

PLANNING STATEMENT

**Section 73 Application for approval of CCTV details
reserved by Condition 3 of Planning Permission
LU/385/14/PL at Brookbarn Farm Solar Farm,
Littlehampton, West Sussex, BN17 7PE**

Prepared for: Brookbarn Solar Limited

Client Ref: 09694

SLR Ref: 402.09694.00003

Version No: Final
December 2019

SLR



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DRAWINGS

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Drawing 25456 CCTV Layout - Site Plan. Dated 11.12.2018 (Confidential)

Drawing Ref GBSG SD-1 Camera Pole Construction

Drawing GBSG SD - 10C GBSG Standard Detail - PTZ and Fixed Camera

1.0 Introduction

This Planning Statement has been produced by SLR Consulting Limited (SLR) on behalf of Brookbarn Solar (the Applicant) to provide details of a Closed Circuit Television (CCTV) system as required by Condition 3 of the planning permission, at Brookbarn Farm Solar Farm at Wick, near Littlehampton. The purpose of the CCTV is to deter theft and vandalism.

The Planning Statement is set out as follows;

- ✧ Section 1.0 Introduction;
- ✧ Section 2.0 Background to the Application
- ✧ Section 3.0 Site and Surroundings;
- ✧ Section 4.0 The Proposed Development;
- ✧ Section 5.0 Potential Environmental Effects; and
- ✧ Section 6.0 Conclusion.

2.0 Background to the Application

Planning permission LU/385/14/PL, approved by Arun District Council on the 23rd April 2015, granted permission for the *“Construction of a Solar Energy Park to include the installation of solar panels, security fencing, transformer housing, access and other associated works”*.

The planning permission included Condition 3 which stated that *“No development shall commence until details of the associated inverter stations, transformers, circuit breaker enclosure, metering cabinet, CCTV (including the pole mountings) and deer fence security fencing have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details”*.

Details to discharge condition 3 were submitted in the Anesco Solar Farm Materials document dated 11th June 2015 and condition 3 was discharged on the 22nd July 2015 (Planning Permission Ref: LU/197/15/DOC). However, the Anesco document Ref ‘Brookbarn – Conditions 11th June 2015 Rev A’ states that *“ There is no CCTV at the site”* therefore, no details of CCTV were submitted at that time.

To deter theft and vandalism at the Brookbarn Solar Farm, the applicant wants to install CCTV and this Planning Statement provides details of the proposed CCTV installation, including pole mountings, to enable the discharge of this part of Condition 3.

3.0 The Site and Surroundings

The application site is located to the northwest of Wick, approximately 3km north of Littlehampton at grid reference TQ 01850, 04180. The application site boundary is set out in Drawing 001.

Although the application site is outside of any special landscape areas, it is located within open countryside and within the 'Setting of Arundel' area.

4.0 The Proposed Development

In order to protect the Solar Farm from vandalism and theft, the applicant wants to install a CCTV system at Brookbarn Farm.

There will be no change to the previously approved details set out in the Anesco Solar Farm Materials Document (June 2015) which sets out the details of the LV Substation, Transformer, LV Switch (Feeder Pillar), or DNO Substation and no change to the fencing or DNO access track.

The CCTV installation will comprise 18 camera columns, 1-2m inside of and parallel to the existing security fence. These cameras will be mounted on steel posts which will be a maximum of 3m high. An example of this type of mounting post is provided in Drawing Ref GBSG SD-1 Camera Pole Construction.

No piling will be required in order to install the mounting poles.

In addition, 1 Master CCTV cameras will be mounted on 5m steel posts, an example of which is shown in Photograph 1. Drawing GBSG SD - 10C GBSG Standard Detail - PTZ and Fixed Camera presents additional detail of this pole mounting.

Whilst the 5m posts may sound tall, they are significantly shorter than wooden telegraph poles which are typically 10 -12m in height and street lamp posts which are typically 12-15m tall.

