

**Sandleford Park, Newbury**

Appeal Reference: APP/W0340/W/20/3265460  
LPA Reference: 20/01238/OUTMAJ

**Transport Agreed Statement between West Berkshire  
Council and Vectos (on behalf of Bloor Homes and  
Sandleford Farm Partnership)**

**May 2021**

## **Figures**

**Figure 1 - Walking Routes**

## **Appendices**

- Appendix A - Monks Lane Eastern Access**
- Appendix B - Monks Lane Western Access**
- Appendix C - A339 College Access**
- Appendix D - Valley Crossing Design**
- Appendix E - Swan Roundabout Drawing 81311-041-108**
- Appendix F - A339/Pinchington Lane Drawing 172985\_A\_01 Rev C**
- Appendix G - St Johns Road Drawing 172985/A/12**

## FIGURES



- Key**
- Bloor Homes Application Site
  - Remainder of Strategic Allocation not within Bloor Application Site
  - Retail
  - Education
  - Leisure
  - Healthcare
  - Post Office
  - Newbury Railway Station
  - Route A
  - Route B
  - Route C
  - Route D
  - Route E
  - Route F

Bloor Homes Southern

Sandleford Park

Walking Routes Plan

SCALES:

NTS

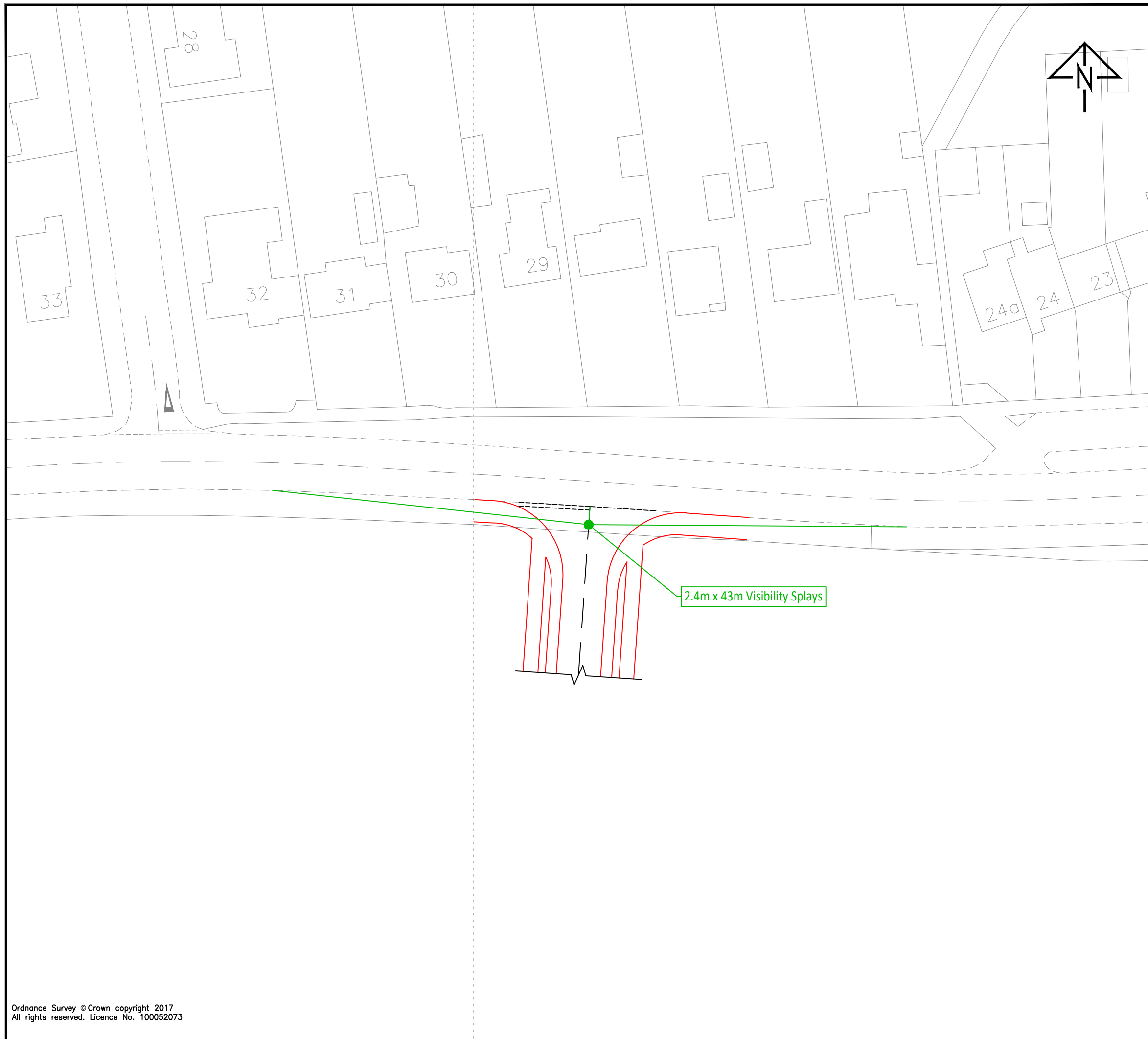
DRAWN: SB	CHECKED: AW	DATE: 05/03/2021	REVISION: FINAL
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**vectos.**

