

From: Planning@horsham.gov.uk
Sent: 30 September 2026 11:12
To: Planning
Subject: Comments for Planning Application DC/26/1205

Categories: Comments Received

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 30/09/2026 11:11 AM.

Application Summary

Address: The Sports Pavilion Church Lane Ashington West Sussex RH20 3JY

Proposal: Change of Use of the site to create a small-scale wellness retreat, to provide sauna, cold water therapy and relaxation facilities. Erection of a timber-framed reception/office, changing rooms, a mobile sauna, outdoor showers, two cold plunge pools, timber decking, a timber pergola and associated landscaping.

Case Officer: Sam Nye

[Click for further information](#)

Customer Details

Address: Sunny Mede Church Lane Ashington

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: Objection to DC/26/1205 - The Sports Pavilion, Church Lane, Ashington
I wish to object to this application due to serious concerns regarding air quality and residential amenity, parking and traffic, highway safety, the accuracy/adequacy of the submitted information, and the impact of the development on this location.
Wood-fired sauna, smoke and residential amenity
I live directly opposite the proposed site, approximately 20 yards away. My bedroom faces the site and has ventilation vents within the double glazing.

My principal concern is the proposed wood-fired sauna. The prevailing wind regularly blows from the direction of the site towards my property, creating a real concern that smoke, particulates and odour will travel towards and potentially enter my bedroom. I understand the proposed operating hours are 5am-9pm. The possibility of a wood-fired commercial facility operating for extended periods, potentially up to 16 hours a day, approximately 20 yards from residential properties requires careful assessment. I ask the Council to consider the effects of smoke, odour and emissions upon neighbouring residential amenity and to seek appropriate advice from Environmental Health before determining the application. Noise and smells are specifically identified by Horsham District Council as material planning considerations.

Parking and additional traffic

Section 8 of the applicant's statement says:
 "The proposal makes use of the existing site access and the established parking area serving the sports and fitness facilities."

This is precisely one of my concerns. This is an existing shared car park, not additional parking being provided for the proposed commercial use. The car park already serves RH20 Fitness and the football/sports facilities, while the church and other activities in this area create further parking demand. Church Lane and surrounding roads already experience parking pressure. The application appears to provide insufficient information regarding customer numbers, session capacity, frequency of sessions, customer turnover, staff numbers, vehicle movements or actual spare parking capacity when the existing facilities and proposed wellness retreat operate simultaneously.

At consultation, it was indicated that the proposal would principally benefit local villagers and would not result in increased vehicles entering the village or additional parking pressure. However, of the 20 representations supporting the application that I have reviewed, 15 appear to come from outside Ashington. I do not suggest that these representations should be given less weight because of where the individuals live. However, they appear to demonstrate potential interest in the facility from outside the village, which raises a legitimate question about the assumption that the business will principally serve local people and generate little additional traffic. I therefore ask the Council to require robust evidence of likely customer numbers, travel patterns and parking demand rather than assuming the existing car park has sufficient capacity. Highway safety, traffic and parking are expressly identified by Horsham as material planning considerations.

Highway safety and fencing

I am particularly concerned about the proposed fencing and its potential effect upon visibility at the junction/access onto Church Lane. Church Lane is already busy, and additional development in the surrounding area has the potential to increase traffic further. I ask that West Sussex County Council Highways considers the proposed fencing, visibility at the access/junction, additional vehicle movements and existing parking conditions before this application is determined.

Accuracy and adequacy of the submitted layout

I also have concerns about the submitted "Vision Sauna - Proposed Wellness Retreat Layout."

As a resident directly opposite who is very familiar with the site, I do not believe that the visual representation accurately conveys the existing physical character and spatial relationships of the site. Having compared the submitted representation with the actual site/aerial imagery, there appear to be discrepancies in the way the buildings, hardstanding, Church Lane frontage, vegetation and surrounding space are represented. The submitted image gives the impression of a relatively spacious, neatly defined site and does not, in my view, adequately demonstrate how constrained this location is or its relationship with the highway and residential properties immediately opposite. This is particularly important when assessing the position of the sauna and its flue, fencing, highway visibility, landscaping and the impact upon neighbouring residents. I therefore ask the Planning Officer to visit the site and verify the submitted layout and dimensions against the actual existing site conditions before determining the application. Horsham's own guidance confirms that submitted plans are required to be drawn to scale.

Hedge, screening and visual impact

An established hedge has already been substantially affected, reducing the screening of this

part of the site. This makes the proposed development considerably more visible from Church Lane and the residential properties opposite.

I ask the Council to assess the development based upon the actual screening currently present, rather than an impression of landscaping or screening which does not reflect current site conditions.

Insufficient information

My wider concern is that the application describes this as a "small-scale wellness retreat", but the proposal actually includes a reception/office, changing rooms, mobile sauna, outdoor showers, two cold plunge pools, decking, pergola and associated landscaping. The application is currently registered as a full application rather than an outline application. Despite this, important operational information appears vague or absent, particularly regarding customer capacity, frequency of sessions, vehicle movements, parking demand and the potential effects of the wood-fired sauna.

These matters are particularly important because of the extremely close relationship between the site, Church Lane and existing homes.

I respectfully ask Horsham District Council to refuse planning permission for DC/26/1205 unless it can be satisfactorily demonstrated that these impacts can be addressed without unacceptable effects upon neighbouring residential amenity, air quality, parking and highway safety.

I specifically request that the Case Officer visits the site, that Environmental Health considers the wood-fired sauna and its emissions, and that the highway/parking implications are properly assessed before a decision is made.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton