

Land South of Mortimer's Lane, Fair Oak, Hampshire, SO50 7HN



Odour Survey and Assessment

784-B059926

1st November 2024

PRESENTED TO

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EXECUTIVE SUMMARY

This report presents the findings of odour surveys undertaken to assess the spatial extent of potential odour impacts from odour emission sources adjacent to the proposed development at land south of Mortimer's Lane, Fair Oak, Hampshire, SO50 7HN.

Three field odour surveys (odour sniffing surveys) have been undertaken between 30th January 2024 and 26th March 2024.

Odour Survey Results and Odour Assessment Conclusions

- Odour emissions from Fair Oak Household Waste Recycling Centre operations can be detected in a limited area at downwind locations adjacent to the Recycling Centre site. It is considered that the potential odour impacts from the operations of Fair Oak Household Waste Recycling Centre on the proposed development site is negligible.
- No landfill odour from the closed Fair Oak landfill site including the leachate management was detected inside and outside of the proposed development site at downwind locations. It is considered that the potential odour impacts from the landfill surface emissions on the proposed development site is negligible.

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ACRONYMS/ABBREVIATIONS

Acronyms/Abbreviations	Definition
IAQM	Institute of Air Quality Management
IEMA	Institute of Environmental Management & Assessment
NPPF	National Planning Policy Framework
ODT	Odour Detection Threshold
OU _E	Odour Unit. An odour unit is a measure of the concentration of a mixture of odorous compounds. It is determined by means of olfactometry. Odour unit values are determined by a standard method given in BSEN13725; 2003 on olfactometry. An odour unit as defined by the CEN standard is 1 OU _E . 1 OU _E /m ³ is the point of detection. Reference: H4 Odour Management, The Environment Agency, March 2011
OU _E /m ³	Odour Unit per cubic meter of gas/air
PPG	Planning Policy Guidance
PPS	Planning Policy Statements
Tetra Tech	Tetra Tech Limited
VDI	Association of German Engineers

1.0 INTRODUCTION

This report presents the findings of odour surveys undertaken to assess the spatial extent of potential odour impacts from the potential odour emission sources adjacent to the proposed development at land south of Mortimer's Lane, Fair Oak, Hampshire, SO50 7HN (the Site).

The proposed development is for a residential development up to 245 new dwellings with access from Mortimer's Lane and associated open space. The application is described as follows:

“Outline application for up to 245 dwellings (Use Class C3), up to 350sqm multi-functional space, mobility infrastructure (Use Class Sui Generis), with associated open space, landscaping, infrastructure, and vehicular access off Mortimers Lane, Fair Oak; All matters reserved except for vehicular access off Mortimers Lane and pedestrian / cycle connections to the site boundary.”

The potential odour sources surrounding the proposed development site have identified to include:

- Fair Oak Household Waste Recycling Centre.
- Active leachate management at Fair Oak landfill site.
- Potential landfill surface emissions at Fair Oak landfill site.

1.1 SITE LOCATION

The central Grid Reference of the proposed development site is approximately 450650,118710. The application site is bounded to the west by a residential house and East Horton Business Park with Knowle Lane beyond, to the south by a closed landfill site, to the east by a golf course with farmland beyond, to the north by a farmhouse and B3037 with farmland beyond.

Reference should be made to **Figure 1-1** for a map of application site location and surrounding areas.

Figure 1-2 shows proposed framework plan.

Figure 1-3 shows potential odour sources surrounding the Site.