Network Building, 97 Tottenham Court Road, London W1T 4TP  
Tel: 020 7580 7373 Email: vectos@vectos.co.uk www.vectos.co.uk

DRAWING REFERENCE: Figure 1

## **APPENDIX A**



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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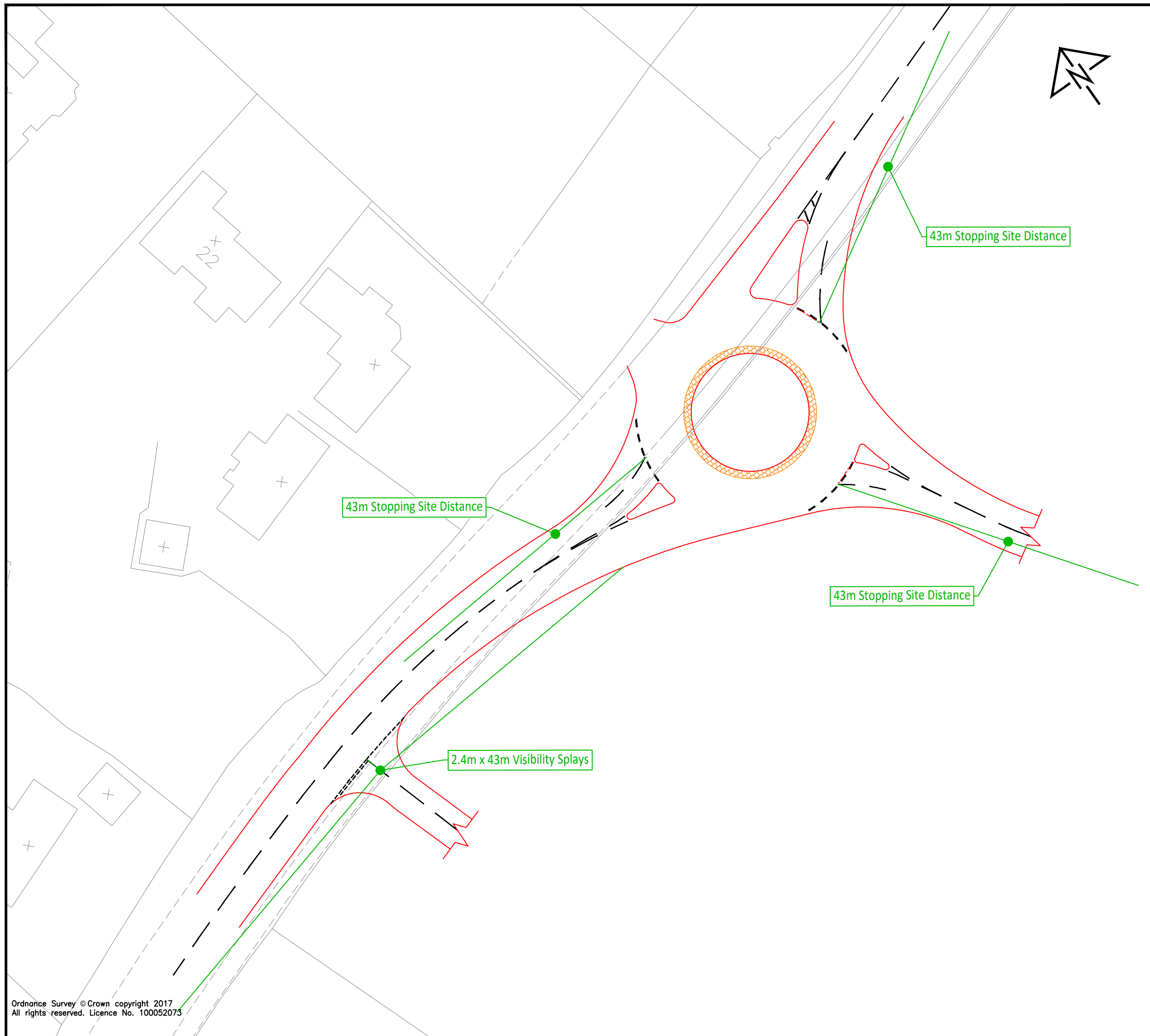
DRAWING NUMBER:	<b>172985/A/07.1</b>	REVISION:	<b>A</b>
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## **APPENDIX B**





