



Thank you for taking the time to attend our consultation today to view our emerging proposals for Tipner East.

The information on display has been prepared to give you an understanding of our current thinking for the site, before we come back later in the year with our final plans.

There are members of the project team here today, so if you have any questions, please don't hesitate to ask. They will be happy to help.

We value your feedback, so please do take the time to fill in a feedback form or visit our project website to let us know what you think.



CALL US: 0800 689 5209



EMAIL US: [info@tipnereast.co.uk](mailto:info@tipnereast.co.uk)



VISIT OUR WEBSITE: [www.tipnereast.co.uk](http://www.tipnereast.co.uk)



Headquartered in Portsmouth, VIVID is one of the largest providers of affordable homes in the South.

Our vision is “more homes, bright futures” and at the heart of this is helping customers improve their wellbeing and life chances. We provide services and support to 72,000 customers and have 31,000 homes across Hampshire, Surrey, Berkshire and West Sussex.

This includes around 6,200 customers in approximately 3,100 homes in Portsmouth.



This is our new housing off Goldsmith Avenue in the city

Credit: John Short



CALL US: 0800 689 5209



EMAIL US: [info@tipnereast.co.uk](mailto:info@tipnereast.co.uk)



VISIT OUR WEBSITE: [www.tipnereast.co.uk](http://www.tipnereast.co.uk)

