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Planning Partnership

Planning Statement

Installation of External Lights and CCTV

Arun Valley Vineyard, Haven Road, The Haven, Billingshurst

Prepared for

Arun Valley Vineyard



Document: **Planning Statement**

Site: **Arun Valley Vineyard, Have Road, The Haven, Billingshurst**

Client: **Arun Valley Vineyard**

Reference: **1026-01-20-01**

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Document	Reference	Author	Version	Date
Planning Statement	1026-01-20-01	Dale Mayhew	1.3	26 October 2026
Planning Statement	1026-01-20-01	Dale Mayhew	2.0	02 November 2026

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1. INTRODUCTION

1.1. This Planning Statement is submitted in support of a full planning application for the installation of external lights and CCTV on land at Arun Valley Vineyard, Haven Road, The Haven, Billingshurst.

1.2. The scheme relates to the property's main winery building. This is located toward the south-western edge of the holding. It is surrounding by hardstanding and is adjacent to a more recently constructed machinery store.

1.3. The application is part retrospective in nature. A CCTV system incorporating integral lights has been installed on the 4 elevations of the winery building. This is to comply with site's operating license. It is now proposed to add further external lighting to the elevations of the building to support the operational needs of the winery and vineyard.

1.4. In addition to this statement, the application comprises the following plans and documents:

- 1026-01-10-01 - Site Location Plan;
- 1026-01-14-01 - Land Ownership Plan;
- 1026-01-013-02 - Elevations as Existing;
- 1026-01-013-03 - Elevations as Existing;
- 1026-01-013-10 - Elevations as Proposed;
- 1026-01-013-11 - Elevations as Proposed; and
- Viewpoint Analysis.

1.5. This Statement details the site and its surroundings; summarises relevant planning background; describes the application works; summarises relevant planning policy; and assesses the scheme in accordance with the requirements of the Development Plan and other material considerations, including the National Planning Policy Framework.

2. SITE DESCRIPTION

2.1. The application property is located some 2.5km to the south-west of Slinfold, 1.7km north of Five Oaks, and a short way to the south-east of the hamlet of The Haven.

2.2. The property extends to some 15.17ha (37.5 acres) and comprises 4 main field parcels planted with vines (covering some 7.73ha (19 acres)), together with fields laid to grass and small blocks of woodland. The field boundaries are typically defined by hedging and/ or trees, together with fencing.

2.3. The site is accessed from Haven Road, along a track that runs broadly north-east for some 250m, before the track bifurcates. The access to the site runs east across a field parcel for some 150m, before turning south for circa 160m to reach the application site.

2.4. The main winery building is located on the southern edge of a field parcel. The building is some 20m x 18m with a maximum height of some 8m. The building has a pitched roof aligned broadly east-west. The structure has a leant style projection attached to the north facing elevation. This measures some 9.m x 3m with a maximum height of some 3.17m.

2.5. The building is externally faced in metal profile sheeting. There are vehicular access roller shutter doors and adjacent personnel doors in the front (north) and side (east) facing elevations. There are PV cells installed on the rear (south) facing rooflsope. Internally the building is a single main space with a mezzanine, together with the single room to the front (north) elevation. The building operates as the main winery for the holding. It is surrounding by hardstanding, in particular to the north and east.

2.6. Immediately to the north-west of the winery building is a more recently constructed machinery store. This is some 12m x 8m with a maximum ridge height of 6.5m. The building has a pitched roof aligned broadly north-south.

2.7. There is a farmstead some 230m to the east of the winery (Cousins Farm), a further farmstead some 250m to the south-east (Gemsbrook) and an enclave of residential properties to the north some 340m away from the winery building, and immediately beyond the edge of the vineyard holding (Lower Lodge Cottage, Lower Lodge Barn, and Lower Lodge House).

2.8. Beyond these to the north, some 490m away from the winery building, is a further property, Lower Lodge. This lies beyond the enclave of 3 properties and a line of trees, and is on lower lying land.

2.9. The topography of the area is gently undulating with higher land to the south and east and land falling in a broadly northerly direction.

2.10. There is a Public Right of Way (PRoW) to the south of the site (SLD1360) that runs in a broadly west to east direction from Haven Road. There is a further PRoW to the west of the site (RUD1367) that leads from Haven Road, in a north-easterly direction along a track serving Cousins Farm, before crossing the track serving the application site, and connecting with the hardstanding track that leads to the properties to the north. It runs along the southern edge of these houses (immediately to the north of the vineyard holding) in a broadly easterly direction, before then turning north-east.

3. BACKGROUND

3.1. In March 2020, the site at Arun Valley Vineyard was planted with 7.73 hectares of vines over a circa 15 hectare area of land.

3.2. This planting was undertaken by the then landowners, Coren Wine Limited, based at Lower Lodge House.

3.3. In August 2020, a full planning application was submitted for the erection of a winery building on the land for use in connection with the surrounding vineyard (LPA Reference DC/20/1554). The Planning Statement in support of the application set out that it was envisaged the winery would produce numerous styles of wine, and the building was required to house machinery associated

with wine production, including grape presses, fermenting tanks, bottling machines, and a sugar mix tank. It was also envisaged the building would be used to store bottles and barrels for aging.

3.4. The application was approved in a Decision Notice dated 07th May 2021. Of relevance to this application, Condition 7 of the Decision Notice states:

> *"No external lighting or floodlighting shall be installed without the prior written approval of the local planning authority. Any that is installed with the permission of the local planning authority shall be maintained in accordance with the approved details.*
>
> *Reason: in the interest of the amenities of the locality and in accordance with Policy thirty-three of the Horsham District Planning Framework (2015) ."*

3.5. The vineyard and winery were purchased by the current owners in November 2024.

3.6. In April 2025, an Agricultural Prior Notification application was submitted for the erection of a steel-framed agricultural building for the storage of vineyard equipment (LPA Reference DC/25/0593).

3.7. In a Decision Notice dated 07th May 2025, the LPA confirmed that further prior approval was not required for the building.

3.8. In determining the application, the LPA concluded that:

> *"The proposed structure is considered to be reasonably necessary for the purposes of agriculture. The proposal would be of a siting design and external appearance that would be anticipated within an agricultural context and is considered appropriate within a rural context. For these reasons, it is recommended that prior approval is not required."*

3.9. In Autumn 2025, the applicants undertook their first grape harvest from the vineyard. This produced some 26 tonnes of grapes. Each tonne produces approximately 1000 bottles of still wine or 750 bottles of sparkling wine.