**Notes:**  
 1. Drawing is subject to Section 278 agreement

REV.	DETAILS	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



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DRAWING NUMBER: **172985/A/08**    REVISION: **A**

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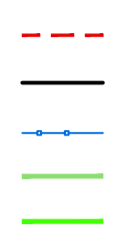
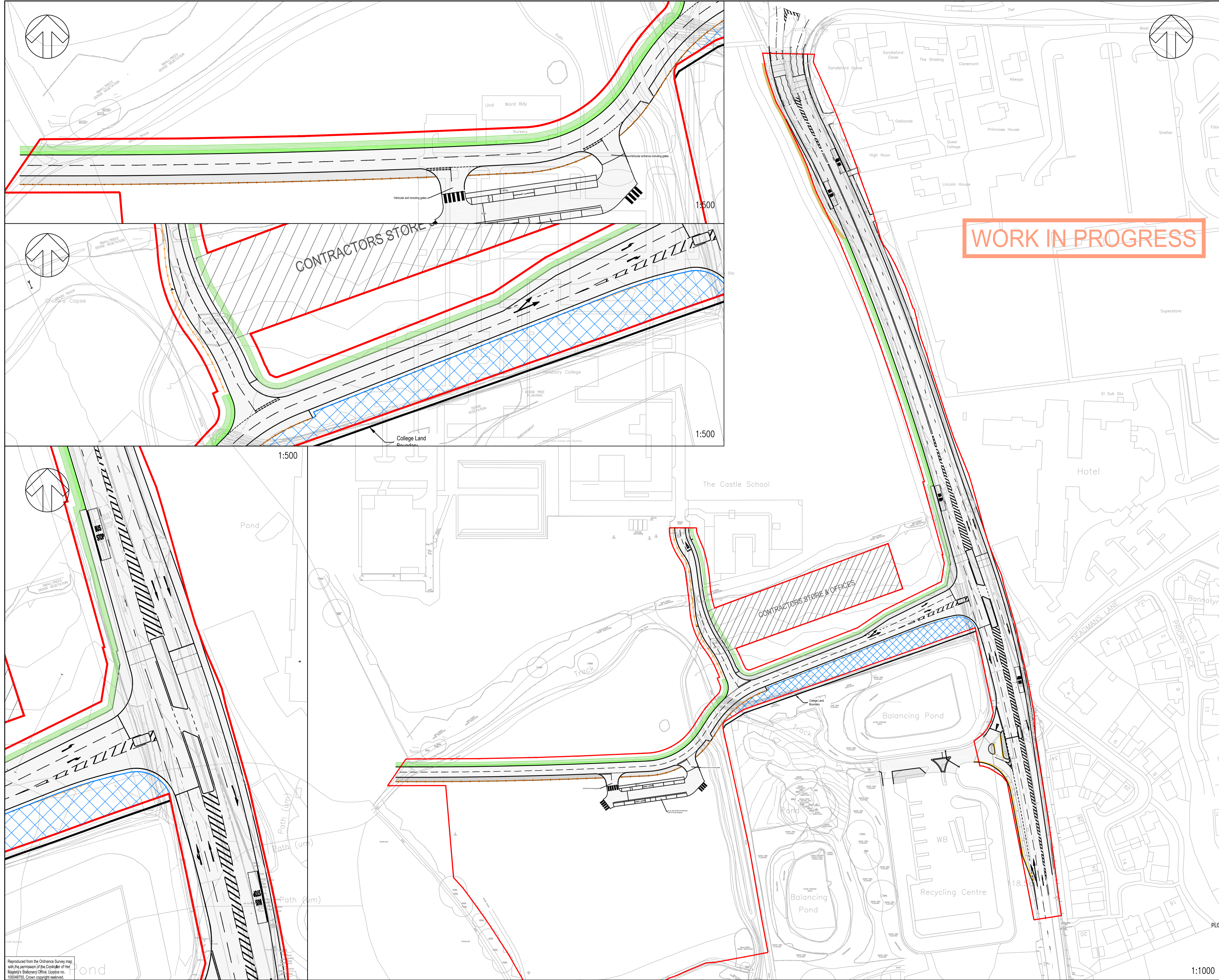
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## **APPENDIX C**