Figure 1-1. Site Location and Surrounding Area

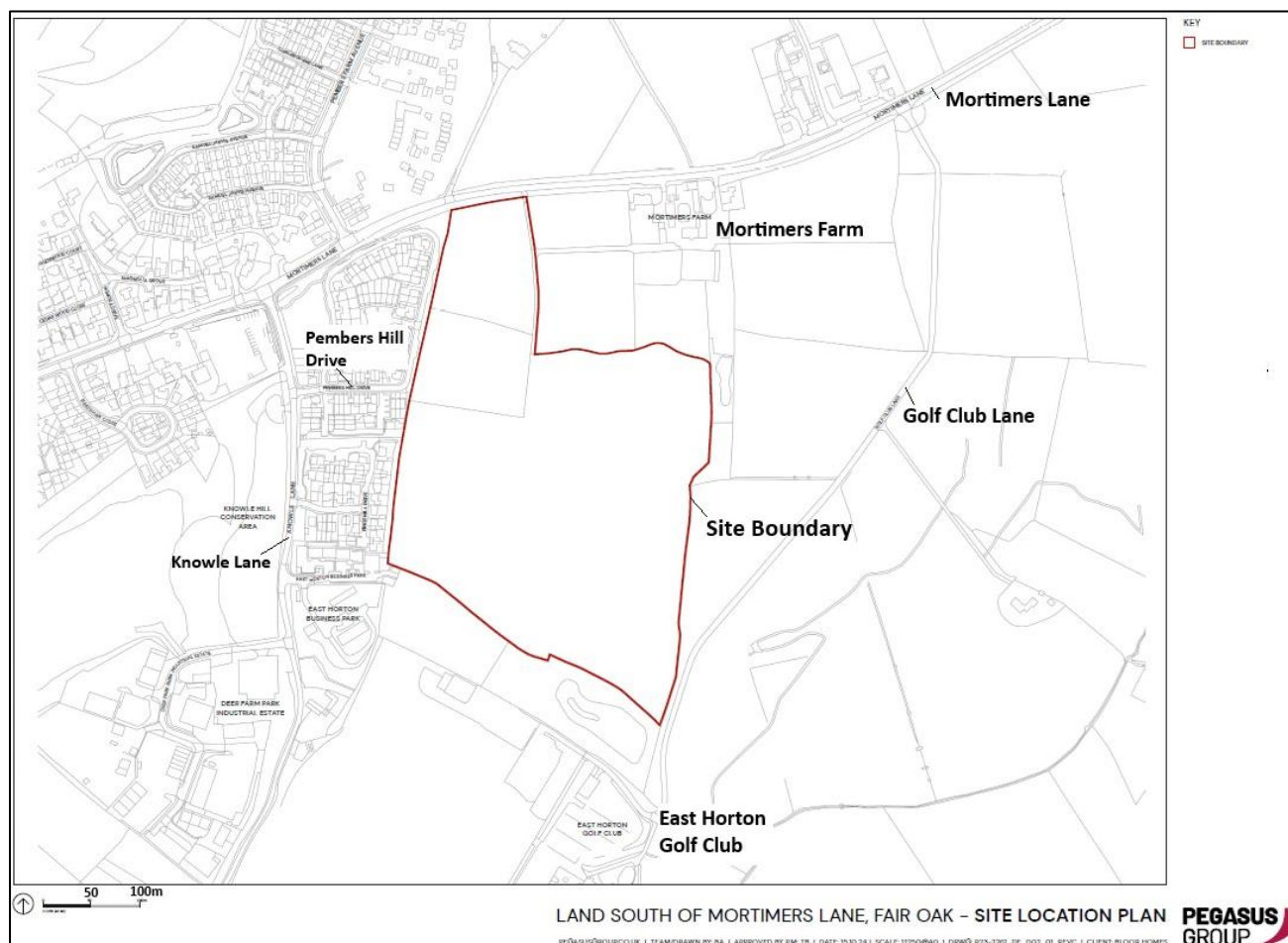
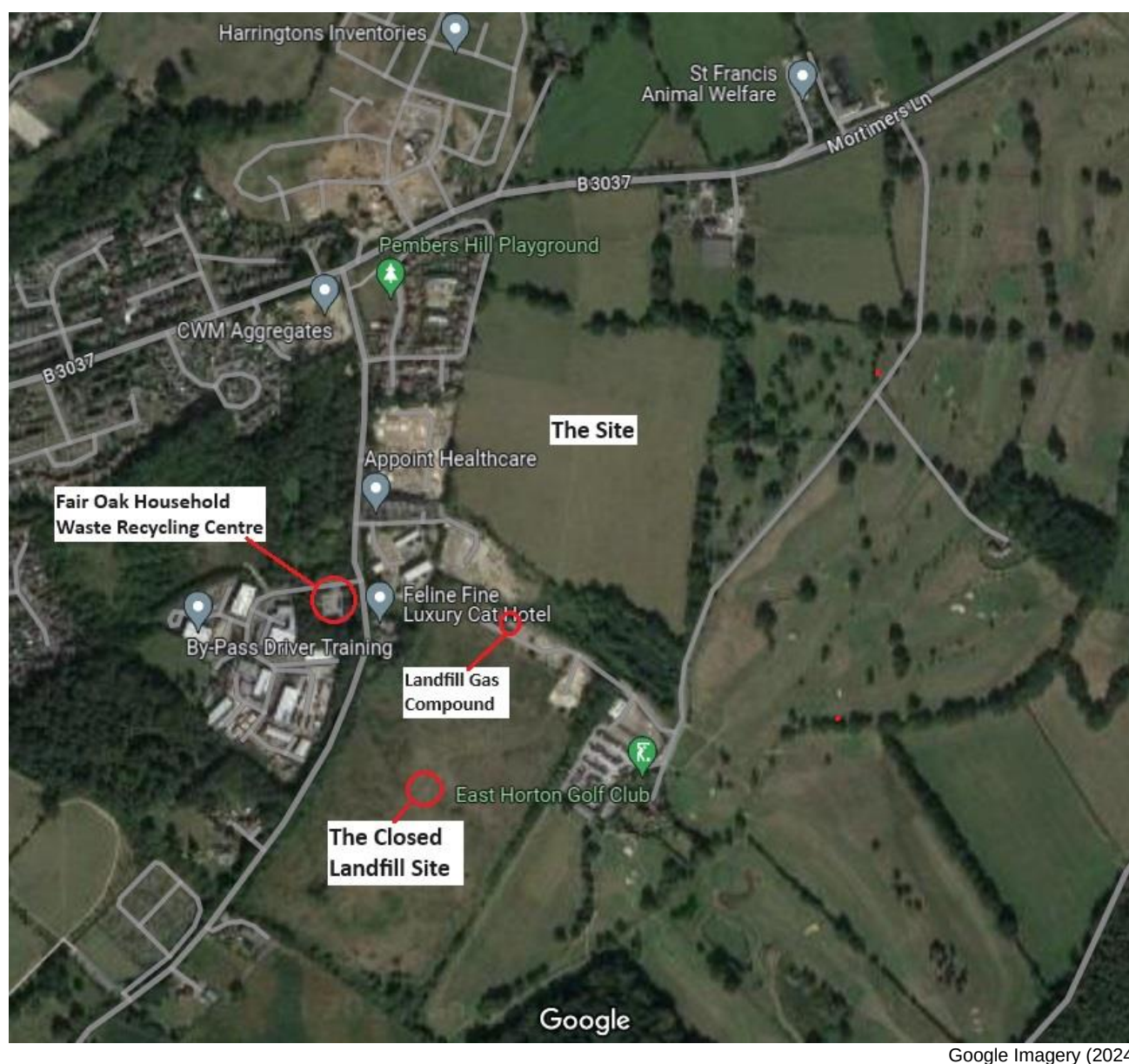