Photograph 1 -- Example of a 5m high camera mounting post



The cameras and poles will be installed in a clockwise rotation with each camera providing protection to the next camera in line with a maximum distance of 65 metres between columns.

Each of the cameras will be installed with an associated detection device that upon activity being detected will cause the system to transmit the live and alarmed video images to a control room. Should persons be seen, the operator will be able to take the appropriate action. However, if nothing is seen, the operator will be able to disconnect the site and await further activation of movement to determine the cause of the activation.

The detection system is the most important part in any remotely monitored CCTV system. The detectors use adaptive threshold technology which reduces the number of nuisance alarms caused by vegetation, small animals and sudden environmental changes. This works by continually averaging background noise and adjusting the alarm threshold, allowing sensitivity to be automatically adjusted to suit site conditions and can be configured for either zoned flood detection or trip wire, if required. The configuring of the detection device is to enable the cameras to see movement and allow the transmission and recording device to produce good quality and meaningful images, both for recording purposes and at the monitoring centre.

4.1.1 Sheep Detection

The detection system will be configured to allow sheep to be grazed on site whilst the CCTV system is still active. To achieve this, two detection zones will be configured through the video analytics; one to be outside the fence and one to be inside the fence. This will allow sheep to graze freely inside the fence. However, should an intruder trigger both the zones outside and inside the fence, this will then create a trigger from the system to the monitoring station.

4.1.2 Audio Challenge Facility

This system will also include an onsite audio challenge facility. This part of the system would be used should persons be seen on the site, enabling the control room to warn potential intruders or vandals that they are being viewed on a live CCTV system and, if necessary, the relevant authorities will be called.

The system is to be remotely monitored back at a monitoring centre which will enable the control room to view the cameras, both in an alarmed and live video format, and also use an onsite PA system. The control room will be aware at all times of the status of the site, resulting in potential problems being dealt with before they occur.

4.1.3 Civil Works, Mains Supplies and Ducting

All civil works, mains supplies and ducting are to be provided and carried out by the applicant's contractor with all ducting routing around the perimeter of the site, 1 -2 metres from the fence line. All cabling, mains power and ducting is to be provided and installed including termination of the mains supply and the erection of the CCTV columns.

5.0 Potential Environmental Effects

This section sets out a summary of the environmental effects which may arise as a result of the CCTV installation.

5.1 Land Quality

The application site is a former landfill and the original application for the Solar Farm raised concerns relating to disturbance of the landfill. The applicants have confirmed that there will be no piling or other penetrative methods used to lay foundations. Condition 20 of permission ref LU/385/14/PL prohibits piling without prior approval.

5.2 Lighting

There is no lighting associated with the proposed CCTV installation, therefore, there will be no light pollution.

5.3 Noise, Dust and Odour

There will be no noise, dust or odour arising from the operation of the CCTV installation, therefore noise, dust and odour will not be an issue.

5.4 Landscape and Visual

The original 2015 planning application was supported by an Appraisal of Landscape and Visual Effects¹ confirmed that as the tallest structure on site would be 4.7m tall, the Solar Farm development would not affect the topography of the site and would have only limited effects on visual amenity. The approved landscaping scheme for the application site shows significant tree and hedge planting around the field within which the Solar Farm is located. As the tallest structures proposed as part of the CCTV installation are the two 5m high master camera mounting poles, it is not considered that the CCTV installation will have a significant, negative landscape impact.

As all elements of the CCTV installation will be located within the security fence, there will be no impact on the approved landscaping scheme and there will be no impacts on archaeology, ecology, flood risk or public rights of way.

The Planning Officer's Report concluded that *"Although the high ground around Arundel Castle, Cathedral and National Park beyond that will afford views towards the solar park, the distance of several kilometres away and intervening field boundary planting will make it difficult/impossible to discern. Thus the effect on the visual amenity of the area, part of a Strategic Gap, will not be compromised and the historic setting of Arundel will not be adversely affected. It is therefore considered that the proposal will have an acceptable impact on this valuable landscape though details of the proposed landscaping are required through conditions"*.

