



Planning Statement

Erection Of New Post and Rail Fence to the Southern Boundary.

71 Coastal Road
East Preston
Littlehampton
West Sussex
BN16 1SW

Planning Statement

This planning statement has been prepared for the application at **71 Coastal Road, East Preston**.

The application site and dwelling are amongst several neighbouring dwellings that overlook the coast.

Each of the properties on the coastline have a wall to the south of the respective dwelling, with a 70ft post marker to the south of the coastal properties, establishing the land that is owned by Arun District Council (ADC).

Figure 1 below illustrates the land that is owned by Arun District Council - The said land highlighted below encompasses a footpath that is leased to the West Kingston Residence Association (WKRA).



The land highlighted in red (dashed) denotes the land that falls within the ownership of Arun District Council.

The land highlighted in blue denotes land that falls within the ownership of the applicant.

Figure 1 - Image of Arun District Council Leaseplan

The applicant opted to not have the land mowed by WKRA, and instead maintain the land themselves, with the intention of creating a wildflower garden during the summer months as seen in figure 2 below.



Figure 2 - Photograph of wildflower garden at no.71 Coastal Rd.

At the present time, the WKRA 70ft marker post is still established, with an earth banking offset from the marker post by 1 foot (within the applicant's land), as illustrated in figure 3 below.



Figure 3 - Photograph of marker post and offset earth banking.

The proposal seeks to erect a split chestnut, 1.2m tall, and approximately 5m wide post and rail fence to the southern boundary of the application site – As illustrated in drawing entitled '26012 - 71 Coastal Road - FEB 26 - PLANNING - 3.02 Proposed Site Plan and Typical Elevation'

The position of the proposed fence would be in line with the currently established earth banking highlighted above, being approximately 1ft from the 70ft marker.

The fundamental intention of the fence is to serve as a demarcation of land, that is privately owned by the applicant, to differentiate the privately owned land from that under public ownership. Whilst ensuring that the erection of the fence will have no adverse impact on any of the material considerations and would be in keeping with the fencing that is already established on the Arun District Council portion of the greensward, on the coastal side towards the beach as illustrated below in figure 4.



Figure 4 - Photograph from no.71 Coastal Rd, illustrating the existing fence that sits within the ADC portion of the Greensward.