Sam.Nye

Subject: FW: DC/26/1205 - Ashington Sauna

From: Fiona.Hiron
Sent: 19 November 2026 11:49
To: Sam.Nye
Cc: Planning
Subject: DC/26/1205 - Ashington Sauna

Hi Sam,

Comments from EHL below:

The proposal includes a wood-burning appliance, which represents a source of fine particulate matter. Given the extended operating hours and the proximity of the proposed flue to openable windows at RH20 Fitness and nearby residential receptors, further information is required to assess potential emissions and how these will be minimised.

Details should be provided of the proposed refuelling frequency, and whether the appliance would be maintained at operating temperature throughout the day or allowed to cool and subsequently be relit between bookings.

The submitted elevations currently show only an indicative flue position. The final flue height, diameter and terminal arrangement should be provided, together with the precise location and orientation of the sauna, and the relationship of the flue to nearby sensitive receptors. The flue design should have regard to Approved Document J, including Requirement J2 and the provisions relating to flue height and the location of outlets for solid-fuel appliances, to ensure adequate discharge of combustion products.

The applicant should demonstrate that emissions from the proposed wood-burning appliance have been minimised as far as reasonably practicable and that combustion products can be adequately dispersed without adversely affecting nearby sensitive receptors.

The applicant has stated that the operation of the sauna will be monitored as part of normal management procedures and that appropriate steps would be taken to prevent unreasonable smoke nuisance. However, no details of these procedures or proposed monitoring arrangements have been provided.

The applicant should therefore provide a clear management procedure setting out how smoke emissions and their potential impact on nearby receptors would be monitored, who would be responsible for undertaking the monitoring, how frequently checks would be undertaken, how complaints would be investigated and recorded, and the specific actions that would be taken if smoke is observed affecting neighbouring premises.

There are concerns over the proposed hours of use (05:00 – 21:00) given the close proximity of residential neighbours. This department cannot agree to such an early start, but would accept 07:00 – 21:00 Monday – Saturday to mirror the hours of the neighbouring gym on the site.

It is also not clear where the waste water is going to go. With showers and both plunge pools being emptied daily, there is a lot of waste water to dispose of. Further details of the method of disposal is required.

A cooling system is mentioned in relation to the plunge pools as well, is there any plant associated with this? If so, please provide details.

Unfortunately at the current time this department cannot support this application and must object until the matters detailed above are addressed.

Yours sincerely,

Fiona Hiron
Environmental Health Officer

Telephone: [redacted]
Email: [redacted]

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

