

# THE FUTURE OF TIPNER AND HORSEA

## INITIAL CONSULTATION SUMMARY

Tipner and Horsea Island represent the largest area of undeveloped and underused land in the city. We have considered the potential for developing this specific area as part of the local plan for Portsmouth. This summary sets out the main consultation points and questions. Before we take this initial thinking any further, we need your views.

Our vision sets out the potential use for the area, however there are a number of issues and challenges that would need addressing before we could continue with this plan. Please let us know anything we have missed or haven't identified correctly, in the online or paper survey. For further information read the complete consultation document, search Tipner on [portsmouth.gov.uk](http://portsmouth.gov.uk) or copies are available in libraries, community centres, and housing offices in the city.

### TIPNER WEST AND HORSEA ISLAND CURRENTLY INCLUDES:

- » MOD firing range, Harbour school and National Seamanship Training centre
- » Grade II listed buildings at Tipner, and DDay slips at Horsea

### CITY DEAL DEVELOPMENT PLANS (2013) FOR HORSEA ISLAND INCLUDED:

- » A new motorway junction and Park and Ride facility
- » A new country park
- » A new bridge linking Port Solent to Tipner.



# STRATEGY PLAN

The thinking about how the site could be laid out is at an early stage, but to help this consultation this diagram gives a broad mixture and layout of uses which could be put on the site.



- A. Employment, with supporting residential
- B. Marine Employment, including supporting residential
- C. Community Uses, including school and local retail
- D. Residential
- E. Residential
- F. Housing, Employment & Habitat Creation

— Proposed new road

- - - No through route for private vehicles

▨ Indicative potential land reclamation\*

— Maximum extent of the area under consideration

\* This is a best guess at the area that could be reclaimed and further work would need to be carried out to identify the exact location.

# WHAT IS THE SUPER PENINSULA?

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Portsea Island is made up of a number of areas of land that have been reclaimed over the years. The 'Super Peninsula' would continue this trend.

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## **BENEFITS**

- » Could address the impacts of climate change (sea level rise) on sensitive ecological areas, through funding a variety of mitigation measures
- » More homes to meet the city's needs
- » A deep water frontage for marine and maritime industries
- » A more balanced community, by enabling a better mix of homes, jobs and facilities - with less need to travel

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## **CHALLENGES**

- » Significant ecological impact requires careful thought
- » Increases the technical challenges of project delivery
- » Increased infrastructure needed to support a larger development

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# CONSULTATION QUESTIONS

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Answer these questions on the online survey by searching **Tipner** on [portsmouth.gov.uk](https://portsmouth.gov.uk) or complete a paper form

1. Do you agree with the description of the area? Would you describe anything differently?
2. Do you agree with the main issues and challenges described in this document? What would you describe differently?
3. Do you agree with the proposed Vision for the Tipner Strategic Development Area?
4. What do you think of the Super Peninsula concept? What do you think of the potential advantages and impacts as described in this document?
5. Do you agree with the summary of issues to be considered in more detail? Have we missed anything? Would you describe anything differently?
6. Do you have any comment on the Strategy Plan at this stage?
7. Do you have any other comments at this stage?



# VISION

## **A COHESIVE NEW COMMUNITY**



A self-contained, safe, pedestrian focused neighbourhood. The majority of places are walkable including schools and shops, creating a reduced need for cars.

## **NEW EMPLOYMENT OPPORTUNITIES**



New businesses in the area that support the neighbourhood. Creation of a new centre for maritime excellence making the most of the waterfront location and access to deep water.

## **A WIDE RANGE OF HOUSING TYPES**



Housing should be mixed so there is a sense of community with affordable housing fully integrated. Where possible housing should have views over the waterside. Creating a sense of place and community with facilities to meet the needs of all who will live there.

## **INTEGRATED OPEN SPACES**



Designed to integrate into the visually sensitive landscape, with recreational spaces that enhance the biodiversity, including paths around the harbour.



