



FAO: Planning Department,
Adur and Worthing Councils

Application ref: AWDM/1285/25
Date: 7 November 2025

ARCHAEOLOGICAL ADVICE

RE: Gardeners Arms, West Street, Sompting

The application is for the 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.

The building proposed for alteration has historic origins. It is shown on the 1875 Ordnance Survey map and is an example of a late nineteenth-century public house.

The proposals comprise extensive alterations to the interior of the structure, including the removal of the bar and current staircases, as well as altering the building's plan form via installation of new subdivisions.

The building is likely to contain historic fixtures or fittings relating to its historic use and evolution since its construction, and may also, as a community building, contain evidence relating to the social history of Sompting.

Given the historic nature and local significance of the building, I recommend that a programme of archaeological historic building recording is undertaken in advance of any development works, to create an archive record of the building prior to its alteration.

In view of the above, I recommend that the following conditions are applied to any consent, in line with the National Planning Policy Framework paragraph 218 and the Adur Local Plan policy 17:

RECOMMENDATION: Historic Building Recording

- (1) **No demolition, conversion or alterations shall commence until a programme of historic building recording has been secured in accordance with a Written Scheme of Investigation (WSI) to be submitted by the applicant for approval by the Local Planning Authority.**
- (2) **No demolition, conversion or alterations shall take place until the satisfactory completion of the recording in accordance with the WSI submitted.**
- (3) **The applicant will submit a report detailing the results of the recording programme to the Local Planning Authority for approval and confirm the deposition of the archive to an appropriate depository as identified and agreed in the WSI. This shall be done within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance in writing by the Local Planning Authority.**



A professional and accredited building recording specialist should undertake the work, which will consist of a programme of historic building recording undertaken prior to the development works commencing. A report detailing the results of this recording programme will be submitted to the local planning authority for approval.

An archaeological brief can be produced from this office on request. This would detail the work required and can be acquired prior to the production of a WSI.

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Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter