



Nyetimber Wines
West Chiltington

Energy Statement

July 2026

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1 Introduction

1.1 This Statement

1.1.1 This Energy Statement supports the planning application for the proposed new pressing centre forming part of the Nyetimber Winery at West Chiltington, in the district of Horsham. It has been commissioned by the Applicant, Nyetimber Wines to demonstrate how the proposals address matters of sustainable energy design and demand, in line with the requirements of the local planning policy framework.

1.1.2 The site represents an extension of the Applicant's commercial operations and comprises:

Construction of a pressing centre building, including associated access, hardstanding and landscaping.

1.1.3 This Statement has been written to demonstrate that the proposed development will meet the requirements of Policies 35, 36 and 37 of the *Horsham District Planning Framework (2015)* and how it aligns to the current Building Regulations regime, by creating a thermally and operationally efficient new building that minimises energy demands and integrates low carbon technologies to minimise its climate and carbon impacts.

1.1.4 The recommendations provided are described in as much detail as is possible at this stage in the planning process. Where specifics are not available, the overall approach and design standards have been set out to ensure that the sustainable quality of construction remains high throughout the lifetime of the development.

1.2 Site Description

1.2.1 The proposed site is situated off Broadford Bridge Road to the north east of the village of West Chiltington:

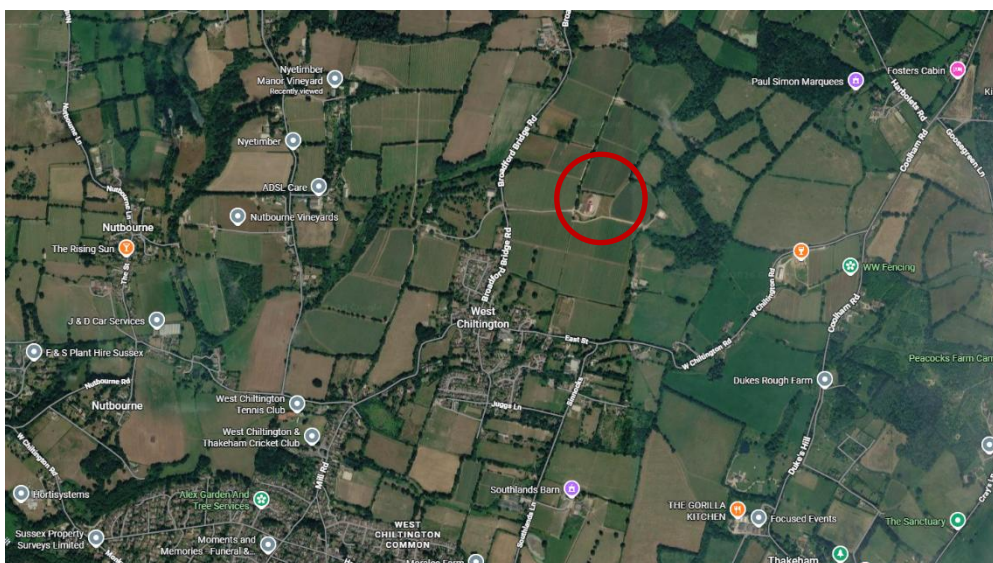


Figure 1: Site location

- 1.2.2 The new pressing centre will be built to the north east of the existing buildings shown on the figure below, for which some existing vines will need to make way:



Figure 2: Pressing centre location

2 Energy Policy Review

2.1 National Policies and Regulations

The National Planning Policy Framework (December 2024)