# History of Tipner East

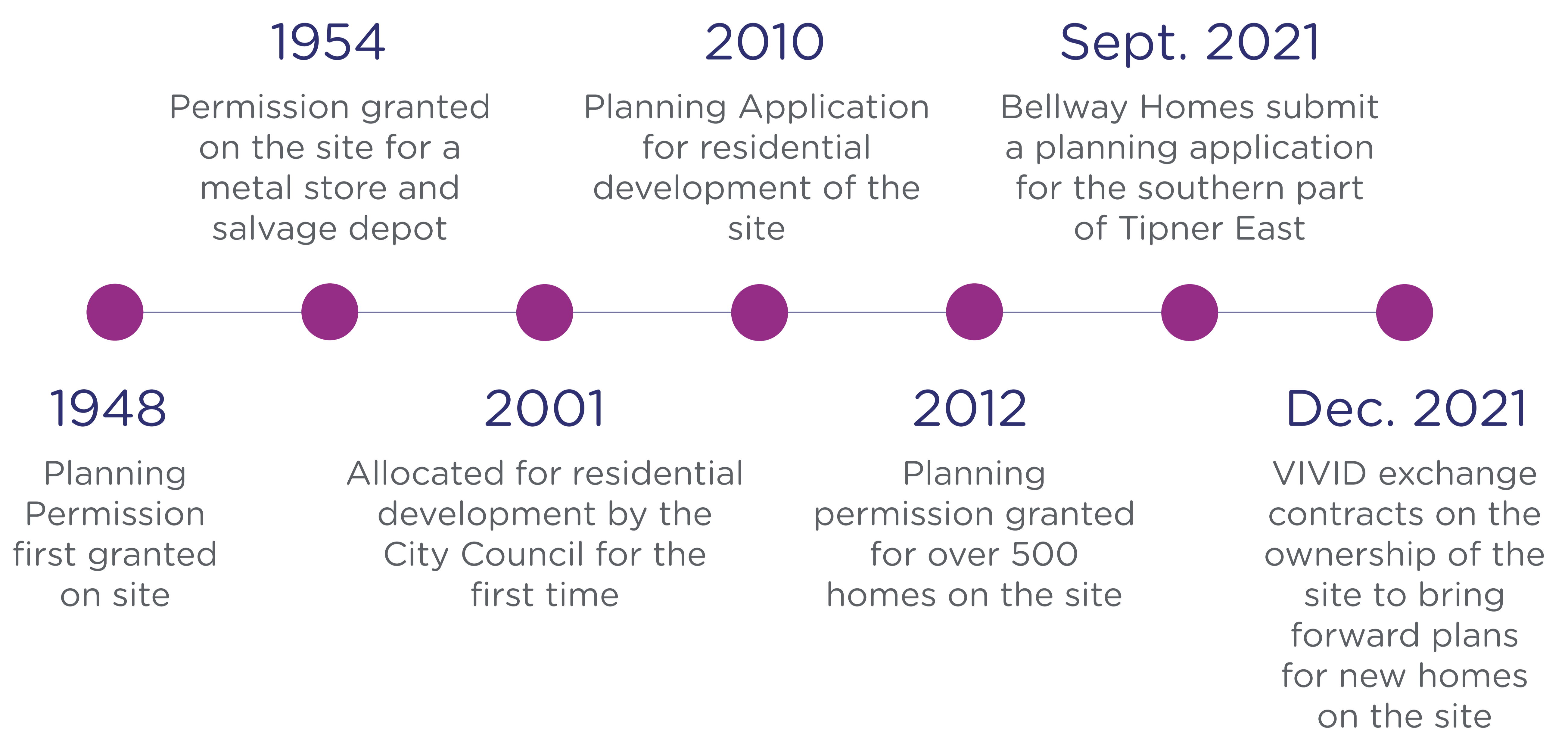


The site when it was used as a scrapyard

The Tipner East site, which sits in a prominent location overlooking Tipner Lake as you enter the city on the M275, is currently unattractive and derelict.

The site has been allocated for development in the Portsmouth local plan for nearly 20 years and has