Tipner Regeneration

Notes of the Residents Meeting

Stamshaw and Tipner Community Centre

3 June, 2015, 7pm

1) Attendees
- Residents x12
- Cllr Ian Lyon
- Portsmouth City Council; Claire Upton-Brown, Graham Baggaley, Seamus Meyer
- Tipner Regeneration Company; Steve New

2) Apologies
- HCA - Jeremy Herring
- PCC - Cllr Luke Stubbs, Cllr Ken Ferrett, and Martin Lavers

3) Homes & Communities Agency / Radian update
Jeremy Herring of HCA was unable to attend the meeting but sent the following update:

PD Fuels and Pavilion site: The remediation contractor has been back to complete works to capping layer. This was completed in January and HCA have been in close dialogue with Radian since then while they have been reviewing their position. That said HCA think they have agreed a way forward to deliver the scheme as proposed and HCA is waiting for Radian to confirm they will proceed.

Greyhound Stadium: HCA are in detailed negotiations with TRC on the terms of achieving a split of the jointly owned land.

4) Tipner Regeneration Company update
- TRC have completed their pre-commencement work on hoardings and temporary piling in accordance with their planning conditions.
- TRC are liaising with HCA on the split of the former Greyhound site.
- TRC were unable to confirm when land remediation works on the land that they own (ie area 14) would continue, or whether further works would be carried out prior to resolving the joint ownership issue with HCA.
- TRC are not pursuing a temporary access for construction traffic via Tipner West to the M 275 as this would require amendment to their planning permission and review of their existing Environmental Impact Assessment (EIA).

5) John Pounds Land update
- Steve New gave an update on the John Pounds land at Tipner West (Areas W1 & W2 on the plan):
  John Pounds' planning agent had written to the Council seeking clarification whether an access road on the western side of the M275 solely for the use of the tenants of his land at Tipner West (and not for TRC's construction traffic at Tipner East) would need planning permission and an EIA. The Council had confirmed
that such a road would require planning permission but not an EIA. John Pounds was hoping to proceed with this.

- PCC pointed out that in addition to planning permission John Pounds would need PCC's agreement as landowner, and at this point in time PCC would not agree as they cannot prejudice the quantum of development that they aspire to achieve through the City Deal at Tipner West and Horsea Island. PCC need to complete their masterplanning work, which now includes Tipner Firing Range, as well as the traffic assessment work. Until the outcomes of that work are known it would be premature for PCC to accommodate alternative access arrangements to serve the land and businesses operating from Tipner West.
- There was considerable discussion on the issue of providing an access direct to the M275 for the existing commercial traffic from John Pounds' land.
- PCC agreed to explore with their lawyers whether an arrangement for short-term access could be put in place that did not put PCC's future development plans for the whole of Tipner West and Horsea Island at risk - Action PCC.

6) City Deal update
- PCC has exchanged contracts with the MOD for the transfer of Horsea Island East and Tipner Firing Range. Completion is subject to PCC's site investigations. PCC are aiming to take possession of Horsea Island East by September 2015, and the Firing Range as soon as MOD can move to their upgraded facility at Longmoor, Bordon which should be completed by April 2017.
- The main emphasis of work is now masterplanning the western side of the motorway at Tipner West and Horsea Island East including the bridge link.
- Current works includes ecological surveys.
- PCC are aiming to submit a planning application in Summer 2016.

7) Matters arising from previous meeting not covered above:

7.1 Alterations to the bus lane leading into Church Street roundabout - these alterations will be carried out tomorrow evening Thursday 4th June, subject to fair weather.

8) Any other business

8.1 Bus Lane hours of operation - to be checked and confirmed - Post Meeting Note - all Portsmouth’s Bus Lanes are operational for 24 hours.

8.2 Landscaping east of South-bound on-slip adjacent to houses at Osier Close - needs attention; weeds, dead plants and debris. Landscaping in Stamshaw Park also needs checking - Action PCC.

8.3 Path at back of Osier Close - dog fouling problem; PCC Enforcement Team to be advised.

9) Date of next meeting
- Wednesday 2nd September 2015 at 7pm.