



POSITION STATEMENT - JUNCTION 10 M27

1. Introduction

To ensure delivery of new homes, workspace and community facilities in accordance with the adopted Welborne Plan 2015, the Council is seeking a Delivery Partner that shares its vision and has a demonstrable track record of place-making and infrastructure provision. The aim is to appoint a delivery partner by the end of 2017.

This Position Statement summarises, for the benefit of prospective delivery partners, the current planning, design and funding context for the required upgrade to Junction 10 of the M27.

2. Background

The 371 hectare Welborne site, north of Fareham, will play a central role in the future delivery of housing and economic growth in the region.

Welborne will be a discrete standalone new settlement built to Garden Village principles, incorporating excellent design and cutting-edge technology and providing local employment opportunities, accessible green space near homes and a high quality public realm.

Fareham Borough Council is determined to put strong communities at the heart of this new development to create a new, self-sustaining, great place to live, work and play.

Key components of the proposed development include:

- Approximately 6,000 new homes in a range of tenures;
- Approximately 5,700 new jobs in high quality commercial workspace on 20 hectares of employment land;
- A new village centre and two local neighbourhood centres providing a range of shops and services;
- A new secondary school within the village centre and three new primary schools;
- New community and health facilities including a community building and a smaller community hub;
- 108 hectares of natural green space, play areas, allotments and sports facilities within the site boundary – all subject to robust long term management arrangements; and
- A rapid transit bus system to serve the Village and wider area.

To serve the Welborne development and improve traffic movement in the region a new 'all moves' Junction 10 of the M27 is required. Currently Junction 10 has restricted access, only allowing movement to and from the east.

The upgraded Junction 10 will provide better access not just for the new community at Welborne but also for existing residents of the Borough, significantly reducing the number of trips between Junctions 10 and 11 as motorists will no longer need to travel to Junction 11 to travel west, thereby helping to alleviate congestion along the M27 during peak times.

3. Junction 10 Planning

Development planning for Welborne is shaped by The Welborne Plan - adopted in June 2015.

During the examination of the Plan, Fareham Borough Council (the Local Planning Authority), Hampshire County Council (the Highway Authority) and the then Highways Agency (now Highways England, the Department for Transport Agency responsible for the M27 Motorway) prepared a Statement of Common Ground setting out their agreed position on the transport implications of the Welborne project in the context of the Welborne Plan.

The parties' position on planning as recorded in the Statement of Common Ground is that they agree that Policy WEL24 of the Welborne Plan is an appropriate framework for delivering an 'all moves' upgrade to Junction 10.

WEL24 - Strategic Road Access

Proposals for the development of the strategic road access for Welborne shall include the following:

- i. A series of improvements to create an 'all-moves' Junction 10 of the M27 motorway. Detailed design must address the following criteria:
 - a. Provide appropriate priority measures for BRT and local buses;
 - b. Provide safe and attractive routes for pedestrians and cyclists between Fareham and Welborne;
 - c. Minimise the severance between north Fareham and Welborne;
 - d. Retain settlement buffers in accordance with WEL5; and
 - e. Minimise the environmental impacts within the site and on neighbouring communities, including any noise and visual impacts.
- ii. The delivery (or funding) of necessary off-site improvements to the M27, including Junctions 9 and 11 and the carriageway and associated infrastructure, if required to mitigate the impacts of the development.

All new road infrastructure must comply with the standards and guidance in the Design Manual for Roads and Bridges. New road infrastructure or funding will be secured by condition or planning obligation to ensure the timely delivery of the required transport measures.

4. Design and Phasing

The parties' agreed position on Design and Phasing for Junction 10 improvement works is based on a 'Preferred Option' note EV47 April 2014 (see Link at end of this document).

Design work, led by Hampshire County Council, has since progressed to a stage to enable a detailed highways Planning Application to be submitted alongside linked planning application(s) covering the development of the Welborne site.

The timing for submission of a highways works planning application will be linked to the submission of any planning application for Welborne – this must set out the Developer's Masterplan, Structuring Plan, Infrastructure Delivery Plan and Phasing Plan proposals for the overall site.

5. Funding

Solent Growth Deal: In July 2014, Solent Local Enterprise Partnership (SLEP) and the Government agreed to co-invest in jointly-agreed priorities for a 'Fareham/Gosport package' of enabling works for strategic sites at Welborne and others within the Solent Enterprise Zone.

Solent Growth Deal contributions, specifically to enable upgrade works for Junction 10, have been confirmed with a provisional award of £14.9m.

Expansion of Growth Deal: In January 2015, SLEP agreed an expansion to the Growth Deal with the Government to secure an extra £27.1m for investment in the Solent area between 2016 and 2021.

This additional funding is intended to enable projects, including the next phase of work to improve transport and infrastructure in the Fareham and Gosport Peninsula, which will cut journey times, attract new businesses to the area and support the Solent Enterprise Zone and new housing delivery at Welborne.

To supplement the retained Solent Growth Deal funding of £14.9m, SLEP has provisionally reallocated other Local Growth Deal funding of £14.1m for enabling works at Welborne. The total SLEP administered funding allocation that could potentially be committed to J10 improvement works is therefore £29m.

The current Junction 10 upgrade cost estimate for principal highway and local road network works is in the order of £42m - excluding any commuted sum that may be required for long term maintenance.

6. Land Assembly

Some land assembly is required to enable Junction 10 upgrade works. Fareham Borough Council has commenced this process and will work closely with the appointed Welborne Developer to facilitate the delivery of all necessary land in this respect, using CPO procedures if necessary.

7. Summary

Welborne represents a high profile development opportunity for a transformational project, central to delivery of local housing and economic growth.

There are significant funding allocations in place to support the provision of the major infrastructure and the delivery of Welborne has been given further momentum by Government support through the Homes and Communities Agency's Garden Village funding programme.

Fareham Borough Council is committed to working with all stakeholders to ensure delivery of all Welborne's community and economic benefits at the earliest opportunity.

Richard Jolley
Director of Planning and Regulation - Fareham Borough Council
24 March 2017

Useful Links:

1. Welborne Garden Village website: <http://www.welbornegardenvillage.co.uk/>
2. The Welborne Plan: <http://www.fareham.gov.uk/PDF/planning/LP3WelborneAdopted.pdf>
3. M27 Junction 10 Preferred Option Note April 2014
http://www.fareham.gov.uk/pdf/planning/WelborneCoreDocuments/EV47_Welborne_M27_J10_PREFERRED_OPTION_NOTE.pdf
4. Solent Growth Deal funding:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/398873/29_Solent_growth_deal.pdf
[https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/399429/Solent Factsheet.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/399429/Solent_Factsheet.pdf)