Tipner Regeneration – Residents Meeting

Stamshaw and Tipner Community Centre
5 March, 2014, 7pm

1) Attendees
Residents x 10
Cllr Jason Fazackarley, Cllr Leo Madden, Cllr Ken Ferrett
Portsmouth City Council (PCC) = Seamus Meyer, Martin Lavers, Graham Baggaley, Lee Todd
VolkerFitzpatrickColas (VFC) = Linzi Stean

2) Apologies
Simon Moon (PCC), Kathy Wadsworth (PCC), Claire Upton-Brown (PCC), Goodwin Kirk (VFC)

3) Motorway interchange and park-and-ride
Activity since last meeting
- Tipner junction:
  o Surface course completed
  o Majority of lining on slip-roads and junction completed
  o Beginning installation of toucan crossings
  o Continuing landscaping
  o Continuing installation of footway
  o Starting foundations for artwork
  o Continuing installation of signs and street lighting
- Bus lane:
  o Started extension of bus lane at Mile End Road
  o Pilgrims Way - started footpath work
- Park & Ride:
  o Continuing construction of building - structure is now watertight and installation of electrics has begun.
  o Continuing street lighting installation
- High winds have caused some newly planted trees to lean - VFC will be repairing these and guarantee everything they have planted
- Wooden fence behind Osier Close has been removed and the black wire mesh fence will stay. Keeping this fence following concerns from residents about children climbing on banks and motorbikes driving along the path.

Upcoming work
- Tipner Junction:
  o Complete lining, toucan crossings, street lighting, footway construction, landscaping, foundations for artwork and sign installation
- Park & Ride:
  o Complete building construction, street lighting installation, landscaping, sign installation
- Bus lane:
  o Complete extension at Mile End Road
- Pilgrims Way:
Complete footpath works. A chicane is also being put in the cycle path to stop motorbikes illegally driving on it.

- All work will be completed by end of March except for:
  - Additional environmental barrier by Whale Island - expect installation in April/May
  - Joint and bearing installation on Tipner bridge taking place after waterproofing work (dependent on ambient temperatures)

- Colas will be waterproofing the M275 over the Tipner Interchange on the weekend of 15/16 March - two lanes closed from 7pm 15 March until 5.30am 17 March. Junction slip-roads will be used to provide second lane of traffic during work. Temporary traffic lights will be in place at the junction to allow traffic and pedestrians to travel along Tipner Lane, these will be manned at all times. Have to close two lanes to get this work done and Highways Agency wouldn't allow this work until slip-roads were suitable to use. Late at night when traffic levels drop it is likely that we'll stop using the slip-roads. No motorway traffic will be able to access Tipner from the junction.

Other subjects:
- Resident reported mess on footpath behind Osier Close - this will be passed to Colas to action
- PCC's traffic management team is looking at layout of approaches to Rudmore roundabout and lane markings to address queuing issues. It takes time for people to adjust to new road layouts but will look at adding signs to make it clearer.
- Roundabouts in the city centre are being trimmed to give extra space for bus lane, layout of this is being reviewed

4) Homes & Communities Agency / Radian update
- Planning application is expected in the summer with plans to begin construction in spring 2015
- Access to Phase 1 that comprises 80 homes being developed by Radian is via Twyford Avenue - this is specified in the planning permission

5) Tipner Regeneration Company (TRC) update
- TRC planning permission granted permission to clean up their land by thermal desorption. TRC has seen success of HCA land decontaminated by bioremediation so is looking at changing to this method. They have submitted information to PCC.
- PCC currently assessing change of method and overall impact it would have on all elements of environmental statement.
- PCC have to advertise this potential change to allow comments and seek the views of the consultees including the Environment Agency. PCC will review responses to the consultation and may need to request additional information from TRC and their consultants - this will depend on the points raised through the consultation and PCC's assessment.
- Once PCC has received all the information PCC will respond within two to three weeks.
- TRC is a private landowner and PCC can't force them to start work.
- TRC's planning permission is valid for seven years. POST MEETING CLARIFICATION:
  - TRC's Planning Permission was granted on 30 March 2012, the permission states that:
    - the enabling works, that include land remediation, have to commence no later than 3 years from the date of the planning permission ie by 30 March 2015.
an application for the approval of reserved matters (details) has to be made no later than 10 years from the date of the planning permission ie 30 March 2022 (this is within 7 years of the commencement of the enabling works).

the residential development is to commence no later than 2 years after final approval of reserved matters ie no later than 30 May 2024.

- PCC will continue to encourage TRC to attend public meetings
- PCC has produced drawings for the western side of the M275 showing a possible access road for existing commercial traffic using TRC land on Tipner West to use the new M275 junction as well as bridge and road link to Horsea Island.
- Proposed new roads would require land to be raised to avoid flood risk and to link to surrounding levels
- Drawings are currently with TRC for comment. No indication when TRC may respond.
- If scheme is agreed and planning permission granted, remediation and construction traffic for TRC land on the east could possibly use this route
- PCC has to get best value when approaching projects like this and would need to assess impact on land values that the proposed access arrangements would have.
- A temporary road acting as a haul route could be an effective way of implementing the new access arrangements in advance of building a permanent road.

6) Communication with residents
- Best way to get information on Tipner’s regeneration is to use the dedicated channels set up by PCC - 023 9268 8020 and tipner@portsmouthcc.gov.uk - or the Tipner Regeneration webpage http://www.portsmouth.gov.uk/living/8781.html
- When important news is put on the website or we have any other updates we send emails out to residents on our distribution list. To be added to it email tipner@portsmouthcc.gov.uk

7) Matters arising from previous meeting on 5 February not covered above
None

8) Any other business
None

9) Date of next meeting
- Wednesday, 2 April, 7pm