3.10. The landowners are now undertaking the harvest for 2026. Due to significant frost damage in the Spring, the total harvest is estimated to be 20 tonnes.

3.11. Once the vineyard has matured, it is estimated that annual production will be in the region of some 40 -50 tonnes per annum.

3.12. The winery is the subject of an Alcohol Products Producer Approval. It is also registered under the Alcohol Wholesaler Registration Scheme, and the premises is licensed by Horsham District Council for the retail sale of alcohol for consumption both on and off the premises.

3.13. Annex 2 of the Premises License sets out conditions as part of the Operating Schedule. Paragraph 2 of Annex 2, in respect of the prevention of crime and disorder, states that:

> *"CCTV will be required in the form of a recordable system capable of providing pictures of evidential quality in all lighting conditions, enabling facial recognition. Cameras shall*

encompass all ingress and egress to the winery building, including fire exits, surrounding areas, and all areas where the sale/ supply of alcohol occurs."

3.14. The license also notes that the vineyard and winery can be the subject of wine tours and tastings. This is an established incidental and ancillary activity to vineyards and wineries. It helps underpin the vitality and viability of the English winemaking industry by improving food legibility and developing a local market for the wine produced.

3.15. The vineyard currently employs 3 people on a full-time basis. In addition to this, there are a number of people who work on a contract basis at the vineyard. This typically occurs at peak times of the year, including, but not limited to harvesting. The contract works amounts to a further 1.5 full-time equivalent number of people employed on the holding over an annual period.

3.16. The management and operation of the agricultural enterprise of the growing of grapes and the incidental processing of this into wine requires work on the holding throughout the year. It includes pruning and trellis maintenance in the early months of the year through to harvesting over a circa six-week period, typically late-September to early-November.

3.17. Within this operating schedule, there are key times of the year where work must be undertaken beyond the hours of darkness. This in particular occurs mid-March to mid-May, following bud burst, when the crop is susceptible to frost damage. This can severely impact the harvest, reflected in the lower than expected yield in 2026. To seek to negate the damaging effect of frost, work is required to be undertaken during the hours of darkness to seek to raise the temperature of the air in and around the vines through a variety of means that can include lighting frost candles (bougies), and operating wind machines (fans) that blow warm air. These machines include those that are static and attached to a tractor.

3.18. On average, this is required to be undertaken over 7-14 days per annum. In 2026, this was required to take place on 20 occasions.

3.19. Work is also required to take place in the evenings during harvest. This is so that grapes harvested each day can be pressed immediately after harvesting before the juice is then transferred into settling/ fermentation tanks. The residue from the grapes is then required to be removed from the press.

4. APPLICATION WORKS

4.1. The application relates to the installation of external lights and CCTV on the main winery building.

4.2. The application is formed of 2 discrete elements.

4.3. The scheme includes the installation of CCTV cameras with integral lighting attached broadly centrally within the 4 elevations of the building. This element has been installed, and thus the application is part retrospective in nature.

4.4. Planning permission is required for this work, by virtue of the terms of Condition 5 of DC/20/1554, in respect of the planning permission for the construction of the winery building.

4.5. The lights that are integral to the CCTV, are required for the effective operation of the equipment, to ensure that recordings of any activity in and around the building are captured in suitable quality.

4.6. The CCTV lighting is subject to a PIR motion sensor system. The lights are therefore only in operation once motion is detected from the security equipment, during the hours of darkness. They remain in operation for a time limited period.

4.7. Details of the CCTV and associated lighting specification is attached at Appendix 1.

4.8. The scheme also includes proposals for the installation of external lighting (unrelated to the CCTV system), to be installed broadly centrally within the 4 elevations of the building.

4.9. The further proposed lighting is required to provide adequate illumination to the hard-standing areas around the building. This proposed lighting is comprised of 2 types.

4.10. The lighting to the front (north) and side (east) of the building, are required to provide coverage of the hard-standing area, which is an important operational working area, in particular during grape harvest and further processing.

4.11. The specification for the lighting to to serve these areas are detailed at Appendix 2.

4.12. The lighting attached to the north elevation of the winery building would be a 400W SLIM G3 model SPFL-180 with MBP45 asymmetric 45 degree forward throw optic.

4.13. The lighting attached to the east elevation of the winery building would be a 240W SLIM G3 model SPFL-180 with MBP45 asymmetric 45 degree forward throw optic.

4.14. The lighting on the rear (south), and side (west) of the building are required to provide illumination in working areas associated with the operation of generators, related equipment, and other agricultural activities. Access to this area is particularly required at times associated with the operation of the fans during periods of overnight frost.

4.15. The specification for the lighting to serve these areas are detailed at Appendix 3.

4.16. The lighting attached to the south and west elevation of the winery building would be ROBUS Selest LED 50W metal halide light with PIR sensor (Model No. RSTCCT3P-04).

4.17. The existing and proposed lighting installations are required for the safe and effective operations associated with the management of the vineyard, and operations in and around the winery.

5. PLANNING POLICY

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

5.2. The Development Plan, for the purposes of this application, comprises the Horsham District Planning Framework (November 2015) and the Slinfold Neighbourhood Plan (2018).

5.3. Material considerations include the National Planning Policy Framework (NPPF) and online planning practice guidance.

6. NATIONAL PLANNING POLICY FRAMEWORK

6.1. The National Planning Policy Framework, (NPPF), sets out the Government's planning policies for England and how these are expected to be applied. It was most recently updated in August 2026.

6.2. The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, made up of the three dimensions of economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways (**Paragraphs 15-17**).

6.3. **Policy DM3 (determining development proposals)** states that when considering development proposals, LPA's should (a) work with applicants in a positive and proactive manner, and (b) take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact, and (f) not refuse applications for development which should clearly be approved, having regard to their accordance with the development plan, the policies in the NPPF and any other material considerations.

6.4. **Policy S3 (presumption in favour of sustainable development)** states that decisions on development proposals should apply a presumption in favour of sustainable development. It notes that this means, inter alia, that outside settlements, Policy S5 should be applied, and in all locations, development proposals that accord with both an uptodate development plan and the decision-making policies in the NPPF should be approved without delay.

