



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/0660
LOCATION:	Ingfield Manor School, Ingfield Manor Drive, Five Oaks, Billingshurst, West Sussex, RH14 9AX
DESCRIPTION:	Expansion of the existing school including the construction of 3 linked single-storey buildings, a sports hall, playground, parking, landscaping, drainage, and associated development, following demolition of redundant buildings.
RECOMMENDATION:	No objection subject to conditions

MAIN COMMENTS:

Land Contamination

We have reviewed the AVZGeoEng Ltd Geotechnical Ground Investigation Report, dated August 2025, and the fact that a report of this nature has been provided in support of the application is welcomed. We do however have the following comments to make.

1. From reviewing Table 7 'Summary of Chemical Testing Programme' we note that this table states that all five samples that were subject to chemical analysis were collected from the made ground. However, from reviewing the chemical test certificates it would appear that two samples were collected from BH1, one from between 0.0m and 0.6m and another from between 0.0m and 1.0m. With the borehole log for BH1 stating that made ground soils were encountered from surface to 0.6m it is therefore not clear from which strata the sample stated as 0.0 to 1.0 was collected from.
2. We appreciate the land use history and the lack of any significant sources of land contamination on this site, the above-mentioned ground investigation has however found made ground soils on the site to 0.7m.
3. Given the above comment, the fact that only four or five samples of this material were subject to chemical analysis and the fact that proposed use is sensitive to the presence of contamination we are of the view that in order to have sufficient confidence that the made ground soils on the site have been adequately characterised further chemical testing of made ground soils on this site is required.
4. We are however happy to request the above through a condition and we therefore recommend the below.

Construction Phase

During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and a construction environmental management (CEMP) plan is therefore also recommended as a condition.

Suggested Conditions:

Land Contamination

No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

(a) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

And

The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition X(b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition X(b), unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

And

No soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority. Prior to the first occupation (or use) of any part of the development hereby permitted, a written verification report shall be submitted which demonstrates only soils suitable for the proposed use have been placed.

The verification report shall be submitted and approved, in writing, by the Local Planning Authority.

Construction Phase

The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;**
- ii. A description of management responsibilities;**
- iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;**
- iv. Site working hours and a named person for residents to contact;**
- v. Detailed Site logistics arrangements;**
- vi. Details regarding parking, deliveries, and storage;**
- vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;**
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and**
- ix. Communication procedures with the LBL and local community regarding key construction issues – newsletters, fliers etc.**
- x. Details of traffic construction routing to and from the site**

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	11/08/2026