

9th March 2026

Mr C Rolland
Kingston Gorse, Gorse Avenue
BN16

Case Officer: Silvie Steiningerova
Telephone: 01903 737702
Email: silvie.steiningerova@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: K/2/26/HH
Site Address: Horizons 71 Coastal Road Kingston BN16 1SW
Description of works: Proposed erection of split chestnut post and rail fencing to the southern boundary.

Thank you for your internet representation made on 7th March 2026 which has been recorded as an objection with the comments as follows:

OWPC81922

Planning Application K/2/26/HH- Horizons, 71 Coastal Road, Kingston Gorse

I wish to object to the proposed erection of split chestnut post and rail fencing on the seaward greensward south of the property.

The open greensward between the houses on Coastal Road and the beach is a defining and long-established feature of the Kingston Gorse estate. For decades this land has remained open and unfenced, creating a continuous coastal frontage that contributes significantly to the character and appearance of the area. The introduction of fencing in this location would fragment that open landscape and introduce a physical barrier into what has historically remained an uninterrupted coastal strip.

The proposal would materially diminish the open character of the greensward by enclosing part of an area that has, for many decades, functioned as open land used informally by residents and visitors for walking, recreation and enjoyment of the coastline. This long-standing open use forms part of the character and setting of the estate and the wider coastal environment.

This land has also been used openly and without interruption by members of the public for well in excess of twenty years for walking, dog exercise and general recreation. Enclosing part of this land would therefore remove an established area of informal recreational space that has been relied upon by the community for generations. Residents are now actively exploring the submission of an application to register this land as a Town or Village Green under the Commons Act 2006 on the basis of long-standing recreational use. The proposal to fence part of the land directly conflicts with that established use and raises significant concerns regarding the loss of informal recreational land.

Allowing this enclosure would also create a clear and damaging precedent. If fencing is permitted in this location it would inevitably encourage similar enclosures by neighbouring properties along the same coastal frontage. The cumulative effect would be the progressive loss of the open greensward and the erosion of a distinctive and highly valued feature of the Kingston Gorse seafront.

The absence of fencing or enclosure along this coastal strip is not accidental but reflects a consistent and long-established pattern across the estate. The proposal would introduce an isolated and visually intrusive

boundary treatment where none currently exists. Such enclosure would disrupt the open character of the seaward frontage and would be clearly out of keeping with the established layout and appearance of the area.

Furthermore, the proposal would have a harmful urbanising effect on what is presently an open coastal landscape. The visual presence of fencing across the greensward would erode the sense of openness that currently defines the relationship between the properties, the greensward and the beach.

For these reasons the proposal would cause clear and lasting harm to the character, openness and recreational value of the coastal frontage and should be refused.

I have walked my dogs there for over 50 years.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>