6.5. **Policy S5 (principle of development outside settlements)** states that only certain forms of development should be approved outside settlements. These includes (a) development for agriculture; and (b) development for rural businesses and services, including tourism where a location outside settlements is shown to be necessary.

6.6. The policy notes that such development should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in the NPPF.

6.7. It states that in applying the policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state the development proposal should be refused in specific circumstances.

6.8. The policy states that development proposals which do not fall within one of the categories set out in the policy should only be approved in exceptional circumstances where the benefits of the proposal would substantially outweigh the adverse effects, including the character of the countryside and in relation to promoting sustainable patterns of development.

6.9. **Policy E2 (meeting the need for business land and premises)** states that to support business growth, substantial weight should be given to (a) the economic benefits of proposals for

commercial development which allow businesses to invest, expand and/ or adapt; especially where this would support the economic vision and strategy for the area; and (b) benefits for domestic food production, animal welfare and/ or the environment which can be demonstrated through proposals for development for farm and agricultural modernisation.

6.10. **Policy E4 (rural business development)** states that in applying policy E2, the sustainable growth of businesses in rural areas should be supported, including through (inter alia) (b) the development and diversification of agricultural and other land-based businesses; and (d) development to maintain and enhance farm viability and sustainability and support domestic food production.

6.11. **Policy DP3 (key principles for well-designed places)** states that development proposals should response to their context (the history, character and features of their site and its setting), so that they integrate with an enhance their surroundings. It notes that to create well-designed places, development proposals should reflect relevant aspects of liveability; climate; nature; movement; built form; public space; and identity.

6.12. **Policy P3 (living conditions and pollution)** states that development proposals should be appropriate for their location, taking into account the likely effects of pollution on health, living conditions and the natural environment, whether these effects are on or off-site. It notes that within this context, proposals should (Policy P3(2)(b)) not give rise to, or contribute to, an unacceptable levels of (inter alia) artificial light.

7. HORSHAM DISTRICT PLANNING FRAMEWORK

7.1. The Horsham District Planning Framework (HDPF) was adopted in November 2015 and seeks to guide development in the district up to 2031.

7.2. **Policy 1: Sustainable Development** - states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF. It states it will always work proactively with applicants jointly to find solutions, which mean that proposals can be approved wherever possible and to secure development that improves the economic, social, and environmental conditions in the area. It notes that planning applications that are in accordance with policies in the Development Plan will be approved without delay, unless material considerations indicate otherwise.

7.3. **Policy 10: Rural Economic Development** - states that sustainable economic development and enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities. It states that in the countryside, development which maintains the quality and character of the area whilst sustaining its varied and productive social and economic activity will be supported in principle. It notes that any development must be appropriate to its countryside location and must contribute to the diverse and sustainable farming enterprises within the district or the wider rural economy and/ or promote recreation in, and enjoyment of, the countryside.

7.4. **Strategic Policy 24: Environmental Protection -** states that the high quality of the district's environment will be protected through the planning process, and that developments will be expected to minimise exposure to, and the emission of, pollutants, including light pollution.

7.5. **Policy 25: Natural Environment and Landscape Character** - states that the natural environment and landscape character of the District, including the landscape, landform, and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. It notes that the Council will support development proposals which protect, conserve, and enhance the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintain settlement identity.

7.6. **Policy 26: Countryside Protection** - states that outside built up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. It notes that any proposal must be essential to its countryside location and meet one of a number of criteria. These include supporting the needs of agriculture and forestry (Policy 26(1)), or enable the sustainable development of rural areas (Policy 26(4)). It states that proposals must be of a scale that is appropriate to its countryside character and location.

7.7. It notes development will be considered acceptable where it does not lead either individually or cumulatively to a significant increase in the overall level of activity in the countryside, and protects and/ or conserves and/ or enhances the key features and characteristics of the landscape character area in which it is located, including the development pattern of the area, historical and ecological qualities, tranquility and sensitivity to change; the pattern of woodlands, fields, hedgerows, trees, water bodies, and other features; and the landform of the area.

7.8. **Policy 31: Green Infrastructure and Biodiversity** - states that development will be supported where it can be demonstrated that it maintains or enhances the existing network of green infrastructure. It also states that development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.

7.9. **Policy 32: Quality of New Development** - states that high quality and inclusive design for all development in the district will be required, based on a clear understanding of the local, physical, social, economic, environmental, and policy context for development. It notes that in particular, development will be expected to provide, amongst other things, an attractive, functional, accessible, safe and adaptable environment, complement the locally distinctive character and heritage of the district.

7.10. **Policy 33: Development Principles** - states that in order to conserve and enhance the natural and built environment, developments will be required to, amongst other things, ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/ users of nearby property and land, whilst having regard to sensitivities of surrounding development.

8. SLINFOLD NEIGHBOURHOOD PLAN

8.1. The Slinfold Neighbourhood Plan (SNP), was 'made' in September 2018. It seeks to guide development in the district up to 2031.

8.2. **Policy 3: Green Infrastructure** - states that development proposals will be supported where they protect, retain and, where possible, enhance green infrastructure and valued landscapes.

8.3. **Policy 4: Conserve and Enhance Biodiversity** - states that development proposals which aim to conserve and enhance biodiversity will be supported.

8.4. **Policy 12: Economy and Enterprise** - states that proposals which enable the development or enhancement of small scale businesses will be supported where schemes are, amongst other things, in appropriate locations in the countryside, and are in keeping with the character and vitality of the local area and respect residential amenity.

9. CONSIDERATIONS

9.1. In the assessment of this proposal, it is considered that the main issues are:

- Principle of Development;
- Landscape Effect;
- Amenity; and
- Ecology.

9.2. Each of these is now considered in turn.

Principle of Development

9.3. The application site is located in a rural countryside location for the purposes of applying planning policy.

9.4. In such locations, policy S5 of the NPPF states that only certain forms of development should be approved. This includes development for agriculture and for rural businesses and services, including tourism, where a location outside settlement boundaries is necessary.

9.5. Policy 26 of the HDPF seeks to protect the countryside for its own sake and limit development to that for which a countryside location is essential. It notes that this includes supporting the needs of agriculture and forestry, or to enable the sustainable development of rural areas.

9.6. The application works relate to the installation of external lighting and CCTV, required to serve the functional needs for the operations of the building to which they relate, and the wider holding.