As the Solar Farm development was considered to be acceptable in landscape and visual terms, it is considered that the much small CCTV installation development would also be acceptable.

¹ Anesco Limited – Proposed Brookbarn Solar Farm Appraisal of Landscape and Visual Effects by Pegasus Group (November 2014)

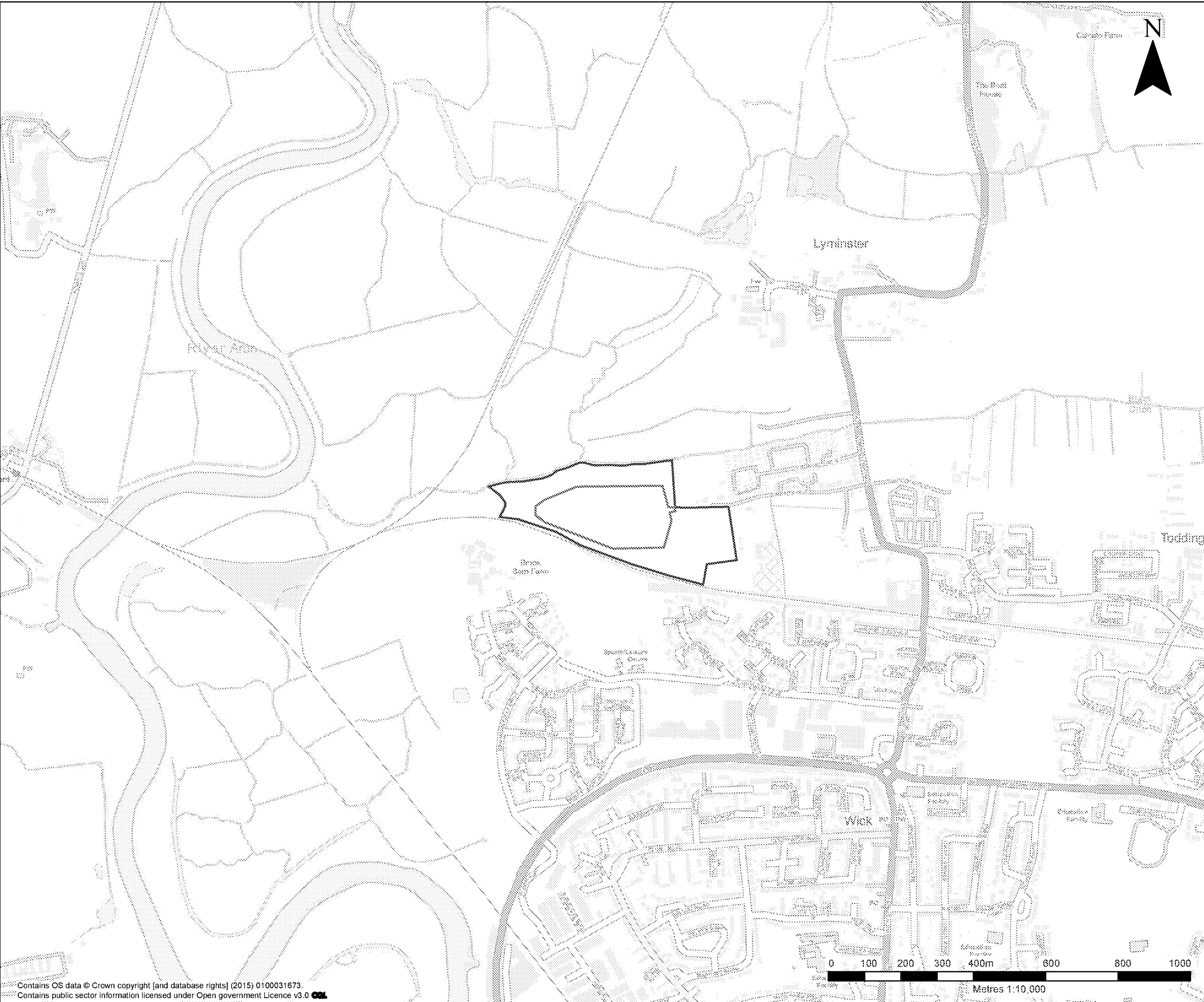
6.0 Conclusions

The installation of CCTV at the Brookbarn Solar Farm will deter vandalism and theft. As all of the proposed development will take place within the security fence, there will be no impact on ecology, archaeology or flood risk. The application site is not located within a sensitive landscape and no significant adverse landscape or visual impacts have been identified as a result of the proposed CCTV installation.

It is hoped that the information provided allows for the discharge of the CCTV element of Condition 3 of Planning permission LU/385/14/PL.

