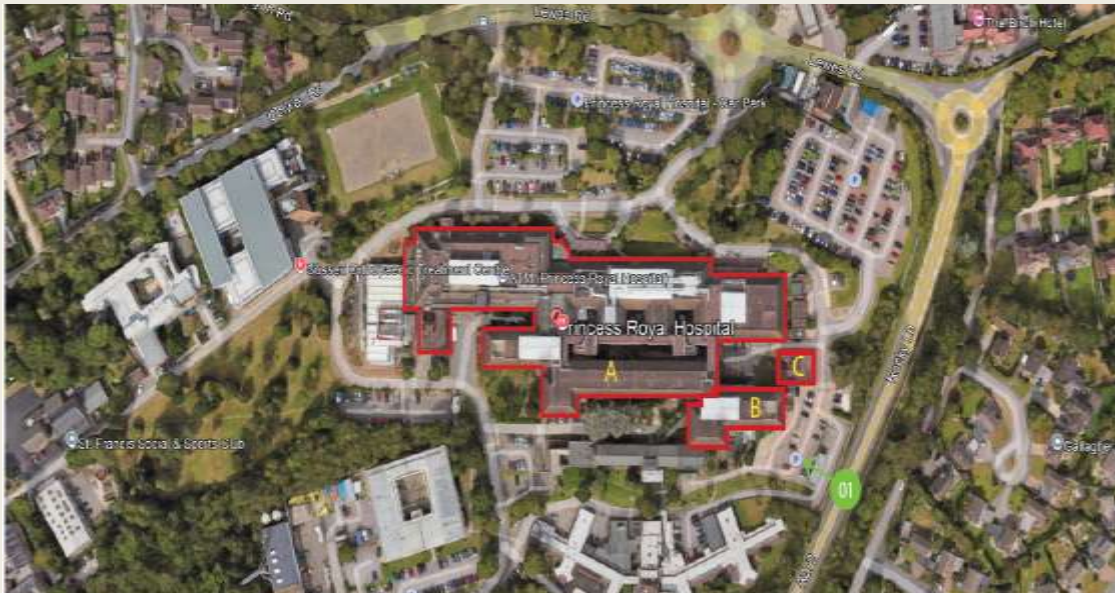


# Princess Royal Hospital, Lewes Rd, Haywards Heath, West Sussex, RH16 4EX Planning Statement



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## 1 Executive Summary

- 1.1 This planning statement has been produced by Forward Planning and Development Limited ('FWPD') for the proposed extension of the existing MRI centre at the Princes Royal Hospital to create a new temporary block of 3 modular units comprising ward accommodation, theatres and staff space at the Princes Royal Hospital, Lewes Rd, Haywards Heath RH16 4EX ('Application Site').
- 1.2 The existing buildings and MRI centre are not listed and are not located within a Conservation Area. They have no heritage value.
- 1.3 The Site is located within the administrative area of Mid Sussex District Council ('MSDC').
- 1.4 The proposed development consists of 2 x mobile modular units and 1no modular staff welfare unit, to be used on a temporary basis. The objective is to maintain elective and urgent surgical capacity for the PRH MRI centre during refurbishment. The facilities are not intended for use as intensive care or high dependency units.
- 1.5 The proposed units will be single-storey and 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.
- 1.6 The proposal will result in the temporary loss of 45 car parking spaces, which will be later reinstated at the completion of the refurbishment project in the main hospital buildings.
- 1.7 Planning permission is therefore sought from the Council in respect of the following proposal:-

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

- 1.8 This application submission includes the following documents which should be read in conjunction with this statement:-
- Planning Application forms
  - Relevant Certificate (Certificate A)
  - Site Location Plan
  - Site plan
  - Existing and proposed planning drawings
  - Planning Statement
  - Design and Access Statement

- Transport Statement

1.9 The principal planning issues associated with this proposed development are as follows:-

- Land Use
- Design Considerations
- Transport Considerations

1.10 This Planning Statement concludes that the proposal complies with planning policy at all levels and that planning permission should therefore be granted.

