

From: <[planning@adur-worthing.gov.uk](mailto:planning@adur-worthing.gov.uk)>  
Date: Sun, 2 Nov 2025 at 09:01  
Subject: Comments for Planning Application AWDM/1285/25  
To: <[planning@adur-worthing.gov.uk](mailto:planning@adur-worthing.gov.uk)>

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/11/2025 9:01 AM from Mr David Bailey.

### 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:	Mr David Bailey
Email:	
Address:	110 Manor Lea Boundary Road Worthing West Sussex

### Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity
Comments:	I object to the proposal to convert this pub into a private residence for the following reasons:  The Gardeners Arms is an important community facility that should be retained. The adopted Adur Local Plan 2017 recognises pubs and other local social infrastructure as "social

and community infrastructure" that should be protected when viable and in use (paragraphs 4.101-4.103). The Gardeners Arms has historically provided a meeting place for local people in Sompting. Converting it into a private home would remove a valued shared space and weaken the local community.

The application does not show adequate evidence of long-term marketing or realistic alternative community uses. The Local Plan requires that before a community facility is lost, it must be shown to be no longer viable and that all reasonable alternatives have been explored. I do not believe there is sufficient evidence that the Gardeners Arms has been properly marketed as a pub or community space, or that other community-benefit uses (such as a community-run café/bar or social enterprise) have been seriously considered.

Sompting's older population and lack of local evening venues means this change will increase social isolation and car-dependence. According to the 2021 Census (Office for National Statistics) around 25% of Sompting residents are aged 65 or over (2,194 out of 8,888). This is higher than the national average (18.6%). Many of these residents rely on walking to nearby amenities rather than driving. Removing one of the few local venues where people can walk to meet friends, eat, or socialise will increase loneliness and isolation, particularly for older residents. It will also force more people to drive to pubs or restaurants further afield, adding to congestion and emissions and further weakening local community ties.

There are already new housing developments in Sompting, and similar pub conversions nearby have not been fully successful. Sompting is already seeing significant housing growth. The Malthouse Meadows development in West Sompting has been approved and will deliver 91 new homes. This shows that housing need is being met through planned development. In contrast, the Marquis of Granby, another former pub in Sompting that was converted to residential use, still has properties that remain unoccupied several years later.

For these reasons I respectfully ask that you refuse this application.

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Kind regards