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

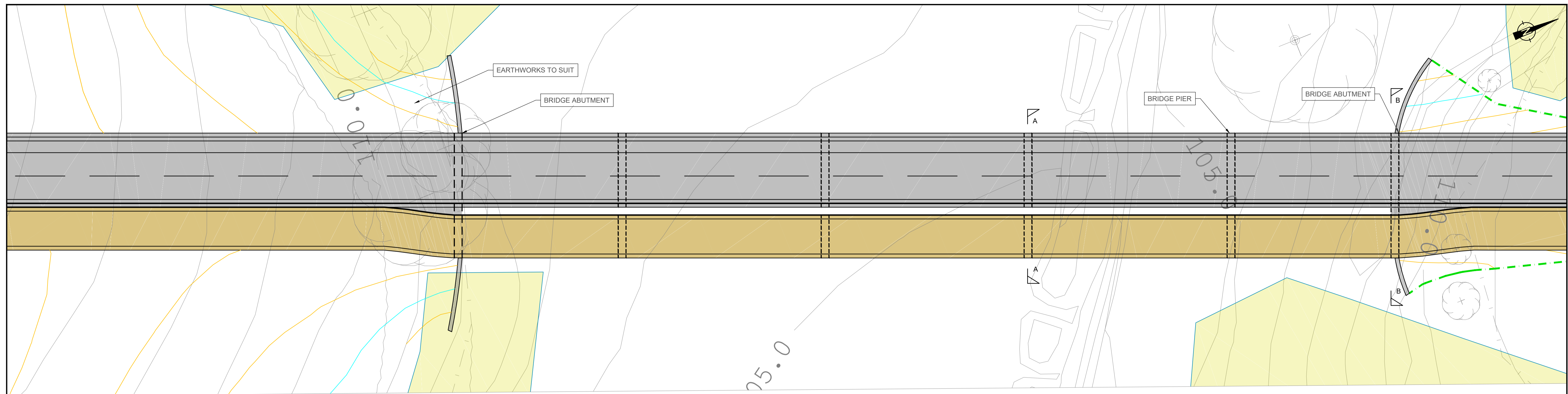
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X:\PROJECTS\170000\172985 - SANDLEFORD PARK (INCOMING) WEST BERKSHIRE COUNCIL\2018-01-23 - A339-NEW COLLEGE ACCESS JUNCTION\PL011-27599-010 ROAD LAYOUT - REV C.DWG 24/01/2018 09:36:59 David Noyce

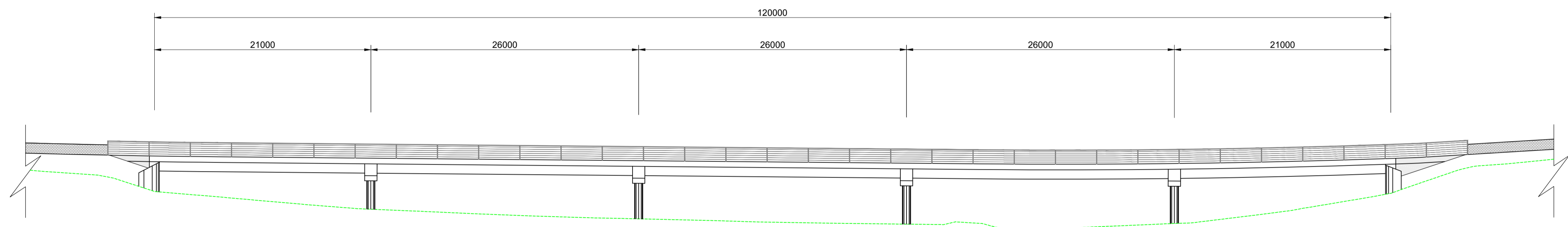
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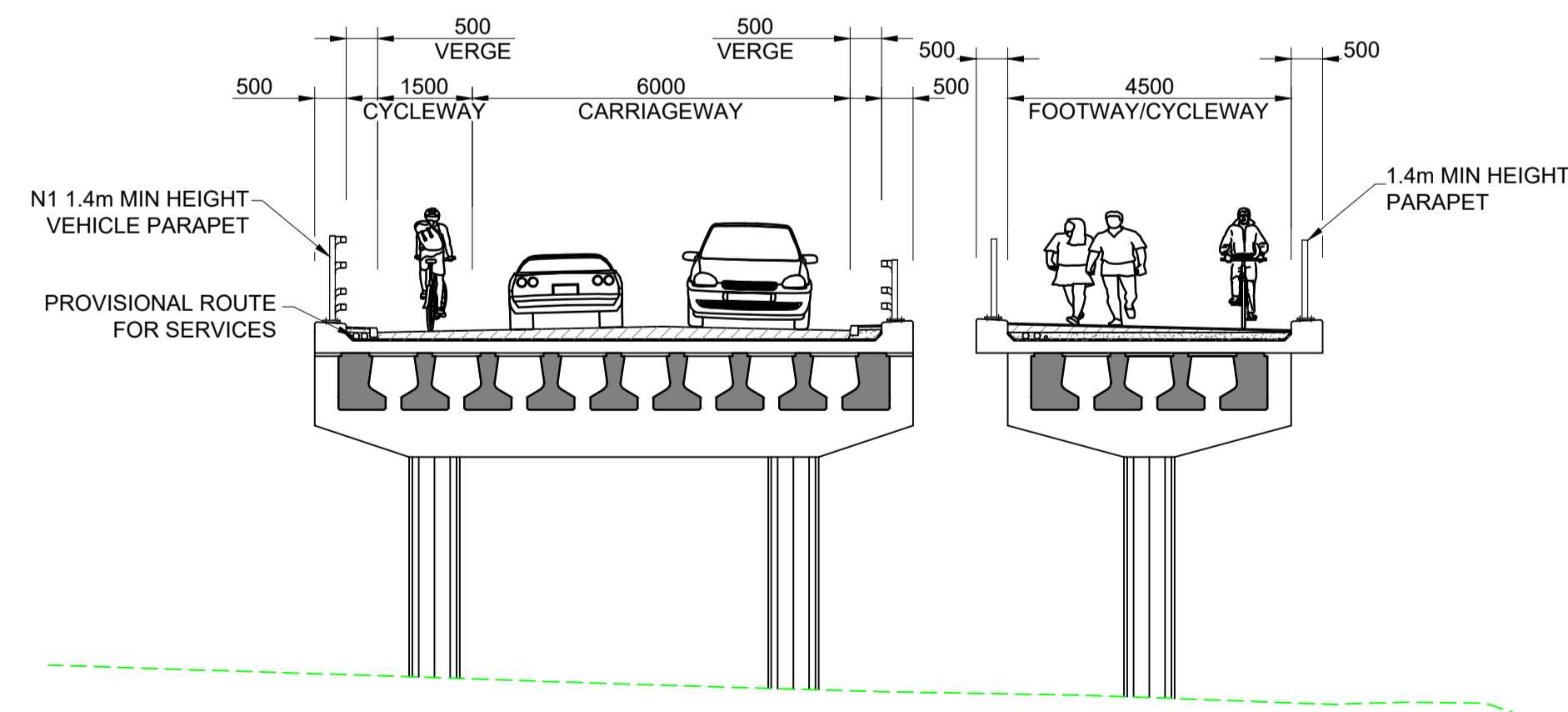
## APPENDIX D



