

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 03/11/2025 7:20 PM from Mrs Louisa Sadler.

Application Summary

Address:	Gardeners Arms West Street Sompting West Sussex BN15 0AR
Proposal:	Change of use from Public House with flat over into full residential dwelling including relevant internal and external changes and loft conversion with dormer, half-gable end and roof windows.
Case Officer:	Peter Barnett

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Customer Details

Name:	Mrs Louisa Sadler
Email:	
Address:	2 Latimer Cottages West Street Sompting West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Overdevelopment
Comments:	As a resident of West Street for the past 13 years and living in close proximity to The Gardeners Arms, I am writing to formally object to the proposed change of use for this property.

Community Value

The Gardeners Arms is the last remaining accessible community asset in Sompting where residents can gather and socialise. It hosts regular events such as quiz nights, darts, cribbage, raffles, and live music, and serves as a hub for the local football team's post-match gatherings. These activities foster a strong sense of community and social cohesion that cannot be replicated by venues such as the Parish Hall or Harriot Johnson Centre, which are expensive to hire and do not offer the same informal, welcoming environment.

Accessibility and Isolation

The nearest comparable public houses are:

- The Crabtree, Lancing - 1.9 km
- Ye Olde House At Home, Broadwater - 1.7 km

With reduced bus services, especially in the evenings and on Sundays, the closure of The Gardeners Arms would further isolate elderly and immobile residents who rely on its proximity and accessibility.

Planning History and Policy

Under Policy 33 of the Local Plan, when planning permission was granted to

demolish the Marquis of Granby (Case AWDM/1478/21, approved 22/03/2022), it was conditional that The Gardeners Arms remain to serve the local population. This precedent should be upheld to maintain community infrastructure.

Housing and Development Concerns

The proposed development is unlikely to address local housing needs, as it would likely result in a high-value property (estimated over £1 million), which does not align with the affordability requirements in Adur. Additionally, with nearby developments already underway and the Marquis site still unsold, further development risks oversupply without meeting actual community needs.

Viability of the Pub

The pub was operational until July 12th, closing only due to the sale. It had previously reopened after temporary closure during COVID, thanks to community efforts. Recent tenants were successful in maintaining trade, and bids were made to purchase the pub and continue its use, demonstrating its viability as a business and community asset.

Parking and Infrastructure

The pub's car park has long served as overflow parking for residents. Its closure has already led to increased congestion on West Street. Any redevelopment must include a thorough review of parking provisions to avoid further disruption.

Pedestrian Safety

The application proposes reclaiming the pavement in front of the pub for a garden, with no alternative pedestrian route provided. This poses a serious safety risk, especially for those using mobility aids, pushchairs, or wheelchairs, and would obstruct a well-used walking route.

To close, The Gardeners Arms is a vital part of Sompting's social fabric. Its closure and change of use would have far-reaching negative impacts on community wellbeing, accessibility, infrastructure, and local planning integrity.

I urge the council to reject this application and preserve this essential community asset.
