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Design and Access Statement: Chalkhill Hospital Prepared for Sussex Partnership Foundation Trust

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Records

Issue and approval schedule

Issue Draft 1	Name	Signature	Date
Prepared by:	Charles Jordan		Oct 2025
Reviewed by:	Ewa Bubnicka-Gyde		Oct 2025
Approved by:	Ewa Bubnicka-Gyde		Oct 2025

Revisions record

Issue	Date	Status	Description	By	Checked	Approver
P01	02/10/25	Planning	First issues	CEJ	EBG	EBG
P02	19/10/25	Planning	Planning Statement Added	CEJ	EBG	EBG

Introduction

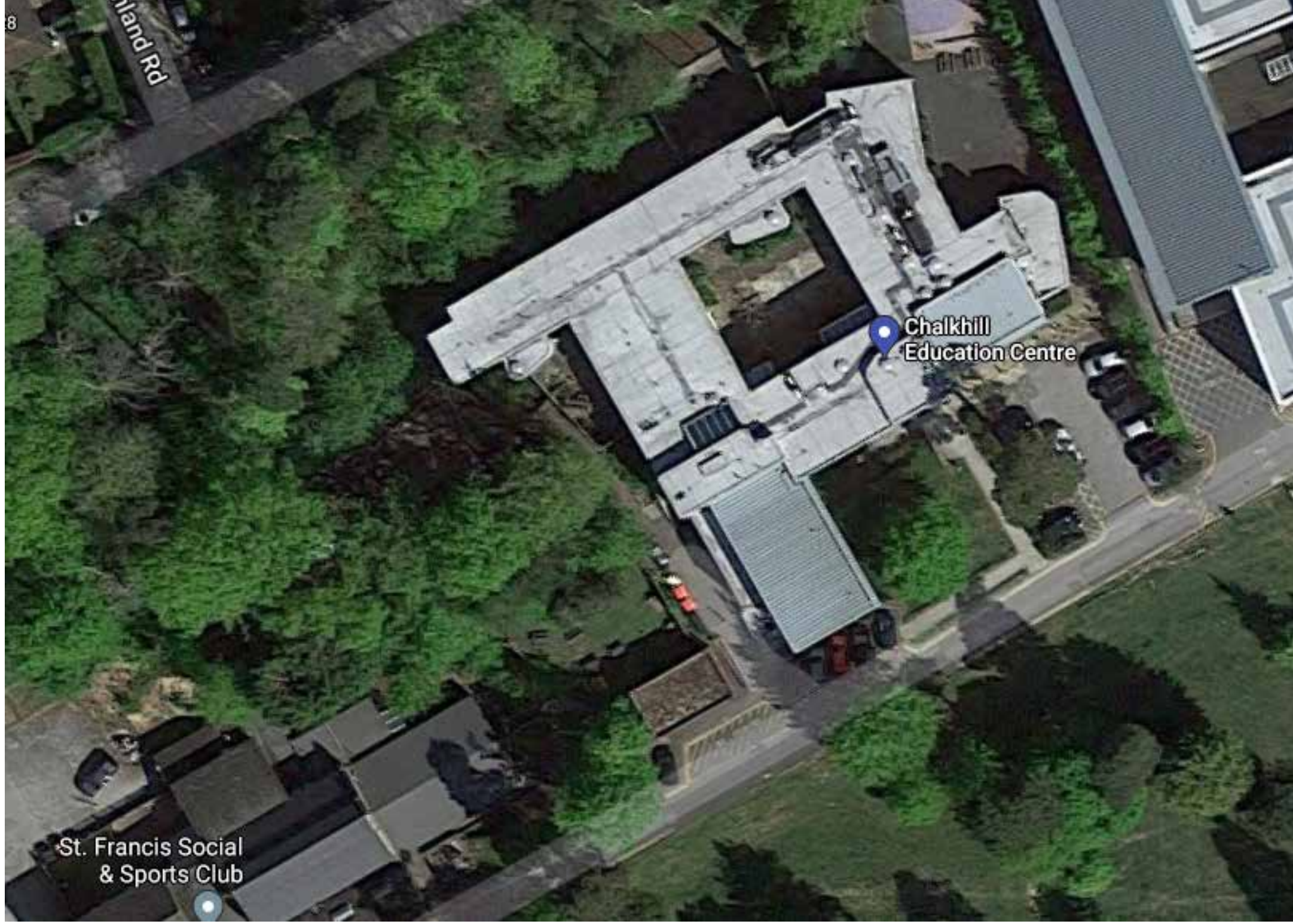
The brief provided by Sussex Partnership NHS Foundation Trust calls for improvement and up-grading of the existing facilities at Chalkhill Education Centre, part of the Princess Royal Hospital in Haywards Heath, West Sussex.