- 2.1.1 The NPPF Section 2 states that the purpose of the planning system is to contribute to the achievement of sustainable development, and it includes three overarching objectives 'to be pursued in mutually supportive ways':
- An economic objective, contributing to a strong, responsive and competitive economy;
 - A social objective, supporting vibrant and healthy communities and;
 - An environmental objective, protecting and enhancing our natural, built and historic environment.
- 2.1.2 As such, the NPPF at its heart contains a 'presumption in favour of sustainable development'. Emphasising the need to achieve well designed places, the NPPF states that "*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*".
- 2.1.3 The NPPF sets out a number of principles which should underpin both plan-making and decision-taking, and of which many are particularly relevant to this document. In this context, planning should:
- Promote healthy and inclusive places that encourage social interaction, enhance healthy lifestyles, and which are safe and accessible;
 - Seek to secure a high-quality of design and a good standard of amenity for occupants;
 - Support the transition to a low-carbon future, avoid increased vulnerability to climate change impacts, take account of flood risk and coastal change and seek to reduce greenhouse gas emissions. Plans should include a positive strategy to help increase the use and supply of renewable and low carbon energy;
 - Help conserve and enhance the natural environment, achieve net gains in biodiversity and reduce the impact of all forms of pollution;
 - Plan and manage development to make full use of public transport, walking and cycling, and take into account the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles;
 - Support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections, which are seen as essential for economic growth and social wellbeing.

The Climate Change Act

- 2.1.4 The Climate Change Act 2008 is the basis for the UK's approach for tackling and responding to climate change. It commits the UK government to reducing greenhouse gas emissions by at least 100% of 1990 levels by 2050.

Building Regulations

- 2.1.5 *Approved Document L, Conservation of Fuel and Power, Volume 1: Dwellings (2021)* came into force in June 2022. It sets out the Building Regulation standards for energy performance in new developments, placing a greater emphasis on reducing primary energy use, in addition to achieving carbon and fabric efficiency targets, compared to the previous standards. The tightening of fabric energy efficiency standards, air tightness and carbon performance targets are accompanied by updated calculation and modelling requirements within the compliance mechanism (SAP10.2 for dwellings).
- 2.1.6 *Approved Document F, Ventilation, Volume 1: Dwellings* details requirements for ventilation in domestic properties to ensure that increased air tightness (as required by the updates to Approved Document L) does not impact on internal air quality.
- 2.1.7 *Approved Document O: Overheating* has been put into place to limit overheating risk in new residential buildings. It expands on the provision in the previous Part L and requires the use of passive methods where feasible. Compliance can be demonstrated through a prescriptive or thermal simulation compliance path.
- 2.1.8 *Approved Document S: Infrastructure for Charging Electric Vehicles (December 2021)* details regulations for the installation of electric vehicle charging points and cable routes. Requirement S1 from Part S of Schedule 1 and regulation 44D of the Building Regulations states that every new home with an associated parking space must have access to an EV charging point.
- 2.1.9 Water efficiency targets for new dwellings are driven by *Approved Document G: Sanitation, Hot Water Safety and Water Efficiency (2015)*. Within a domestic setting, the requirement is to limit water use to either 125 litres per person per day or, if required by the planning permission, an enhanced standard of 110 litres per person per day.

The Future Homes and Building Standards

- 2.1.10 On 24 March 2026, regulations were laid in Parliament to amend the Building Regulations 2010 and the Building (Registered Building Control Approvers etc.) (England) Regulations in order to implement the Future Homes and Buildings Standards. Updated Approved Documents, which provide the statutory guidance accompanying the Building Regulations, were also published.
- 2.1.11 The Future Homes and Buildings Standards will make sure that new homes and non-domestic buildings are future-proofed with low carbon heating and high levels of energy efficiency. Homes and buildings constructed to these standards will not require retrofitting to become zero carbon in use once the electricity grid is fully decarbonised.

- 2.1.12 The regulations and amended guidance will come into force on 24 March 2027 (for non-higher-risk building work) followed by a 12 month transition period. For such building work to be completed to the *current* Part L (2021) standards, relevant Building Regulations documents will need to be submitted to the relevant authority by 24 March 2027 and construction will need to commence by 24 March 2028 (unless other transitional provisions apply).
- 2.1.13 An updated version of the Standard Assessment Procedure (SAP), known as SAP 10.3, will soon be available as an approved calculation methodology to demonstrate compliance with the FHS.
- 2.1.14 It is then expected that the new Home Energy Model (HEM) will be available as an approved calculation methodology later in 2026. Once HEM is approved, it will be possible to use either HEM or SAP 10.3 to demonstrate compliance with the FHS during a 'dual running' period of approximately 24 months, after which the SAP will be phased out.