Figure 1-2. Proposed Framework Plan



Figure 1-3. Potential Odour Sources Surrounding the Site



Google Imagery (2024)

1.2 OVERVIEW AND SCOPE OF ODOUR ASSESSMENT

The following assessment stages and scope have been undertaken as part of this assessment:

- Undertaking 3 field odour surveys (odour sniffing surveys) between 30th January 2024 and 26th March 2024; and
- Odour impact assessment using odour survey results.

The results are detailed in the following sections of this report.

2.0 POLICY AND LEGISLATIVE CONTEXT

2.1 PLANNING POLICY

National Policy

The National Planning Policy Framework (NPPF), revised December 2023, principally brings together and summarises the suite of Planning Policy Statements (PPS) and Planning Policy Guidance (PPG) which previously guided planning policy making. The NPPF states that:

Paragraph 180

Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

Paragraph 194

“The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.”

2.2 LOCAL POLICY

Following a review of the Eastleigh Borough Council's Local Plan (2016 – 2036), adopted April 2022, the following policy concerning air quality / odour was identified:

“Policy DM8, Pollution

1. *Development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through:*
 - a. *air pollution (including odours or particulate emissions);*
 - b. *pollution of surface, underground, coastal waters or other watercourses;*
 - c. *noise or vibration;*
 - d. *light intrusion, both generally and with respect to the South Downs National Park's status as an International Dark Night Skies reserve; or*
 - e. *land contamination.*
2. *Development susceptible to particular forms of pollution will not be permitted:*
 - a. *where it will be adversely affected by such pollution, unless measures can be taken that adequately mitigate the polluting effects; or*
 - b. *where it would inhibit existing economic or other activities giving rise to acceptable polluting effects.*
3. *Where a development site is known or suspected to be contaminated, before the site is developed the Borough Council will require the contamination to be remediated to a standard where as a minimum it cannot be defined as 'contaminated land' under Part IIA of the Environmental Protection Act 1990.”*

2.3 ODOUR ASSESSMENT METHODOLOGY

The following key regulations, guidance and guidelines have been used in the assessment:

- Guidance on the assessment of odour for planning, IAQM, July 2018; and,
- H4 Odour Management, How to comply with your environmental permit, March 2011.

2.4 DEFINITION OF IMPACT AND EFFECT

HEMA Guidelines for Environmental Impact Assessment (2004) recommend a clear progression from the characterisation of 'impact' to the assessment of the significance of the 'effect' taking into account the evaluation of the sensitivity and value of the receptors. The guidelines emphasise the need to clearly define at the outset how the two terms will be used and then to apply them in a consistent fashion. In this IAQM guidance, the following definitions are used:

- **Impacts** – these are changes to the environment attributable to the development proposal.
- **Effects** – these are the results of the changes on specific receptors.
- **Receptors** – are the users of the adjacent land, which may vary in their sensitivity to odour.

An increase in odour levels (the impact) would therefore cause a particular effect (e.g. loss of amenity) if the adjacent land use was residential, and perhaps a lesser effect if the adjacent land use was an industrial facility.

2.5 ASSESSMENT METHODOLOGY

A total of three field odour surveys have been planned and completed between 30th January 2024 and 24th March 2024.

The surveys have been undertaken using the Environment Agency's protocol for testing ('sniff testing') as described in Section 5 of the Guidance Note of '*H4 Odour Management, How to comply with your environmental permit*' (March 2011). The protocol is derived from methodologies set out in the Association of German Engineers (VDI) 3883 Part 1, VDI 3883 Part 2 and VDI 3940. The VDI standards are the German equivalent to British Standards. This odour assessment also used the '*Guidance on the assessment of odour for planning*' published by The Institute of Air Quality Management (IAQM) in July 2018.

The protocol provides a 'snapshot' of the presence, strength, character and extent of an odour at the time of the assessment. It is, however, subjective, with individual perception of odour varying. Odour may vary dependent on weather conditions or when there is limited dispersion due to the presence of an atmospheric inversion.

The odour assessment methodology requires the assessor to use their own sense of smell to detect odour. The assessor should move from areas of weaker odour to stronger.

Survey points prepared for the sniffing survey are shown in **Figure 3-4**. All assessors have known olfactory acuity, which means that their sense of smell has been quantified in a laboratory. A description of the odour intensity and its extent was recorded using the following classification system.

The Odour Intensity Scale is presented in **Table 2-1**.

Table 2-1. Odour Intensity Scale/Level

Intensity	Odour Strength	Comments
0	No odour/not perceptible	No odour when compared to the clean site
<i>The Odour Detection Threshold (ODT) of 1 OU_E/m³ is somewhere between 0 and 1</i>		
1	Slight/very weak	There is probably some doubt as to whether the odour is actually present
2	Slight/weak	The odour is present but cannot be described using precise words or terms
3	Distinct	The odour character is barely recognisable
<i>The recognition threshold intensity is generally 3-10 times higher than the ODT (i.e. 3-10 OU_E/m³)</i>		
4	Strong	The odour character is easily recognisable
5	Very strong	The odour is offensive. Exposure to this level would be considered undesirable
6	Extremely strong	The odour is offensive. An instinctive reaction would be to mitigate against further exposure

Odour Extent (assuming odour detectable, if not then 0):

1. Local and non-persistent (only detected during brief periods when wind drops or blows);

2. Non-persistent as above, but detected away from site boundary;
3. Persistent, but fairly localized;
4. Persistent and pervasive up to 50 m from site boundary; and,
5. Persistent and widespread (odour detected >50 m from site boundary).

