

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 October 2026 11:00:30 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
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 02/10/2026 11:00 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:	4 Church Close Pulborough
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Privacy Light and Noise
Comments:	I wish to object to planning application DC/26/1205. I want to make clear that I do not object to the sauna business

itself, nor to the principle of providing this type of leisure facility in Ashington. My objection is to the proposed location and siting of this development, which in my view do not properly take account of the other users of the Recreation Ground and surrounding community facilities, the limited parking and access available, or the wider impact on the local community.

My principal concern is that the application does not adequately assess the cumulative impact of the different activities already operating from, or using, this relatively constrained part of the village.

The area already has to accommodate demand associated with the football club, neighbouring gym, chiropractor, church and other community uses. The church itself can generate significant short-term parking demand during services, funerals, weddings and other events. The proposed sauna would add a further commercial destination, with additional customers, staff movements, deliveries and servicing competing for the same limited parking provision and surrounding road space.

The relevant issue is therefore not simply how many parking spaces the sauna may require when considered on its own. It is whether sufficient parking and safe access remain available when the football club, gym, chiropractor, church and sauna are operating at the same time, particularly during peak periods or when church and sporting events coincide.

A further concern is the way the application site is described. The application refers to the site as "Sports Pavilion, Church Lane", whereas the proposed sauna is, in physical terms, adjacent to the former Scout Hut, which is a separate building and separate planning unit from the Sports Pavilion.

This is more than a minor naming issue. The precise identification of the site is relevant to understanding:

- which existing building and use the sauna is actually associated with;
- its relationship with the neighbouring gym operating from the former Scout Hut;
- the parking demand and access arrangements attributable to each use;
- the siting of the proposal relative to Church Lane and the established building line; and
- the cumulative impact of commercial and community uses within this part of the Recreation Ground.

The Local Planning Authority should therefore be satisfied that the site description, plans and supporting information accurately identify the land and its relationship with the former Scout Hut and Sports Pavilion before determining the application.

This is especially important because the neighbouring gym is itself subject to enforcement investigation EN/26/0248 in relation to its change of use. Until the lawful nature and intensity of that use, and its associated parking demand, are sufficiently clear, it is difficult to establish a reliable baseline against which the additional impact of the sauna can properly be assessed.

I also note that, from the representations currently published in support of the application, more than 75% appear to come from addresses outside Ashington. I appreciate that the geographical origin of representations is not itself a reason for refusing planning permission. However, it does suggest that the proposed facility is likely to draw users from beyond the village rather than operating primarily as a local facility accessed on foot. That reinforces the need for a realistic assessment of car-borne trips, parking demand and cumulative vehicle movements.

These concerns are heightened by the site's position adjacent to the Church Lane/Foster Lane junction, which will also serve the approved development of 152 new homes, and by the introduction of more solid boundary fencing which may affect visibility at the junction.

I am also concerned that the proposal would further enclose and dedicate part of the Recreation Ground to a single commercial use. The land should not simply be treated as "unused green space"; it forms part of an established community and recreational area used by a wide range of people and organisations.

My objection is therefore not that a sauna should not operate in Ashington, but that this particular siting places another dedicated use into an already constrained community location without adequately demonstrating how it will coexist with the football club, gym, chiropractor, church, other Recreation Ground users and nearby residents.

The proposed 05:00 opening time also appears excessive for a commercial activity so close to residential properties. Customer and staff arrivals, vehicle movements, conversations, servicing and other operational activity at that hour have the potential to cause avoidable disturbance.

For these reasons, I consider that the application should not be approved unless the Council is satisfied, on the basis of a proper cumulative assessment, that:

- the application site has been accurately identified and its relationship with the former Scout Hut and Sports Pavilion is clear;
 - sufficient parking exists when the football club, gym, chiropractor, church, sauna and other community uses are active;
 - the proposal will not result in harmful displacement of vehicles
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onto Church Lane or Foster Lane;
- junction visibility and pedestrian safety will remain satisfactory;
- the relationship with the neighbouring gym and EN/26/0248 has been properly accounted for;
- the siting and enclosure of the proposal do not unreasonably prejudice the wider use of the Recreation Ground and Community Cluster; and
- operating hours will adequately protect nearby residents.

I would support the sauna business being located on a site where it can operate successfully without placing additional pressure on existing community facilities, parking, access and neighbouring residents. On the information presently available, I do not consider that this location has been shown to be suitable and therefore object to the application as currently proposed.

Kind regards

Telephone:

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