

**Deputation on behalf of Havant Climate Alliance and Friends of the Earth
to HBC Planning Committee on 28th April 2022
re the Outline Planning Application 21/00189
for the development of Brockhampton West**

We object to this application.

There are arguments for this site to remain in its present green state. That is not only for recreational purposes. For brent geese and waders, this is recorded as a low use site, but as other sites of functional importance to the SSSIs of Langstone and Chichester Harbours are being lost to development, this might have increased in importance. The birds prefer large open fields for feeding and roosting which this could provide. This view is supported by the Council's Ecologist and the RSPB. It is our opinion that, like ancient woodland, such sites once gone cannot be replaced. The proposed financial contribution to other BGW sites will not adequately compensate.

Some of the Councillors may have heard a presentation from Beth Howden, an environmental scientist. She highlighted the risks contained in landfill sites from toxic material leaching into the surrounding environment, air and watercourses. There are high risks associated with disturbing such landfill with the intrusive development proposed. As well as asbestos and ammonium nitrate, Environmental Health also note mercury, polybrominated diphenyl ethers (PBDE) and nonylphenol being found in the Hermitage Stream and Langstone Harbour with the landfill being the likely source.

We previously said that if there is to be any development of the site, a Solar Farm might be a solution since it involves minimum intrusion into the landfill. The existing grassland can be left in place. There are good examples of this on other landfill sites in the UK.

If however, permission is given for the proposed development it should be strictly subject to conditions.

The Environment Agency has highlighted the importance of an effective remediation strategy. Because of potential risks to the environment and public health from working on this landfill, there are detailed plans for the decontamination and preparation of the site prior to the proposed development and the subsequent use of piling. The requirement for a "watching brief" is noted. One would want re-assurance that this will not just rest with the developer but that a suitably qualified officer will be employed by a public agency e.g. the Council or the Environment Agency, to ensure that all work, both remediation and subsequent construction is carried out with maximum safety.

We agree that prior to the commencement of development a detailed Ecological Mitigation, Compensation and Enhancement Strategy must be submitted and agreed as well as a CEMP.

A number of bat species use the site, as well as birds and other wildlife. Landscaping and biodiversity proposals include removing lower quality trees around the perimeter and replanting, with a long term plan to increase tree cover. But this will cause a loss of CO2 sequestration for a number of years, until young trees reach maturity, as well as damage to wildlife corridors and biodiversity in the interim. Existing trees, shrubs and vegetation around the perimeter should be left in place but enhanced with new planting of native species to improve overall cover.

We agree with the Ecologist that species rich semi-improved grassland on the site should be removed and reused as much as possible within the landscaping proposed. Slow worms must be collected and removed to a suitable habitat. More could be done to embed biodiversity into the planned buildings with bird and bat boxes.

Buildings should be of low carbon design, built to the highest BREEAM standards. Where roofs are south, or even east and west facing, they could support solar pv panels to maximise electricity generation. (Green roofs might be considered on north facing ones).

There should be sufficient EV charge points in the parking areas to provide for all vehicles using the site in future being electric.

We support the enhancement of walking and cycling routes along and to Harts Farm Way.

Patricia Brooks