

Appendix A

Shortlisted Sites and Transport Assessment Methods

Site ID	Site Address	Dev. Potential	Transport Assessment Method
NEW012	Land north of Newbury College	23	Include in SATURN assessment
NEW042	Land at Bath Road, Speen	100	
NEW045	Land at Coley Farm, Stoney Lane	75	
NEW047D	South East Newbury	120	
NEW104	South of Warren Road	5	
NEW106	Moor Lane Depot	40	
THA025	Lower Way	87	
COL002	Land at Poplar Farm	20	
COL006	St Gabriels Farm	6	No modelling tool available in this area. Delete from assessment as impact not a great concern and local issues will be highlighted at planning application stage.
COL011	Land at Cold ash Hill	6	
BUR002/2A/4	Land to the rear of The Hollies Nursing Home	85	Assess LINSIG models of junctions and use to assess the impacts of the Burghfield sites.
BUR015	Pondhouse Farm	105	Based on Mans Hill/Firlands LINSIG models - combined assessment carried out
MOR005	Land adjoining West End Road	47	Delete as it is likely that Mortimer will consider where housing goes through their Neighbourhood Development Plan.
MOR006	Land to the south of St Johns School	100	
WOOL001	Land north of Bath Road	20	Delete as only one site in Woolhampton will go forward
WOOL006	Land to the north of A4	30	Include in SATURN assessment as the largest of the Woolhampton sites indicating the larger transport impact in this area.
HUN007	Land east of Sailsbury Road	100	WBC to consider these two options for Hungerford and come up with a recommendation.
HUN003/5/6/15/20	Eddington Sites	87	No modelling tool to help with this decision. Completed by NT
LAM005	Land adjoining Lynch Lane	56	No modelling tool available in this area. Delete from assessment as impact not a great concern and local issues will be highlighted at planning application stage.
LAM007	Land between Folly Road, Rockfel Road and Stork House Drive	24	
PAN001	Land at Green Lane	36	No modelling tool available in this area. Delete from assessment as impacts are at the local level and will need to be highlighted at planning application stage.
PAN002	Land north of Pangbourne Hill	35	
BRS004	Land off Stretton Close	12	Small site, no modelling tool available. Delete from assessment.
CHI010	Land adjacent to Coomb Cottage	7	Small site, no modelling tool available. Delete from assessment.
COM004	Pirbright Institute Site	140	No modelling tool available. Impact of housing likely to be less than existing permitted uses. Delete from assessment.
HER001	Land off Charlotte Close	16	Small site, no modelling tool available. Delete from assessment.
KIN006/7	Land east of Layland Green	13	Small site, no modelling tool available. Delete from assessment.
EUA007	Turnhams Farm (Pincent's Lane)	285	Use updated VISSIM model to assess impacts. Will include input from traffic generated by Theale sites.
EUA025	Land adjacent to Junction 12 M4	up to 100	
EUA026	Land adjacent to Bath Road and Dorking Way	24	
EUA008/3	Stonehams Farm	44	No modelling tool available in this area. Transport Assessments submitted by site promoters will be assessed.
EUA031	Land east of Sulham Hill	29	
EUA033	Land east of Long Lane and south of Blackthorn Close	30	
THE003	North Lakeside	50	Use SATURN model to assess impacts on key junctions in this area. The SATURN model network around Theale is considered detailed enough to provide this assessment. Three scenarios tested, 1: all sites, 2: western sites only, 3: eastern sites only. Does not include input from EUA sites.
THE009	Land between A340 and The Green	125	
THE005	Land at Junction 12	50	
THE001	Former Sewage Works	88	

	To be assessed by WBC separately
	Assess using SATURN model
	Assess using updated VISSIM model
	Assess using LINSIG junction models