9.7. The CCTV is required to provide security in association with the use of the building as a winery. The premises is licensed by Horsham District Council for the retail sale of alcohol for

consumption both on and off the premises. This reflects the wine-making activity within the building.

9.8. It is a requirement of the license, in order to prevent crime and disorder, that CCTV is installed. Integral to this obligation is that it must deliver images that are capable of providing pictures of evidential quality, enabling facial recognition, in all lighting conditions. This is required to encompass all ingress and egress to the winery building, as well as surrounding areas.

9.9. In order to secure CCTV imagery of suitable quality, it is necessary for the recording of imagery in the hours of darkness to be supported by artificial lighting.

9.10. The CCTV lighting is subject to a PIR motion sensor system. As such, the lighting is only operated at times when motion is detected immediately around the building, and for a limited duration. This ensures that lighting is limited to that which is functionally necessary to facilitate the effective operation of the CCTV equipment, in the interests of safety and to accord with the premises license.

9.11. The application also envisages the provision of additional external lighting. This would be lighting of 2 different specifications. It would comprise lighting to the hard-standing areas that are immediately to the north (font) and side (east) of the winery building. These hard-standing areas are used as an integral part of the operation of the vineyard and winery.

9.12. The hard-standing areas are occasionally required to be used in the hours of darkness at limited times of the year. This in particular comprises (i) the harvest period (typically late-September to early-November) when grapes harvested each day must be pressed immediately before the juice is then transferred into settling and fermentation tanks; and (ii) on limited occasions during the winter to light frost candles and operate fans, to seek to negate frost damage (typically mid-March to mid-May).

9.13. The lighting proposed to the rear (south) and side (west) is required to ensure access and operations around these parts of the building, in particular in relation to operations to negate frost damage. Areas to the side and rear of the building are required to be accessed for the operation of machinery, including generators.

9.14. The external lighting and CCTV is required to support the functional operations of the vineyard and the associated winery. The growing of grapes is an agricultural activity, and the processing of these into wine is an ancillary operation. The operations are therefore an agricultural activity, required to be in a countryside location.

9.15. Given this, and the lighting is limited to that which is the minimum necessary for functional operations, it is considered that the principle of development is acceptable. It is in accordance with policy S5, E2 and E4 of the NPPF, Policy 10 and 26 of the HDPF, and Policy 12 of the SNP.

Landscape Effect

9.16. The application site is not located in a statutorily designated 'Protected Landscape'.

9.17. Within the Horsham District Landscape Character Assessment (October 2003), the application site is located within the Horsham District Landscape Character Area: G3 - Slinfold and Five Oaks Wooded Farmlands.

9.18. The key characteristics of this area are:

- Gently undulating wooded landscape;
- Many small streams draining to the Adur;
- Small hedged pastures. Some larger arable fields;
- Extensive coppiced woodland in small and large irregular-shaped blocks;
- Glimpsed views across the Arun Valley from hedgerow gaps;
- Historic farmsteads dispersed along winding lanes;
- Local vernacular of timber framing, weatherboarding, brick and tile hanging;
- Largely rural character, although busy A29/ A272 road corridors in the west, together with some aircraft noise.

9.19. The overall character of the area is defined as being dominated by the enclosing presence of woodlands around small irregular pastures. There are gentle undulations created by small streams that cut through the geology of Weald clay. There are many small historic farmsteads dispersed along winding lanes and tracks. Much of the area has a strongly rural character, although near the A29 road corridor there are some urban influences.

9.20. The application site and its environs are considered to be reflective of the characteristics of the local landscape. It is an area that is gently undulating, falling generally in a south to north direction, with small irregular-shaped fields, many of which are bound by mature hedgerows and/ or tree lines, connecting and interspersed with numerous woodland tree belts and blocks.

9.21. The landscape context of the application building is generally defined by a woodland block immediately to the south, and field edges to the adjoining vineyard land parcel, which is predominantly defined by mature trees either contained within a hedgerow or tree belt.

9.22. As a result of this, the winery building has limited visibility within its immediate context.

9.23. The application is supported by a Viewpoint Analysis. This details the visibility of the site from local public vantage points. This comprises the PRoW network. It includes a PRoW to the north of the site (PRoW No. RUD1367) and a further PRoW to the south of the site (PRoW No. SLD1360). These both connect to Haven Road to the west of the application site and run in a north-easterly and easterly direction respectively.

9.24. The Viewpoint Analysis demonstrates that the winery building has only limited visibility from public vantage points. This comprises views from PRoW No. RUD1367 along a short section, some 325m to the north of the building.

9.25. In this view, the building is visible along an undulating stretch of the PRoW for a linear distance of a little under 200m (Viewpoint 1 - 4). Views are possible of the upper part of the building, predominantly the roofscape. It is set within the foreground context of the vineyard and mature trees that are located within the vineyard, and against the backdrop of the trees and woodland block to the south, east and west of the winery building.

9.26. There are also very limited and, and heavily filtered views of the side (west) and rear (south) elevations of the building from 2 locations on PRoW No. SLD1360. These are from a field gate and a break in the hedge line that borders the northern side of this PRoW.

9.27. Within these views, the upper parts of the roofscape of the building are partially discernible (Viewpoint 8 and 9).

9.28. Within public views, the winery does not appear as a prominent structure. The glimpsed views are of an agricultural building within a vineyard.

9.29. Overall, the building has little visual effect. The addition of the CCTV and external lighting infrastructure would not be visible in views, as a result of the distance from PRoWs and intervening screening of trees and hedgerows.

9.30. The lighting would be discernible from these viewpoints during the hours of darkness, when the lights are in operation.

9.31. However, as detailed above, the lights would be in operation on very limited occasions, either when motion is detected during the hours of darkness in and around the building, and at harvesting and spring frosts.

9.32. During these periods, the PRoW are likely to be little used, as it would be during hours of darkness.

9.33. The works would therefore have very little perceptible landscape effect on local receptors, comprising users of the PROWs.

9.34. Consideration in respect of the impact on the amenity of residential properties is set out below.

9.35. Overall, it is considered that the works would have no undue landscape effect. The application scheme is therefore in accordance with policy S5 and DP3 of the NPPF and Policy Policy 24, Policy 25, Policy 26, Policy 32 and Policy 33 of the HDPF.

