

Mid Sussex District Council
Planning Department
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

17 July 2026

Ref: FW390/FW

Dear Sir/Madam

Application site - Princes Royal Hospital, Lewes Rd, Haywards Heath RH16 4EX
Planning Application – Construction of 3 single storey modular buildings for medical use and associated works

On behalf of our client, Princess Royal Hospital – Vanguard Healthcare Solutions on behalf of University Hospitals Sussex NHS Foundation Trust (UHS), we write to submit an application for planning permission for the construction of portacabin/modular buildings at the Princes Royal Hospital Lewes Rd, Haywards Heath, RH16 4EX ('Application Site').

Planning permission is being sought for:

'Construction of 3 single storey, temporary, modular buildings for medical use providing elective and surgery facilities, a staff welfare unit and new access ramps'.

Background

The proposal will provide two mobile units and a staff welfare unit. The objective of the proposal is to maintain elective and urgent surgical capacity during refurbishment projects at the main hospital site.

The proposed units are modular in nature and as such are not intended to be permanent features. They are to be provided as a semi-permanent solution whilst hospital buildings are being refurbished. The new semi-permanent theatres and support areas will allow the Trust to continue to provide continuity of care for their patients whilst the refurbishment works of the main hospital building are undertaken.

45 car parking spaces are proposed to be lost during the refurbishment works in order to facilitate the construction of the modular units and access areas. These will be reinstated once the refurbishment works are complete.

Site and surroundings

The Princess Royal Hospital ('PRH') is an acute teaching general hospital which was officially opened in 1991 by HRH Princess Anne. Most hospital departments are housed within the main building, with a number of separate buildings spread over a large campus, with landscaped areas and views to the south, across the Downs.

The Application Site is located within the perimeter boundary of the wider Princes Royal Hospital ('PRH') facility. The application site is not in a Conservation Area and there are no listed buildings within in the vicinity of the Application Site.

The area of the PRH earmarked for the proposed development of the modular units is located in an area of car parking to the eastern section of the main hospital facility which comprises the existing main hospital building, MRI building and plant room. This proposed development area currently provides a total of 61 car parking spaces which are all accessed via a private estate road. The proposed development will be situated on this hardstanding area adjacent to the MRI Centre and Plant Room building.

The proposal

The proposal will provide consists of two mobile units and a staff welfare unit, to be used on a temporary basis. The objective is to maintain elective and urgent surgical capacity during refurbishment projects at the site. The facilities are not intended for use as intensive care or high dependency units.

The units will be single-storey. Together, they will provide wards and theatre areas along with supporting spaces, including staff offices, clean and dirty utility rooms, toilet facilities, change room, and plant areas. Access ramps and connecting corridors will also be provided.

Further detail is contained within the Planning Statement and Design and Access Statement submitted in support of this application.

Application Documentation

The application is submitted via the planning portal (Ref: **PP-15091356**) and contains the following documents:-

Application forms (including ownership certificate)

Location Plan

Existing plans, sections and elevations

Proposed plans, sections and elevations

Planning Statement

Design and Access Statement

Transport Note

The application fee of £2,531 will be paid online.

We look forward to receiving confirmation that this application submission has been received and validated and if you have any further queries please contact Faye Wright of this office on 07812 140 099

Yours faithfully

Forward Planning and Development Limited