

Memo Report – Land to the East of Longwater Road, Finchampstead

Catesby Strategic Land Ltd and Stonebond Properties
(Guildford) Ltd

Date: 09/02/2024
Project Reference 4123

6-7 Lovers Walk
Brighton, East Sussex
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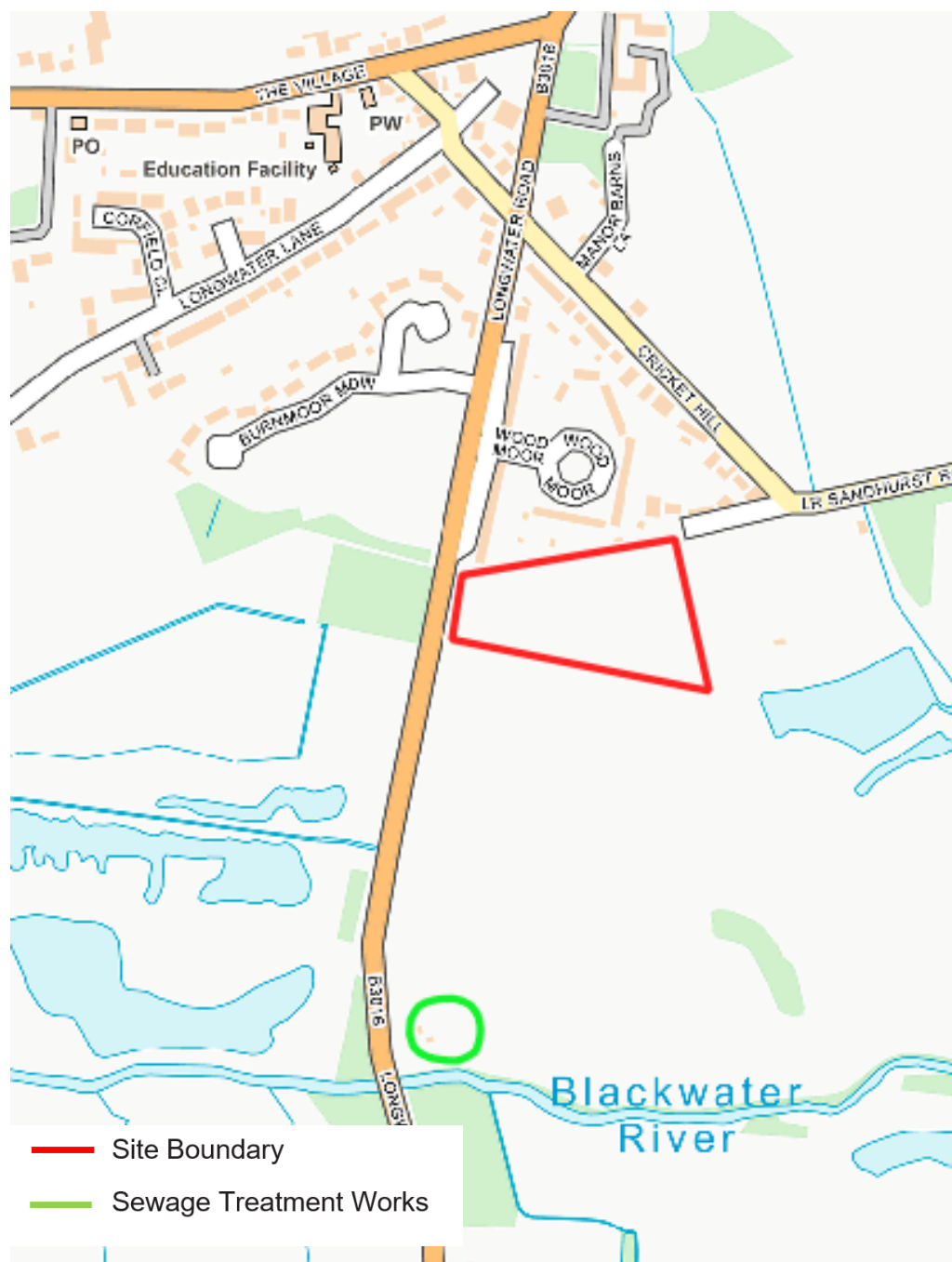
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Odour Assessment Technical Note

Introduction

- 1.1 This Odour Assessment Technical Note has been prepared to accompany the full planning application for the proposed development. The development will see the erection of 40 no. residential dwellings, together with associated parking, landscaping and open space.
- 1.2 This note is to accompany the 2017 Odour Impact Assessment undertaken by RPS for Catesby Strategic Land Ltd and Stonebond Properties (Guildford) Ltd. The 2017 Odour Assessment considered the suitability of the proposed residential development at Longwater in the context of odour from the small sewage treatment works (STW) operated by Thames Water located approximately 300 m to the south.
- 1.3 The location of the proposed development and the STW are unchanged from the 2017 assessment. Figure 1 below illustrates the locations of the site and STW.

Figure 1 Finchapstead – General Arrangement



Multi-tool Approach

- 1.4 The 2017 odour assessment used the a multi-tool approach as recommended in the Insititure of Air Quality Management (IAQM) Guidance on the Assessment of Odour for Planning (May 2014). Therefore for the 2017 assessment, a combination of predictive assessment tools (qualitative risk-based assessment and semi-quantitative screening calculations) and observational assessment tools (sniff testing and hydrogen sulphide (H₂S) monitoring, together with complaints analysis) was used to evaluate the suitability of the site. This choice of assessment tools was considered to be proportionate to the small size of the STW and its distance from the Application Site.
- 1.5 The report concluded “Taking into account all the findings of the multi-tool assessment, the overall odour impact at the proposed development site is not likely to be subject to significant odour effects that would constrain its suitability for residential use”.
- 1.6 The IAQM odour guidance used in the 2017 assessment was updated in 2018 however, the changes were minimal and the approach and methodology undertaken are still applicable.
- 1.7 There are no known changes to operations at the STW and therefore the source of the odour is unchanged. The distance between the STW and the application site is also unchanged.

Odour Complaints Analysis

- 1.8 The Environmental Protection Officer at Wokingham Borough Council was contacted in regards to odour complaints, however, the local authority confirmed that they had not received any complaints.
- 1.9 The Environment Agency was also contacted for odour complaints. Likewise, they had not received any.
- 1.10 The lack of complaints, as was the case in the 2017 report, indicates that odour emissions are not causing significant adverse effects at existing residential locations. Proposed receptors will be less than 150m closer to the potential source than current residential locations.

Conclusion

- 1.11 As there are no major changes to relevant guidance, no known changes to the STW and the distance between the STW and the application site are unchanged, the conclusions drawn from the combination of predictive assessment tools (qualitative risk-based assessment and semi-quantitative screening calculations) and observational assessment tools (sniff testing and

hydrogen sulphide (H₂S) monitoring) used to evaluate the suitability of the site in the 2017 report remain applicable.

- 1.12 The overall odour impact at the proposed development site is not likely to be subject to significant odour effects that would constrain its suitability for residential use.