Amenity

9.36. The application building is generally set away from residential properties.

9.37. There are only a limited number of dwellings within proximity of the application site. This comprises a farmstead some 230m to the east of the application building (Cousins Farm), a farmstead some 250m to the south-east (Gemsbrook), and an enclave of residential properties some 340m to the north, immediately beyond the edge of the vineyard holding (Lower Lodge Cottage, Lower Lodge Barn, and Lower Lodge House).

9.38. As detailed in the Landscaping Effect section, the winery building is generally well-contained within its landscape context, by a block of woodland immediately to the south, and mature tree belts to the east and west, together with a more sporadic tree belt some 190m to the north.

9.39. The tree belt, woodland, field boundaries and machinery store (immediately adjoining the winery) screens view from the west. It is therefore considered that the scheme would have no undue impact on residential amenity to the occupiers of Cousins Farm to the west.

9.40. The tree belt and woodland screens views from the south-east. It is therefore considered that the scheme would have no undue impact on residential amenity to the occupiers of Gemsbrook to the south-east.

9.41. To the north, the 3No. residential properties are aligned broadly east-west. As a result of topography, these are set at a generally lower level than the winery building, and views of the application building are partially screened by this topography, intervening vines and the tree belt that runs east-west dividing the main vineyard field parcels.

9.42. It is considered that the operation of the lighting, installed on the front (north) and, to a lesser extent, the side (east) elevations of the building would be perceptible from the 3No. residential properties to the north.

9.43. Views of the lighting would be at a distance of some 320m and would be heavily filtered.

9.44. The effect of the lighting would be within the context of existing external lighting around the perimeter of these residential properties.

9.45. In this context, and noting the limited duration that the lighting would be in operation, it is considered that this would not have an undue impact on the residential amenity of occupiers to the north.

9.46. Overall, the effect of lighting on residential amenity is limited, primarily as a result of the separation distances between residential properties and the application building, and the limited duration of its operation. For these reasons, it is considered that the scheme would not have an undue impact on residential amenity. The application is therefore in accordance with the requirements of policy P3 of the NPPF, and Policy 33 of the HDPF.

Ecology

9.47. The winery building is surrounded by existing hardstanding, beyond which is woodland and trees to the south, east and west, and a vineyard to the north.

9.48. The CCTV is, and the external lights would be, attached to the existing building.

9.49. The entire winery operates 'off-grid' with electricity generated from the PV panels that are affixed to the south facing roofslope of the building. The CCTV and lights would therefore be powered from 100% renewable energy.

9.50. The lights that are integral to the CCTV would operate on a time limited basis, having regard to their operation only when motion is detected around the building, during the hours of darkness.

9.51. The proposed external lights would also be used on a very limited basis. This would predominantly comprise during the harvesting of the grapes (typically late-September to early-November), and to mitigate frost damage of the crop (typically mid-March to mid-May), typically some 7-14 occasions per annum.

9.52. Having regard to the very limited use of the lighting, and that this will typically occur during the autumn and winter, it is considered that the operation would be unlikely to have any undue impact on biodiversity.

9.53. In particular, the lighting would be unlikely to operate at times when, for example, any local bat population would be active. This would be limited to warmer evenings during the late spring and summer, when, the external lights would be unlikely to be in operation.

9.54. Having regard to this, it is considered that the application works would have no undue impact on biodiversity in vicinity of the winery building. The application is therefore in accordance with Policy 25, Policy 26 and Policy 31 of the HDPF and Policy 3 and Policy 4 of the SNP.

10. SUMMARY

10.1. The application seeks planning permission for the installation of CCTV with integrated lighting, and external lighting on the elevations of an existing winery building that serves the surrounding vineyard. The CCTV has been installed, and thus the application is part retrospective in nature.

10.2. The installation of the CCTV is an obligation contained within the Premises License, and is required for the safe operation of the premises. In order to be able to obtain recordable images of suitable quality to enable facial recognition, the CCTV must be supported by illumination. This lighting is operated with a PIR motion sensor, such that it is activated only when motion around the building is detected, and the illumination is thus for a limited duration.

10.3. The application also proposes external lighting attached to the elevations of the building. This is functionally required on an infrequent, occasional basis, predominantly limited to (i) harvesting when grapes picked that day must be pressed immediately after harvesting before the juice is then transferred into settling/ fermentation tanks; and (ii) during spring frosts, when

work is required during the hours of darkness to seek to negate frost damage (through lighting frost candles and operating wind machines).

10.4. Given the functional necessity for the CCTV and lighting in relation to an agricultural operation and associated ancillary activities, it is considered that the principle of development is acceptable.

10.5. The landscape effect of the installation are limited. The CCTV and lights would not be readily discernible from public vantage points. The lighting in operation would be discernible. However, this is limited in duration and unlikely to impact users of the PRoW network, given that their operation will be during the hours of darkness, when the ProWs are unlikely to be used.

10.6. The winery building is generally set away from residential properties, and the separation distance, intervening trees, woodland and hedgerows would ensure there is no undue impact on local residential amenity, in particular having regard to the context of existing external lighting around local residential properties.

10.7. The works would be unlikely to adversely impact biodiversity, given the operation of the lighting would be both occasional and predominantly limited to Autumn and Winter months.

10.8. Overall, the application proposal is considered to be in accordance with the requirements of National Planning Policy and the Development Plan. In particular, it is in accordance with policy DM3, S3, S5, E2, E4, DP3 and P3 of the NPPF, Policy 10, Policy 25, Policy 26, Policy 31, Policy 32 and Policy 33 of the HDPF, and Policy 3, Policy 4 and Policy 12 of the SNP.

10.9. It is considered that there are no material considerations that weigh against the application, and on this basis, planning permission should be granted.

