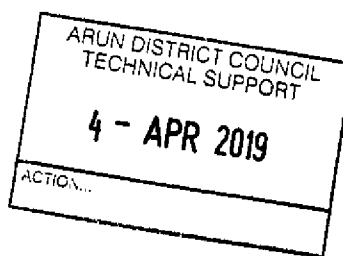


Home Farm
Climping
BN17 5RQ

3 April 2019



Dear Mrs Gardner

CM/14/19/PL

We wish to raise an **OBJECTION**

The Lower Dairy site has a well recorded long history of WINTER flooding problems; one recent event being in the winter (around Christmas) of 2012 at a time when the site owners had guests staying (despite being in breach of the Condition 7 that they now seek to remove). This event caused significant risk to the guests as I understand they were elderly and it commenced in the dead of night and lasted a great many days. We understand that Arun's enforcement officers commenced action to halt this out of season activity that was a grave risk to the lives of the occupants and the emergency services.

We attach letters that the applicants had written to us setting out their knowledge of the existing WINTER flooding problems, which they failed to alert the Council about.

The Arun District Local Plan paragraph 18.3.1 recognises the problem; "*Parts of the coastal plain are at risk of flooding from watercourses or groundwater due to a high water table.*"

Further recognition is referred to this known problem in paragraph 18.3.3; "*The potential for surface and groundwater flooding is changeable across the district, reflecting the variable geology, soil types, rainfall patterns and the condition of the drainage infrastructure.*"

I note the present application does not have;

- 1) A site specific flood risk assessment;
- 2) A topographical survey;
- 3) An assessment of groundwater levels under winter conditions (BRE 365);
- 4) Any information on the local drainage infrastructure.

The site is low lying and surrounded by higher land on all sides; it sits in a natural bowl in an area with known high groundwater and it floods.

I note the original application CM/11/10 contained a single page flood risk assessment which contained some false information;

- 1) It was stated that applicants had owned the site for 25 years; they had in fact only owned it for 10 years (I was the previous owner and had sold it to them in 2000);

2) It was stated that the site had *"NEVER BEEN THE SUBJECT TO FLOODING"*; whereas the site has a long well recorded history of WINTER flooding that the applicants were well aware of but failed to bring to your Council's attention.

In 2013 the applicants trespassed onto my land and installed a pump and pipework and created ditches in a shoddy and unworkmanlike manner in order to attempt to forcibly alleviate their problems. These engineering works were in no way consented by Arun Council or ourselves and have since been partially removed. For clarity, at the present time the site has no benefit from any flood mitigation measures or drainage and remains extremely vulnerable to deep WINTER flooding.

We believe that these flood problems that take place between the months of October to March are encompassed within Condition 7 and therefore that Condition should remain in force.

We would implore you to refuse this application.

Thank you

Mr John and Mrs Alison Baird



Mr.A.J.Edge,

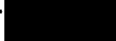


10.4.00

J.L.Baird (Home Farm) Ltd.,
The Street, ---
Climping,
West Sussex.
BN17 5RQ

Dear John,

Re. Lower Dairy Farm Buildings.

Thank you for your letter. Coming up with a price for Lower Dairy Buildings is difficult because if I was successful in buying it I have no intention of changing it's use. In fact I would like to restore it to it's former use as a barn. I realize that you must have hopes of selling it for development and that I must therefore make allowance for this in my offer. I did have the buildings surveyed a couple of years ago and there are significant problems involved in their restoration. There is the problem of flooding and the slurry pit and the roofing timbers are too far-gone to use again. However it is a charming site and it would be useful to me and I am therefore prepared to make you an offer of  subject to contract. I do hope that you think that this is a reasonable offer and I look forward to hearing from you.

Yours sincerely,



4th. April 1995.

J. L. Baird (Horse Farm) Ltd.,
The Street,
Chipping,
Littlehampton
West Sussex.
BN17 5RQ.

Subject to Contract.

Dear John,

re: Sale of Lower Dairy Farm buildings.

I have received a valuation from Stott & Parker,
Land & Estate Agents who have made an inspection
of the site.

There are certain problems with the buildings
which I need to take into account.

There are:-

1. The buildings are subject to a Section 52 restriction Agreement. Area District Council Planning Department have advised us that their use is restricted to agricultural use only.
2. The buildings are dilapidated and have deteriorated further with roofs missing or are badly damaged.

The yard is subject to deep flooding in winter months.

There possibly exists a dangerous slumy pit which would need filling in.

Stutt and Parker have valued the buildings and yard at no more than [REDACTED] but I am prepared to offer you more than this if you will agree to include a ten foot strip of land all around the buildings for us to have suitable access.

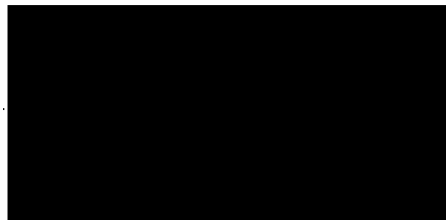
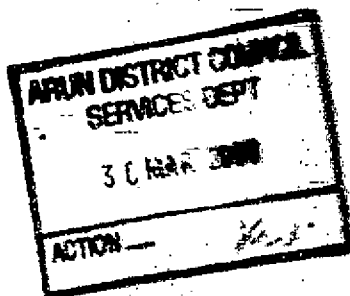
Subject to contract I therefore make you an offer of [REDACTED]

I would be happy to enter into a covenant prohibiting development of these buildings for any other use other than agricultural and equestrian use.

○ If you think it would help I would be happy to meet you on site to conclude the sale.

Yours sincerely,

[REDACTED]



March 26 2000

Case Officer
Mr. K. Whewar
Planning Dept.
Annex Centre
Llanharmon
BN17 5LT

Dear Sir,

Re - Application No. CM/8/00
Change of use of unused buildings
to Class B1 Lower Dairy Farm;
Cookthorn Lane, Climping.

We wish to oppose the above
application on the following grounds.

1. Light industrial use would be
environmentally unacceptable in a
rural, agricultural and sparsely
inhabited area in the Climping
Gap, South of the A259 and in an
area protected by National Trust Covenants.

2. The former barns and yard have been derelict for at least 23 years and the remainder of the upper portion and rotting roof of the large frame barn finally collapsed in 1987 after the big storm. The 'buildings' would therefore not be suitable for any use without extensive alterations to make them safe and occupiable i.e. virtually a new structure. See notes 3 e i (no) and (no)!

3. There are no plumbing or drainage facilities and a cesspit or septic tank would be essential. See 5 g i and i.

4. Most winters the yard floods to a depth of 2 or 3 feet.

making it entirely unsuitable for parking vans, cars or plant - these would be forced to park further back up the lane as the lane itself outside the barns entrance usually has a 2 ft. flood in winter.

In addition it is believed that there may be an old slurry pit in the yard which would be dangerous unless filled in.

5. The lane itself has no footpath but is treated as a path by dozens of visiting and local walkers, especially those with dogs, who wish to join the Climping Gap network of footpaths.

At present the only vehicles which regularly use the lane are those of the few local residents, their visitors and