



**Ipswich Borough Local Plan Review 2018-2036
Examination**

MATTER 6: Site Allocations

Written Statement

Anglian Water Services Ltd

November 2020

Site IP067a –Former British Energy Site, Cliff Quay

253. Could an acceptable standard of residential amenity be achieved for the proposed housing allocation on the former British Energy site at Cliff Quay, given its proximity to the Cliff Quay Water Recycling Centre?

Based upon our most recent analysis we cannot say with certainty that an acceptable standard for residential amenity can be achieved on the whole of this site.

254. How far across the site does the odour dispersion contour extend, as referred to in the Statement of Common Ground with Anglian Water Services [A24]? What mapping evidence is available to show which areas of the site lie outside of the contour and how many dwellings those areas could accommodate

Anglian Water has undertaken odour dispersion modelling for the Cliff Quay Water Recycling Centre site as set out in Appendix 1. This analysis shows that part of the site will be exposed to odour concentration that is considered likely to impair residential amenity. In this instance we are referencing the 3 ou/m³ concentration in line with Institute of Air Quality Management planning guidance.

The analysis demonstrates that the risk of amenity encroaches into the southern boundary of the site. As the risk is determined by variables in climate and in the treatment process, which may need to change to meet future consent standards, the extent of encroachment into the site will vary and could increase from that shown in the analysis.

255. Would the Council's proposed changes to the site sheet for IP067a, set out in the Statement of Common Ground [paragraph 10.3 of A24], provide the necessary policy safeguards to ensure an acceptable standard of residential amenity? Should they be treated as proposed Main Modifications?

The size of the allocated site provides limited opportunities to provide a site layout which would safeguard amenity for future residents.

We remain of the view that the Council's proposed changes to the site sheet for IP067a do not provide the necessary policy safeguards given the findings of the odour dispersion modelling for Cliff Quay Water Recycling Centre as set out above.

Appendix 1: Odour Dispersion Modelling Output for Cliff Quay Water Recycling Centre