H4 states, *“the measurement scale for hedonic tones typically ranges from +4 for very pleasant odours (bakeries) to -4 for foul one (rotting flesh, for example. Neutral odours score 0. This score refers to the type of smell, irrespective of its strength (intensity) and can help to decide how offensive an odour may be.”*

The Hedonic Tone Scale is presented in **Table 2-2**.

Table 2-2. Hedonic Tone Scale

Hedonic tone	Scales
Very Pleasant	+4
Pleasant	+3
Moderately Pleasant	+2
Mildly Pleasant	+1
Neutral Odour / No Odour	0
Mildly Unpleasant	-1
Moderately Unpleasant	-2
Unpleasant	-3
Very Unpleasant	-4

Most odours are mixtures of many chemicals that interact to produce what we detect as a smell. A distinction should be made between odour-free air, containing no odorous chemicals; and fresh air, usually perceived as being air that contains no chemicals or contaminants that are unpleasant (i.e. air that smells 'clean'). Fresh air may contain odorous chemicals, but these odours will usually be pleasant in character, such as freshly mown grass or sea spray. Perceptions of an odour - whether it is found to be acceptable, objectionable, or offensive - are partly innate and hard-wired, and partly determined through life experiences and hence can be subjective to the individual.

3.0 ODOUR SURVEY OBSERVATIONS AND RESULTS

3.1 FIELD ODOUR SURVEY OBSERVATIONS AND RESULTS

Three odour sniffing surveys have been conducted between 30th January 2024 and 26th March 2024.

A summary of the completed field based olfactory (sniff) testing surveys is provided in **Table 3-1**.

The monitoring locations within and surrounding the proposed development site for the 1st sniffing survey on 30th January 2024 are marked on the map for the odour survey, as shown **Figure 3-4**.

The monitoring locations within and surrounding the proposed development site for the 2nd and 3rd sniffing survey on 15th February 2024 and on 26th March 2024 are marked on the map for the odour survey, as shown **Figure 3-2** and **Figure 3-3**.

Figure 3-1. Odour Survey Points Plan – 1st sniffing survey on 30th January 2024



Figure 3-2. Odour Survey Points Plan – 2nd and 3rd sniffing surveys on 15th February 2024 and 26th March 2024 (1 of 2)