2.2 Local Planning Policy

Horsham District Planning Framework (Adopted 2015)

- 2.2.1 The *Horsham District Planning Framework* (2015) (HDPF) sets out the planning strategy for Horsham district (outside of the South Downs National Park) for the years up to 2031. It is part of the Local Plan for the district and forms the main basis for assessment in planning terms.
- 2.2.2 Policy extracts from the HDPF which are of particular relevance to this document include the following:

Policy	Extract
33	Development Principles In order to conserve and enhance the natural and built environment developments shall be required to: (...) 7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography (...) 8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings; (...)

Policy	Extract
35	Strategic Policy: Climate Change Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy 2009: Measures which should be used to mitigate the effects of climate change include; 1. Reduced energy use in construction; 2. Improved energy efficiency in new developments, including influencing the behaviour of occupants to reduce energy use; 3. The use of decentralised, renewable and low carbon energy supply systems; 4. The use of patterns of development which reduce the need to travel, encourage walking and cycling and include good accessibility to public transport and other forms of sustainable transport; and 5. Measures which reduce the amount of biodegradable waste sent to landfill. Development must be designed so that it can adapt to the impacts of climate change, reducing vulnerability, particularly in terms of flood risk, water supply and changes to the district's landscape. Developments should adapt to climate change using the following measures: 1. Provision of appropriate flood storage capacity in new building development; 2. Use of green infrastructure and dual use SuDS to help absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration; 3. Use of measures which promote the conservation of water and/or greywater recycling; and 4. Use of site layout, design measures and construction techniques that provide resilience to climate change (opportunities for natural ventilation and solar gain). If it is not possible to incorporate the adaption and mitigation measures proposed, an explanation should be provided as to why this is the case.
36	Strategic Policy: Appropriate Energy Use Energy hierarchy All development will be required to contribute to clean, efficient energy in Horsham based on the following hierarchy: 1. Lean – use less energy – e.g. through demand reduction 2. Clean – supply energy efficiently – e.g. through heat networks 3. Green – use renewable energy sources District Heating and Cooling Commercial and residential developments in Heat Priority Areas or the strategic development locations will be expected to connect to district heating networks where they exist using the following hierarchy, or incorporate the necessary infrastructure for connection to future network. Development should demonstrate that the heating and cooling systems have been selected in accordance with the following heating and cooling hierarchy; 1. Connection to existing (C)CHP distribution networks 2. Site wide renewable (C)CHP 3. Site wide gas-fired (C)CHP 4. Site wide renewable community heating/cooling 5. Site wide gas-fired community heating/cooling 6. Individual building renewable heating 7. Individual building heating, with the exception of electric heating All (C)CHP must be of a scale and operated to maximise the potential for carbon reduction. Where site-wide (C)CHP is proposed, consideration must be given to extending the network to adjacent sites. Energy Statements All applications for residential or commercial development must include an Energy Statement demonstrating and quantifying how the development will comply with the Energy Hierarchy. Developments in Heat Priority Areas and strategic developments should demonstrate and quantify how the development will comply with the heating and cooling hierarchy. Horsham District Council will work proactively with applicants on major developments to ensure these requirements are met. (...).

Policy	Extract
37	Sustainable Construction Proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate the following measures where appropriate according to the type of development and location: 1. Maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy; 2. Limit water use to 110 litres/person/day; 3. Use design measures to minimise vulnerability to flooding and heatwave events; 4. Be designed to encourage the use of natural lighting and ventilation; 5. Be designed to encourage walking, cycling, cycle storage and accessibility to sustainable forms of transport; 6. Minimise construction and demolition waste and utilise recycled and low-impact materials; 7. Be flexible to allow future modification of use or layout, facilitating future adaptation, refurbishment and retrofitting; 8. Incorporate measures which enhance the biodiversity value of development. All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of design. New homes and workplaces should include the provision of high-speed broadband access and enable provision of future technologies where available.