already received consent for residential development. VIVID wants to improve the plans that have been granted.

The site has received multiple Planning Permissions over nearly 75 years and was first allocated for housing over 20 years ago.



CALL US: 0800 689 5209



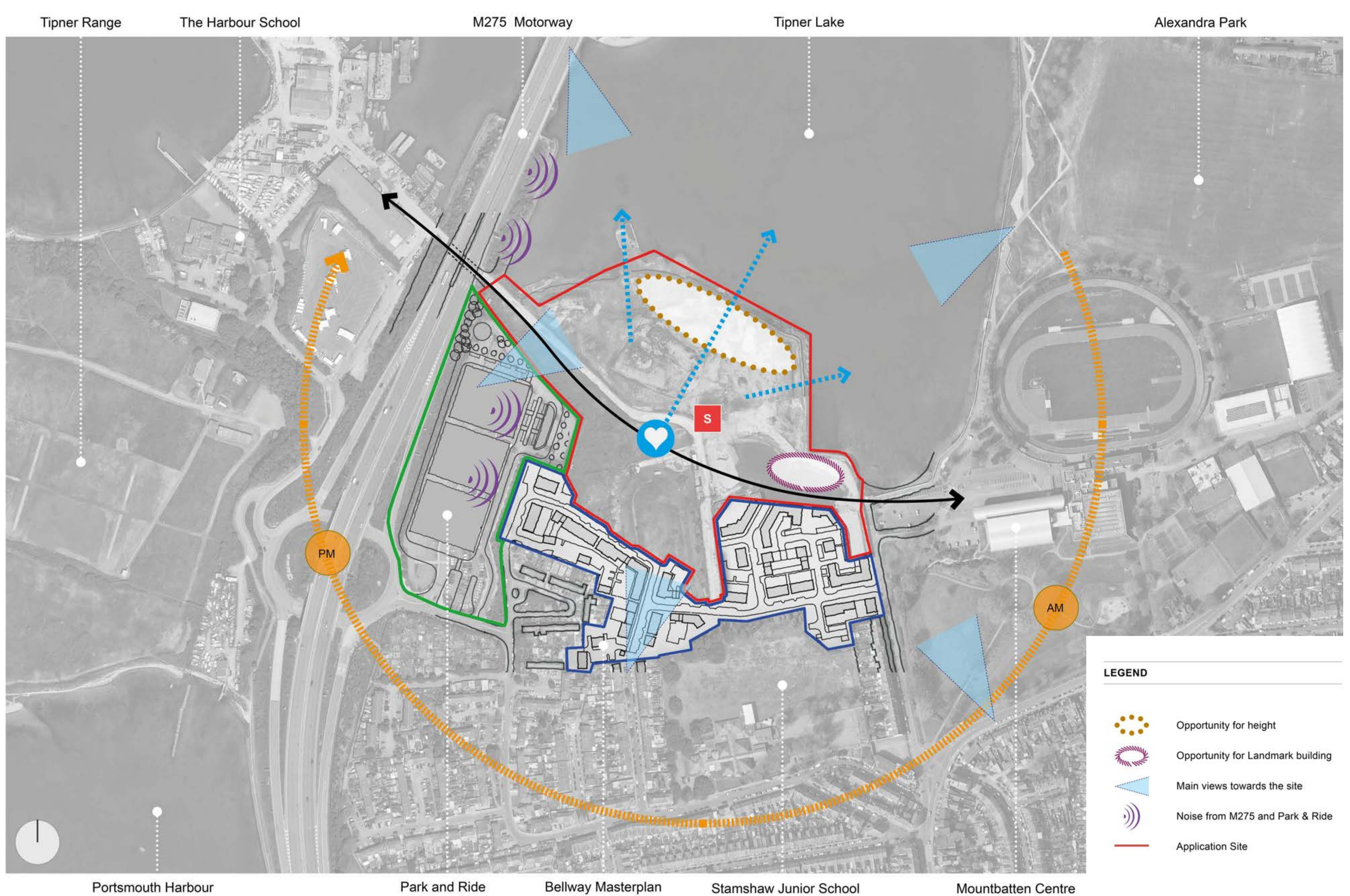
EMAIL US: [info@tipnereast.co.uk](mailto:info@tipnereast.co.uk)



