

Report to the Transport for South Hampshire Joint Committee

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Subject: Tipner Development Update

Purpose of the Report

The purpose of this report is to provide the Joint Committee with an update on the proposals for development at Tipner, Portsmouth.

Recommendation

1. **That the Joint Committee notes the contents of this report.**

Introduction

1. Portsmouth City Council has long envisioned the development of the Tipner site to become a major mixed-use waterfront development, forming a new and iconic gateway into the city. However it remains under utilised, is undeveloped and is of poor visual and environmental amenity. The development offers the opportunity to enhance the economic and social value of the area.
2. Portsmouth City Council is seeking funding for a scheme that improves transport access in the Tipner area of Portsmouth. The need for the scheme was identified in the Western Corridor Transport Strategy work, and was developed through an objective setting and optioneering process.

Tipner Development

3. The Draft Portsmouth Plan identifies Tipner as a key area for development to deliver housing and employment increases. *Policy PCS2: Tipner* designates the vision for the area, and the facilities with which it will be provided. It will provide access to coastal areas currently inaccessible to the public, creating new recreational and leisure spaces. A key objective for the development is provision of excellent sustainable transport links. The vision is for the Tipner development to provide:

- (i) up to 1,600 new homes (approximately 30% of which will be affordable);
- (ii) 25,000 m² of office development, leading to the creation of 1,500 (B1) jobs;
- (iii) a 150 bed hotel;
- (iv) community facilities including a GP surgery and community centre;
- (v) public open space to providing access to the waterfront;
- (vi) retail to support the community; and
- (vii) good quality realm and public art.

Transport Requirements

4. The existing transport arrangements are not adequate to support the planned future development of the Tipner site.
5. The Tipner site is served by the single carriageway Twyford Avenue (which joins the A3) and Tipner Lane. The local road network is congested and already provides inadequate access:
 - (i) the Tipner Lane and Twyford Avenue access is through the high density, sensitive residential area of Stamshaw from the A3, which has congested junctions to the north and south. Access is constrained by on-street parking and is narrow. There are currently 1,200 vehicle flows along Twyford Avenue during a typical peak hour;
 - (ii) a number of junctions currently act as bottlenecks. These include Junction 6, Rudmore roundabout to the south of the development site and Junction 3 Portsbridge Roundabout to the north.
6. The three-lane M275 forms the western access to Portsmouth from the M27 but there is no access from it into the Tipner site. It is a busy stretch of road, experiencing 4,442 traffic flows in a typical peak hour.
7. Without improvements to access and the local road network, only very minimal new development could feasibly be supported at Tipner and the aspirations for the full development would not be met, both in terms of planning permission being granted and the adverse impacts the additional traffic and construction traffic would have on the local area.
8. A Programme Entry Major Scheme Business Case (MSBC) for a new motorway junction at Tipner was submitted to the Department for Transport (DfT) in December 2009 seeking a contribution of £25 million funding. A planning application for the junction was submitted in December 2009 and approval was granted in April 2010.
9. The main components of the scheme are a new motorway junction on the M275 and a southbound bus lane from the junction enabling a Park and Ride site and phased comprehensive development. This will enable a step-change in transport provision in the area, and will be an important enabler of the Council's future vision for a Bus Rapid Transit network.

PUSH Spend to date

10. The development at Tipner is funded by a number of sources, one of which is the Partnership for Urban South Hampshire (PUSH).

11. The table below outlines the allocations to date from the PUSH contributions to the Tipner development.

Funds (£)	Date of allocation	Description
120k	2007/08	Continuing employment of a Project Manager.
400k	2008/09	First part of a transportation study by Atkins (Portsmouth City Council's framework consultants) and associated works.
1100k	2009/10	Continue the transportation study and associated works.
250k	2010/101	Various works including on site, geotechnical and material investigations are being carried out. This includes coring into the carriageway, sampling, and trial hole excavation.
97k	2010/11	Land Remediation investigation:- <ul style="list-style-type: none"> • fund the appointment of planning experts to advise and prepare the planning application for the Portsmouth City Council parcels of land to the East of the M275. This will include the production of land form plans, management of IKM outputs and consultation with TRC regarding the wider remediation proposals and other statutory bodies; • the appointment of specialist consultants to prepare the environmental assessment for the planning application; and • planning fees.
110k	2010/11	Tipner - Land Remediation:- <ul style="list-style-type: none"> • Land Remediation Phase 2 Investigation and Strategy Development. All the land East of the M275 requires land remediation of various types and IKM (geo specialists) did significant work in 2006 which has been updated for TRC and is being updated for SEEDA land with Phase 2 investigations and recommendations now. The costs of the Phase 2 investigations and remediation strategy for Portsmouth City Council land East of the M275 is £51k and is ready to start in Sept 2010 for completion by Feb 2011; and • treatment of Japanese Knot Weed (JKW) on Portsmouth City Council land - without the chemical treatment and eradication of JKW, the land cannot be remediated without significant costs including dig and dump. A specialist

		company, TCM, have undertaken the survey and costed the works to eradicate the JKW and provide a 5 year guarantee by Nov 2011. The cost of the Works is £49k and will be undertaken between Oct 2010 and March 2011.
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Department for Transport Announcements

12. With the election of a new Government in May 2010, the Department for Transport put its consideration of all major scheme bids on hold, including the new interchange at Tipner, pending a national review of all transport improvements.
13. In October 2010, the Department for Transport announced the results of its review, revealing that Tipner remains under active consideration by the Government in the Pre Qualification Pool.
14. Portsmouth City Council is reviewing the business case for the Tipner Interchange in response to new information and is submitting a revised bid to the Department for Transport. A decision is expected by January 2011 to determine whether Tipner will be progressed to enter the Development Pool and therefore entitled to bid for funding as part of the £600 million funding available.

Section 100 D - Local Government Act 1972 - background papers

The following documents disclose facts or matters on which this report, or an important part of it, is based and has been relied upon to a material extent in the preparation of this report.

NB the list excludes:

1. Published works.
2. Documents which disclose exempt or confidential information as defined in the Act.

TITLE

LOCATION

To be completed