

The Welborne Plan

Statement on Issues and Questions

Issue 4: Economy and Self-Containment (WEL9)

Correction

October 2014

CD-29

The Council's Participant's Statement CD-11 inaccurately set out the agreed position of the Highways Authority and Highways Agency regarding the delivery of necessary improvements to junction 10 of the M27. The Council's Participant's statement should have read as follows, with deleted text ~~struck through~~ and new text underlined:

- 4.1.4 The initial phase of improvements to Junction 10 is expected to be completed around 2019, which is earlier than anticipated in the Welborne Employment Strategy and reflects the funding commitments from Hampshire County Council and the Solent Local Enterprise Partnership to help the accelerated delivery of the junction improvements. With the delivery of the upgrades to Junction 10 of the M27, Welborne will ~~then~~ provide an attractive employment location with easy access to the strategic highways network, in particular the docks at Portsmouth, and Southampton Airport, so bringing the main areas of employment land forward, should be a financially viable proposition. The Council has no effective means of controlling the rate at which the employment floorspace comes forward. This will largely be determined by market conditions, which operate on an entirely different basis to the housing market. For example while the market locally for employment floorspace has been 'sluggish' for a number of years and is only just picking up, the local market for housing has been improving for a much longer period. Maintaining the rate of housing development to the same rate as the employment development is therefore challenging. However, given its attractive location it could well be that in the medium to longer term the build rate of employment development keeps pace with or even over-takes the build rate of the residential development especially in the light of the completion of the junction 10 improvements and Welborne becoming an established location for employment provision.
- 4.7.2 The Borough Council's initial infrastructure evidence identified 2021/2022 as the timeframe at which the improvements to Junction 10 were required to mitigate the traffic generated by the Welborne development. Since then the Highway Authority has delivered a work programme which shows how the improvements can be commenced on the A32 north and south of the M27 in 2016/17 by the developers as part of their initial phase access strategy. This would mean that the major works to the underpass and slip roads for the new 'all-moves' Junction 10, would be delivered by the Highways Agency, commencing later in 2018/19 ~~delivered around 2018/19. The delivery timescale will be phased over a number of years with initial works commencing as early as 2016/17 with completion around 2018/19.~~ These timescales have been identified as realistic and necessary to ensure that appropriate access is provided commensurate with not only traffic demand but also to provide an attractive access solution for this substantial strategic site in order to attract investment in at the earliest opportunity.