

Technical Note 3

Project Number: T24596

Project: Wellesbourne

Title: Cycle Provision Amendments to Northern Site Access Junction

Date: 30th April 2026

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Revision: A

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- 1.1 This Technical Note has been prepared to assist the proceedings in respect of the Appeal on Land East of Kington Road, Wellesbourne (APP/J3720/W/25/3365027).
 - 1.2 This note provides an updated and agreed position in respect of the proposed northern site access junction to the Appeal site, from Wellesbourne Road, in relation to the cycle provision at the junction.
 - 1.3 During the course of the Appeal, in seeking to agree a Highways Statement of Common Ground (HSoCG), Warwickshire County Council (WCC), as local highway authority, provided initial comments to the draft HSoCG in respect of the northern site access junction, stating:

“Drawing T24596.001 rev D shows a shared use path where a segregated cycle path should be provided in line with the LTN1/20. The drawing only allows for cyclists joining from the east or leaving towards the east. Any junction should be designed to allow cyclists to join from either direction.”
 - 1.4 Following receipt of these comments, it was subsequently agreed between the Appellant and WCC that the condition for the site access drawing could be appropriately worded in order to allow for the above request to be incorporated into the eventual site access junction design for the Appeal site.
 - 1.5 This note confirms that the following issues are agreed between the Appellant and WCC:
 - The requested amendment to the site access junction is wholly deliverable within land under the control of the Appellant, or land within the extent of the adopted highway on Wellesbourne Road;
 - The requested amendment by WCC does not change the position of the bellmouth as currently designed, nor the proposed visibility splays currently shown on drawing T24596.001 rev D;
 - The requested amendment by WCC will not affect the traffic capacity of the site access junction, but will simply serve to enhance cycle provision at the junction; and

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- The requested amendment by WCC has no impact in respect of any further loss of vegetation along the frontage with Wellesbourne Road, on the basis that the hedgerow currently proposed for removal and replacement behind the visibility splay, would simply follow the new alignment along the back edge of the additional cycle provision at the junction.

1.6 In line with the above, the following wording for the site access junction condition is agreed between the Appellant and WCC:

“Notwithstanding the details shown on plan ref. T24596.001 Rev D (Proposed Site Access Junctions with Visibility Splays), no development shall commence until a scheme to secure cycle provision on both sides of the carriageway at the northern site access junction with Wellesbourne Road has been submitted to and approved in writing by the Local Planning Authority. The scheme for site access shall include details of a raised table cycle crossing point within the site to connect these two cycle routes and shall be submitted with an accompanying Stage 1 Road Safety Audit.”