3 Energy Performance

3.1 Introduction

- 3.1.1 In order to complete this statement, we have assessed the proposals to establish the likely energy demands in two categories – regulated energy and unregulated energy.
- 3.1.2 Regulated energy relates to the energy demands and resulting carbon emissions arising from those elements of the proposals which fall into Part L of the Building Regulations. These relate to those areas where the space is conditioned – i.e. heated, cooled or ventilated, and where mechanical and electrical infrastructure is required for operating lights, as well as pumps and fans etc for ventilation. From a building regulations perspective, here this includes the office and laboratory spaces, and the welfare facilities like the mess room and toilet facilities.
- 3.1.3 Unregulated energy demands relate to those which are not covered by building regulations – and in this case covers the machinery and equipment used within the primary spaces for pressing. The amount of energy used here relates directly to the amount of pressing undertaken, for which we use a metric of litres per year, and to which we can the proscribe appropriate benchmarks to estimate demand.
- 3.1.4 The combination of unregulated and regulated energy demands then give an overall picture of the energy and carbon related impacts associated with the operation of the building.

3.2 Regulated Energy Demands

- 3.2.1 The Energy Hierarchy underpins the design approach to building performance for this facility, thus prioritising a reduction in the demand for energy as far as possible through a thermally efficient, easily controlled, well designed and constructed building. This is in line with the requirements of HDPF Policy 36:

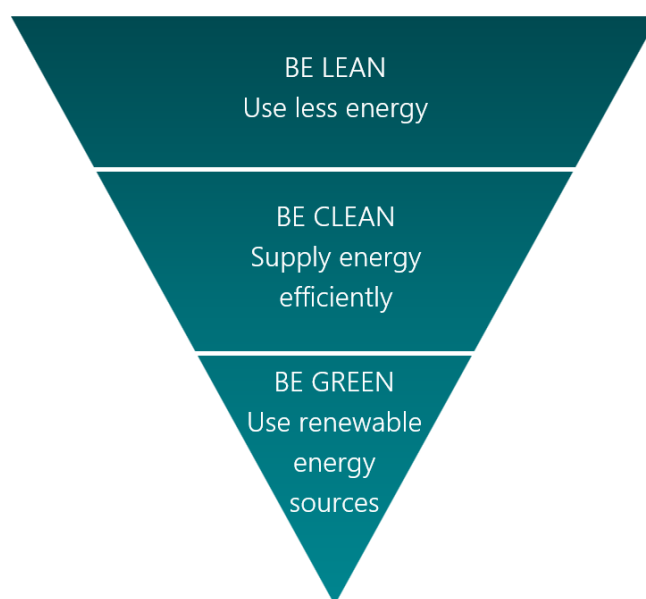


Figure 2: The Energy Hierarchy

In general

- 3.2.2 This is a light industrial / commercial facility, which will be operate intermittently through the year in respect of its main function, which is the pressing of locally harvested fruit. Harvest time in late summer and autumn, will be the peak times of operation which will see the most energy used.
- 3.2.3 To establish the regulated demands, we have undertaken a Part L compliant building energy calculation using SBEM, the simplified building energy model. The results of this exercise are provided below. They show even at this early stage that the development is compliant with the requirements of regulations, as well the positive impacts and benefits of implementing thermally and operationally efficient design principles and systems.

