

108 Upper Brighton Road
Sompting, LANCING
West Sussex
BN15 0JX

1st May 2026

AWDM/0423/26 - Change of use from Public House with flat over to residential dwelling including relevant internal and external changes, parking and landscaping.

Dear Sir or Madam,

I am writing to register a formal objection to the above application for the change of use of The Gardeners Arms from a public house to a residential dwelling.

I've used this pub for many years since moving to Sompting and it has been the one place where I could meet and socialise with other people. My wife went into a nursing home for her last four years and died a year ago, so my house is very empty.

I believe this planning application is in direct conflict with all the local Council and national regulations and guidance that's supposed to be rigorously applied when considering whether the last remaining public house within the wider Sompting area should be lost and made into a private house.

The new application's viability report is based on supposition and fails to prove that the Gardeners Arms was unviable as a business, proof that was demanded when the previous application was refused.

The last landlord Nick Pigott was ordered to leave at short notice by the new purchaser, even though the pub was busy and thriving. This certainly doesn't prove non-viability, quite the reverse! This, and the fact that the new owner removed and disposed of all the kitchen equipment and bar furniture prior to obtaining planning approval for change-of-use strongly suggests that they never had any intention of retaining the building as a pub.

The pub as it stands includes a 3-bedroom flat. The change-of-use requested simply adds one more bedroom – no new housing – while of course promising a healthy profit for the speculative applicant.

I do not believe the applicant has provided the robust, credible, and demonstrable evidence required to justify the loss of a valued community facility. The proposal remains contrary to Policy 33 of the Adur Local Plan, Policies 15 and 17 relating to heritage and character, Paragraph 98 of the National Planning Policy Framework, and the emerging Policy HC6 concerning the retention of key community facilities. The Gardeners Arms is the last remaining public house in Sompting, and its loss is already causing significant and irreversible harm to the social fabric, heritage, and identity of the village. For the reasons above, I ask the council to refuse planning permission.

Yours faithfully,

David Harries