



Squabb Wood Landfill Site - Restoration Scheme

Welcome to our online public exhibition which is an opportunity to learn more about our plans to restore Squabb Wood Landfill Site. The exhibition provides you with more information about why we are applying for planning permission. Before we submit an application we want to know what you think about the plans. Knowing what matters to you, matters to us, and we want to consider feedback before submitting a planning application.

You can give you feedback through our feedback form, a link to which is available on the consultation website:

March 2024

www.rjk-consulting.co.uk/consultations



Valencia

Introduction

Background

The planning application is being made by Valencia Waste Management Limited, as the operator, and will be determined by Hampshire County Council (HCC).

The proposed development is for the final restoration of Squabb Wood Landfill through the importation of inert fill materials. This would deliver significant long term environmental and community benefits including landscape, ecology, public access, and land management enhancements through the utilisation of inert soils and an extensive scheme of planting.

The site is currently only partially restored and localised drainage and flood issues at the site remain. There has been a prolonged period of inactivity at the site with no operations having taken place since 2017.

The scheme has been designed appropriately to the surrounding landscape and provides a suitable surface water management scheme .

The importation of material is expected to be completed within approximately six years at a rate of importation broadly in line with previous import rates. All existing infrastructure at the site (access roads, offices, etc.) would be utilised for the operations.

Valencia Waste Management have recently purchased the Viridor landfill business. Viridor were the previous operator of the site. A planning permission, submitted by Viridor, was granted in 2020 for the site but it was not implemented and a new planning permission is now required to deliver an acceptable restoration scheme. Valencia are now committed to delivering the restoration of Squabb Wood Landfill.

It is therefore the intension of Valencia Waste Management to vary conditions associated with the extant 2013 planning permission in order that they, as the new operator, can complete the restoration activities on the site that the previous operators ceased in 2017.

The existing restoration scheme would not eradicate the long standing drainage issues at the site and provides very little in the way of habitat retention and provides no habitat enhancement.

Site Description

Squabb Wood Landfill is located approximately 1.5km to the west of Romsey in Hampshire at Ordnance Survey grid ref: SU 33014 21440. The site is adjacent to a wooded area known as Squabb Wood and opposite the grounds of Embley Park School.

The site is located on the north side of the A27 and its location is shown on the image to the right.

