

Tipner West Regeneration Project (TWRP) - report

The RAPS Chair, Chris Clark and Treasurer Angela Britton met with Tim Raw and Molly Penney at PCC's Guildhall offices on 19th July 2024 to hear their responses to the questions that were raised by RAPS members at the 2024 AGM about the TWRP. They had been led to believe (or perhaps persuaded themselves) that Tim was the Project Manager, having taken over from Megan Carter, our previous contact with the Project. In fact Ian leads the City Council Engagement team so an additional loop had to be made in order to obtain the responses provided here. But firstly, a general comment from the TWRP team:

The final decision on which development option we are going with is currently being drawn up into reports as we speak and will be presented and agreed with the Leader and Councillors in October. This is when we will be looking to engage with the public to provide an update too. Once this has been through the relevant channels, it may take approximately 5 years to start building on the Tipner site - this is of course an estimate at this time. It will probably be phased, as to not saturate the housing market and there will be a lot of work on flood defences and infrastructure first for the first few years.

And so, to our questions:

1) Is TWRP going to include hospitality & entertainment outlets and if so, what steps will be taken to ensure that they do not adversely impact on the businesses at Port Solent? -

Answer: probably not and if it does it would be very limited, so there would not be a risk to businesses in Port Solent and if anything, it may present more opportunities for the residents and employees at Tipner to visit Port Solent.

2) What proportion of TWRP will be residential?

About 800-1000 homes - we will look to share with you the reports once they have been shared with Full Council and are available for public domain.

3) Will sea defences be included in the development and extended to ensure better protection for Port Solent?

They will be included for Tipner - if Port Solent need to discuss flood defences then it is an Environmental Agency matter.

4) How much land reclamation will take place and how will that affect the environment, which is designated SSSI?

Small amount of reclamation to form the employment zone, there is an estimated figure in some of the documents which will be shared with you as mentioned above. South of the firing range will be impacted as we may have to build on that but it will be compensated with land we buy elsewhere, plus biodiversity net gain.

5) What public transport links (e.g. incorporating Port Solent) are being proposed?

The bridge is an aspiration but not a requirement for Tipner. It would be sustainable/essential travel, not cars.

6) It is known that utility infrastructure supporting domestic and non-military requirements is lacking (i.e. already at capacity) on the west side of Portsmouth. What steps will need to be taken to address this deficiency and are they affordable?

We are putting in a large energy centre and a sea source heat pump (or an array of pumps).

7) Will there be a bridge link between Tipner West and Horsea Island and if so, what will it be designed to carry?

It's not in our requirement and it is not for traffic if it does happen.

8) Is there ongoing commitment to providing a country park facility on Horsea Island and will that be comprised within the TWRP?

We will turn Horsea Island East into the ecological mitigation zone and won't be building on that.

About a month after the AGM rumours began to circulate about plans “already approved” to build underground car parking facilities at Port Solent and to erect apartments above. The Committee’s feeling was that this was being confused with historic or maybe current plans for Tipner West. TWRP were asked to comment.

It sounds like that is the case, yes, the Tipner promotor team were not aware of anything specifically being developed at Port Solent but we have heard this week there may be a mention of development in the Local Plan. Our team are investigating this and will come back to you on this one to clarify.

The other outcome of this meeting was the establishment of a community engagement panel, to include RAPS, that will aim to meet quarterly. The next meeting is scheduled to take place on November 26th.