

9th March 2026

Caroline Johnson
Tree Tops, Sea Lane
Kingston Gorse, East Preston
Littlehampton
-- *select County / State / Province --
BN16 1RX

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 8th March 2026 which has been recorded as an objection with the comments as follows:

OWPC81934

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 properties on Coastal Road and the beach is a long-established and defining feature of the West Kingston Estate. This beautiful area has always been open and unenclosed, creating a continuous coastal frontage that contributes significantly to the character and appearance of the area. Introducing fencing would fragment this open landscape and harm the established character and sense of openness between the properties, the greensward and the beach.

The greensward has also been used informally by residents and visitors for well over twenty years for walking, dog exercise and general recreation. Enclosing part of this space would reduce an area that has historically functioned as accessible open land for the community. Residents are currently exploring the potential to apply for registration of the land as a Town or Village Green under the Commons Act 2006 due to this long-standing recreational use.

Allowing fencing here would also risk creating pressure for similar enclosures along the same coastal frontage, leading to the gradual loss of the open greensward that currently defines this part of the seafront. For these reasons the proposal would harm the character, openness and community value of the coastal frontage and should be refused.

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>