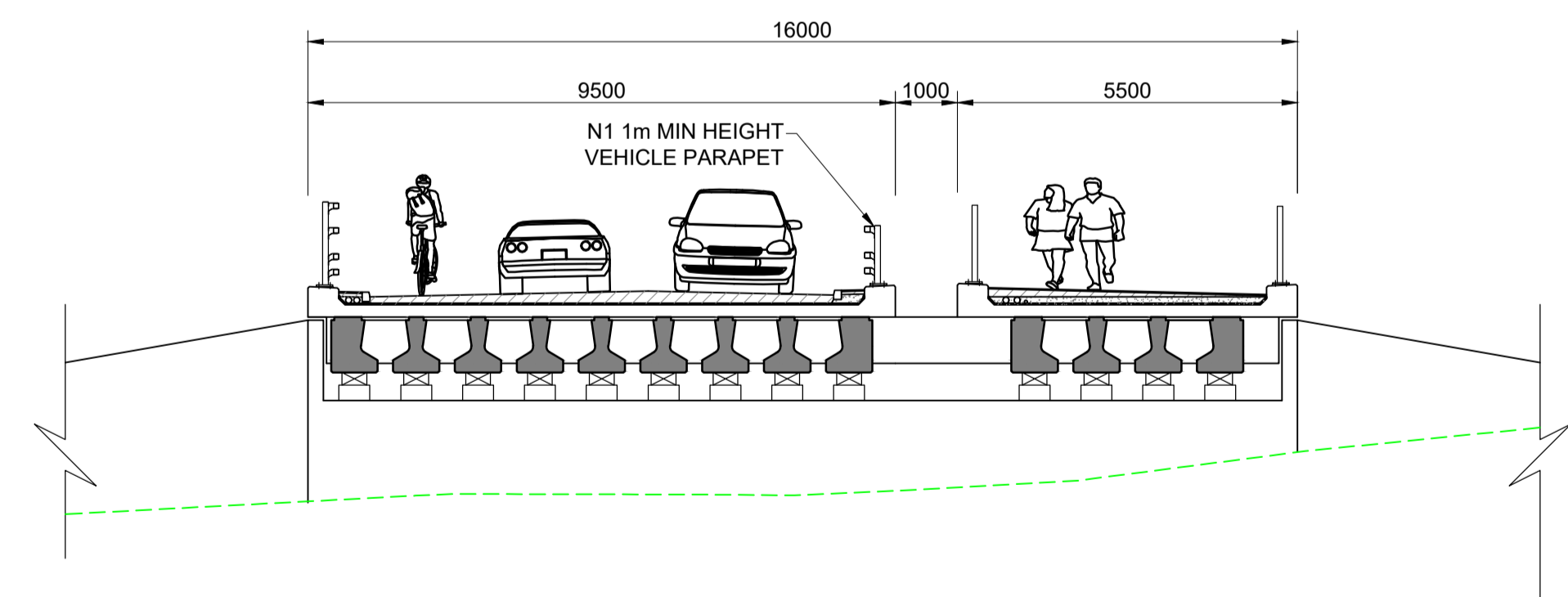
PLAN  
Scale 1:250



EAST ELEVATION  
scale 1:250



SECTION A-A  
scale 1:100



SECTION B-B  
scale 1:100

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REV	DETAILS	DRAWN	CHECKED	APPROVED	DATE
1	FIRST ISSUE	CR	PFM	NS	12.03.21
2	CHANGES TO PARAPETS	CR	PFM	NS	16.03.21