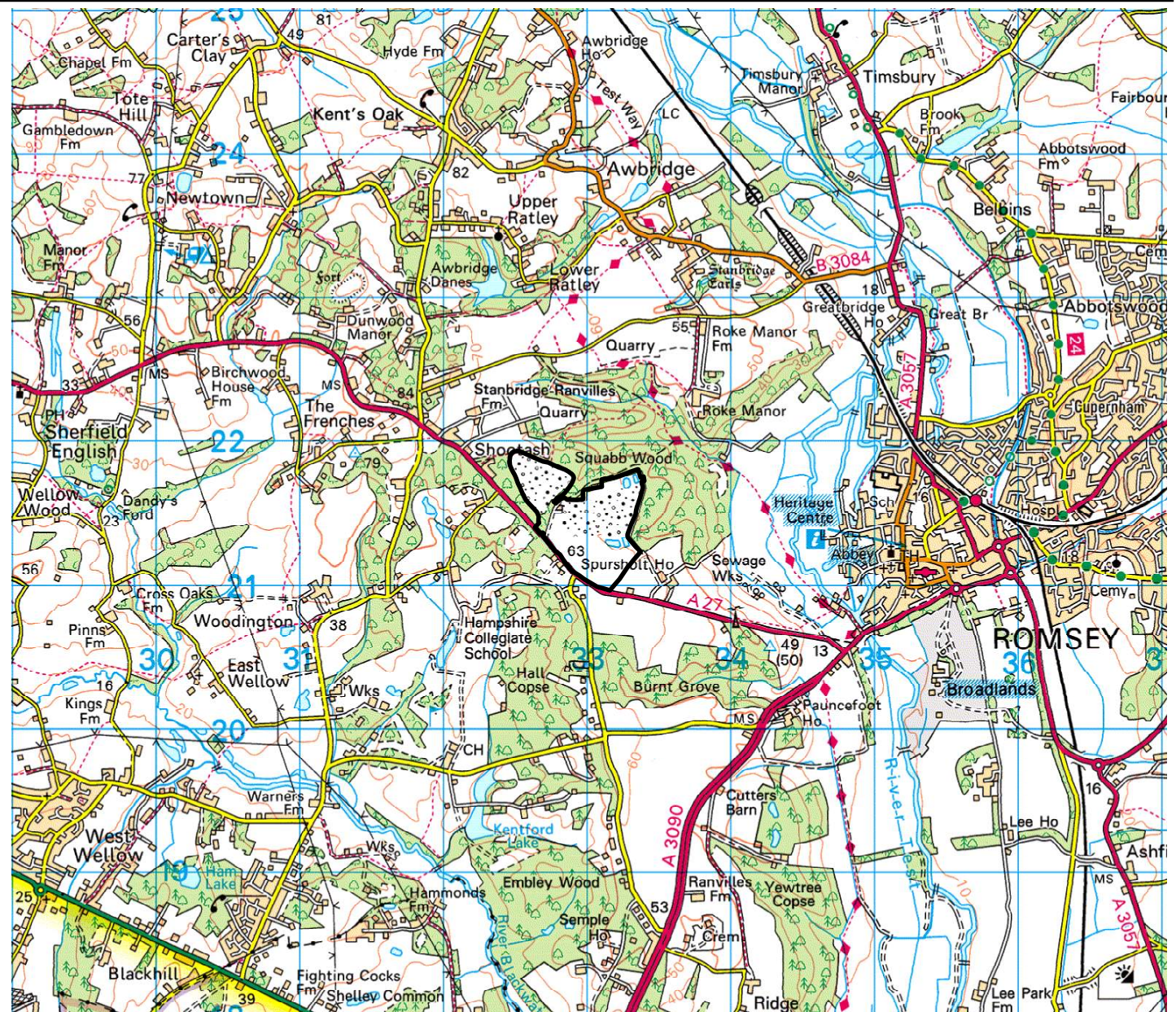
The site covers an area of approximately 48.5 hectares.

