



SOUTHERN OFFICE

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By Email Only (lg@thehuntergroup.co.uk)

Lee Goosens

Hunter Development Holdings Limited

Nash Manor

Nutbourne Lane

Nutbourne

RH20 2HS

Our ref: PB/14300B/RB

Dear Lee,

Eastlands Lane, Cowfold: Odour Statement

Introduction

Hunter Development Holdings Ltd requested that Phlorum Ltd provide an odour assessment for a proposed development at Eastlands Lane, Cowfold ("the site"), to consider whether odours from the nearby Cowfold Wastewater Treatment Works ("WwTW") might pose a risk to future residential amenity at the site.

The proposed development comprises the construction of 9 no. residential units with associated access. The nearest of these proposed residential units is located 270m to the northeast of the WwTW. The site boundary is presented in Figure 1, below, and residences are proposed to be located in the two parcels of land in the northeast corner of the site.

In 2025, Phlorum drafted an Odour Assessment (Ref: *13868 (Od) v0 Draft*) on behalf of Landacre Developments Ltd, who required an understanding of the feasibility of a different site adjacent to the same WwTW, for future development. With their permission, Phlorum has shared the results of the draft Odour Assessment with Hunter Development Holdings Ltd, who has asked that the Odour Assessment results be discussed in the context of their proposed development.

Odour Assessment

The 2025 Odour Assessment incorporated a thorough and detailed methodology, considered suitably robust for the associated level of risk. In line with Institute of Air Quality Management (IAQM) guidance, the assessment used a number of tools and several sources of information to determine whether odours from the WwTW have the potential to cause significant nuisance to the proposed development.

A summary of the Odour Assessment is provided below. Full assessment details can be found in the associated report (Ref: *13868 (Od) v0 Draft*).

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Analysis of Complaints Data

Since the WwTW was upgraded in 2020, no odour complaints have been lodged against the WwTW to either Southern Water or Horsham District Council. The nearest existing residences to the WwTW are located just 75m to the northeast, which is almost 200m closer to the WwTW than this proposed development.

Sniff Tests

Phlorum undertook 3 no. sniff tests in the summer of 2025. Only one strong and brief odour associated with the WwTW was detected during the three sniff tests, 30m from the boundary of the Treatment Works. Apart from this, all detected odours were barely perceptible and very intermittent. No odours could be detected beyond 75m away from the WwTW in any direction. The maximum surveyed odour scores are presented in Figure 1.

Odour Dispersion Modelling

Olfactometric sampling was undertaken to establish site-specific odour emission rates from the WwTW. These emission rates were modelled in the Defra approved ADMS 6 detailed dispersion model (version 6.0.2.1). The model estimated that strong odours would be present very infrequently beyond the boundaries of the WwTW, which aligns with the observational evidence (i.e. complaints data and sniff test results) noted above. Odour concentration contours are presented in Figure 1.

Figure 1 shows that the 1.5 OU/m³ contour, a significance threshold commonly requested by Southern Water when determining the suitability of nearby sites for residential development, remains at least 160m away from the nearest proposed residence.

Conclusions

Based on all the evidence collected by Phlorum within the 2025 Odour Assessment, it is reasonable to anticipate that future residents of this proposed development would **not** likely be exposed to odours which could significantly affect their amenity.

The proposed development should be considered compliant with the requirements of the National Planning Policy Framework and Local Policy, as proposed receptors would not be expected to be adversely impacted by odours from the WwTW. Odour should not, therefore, be a constraint to the planning process.

Yours sincerely,

Ryan Boakes
BSc (Hons), MSc, MEnvSc, MIAQM
Senior Environmental Consultant

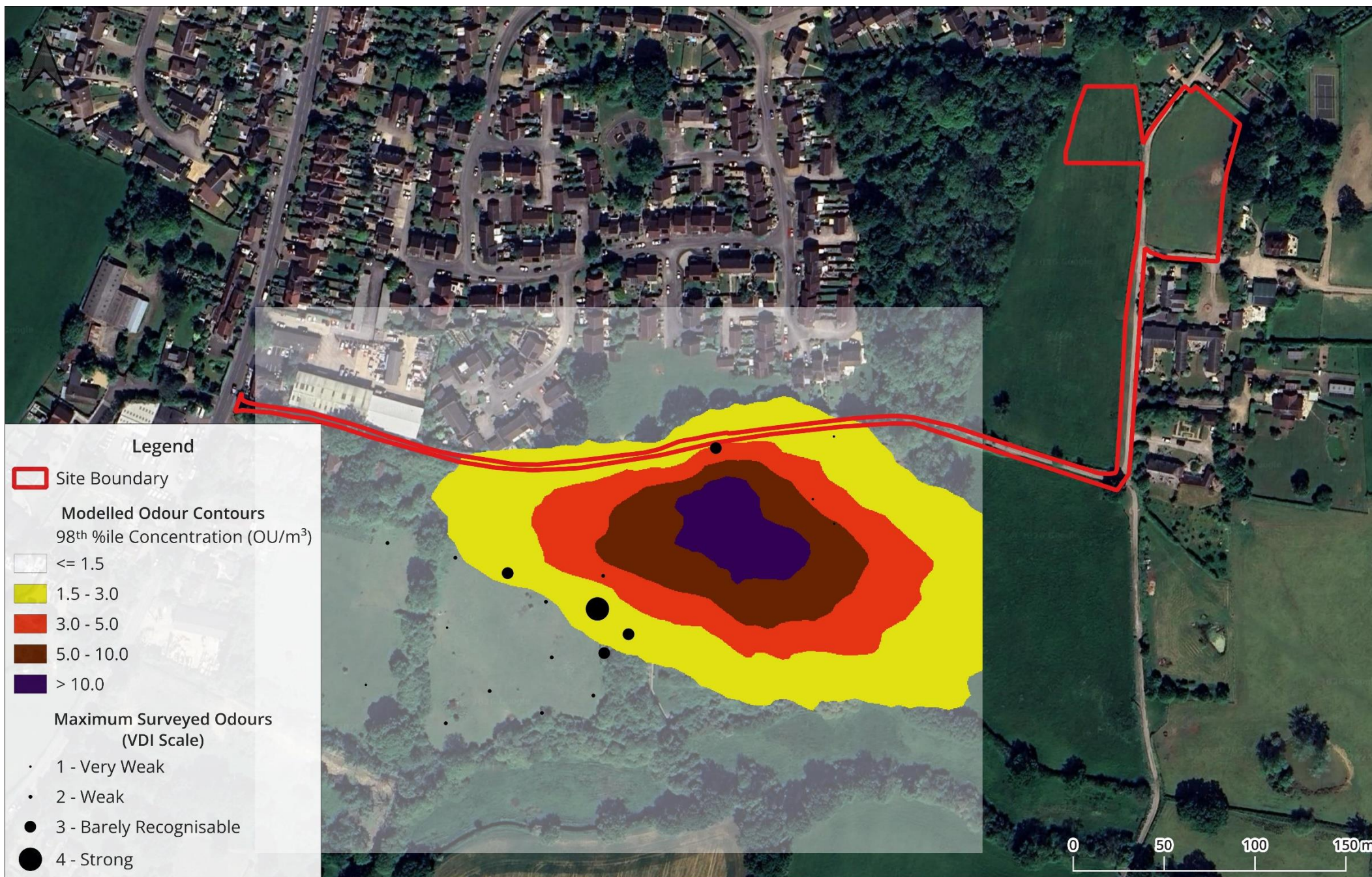


Figure 1: Odour Context

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