
17:05 - 17:10	31		27	
17:10 - 17:15	30		32	
17:15 - 17:20	25	26	30	27
17:20 - 17:25	24		24	
17:25 - 17:30	29		27	
17:30 - 17:35	28	28	34	33
17:35 - 17:40	28		36	
17:40 - 17:45	29		28	
17:45 - 17:50	25	27	32	30
17:50 - 17:55	27		30	
17:55 - 18:00	29		29	

**Table 1: Queue lengths for southern roundabout arm November 2022**

1.6 Flow Consult has been provided with results of a queue length survey undertaken at the roundabout by Count on Us, an independent survey company, on Wednesday 8<sup>th</sup> June 2008. **Appendix B** presents the survey results and **Table 2** a summary of the average surveyed queue lengths for the southern roundabout arm.

Survey Period	C - A339			
	Lane 1 MAX	Ave Q Length	Lane 2 MAX	Ave Q Length
08:00 - 08:05	90	83	70	73
08:05 - 08:10	50		65	
08:10 - 08:15	110		85	
08:15 - 08:20	200	253	200	257
08:20 - 08:25	270		270	
08:25 - 08:30	290		300	
08:30 - 08:35	300	260	280	250
08:35 - 08:40	260		250	
08:40 - 08:45	220		220	
08:45 - 08:50	300	263	260	227
08:50 - 08:55	290		270	
08:55 - 09:00	200		150	
17:00 - 17:05	35	42	20	28
17:05 - 17:10	50		25	
17:10 - 17:15	40		40	
17:15 - 17:20	30	55	25	42
17:20 - 17:25	50		30	
17:25 - 17:30	85		70	
17:30 - 17:35	40	37	35	37
17:35 - 17:40	40		45	
17:40 - 17:45	30		30	
17:45 - 17:50	120	125	95	102
17:50 - 17:55	145		120	
17:55 - 18:00	110		90	

**Table 2: Queue lengths for southern roundabout arm June 2008 survey**

1.7 **Table 3** identifies the difference in queue lengths between the June 2008 and November 2012 surveys and the percentage difference (in red).

Survey Period	C - A339			
	Lane 1 MAX	Ave Q Length	Lane 2 MAX	Ave Q Length
08:00 - 08:05	-62	-52	-33	-41
08:05 - 08:10	-15	62	-33	56
08:10 - 08:15	-78		-57	
08:15 - 08:20	-163	-217	-166	-220
08:20 - 08:25	-236	86	-227	86
08:25 - 08:30	-253		-267	
08:30 - 08:35	-263	-225	-252	-217
08:35 - 08:40	-222	86	-214	87
08:40 - 08:45	-189		-184	
08:45 - 08:50	-269	-231	-229	-195
08:50 - 08:55	-259	88	-240	86
08:55 - 09:00	-164		-115	
17:00 - 17:05	-3	-11	8	1
17:05 - 17:10	-19	26	2	-2
17:10 - 17:15	-10		-8	
17:15 - 17:20	-5	-29	5	-15
17:20 - 17:25	-26	53	-6	35
17:25 - 17:30	-56		-43	
17:30 - 17:35	-12	-8	-1	-4
17:35 - 17:40	-12	23	-9	11
17:40 - 17:45	-1		-2	
17:45 - 17:50	-95	-98	-63	-71
17:50 - 17:55	-118	78	-90	70
17:55 - 18:00	-81		-61	

**Table 3: Difference between queue lengths surveyed in June 2008 and November 2022 for southern roundabout arm**

1.8 The difference in average queue length, between the June 2008 and November 2022 queue length surveys, is greater than 10% reduction for all 15-minute periods. There was an increase in average queue length of 2% (1 pcu) on lane two during 1700-1715. However, there was a decrease of 26% (-11 pcus) along lane 2 and therefore a decrease greater than 10% average queue length still occurred.