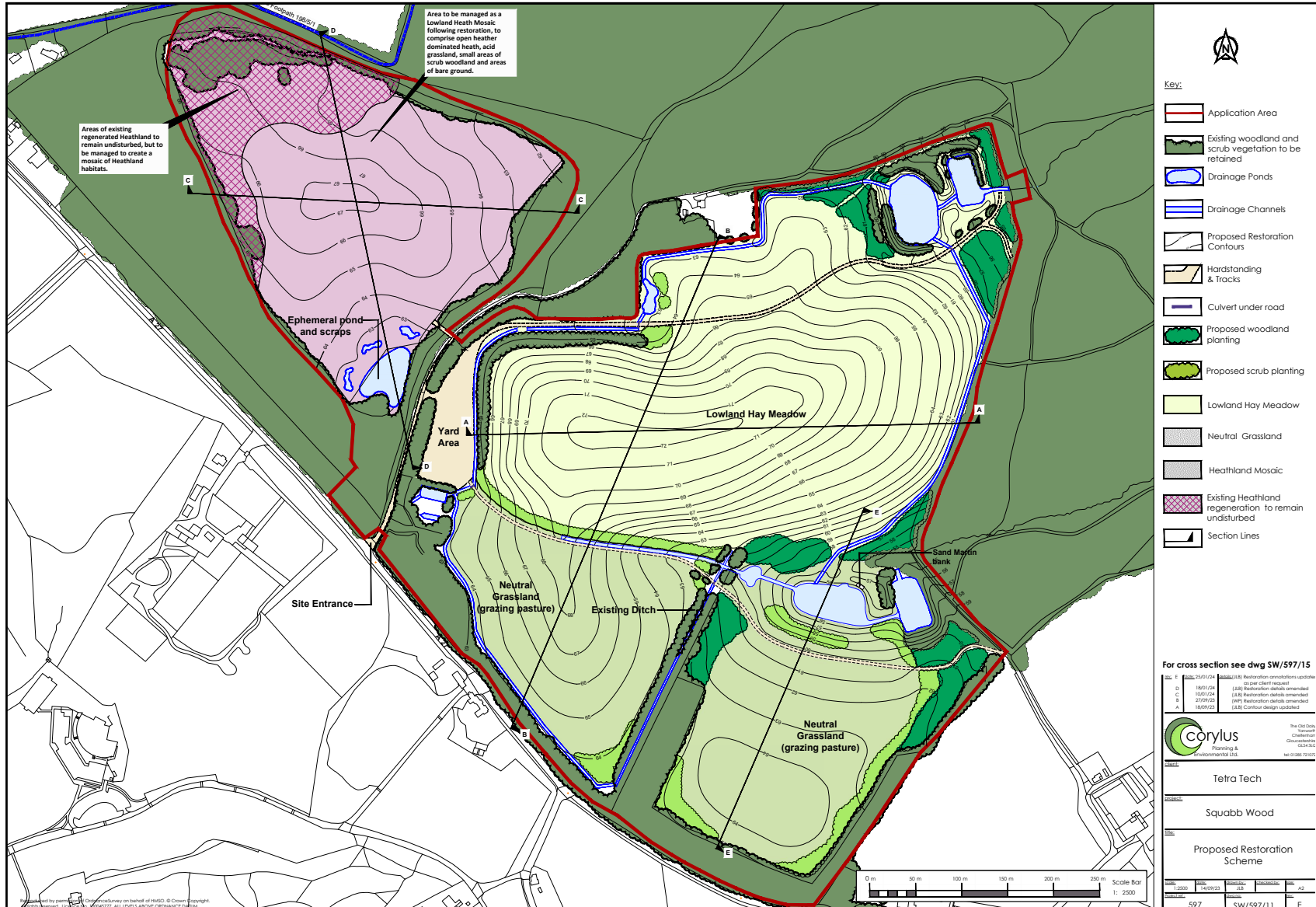
The site is a former minerals working and the restoration is partly complete.

The area surrounding Squabb Wood Landfill site generally comprises well-established woodland, which very well conceals the site.

Roke Manor Quarry, an operational sand and gravel working, is located around 200m north of the north west of the site.

Foxbury Cottage is around 150m north of the site and currently uses the same access road as the site. East of the Embley area is Spursholt House and cottages. Eastgate and Westgate Lodges are either side of the Embley Park School entrance, approximately 170 metres from the application site entrance.





The Application

This proposal is for the final restoration of Squabb Wood Landfill by means of varying conditions of its extant planning permission (13/00208/CMAS).

This proposal has been discussed with HCC and the core principles of the lapsed 2020 planning permission, have been retained with improvements also included. The key features of the 2020 permission include the importation of soils to provide a workable drainage solution and a planting scheme to achieve biodiversity benefits.

This application has been informed by a robust range of ecological surveys and the improvements in this application from 2020 include amendments to the planting scheme and ecological management methods based on these up to date surveys.

The final restoration would be achieved through the importation of around 290,000m³ inert soils over a six-year period from the date the planning permission is granted.

Part of this import is to bring the site levels up to the already approved levels. There would be little change to peak heights previously approved by HCC with the highest increase 2m above approved levels across the site.



Photograph showing unrestored areas of Squabb Wood Landfill Site.

Design Mitigation

The following sections outline the proposed mitigation which has been embedded within the overall design in order to prevent, reduce or offset any significant effects.

The planning application would continue to incorporate measures that would mitigate impacts on the surrounding area.

Transport and Amenity

These mitigation measures comprise the retention of the planning conditions on the current planning permission that relate to highways. The conditions require measures to ensure highways safety and public amenity is protected. These include access and signage arrangements and ensuring vehicles and access roads are maintained appropriately to avoid mud or dust being trafficked on the highway.

