

Land West of Warnham Station Station Road, Warnham

Air Quality Assessment – Addendum

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For Information

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1. REVIEW OF BROOKHURST WOOD MBT FACILITY ODOUR INFORMATION

- 1.1. The purpose of this Addendum is to provide further consideration of the available information relating to odour complaints and odour management at the Brookhurst Wood MBT Facility, operated by Biffa Waste Services Limited. Biffa Waste Services Limited has been contacted to request details of its odour complaint / response records for the Brookhurst Wood MBT facility and at the time of preparing this addendum a response from the operator is awaited.
- 1.2. As part of our previously submitted Quantum Air Quality Assessment (QA25134/AQA), a review of the complaint information up to September 2025 was made. This was drawn from the Odour Assessment prepared for the proposed residential development at Pondtail Farm, Land at Mercer Road, Horsham (RWDI Ref. 2508904_06 Rev 02, dated 25 March 2026). We also reviewed Environment Agency Compliance Assessment Reports relating specifically to the Biffa facility for 2026.
- 1.3. Section 4.3 and Appendix B of the RWDI Odour Assessment present information obtained from the Environment Agency concerning odour complaints recorded within the vicinity of the Proposed Development. The information covers the period between 2019 and September 2025 and identifies 191 odour complaints within the dataset reviewed. It should be noted that the total 191 complaints related to the area containing the both the 'Biffa' and 'Britaniacrest' Recycling facilities.
- 1.4. Importantly, the information provided by the Environment Agency related to the wider area containing both the Biffa and Britaniacrest recycling facilities. Consequently, the complaint information cannot necessarily be attributed specifically to the Brookhurst Wood MBT Facility. The historical dataset should therefore be regarded as providing information on the general odour complaint environment surrounding the waste management facilities rather than representing a Biffa-specific complaint record.
- 1.5. The record reports that 65.4% were classified as unsubstantiated, 5.8% as not an Environment Agency incident (i.e. not connected to the MBT facility), 26.2% as Category 3 incidents and 2.6% as Category 2 incidents. The records also note that no Category 3 incidents had been recorded since 2021 and no Category 2 incidents since May 2019. Therefore, there have been no substantiated and / or significant odour emissions discovered by the Agency between 2021 to September 2025.
- 1.6. While we await more recent information from Biffa, further information has subsequently been reviewed by Quantum Air in the form of the most recent Environment Agency Compliance Assessment Reports up to the most recently available (July 2026). These records demonstrate

that the Environment Agency has undertaken a number of inspections and reviews in which odour management has specifically been considered.

- 1.7. An Environment Agency inspection undertaken on 24 February 2026 specifically considered the site's Odour Management Plan, permitted activities and process infrastructure. Odour was assessed and no evidence of non-compliance was identified, with no permit breaches recorded during the inspection. The detailed inspection findings record transient waste odour within the site car park and along the site boundary adjacent to Langhurst Wood Road. However, the Environment Agency specifically recorded that *"...no associated complaints had been received by either Biffa or the Environment Agency..."* and that the odour was not detected further away from the facility.
- 1.8. A further inspection undertaken on 16 April 2026 specifically considered, amongst other matters, odour control. Odour was again assessed with no evidence of non-compliance and no permit breaches were recorded.
- 1.9. The most recent information reviewed relates to an Environment Agency inspection undertaken on 2 July 2026, which specifically considered odour management, management of site changes and monitoring. Again, odour was assessed with no evidence of non-compliance and no breaches were recorded. The inspection identified slight waste odour along Langhurst Wood Road immediately adjacent to the facility; however, this was reported to be very localised and was not detected further afield at local receptors.
- 1.10. The Environment Agency records therefore demonstrate that the Brookhurst Wood MBT Facility represents a potential source of waste-related odour and that transient/localised odour has occasionally been detected at or immediately adjacent to the facility. However, the recent regulatory records reviewed do not identify evidence of persistent off-site odour at surrounding receptors or odour-related permit non-compliance.
- 1.11. To supplement the Environment Agency information and directly address the Horsham Environmental Health Officer's request, Biffa Waste Services Limited has been contacted to request details of its own odour complaint records for the Brookhurst Wood facility.
- 1.12. At the time of preparing this Addendum, a response from the operator is awaited. Any information subsequently provided by Biffa will be reviewed to determine whether it identifies any additional material information regarding the frequency, nature or geographical distribution of odour complaints associated specifically with the facility.
- 1.13. The additional Environment Agency information reviewed provides further evidence regarding the recent odour performance of the Brookhurst Wood MBT Facility. While transient waste-related odours have occasionally been detected at or immediately adjacent to the facility, the

recent Environment Agency inspections reviewed have not identified odour-related permit breaches or evidence of persistent odour impacts at more distant receptors.

- 1.14. This information is consistent with the overall conclusion of the previously Quantum Air submitted Air Quality Assessment that occasional transient odours associated with surrounding industrial and waste management activities may occur, but that such occurrences would be expected to be short in duration, infrequent and at a low intensity. The final position regarding the operator's own complaint history can be confirmed following receipt and review of the information requested from Biffa Waste Services Limited.