

From: Moss, Mark [REDACTED]
Sent: 28 February 2025 17:27
To: Weaver, Steve [REDACTED]
Cc: Wells, Lesley [REDACTED]
Subject: RE: APP/22/00669 - Land at Kingscroft Farm - odour assessment

Good day Steve

From the point of view of this office, odour was not raised as a concern when consulting on this application, as there was no substantial evidence at the time indicating that this could be an issue.

I am aware that there have been issues in the past related to odour from Budd's farm, but nothing of late that would suggest it could suddenly become a major problem going forward. I believe Southern Water have carried out substantial works in the past to counter the odour issue, and as indicated in the submitted odour assessment, the number of odour complaints received by the Council and Southern Water, has been 3 in a five year period.

If there was a significant ongoing issue at present, I would think we would be hearing a lot more complaints from borough residents, and employees of local businesses especially those who are near to Budd's Farm.

I've also considered that a new housing development was constructed south of Ranelagh Road in recent years and is in close proximity to the proposed development site. If there had been on ongoing odour issues related to this treatment plant and affecting this area, we would certainly have been made aware of it.

From a practical point of view, I would advise that if there were currently an ongoing continuous odour issue emanating from this sewage treatment plant, that we were aware of, we would certainly have taken this into consideration at the point of consultation on this application and would have been querying the feasibility of this development proposal, from an odour aspect.

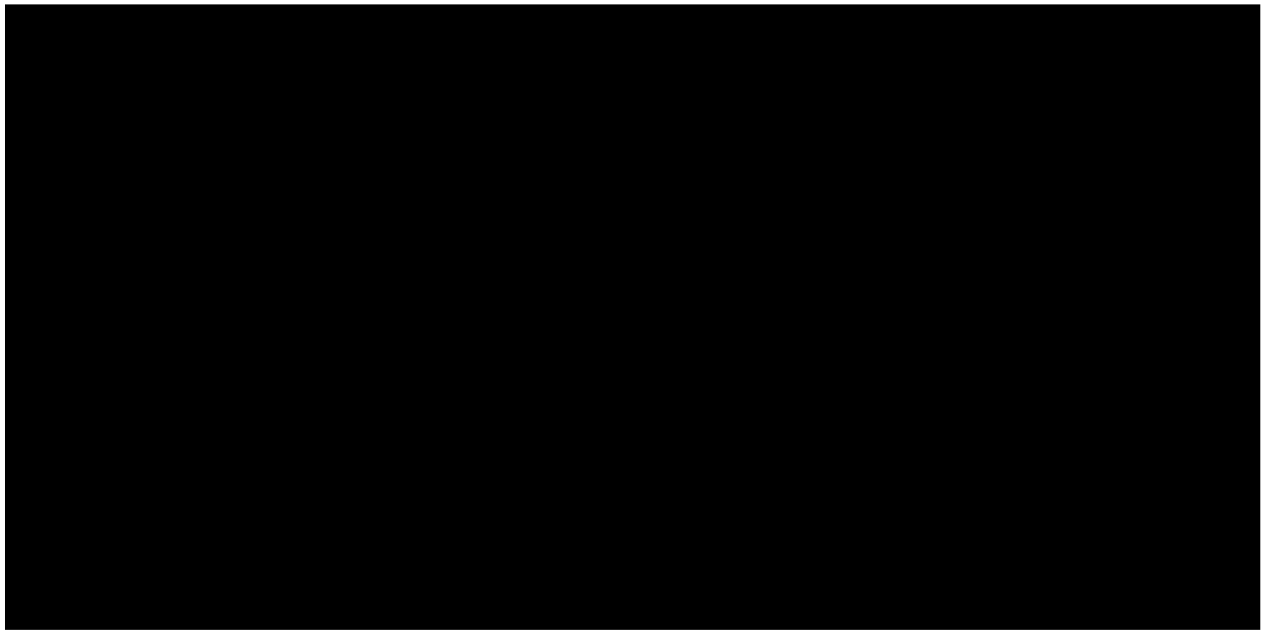
Kind regards

Mark Moss

Regulatory Officer

Environmental Health Pollution team

Havant Borough Council



From: Weaver, Steve [REDACTED]
Sent: 27 February 2025 11:59
To: Moss, Mark [REDACTED]
Subject: APP/22/00669 - Land at Kingscroft Farm - odour assessment
Importance: High

Hi Mark

Thanks for the opportunity to talk about this case this morning. The application is fast approaching a Committee date (slated for the 13th March) but one of the outstanding issues has related to Southern Water's request for an odour assessment to be undertaken given the site's proximity to the Budds Farm WWTW.

This is notwithstanding your own consultation responses to the application where you raised a number of issues relevant to the noise environment of the site, but not any odour-related issues.

The applicant's agents submitted an Odour Assessment at the end of last year, which concluded:

The conceptual model and odour modelling exercise predict the likely magnitude of odour effect at the Proposed Development to be either 'slight' or 'negligible' (respectively). In reference to the IAQM Odour Guidance, a 'slight' or 'negligible' likely magnitude of odour effect corresponds to an overall 'not significant' odour effect.

Furthermore, it should be noted that the dispersion modelling exercise predicts that odour concentrations at Proposed Development would be lower than that predicted at existing residential receptors in proximity to the Budds Farm Havant WwTW. In consideration that only a very low level of odour complaints (three) have been received regarding the operations at the Budds Farm Havant WwTW over the last five years, this therefore indicates that odour complaints are unlikely to occur at the Proposed Development.

As such, it is considered that odour does not represent a material constraint to the proposed residential development on Land at Kingscroft Farm.

Our report to Committee currently reflects that position and the absence of objection on odour grounds from the Environmental Health team.

However, I have this morning received a consultation response from Southern Water to the odour assessment which advises:

Southern Water has reviewed the report submitted by SLR, and we object to the proposed development on the grounds that odour impact risk from Budds Farm Havant WwTW has not been adequately represented in the submitted study. The assessment lacks sufficient source detail and robust site-specific data to accurately evaluate the potential odour impact on future residents of the Kingscroft Farm development.

This seems to point to an uncertainty over the potential impact of odour on future residents, rather than a demonstrated problem.

As discussed I would be grateful if you could quickly review the Odour Assessment and the Southern Water response, and reflect on whether the Environmental Health position is likely to alter as a result of Southern Water's concerns. You will see that the applicants are well aware of the comparative lack of complaint about the Budds Farm site from other local residents in recent years, and so in my view it will be difficult to substantiate a refusal of the planning permission in the absence of a demonstrated problem.

I've attached the Southern Water consultation responses relating to the need for the Odour Assessment, and the Assessment itself for your assistance.

Lesley and I have to conclude our report by first thing on Tuesday morning, so a response as soon as possible would be very much appreciated.

Many thanks

Steve Weaver

Development Manager

Planning Services

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