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APPENDIX 1

(Specification of CCTV and Integral Lighting)

DATASHEET

4K HD ColorHunter Omniview Series Light and Audible Warning Fixed Turret Network Camera

IPC3K28SE-ADF28KMC-DL-I0





Features

- High quality image with 8MP, 1/2.5"CMOS sensor
- 8MP (4096*1860)@20fps
- The double lens splicing technology is adopted to realize the horizontal viewing angle of 180
- Colorhunter technology ensures 24-hour full-color images
- Support red & blue warning light
- 130dB true WDR technology enables clear image in strong light scene
- Based on target classification, smart intrusion prevention significantly reduce false alarm caused by leaves, birds and lights etc., accurately focus on human and, motor vehicle and non-motor vehicle
- Intelligent People Flow Counting and Crowd Density Monitoring
- Smart intrusion prevention with Color retrieval
- Auto Scene Match (ASM)（Only WDR）

- Alarm:1 in/1 out and Audio: 1 in/1 out
- Built-in speaker and dual mics
- Support 512 GB micro SD card

Specifications

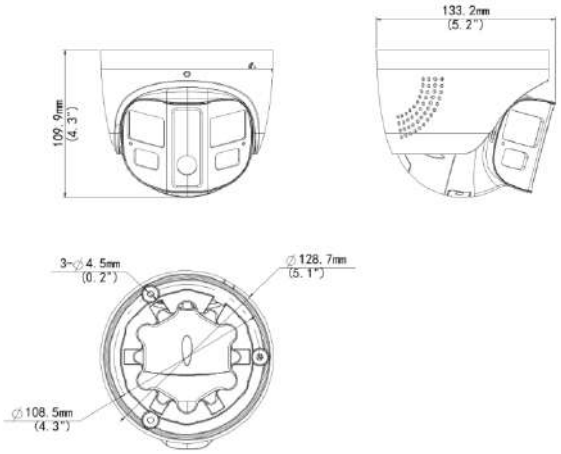
Camera	Description
Max Resolution	8MP
Sensor	1/2.5" CMOS
Min. Illumination	Colour: 0.0005 lux (F1.0, AGC ON) 0 Lux with light
Day/Night	IR-cut filter with auto switch (ICR)
Shutter	Auto/Manual, 1 ~ 1/100000s
Adjustment Angle	Pan: 0° ~ 360°, Tilt: 0° ~ 75°, Rotate: 0° ~ 360°
S/N	>52dB
WDR	130dB
Lens	**Description**
Focal Length	2.8 mm
Iris Type	Fixed
Iris	F1.0
Field of View (H)	180°
Field of View (V)	65°
Field of View (D)	180°
Lens Type	Fixed
DORI	**Description**
DORI Distance (Lens)	2.8mm
DORI Distance (Detect)	63.1m(206.7ft)
DORI Distance (Observe)	25.2m(82.7ft)
DORI Distance (Recognize)	12.6m(41.3ft)
DORI Distance (Identify)	6.3m(20.7ft)
Illuminator	**Description**
Supplemental Light	Dual Light

Illumination Distance (IR)	IR 30 m, Warm Light 30 m
Illumination Distance (Warm Light)	IR 30 m, Warm Light 30 m
IR On/Off Control	Auto/Manual
Wavelength	850 nm
Light On/Off Control	Auto/Manual
Video	Description
Video Compression	Ultra 265; H.265; H.264; MJPEG
H.264 Code Profile	Baseline profile, Main profile, High profile
Frame Rate	Main Stream: 8MP (4096*1860), Max 20fps; Sub Stream: 2048*936, Max 20fps;
Video Bit Rate	128 Kbps ~ 16 Mbps
U-code	Support
OSD	Up to 8 OSDs
Privacy Mask	Up to 4 areas
ROI	Up to 8 areas
Video Stream	Dual Streams
Image	Description
Auto Scene Match (ASM)	Support (Only WDR)
White Balance	Auto; Outdoor; Fine Tune; Sodium Lamp; Locked; Auto2
Digital Noise Reduction	2D/3D DNR
Smart IR	Support
Flip	N/A
Dewarping	N/A
HLC	Support
BLC	Support
Defog	Digital Defog
Image Stabilization	N/A
Intelligent	Description
Smart Intrusion Prevention	Cross line detection, Intrusion detection, Enter area detection, Leave area detection (support false alarm filtering and the classification of human, non-motor vehicle and vehicle)
Recognition	N/A

Statistical Analysis	People Counting; Support People Flow Counting and Crowd Density Monitoring
Attribute Collection	SIP with color retrieval
Events	Description
Basic Detection	Motion Detection; Ultra Motion Detection; Tampering Alarm; Audio Detection
General Function	Watermark; IP Address Filtering; Access Policy; ARP Protection; RTSP Authentication; User Authentication; HTTP Authentication; Alarm Input; Alarm Output
Audio	Description
Audio Compression	G.711U; G.711A
Audio Bitrate	64 Kbps
Two-way Audio	Support
Suppression	Support
Sampling Rate	8 KHz
Storage	Description
Edge Storage	Micro SD, up to 512 GB
Network Storage	ANR; NAS (NFS)
Network	Description
Protocols	IPv4; IPv6; IGMP; ICMP; ARP; TCP; UDP; DHCP; PPPoE; RTP; RTSP; RTCP; RTMP; DNS; DDNS; NTP; FTP; UPnP; HTTP; HTTPS; SMTP; 802.1x; SNMP; QoS; SSL/TLS; SSH
Compatible Integration	ONVIF (Profile S, Profile G, Profile T); API; SDK
User/Host	Up to 32 users. 3 user levels: administrator, common user and operator
Security	Password Protection; Strong Password; HTTPS Encryption; Export Operation Logs; Basic and Digest Authentication for RTSP; Digest Authentication for HTTP; TLS 1.2; WSSE and Digest Authentication for ONVIF
Client	UNV-Link; UNV-Link Pro; EZStation
Web Browser	Plug-in required live view: IE 10 and above, Chrome 45 and above, Firefox 52 and above, Edge 79 and above; Plug-in free live view: Chrome 57.0 and above, Firefox 58.0 and above, Edge 16 and above
Interface	Description
Audio I/O	1 Input: impedance 35kΩ; amplitude 2V [p-p]; 1 Output: impedance 600Ω; amplitude 2V [p-p]
Alarm I/O	1/1
Serial Port	N/A

