

Document cover sheet

Project: Ingfield Woodview School (Phase 2)

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modular & portable
building association



ENERGY STATEMENT - INGFIELD MANOR SCHOOL, FIVE OAKS

Compliance with HDPF Policies 36 & 37 (Horsham District Council)

1. Site and Policy Context

This Energy Statement supports the planning application for a proposed modular building at Ingfield Manor School, Five Oaks, West Sussex (RH14 9AX). The school sits within a rural setting north of Five Oaks, accessed from the A29, and comprises a mix of educational, residential, and therapeutic facilities for children with complex needs. The development complies with the Horsham District Planning Framework (2015), specifically Policies 36 and 37.

2. Compliance with Policy 36 - Sustainable Construction

2.1 Minimising Energy Demand

The modular building adopts a fabric-first approach with high-performance insulation, airtightness ≤ 3 m³/(h.m²), low-U-value glazing, and thermal bridge minimisation.

2.2 Efficient Building Services

Heating and cooling via high-efficiency electric heat pumps, MVHR, LED lighting, and smart controls.

2.3 Water Efficiency

Low-flow fixtures, dual-flush WCs, and insulated pipework.

2.4 Sustainable Materials and Waste Reduction

Modular construction reduces waste by up to 90%, uses responsibly sourced materials, and enables future re-use of modules.

3. Compliance with Policy 37 - Climate Change

3.1 Carbon Emissions Reduction

All-electric operation and reduced energy demand significantly lower regulated carbon emissions.

3.2 Renewable and Low-Carbon Energy

Roof-mounted solar PV offsets a proportion of annual electricity demand.

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3.3 Climate Resilience and Overheating

Design complies with Part O, includes solar shading, optimised glazing, natural ventilation, and a high-performance envelope.

3.4 Flood Risk and Surface Water Management

SuDS measures ensure no increase in surface water runoff.

Policy	Requirement	Response	Compliance
Policy 36	Minimise energy demand	Fabric-first design with high-performance insulation	Yes - Fully Compliant
Policy 36	Efficient building services	Heat pumps, MVHR, LED lighting	Yes - Fully Compliant
Policy 36	Water efficiency	Low-flow fixtures, dual-flush WCs	Yes - Fully Compliant
Policy 36	Sustainable materials	Modular construction, low waste	Yes - Fully Compliant
Policy 37	Carbon reduction	All-electric, low-energy design	Yes - Fully Compliant
Policy 37	Renewable energy	Solar PV system	Yes - Fully Compliant
Policy 37	Climate resilience	Part O compliance, shading, ventilation	Yes - Fully Compliant
Policy 37	Flood risk	SuDS and runoff control	Yes - Fully Compliant

5. Conclusion

The proposed modular building at Ingfield Manor School fully aligns with Policies 36 and 37 of the Horsham District Planning Framework, delivering a highly energy-efficient, low-carbon, climate-resilient development.