## 2 Introduction

2.1 This Planning Statement describes the planning application for a development at Princes Royal Hospital ('PRH') at Lewes Rd, Haywards Heath, RH16 4EX ('Application Site').

2.2 The Princess Royal Hospital 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 existing site and buildings are illustrated by documents submitted with this application. The hospital provides most services found within a general acute hospital including an onsite A&E Department and Maternity Services.

2.3 This proposal consists of the construction of 2 x mobile medical units for surgery and elective operations and 1 x staff welfare unit, to be used on a temporary basis. The key objective is to enable the PRH to maintain elective and urgent surgical capacity during refurbishment projects at the main hospital site. The facilities are not intended for use as intensive care or high dependency units and are not intended for long term permanency. Access ramps will also be provided. The proposal will also result in the loss of existing car parking spaces.

2.4 Planning permission is 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'.***

2.5 This planning statement is one of a number of documents, which have been submitted in support of the application for planning permission. The other supporting application documents are:

- Planning application forms;
- Ownership Certificate A;
- Site location plan;
- Existing and proposed plans, sections and elevations;
- Planning Statement
- Design and Access Statement
- Transport Note

2.6 This planning statement provides a comprehensive review of national and local planning

policy and guidance relevant to the nature of the proposals and the specific degree to which the proposals would accord with the policies of the statutory development plan. It also considers other material considerations, in accordance with the requirements of section 38(6) of the Planning and Compulsory Purchase Act 2005. It is concluded that the development proposals accord with the aims and objectives of national, strategic and local planning policy and therefore support the grant of planning permission.

### **3 Site and Surroundings**

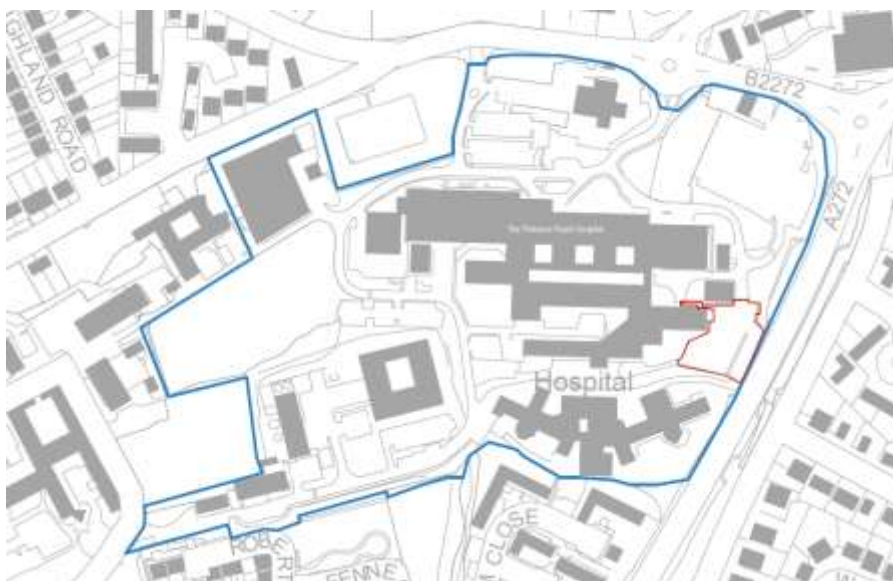
- 3.1 The Application Site is located within the administrative area of the Mid Sussex District Council('MSDC').
- 3.2 The Application Site is located within the perimeter boundary of the wider Princes Royal Hospital ('PRH') facility in Haywards Heath. The application site is not in a Conservation Area and there are no listed buildings within in the vicinity of the Application Site.
- 3.3 The hospital site has good public transport links and is situated between two main roads into Haywards Heath, the A272 Lewes Road and the B2112 Fox Hill.
- 3.4 Within the existing hospital boundary, the three areas (marked on figure 1 below as areas A, B & C) comprise Area A, the main building and Areas B and C which are identified as the existing MRI Centre and Plant Room building. These buildings are located towards the south-east side of the main hospital campus.
- 3.5 The existing hospital buildings are generally 4 to 5 storeys in scale and comprise a mixture of red/brown facing brickwork and grey tiled roofing.
- 3.6 The area 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. This area currently provides a total of 61 car parking spaces 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.
- 3.7 The existing Application Site and aerial views of the application area are shown below, alongside the proposed red line boundary in the context of the wider PRH site.