VISIT OUR WEBSITE: [www.tipnereast.co.uk](http://www.tipnereast.co.uk)



# About the site



The Tipner East development site is located to the north of Portsea Island, in a key location to the east of the M275, and forms one of the two main gateways on approach to Portsmouth.

The site, together with Tipner West, forms part of Portsmouth's long-term regeneration plan to transform the area into a vibrant new waterfront community.

The site benefits from good links to the M275, M27 and A3. Immediately to the west of the site is the Portsmouth Park & Ride. Portsmouth City Council recently granted in principle consent to transform this site into a multi-storey Transport Interchange.

Land immediately to the south of the site is currently being developed by Bellway Homes for 200+ dwellings.

We have engaged with Bellway as part of the wider design process, to establish natural connections between the two sites with clear linkages, opportunities of views and considered boundary edges.

The Tipner East site has a range of excellent local amenities, which include the Mountbatten Leisure Centre, coastal path alongside Tipner Lake, and Alexandra Park as an attractive recreational space directly to the east.



CALL US: 0800 689 5209

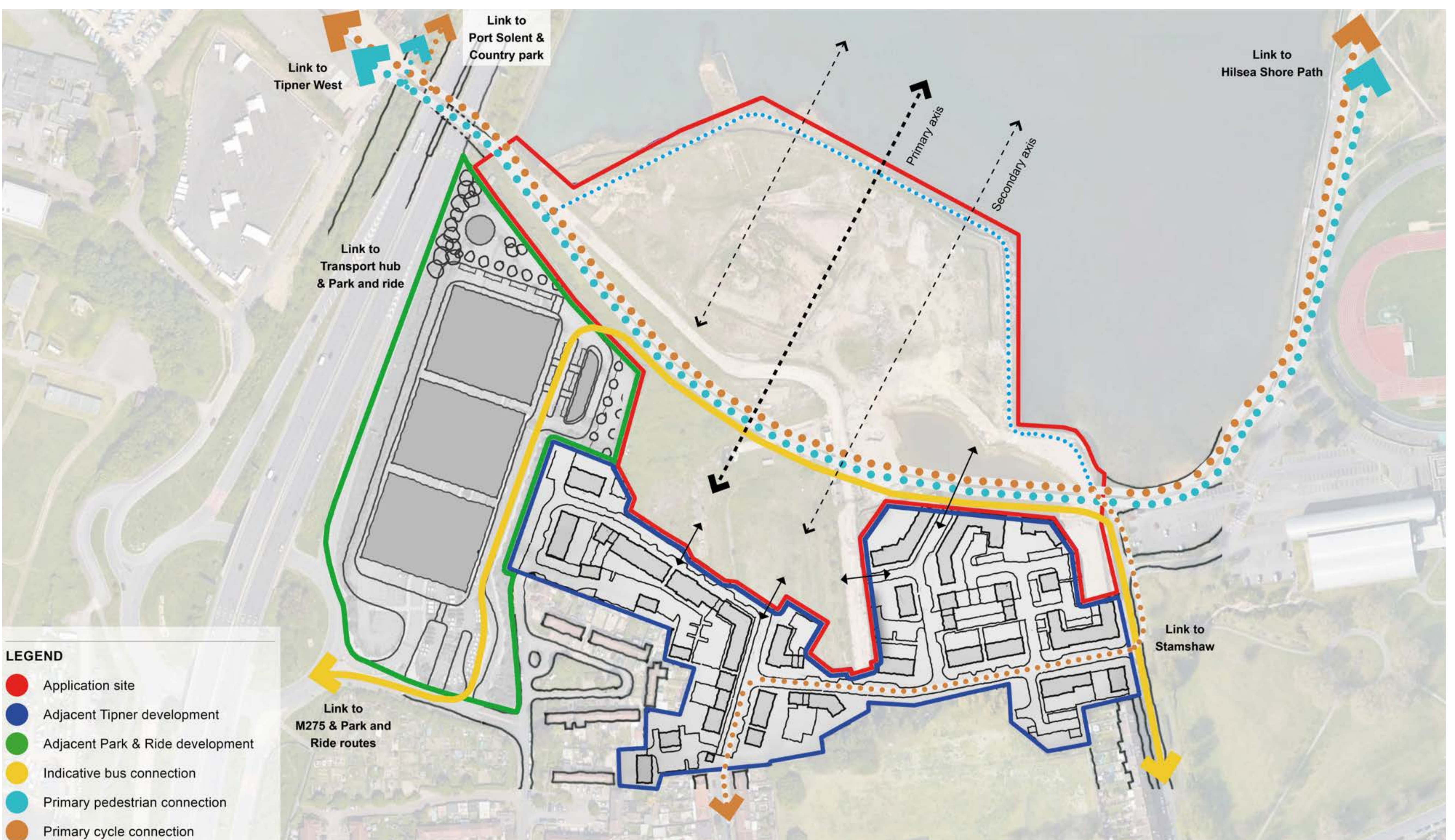


EMAIL US: [info@tipnereast.co.uk](mailto:info@tipnereast.co.uk)



VISIT OUR WEBSITE: [www.tipnereast.co.uk](http://www.tipnereast.co.uk)





Tipner East has long been a strategic site for the city and its development will unlock connections and link communities to the Park & Ride, Tipner West and the proposed Horsey Island country park.

Transport and parking provision will be developed to engage with the Park & Ride services, and build on the developing public transport connections to the city centre.

We're working with the city Park & Ride team, and the developers of the adjacent site to the south, to ensure the proposals are considered holistically.

Using a connecting spine road to each site will create an east/west landscaped corridor, encouraging pedestrian movements between Alexander Park to the east, and under the existing motorway underpass to Tipner West.

Our proposals will include extending the Tipner Lake Sea defence which will be a welcome extension of the established pedestrian and cycle network along the water's edge.



