

M27 JUNCTION 10 IMPROVEMENT SCHEME



**WELBORNE
COMMUNITY
FORUM**

12 OCTOBER 2022



**Heather
Walmsley**



M27 JUNCTION 10 IMPROVEMENT SCHEME

THE MASTERPLAN DETERMINES THE FORM AND LAYOUT OF WELBORNE. THE MASTERPLAN STRUCTURES THE GARDEN VILLAGE INTO A SERIES OF WALKABLE NEIGHBOURHOODS LINKED BY AN INTERCONNECTED NETWORK OF OPEN SPACE AND PEDESTRIAN, CYCLE AND VEHICULAR ROUTES. IT IS DESIGNED TO CREATE THE FRAMEWORK FOR A SUSTAINABLE NEW COMMUNITY, WHERE PEOPLE CAN LIVE, WORK AND SHOP.

Four Character Areas: Woodland, Downland, the Meadows and Parkland, based upon existing landscape drivers of the site that give form and identity to the Garden Village.

Movement: An interconnected green network of pedestrian, cycle and vehicular routes based upon a traditional street hierarchy.

Open Space: A spectrum of formal and informal, large and small open spaces linked for sports, recreation and amenity within walking distance of homes, including the 12.5-hectare Welborne Park.



Residential: Up to 6,000 dwellings of a range of types, sizes and tenures.

Parking: Sufficient and convenient residential parking provision, predominantly on-plot to the side of homes plus on-street.

Social and Community Infrastructure: Three primary schools, one secondary school, healthcare and leisure facilities and community amenities to make for a vibrant and social atmosphere.

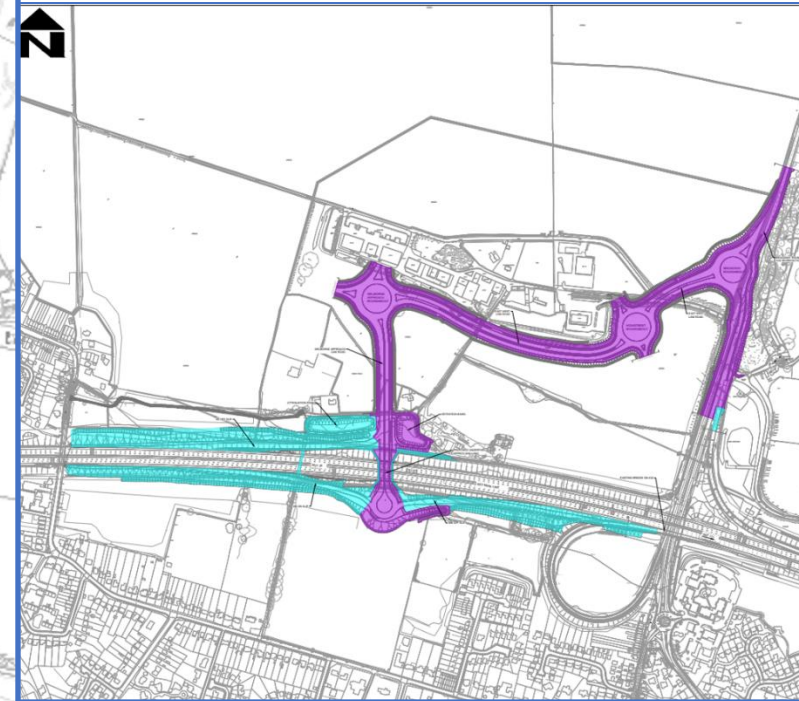
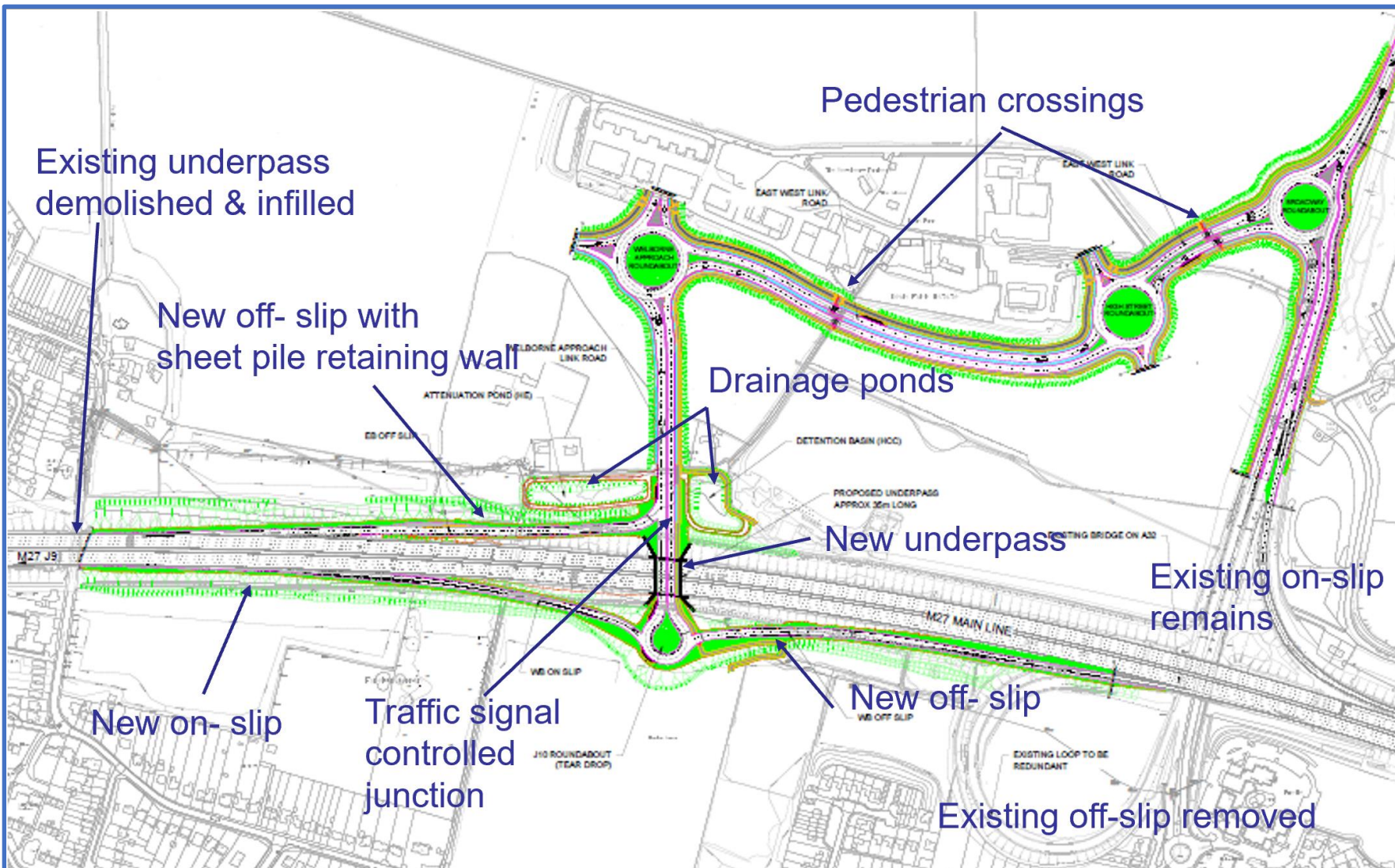
Retail and Employment: Up to 10,000 square metres of retail space and up to 105,000 square metres of business floor space, including offices, R&D, industrial and warehouses to offer a range of retail and employment opportunities within the Garden Village.

Access: Connected via an upgraded Junction 10 on the M27 to the south and new and existing road junctions with the A32 to the east.

M27 Junction 10 Key to unlocking Welborne Garden Village.

Without improvements to Junction 10 only 1160 or so homes can be built

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Purple = HCC network
Blue = NH network

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WHO IS INVOLVED?

1. **NATIONAL HIGHWAYS** – Highway Authority and approving Authority for SRN,, Land-owner; Sec 6/8 delegation to HCC
2. **HAMPSHIRE COUNTY COUNCIL** – Highway Authority and approving Authority for works on local road network, Scheme Promoter, Delivery Body, Funding Agreements with HmE and S106 with WLL; contracting Authority with Design & Build contractor, land access, transfer and dedication agreements, Highway Orders, Licenses for Protected Species
3. **DLUHC / Homes England** - Housing Infrastructure Grant Funding Agreement / monitoring of conditions
4. **FAREHAM BOROUGH COUNCIL** – Local Planning Authority, granted Planning Permission, S106, Pre-Commencement Planning Condition sign off; HIG Agreement with HmE;
5. **BUCKLAND DEVELOPMENT LTD** – Planning Applicant for Welborne Garden Village and Jct 10, submits pre-commencement conditions for Jct 10
6. **WELBORNE LAND LTD** – Land-owner, permits access for construction, transfers and dedicates land to NH and HCC
7. **VOLKER FITZPATRICK** – Design and Build Contract with HCC



Department for Levelling Up,
Housing & Communities



Hampshire
County Council



Buckland
DEVELOPMENT LTD



FAREHAM
BOROUGH COUNCIL



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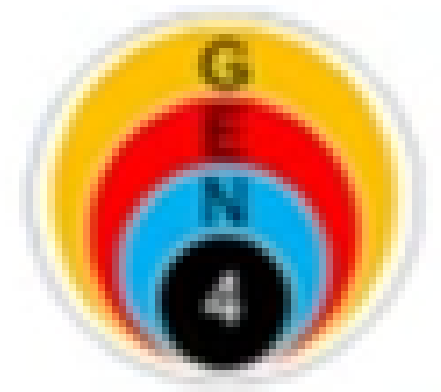
KEY RECENT PROGRESS

1. 13 July 2021 Cabinet approval for HCC to become Delivery Body
2. 23 Sept 2021 Project Appraisal approved by ELMETE
3. 30 Sept 2021 Planning Permission and S106 Agreed
4. 22 Oct 2021 National Highways/HCC MoU Signed
5. 22 Feb 2022 Section 6/8 Agreement NH/HCC signed
6. 03 March 2022 Grant Determination Agreement for Housing Infrastructure funding signed
7. 08 March 2022 Invitation to Tender released (return 29 April 2022)
8. 05 July 2022 Highway Orders Advertised
9. 15 Aug 2022 Contract sealed with Volker Fitzpatrick (starting date 01 August)
10. 26 Aug 2022 Highway Orders consultation ended