DRAWING 1 SITE LOCATION PLAN

402.09694.00003.01 Brookbarn Farm Solar Farm - Site Location Plan.dwg



LEGEND

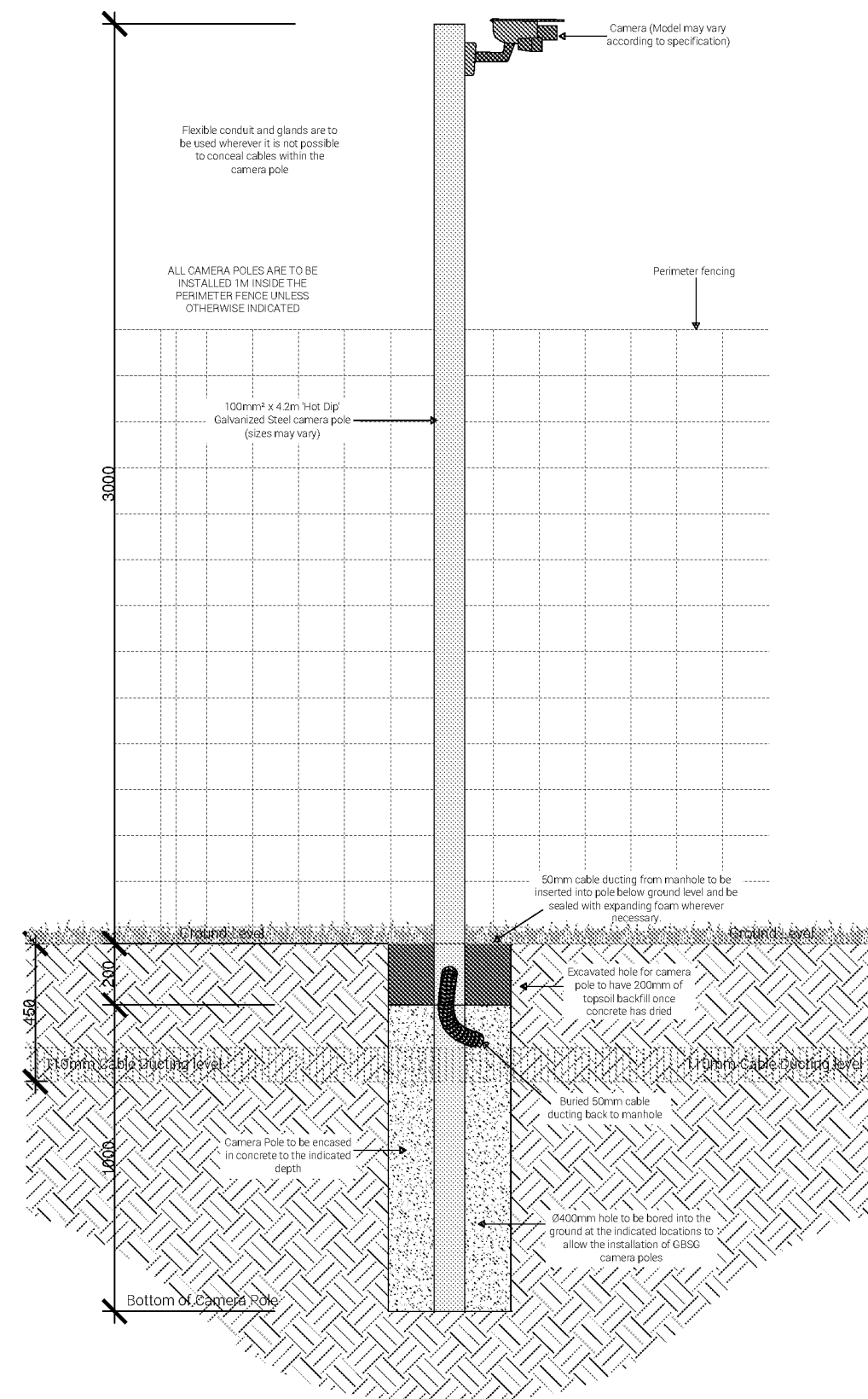
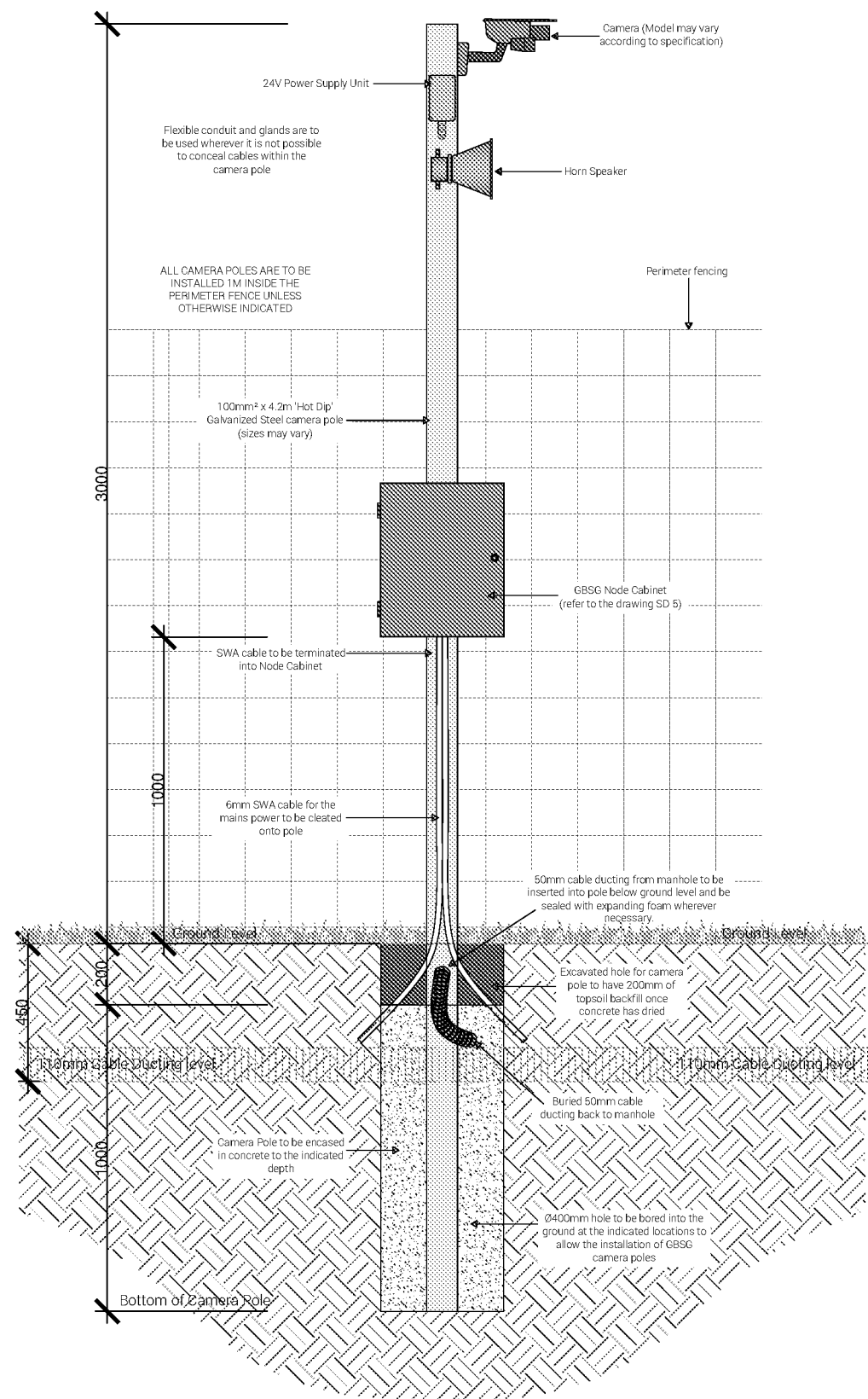
	SITE BOUNDARY
	LAND OWNERSHIP BOUNDARY