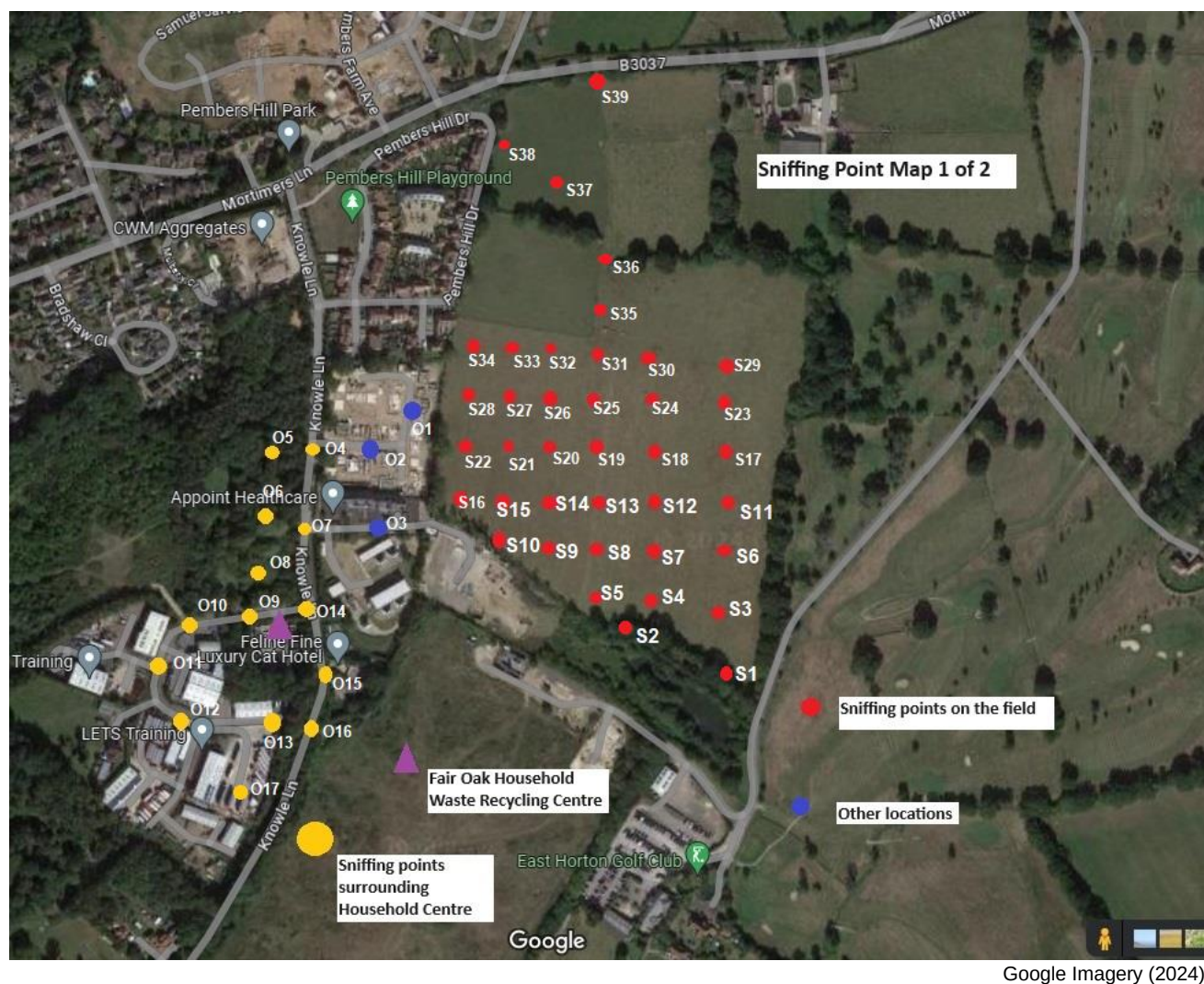


Figure 3-3. Odour Survey Points Plan – 2nd and 3rd sniffing surveys on 15th February 2024 and 26th March 2024 (2 of 2) – Surrounding the Closed Landfill Site



Detailed survey results were used to identify intensity, extent and geographical distribution of perceived odour.

Table 3-1. Field Based Odour Assessment Summary

Date/Time	Temperature	Wind Speed	Wind Direction (Blowing From)	Details
30/01/2024 13:30 – 16:10	9 - 11 °C Cloudy	3.5 – 4.5 m/s	West-northwest	Wind direction at the time of the odour survey was west-north-westerly with a wind speed between 3.5 and 4.5 m/s. It was cloudy. It was drizzling for approximately 3 minutes during the survey. Very weak burning smell was detected at the survey points from the 'start point' to the Point 14. Slight burning smell was detected at the locations from the Point 15 to the Point 25. Distinct burning smell was detected in a small area adjacent the Point 22. No burning smell was detected at the Point 26. It is considered that the burning smell was coming from the existing residential area located to the west of the proposed development site.
15/02/2024 09:00 – 11:00	12 °C Dry	1 – 2 m/s	Southeast	Wind direction at the time of the odour survey was southeasterly with a wind speed between 1 and 2 m/s. It was dry. Very weak effluent stream smell can be detected at the survey Points S1 and S2, which are located to the southeast corner of the proposed development site. Very weak angle grinding fumes smell can be detected at the survey Point S16, which is located to the southwest corner of the proposed development site. Very weak perceptible waste smell can be detected at the survey Point O9, which is located at downwind location of and adjacent to the entrance of the Fair Oak Household Waste Recycling Centre. No smell was detected further downwind location, for example at the survey Point O8. Very weak fuel smell can be detected at the survey Point O17, which is not related to the Fair Oak Household Waste Recycling Centre operations. No odour was detected from the closed landfill site at the survey Points L1 to L5.
26/03/2024 11:00 –12:30	13°C	2.0 m/s	Southeast	Wind direction at the time of the odour survey was southeasterly with a wind speed approximately 2 m/s. It was partly cloudy (Oktas scale 6/10). Weak fuel/exhaust smell can be detected at the survey Point S8 and it is believed the smell was coming from a digger exhaust. Weak perceptible waste/rubbish bin smell can be detected at the survey Point O9, which is located at downwind location of and adjacent to the entrance of the Fair Oak Household Waste Recycling Centre. No smell was detected at the survey Points O10 and O11. No odour was detected from the closed landfill site at the survey Points L1 to L5.