#### Hambridge Road / Hambridge Lane Roundabout

1.9 **Appendix C** presents the queue length survey results. **Table 4** presents the average queue lengths for all arms of the roundabout over a 15-minute period during 0800-0900 and 1700-1800.



Survey Period	A - (North East) B3421 Hambridge Road		B - Hambridge Lane		C - Unnamed Road		D - (West) B3421 Hambridge Road				
	Lane 1	Ave Q	Lane 1	Ave Q	Lane 1	Ave Q	Lane 1	Ave Q	Lane 2	Ave Q	
	MAX		MAX		MAX		MAX		MAX		
08:00	08:05	10	10	2	3	6	8	0	1	0	0
08:05	08:10	8		5		7		2		0	
08:10	08:15	11		2		11		0		1	
08:15	08:20	7	12	3	3	4	5	0	1	0	0
08:20	08:25	19		3		7		0		0	
08:25	08:30	11		3		3		2		0	
08:30	08:35	7	14	1	3	3	3	1	1	0	0
08:35	08:40	9		3		2		0		0	
08:40	08:45	25		5		3		1		0	
08:45	08:50	20	16	5	4	3	2	0	0	0	0
08:50	08:55	9		2		3		0		0	
08:55	09:00	20		5		1		0		0	
17:00	17:05	23	23	12	11	20	22	11	10	1	1
17:05	17:10	21		7		19		13		1	
17:10	17:15	24		15		28		6		1	
17:15	17:20	22	23	16	17	22	23	8	11	1	0
17:20	17:25	23		15		22		13		0	
17:25	17:30	25		19		24		11		0	
17:30	17:35	25	23	12	13	9	7	10	9	0	0
17:35	17:40	20		16		4		10		0	
17:40	17:45	25		12		8		6		0	
17:45	17:50	22	18	19	19	9	7	7	3	0	0
17:50	17:55	25		16		6		0		0	
17:55	18:00	7		21		6		1		0	

**Table 4: Average queue lengths over 15 minutes**

1.10 As shown by Table 2, the average queue lengths over a 15-minute period did not exceed 30 pcus.

**JL - 22/11/2022 - FCL0148 V01**

**Appendix A: Queue Length Survey Results A339 / St Johns Roundabout - November  
2012**



## Newbury: Queue Length Survey - Thursday, 03 November 202

Produced by Streetwise Services Ltd.

**Junction: A - A339 Greenham Road / B - Greenham Road / C - A339 / D - A339**

Survey Period	A - A339 Greenham Road		B - Greenham Road	
	Lane 1	Lane 2	Lane 1	Lane 2
	MAX	MAX	MAX	MAX
08:00 - 08:05	5	3	17	7
08:05 - 08:10	8	25	19	6
08:10 - 08:15	2	2	20	7
08:15 - 08:20	6	6	19	4
08:20 - 08:25	3	2	23	6
08:25 - 08:30	1	10	19	7
08:30 - 08:35	1	4	16	7
08:35 - 08:40	6	7	15	7
08:40 - 08:45	8	10	15	7
08:45 - 08:50	5	10	13	6
08:50 - 08:55	1	12	12	5
08:55 - 09:00	4	3	1	1
17:00 - 17:05	3	5	20	7
17:05 - 17:10	25	26	14	7
17:10 - 17:15	4	7	20	6
17:15 - 17:20	29	24	13	7
17:20 - 17:25	26	25	15	6
17:25 - 17:30	8	6	15	6
17:30 - 17:35	9	24	19	6
17:35 - 17:40	14	10	14	6
17:40 - 17:45	10	7	15	7
17:45 - 17:50	13	5	19	6

17:50 - 17:55	9	7	20	7
17:55 - 18:00	11	23	12	6

2

**343 St Johns Road**

<b>C - A339</b>		<b>D - A343 St Johns Road</b>		
<b>Lane 1</b>	<b>Lane 2</b>	<b>Lane 1</b>	<b>Lane 2</b>	<b>Lane 3</b>
<b>MAX</b>	<b>MAX</b>	<b>MAX</b>	<b>MAX</b>	<b>MAX</b>
28	37	13	9	3
35	32	19	9	2
32	28	17	5	2
37	34	16	7	3
34	43	13	7	0
37	33	17	5	0
37	28	14	7	3
38	36	14	7	2
31	36	17	9	3
31	31	16	7	3
31	30	15	7	1
36	35	20	9	3
32	28	13	7	3
31	27	10	7	3
30	32	11	7	3
25	30	11	7	3
24	24	13	9	3
29	27	11	4	2
28	34	11	6	2
28	36	13	9	1
29	28	20	9	1
25	32	4	6	3

27	30	13	2	3
29	29	17	9	1

**Appendix B: Queue Length Survey Results A339 / St Johns Roundabout – June 2008**



SITE: 7

DAY:

LOCATION: A339 / St John Road / Greenham Road

DATE:

Time Beginning	A339 (Southbound)		St John Road (Eastbound)	
	NEAR SIDE	OFF SIDE	NEAR SIDE	MIDDLE
08:00	25	40	30	30
08:05	20	45	60	40
08:10	25	20	70	90
08:15	70	70	90	90
08:20	40	45	130	90
08:25	40	65	140	90
08:30	25	30	150	90
08:35	35	50	170	90
08:40	30	40	160	90
08:45	50	50	170	90
08:50	55	30	140	90
08:55	80	25	100	90

17:00	60	30	20	15
17:05	100	90	15	15
17:10	75	60	15	15
17:15	70	60	20	15
17:20	45	45	25	10
17:25	100	60	30	20
17:30	130	90	20	15
17:35	70	120	15	20
17:40	120	65	20	15
17:45	125	70	20	25
17:50	90	100	15	15
17:55	150	150	10	10





Wednesday

SITE: 7

DAY:

25/06/2008

LOCATION: A339 / St John Road / Greenham Road

DATE:

d)

OFFSIDE
5
10
10
5
10
5
5
10
5
10
5
15

Time Beginning	A339 (Northbound)		Greenham Roa
	NEAR SIDE	OFFSIDE	NEAR SIDE
08:00	90	70	20
08:05	50	65	40
08:10	110	85	60
08:15	200	200	80
08:20	270	270	50
08:25	290	300	40
08:30	300	280	30
08:35	260	250	60
08:40	220	220	45
08:45	300	260	20
08:50	290	270	15
08:55	200	150	15

0
5
5
5
0
5
0
5
10
5
0
5

17:00	35	20	45
17:05	50	25	50
17:10	40	40	55
17:15	30	25	30
17:20	50	30	45
17:25	85	70	25
17:30	40	35	20
17:35	40	45	35
17:40	30	30	80
17:45	120	95	90
17:50	145	120	85
17:55	110	90	55

**37021 / NEWBURY  
JUNE 08  
E LENGTH OBSERVATIONS**

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Wednesday

25/06/2008

<b>d (Westbound)</b>
<b>OFFSIDE</b>
30
30
30
30
30
30
30
30
30
25
20
30

30
30
30
20
30
30
30
20
30
30
30
30

**Appendix C: Queue Length Survey Results Hambridge Road / Hambridge Lane  
Roundabout**



## Newbury: Queue Length Survey - Thursday, 03 November 202

Produced by Streetwise Services Ltd.

