

## **WAAFER HOMES LTD**

WARNINGLID PRIMARY SCHOOL, SLAUGHAM LANE,  
WARNINGLID, WEST SUSSEX RH17 5TJ



## **Odour Impact Assessment**

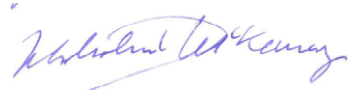
July 2026



**EAS ltd**

Environmental Assessment Services Ltd

## REPORT DATA SHEET

| Requirement      | Data                                                                                                                                                                             |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Report Reference | 862a/GB/WaaferHomes/WarninglidSchool/Odour                                                                                                                                       |
| Date             | July 2026                                                                                                                                                                        |
| Client           | Waafer Homes Ltd                                                                                                                                                                 |
| Report type      | Odour Risk Assessment                                                                                                                                                            |
| Purpose          | Planning Application                                                                                                                                                             |
| Revisions        | -                                                                                                                                                                                |
| Prepared by      | <p>Daniel Milford BSc (Hons)</p>  <p>Signed</p>                                                 |
| Approved by      | <p>Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MIEEnvSc</p>  <p>Signed</p> |

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### **Odour Impact Assessment**

July 2026

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#### **1. THE SITE & PROPOSED DEVELOPMENT**

- 1.1. The site comprises of the existing school building (closed 2021), surrounding asphalt and synthetic playgrounds and grass field. The site area is approximately 0.55 ha. The Ordnance Survey (OS) map reference for the site is TQ 2504 2695. The site elevation is approximately +88 m OD. See Appendix A, Figure 1: Site Location Plan and Figure 2: Topographic Survey.
- 1.2. The proposed development comprises converting the existing school building into 2No. 4-bedroom residential dwellings and developing 2No. additional 2-storey, 4-bedroom residential dwellings on the grass field with associated 2No. car garages. This will also include driveway access tracks connecting to Slaugham Road.
- 1.3. Environmental Assessment Services (EAS) Limited was instructed to prepare an Odour Impact Assessment for the proposed redevelopment of Warninglid Primary School as the proposed site is located approximately 330 metres from the Warninglid Wastewater Treatment Works (WWTW) owned by Southern Water. Due to the potential for odour nuisance an odour impact assessment is to be carried out and appropriate mitigation measures recommended if required.

#### **2. SOURCES OF ODOUR**

- 2.1. The principal sources of odour at the site arises from the Warninglid Wastewater Treatment Works owned by Southern Water that lies approximately 330 metres southwest of the proposed site. The WWTW is located to the west of Slaugham Lane, approximately 550 metres north of Warninglid.
- 2.2. No other potential sources of odour pollution were identified near the site during the site investigation.

#### **3. ODOUR RISK ASSESSMENT**

- 3.1. The odour risk assessment has been carried out with reference to the IAQM *Guidance on the assessment of odour for planning Version 1.1 July 2018*.