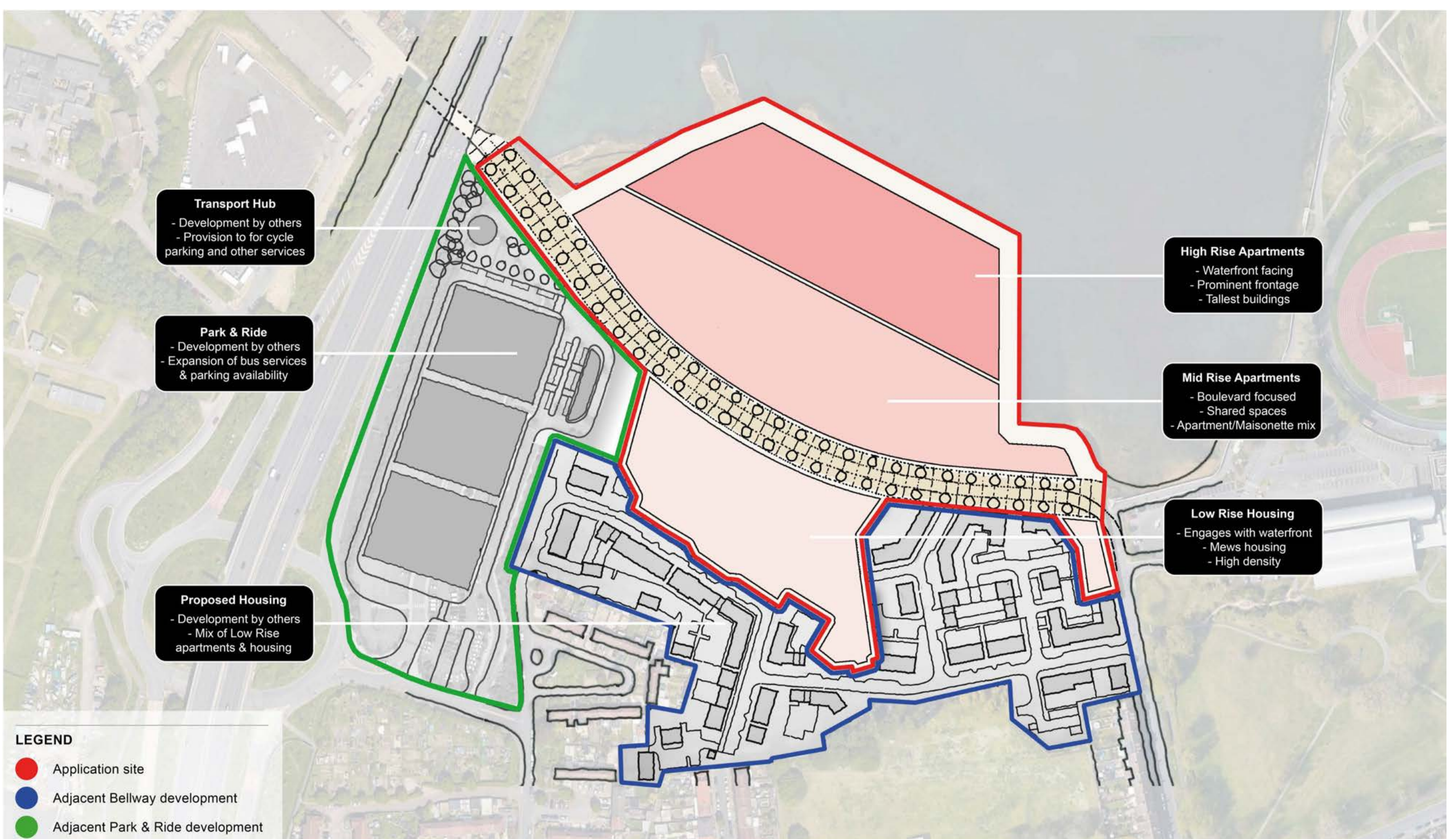
CALL US: 0800 689 5209



EMAIL US: [info@tipnereast.co.uk](mailto:info@tipnereast.co.uk)



VISIT OUR WEBSITE: [www.tipnereast.co.uk](http://www.tipnereast.co.uk)



Our hope is for the site to deliver between 750 and 850 new homes, including those for affordable tenures such as shared ownership and affordable rent.

Sustainability, ecology and landscaping will be at the heart of our design.

A design code will be developed to understand how architectural character areas are defined and placemaking successfully achieved through the different areas of the scheme. A building typology study will be carried out to review density and massing, ensuring the proposals are aligned with the design code principles.

The landscape will seek to form a series of cohesive character areas, creating a backbone for the whole development. A tree-lined spine road is one of the elements linking a large linear park with lawned open spaces for recreation and leisure.

Sizeable open spaces will be complemented by smaller more intimate spaces. The linear park and lawns in turn will connect to the extended Tipner promenade, providing waterside views and a continuation of the successful public waterfront.

Mews spaces to the south combine shared surfaces and gateway landscape, whilst it is anticipated that many of the shared communal spaces to the north will be actively engaged with by the residential community.

Low rise, high density housing to the south will look to create mews style areas, combining shared surfaces and feature landscape. It is anticipated that shared communal spaces to the north will be actively engaged with the residential community.