NOTES:  
1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED

KEY:  
--- EXISTING GROUND LEVEL  
--- EXTENTS OF EARTHWORKS

PROJECT:  
**SANDLEFORD PARK, NEWBURY**

CLIENT:  
**BLOOR HOMES**

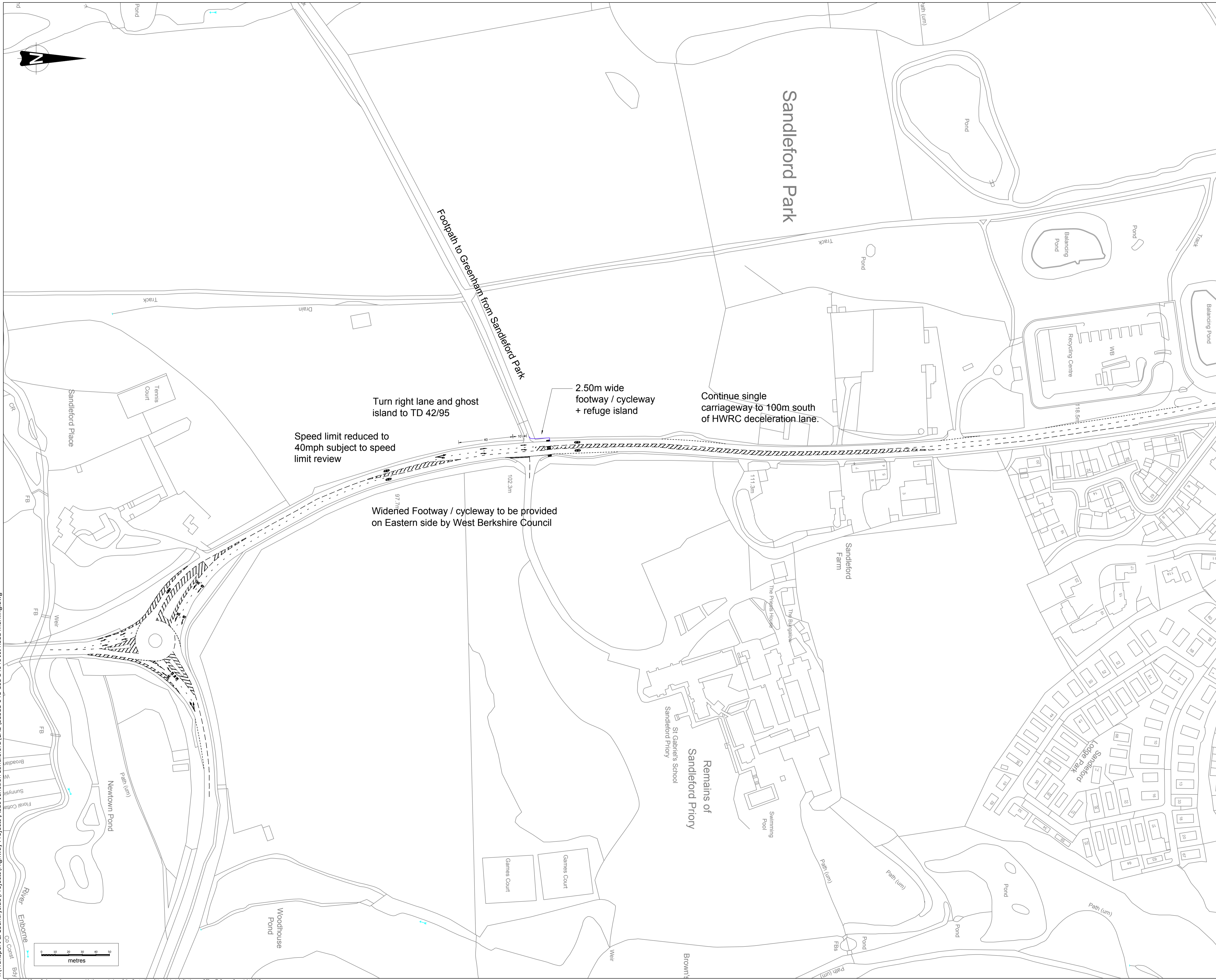
DRAWING TITLE:  
**PROPOSED PARALLEL STRUCTURES  
STRAIGHT ALIGNMENT 5 SPAN OPTION**