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BROOKBARN FARM SOLAR FARM LITTLEHAMPTON	
SITE LOCATION PLAN	
DRAWING 1	
Scale 1:10,000 @ A3	Date NOVEMBER 2019

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**DRAWING 25456 CCTV LAYOUT - SITE PLAN. DATED
11.12.2018 (CONFIDENTIAL)**

DRAWING REF GBSG SD-1 CAMERA POLE CONSTRUCTION

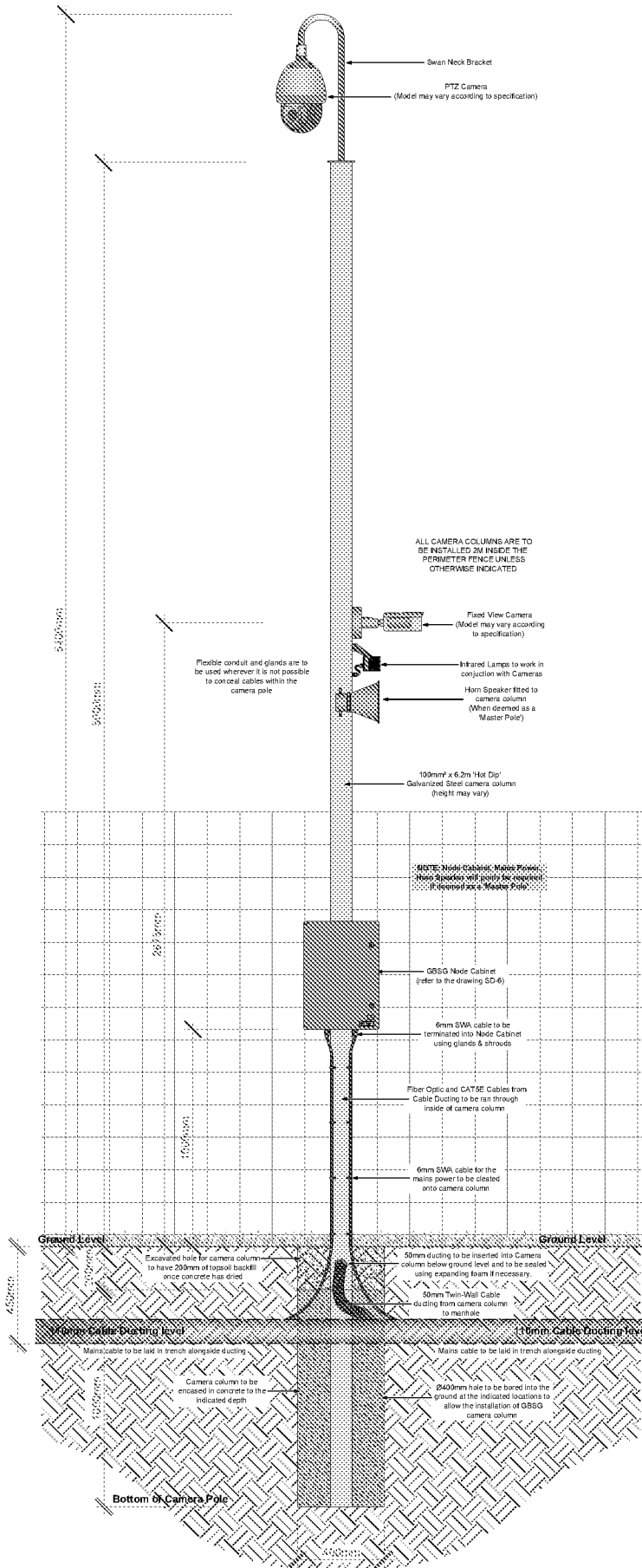


THIS DRAWING IS NOT TO SCALE AND IS
TO BE USED AS A REPRESENTATION
ONLY

 GBSG Our English Security	DRAWING TITLE	GBSG Standard Detail - Camera Pole Construction							
	SUBJECT								
	PROJECT								
	SITE								
	DRAWN BY:	TAB		AMENDED & BY:					
