

From: Nicholas Field <nick@nfieldprojects.co.uk>
Sent: 09 May 2025 12:24:42 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/0274 - Bacons Farm, Sloop Lane, Scaynes Hill

Hi Katherine,

That's fine, thank you.

Nick

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 09 May 2025 12:05
To: Nicholas Field <nick@nfieldprojects.co.uk>
Subject: RE: DM/25/0274 - Bacons Farm, Sloop Lane, Scaynes Hill

Hi Nick,

Thank you for your email and confirm the condition.

Can you confirm if the extension of time to 14th May is acceptable?

Kind Regards

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



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- **SAVE A TREE** Only print this email if absolutely necessary.

From: Nicholas Field <nick@nfieldprojects.co.uk>
Sent: 08 May 2025 17:40
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/0274 - Bacons Farm, Sloop Lane, Scaynes Hill

Thanks Katherine,

The please proceed as suggested.

Thanks

Nick

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 08 May 2025 17:29

To: Nicholas Field <nick@nfieldprojects.co.uk>

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

Hi Nick,

Thank you for your email.

I appreciate that the delay in the determination of the application has been out of your clients control and will result in further timescale issues. However, the wording of the drainage condition cannot be re-worded to 'slab level' as the drainage will need to be implemented prior to this and will therefore need to be a pre-commencement condition.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
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- SAVE A TREE Only print this email if absolutely necessary.

From: Nicholas Field <nick@nfieldprojects.co.uk>

Sent: 08 May 2025 14:09

To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

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

Hi Katherine,

That's good news from the ecologist.

With reference to the conditions below, please can I request that the timescale be set to "prior to any works above slab level" as the time lost with the delay in response (over 6 weeks), coupled with the required time to sign off the condition will guarantee the applicant misses harvest for this year at significant cost. If we could get the project underway whilst the condition sign off is running, the project has a chance of meeting the need for this season.

Thanks

Nick

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 08 May 2025 14:03

To: Nicholas Field <nick@nfieldprojects.co.uk>

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

Dear Nick,

Please see the attached comments from the Ecologist, who now raise no objection to the application.

In terms of pre-commencement condition requested, these are set out below, please let me know if this is acceptable.

Prior to commencement of development, in accordance with the submitted Flood Risk Assessment and Drainage Strategy 92601-NFP-BcnsFrm-v3 by UNDA, January 2025, Version 3 and Dwg. 92601-01 v1 Drainage Strategy, 31/01/25 detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I. Additional detailed infiltration testing in accordance with BRE Digest 365 (or equivalent) along the length and proposed depth of the proposed attenuation basin.

If infiltration is proven to be unfavourable then greenfield runoff rates will be attenuated to Qbar.

II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change).

III. Detailed designs, modelling calculations using up to date parameters and plans of the of the drainage conveyance network in the:

- 3.33% annual probability critical rainfall event plus climate change to show no above ground flooding on any part of the site.
- 1% annual probability critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

IV. The design of the infiltration / attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% annual probability rainfall event.

V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.

VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 173 and 175 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

To allow the application to be determined in time I would like to request an extension of time to 14th May, please let me know if this date is acceptable.

Kind regards

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



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From: Nicholas Field <nick@nfieldprojects.co.uk>
Sent: 06 May 2025 12:22
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: Re: DM/25/0274- Bacons Farm, Sloop Lane, Scaynes Hill

Thanks Katherine,

In the circumstances, and onside the applicant in be able to prepare for the project, would it be possible for you to confirm that, as things stand, planning will be granted and the outstanding information is related purely to conditions?

Please feel free to call if you want to discuss further.

Thanks

Nick

Sent from my iPhone

On 6 May 2025, at 08:58, Katherine Williams
<Katherine.Williams@midsussex.gov.uk> wrote:

Hi Nick,

Thank you for your email.

I am aware that Gen Broad has retired and I have been chasing all possible routes for comments. As set out within my previous email I have made management aware of this delay who have now chased the Ecologist.

I will in touch as soon as these comments have been received.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk
<image002.png>

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- **SAVE A TREE** Only print this email if absolutely necessary.

From: Nicholas Field <nick@nfieldprojects.co.uk>
Sent: 02 May 2025 15:25
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: FW: DM/25/0274- Bacons Farm, Sloop Lane, Scaynes Hill

Hi Katherine,

The client has done some digging (they are really very keen to get this resolved as quickly as possible!!) and have discovered the ecologist may have retired. Is it worth getting in contact with her organisation to ensure the application hasn't been forgotten?

If you could get in contact so we can understand the plan to get this resolved, it would be appreciated.

Kind regards,

Nick

Nicholas Field
Projects and Planning

Mob: 07738703498
Email: Nick@nfieldprojects.co.uk

<image003.jpg>

From: Ian Ruddock <ian@rudson.org>
Sent: 01 May 2025 20:55
To: Nicholas Field <nick@nfieldprojects.co.uk>
Cc: Sal Wilson <sal.wilson@me.com>
Subject: RE: DM/25/0274- Bacons Farm, Sloop Lane, Scaynes Hill

Evening Nick

Thanks for coming over this morning.

I have looked up our ecology consultant Gen (Genevieve) Broad – she retired in April 2025 – may explain the lack of sign-off!

<https://www.linkedin.com/in/gen-broad-59428b47/?originalSubdomain=uk>

The Head of Place Services is:

<https://www.placeservices.co.uk/who-we-are/our-people/adrian-gascoyne/>

Suggest an email to him first thing explaining the situation may be in order. The practice manager may also be a good start point:

<https://www.placeservices.co.uk/who-we-are/our-people/susan-beckwith/>

I'll leave it with you....

Cheers

Ian

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