DRAWN	CHECKED	APPROVED	DATE	SCALES
CR	PFM	NS	12/03/2021	AS SHOWN

DRAWING NUMBER: **VD17562-STR-SK-004** REVISION: **2**

## **APPENDIX E**





**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				

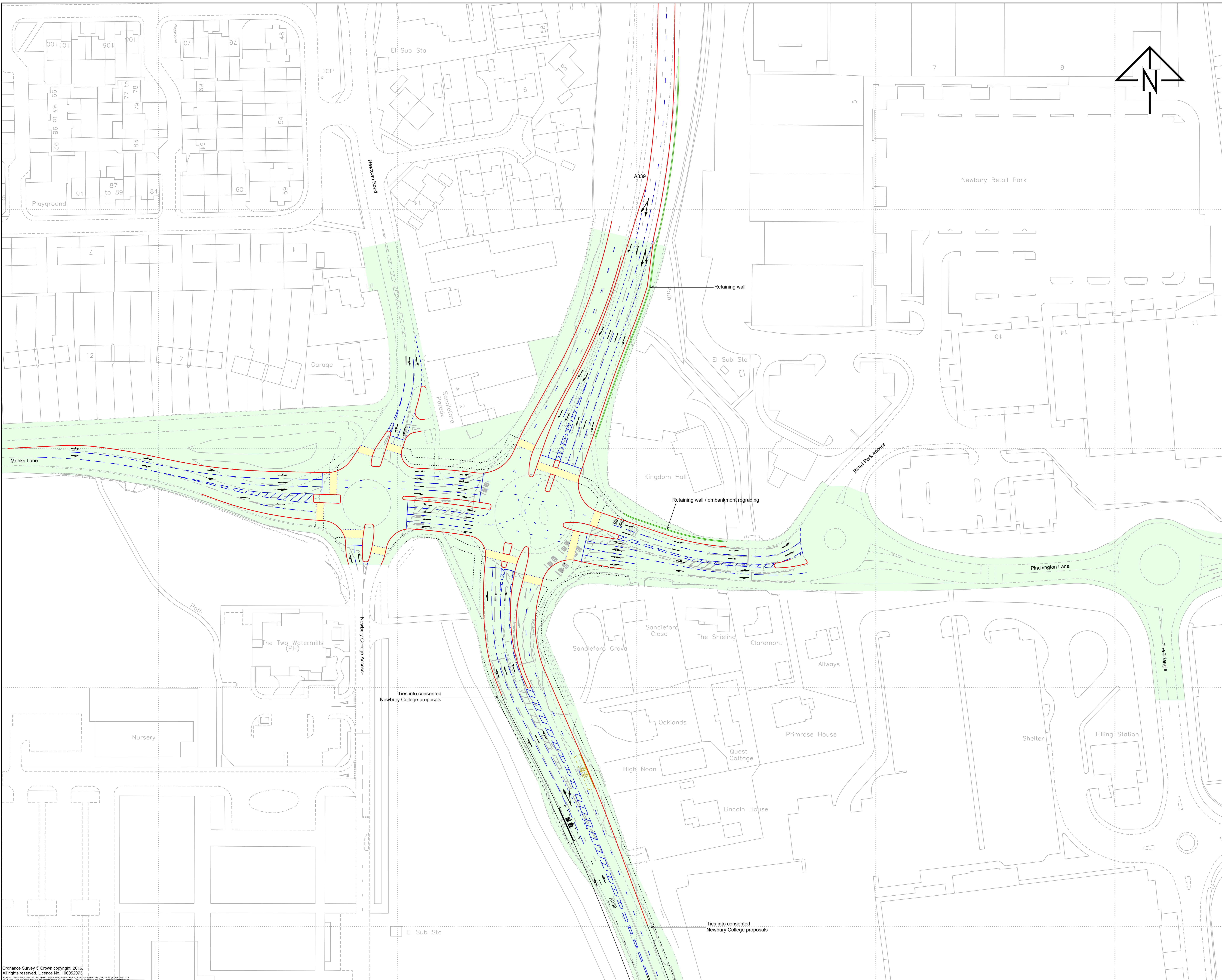


Transport & Countryside | Council Offices  
 Market Street | Newbury | RG14 5LD

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

## APPENDIX F





Notes:  
 1. This is not a construction drawing and is intended for illustrative purposes only.  
 2. White lining is indicative only.

