

**From:** Jane Cooper <Jane.Cooper@midsussex.gov.uk>  
**Sent:** 28 March 2025 15:45:12 UTC+01:00  
**To:** "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>  
**Subject:** RE: DM/25/0274- Bacons Farm, Sloop Lane, Scaynes Hill

Hi Katherine,

I think they have misunderstood, I'm not trying to control work or deliveries relating to agriculture, only matters linked to the winery.

Given the statements relating to working hours, electric forklifts and deliveries I feel this development is unlikely to have an impact on amenity in the area. It might however be worth adding the following informative:

**Informative:**

**Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.**

**Accordingly, you are requested that:**

- **No burning of construction waste materials shall take place on site.**

**If you require any further information on these issues, please contact Environmental Protection on 01444 477292.**

**Having planning permission in place is no defence against a statutory noise nuisance being caused or allowed to occur. Should the department receive a complaint once the site is operational, we are required to investigate under the provisions of the Environmental Protection Act 1990 and must take formal action where a statutory noise nuisance is in existence.**

Also, the following standard conditions are recommended:

**Construction hours:** Works of construction, including the use of plant and machinery necessary for implementation of this consent shall be limited to the following times:

Monday to Friday: 08:00 - 18:00 Hours  
Saturday: 09:00 - 13:00 Hours  
Sundays and Bank/Public Holidays: No work permitted

**Deliveries:** Deliveries or collection of plant, equipment or materials for use during the construction phase shall be limited to the following times:

Monday to Friday: 08:00 - 18:00 Hours  
Saturday: 09:00 - 13:00 Hours  
Sunday & Public/Bank holidays: None permitted

Happy to discuss if necessary.

Kind regards,

Jane Cooper  
Environmental Health Officer  
Environmental Health  
Tel: +44 (0)1444 477437  
Email: [jane.cooper@midsussex.gov.uk](mailto:jane.cooper@midsussex.gov.uk)  
Website: [www.midsussex.gov.uk](http://www.midsussex.gov.uk)



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**From:** Katherine Williams <Katherine.Williams@midsussex.gov.uk>  
**Sent:** 27 March 2025 09:11  
**To:** Jane Cooper <Jane.Cooper@midsussex.gov.uk>  
**Subject:** FW: DM/25/0274- Bacons Farm, Sloop Lane, Scaynes Hill

Hi,

Please see the below response from the agent.

Kind Regards

Katherine Williams BSc (Hons) MSc  
Senior Planning Officer  
Development Management  
Mid Sussex District Council  
01444 477214  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)



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**From:** Nicholas Field <[nick@nfieldprojects.co.uk](mailto:nick@nfieldprojects.co.uk)>  
**Sent:** 27 March 2025 08:17  
**To:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Subject:** RE: DM/25/0274- Bacons Farm, Sloop Lane, Scaynes Hill

Hi Katherine,

I wouldn't expect this to be an issue as this a small family run and their own home is the closest property to the winery so will be the most adversely affected by any issues of noise or disturbance.

As stated in the previous response, the winery will operate in normal agricultural working hours, and is expected to work weekdays, with the exception of any weather delays needing to be overcome, particularly at harvest (Sept-Oct depending on variety) when the harvest is being brought into the winery, where weather delays again may mean later working.

The "later working" here would be the unloading the produce at the end of the day, around sunset, as picking can't go on after dark, if the picking had started later due to rain. This is not likely to go beyond 6-7pm. This would not be usual, only in the event of adverse weather affecting picking start time. This isn't expected every year but is a possibility.

The deliveries, movements and working related to the winery would otherwise fall as noted, in normal working hours.

The cultivation of the fruit is ongoing and will continue, even in the event of any condition based on working hours relating to the new winery. It is these activities which makes up the bulk of the deliveries and movements on the site.

Placing working hours constraints on any agricultural enterprise is to be avoided as there are so many variables in any given season, as noted above, that may mean concessions need to be made, however it is the aim of the applicant to avoid working at unsociable hours.

Please let me know if you need anything else.

Kind regards,

Nick

**Nicholas Field**  
Projects and Planning

Mob: 07738703498

Email: [Nick@nfieldprojects.co.uk](mailto:Nick@nfieldprojects.co.uk)



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**From:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>

**Sent:** 26 March 2025 17:26

**To:** Nicholas Field <[nick@nfieldprojects.co.uk](mailto:nick@nfieldprojects.co.uk)>

**Subject:** RE: DM/25/0274- Bacons Farm, Sloop Lane, Scaynes Hill

Dear Nick,

Thank you for your email.

I have heard back from the Environmental Health Officer who's sole concern now is the potential for noise and disturbance during unsociable hours.

Can you provide an indication of the what hours deliveries and collections are likely to taken place, and whether your client would be willing to accept a restriction on nighttime activity?

Kind Regards

Katherine Williams BSc (Hons) MSc  
Senior Planning Officer  
Development Management  
Mid Sussex District Council  
01444 477214  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)



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**From:** Nicholas Field <[nick@nfieldprojects.co.uk](mailto:nick@nfieldprojects.co.uk)>  
**Sent:** 24 March 2025 18:07  
**To:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Subject:** DM/25/0274- Bacons Farm, Sloop Lane, Scaynes Hill

Good afternoon Katherine,

Just following up on the notes sent over and wondering if you had received a response from Environmental Health?

The client is keen to get the building in place for harvest in in September/October this year so if there is anything I can do to help move things forward, please let me know.

Kind regards,

Nick

**Nicholas Field**  
Projects and Planning

Mob: 07738703498  
Email: [Nick@nfieldprojects.co.uk](mailto:Nick@nfieldprojects.co.uk)



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