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DESIGN AND BUILD CONTRACT

- 8 March 2022 Invitation to Tender released (return 29 April 2022)
- 15 Aug 2022 Contract sealed with Volker Fitzpatrick (starting date 01 August)
- Initial Start Up Meetings taken place throughout August
- Contractor now taking ownership of the Design, Cost Estimate and Programme etc
- Contract Stage 1 Complete Design and Approvals c 12 months
- Contract Stage 2 Construct Scheme c 2 years



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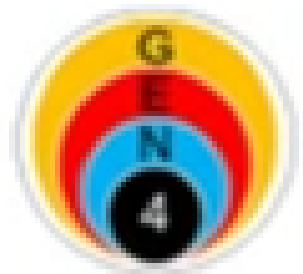


Specialist divisions:

- **Civil engineering** – roads, aviation, waste, energy
- **Building** – commercial, industrial, educational
- **Rail and Infrastructure** – infrastructure enhancement, depots



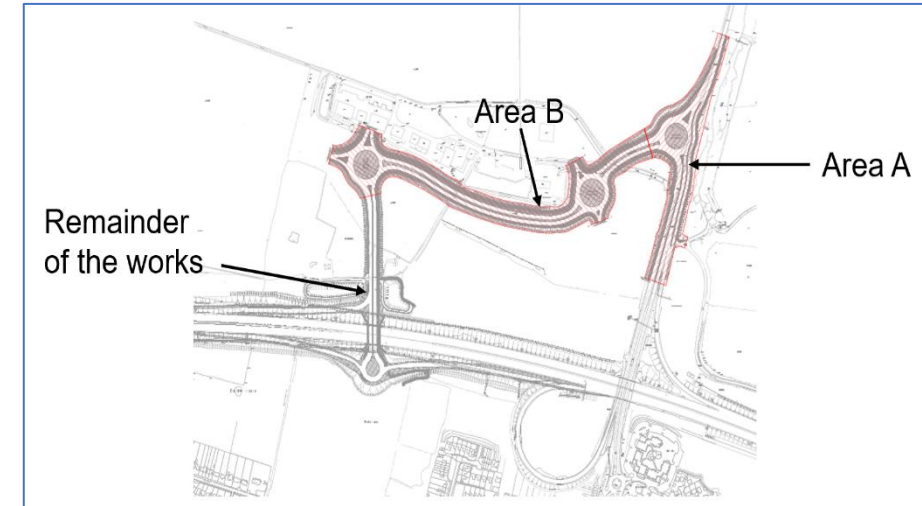
- ☐ Highways
- ☐ Infrastructure
- ☐ Bridges
- ☐ Airports
- ☐ Public Realm
- ☐ Ports
- ☐ Concrete Paving
- ☐ Earthworks
- ☐ Ground Remediation
- ☐ Waste and Energy



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WHAT THE CONTRACTOR IS DOING

- Stage 1** Starting Date August 2022
Review Scheme Design, focusing on structure
Secure NH Approvals for Design etc
Completion date not specified subject to NH timescales but will be circa 12 months
- Stage 2 Main Works Sectional Completions**
Area A – 12 months before agreed completion date
Area B – Spring 2025
Remainder of Works complete – circa Autumn 2025



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EXAMPLE BOXSLIDE - POTENTIAL APPROACH TO DELIVERY OF STRUCTURE



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POTENTIAL APPROACH TO DELIVERY



HCC KEY ACTIVITIES – HIGHWAY ORDERS

-
- THE HAMPSHIRE COUNTY COUNCIL (M27 JUNCTION 10) (SLIP ROADS, SPECIAL ROADS) SCHEME 2022
- THE HAMPSHIRE COUNTY COUNCIL (M27 JUNCTION 10 SLIP ROADS AND A3222 WELBORNE LINK ROAD) (SIDE ROADS) ORDER 2022
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- Routes of the Special Roads
- SCALE: 1:1000
- EXECUTED BY HAMPSHIRE COUNTY COUNCIL when COMMON SEAL was affixed in the presence of:
- Authorised Signatory
- CG SM JH 24/08/22
- 136277.024 12.000
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ONGOING ACTIVITIES

LEGAL AGREEMENTS

WLL Access Deed for Temp and Perm Works
Land Transfer (WLL to NH);
Dedication Agreement (WLL to HCC);
Ratification of HCC and NH asset.

PRE-COMMENCEMENT PLANNING CONDITIONS

Part HCC / Part Contractor
Submitted to FBC via BDL
Ecological Management Plan recently submitted and approved
Landscape; lighting, contamination, surface water etc

ADVANCED WORKS

Archaeology Trenching recently completed
Licensed work for Badgers, Dormice, GCN, Reptiles, Bats ongoing
Arboriculture Impact Assess