The mitigation measures currently used on site have already been approved in the current planning permissions and would continue to be implemented to mitigate noise produced from on-site activities.

In addition the site is also subject to an Environmental Permit, which will further reduce impacts. Environmental Permits are regulated by the Environment Agency.

Ecology and Landscape

The final restoration scheme for Squabb Wood would deliver a mix of habitat types as part of a robust scheme of planting and ecological benefits.

It is considered that the restoration scheme provides a sustainable combination of habitat generation and land that can be put to future productive use through agriculture.

The site benefits from extensive screening around the site in the form of matured well-established vegetation, which would be retained throughout the development at enhanced post-development.

Water Management

In the main part of the site (Squabb Wood and Embley areas) surface water will be managed through a network of ditches and lagoons. Modelling work has been undertaken to calculate the necessary sizes of this infrastructure based on the proposed contours.

Following the restoration this infrastructure will be regularly monitored to make sure it is clear and functioning properly.



V Valencia

Environmental Impact

Transport

The Transport Statement was informed by a road traffic count, which took place in July 2023.

The assessment identified three roads which were assessed for impact; the A27 by the site access, the A27 east towards Romsey, and the A3090 west towards the M27.

Based on current vehicle movements from the July 2023 survey, the development was assessed to have a less than 1% increase in total traffic movements on each of the three roads. The assessment shows there would be a negligible impact on the local transport network.

It should also be noted that this is a temporary development that is considered to take around 6 years to complete.

The site would continue to operate in compliance with conditions 8, 21 and 22 of the extant planning permission in respect ensuring all vehicles that enter the site are sheeted, to mitigate dust and soil deposits onto the highway.