	DATE	12.01.2017		12.01.2017		(1) UPDATED DRAWING TO NEW DATA FORMS			
VERIFIED BY:		NJ		12.01.2017		(2) REVISIONS TO BE MADE TO THIS DRAWING			
DATE		12.01.2017							
SCALE		n/a @ A3							
CUSTOMER ref:									
DRAWING ref:		GBSG SD-1							
REVISION NO									

DRAWING GBSG SD - 10C GBSG STANDARD DETAIL - PTZ AND FIXED CAMERA

Pole Construction Detail



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PROJECT:

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DATE: 02/10/2019

VERIFIED BY: NI

DATE: 02/10/2019

SCALE: 1:30 @ A4

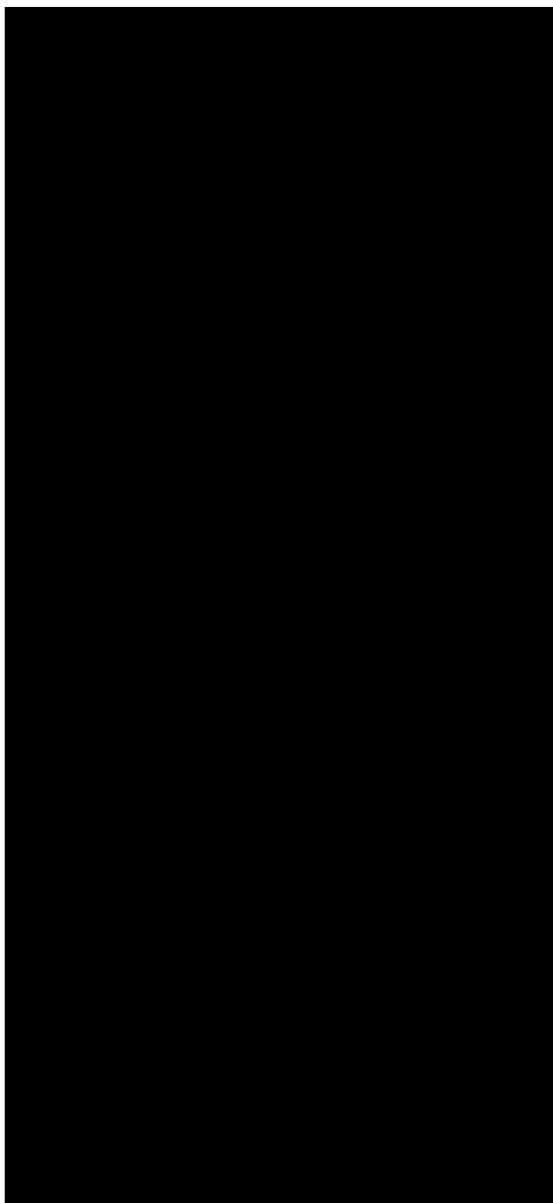
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