Reducing Energy Demands

- 3.2.4 The simple nature of the building, which will be a steel frame structure on a concrete base, will include pre-insulated off site manufactured wall and roof panels, which will generate a low u-value of 0.18 and 0.15 W/m²K respectively. Windows will be highly efficient, low emissivity double glazed units with an overall u-value of 1.6W/m²K.
- 3.2.5 It is anticipated that the floor will be constructed using a compacted hardcore base, a sand blinding layer, damp proof membrane with at least 100mm of rigid board insulation to a compressive grade, overlaid with a concrete ground floor slab c.150mm thick. Floor coverings will be installed over depending on the area in question, with the aim of achieving an overall u-value of 0.13W/m²K.
- 3.2.6 The air tightness of a building is important in reducing heat loss and in the prevention of draughts. The current target for the development will be to ensure that the core building will be built with a design air permeability level of no more than 8m³/m²@50Pa. This will help reduce the size of the required heating systems, thus reducing energy use and carbon emissions. Other benefits include the reduction in the risk of interstitial condensation, improving the buildings' lifespan and reducing sound transmission through the building structure. Together, these elements will reduce energy use with the proposed u-values and other performance metrics significantly lower than the maxima permitted under Part L of the Building Regulations.

Building Energy Performance Summary

- 3.2.7 Table 1 below provides illustrative levels of performance for the different building elements for the proposed building. This has been compiled using proposed details from the design team and a number of assumptions where the specification has not yet been finalised.

Element Type	Illustrative Specification for the Proposed Development
Roof	0.15 W/(m ² .K)
External walls	0.18 W/(m ² .K)
Ground floor	0.13 W/(m ² .K)
Glazing	1.6 W/(m ² .K)
Personnel doors	0.81 W/(m ² .K)
Air permeability	8.0m ³ /m ² /hour@50Pa or less
Ventilation system	Zonal / local mechanical extract system
Heating system	Air to air heat pump with ceiling/wall mounted cassettes for distribution
Hot water	Provided via point electric heating (no hot water storage)

Table 1: Summary of Proposed U-Values and Specifications (Indicative)

Lighting, Fixtures and Fittings

- 3.2.8 All internal and external fixed electric lighting will be highly efficient to minimise lifetime energy use and associated emissions.

Heating, Cooling and Ventilation

- 3.2.9 A high-level analysis of heat demand and carbon impacts recommends air to air heat pumps as the most suitable option for space heating and cooling for the building. High quality, well installed air-to-air units using lower flow temperatures in efficient buildings can deliver a Seasonal Coefficient of Performance (SCOP) of 400% for heating, and 600% for cooling. This reduces operational costs for occupiers and significantly decreases carbon emissions when compared to gas or direct electric alternatives. Cooling demand in these spaces is expected to be proportionally lower than heat demand, and these figures are provided in the results of the calculations, provided below.
- 3.2.10 The heat pump solution will address HDPF Policy 37 which requires low / renewable energy to be incorporated into developments where appropriate. It will also ensure the building will be 'zero-carbon ready', setting the development on a trajectory to net zero emissions: the rapid expansion in renewable and low carbon energy supply within the Grid in recent years means that Grid electricity is considerably cleaner per unit than natural gas, and will continue to decarbonise over time:

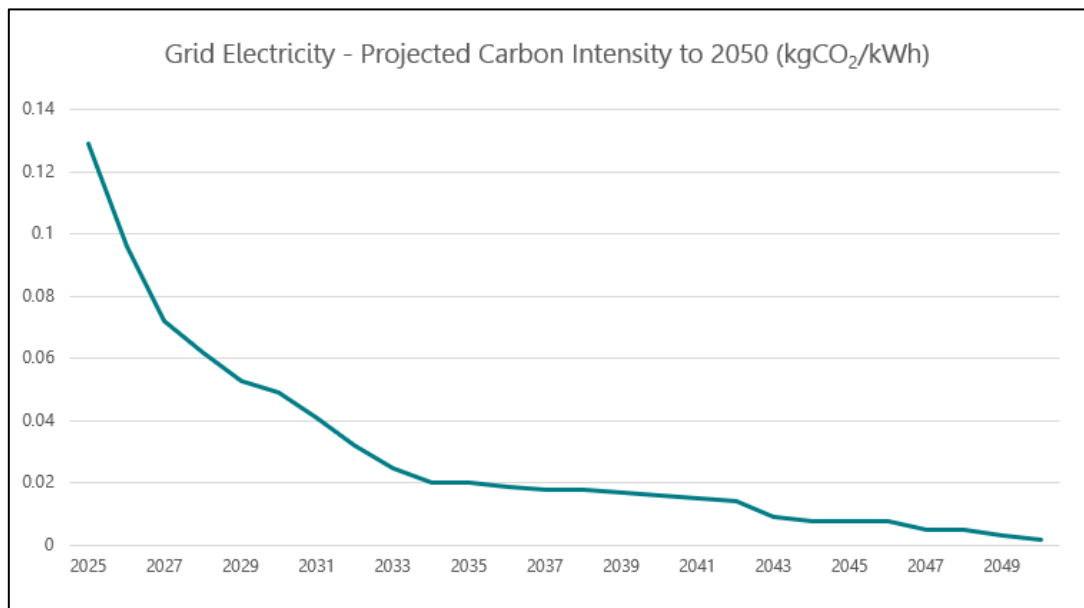


Figure 3: Projected Grid Decarbonisation

(Source: UK Government Green Book, Supplementary Guidance, November 2023)

- 3.2.11 From a ventilation perspective, we have assumed a continuous mechanical extract system will be installed throughout the regulated parts of the building, providing fresh air throughout. The system will need to be designed and specified by an M&E consultant should permission be granted, and in line with Part F of the Building Regulations.

Solar Photovoltaics

- 3.2.12 Roof integrated solar photovoltaic (PV) panels *could* be installed to complement the heat pump solution, and to reduce energy demands further from the building. Facing south east, one of the building's elevations would be very well suited to the addition of PV. The maximum level of PV that could be installed on the primary roof is estimated at c.90kWp, around 200No. 450Wp panels.
- 3.2.13 If installed, this would be capable of generating around 85,000kWh per annum. An illustrative layout showing the panels is provided below. Please note the PV would not be required to comply with building regulations.

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SBEM Calculation Results

3.2.14 The results of the building regulations compliant assessment using SBEM are shown below, with emissions reduced by c.10% compared to the maximum permitted.

BRUKL Output Document

Compliance with England Building Regulations Part L 2021

 HM Government

Project name

Pressing Centre Nyetimber Wines
As designed

Date: Tue Jul 21 15:07:01 2026

Administrative information

Building Details

Address: Pressing Centre, Nyetimber Wines, Knowe Top Farm, West Chiltington, RH20 2LA

Certifier details

Name: Tom Owen

Telephone number: 01233 229 755

Address: Unit 2A Capital House 4 Jubilee Way, Faversham, ME13 8GD

Certification tool

Calculation engine: SBEM

Calculation engine version: v6.1.e.0

Interface to calculation engine: DesignBuilder SBEM

Interface to calculation engine version: v7.2.0

BRUKL compliance module version: v6.1.e.1

Foundation area [m²]: 141.34

The CO₂ emission and primary energy rates of the building must not exceed the targets

Target CO ₂ emission rate (TER), kgCO ₂ /m ² annum	16.26
Building CO ₂ emission rate (BER), kgCO ₂ /m ² annum	14.75
Target primary energy rate (TPER), kWh _{eq} /m ² annum	173.93
Building primary energy rate (BPER), kWh _{eq} /m ² annum	158.41
Do the building's emission and primary energy rates exceed the targets?	BER <= TER BPER <= TPER

The performance of the building fabric and fixed building services should achieve reasonable overall standards of energy efficiency

Fabric element	U _a Limit	U _a Calc	U _i Calc	First surface with maximum value
Walls*	0.26	0.18	0.18	1-First - Office_W_7
Floors	0.18	0.13	0.15	1-First - Office_F_3
Pitched roofs	0.16	-	-	No heat loss pitched roofs
Flat roofs	0.18	0.15	0.15	1-First - Office_R_4
Windows** and roof windows	1.6	1.6	1.6	1-First - Office_G_9
Rooflights***	2.2	-	-	No external rooflights
Personnel doors ^A	1.6	0.81	0.81	0-Ground - Circ_D_6
Vehicle access & similar large doors	1.3	-	-	No external vehicle access doors
High usage entrance doors	3	-	-	No external high usage entrance doors