Photograph of the tree lined internal access road in the site

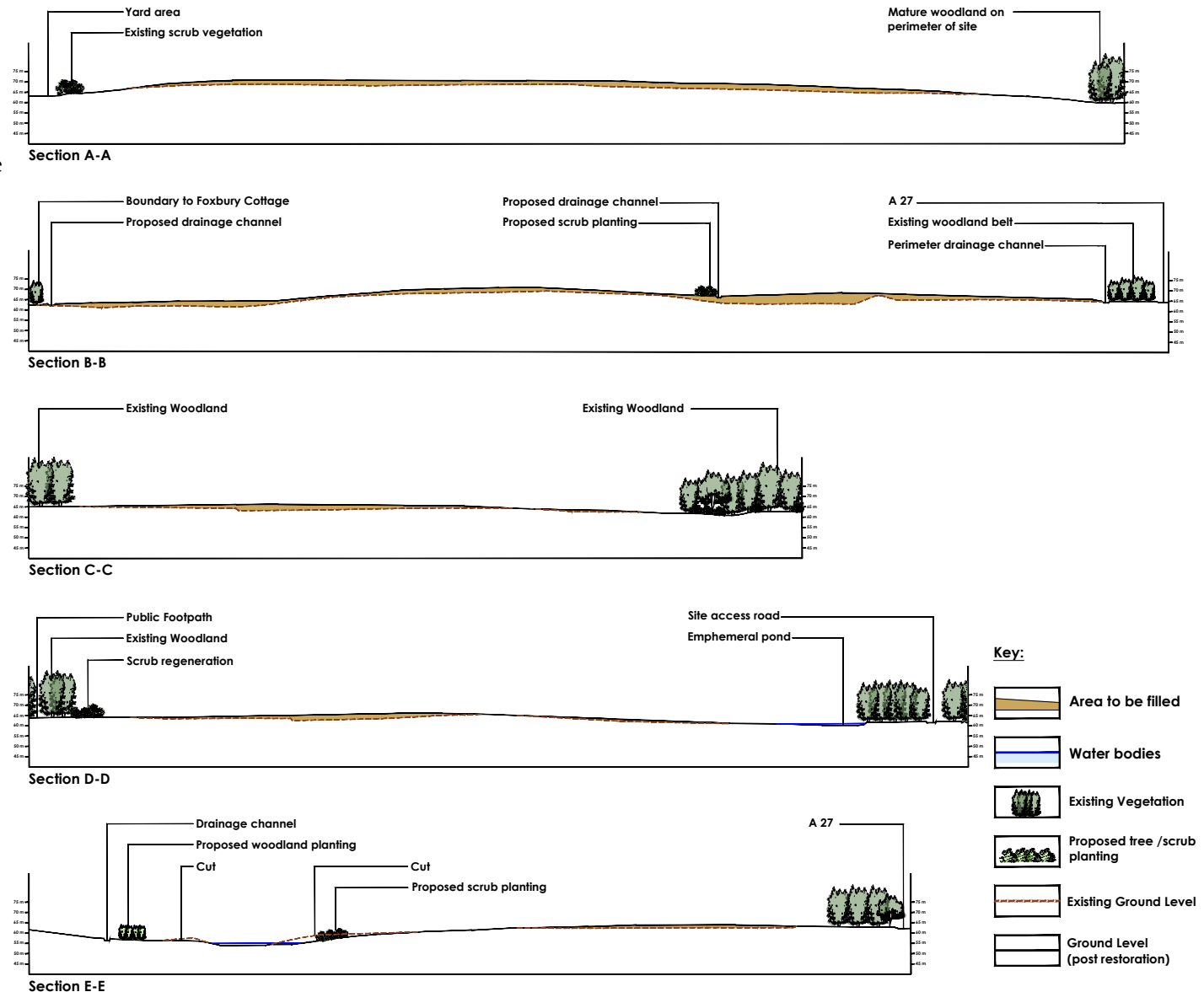
Landscape

A Landscape and Visual Impact Assessment (LVIA) has been completed. The assessment shows there would be no significant negative impacts and the completed restoration would create a major beneficial impact.

The proposals include the re-profiling of the site. The scheme has been designed sympathetically and appropriately to the surrounding landscape and would deliver a land-form that is complimentary of the surroundings. An excerpt from the sections plan is included to the right of this text.

The LVIA states: 'The Site is generally well screened from the surrounding area by relatively dense woodland and other vegetation around the perimeter of the Site and within the wider landscape' and 'This provides for a comparative sense of enclosure with few long-distance views'.

Mitigation within the proposals have been put forward in order to reduce or eliminate potential landscape and visual impacts caused by the development and to provide future enhancement. The main mitigation proposals include the retention and management of all existing vegetation on the perimeter of the Site to maintain and enhance visual screening during restoration of the Site to provide a more naturalistic landform and the provision of a variety of habitats to enhance local biodiversity.



Ecology

Ecology surveys have been completed as well as a suite of species and habitat survey reports. This comprises the following:

- > Bat Survey Report
- > Breeding Bird Survey Report
- > Invertebrate Survey Report
- > Great Crested Newt Report
- > Reptile Survey Report
- > Dormice Survey Report
- > Botanical Survey

No Great Crested Newts were recorded in the tested water bodies and no dormice or reptiles were recorded at the site either.

The Invertebrate Surveys only recorded important species in very low numbers and concluded that the habitats were assessed as being in unfavourable condition for invertebrate.

The bat and bird surveys recorded numerous species. The bat survey report however states that any impacts can be mitigated so there will be no adverse impacts and the bird report states that with mitigation the proposals will be compliant with relevant policy.

The ecological proposals being put forward in this application would be much improved when compared with those in the extant

restoration scheme. Hampshire County Council have confirmed the proposals need to be assessed with the extant proposals as the fall-back option.

The proposals would include more retained areas of important habitats. For example, the botanical report identified areas of heathland, mixed deciduous woodland, wet woodland and lowland beech and yew woodland. This proposal seeks to retain large areas of these habitats.

As well as retention measures, the proposals also include the enhancement of habitats.

There would be several areas and strips of interconnecting habitats throughout the site.

