

Land at Newgate Lane - Odour
Response in respect of Southern Water correspondence
08.04.2020

**Technical Note – Odour Assessment in respect of land at Newgate Lane (South), Fareham –
P/19/0460/OA**

Introduction

ACCON UK Limited (ACCON) previously carried out an odour assessment for the proposed development site taking into account the presence of the Peel Common Waste Water Treatment Works. The Odour Assessment Report (ref A3298/South/Odour/002, dated 17.04.2019) identified odour contours across the site and concluded that, in line with current odour guidance and precedent elsewhere, the occupiers of properties on the site would not be affected by odour such as to constitute a nuisance or a lack of amenity.

As identified in the odour assessment report the potential constraints arising as a result of odour from the nearby Waste Water Treatment Works (WwTW) were assessed with detailed odour modelling of the WwTW. The WwTW is located to the west of the proposed development site. In addition, the presence of a significant buffer (175m) between the proposed development site boundary and the WwTW boundary, and now over 400m between the closest sensitive residential receptor, which has moved eastward on the illustrative framework masterplan, ensures that there is significant dilution between source and receptor even under adverse meteorological conditions.

A qualitative assessment of odour from the existing wastewater treatment works was previously carried out over two separate visits (covering a variety of meteorological conditions) to determine whether the proximity of the proposed residential development could result in nuisance occurring to occupiers of the proposed properties. That assessment concluded that odour was only considered to be distinctive on the boundary of the WwTW when assessed under 'summer conditions'.

The detailed dispersion modelling previously concluded that at all of the proposed residential receptor locations (high sensitivity receptors), the 98th percentile hourly mean odour concentrations are below the $30\mu\text{E}/\text{m}^3$ benchmark and as such the WwTW is not anticipated to have an adverse impact on the proposed residential development. The dispersion modelling considered multiple years of meteorological data and used worst-case assumptions where possible.

The revised location of the residential properties on the site moving eastwards away from Newgate Lane ensures that there is even less likelihood of odour resulting in an issue for the proposed occupiers of properties on the development.

ACCON response in respect of Southern Water correspondence

Southern Water have in correspondence dated 20/02/2020 stated:

The proposed development is located in close proximity to the Peel Common Wastewater Treatment Works. A precautionary buffer zone distance of 500 metres from the perimeter fence of the WWTW has been used for the purposes of this planning response.

Land at Newgate Lane - Odour
Response in respect of Southern Water correspondence
08.04.2020

Due to the potential odour nuisance from a Waste Water Treatment Works, no habitable development should be located within the 1.5 OdU odour contour of the WWTW. An Odour survey will need to be carried out to a specification agreed with Southern Water to identify and agree the 1.5 OdU contour [Note. Odour units are usually denoted ouE/m³e].

It is recognised by ACCON that Southern Water have adopted a precautionary approach to odour assessment on the site in that they have identified that residential property should not be located within the 1.5 OdU contour.

Southern Water do not appear to have read the ACCON Odour Assessment, and in particular have not taken into account the consultation with the Environmental Health Department of FBC, with respect to odour, which on 14th March 2018 stated:

"The developer must demonstrate the suitability of the site by way of assessment.

Odour

The developer should provide a predictive assessment that demonstrates that the development will not be adversely affected by odour from Peel Common Sewage Works.

I strongly advise that the standard to achieve is that contained within the Guidance produced in 2012 by the Chartered Institution of Water and Environmental management (CIWEM) for application to waste water treatment site:

"C98, 1-hour <3ouE/m³" complaints are unlikely to occur and exposure below this level are unlikely to constitute significant pollution or significant detriment to amenity unless the locality is highly sensitive or the odour highly unpleasant in nature."

In a consultation response dated 14th December 2018 to the Head of Planning from Craig Perkins, a Senior Environmental Health Officer with FBC, the requirement not to exceed 3ouE/m³ was reiterated and he went on to state in respect of the Odour Assessment Report *"On this basis I am unable to object to the development on the grounds of odour"*.

Conclusion

It remains the case that having responded to the Council's concerns with respect to odour and having carried out a detailed assessment of odour to support the planning application, Southern Water's correspondence should be given no weight at all.

Graham A Parry

Managing Director