

Dear Sir/Madam,

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

Comments were submitted at 28/10/2025 5:30 PM from Miss Sarah Powell.

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

[Click for further information](#)

Customer Details

Name: Miss Sarah Powell

Email:

Address: The White House West Street Sompting Lancing West Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Highway Access and Parking
- Loss of General Amenity

Comments: - Community Value
Sompting Village is a conservation area - already cut in half by the A27. With the loss of the Marquis of Granby public house, in 2022, the Gardeners Arms is the last accessible community asset in Sompting where neighbours and residents can meet and socialise with one another. It holds popular quiz nights, darts, cribbage, raffles and music events, which are invaluable to our sense of collective community. Other local assets, including The Parish Hall/Harriot Johnson Centre, do not fulfil the same role to that of a pub and are prohibitively expensive to hire. Without The Gardener's Arms, Sompting Village is not a village anymore, merely a 'rat run' for cars wishing to avoid congestion on the A27.

- Distance to Nearest Alternative Pub

The nearest alternative and comparable public houses in walking distances are as follows: The Crabtree, Lancing: 1.9km, Ye Olde House At Home, Broadwater: 1.7km

With bus routes much less regular than they used to be, and now non-existent in the evenings, a change of use will further isolate vulnerable, immobile and elderly residents.

Furthermore, when planning was approved (under Policy 33 of the Local Plan) to demolish the former Marquis of Granby in 2022, there were expressed conditions that The Gardeners Arms remained to service the requirements of the local population. (Case AWDM/1478/21, approved by council 22/03/2022, documents available online).

- Housing

There are 520 new houses being built off West Street, 0.3 miles East of The Gardeners Arms as part of the Malthouse Meadows development, as well as a majority of the flats built on the site of the former Marquis Of Granby still lying vacant. There is already adequate available housing in the local area not to necessitate transforming our remaining public house into further housing. Contrastingly, we will require further community assets such as our pub, rather than fewer, as the local population grows.

- Financial Viability

There is no financial record included in the planning application proving the business was unviable. Both of the recent 'Tenancy At Will' agreement holders were often busy for trade, and whilst the planning documents are at pains to describe the building as a 'former' pub, this was certainly not the case, with former tenants also making bids to buy the pub and continue its use.

- Parking and Road Congestion in West Street

For years, The Gardeners Arms car park has provided a useful 'overflow' car park for local residents and patrons alike. Since its closure two months ago, local residents are already finding parking to be extremely difficult, sometimes having to park on pavements, blocking pedestrian access and contributing to road congestion along west street.

- Pedestrian Access

The application includes plans to reclaim the current pavement in front of the pub as a small front garden. There is no pavement on the other (north) side of the road and no provision in the plans to provide a replacement walkway for pedestrians. This is a well-used walking route, especially at peak times, and with no pavement to walk on this will cause significant danger to both pedestrians and motorists alike, as well as prohibiting those with pushchairs, mobility scooters and wheelchairs from accessing West Street.