Built-in Mic	Built-in two mics
Built-in Speaker	Support
WIFI	N/A
Network	1 x RJ45 10M/100M Base-TX Ethernet
Video Output	N/A
Certification	Description
EMC	CE-EMC (EN 55032, EN 61000-3-3, EN IEC 61000-3-2, EN 50130) FCC (FCC 47 CFR part15 B)
Safety	CE-LVD (EN 62368-1) CB (IEC 62368-1) UL/CUL (UL 62368-1, CAN/CSA C22.2 No. 62368-1)
Environment	CE-RoHS (2011/65/EU;(EU)2015/863); WEEE (2012/19/EU)
Protection	IP67 (IEC 60529) IK10 (IEC 62262)
General	Description
Power	DC 12V±25%, PoE (IEEE 802.3af)
Power Interface	Ø 5.5 mm coaxial power plug
Dimensions	Ø128.7 x 109.9mm (Ø5.1” x 4.3”) (Ø x H)
Weight	0.86kg (1.9lb)
Material	Metal
Working Environment	-30 °C ~ 60 °C (-22 °F ~ 140 °F), Humidity: ≤95% RH (non-condensing)
Storage Environment	-30 °C ~ 60 °C (-22 °F ~ 140 °F), Humidity: ≤95% RH (non-condensing)
Surge Protection	4KV
Reset Button	Support
Web Client Language	20 Languages Traditional Chinese, English, Simplified Chinese, Polish, German, Russian, French, Korean, Dutch, Czech, Portuguese (Europe), Portuguese (Brazil), Japanese, Thai, Turkish, Spanish (Latin America), Spanish (Europe), Hungarian, Italian, Vietnamese

Dimensions



Accessories

TR-JB03-H-IN

Junction Box for Metal Turret Camera (Support wiring from behind)



TR-JB07/WM03-F-IN

Wall Mounting Assembling Bracket with Back Hole for 3 Inch Hemisphere

TR-WM03-B-IN

Wall Mounting Assembling Bracket for 3 Inch Hemisphere



TR-UC08-C

Bullet&Dome Corner Mounting Bracket



TR-SE24-IN

Dome Pendent Mounting Pole 200mm



TR-SE24-A-IN

Dome Pendent Mounting Pole 500mm

TR-CM24-IN	TR-UP06-IN
Dome Pendent Mounting Bracket(Indoor)	Universal Pole Mounting Bracket
	

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APPENDIX 2

(Specification of Lighting - Attached to North (Front) and East (Side) Facing Elevations)

Slim G3

NEW DESIGN

With visor, low spill light
With metal mesh, IK10
Asymmetric optics







The bracket with a dial can provide better support and more precise angle adjustment for the lighting fixture



180LM/W

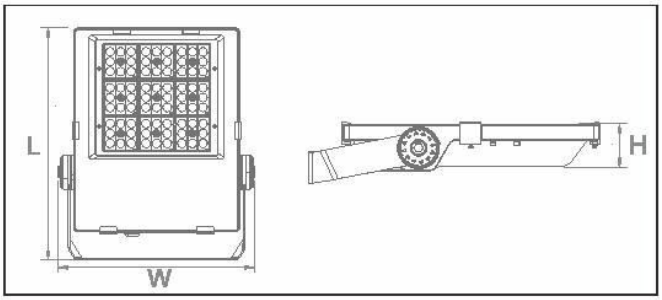
Patent



Features

Housing: Die Cast Aluminum
Thermal Conductivity: 96 W/m·K
Led: Philips
CRI: Ra>70
SDCM: <5
Power Factor: >0.95
THD: <15
Driver: Sosen
Driver Efficiency: >93%
Protection: OTP, OCP, OVP, SCP
Surge Protection: 6KV
Waterproof: IP66
Impact Test: IK08&IK10
Electrical: 100-277V, 50/60Hz
Operating Temperature: -40~50℃
TM21: L90B10>50,000H
Lifetime: 50,000H

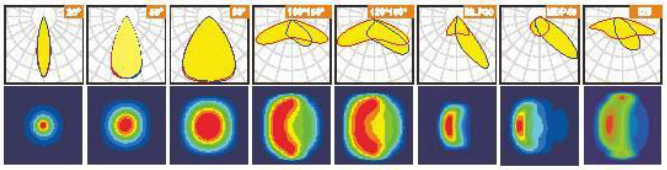




Functions

ZigBee · DMX · DALI · 0/1~10V

Optical options:





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APPENDIX 3

(Specification of Lighting - Attached to South (Rear) and West (Side) Facing Elevations)

ROBUS®

INDUSTRIAL

SELEST LED FLOOD LIGHT

10W, 20W, 30W, 50W,100W,150W,200W, 300W, IP65





PRODUCT INFORMATION DOCUMENT

FEATURES

- Full range providing energy efficient, low maintenance replacement for metal halide and halogen floodlights up to 1500W/6000W respectively
- Standard and PIR versions with manual override
- Switch on the back of luminaire allows switching colour temperature between 3000K, 4000K and 5000K
- Equipped with self regulating valve to prevent moisture condensation
- Tempered glass providing high impact rating of IK07 for standard and IK06 for PIR version

CONSTRUCTION

- Powder-coated die cast aluminium housing
- Tempered glass diffuser
- Steel bracket and stainless steel screws



WARRANTY



LIFETIME



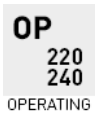
LUMENS PER W



IK RATING



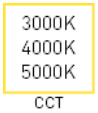
IP RATING



OPERATING VOLTAGE



BEAMANGLE



CCT


SAFETY CLASS

Product Code: Standard PIR	RST10CCT3-04 RST10CCT3P-04	RST20CCT3-04 RST20CCT3P-04	RST30CCT3-04 RST30CCT3P-04	RST50CCT3-04 RST50CCT3P-04	RST100CCT3-04	RST150CCT3-04	RST200CCT3-04	RST300CCT3-04
Comparable to:	50W metal halide/ 200W halogen	100W metal halide/ 400W halogen	150W metal halide/ 600W halogen	250W metal halide/ 1000W halogen	500W metal halide/ 2000W halogen	750W metal halide/ 3000W halogen	1000W metal halide/ 4000W halogen	1500W metal halide/ 6000W halogen
Total Power (W):	9.8	19.8	28.2	48.3	99.3	147.6	194.3	289.7
Power Factor:	0.9	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Total Light Output (lm):	1350	2720	4230	6880	16040	23430	31520	46580
Efficacy (lm/cctW):	138	137	150	142	161	158	162	161
Lux at 1m (lux):	550	1130	1670	2680	5820	8470	11320	16670
CCT (K):	3000/4000/5000	3000/4000/5000	3000/4000/5000	3000/4000/5000	3000/4000/5000	3000/4000/5000	3000/4000/5000	3000/4000/5000
CRI:	80	80	80	80	80	80	80	80
IP:	65	65	65	65	65	65	65	65
Operation Temperature (°C):	-20 ≤ Ta ≤ +50	-20 ≤ Ta ≤ +50	-20 ≤ Ta ≤ +50	-20 ≤ Ta ≤ +50	-20 ≤ Ta ≤ +50	-20 ≤ Ta ≤ +50	-20 ≤ Ta ≤ +50	-20 ≤ Ta ≤ +50
Inrush Current:	8A/20us	16A/20us	25.6A/26us	7.2A/30us	61.6A/ 21us	62.4A/ 20us	37.6A/ 35us	60A/ 50ns
RG Value:	0	0	0	0	0	0	0	0
SDCM:	6	6	6	6	6	6	6	6
Energy Class:	D	D	C	D	C	D	D	D
Rated Life to L70B50 (Hrs):	142000	142000	142000	142000	142000	142000	142000	139000
Rated Life to L80B10 (Hrs):	54000	54000	54000	54000	54000	54000	54000	54000
Rated Life to L90B10 (Hrs):	43000	43000	43000	43000	43000	43000	43000	43000
Dimensions LxWxH (mm):	135x141x29 135x170x57	135x141x29 135x170x57	160x162x29 160x184x57	200x191x30 200x213x57	300x222x45	355x274x49	390x305x58	480x384x63
Weight (kg):	0.43 0.47	0.44 0.47	0.57 0.61	0.84 0.87	1.9	2.92	3.88	6.2

Separate Control Gear Information								
Type of Light Source:	LED	LED	LED	LED	LED	LED	LED	LED
Full Load Efficiency (%):	92	93	94	95	95	96	95	96
P_{NET} (W):	NA	NA	NA	NA	NA	NA	NA	NA
Dimensions (mm):	70x15x17	70x15x20	97x19x21	120x27x20	172x43x25	197x55x25	197x55x25	257x72x25

Product is certified to all the relevant standards.
Please contact our technical department for market specific compliances.

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ROBUS®

INDUSTRIAL

SELEST LED FLOOD LIGHT

10W, 20W, 30W, 50W,100W,150W,200W, 300W, IP65

Cone Illuminance Diagram

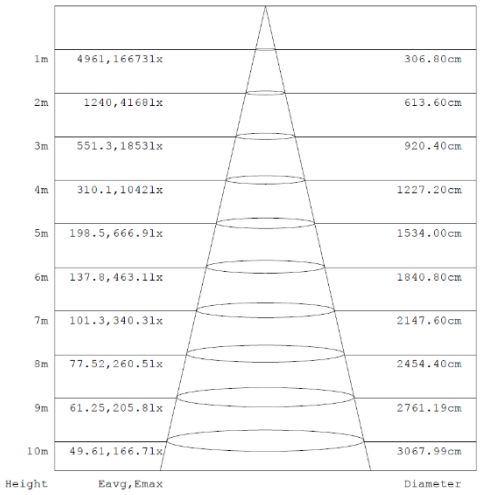


Diagram for RST300CCT3-04 in 4000K. Other diagrams available on request

Polar Intensity Diagram

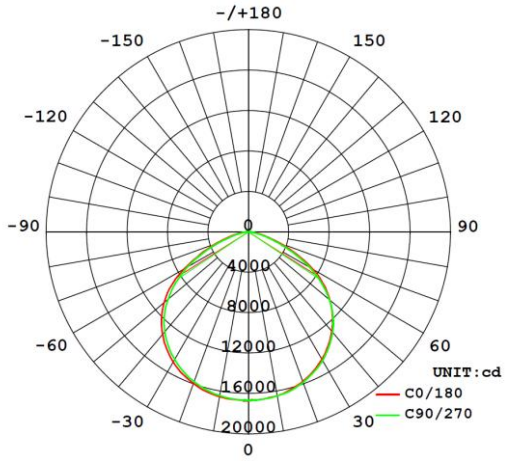
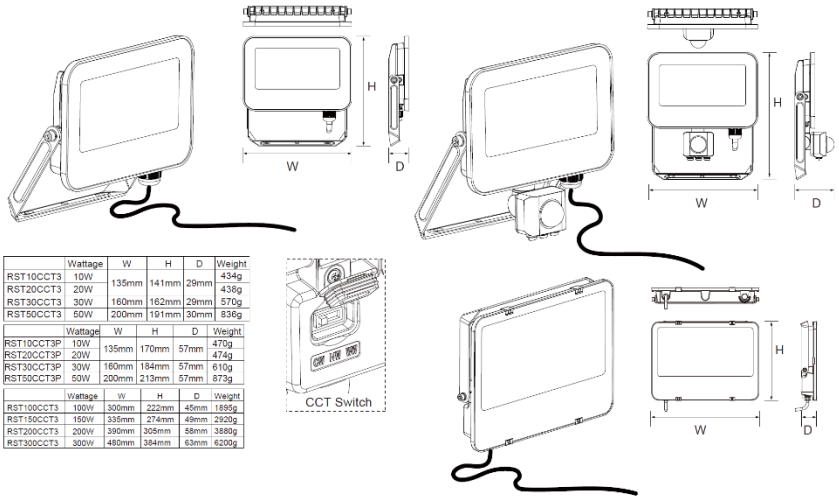


Diagram for RST300CCT3-04 in 4000K. Other diagrams available on request

Dimension Diagram



	Wattage	W	H	D	Weight
RST10CCT3	10W	135mm	141mm	29mm	434g
RST20CCT3	20W				438g
RST30CCT3	30W	160mm	162mm	29mm	570g
RST50CCT3	50W	200mm	191mm	30mm	836g

	Wattage	W	H	D	Weight
RST10CCT3P	10W	135mm	170mm	57mm	470g
RST20CCT3P	20W				474g
RST30CCT3P	30W	160mm	184mm	57mm	610g
RST50CCT3P	50W	200mm	213mm	57mm	873g

	Wattage	W	H	D	Weight
RST100CCT3	100W	300mm	222mm	45mm	1895g
RST150CCT3	150W	335mm	274mm	49mm	2920g
RST200CCT3	200W	390mm	305mm	58mm	3880g
RST300CCT3	300W	460mm	384mm	63mm	6200g

Accessories

Sensor Data

Time Off Delay:	10sec to 7min
Illuminance Switching Range:	10lx to 2000lx
Sensitivity Range (%):	NA
Mounting Height (max):	NA
Detection Zone Diameter (max):	12m

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