CALL US: 0800 689 5209



EMAIL US: [info@tipnereast.co.uk](mailto:info@tipnereast.co.uk)



VISIT OUR WEBSITE: [www.tipnereast.co.uk](http://www.tipnereast.co.uk)

# Design of the homes



Whilst the final design of the homes is not yet complete, we're keen to hear your feedback on the appearance, materials and type of homes for the site.

In our view, the site can accommodate between 750 and 850 homes. It's important to us that we're providing homes that meet the needs and aspirations of the local community.

We're aiming to provide a mix of 1, 2- and 3-bedroom homes and apartments.

We haven't finalised our proposed quantity as it will depend on what's most needed in the area and how the design evolves over the coming months.

Above, you can see some of the sorts of buildings and homes we're looking at for inspiration, and your feedback on them would be welcome.



CALL US: 0800 689 5209



EMAIL US: [info@tipnereast.co.uk](mailto:info@tipnereast.co.uk)



VISIT OUR WEBSITE: [www.tipnereast.co.uk](http://www.tipnereast.co.uk)





We're committed to delivering a sustainable neighbourhood whilst keeping in mind cost implications for those living in the homes.

The site is in a highly sustainable location, close to a number of public transport links, and with footpaths/cycleways proposed in and out of the neighbourhood to reduce car use.

Below are some of the steps we're taking to make our homes and neighbourhoods cleaner, greener and more sustainable:

- Taking sustainability into account from the very early design stages and building the homes in an energy efficient way. The design of the homes will be focused on minimising energy demand, achieving EPC B as a minimum with an aspiration of achieving A where possible.

- Using renewable energy sources across the site.
- Including electric vehicle charging points across the site.
- Installing solar panels on site, where appropriate.

The scheme is being designed with the health and wellbeing of future occupants being a key deliverable.

The proposal would create high quality living environments, with clear definition of public and private spaces, promoting active travel through design, whilst also providing tranquil areas.



CALL US: 0800 689 5209



EMAIL US: [info@tipnereast.co.uk](mailto:info@tipnereast.co.uk)



VISIT OUR WEBSITE: [www.tipnereast.co.uk](http://www.tipnereast.co.uk)





Habitats and vegetation with UKHab codes	
<span style="color: blue;">■</span>	Open water (r1)
<span style="color: grey;">■</span>	Roadway, hardstanding and buildings (u1b/u1e)
<span style="color: brown;">■</span>	Unvegetated substrates (u1c)
<span style="color: red;">■</span>	Intertidal habitat (t2)
<span style="color: green;">■</span>	Brackish marsh (f2f)
<span style="color: purple;">■</span>	Reedbed (f2e)
<span style="color: yellow;">■</span>	Colonising grassland and herbaceous vegetation (u1a)
<span style="color: orange;">■</span>	Established dry grassland (g3c)
<span style="color: lightgreen;">■</span>	Species poor and improved grassland (g4)
<span style="color: darkgreen;">■</span>	Dense bramble and woody scrub (h3d)

- 2, 3, 4, 5, 7 - Roadway, hardstanding & buildings
- 8, 9, 10, 11, 12, 13 - Unvegetated substrates
- 14 - Intertidal habitat
- 15, 16 - Brackish marsh
- 17 - Reedbed
- 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30, 31 - Colonising grassland and herbaceous vegetation
- 32, 33 - Established dry grassland
- 34, 35, 36, 37 - Species poor and improved grassland
- 38, 39, 44 - Dense bramble and woody scrub

An ecological habitats plan of the site.

The land at Tipner East is unlikely to provide long-term significant suitable habitats given the previous uses of the site and extensive contamination.

However, it's important to us that we're protecting any ecology on the site so we're undertaking a full ecological survey to identify what is on the site, how we can rehome any species and also improve the ecology of the site.

That's why we've engaged a specialist company, Eco Support, over the past 18 months and collected an array of data from bird counts to "on site" habitat via regular site monitoring.

We're working closely with Natural England and various governing bodies to produce a detailed strategy to support the plans.

In remediating and regenerating the site, we can significantly improve the biodiversity on site, by making the neighbourhood friendly to wildlife.