Furthermore, under the extant scheme most of the site would be restored to agriculture, whereas now the proposals for the main Squabb Wood landfill area are restoration to Lowland Hay Meadow.



Photograph showing a pond in the north east of the site is above and an area of wet woodland in the south of Shootash is shown below



Air Quality

Air Quality Assessment was undertaken to determine potential impacts on air quality and changes in traffic movements.

An assessment on road traffic emissions and dust impacts from windblown material was undertaken.

Atmospheric modelling software has been used to model emissions. The assessment identified Foxbury Cottage, which is to the north of the main landfill area, as a key receptor.

The air quality assessment found that there would be no significant impacts at the identified receptors, including Foxbury Cottage.

The Air Quality Assessment sets out the existing planning conditions relating to dust. A Dust Management Plan has been included in the Air Quality Assessment, which includes the mitigation measures specified in the conditions, and also includes further mitigation.

In conclusion, it was considered there will be no significant impacts of dust and road traffic emissions.

Noise

A Noise Assessment has been carried out to assess potential noise impacts from the restoration scheme.

The report considers the potential impact during the scheme's daytime operation primarily from plant and machinery and Heavy Goods Vehicles.

Noise surveys have informed the baseline conditions and modelling software has been used to assess the proposals.

Road traffic noise was found to be the dominant noise source in the area. At all receptors there would be a less than 1 decibel increase which would have a negligible impact.

The modelled results for plant and machinery found that no thresholds included in the relevant legislation and guidance would be breached.

Based on these findings the assessments conclude that no additional mitigation would technically be required. However, the site would continue to operate in accordance with planning conditions relating to noise and an Operational Noise Management Plan has also been proposed, which would further minimise impact.



The site benefits from robust established screening



Water Environment

A Flood Risk Assessment and Drainage Strategy have been prepared to assess the proposals impact on the water environment.

The Flood Risk Assessment looked at all potential flood sources and the drainage strategy proposed measures to appropriately discharge surface water from the site in order to mitigate the flood risk.

The report concluded: *'A drainage strategy has demonstrated that appropriately sized ditches, utilising the existing attenuation ponds (which are to remain in place), will reduce the risk of flooding at the site location' and 'it is expected that the proposed restoration and the mitigation measures applied will result in a betterment to the existing flood risk on site and will not increase the risk of flooding elsewhere.'*

The mitigation measures include the regular maintenance of the proposed ditches, ponds and outfalls to ensure the scheme continues to operate effectively.

Once completed the scheme will have a beneficial impacts on the site.

Ground Conditions

The entire landfill area has been capped and the Environment Agency have previously approved landfill capping reports at the site. Site derived sand was used below and above the plastic membrane cap. Subsoils (lower and upper layers) have been placed over the sand. This is the correct way in which a landfill site should be capped.

Site inspections have revealed there has been some washout in a limited area of the site.

The washed out areas do not create a particularly unusual state of a landfill undergoing restoration. For example, in effect the washed-out area, is now the last part of the site that requires subsoils to be brought in and placed. The planning application and site operations would incorporate measures that would all but rule out any breach of the landfill containment system. No vehicle movements, such as excavators or tippers would take place in the areas where any washout has been identified.

It will be possible to carefully spread inert soils into these areas from adjacent parts of the operational site. Material will not be directly tipped on these areas.

Due to the flood and drainage issues on the site and the fact that the extant permission lacks a formal drainage proposal, it is more likely for the landfill containment system to be breached if this planning permission was not granted.

As well as providing a formal drainage solution, the proposal includes additional quantities of inert soils, which will provide a thicker buffer over the landfill cap.

Feedback

Thank you for taking the time to review our exhibition material and take part in this consultation.

We are committed to consulting and listening to the views of the community and would be very grateful if you would take a moment to complete the feedback form which are available online at:

www.rjk-consulting.co.uk/consultations



Photograph showing a waterbody in the north of the site. All water bodies would be retained, enhanced through further planting, and managed.



V Valencia