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## **POSITIVE ENVIRONMENTAL IMPACT**

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Positive impact on the local and wider environment that mitigates and compensates for any negative environmental impacts. The development meets requirements of the Habitats Directive and the Conservation of Species and Habitats Regulations 2017 and seeks to make a positive contribution which includes two spaces and routes for nature alongside uses for people.

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## **REDUCED FLOOD RISK**

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Designed to include measures that reduce the flood risk and ensure good drainage, whilst also improving the site visually and improving biodiversity.

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## **WELL THOUGHT OUT DEVELOPMENT**

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A development that is a real asset to the city that has provided everyone the opportunity to have their say. Using these views to ensure all aspects are considered before a plan is put in place that will create a framework for the future development.



# ISSUES AND CHALLENGES

## ***A RICH HISTORY***

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The site currently has a few uses that need considering and a number of listed buildings that need protecting. The area is also visually sensitive, with views of the area from Portchester Castle and Portsdown Hill. There is an opportunity to reflect the rich history in any future designs of the site.

## ***LIMITED HOUSING SITES***

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17,260 dwellings needed in the city by 2036 as calculated by Government. We need to consider all options across the city and this site could create 2,200 dwellings, including the ones on the reclaimed land.

## ***EMPLOYMENT NEEDS***

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The marine and maritime industries are a key area for economic growth in the Solent region, with potential to develop in this area. Over the next 20 years their requirements may change and the area needs to be flexible enough so that it can adapt. The site could also provide a deep water access and be important for maritime industries.

## ***ENVIRONMENTAL NEEDS***

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Sea levels are rising and the habitat for migrating birds may be lost over time. There is an opportunity to investigate the potential for creating new spaces that improve this area for both for wildlife and community wellbeing.



## ***ENVIRONMENTAL IMPACT***

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The harbour is a protected area and any changes to the site will have environmental impact. This is the habitat for a range of protected birds. Environmental and ecological impact assessment will be required before any development takes place.

## ***TESTING VIABILITY***

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Testing whether an option is both viable and deliverable will require thorough investigation and evidence gathering to take this scheme forward to the next stage of consultation.

## ***SUSTAINABLE TRANSPORT***

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The area is next to the M275 motorway and the new motorway junction. There is a need to ensure Tipner and Horsea are accessible with a range of integrated travel options. Cycling and walking are also important and that means good, safe links to the rest of the city are needed.



# WHAT'S NEXT?

Your views will play a central role in how or if this development progresses. The feedback from this consultation will be reviewed to ensure we have not missed anything and all the challenges and issues will be investigated.

A few of the areas we already plan to investigate include:

- » Environmental impacts and gains
- » Justification and location of marine employment
- » Need for Housing and how to create a thriving community
- » Exact location and extent of any land reclamation
- » Relocation of Harbour School
- » Capacity and requirements of infrastructure
- » Contamination of the land
- » Review financial viability and deliverability.
- » Land ownership and assembly

This full review will lead to a detailed plan being developed based on the findings. This will be considered as part of the overall city Local Plan that looks at what the city needs as a whole. Later this year we will hold further consultations to help develop the detailed options of any plans.

## HOW TO CONTRIBUTE

We are holding the following staffed exhibitions to explain the consultation

- » **Mountbatten Centre** -  
Function Room, Alex Way  
PO2 9QA, Wednesday 27  
February, 2:00 -8:00pm
- » **Port Solent Boardwalk** -  
First floor, unit adjacent to  
Wetherspoons PO6 4TP, Saturday  
9 March, 12:00 - 4:00pm

You can also contribute by:

- » searching for **Tipner** at [www.portsmouth.gov.uk](http://www.portsmouth.gov.uk) to locate the online survey
- » sending a completed form to [planningpolicy@portsmouthcc.gov.uk](mailto:planningpolicy@portsmouthcc.gov.uk)
- » sending a paper response form to Planning Policy, Civic Offices, Guildhall Square, Portsmouth, PO1 2AL

Responses to consultation should be made by **25 March**.