Figure 1: Aerial view of the existing PRH



**Figure 2: Aerial view of the site and proposed areas for development**



**Figure 3 – Red Line Site Boundary and proposed development area**

## **4 Planning History**

4.1 A review of the online Statutory Register of Planning Applications held by the Council has been carried out. There is an extensive planning history for the PRH site with numerous examples of approved developments for new hospital buildings and facilities and supporting infrastructure. Below are listed historical approval decisions for the PRH related to temporary structures at the hospital site. These are just a sample but are representative of a historical pattern of support and approval for similar proposals:

- 04/01544/FUL - Provision of temporary portakabin for a period of 3 years. The portakabin will be a multi-use room (meetings, classroom and quiet room). Approved
- 12/04176/FUL New temporary surgical operating theatres and roof top plant area and associated works. Approved
- DM/16/4475 - Single storey building to house an MRI scanner and associated equipment (D1 use) for a temporary period of seven years. Approved

## 5 The Proposal

- 5.1 The proposed development comprises temporary modular units that are to be deployed to maintain elective and urgent surgical capacity to the PRH hospital (in particular the MRI unit) whilst refurbishment works to the existing hospital buildings are undertaken.
- 5.2 The proposed development will consist of two mobile surgical units and a staff welfare unit. The units will be single-storey and 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. The facilities are not intended for use as intensive care or high dependency units.
- 5.3 The temporary structures are expected to be in situ for five years whilst the refurbishment works to the main hospital trust buildings take place.
- 5.4 In order to accommodate the proposed development as a temporary structure, 45 car parking spaces from within the site boundary will temporarily be suspended and taken out of use from the wider hospital parking provision.
- 5.5 At the completion of the refurbishment works, it is anticipated that the proposed development would be decommissioned and the car parking spaces reinstated, so that the PRH operations could continue to operate as existing.
- 5.6 Therefore, the units for which planning permission is being sought are purely modular in nature and are intended solely for the provision of short-term/temporary hospital accommodation whilst the refurbishment works are completed at the PRH.
- 5.7 Planning permission is therefore 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’.***
- 5.8 Further detail can be found in the Design and Access Statement prepared by Sonnemann Toon Architects and submitted in support of this application.

## 6 Planning Policy Framework

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The documents comprising the Manchester Development Plan include:

- The National Planning Policy Framework ('NPPF') (2024)
- The Mid Sussex District Plan ('MSDP')(2018)
- West Sussex Council Country – Parking Standards

6.2 An overview of the relevant policy from these documents is provided below.

### National Planning Policy

#### National Planning Policy Framework ('NPPF') (2024)

6.3 National Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework ('NPPF'), adopted in July 2018, updated in 2019 and most recently updated in December 2024. The NPPF is a material consideration when determining planning applications.

6.4 The NPPF document sets out the Government's planning policies for England and how these are expected to be applied. It summarises in a single document, previous national planning policy statements. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

6.5 The NPPF introduces the **presumption in favour of sustainable development** although it makes plain that the development plan is still the starting point for decision making.

6.6 The NPPF confirms that it has 3 overarching sustainability objectives:

- Economic – to help build a strong responsive, competitive economy supported by necessary infrastructure;

- Social - to support vibrant, healthy communities in a well-designed safe built environment with appropriate accessible services and open spaces; and
- Environmental – contributing to protect and enhance the natural, built and historic environment.

6.7 Paragraph 39 of the NPPF states that with regard to decision making *‘Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.’*

6.8 Paragraph 48 sets out that *‘Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.’*

### **Local Planning Policy**

#### **Mid Sussex District Plan (2014-2031)**

6.9 The Mid Sussex District Plan (‘MSDP’) was adopted on 28 March 2018 and is the key Development Plan document in the Local Development Framework (‘LDF’) for the borough.

