

Supplementary Information

HAVANT BOROUGH COUNCIL
CABINET
18 November 2020

Dear Councillor

I am now able to enclose, for consideration at meeting of the Cabinet, to be held on 18 November 2020 the following supplementary information that was unavailable when the agenda was printed.

Agenda No Item

3 **Disposal of former landfill site known as Brockhampton West** (Pages 1 - 4)

This page is intentionally left blank

**Deputation
on behalf of Havant friends of the Earth and Havant Climate Alliance re.
the disposal of the former Landfill Site known as Brockhampton West**

We recognise that selling this site, with outline planning permission, to a company prepared to take on full liability for future contamination/pollution will be a profitable option for the Council.

Reference is made to the site providing for manufacturing or warehousing, and so providing employment. However there are other industrial sites in the Borough not being used and the large Pfizer site in New Lane is expected to become available soon.

Our preferred option for the site is for it to be developed as a Solar PV Farm which can be used to provide community energy or revenue for the Borough. This would support Havant Energy Strategy 2016 – 2020 “to increase local energy generation”. It would also support the Regeneration Strategy for Havant Borough 2018 – 2036 which refers to a vision for a Solar Farm in the Langstone – Broadmarsh area. Many other Councils are developing Solar Farms, including Portsmouth who are planning Solar PV at Dunsbury Park and on other sites in the City.

There are a growing number of former landfill sites being developed as Solar Farms, e.g. Cambridgeshire County Council: www.mlei.co.uk/projects/large-scale-renewable-energy/stanground-closed-landfill and in Wiltshire by Viridor at Westbury Landfill Solar Array. www.viridor.co.uk/energy/energy-sources/

This site on closed landfill, uses an innovative mounting system for Solar PV which is neither ground penetrating nor causing adversarial stress on the landfill cap.

Solar Farms can have added biodiversity by being planted and managed as wildflower meadows.

We can see that the Solar Farm option was assessed and deemed to have negligible financial return when upfront capital investment and management responsibilities were factored in. However we wonder whether enough has been done to find a company to buy the site, with both landfill and solar experience, which would also take on full liability for risks of contamination and pollution?

Finally, if the Council does go ahead as proposed, with selling this site for manufacturing or warehousing, we urge you to ring-fence the capital to support the regeneration of brownfield sites in the Borough, especially for the delivery of affordable homes, as described in Havant’s Regeneration Strategy.

Pat Brooks

This page is intentionally left blank

Deputation to Cabinet – Disposal of Former Landfill Site known as Brockhampton

Developers all over the world have attempted to build on landfill sites with mixed success. When considering investment and allocation of such a site for development, a thorough investigation including the history of the site and a third-party Environmental Assessment and its future impact must be completed. Past, present and future issues.

Any landfill site will have problems including **gas emissions, subsidence and leachate** with toxic chemicals. Currently, the leachate from the landfill site has not been assessed as it should be and is probably entering the sea if not the water table. Before any development is done soil tests for gas must be done and membranes with methane chimneys may be necessary. As for subsidence, this is difficult to determine because what was buried will decompose at varying rates. For this reason, most building guidelines require foundation posts below the level of the landfill to solid ground. In addition to these measures, constant testing in the future for toxic leachate and gas emissions must be required. The question is, who will ensure these are completed regularly?

The digging required to build anything may uncover a plethora of problems as in the past landfills were not careful with what they buried. It will be the responsibility of the developer to remove any hazardous substances, and this again will require further digging. This too could lead to more problems and probably lead to increased runoff of environmental toxicants into the surrounding water and land.

Another problem with building anywhere in this area is **stormwater runoff**, a massive problem in the Solent already dealt with unsuccessfully. The wastewater treatment company in this area, Southern Water regularly breach their permitted releases and release vast amounts of untreated sewage/stormwater. Hence, any stormwater runoff from this development must be dealt with onsite. Onsite mitigation measures will be difficult since it is a landfill and hence soakaways or ponds could increase the leaching of toxic compounds from the buried hazardous substances into the ecosystem.

As stated earlier landfills have been developed with mixed success and because of all the above issues the most successful ones do not include many buildings but are used for solar panel installations, sports and recreation areas, or other installations with limited construction. Most groups at this time would recommend using the site for solar installation, making money by selling the energy produced.

It is imperative Havant Borough Council and developers consider all these problems before any further development proceeds or another environmental disaster could ensue. There are other commercial and professional buildings currently standing empty or in the process of closing. Hence right now new commercial buildings are not necessary for the local economy sources of alternative energy are crucial.

Ms Beth Hawden

This page is intentionally left blank