- 3.2. The odour source of principal concern has been identified as the WWTW on the west side of Slaugham Lane. The site lies at the lowest point of Slaugham Lane, adjacent a nearby watercourse, and is bordered by a dense mature treeline to the east and wooded area to the north.
- 3.3. Correspondence with Mid Sussex District Council revealed that there have been no complaints in regard to odour due to the Slaugham Lane sewage works on their database for the past 25 years.
- 3.4. Odour impacts may vary during the year as the warmer weather increases the rate of decomposition of waste. Odour is carried by wind, although strong winds and turbulence tend to increase the dilution of odour.
- 3.5. *Sensory Testing*
  - 3.5.1. The site was visited 9 July 2026 to assess the odour at the existing site and had been visited previously 28 November 2025 and 12 December 2025. The odour of principal concern was not perceptible during any of the site visits within the boundary of the proposed development site.
  - 3.5.2. Sensory testing was carried out via “sniff testing” with test locations consisting of the southernmost corners of the proposed site boundary. Conditions on site were overcast with a temperature of 31 °C and average wind speed of 6.2 mph. The test was carried out over a 5 minute observation period with odour intensity recorded every 10 seconds. No odour was perceptible during testing. Odour effect on site is considered negligible.
  - 3.5.3. An odour attributed to the watercourse south of the proposed site was detected at approximately 40 m distance away. Odour attributed to the WWTW was first detected on the opposite side of the watercourse, approximately 15 m from the WWTW entrance.
- 3.6. *Qualitative Risk Assessment*
  - 3.6.1. The IAQM classifies the receptors in residential dwellings as having a *High Receptor Sensitivity*.
  - 3.6.2. The proposed development site and WWTW are separated by approximately 330 m with mitigation such as the tree lines and wooded areas between them. The IAQM classifies the effectiveness of the pathway to the potential receptor as *Moderately effective*.
  - 3.6.3. The WWTW is small in nature and mitigation measures are in place. The unpleasantness of the odour is classified as by the IAQM as *Most offensive* due to processes involving septic effluent or sludge being conducted. The odour potential for the site is therefore classified as *Medium*.
  - 3.6.4. Considering the effectiveness of the pathway and odour potential, the IAQM would classify the relative risk of odour exposure at the proposed development as *Low*.

- 3.6.5. The suggested description for the magnitude of the odour as determined by the relative risk of odour exposure and sensitivity of receptors is considered *Slight adverse*. See Table 3.1 below.

TABLE 3.1  
SUGGESTED DESCRIPTION FOR MAGNITUDE OF ODOUR EFFECTS

|                        | Receptor Sensitivity |                |                  |                     |
|------------------------|----------------------|----------------|------------------|---------------------|
|                        |                      | Low            | Medium           | High                |
| Risk of Odour Exposure | High                 | Slight adverse | Moderate adverse | Substantial adverse |
|                        | Medium               | Negligible     | Slight adverse   | Moderate adverse    |
|                        | Low                  | Negligible     | Negligible       | Slight adverse      |
|                        | Negligible           | Negligible     | Negligible       | Negligible          |

#### 4. MANAGING ODOUR RISK

- 4.1. No mitigation efforts would be recommended at this time for the proposed development site.
- 4.2. Should a significant adverse odour be identified within the site boundary during development, it should be reported to Mid Sussex District Council Environmental Health department, and the source of the odour should be identified. Measures can then be implemented to rectify the issue, or further mitigation measures can be recommended.

#### 5. CONCLUSIONS

- 5.1. Planning permission is being sought for the conversion of the existing school building into 2No. 4-bedroom residential dwellings and construction of 2No. additional 2-storey, 4-bedroom residential dwellings on the grass field with associated 2No. car garages. Southern Water have raised concerns with regard to the impact of the odour of their wastewater treatment works, approximately 330 m south of the development site, could have on future residents.
- 5.2. No records of odour complaints on Slaugham Lane in regard to the WWTW over the past 25 years were identified by Mid Sussex District Council. No adverse odour was perceived during previous site visitation. Sensory testing was carried out on site on 9 July 2026. No adverse odour was perceptible within the site boundary. The qualitative risk assessment carried out in accordance with the IAQM *Guidance on the assessment of odour for planning Version 1.1 July 2018*, identified the risk of exposure to be *Low*, with a *Slight adverse* magnitude for the odours effect.
- 5.3. Provided the existing standards of waste management are maintained at the WWTW and there is no significant increase in capacity, there should not be risks of significant or unacceptable odour impacts on the future residents.