A detailed summary of the on-site assessments using the classification system described in the EA/VDI methodology is provided in Appendix A.

The areas of odour extent from those survey observations are presented in **Figure 3-4, Figure 3-5 and Figure 3-6.**

Figure 3-4. Areas of Odour Extent - Survey Observations – 30/01/2024



Figure 3-5. Areas of Odour Extent - Survey Observations – 15/02/2024



Figure 3-6. Areas of Odour Extent - Survey Observations – 26/03/2024



3.2 SUMMARY OF THE FIELD ODOUR SURVEY OBSERVATIONS

From the three odour sniffing surveys conducted, the completed odour sniffing results can be summarised as below:

- Odour emissions from Fair Oak Household Waste Recycling Centre can be detected on a limited area the downwind locations adjacent to the entrance of the Household Waste Recycling Centre site.
- Considering the closest point of the proposed development being located 170 meters away from Fair Oak Household Waste Recycling Centre, the potential odour impact from the Fair Oak Household Waste Recycling Centre operations is negligible.
- No odour was detected within the proposed development areas from the operations from the leachate management at the closed Fair Oak landfill site; and
- No landfill odour was detected at downwind locations to the closed Fair Oak landfill site.

4.0 CONCLUSIONS

This report presents the findings of odour surveys undertaken to assess the spatial extent of potential odour impacts from the odour emission sources adjacent to the proposed development at land south of Mortimer's Lane, Fair Oak, Hampshire, SO50 7HN.

Three field odour surveys (odour sniffing surveys) have been undertaken between 30th January 2024 and 26th March 2024.

Odour Survey Results and Odour Assessment Conclusions

- Odour emissions from Fair Oak Household Waste Recycling Centre operations can be detected in a limited area at downwind locations adjacent to the Recycling Centre site. It is considered that the potential odour impacts from the operations of Fair Oak Household Waste Recycling Centre on the proposed development site is negligible.
- No landfill odour from the closed Fair Oak landfill site including the leachate management was detected inside and outside of the proposed development site at downwind locations. It is considered that the potential odour impacts from the landfill surface emissions on the proposed development site is negligible.

APPENDIX A – SITE ODOUR SURVEY DATA

Table A- 1. Site Survey Data – 30/01/2024

Assessment Point	Intensity	Extent in Percentage Odour Time	Hedonic Tone Scale	Remarks
Start Point	1	10%	-1	Burning smell
1	1	10%	-1	Burning smell
2	0	0	0	No odour
3	1	10%	-1	Burning smell
4	1	10%	-1	Burning smell
5	1	10%	-1	Burning smell
6	1	20%	-1	Burning smell
7	2	20%	-2	Burning smell
8	1	10%	-1	Burning smell
9	1	10%	-1	Burning smell
10	1	10%	-1	Burning smell
11	0	0	0	No odour
12	0	0	0	No odour
13	1	10%	-1	Burning smell
14	0	0	0	No odour
15	2	20%	-1	Burning smell
16	2	20%	-1	Burning smell
17	2	20%	-1	Burning smell
18	2	20%	-1	Burning smell
19	2	20%	-1	Burning smell
20	2	20%	-1	Burning smell
21	2	20%	-1	Burning smell
22	3	20%	-1	Burning smell
23	2	20%	-1	Burning smell
24	2	20%	-1	Burning smell
25	1	10%	-1	Burning smell
26	0	0	0	No odour

Note:

(1) Assessment points refer to those shown in **Figure 3-4**.