6.10 The following adopted policies from the Core Strategy are considered relevant to the consideration of this application and are discussed in greater detail in Section 7 of this Planning Statement below. Relevant policies of the Core Strategy include:

- Policy DP25 Community Facilities and Local Services
- Policy DP26 Character and Design
- Policy DP29 Noise, Air and Light Pollution
- Policy DP39 Sustainable Design and Construction

6.11 Other local documents of relevance include the Mid Sussex District Plan 2021-2039 Infrastructure Delivery Plan (September 2024).

#### **West Sussex County Council**

- 6.12 For transport related issues West Sussex County Council (WSCC) are as the local highway authority. Where relevant the WSCC 'Guidance on Parking at New Developments' (2020) has been consulted for this application submission.

## **7 Planning Assessment**

7.1 This section of the Planning Statement assesses the key planning considerations associated with the revised proposals. The key considerations include:

- a) Land Use Considerations**
- b) Design Considerations**
- c) Transport and Highways Impacts**

### **Land Use Considerations**

#### Planning Policy

- 7.2 Part C of paragraph 96 of the NPPF states that Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs.
- 7.3 Part (b) Paragraph 98 of the NPPF seeks to support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community. Part (d) seeks to ensure that established services are able to develop and modernise, and are retained for the benefit of the community.
- 7.4 Paragraph 101 states that to ensure faster delivery of other public service infrastructure such as health local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted. Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.
- 7.5 Policy DP25 of the MSDP states as its strategic objectives:
- Ensuring that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks;
  - Supporting sustainable communities which are safe, healthy and inclusive.

- 7.6 The policy goes on to state that *‘the provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported.’* The District Plan identifies healthcare facilities as a community facility.
- 7.7 The Mid Sussex District Plan 2021-2039 Infrastructure Delivery Plan (September 2024) further states at paragraph 1.2 that with regards to health, *‘Infrastructure planning helps to ensure that there is a common understanding between service providers, developers, local communities, neighbouring authorities and Mid Sussex District Council (“Council”) as to what the local infrastructure needs are and that it is properly planned for, funded and provided in tandem with planned development in the district.’*

#### Planning Assessment

- 7.8 The proposal is for the construction temporary mobile modular units to enable the ongoing and continued provision of medical care and surgery at the PRH, whilst the refurbishment works at the permanent hospital buildings are carried out. The objective is to maintain elective and urgent surgical capacity during refurbishment projects at the site and the proposed modular facilities are not intended for use as intensive care or high dependency units. A modular unit that will be used solely for staff support services is also proposed.
- 7.9 In this context the proposed use is considered acceptable within the permitted use of the existing PRH. The proposed use works to enable the update and modernisation of the existing MRI unit at the PRH, through enabling the provision of continued access to elective and urgent surgery procedures. The services that will be offered in the temporary accommodation will not differ from those currently provided at the hospital facility and will also enable employment opportunities to be maintained whilst the redevelopment/refurbishment is carried out on the permanent hospital buildings.
- 7.10 The proposal also supports the aspirations of both the NPPF and also the Mid Sussex District by enhancing the quality of health care facilities. The proposal ensures that development is accompanied by the necessary infrastructure in the right place at the right time that supports the continued growth and enhancement of a key hospital facility in the NHS trust.
- 7.11 The proposal therefore meets the planning objectives of NPPF policy which seeks to promote enhanced healthcare facilities and Policy DP25 of the MSDP.

#### **Design Considerations**

#### **Planning Policy**

- 7.12 Design has been fully considered throughout the development of the proposal, bearing in mind that the proposed units are temporary and modular in nature and therefore any impacts with regard to design will be temporary in nature. This section seeks to provide a summary of the proposal and its design in the context of relevant policy.
- 7.13 The NPPF places enhanced emphasis on the importance of exceptional design in development proposals. Paragraph 131 states that *‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’*
- 7.14 Paragraph 137 of the NPPF states that *‘Design quality should be considered throughout the evolution and assessment of individual proposals.’*
- 7.15 At the local level Policy DP26 sets out design policy stating that development is required to be of high quality design and layout and create a sense of place while addressing the character and scale of the surrounding buildings and landscape. Proposed development should not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings and should create a pedestrian-friendly layout that is safe, well connected, legible and accessible.