☆☆☆☆☆☆

## **APPENDIX A**

Figure 1: Location Plan

Figure 2: Existing Site Plan

Figure 3: Proposed Site Plan

Figure 4: Sensory Test Locations



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Scale as shown

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**Figure 1: Site Location**

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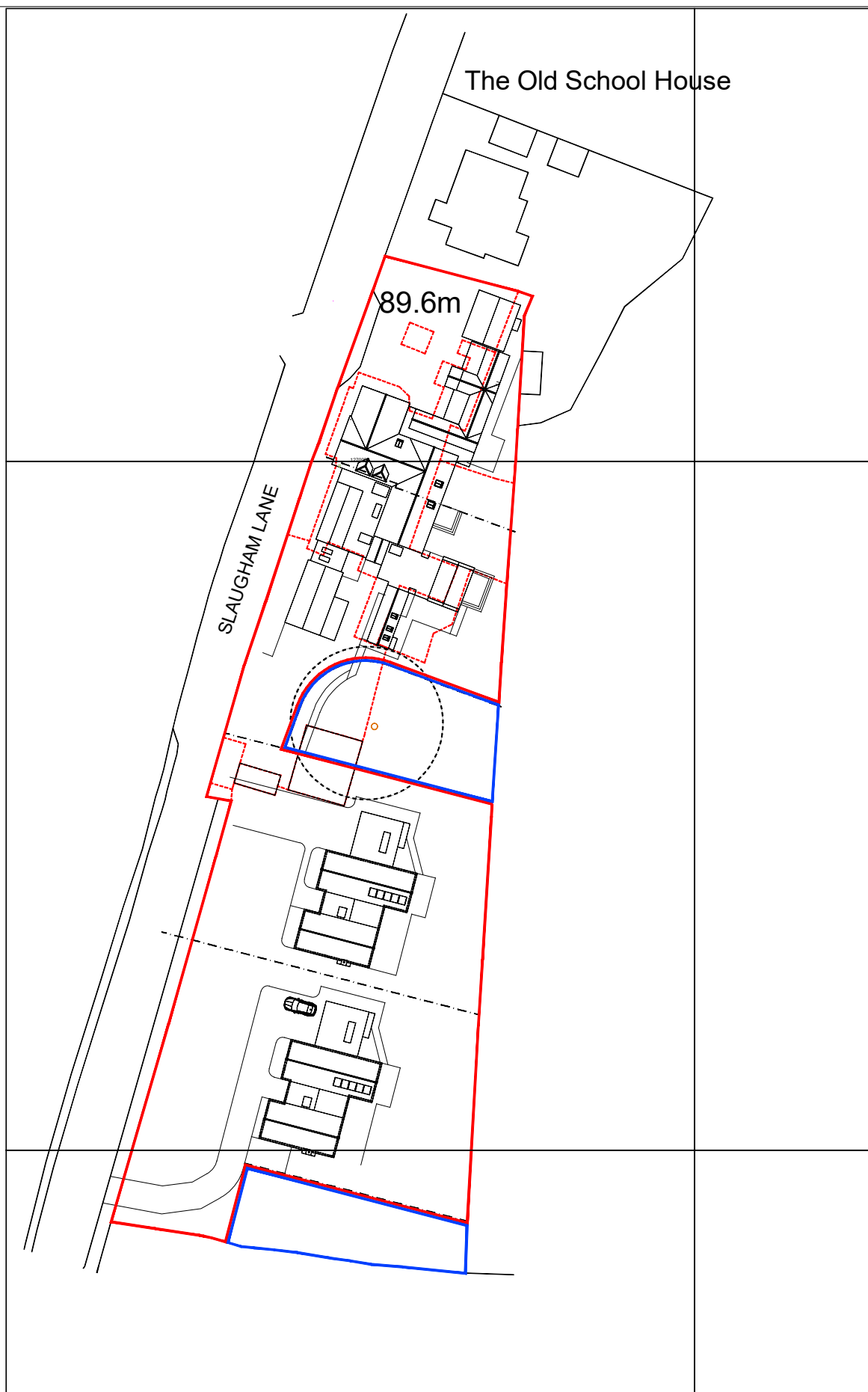
Scale as shown

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**Figure 2: Site as Existing**

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Scale as shown

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Figure 3: Proposed Development

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Scale as shown

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**Figure 4: Sensory Test Locations**

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## **APPENDIX B**

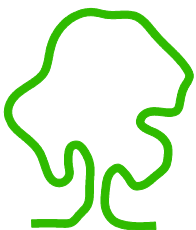
### Photographs

## Warninglid Wasterwater Treatment Works



## Slaugham Lane





eas ltd

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