The Chalkhill Hospital is located at Lewes Road, Haywards Heath. This hospital treats children and young people experiencing emotional difficulties, mental health problems and eating disorders.

This application is for upgrading existing facilities to provide a new High Dependency unit within the current building foot print and create a new secure, fenced external space in the place of the existing external activity area.

The parking facilities, patient number and staffing requirement will remain as existing.

Existing Site & Use



Use & Constraints

Chalkhill Education Centre, part of the Princess Royal Hospital in Haywards Heath, West Sussex.

There is an existing car park serving the Hospital to the front of the building with space for 10 vehicles, 3 of which are accessible spaced

The existing building is positioned on a relatively flat site. It is mostly double storey arranged around a central courtyard. A number of external patient area are located around the perimeter each enclose by high security fencing for patient safety.

Use

The Chalkhill Hospital treats children and young people experiencing emotional difficulties, mental health problems and eating disorders

The proposed use of the facilities will be the same as the existing. The number of patients and staff remains the same.

Constraints

To the north of the proposed site is a band of established trees which separates the building from Colwell road.

The site will be live during the works. The rest of the hospital will be occupied. The impact in respect of noise, safety and security will be planned carefully by the contractor.

Opportunities

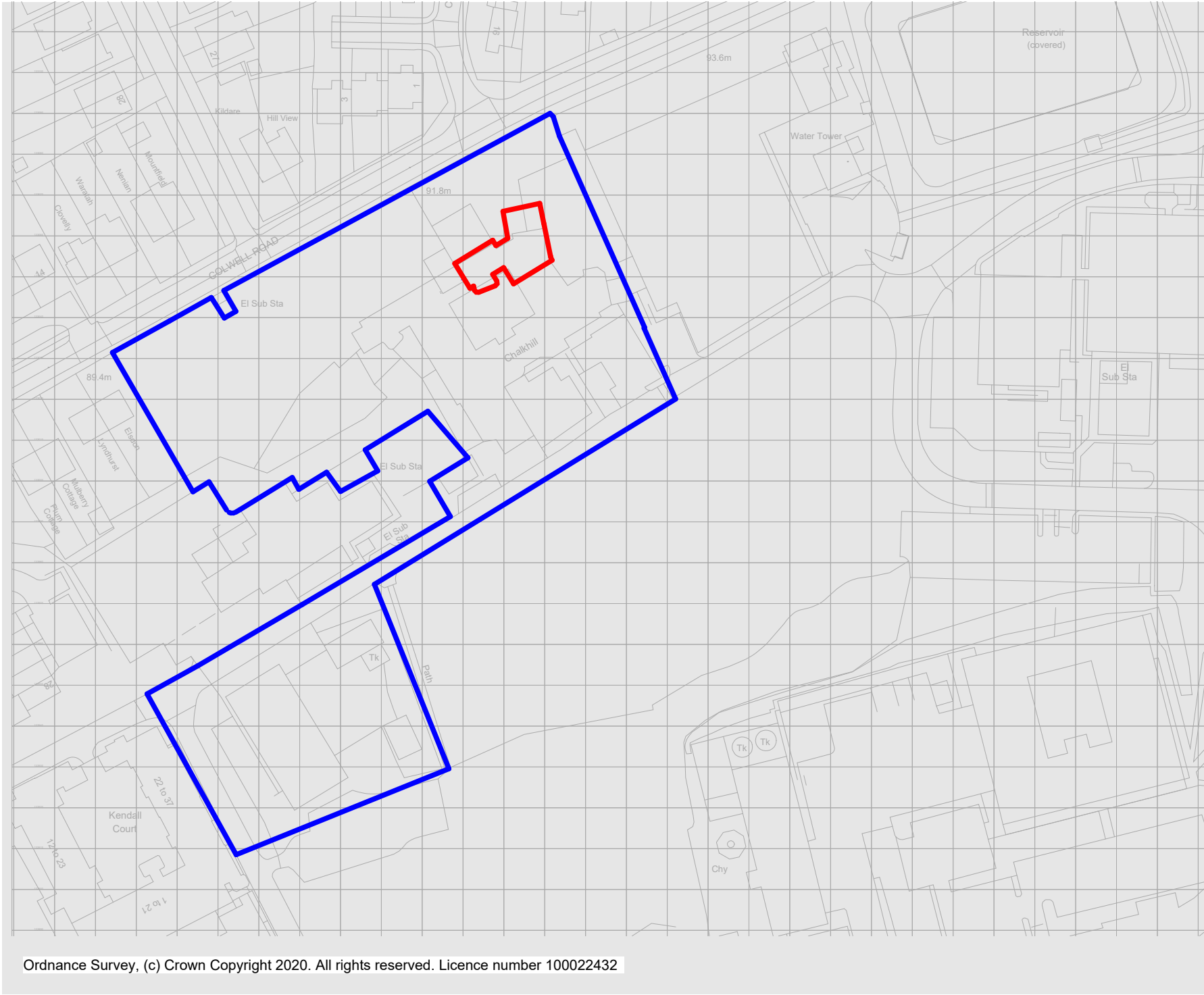
The works are contained within the existing hospital footprint with minimal alterations to the elevations on the northern and eastern side. The newly created external area is cited on existing hard standing currently occupied by a metal shed.



Site Location Plan

Chalkhill Education Centre, occupies the majority of the site owned by Sussex Partnership Foundation Trust (SPFT), The fully extent of ownership is noted in blue.

The site boundary indicated in red encompasses 50m2 of external hard standing and 215m2 existing internal space at Ground floor.



Proposed Works

Internal Works

High Dependency Unit (HDU) - This new facility within the hospital will provide a dedicated safe clinical environment with access to a segregated safe external area, for patients requiring elevated care and observation in the course of their treatment. The new facilities will be formed by converting currently under utilised office accommodation. The reformatting of this space will see amendments to existing window openings and the provision of facilities to ensure the safety of staff and patients alike.

Refurbishment - In addition 2 existing clinical spaces will be refurbished to provide new sensory and calm rooms to support existing patients in the care pathways.

External works

The existing hard standing outside the new HDU will be enclosed with a new 5.2 high security fence and resurfaced with a rubber crumb finish to provide external amenity space for patients.

