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27<sup>th</sup> June 2023

**Bicester Arc Reserved Matters Application for the Development of Zone B of Outline Consent 23/01080/F – Odour**

This letter provides a summary of the odour assessment undertaken by Air Quality Consultants Ltd for the wider Bicester Arc development (report reference: J10/12155A/10/F2). This summary specifically relates to the predicted odour effects at Zone B to support the associated reserved matters application for this phase of works. Planning condition 11 attached to the outline consent for the scheme (planning reference 23/01080/F) states:

*“All applications for approval of reserved matters relating to a phase shall be accompanied by an odour report (produced by an appropriately qualified professional) detailing the measures necessary to minimise the potential for occupants of the development within that phase to experience nuisance caused by the proximity of the nearby Bicester Sewage Treatment Works [STW]. The development within each phase shall thereafter be carried out in accordance with the necessary measures set out in the approved odour report for that phase.”*

*Reason In the interests of ensuring the development is compatible with the existing surrounding land uses in accordance with the requirements of Policy Bicester 4 of the Cherwell Local Plan 2011-2031 Part 1 as well as Government guidance in the National Planning Policy Framework.”*

The odour assessment concluded that, across the wider development site, “*the overall odour effects are ‘not significant’*”. This conclusion was supported by the findings of sniff testing (undertaken by AQC) and dispersion modelling (undertaken by Olfasense and commissioned by Thames Water). In terms of this reserved matters application, the proposed commercial buildings in Zone B are located outside of the 5 OU<sub>E</sub>/m<sup>3</sup> contour as predicted by the modelling, and the results of six field odour surveys support the modelling and show that there are no significant effects within the Zone B boundary. The odour contours have been overlain on a layout plan of Zone B to demonstrate the extent of impacts, as shown below.

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In summary, there are no constraints to the development of commercial land use at Zone B of the Bicester Arc development in terms of odours from the nearby Bicester STW. Full details of the odour assessment, including the methodology, results and conclusions of the assessment, are set out in the odour assessment report provided with this letter.

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