U_aLimit = Limiting area-weighted average U-values [W/(m²K)] U_iCalc = Calculated maximum individual element U-values [W/(m²K)]

U_aCalc = Calculated area-weighted average U-values [W/(m²K)]

* Automatic U-value check by the tool does not apply to curtain walls whose limiting standard is similar to that for windows.

** Display windows and similar glazing are excluded from the U-value check. *** Values for rooflights refer to the horizontal position.

^A For fire doors, limiting U-value is 1.8 W/m²K

NB: Neither roof ventilators (inc. smoke vents) nor swimming pool basins are modelled or checked against the limiting standards by the tool.

Air permeability	Limiting standard	This building
m ³ /(h.m ²) at 50 Pa	8	8

Figure 5: SBEM Extract – Emissions and Other Details

Technical Data Sheet (Actual vs. Notional Building)		
Building Global Parameters		Building Use
	Actual	Notional
Floor area [m ²]	282.7	282.7
External area [m ²]	719.1	719.1
Weather	LON	LON
Infiltration [m ³ /hm ² @ 50Pa]	8	5
Average conductance [W/K]	160.89	259.98
Average U-value [W/m ² K]	0.22	0.36
Alpha value* [%]	186.19	105.44
* Percentage of the building's average heat transfer coefficient which is due to thermal bridging		
		% Area Building Type
		Retail/Financial and Professional Services
		Restaurants and Cafes/Drinking Establishments/Takeaways
		Offices and Workshop Businesses
		100 General Industrial and Special Industrial Groups
		Storage or Distribution
		Hotels
		Residential Institutions: Hospitals and Care Homes
		Residential Institutions: Residential Schools
		Residential Institutions: Universities and Colleges
		Secure Residential Institutions
		Residential Spaces
		Non-residential Institutions: Community/Day Centre
		Non-residential Institutions: Libraries, Museums, and Galleries
		Non-residential Institutions: Education
		Non-residential Institutions: Primary Health Care Building
		Non-residential Institutions: Crown and County Courts
		General Assembly and Leisure, Night Clubs, and Theatres
		Others: Passenger Terminals
		Others: Emergency Services
		Others: Miscellaneous 24hr Activities
		Others: Car Parks 24 hrs
		Others: Stand Alone Utility Block
Energy Consumption by End Use [kWh/m ²]		
	Actual	Notional
Heating	29.2	40.85
Cooling	2.67	5.51
Auxiliary	6.19	7.67
Lighting	13.92	10.79
Hot water	51.9	51.9
Equipment*	25.24	25.24
TOTAL **	103.88	116.72
* Energy used by equipment does not count towards the total for consumption or calculating emissions.		
** Total is net of any electrical energy displaced by CHP generators, if applicable.		

Figure 6: SBEM Extract – Energy demands

3.2.15 The total regulated energy demands are calculated at 103.88kWh/m². At a measured 282.7m² for the assessed space, that's a total of 29,366kWh per annum.

3.3 Unregulated Energy Demands

3.3.1 These demands relate to the equipment and processes used within the main pressing centre. Grapes arrive during the harvest, get weighed/sorted, pressed (often whole-bunch, skipping crushing/de-stemming for quality reasons), the juice is fractionated, typically cold-settled briefly to drop out solids, then dispatched to bottling facilities in Crawley. We therefore anticipate the following processes within the facility contributing to energy demands:

- Grape reception and handling – weighbridge, intake hopper, sorting tables and conveyors
- Pressing – via pneumatic press using a compressed air system
- Juice transfer and tanking
- Juice cooling and settling, depending on the wine making methods employed
- Cleaning / sanitation facilities