## **Policy Assessment**

### Design Proposal

#### Layout

- 7.16 The proposal includes 3 x modular units for ongoing medical support services, staff support services, covered walkway and new access ramps.
- 7.17 The 2 x mobile modular units proposed for surgical and medical procedures will accommodate a limited number of patients, maintaining a high staff-to-patient ratio. Mobile Unit (W06 as shown on the proposed roof plan) will provide 4 bays and Unit (T33 as shown on the proposed roof plan) will house the UCV theatre, recovery and anaesthetics area. Supporting areas, including staff offices, utility rooms, WCs, and plant spaces, will only be used on a temporary or intermittent basis and will not have permanent occupancy.

#### Scale, Bulk and Materials

- 7.18 The proposed buildings are single storey and therefore will be subservient in scale to the

existing hospital buildings. The proposed mobile units are low in height and modest in scale being almost entirely one storey, with a corridor connecting the mobile units and staff welfare unit.

- 7.19 The proposed modular buildings will be of a functional design which will neither enhance or detract from the surrounding hospital infrastructure – functionality in design is the key. The proposed units are to be clad with white PPC metal panels (as illustrated in the proposed elevation drawings including with the submission). Due to the raised FFL at ground level, the design includes a number of ramps and steps which will have black painted handrails and contrasting, tactile floors.
- 7.20 Where a 60-min fire separation is required, a modular firewall design is proposed for use between the mobile units and permanent buildings, utilising a reuseable structure for both efficiency and economy. The proposed fire separation walls will be slate grey as illustrated in the Design and Access Statement.
- 7.21 As such, the proposed modular buildings are considered acceptable in design terms and are of a scale required to accommodate medical replacement facilities whilst the main hospital buildings are refurbished. The proposed development concept represents a high quality/functional design solution which meets the current needs of the hospital and enables it to continue to deliver crucial medical care and operational needs.

#### Accessibility

- 7.22 Local Policy T2 of the Core Strategy states that Councils will manage new development to ensure that they are well located with national and international connections – include hospitals.
- 7.23 The development has been designed with inclusivity in mind, ensuring accessibility for all users, including individuals with disabilities.
- 7.24 Key features of the design related to accessibility include:

- Mobile Unit W06 and the staff welfare unit include accessible WCs;
- The modular construction approach also allows for generous corridor widths, accommodating wheelchair users and facilitating the movement of trolleys within clinical spaces;
- Pedestrian access to the new units is proposed via new ramps and steps. The ramps will conform to Building Regulations requirements and will allow staff and patients to enter the existing hospital through the proposed covered link corridor.

### Environmental Design

7.25 Modular buildings play a significant role in promoting environmental sustainability in several key ways. In essence, modular building provide an environmentally sustainable alternative to traditional construction by minimizing waste, reducing energy consumption, and promoting the use of sustainable materials. Key features include:

- **Reduced Waste:** Modular building is typically constructed in factory settings, which allows for precise material usage and reduces waste generated during the building process.
- **Energy Efficiency:** The controlled environment of factory construction enables better quality control and more efficient insulation and energy-saving measures, resulting in buildings that require less energy for heating and cooling.
- **Lower Carbon Footprint:** The off-site construction process reduces the need for on-site activities and transportation,
- leading to a decrease in carbon emissions associated with traditional construction methods.
- **Reusability and Flexibility:** Modular building can be disassembled and reassembled in different locations or for
- various uses. This adaptability reduces the demand for new materials and construction efforts.
- **Sustainable Materials:** It can be constructed using sustainable and recycled materials, further contributing to their environmental benefits.
- **Shorter Construction Time:** The expedited construction timeline of modular building means that there is less disruption to the environment and surrounding community during the building process.

