

Fwd: AWDM/0423/26 Gardener's Arms Sompting Objection

Reps and Consults



Planning -

08:54 (52 minutes ago)

to me

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From: **David Bailey**

Date: Tue, 21 Apr 2026 at 17:27

Subject: AWDM/0423/26 Gardener's Arms Sompting Objection

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

Planning Objection – AWDM/0423/26 From: Mr David Bailey

Dear Sir/Madam,

I am writing to object to the proposed change of use of The Gardeners Arms from a public house to a private residence. This application would result in the loss of an important community facility, and the documents provided do not demonstrate that such a loss is justified under the requirements of the Adur Local Plan or national planning policy.

The Gardeners Arms has long served as a vital meeting place for residents of Sompting. The Adur Local Plan 2017 recognises pubs as part of the area's essential social and community infrastructure, and emphasises that such facilities should be protected where they remain viable and in use. The Gardeners Arms has historically fulfilled this role, providing a shared space for local people to meet, socialise and maintain the cohesion of the village. Converting it into a private dwelling would remove one of the few remaining venues that supports community life and would weaken the social fabric of Sompting.

The application does not provide adequate evidence that the pub is no longer viable or that all reasonable alternatives have been explored. Policy 33 requires clear proof that a community facility has been properly marketed for a meaningful period and that alternative community uses have been fully considered. The material available does not demonstrate that the Gardeners Arms has been marketed in a way that would genuinely test demand, the Freehold only being on the market for a short period of time, with various offers made to the seller to retain as a pub. Without this evidence, the proposal fails to meet the policy tests required before a community asset can be lost.

The impact on local residents, particularly older people, would be significant. Sompting has a higher-than-average proportion of residents aged 65 and over, many of whom rely on walking to nearby amenities rather than driving. With limited evening bus services and no comparable venue within walking distance, the loss of the Gardeners Arms would increase social isolation and reduce opportunities for residents to meet friends, eat locally, or participate in community activities. It would also force more people to travel by car to access basic social interaction, adding to congestion and emissions and further eroding local community ties.

It is also important to note that Sompting is already experiencing substantial housing growth. Developments such as Malthouse Meadows are delivering new homes, and the conversion of the Marquis of Granby into residential units has resulted in properties that remain unoccupied years later. This demonstrates that additional housing created through the loss of community facilities is neither necessary nor beneficial to the area.

For these reasons, I respectfully request that the application is refused. The proposal does not meet the requirements of Policy 33 of the Adur Local Plan or paragraph 98 of the National Planning Policy Framework, and it would result in the unnecessary loss of a valued community facility that continues to serve an important role in the life of Sompting.

Yours faithfully,

Mr David Bailey