- Waste water handling
- Lighting
- General small power uses – tools, maintenance and other facilities

- 3.3.2 Whether juice is held and chilled on site before dispatch, or pressed and transported in the same-day can make a significant difference to any refrigeration demands. Furthermore, a pressing centre's energy use can be compressed into a few intense weeks at harvest time (roughly August–October) rather than spread across the year. The main consequence of this is that peak demands can be high and an important consideration in systems design – requiring a large enough connection to the network to accommodate the operations.
- 3.3.3 Whilst this is a pressing centre and not an end to end winery operation, several sources of research identify that it takes between 0.3–0.6kWh per litre processed, but there is huge variance depending on climate, technology and scale. This is supported by several research projects in this sector:
- An English/Welsh wine industry audit of 21 wineries found an average energy benchmark of 0.557 kWh/litre for domestic (UK) production [UK Data Service](#)
 - A widely-cited (albeit US based) benchmarking study provides a 'good practice' benchmark winery at 0.55 kWh/L of wine processed, with the full range across 16 wineries spanning roughly 0.21 to 1.6 kWh/L [Renewable Energy Institute](#)
 - Larger, better-optimised wineries tend to sit at the lower end. Data from the Italian market shows wineries producing over 50,000 hl/year averaging about 4 kWh/hl (0.4 kWh/l), versus 16 kWh/hl (1.6 kWh/l) for small wineries under 25,000 hl/year [ResearchGate](#)
- 3.3.4 Thus 0.35–0.5 kWh/l is a realistic target range once efficient equipment is in place. However, this is a pressing centre and not the full, end to end winery process, and we need to make allowances for both this and for the seasonal nature of operations. Taking this into account, including the difference in the type of processes and operations, we estimate the figure for these proposals is more likely to be around 0.1kWh/l.
- 3.3.5 We have therefore estimated the unregulated energy demands for the building on this basis – but please note these are not a guarantee of the actual energy demands as they will be highly dependent on volumes processed and the pressing methodologies and machinery used within the facility. They are therefore just a high level estimate at this stage.

Process area	Share	Est. kWh/yr
Pressing and compressed air system	28%	25,340
Cleaning & sanitation (press cage rinse, hot water)	15%	13,575
Juice cooling / cold settling	15%	13,575
Grape reception & handling (weighbridge, hopper, sorting, conveyors)	12%	10,860
Juice transfer pumps	8%	7,240
Wastewater handling & pumping	7%	6,335
Lighting	7%	6,335
Crushing / de-stemming	5%	4,525
General/other (controls, small equipment)	1%	905
TOTAL	100%	90,500

Table 2: Estimated unregulated energy demands

3.4 Combined Total

- 3.4.1 The estimated energy demand for the combination of both regulated and unregulated energy demands is approximately 120,000kWh per annum, with annual carbon emissions (assuming no solar PV is installed) of around 15-16tCO₂ once built, decreasing annually in line with the decarbonisation of the Grid.

4 Summary

- 4.1.1 This [Energy Statement](#) describes how the proposed new pressing centre proposed by the Applicant, Nyetimber Wines, addresses the vital issue of sustainable energy use. The approach taken is to minimise those energy demands through the construction and specification process, and uses low carbon and renewable energy technologies to further minimise the environmental and carbon impact of the development.
- 4.1.2 There will be no use of any fossil fuels on the development.
- 4.1.3 This new facility will therefore be 'zero carbon ready'.
- 4.1.4 The approach described aligns to national and local planning policy objectives and standards in respect of energy and carbon, demonstrating the Applicant's commitment to these issues in the design and development process. In particular, the Statement provides as much detail as is possible at this stage in the planning process to demonstrate full compliance with related policies from the extant Horsham planning framework.

Completed on behalf of:

Nyetimber Wines

By:

Daedalus Environmental Limited
61 London Road
Maidstone
Kent
ME16 8TX

E: enquiries@daedalusenvironmental.co.uk

W: www.daedalusenvironmental.co.uk

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