This includes a range of ecological enhancements, including bee bricks, native species planting and wildlife corridors.



CALL US: 0800 689 5209



EMAIL US: [info@tipnereast.co.uk](mailto:info@tipnereast.co.uk)



VISIT OUR WEBSITE: [www.tipnereast.co.uk](http://www.tipnereast.co.uk)

# Highways, parking and transport



This is a very well-connected site, with highways links to the west and east, as well as being close to the city's Park and Ride.

Whilst the plans are not yet final, we're working with adjacent landowners to include access to the west to the M275 via Tipner Lane, to the east onto Twyford Avenue and south through the proposed Bellway Homes development.

There is also potential to provide an access through to the Park and Ride, so that some of the parking for the site could be located there.

As part of the planning process, highways engineers will survey the road network around the site and assess if the current roads will be capable of taking the additional traffic and if any improvements may be required.

This assessment, along with any additional plans, will be submitted as part of our planning application to the Council and will be independently validated by the council's Highways department.

We're also keen to make this development as sustainable as possible, providing a range of transport options including more eco-friendly transport modes, including cycling, public transport and walking.



CALL US: 0800 689 5209



EMAIL US: [info@tipnereast.co.uk](mailto:info@tipnereast.co.uk)



VISIT OUR WEBSITE: [www.tipnereast.co.uk](http://www.tipnereast.co.uk)



# Benefits to the community



The regeneration of Tipner East will bring significant benefits to the Tipner community and the city.



Between 750 and 850 new homes, including socially rented and shared ownership affordable homes.



Over 1000 jobs will be created both onsite and in the supply chain as a result of the development.



Remediating and regenerating a key gateway site, highly visible as you enter the city, which is currently unattractive and derelict.



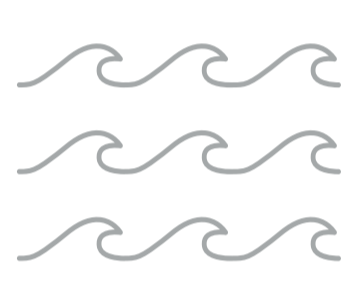
The continuation of the footpath and cycleway around Tipner Lake, through the site and to the south of the city.



Investing around £120 million in Portsmouth, to provide new homes and jobs.



Significant payments in the form of Section 106 and Community Infrastructure Levy (CIL) to help fund local services.



New sea defences to protect both the site and the wider area from flooding.



Planting of trees and other native species across the site to encourage wildlife.



CALL US: 0800 689 5209



EMAIL US: [info@tipnereast.co.uk](mailto:info@tipnereast.co.uk)



VISIT OUR WEBSITE: [www.tipnereast.co.uk](http://www.tipnereast.co.uk)



# Feedback and next steps




Thank you for taking the time to attend our consultation today. We hope you found it useful.

We're now running a period of consultation for two weeks until the 23rd March, so that residents and other stakeholders can have their say on the plans at this stage.


The views of the local community are important to us. We'd appreciate it if you could take the time to let us know what you think. Once we've reviewed the feedback, we'll update our plans before bringing them back to the community for a further round of consultation in the summer.

- March 2022**  
First public consultation and review feedback
- April - May 2022**  
Ongoing consultation with stakeholders whilst updating plans
- June 2022**  
Second public consultation
- July 2022**  
Submit plans to Portsmouth City Council
- Late summer 2022**  
Expected formal consultation by Portsmouth City Council
- Late 2022**  
Determination by Portsmouth City Council

You can let us know what you think in the following ways:




 Complete a feedback form today and leave it with us

 Post a form to us at "Freepost CONSULTATION REPLY"

 Fill in the feedback form on the project website:  
[www.tipnereast.co.uk](http://www.tipnereast.co.uk)

 Email  
[info@tipnereast.co.uk](mailto:info@tipnereast.co.uk)

 Call 0800 689 5209

-  CALL US: 0800 689 5209
-  EMAIL US: [info@tipnereast.co.uk](mailto:info@tipnereast.co.uk)
-  VISIT OUR WEBSITE: [www.tipnereast.co.uk](http://www.tipnereast.co.uk)