### Design Conclusions

- 7.26 With regards to design, the proposed modular buildings have been designed with practicality in mind and in a scale that is in keeping with the surrounding medical buildings. The site is located well within the existing hospital area in an area of existing car parking and is located well away from any residential receptors.
- 7.27 The modest and temporary design of the modular buildings, are therefore considered acceptable in design terms, promoting practicality and delivery over long term aesthetics. The buildings will work to enable to refurbishment of the existing long term buildings at the PRH and thereby work to support the aspirations of planning policy with regards to the delivery of health infrastructure.

### **Transport Considerations**

#### **Planning Policy**

- 7.28 Paragraph 116 of the NPPF (2024) states that *‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.’*
- 7.29 Paragraph 118 states that *‘All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a vision-led transport statement or transport assessment so that the likely impacts of the proposal can be assessed and monitored.’*
- 7.30 The site falls within the administrative boundary of Mid Sussex District Council (MSDC) who form the local planning authority and with West Sussex County Council (WSCC) as the local highway authority.
- 7.31 At a local level and with regards to planning policy related to car parking, it is noted that the MSDC defer to the non-residential parking standards set out within the WSCC ‘Guidance on Parking at New Developments’ (2020) document. However for a medical facility, it is noted that there are no set car parking standards available and that instead the documents notes that car parking provisions should be allowed for based on site-specific requirements or based on any Travel Plans in place or that are proposed

#### **Planning Assessment**

- 7.32 A Transport Note ('TN') has been prepared with reference to the requirements of the National Planning Policy Framework ('NPPF', 2024) and in accordance with WSCC best practice guidance.
- 7.33 The existing PRH has a total of 699 car parking spaces. The Application Site, where the proposed development is located, comprises an area of car parking in the eastern section of the facility, which provides a total of 61 car parking spaces all accessed via a private estate road.
- 7.34 In order to accommodate the proposed development as a temporary structure, 45 car parking spaces from within the site boundary will temporarily be suspended and taken out of use from the wider hospital provisions.
- 7.35 Once the refurbishment works proposed for the PRH are complete, it is anticipated that the proposed development would be decommissioned and the car parking spaces reinstated, so that the PRH operations could continue to operate as existing.

#### Access

- 7.36 The proposed development will be accessed from the parking area that is temporarily being suspended, as per the existing situation for this area of hardstanding. The proposed development requires the circulation of the parking area to be reconfigured, so vehicles will now need to access and egress in a clockwise circulation along the eastern edge of the building.
- 7.37 There will be an entrance point on the eastern and western side of the building to cater to arrivals from multiple directions.
- 7.38 As the proposal is temporary and a re-provision of existing operations in the hospital whilst the refurbishment takes place, it is considered that the access strategy is appropriate for the nature and scale of the use and expected volume of users.

#### Car Parking

- 7.39 The proposed development would require the temporary suspension of 45 car parking whilst the refurbishment takes place, meaning these spaces would temporarily be out of use over the five year period.
- 7.40 Once the proposed refurbishment works for the Hospital are complete, it is anticipated that the proposed development would be decommissioned and the car parking spaces reinstated, so that the PRH operations could continue to operate as existing.

- 7.41 Additionally, as the site is located within a wider private estate access road, that is a significant distance from the public highway (in excess of >200m driving distance), with a vast quantum of parking already available across the site, it is expected that the temporary reduction in car parking would not lead to any displacement impacts on the public highway and that demand for parking could continue to be managed as existing.
- 7.42 Parking management would be in the form of additional monitoring and enforcement to ensure that the existing spaces are being used appropriately and that any vehicles obstructing parking bays are appropriately removed.

#### Trip Generation

- 7.43 As the proposed development is a temporary structure to maintain elective and urgent surgical capacity during the refurbishment works to the wider PRH hospital, it is not expected that it would generate any additional or new trips on the network, as it is simply relocating trips from the main PRH hospital that would otherwise already be taking place.
- 7.44 The proposed development does not seek to intensify or create any new uses above what has historically taken place on the site and will continue to take place once the proposed building is decommissioned.
- 7.45 On that basis, it is unlikely that the proposed would lead to any additional demand or pressure on the local transport network, with no severe impacts from the trips.

#### Servicing

- 7.46 The proposed development will be serviced as per the existing hospital and tie into the existing strategy, taking place via the local private estate road network.
- 7.47 An appropriate clinical waste provision will be allowed for externally south of the proposed temporary building, with a new dedicated waste store that will be accessed by the trust refuse vehicle.
- 7.48 As the proposed development will not intensify servicing and will be incorporated into the servicing strategy for the wider trust via a private estate road, it is not expected that there will be any material impact to the local highway network.

#### Transport Conclusions

- 7.49 Overall, the proposed development is considered to be acceptable given it does not lead to any material transport impacts on the local highway network, as it is simply a temporary

reprovision of the existing hospital operations whilst wider refurbishment works to the PRH take place.

- 7.50 In conclusion, it is regarded that all highways and transport matters have been addressed for the proposed development and the proposed development is consequently considered to be in accordance with the requirements of the NPPF and will not lead to any severe transport impacts.

### **Local Hospital Amenity – Noise**

#### **Planning Policy**

- 7.51 Paragraph 139 of the NPPF seeks to ensure proposed development maintains a high standard of amenity for existing and future users.
- 7.52 Policy DP29 of the MSDP states that the environment and the quality of people's life will be protected from unacceptable levels of noise. Development should be designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area.

#### **Planning Assessment**

- 7.53 The proposal has been designed to ensure there will be no adverse impact on the amenity of surrounding buildings in the Hospital Complex. The proposal will have no detrimental amenity impact on the wider area given the nature of the neighbouring properties and given the hospital is sited away from residential dwellings. It is not anticipated that the proposal will generate any additional noise.

## 8 Summary and Conclusions

8.1 This Planning Statement has been prepared to support a planning application for the development of 3 single storey modular buildings for medical related purposes at Princess Royal Hospital ('PRH') in Hayward's Heath, RH16 4EX.

8.2 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'.***

8.3 Together the units will enable elective and urgent surgery procedures to continue whilst refurbishment of the permanent buildings at PRH is undertaken. A modular unit is also proposed with supporting spaces for staff, including staff offices, clean and dirty utility rooms, toilet facilities, change room and plant areas.

8.4 Developments which support the continued growth and development of community and health related infrastructure are supported under NPPF and local policy DP25.

8.5 The prefabricated modular units are proposed as a temporary solution for current redevelopment needs at the PRH, and the buildings have the potential to be repurposed in the future depending on the needs and demands of the Hospital. The facilities are not intended for use as intensive care or high dependency units.

8.6 The proposed development meets clinical needs and site constraints by providing level access, wide corridors, and inclusive facilities. It connects to existing hospital infrastructure and includes a new plant room for essential services. The proposal supports the Hospitals and the National Health Services urgent operational requirements, minimises local impact and ensures continued patient care during refurbishment works.

8.7 With regards to transport issues, the proposed development is considered to be acceptable given it does not lead to any material transport impacts on the local highway network, as it is simply a temporary reprovision of the existing hospital operations whilst wider refurbishment works to the PRH take place.

8.8 The access strategy is appropriate for the nature of the use and the proposal will provide appropriate facilities to ensure safe servicing can take place, by being incorporated into the wider PRH servicing strategy.

8.9 The proposed development is consequently considered to be in accordance with the

requirements of the NPPF and will not lead to any severe transport impacts.

- 8.10 Accordingly, the proposal is considered fully consistent with the strategic and local objectives of planning policy at a national and local level. The proposed scheme is of a temporary nature and ensures that essential refurbishment and upgrade works can be carried out on the permanent buildings at PRH.
- 8.11 The proposal supports the delivery of an enhanced clinical environment that is in line with modern standards with enabling works that will assist in delivering a hospital that is accessible and welcoming for patients and visitors. Ultimately the proposal will enable the PRH to continue in the provision of high provision hospital care. The facility will enable hospital operations to continue whilst the wider regenerative aspirations for the Site are delivered.
- 8.12 In conclusion the proposal does not conflict with the adopted development plan of the MDDC and is in accordance with the provisions of the NPPF. The proposal supports the policies of the development plan and in accordance with Section 38(6) of the 2004 Act, planning permission should be granted.

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