REV	DETAILS	DRAWN	CHECKED	DATE
D	Out for approval	PP	AW	28.03.2021
C	Revisions following additional modelling	DSN	AW	14.03.2019
B	Revisions following comments from WBC	DSN	KOI	23.09.2018
A	Junctions revised following initial comments from WBC	DSN	KOI	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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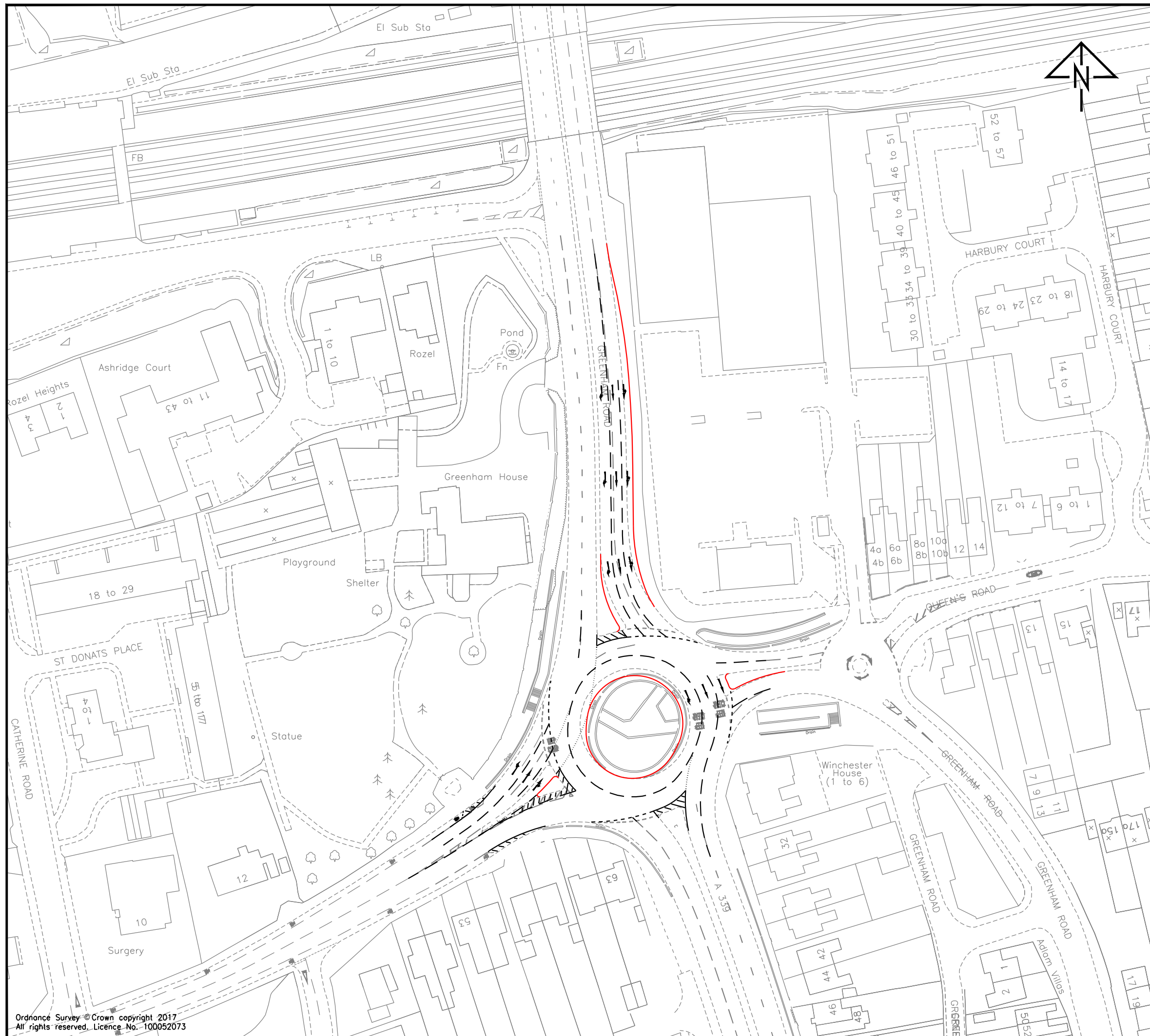
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 Network Building, 97 Tottenham Court Road, London W1T 4TP  
 t 020 7580 7373 e enquiries@vectors.co.uk

DRAWING NUMBER: **172985/A/01** REVISION: **D**

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## **APPENDIX G**



**Notes:**

1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.

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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