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Fwd: AWD/0423/26 - Objection to the latest plans

1 message

Planning - <planning@adur-worthing.gov.uk>

10 July 2026 at 09:40

To: Support Planning <support.planning@adur-worthing.gov.uk>

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From: **Louisa Sadler** <[REDACTED]>
Date: Thu, 9 Jul 2026 at 19:08
Subject: AWD/0423/26 - Objection to the latest plans
To: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>

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As I am unable to lodge via the portal, please see the below objection on the revised plan.

I wish to lodge a further objection to the revised plans submitted in July, although they appear to have been drawn up in December 2025, for the proposed conversion of The Gardeners Arms.

The applicant appears to have removed the loft conversion and reduced the dwelling from five bedrooms to four; these amendments do not alter the fundamental planning concerns already raised by multiple residents. For this reason, all previously submitted objections must remain in place and be given full weight, as the core impacts of the proposal are unchanged.

1. The revised plans do not alter the fundamental nature of the proposal

The latest plan, DS/GARDENERS2/02 appear to remove the loft conversion and associated dormer, resulting in a reduction of approximately 28m² of floor area. However, the proposal remains a large private dwelling replacing Sompting's last community pub, with identical impacts on:

- Loss of a community facility
- Loss of a designated public house
- Loss of a social anchor for the village
- Loss of a venue for local groups, events, and gatherings
- Loss of a building with historic and cultural significance
- Loss of a viable commercial premises with demonstrated interest

None of these issues are mitigated by removing a loft bedroom. The scale, purpose, and consequences of the development remain the same.

2. The amendments appear to be cost-saving measures rather than a change in intent

The removal of the loft conversion, dormer, and roof lights significantly reduces construction cost, complexity, and planning risk. Combined with the shift from a 5-bedroom to a 4-bedroom layout, the revised scheme resembles a developer-led conversion rather than a genuine forever home, which is what the new owners have been presenting this as. This is of concern as the doors of the pub were closed by the owners on completion of the sale and at the point of them moving in. If this is developer led, for the sake of an onward sale, we have lost our pub for profit and not for the reason someone actually wanting to make our village their home.

This is reinforced by the applicant's earlier VAT1614D submission, which is typically used by developers converting commercial buildings into dwellings for onward sale. The revised plans therefore raise legitimate concern that the applicant intends to convert and sell the property immediately after completion, rather than occupy it as a long-term family home.

3. The loss of the public house remains the central and unresolved issue

The Gardeners Arms is Sompting's last remaining pub and a vital community asset. The revised plans do not propose any alternative community provision, nor do they demonstrate that the pub is unviable. On the contrary, multiple expressions of interest in purchasing and reopening the pub have been documented, demonstrating ongoing demand and commercial potential.

The applicant's minor design amendments do nothing to address:

- Policy requirements to protect community facilities
- The need for robust viability evidence
- The requirement to demonstrate lack of demand
- The social and cultural importance of the pub
- The impact on community cohesion and local identity

These issues remain wholly unresolved.

4. All previously submitted objections must remain valid

Because the revised plans do not change the proposal's purpose, impact, or policy conflicts, every objection already lodged by residents remains fully applicable. The removal of a loft conversion does not:

- Reduce the harm caused by the loss of the pub
- Address the absence of a viability assessment
- Demonstrate lack of demand
- Provide alternative community provision
- Mitigate the impact on the village

The proposal continues to conflict with local and national planning policy protecting community facilities, and the revised drawings do not address any of the substantive grounds for refusal.

5. Conclusion

The December 2025 / July 2026 amendments are superficial and do not alter the fundamental nature or impact of the development. The proposal remains a conversion of a valued community pub into a private dwelling, without evidence of non-viability, contrary to the objections from multiple managers and a potential buyer who all confirm viability, and despite clear community interest in retaining it as a public house.

For these reasons, I request that the Local Planning Authority:

- Treat all previously submitted objections as fully valid and relevant
- Recognise that the revised plans do not mitigate the core harms
- Refuse the application on the grounds already established

The Gardeners Arms is a vital community asset, and its loss cannot be justified by minor design alterations that do not address the central planning issues.

Kind regards,
Louisa Sadler