
HIGHWAYS RESPONSE

To: Chris Sperring
Principal Transport Policy
Officer

Our Ref: TN084

From: Maddy Hinde
Principal Transport Planner,
WSP

Your Ref:

Extn:

Date: 16th November 2023

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.