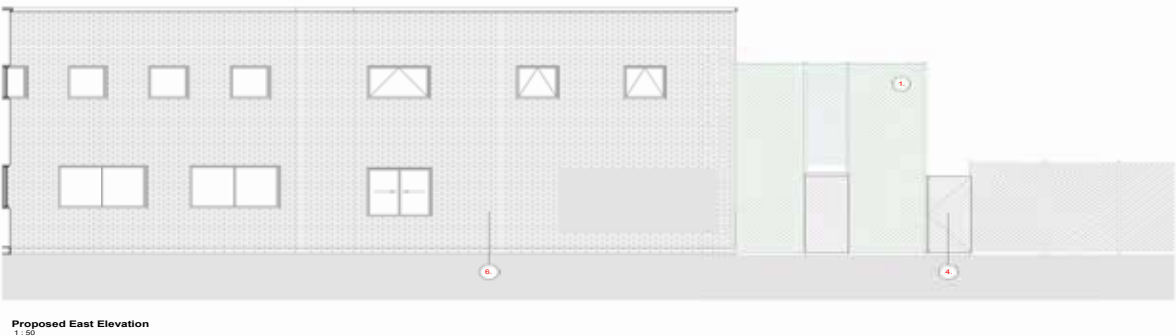
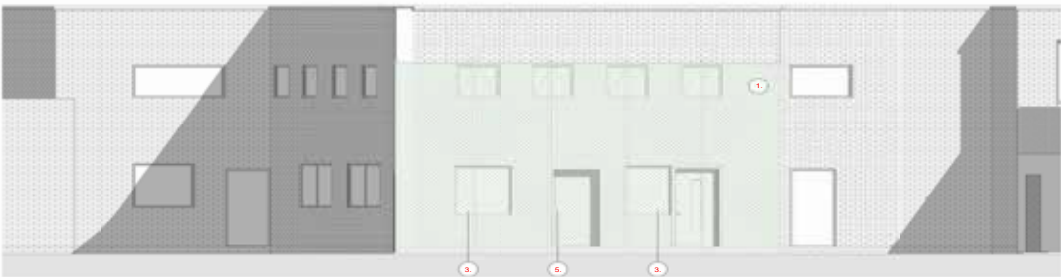
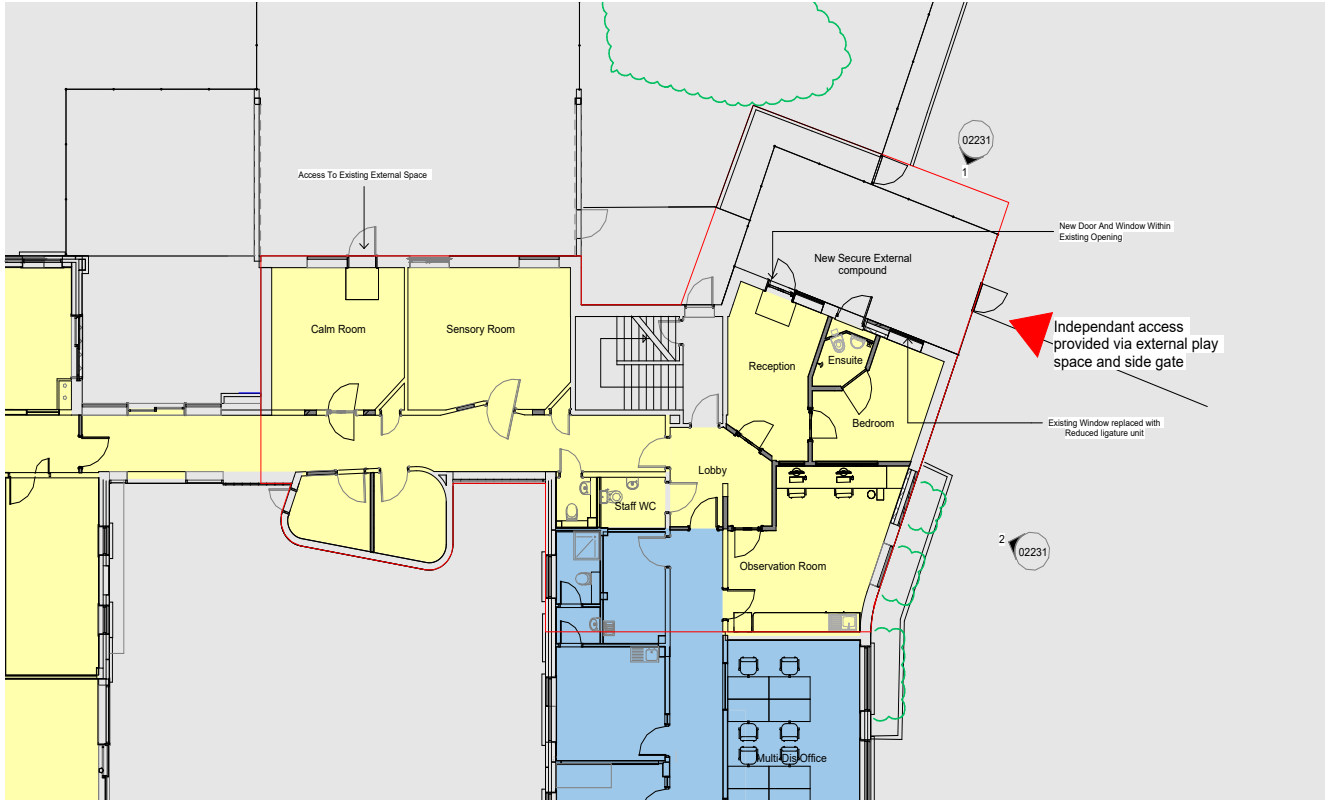
Access