Table A- 2. Site Survey Data – 15/02/2024

Assessment Point	Intensity	Extent in Percentage Odour Time	Hedonic Tone Scale	Remarks
L1	0	0	0	No Odour
L2	0	0	0	No Odour
L3	0	0	0	No Odour
L4	0	0	0	No Odour
L5	0	0	0	No Odour
S1	1	1	-1	Effluent Stream
S2	1	1	-1	Effluent Stream
S3	0	0	0	No Odour
S4	0	0	0	No Odour
S5	0	0	0	No Odour
S6	0	0	0	No Odour
S7	0	0	0	No Odour
S8	0	0	0	No Odour
S9	0	0	0	No Odour
S10	0	0	0	No Odour
S11	0	0	0	No Odour
S12	0	0	0	No Odour
S13	0	0	0	No Odour
S14	0	0	0	No Odour
S15	0	0	0	No Odour
S16	1	1	-1	Angle Grinding Fumes (Mild)
S17	0	0	0	No Odour
S18	0	0	0	No Odour
S19	0	0	0	No Odour
S20	0	0	0	No Odour
S21	0	0	0	No Odour
S22	0	0	0	No Odour
S23	0	0	0	No Odour
S24	0	0	0	No Odour
S25	0	0	0	No Odour
S26	0	0	0	No Odour
S27	0	0	0	No Odour
S28	0	0	0	No Odour
S29	0	0	0	No Odour
S30	0	0	0	No Odour
S31	0	0	0	No Odour
S32	0	0	0	No Odour
S33	0	0	0	No Odour
S34	0	0	0	No Odour
S35	0	0	0	No Odour
S36	0	0	0	No Odour
S37	0	0	0	No Odour
S38	0	0	0	No Odour
S39	0	0	0	No Odour
O1	0	0	0	No Odour
O2	0	0	0	No Odour

O3	0	0	0	No Odour
O4	0	0	0	No Odour
O5	0	0	0	No Odour
O6	0	0	0	No Odour
O7	0	0	0	No Odour
O8	0	0	0	No Odour
O9	1	1	-1	Just Perceptible Waste Smell
O10	0	0	0	No Odour
O11	0	0	0	No Odour
O12	0	0	0	No Odour
O13	0	0	0	No Odour
O14	0	0	0	No Odour
O15	0	0	0	No Odour
O16	0	0	0	No Odour
O17	1	1	-1	Just Perceptible Fuel Smell

Note:

(1) Assessment points refer to those shown in **Figure 3-2** and **Figure 3-3**.

Table A- 3. Site Survey Data – 26/03/2024

Assessment Point	Intensity	Extent in Percentage Odour Time	Hedonic Tone Scale	Remarks
L1	0	0	0	No Odour
L2	0	0	0	No Odour
L3	0	0	0	No Odour
L4	0	0	0	No Odour
L5	0	0	0	No Odour
S1	0	0	0	No Odour
S2	0	0	0	No Odour
S3	0	0	0	No Odour
S4	0	0	0	No Odour
S5	0	0	0	No Odour
S6	0	0	0	No Odour
S7	0	0	0	No Odour
S8	2	1	-1	Digger Exhaust
S9	0	0	0	No Odour
S10	0	0	0	No Odour
S11	0	0	0	No Odour
S12	0	0	0	No Odour
S13	0	0	0	No Odour
S14	0	0	0	No Odour
S15	0	0	0	No Odour
S16	0	0	0	No Odour
S17	0	0	0	No Odour
S18	0	0	0	No Odour
S19	0	0	0	No Odour
S20	0	0	0	No Odour
S21	0	0	0	No Odour
S22	0	0	0	No Odour
S23	0	0	0	No Odour
S24	0	0	0	No Odour
S25	0	0	0	No Odour
S26	0	0	0	No Odour
S27	0	0	0	No Odour
S28	0	0	0	No Odour
S29	0	0	0	No Odour
S30	0	0	0	No Odour
S31	0	0	0	No Odour
S32	0	0	0	No Odour
S33	0	0	0	No Odour
S34	0	0	0	No Odour
S35	0	0	0	No Odour
S36	0	0	0	No Odour
S37	0	0	0	No Odour
S38	0	0	0	No Odour
S39	0	0	0	No Odour
O1	0	0	0	No Odour
O2	0	0	0	No Odour

O3	0	0	0	No Odour
O4	0	0	0	No Odour
O5	0	0	0	No Odour
O6	0	0	0	No Odour
O7	0	0	0	No Odour
O8	0	0	0	No Odour
O9	2	1	-1	Perceptible Waste Smell/Rubbish Bin
O10	0	0	0	No Odour
O11	0	0	0	No Odour
O12	0	0	0	No Odour
O13	0	0	0	No Odour
O14	0	0	0	No Odour
O15	0	0	0	No Odour
O16	0	0	0	No Odour
O17	0	0	0	No Odour

Note:

- (1) Assessment points refer to those shown in **Figure 3-2** and **Figure 3-3**.