

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Nye
FROM:	WSCC – Highways Authority
DATE:	29 September 2026
LOCATION:	The Sports Pavilion, Church Lane, Ashington, West Sussex, RH20 3JY
SUBJECT:	DC/26/1205 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.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the 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. The site is located on Church Lane, an unclassified road subject to a speed restriction of 30 mph.

I note that there is some variation in the submitted plans that show the proposed site layout, this limits the accuracy of the given response. The Application Form list a timber 6ft fencing around majority of parameter, however this has not been demonstrated fully on the plans. From inspection of the plans, the proposed fencing does appear to be positioned on private land, and the existing hedge and fence appear to remain in place. Additionally, on the proposed site layout named PL-01 the proposed fence is angled at the corner to maintain visibility on the junction between Foster Lane and Church Lane. Therefore, in principle the LHA would raise no concerns regarding the proposed fencing, however the LPA are advised to confirm the siting of the proposed fencing with the applicant for the avoidance of doubt.

No alterations are proposed to the existing access arrangements. An inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

The proposed sauna has a maximum capacity of eight people and is related to the existing use of the wider site as a fitness centre. As such, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

No alterations are proposed to the existing parking arrangements. Any overflow parking generated by the proposed change of use would need to be accommodated on-street. The LHA does not anticipate that this would result in a detrimental highway safety impact, nor give rise to a parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

As mentioned above, there is a variation in submitted plans, and the siting of the proposed fence should be confirmed with the applicant for the avoidance of doubt. In principle, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Liz Corcoran
West Sussex County Council – Planning Services