

Dear Sir/Madam,

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

Comments were submitted at 09/11/2025 4:54 PM from Mr Jamie Hooper.

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 Jamie Hooper
Email:	
Address:	13 St Michaels Road Worthing 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 speak as a past customer. I agree with the vast majority of comments made here that as this is the last remaining public house in Sompting, the Council should not allow conversion to residential. It has been a successful business previously and the last licensee put in an offer to buy the property. It is also essential for residents to have facilities to socialise which are otherwise not available in the village.</p>

This are comments made by officers recommending the demolition of the Marquis of Granby in planning application AWDM/1478/21.

"Principle of loss of pub, Policy 33 of the Local Plan states that:

"The Council will protect, and support improvements to, social and community facilities. Development which would result in the loss of existing social or community facilities will only be permitted where:

- It can be demonstrated there is no demand for the facility within the area and the premises have been marketed for a reasonable period of time; or
- There is alternative provision available locally that is accessible, and at least equivalent in terms of quality; or
- The proposed development would provide an alternative social and community facility."

There are 14 pubs identified within 3 miles of the site, including the Gardeners Arms in West Street, just 0.1 mile away.

The pub has been marketed since March 2021 but with no interest received in its future use as a pub."

The report concludes that:

" The Gardeners Arms which is approximately 200m away is certainly capable of servicing the needs of the immediate local population and has been doing so successfully for the last couple of years. "

The first criteria of Policy 33 has not been met as evidenced by the large numbers of local residents that have submitted comments on this Application, and the fact that the last licensee wished to purchase the property and continue its operation.

The second criteria has not been met as the Gardeners Arms is the last pub in the village. Others further away in Lancing and Broadwater cannot be reached without driving (which is sensibly discouraged when visiting pubs) and in the evenings when people do want to go out, there are no bus services operating.

The first third has also not been met, as the building will be a private residence. The loss of the pub should therefore considered to be unacceptable in principle.