**Junction: A - (North East) B3421 Hambridge Road / B - Hambridge Lane / C**

Survey Period	A - (North East) B3421 Hambr	B - Hambridge Lane	C - Unnamed Road	D - (West) B3421
	Lane 1	Lane 1	Lane 1	Lane 1
	MAX	MAX	MAX	MAX
08:00 - 08:05	10	2	6	0
08:05 - 08:10	8	5	7	2
08:10 - 08:15	11	2	11	0
08:15 - 08:20	7	3	4	0
08:20 - 08:25	19	3	7	0
08:25 - 08:30	11	3	3	2
08:30 - 08:35	7	1	3	1
08:35 - 08:40	9	3	2	0
08:40 - 08:45	25	5	3	1
08:45 - 08:50	20	5	3	0
08:50 - 08:55	9	2	3	0
08:55 - 09:00	20	5	1	0
17:00 - 17:05	23	12	20	11
17:05 - 17:10	21	7	19	13
17:10 - 17:15	24	15	28	6
17:15 - 17:20	22	16	22	8
17:20 - 17:25	23	15	22	13
17:25 - 17:30	25	19	24	11
17:30 - 17:35	25	12	9	10
17:35 - 17:40	20	16	4	10
17:40 - 17:45	25	12	8	6
17:45 - 17:50	22	19	9	7

17:50 - 17:55	25	16	6	0
17:55 - 18:00	7	21	6	1

2

**- Unnamed Road / D - (West) B3421 Hambridge Road**

Hambridge Road
Lane 2
MAX
0
0
1
0
0
0
0
0
0
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0
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1
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# HIGHWAYS RESPONSE

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**To:** Chris Sperring  
Principal Transport Policy  
Officer

**Our Ref:** TN084

**From:** Maddy Hinde  
Principal Transport Planner,  
WSP

**Your Ref:**

**Extn:**

**Date:** 16<sup>th</sup> November 2023

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## **Newbury Racecourse – Offsite Traffic Monitoring**

Documents Reviewed

- Highways and Transport Technical Note, November 2022.

### **Background**

1. The Section 106 Deed of Agreement for the Newbury Racecourse development, included the following requirements: -

Paragraph 4.3 of the fifth schedule states:

*“The owners covenant to carry out traffic surveys at the A339 / A343 St Johns Roundabout prior to commencing the works referred to in Paragraph 4.1 and upon completion of these works. If the traffic has not improved (the parties agree that not improved would be if the traffic queues have not been reduced by 10% on the A339 south arm of the roundabout (specified at an average queue over any 15 minute period during the hours of 0800-0900 and 1700-1800) the owners shall pay to the council the sum of five hundred thousand pounds (£500,000) (or such lesser sum if agreed in writing by the council) and the additional sum for improvements at the St John’s Roundabout (A339/A343) including measures to improve air quality.”*

Paragraph 7.1 of the fifth schedule states:

*“The owners covenant to carry out traffic surveys (for the avoidance of doubt this is in addition to the surveys mentioned elsewhere in this deed) of the traffic queue length at the Hambridge Road / Hambridge Lane Roundabout between the construction of the nine hundred and eighty-sixth (986th) residential unit and the one thousand and sixty-ninth (1069th) residential unit and every year thereafter until one year after the final unit on the development is occupied. If the traffic queues are greater than 30 passenger car units on any arm (specified at an average queue over any 15-minute period during the hours of 0800-0900 and 1700-1800), a financial contribution of one hundred thousand pounds (£100,000) and the additional sum will be provided for improvements to the Hambridge Road / Hambridge Lane.”*

2. Subsequently, the applicant undertook queue length surveys at the A339/St Johns roundabout and Hambridge Road / Hambridge Lane roundabout in November 2022 for the AM (0800-0900) and PM peak (1700-1800) hour periods.

## **Review**

3. The LHA have reviewed the latest survey data and the comparison of this with the 2008 queue length data. The comparison shows that between 2008 and 2022 there has been a significant reduction in queues at the St Johns roundabout.
4. The LHA are satisfied that the queue lengths on the A339 south arm of the roundabout have reduced by greater than 10%.
5. It is reasonable to suggest that these improved queue lengths are as a result of junction improvements at the A339 / Bear Lane roundabout and also as a result of the COVID 19 pandemic.

## **RECOMMENDATION: -**

The LHA conclude that as a result of the COVID 19 pandemic and the junction improvements undertaken at A339 / Bear Lane Roundabout, the queue lengths have improved since the initial surveys in 2008. Subsequently no further action from the applicant is required.