

MEMORANDUM TO PUBLIC HEALTH AND LICENSING – PLANNING CONSULTATION

Application No: DC/26/0660

Case Officer: Alice Johnson

Address: Ingfield Manor School Ingfield Manor Drive Five Oaks

Proposal: 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.

Date comments required by: 15/09/26

Details of the application can be viewed at

<https://www.horsham.gov.uk/planning/planningapplications/view-and-comment-on-planning-applications>

PHLO Comments 16/09/2026

Demolition of the Existing Buildings & Construction Phase:

1. Suitable assessments should be made to identify any asbestos contained within the buildings to be demolished and controls put in place to ensure safe removal and disposal.
2. A licensed waste removal contractor should remove all clearance debris and construction waste from site.
3. No burning of materials should take place on site.
4. Hours of construction activities (including deliveries and dispatch) should be limited to 08.00 – 18.00 Monday until Friday, 09.00 – 13.00 Saturdays and no activity on Sundays or Bank Holidays.
5. Suitable provisions must be made for the control of dust.

Operation:

1. Suitable noise controls of all building plant and/or machinery (refrigeration, extract ventilation, air conditioning systems, etc) to result in no background noise levels (to include low frequency noise). No building plant and/or machinery to be installed without prior approval from the Planning Authority. This may necessitate an acoustics consultant report. This is to eliminate potential noise nuisance to residents living within or close to the development.
2. Suitable provision for must be made for drainage. This should include grease traps to any commercial kitchens.
3. There must be suitable provisions for odour control for any commercial kitchen extract ventilation system and correct positioning of flues if appropriate. I recommend that that the applicant or his/her representative has regard to the latest Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems

Continued...

4. The applicant or his/her representative should have regard to the Institution of Lighting Engineers (ILE) guidance on Reducing Obstructive Light with the positioning of any proposed external security lighting or similar. This is to eliminate potential light nuisance to neighbouring properties.
5. Restrictions on hours of use for deliveries & commercial waste collections are recommended to control noise disturbance to residents living within or close to the development. Recommended time are:
 - 08.00 – 19.00 Monday to Friday,
 - 09.00 – 18.00 Saturdays
 - No activity on Sundays or Bank Holidays.

Should you wish to discuss this matter further please do not hesitate to contact me.



Paul Hobbs
Principal Environmental Health Officer