

Dear Sir/Madam,

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

Comments were submitted at 08/11/2025 11:51 AM from Mr Jack Jennings.

### 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 Jack Jennings
Email:	
Address:	24 Cokeham Road Sompting 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:	<p>I strongly object to the planning application sought by the new owner of the Gardeners Arms to convert it to a private dwelling. Nothing is gained from this change of use to anyone other than the owners .</p> <p>I am aware that the council has housing targets to meet but the change of use does not add to the housing stock in the village since the pub already has good living accommodation for its owners . If need be the pub could function as stand alone lock up with a self-contained flat above. I know of two community pubs were this is the case The stock of housing is not increased by allowing this development.</p> <p>The village does not need another house. It needs its pub. The flats developed in what was The Marquis of Granby mostly are empty. So, there is no shortage of accommodation.</p> <p>Incidentally, the conversion of The Marquis to housing was based in part on there being another pub in the village: the Gardeners. If the Gardeners is allowed to be converted to a house there will be no pub in the village.</p> <p>The pub comes with benefits. It provided a warm comfortable and safe meeting place. For people like my wife and I who are elderly it provided a valued social outlet. There are some villagers for whom the pub provided the only opportunity to get out and meet people. It guards against social isolation and loneliness.</p> <p>It provided employment and, importantly, employment for women , who could organise their work around childcare and school hours.</p> <p>There was some synergy between the pub and the Alishaan Restaurant in that customers of the latter often had a drink in the Gardeners before having their curry.' The closure of the Gardeners may have some detrimental impact on that</p>

other business

The Gardeners was not a failed pub, closed and practically forgotten. It was doing reasonable business very shortly before it was bought. So much so, it is understood, that the last tenant offered to buy at the advertised price. In the very recent past, it was a thriving pub and could be again.

This property was bought as a public house and should remain a public house. The planning application should be refused.

Jack Jennings

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