The facility remains part of the wider hospital and general admissions will operate in the usual manner via the main reception and serviced by the existing parking facilities included accessible bay provision.

The existing side access to the hospital may be used at a future time to provide an autonomous access route to the HDU but no additional changes are required to facilitate this.

Waste Handling

As a remodelling of the existing hospital waste will be store and managed as part of the existing site strategies. As patient and staff levels are unchanged there is no impact on volume of waste.



Sustainability Statement

Energy Usage

The proposed internal alterations to the hospital will not constitute a change of use nor added additional staff or patient capacity and will draw from exist- ing building capacity. New equipment and services where required will be subject to the current Building regulations and health care standards set out in the HTM and HBN guidance.

Drainage

The existing foul and surface water drainage systems will be reused to accommodate the alterations to the facilities.

As patient and staff numbers are unaltered there are no associated changes in waste volumes.

The new external area is constructed on existing hard standing and will utilise the existing storm drainage system, again there is no additional volume associated with this like for like replacement.

Bio Diversity Net Gain

The site area is made up of existing hard standing and existing internal area. No additional GIA is cre- ated and external works are limited to the erection of a security fence and resurfacing of existing hard standing. The site therefore falls within the demini- mus category.

Planning Statement

1. Proposal Overview

This planning statement supports the application for the construction of a new High Dependency Unit (HDU) within an existing hospital, including a range of new clinical facilities to support patients with high needs. The proposal also includes internal alterations to existing hospital infrastructure, creation of a secure patient area adjacent to the building, installation of a 5.2m high security fence, and revision of external fire access routes. The development is designed to enhance the hospital’s capacity to deliver specialist care and improve safety and operational efficiency.

2. Context and Need for Development

The proposal responds to a growing demand for high-dependency care within the district and region. The existing hospital infrastructure is insufficient to meet the increasing complexity of patient needs, particularly in areas requiring secure and intensive clinical environments. Key drivers for the development include rising patient acuity, national NHS priorities to modernise and expand hospital infrastructure, local population growth, and the need for secure facilities to ensure patient and staff safety.

3. Policy Assessment

3.1 National Planning Policy Framework (NPPF)
The proposal aligns with the National Planning Policy Framework (NPPF) objectives to promote healthy and safe communities, support public service infrastructure, and achieve sustainable development. It supports Section 8 and Paragraph 96 of the NPPF, which encourage local planning authorities to work proactively with health providers to deliver facilities efficiently.

3.2 Mid Sussex District Plan (2021–2039)

The development supports the strategic objectives of the Mid Sussex District Plan, particularly Policy DPI1: Securing Infrastructure. It aligns with the Health Infrastructure Priorities identified in the Infrastructure Delivery Plan and contributes to sustainable communities. The proposal is consistent with the District Plan’s emphasis on timely infrastructure delivery and community wellbeing.

4. Design and Environmental Considerations

The design of the HDU and secure area has been developed to integrate with the existing hospital architecture, minimise visual and environmental impact, ensure secure and safe access for patients and staff, and comply with fire safety regulations and access standards. The proposed security fencing and revised fire routes are essential for operational safety and regulatory compliance.

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