

From: **billy smith**

Date: Wed, 29 Apr 2026 at 20:19

Subject: AWD/0423/26 Gardener's Arms Sompting Planning Application

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

Dear Sir/Madam,

I am writing as a local resident to object to the proposed change of use of The Gardener's Arms in Sompting from a public house to a private residence.

The Gardener's Arms is one of the few remaining places in the village where people can meet informally, maintain friendships, and feel part of a community. Its loss would remove a valued social hub at a time when opportunities for face-to-face interaction are already diminishing. For many residents, particularly those who live alone or do not travel far, it plays an important role in everyday social life.

The Adur Local Plan is clear that facilities such as pubs form part of the area's essential community infrastructure and should be protected. In my view, the application fails to demonstrate that the Gardener's Arms is no longer viable or that every reasonable effort has been made to retain it in community use.

The limited marketing period and the apparent interest in retaining it as a pub suggest that demand has not been properly tested. Policy 33 requires robust evidence before the loss of a community facility can be justified. This includes meaningful marketing and genuine exploration of alternative community uses. The information provided does not convincingly show that these requirements have been met, and therefore the proposal appears premature and unsupported by adequate evidence.

The impact on residents is also a serious concern. Sompting has a significant older population, many of whom rely on local, walkable amenities. The loss of the pub would reduce opportunities for social interaction and could contribute to increased isolation. With limited evening transport options and no comparable venue nearby, this change would disproportionately affect those without access to a car.

It is also worth noting that the village is already seeing substantial housing development. Given this, the loss of a functioning community asset in exchange for a single private dwelling does not represent a balanced or sustainable approach to local development. The housing development will also give an opportunity for increase in footfall to the public house in the future.

For these reasons, I respectfully request that this application be refused. It 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 and functioning community facility.

Yours faithfully,
William Smith

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