



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

Our Ref: 70081355

3 November 2025

Dear Sir/Madam,

HURST FARM, HAYWARDS HEATH S73 APPLICATION

On behalf of Homes England, please find enclosed an application made under S.73 of the Town and Country Planning Act (as amended) 1990 seeking a variation to planning permission LPA Reference DM/22/2272 for the above site, as approved on 29 May 2025. Planning permission has been granted for:

Outline application with all matters reserved except for access for the erection of up-to 375 new homes, a two-form entry primary school, burial ground, allotments, open space with associated infrastructure, landscaping and parking areas.

This S.73 application seeks to make minor alterations to the approved drawings, principally relocating one of the proposed access points into the site. The application, therefore, seeks to vary conditions 2 and 32 of the planning permission to replace the approved drawings with updated revisions reflecting the revised access location.

The following documents are submitted in support of this application in addition to this letter:

- Completed and signed application form
- Site Location Plan
- Amended Parameter Plan Drawing Pack comprising:
 - Residential Densities Plan
 - Vehicular Access Plan
 - Land Use Plan
 - Phasing Plan
 - Blue and Green Infrastructure Plan
- Amended Illustrative Plan Drawing Pack comprising:
 - Illustrative Masterplan
 - Opportunities and Constraints Plan
 - Masterplan
 - Indicative non-vehicular access plan
 - Active frontages and urban block principles plan
 - Street Hierarchy Plan
 - Indicative Access Plan
- Amended Central Section Access Plan
- Amended Design and Access Statement
- Updated Arboricultural Impact Report

- Addendum to the Stage 1 Road Safety Audit Designers Response
- Environmental Statement Conformity Technical Note

The Proposal

The proposed amendment required to the outline planning application relates to the proposed central access into Parcel 2 of the development from Hurstwood Lane. Further investigations indicate that the location of the approved access is not suitable and, therefore, a revised access position is now proposed to the south-west of the approved location. The revised access position is shown compared to the approved location within the figures below, showing extracts of the approved and amended Illustrative Masterplan.



Figure 1 – Approved (left) and Proposed Amended (right) central Parcel 2 access location

Specifically, the application seeks to amend conditions 2 which relates to the approved Parameter Plan drawings as follows:

In all aspects the reserved matter submissions shall be broadly in conformity with submitted parameters plan drawing (drawing nos C5116_0000-01 Rev G K, C5116_0000-02 Rev F, C5116_0000-03 Rev D F, C5116_0000-04 G, C5116_0000-07 Rev D G).

Condition 32 of the decision notice currently states:

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Applications"

Whilst this application does not seek to amend the wording of this condition, it does amend the list of drawings referenced herein. This application, therefore, seeks to amend the list as per the table provided appended to this letter.

No other changes to the approved development are proposed within this S106 application.

Key Considerations

The proposed relocation of the access will not materially affect the approved development. The revised access drawings and accompanying Stage 1 RSA demonstrate how the revised access location can appropriately be provided for. Furthermore, the updated tree report demonstrates that the revised access location would have a materially different impact on the trees that front Hurstwood Lane.



Furthermore, the accompanying ES Conformity Technical Note confirms that the revised location of the access would not result in any material changes to the Environmental Impact Assessment carried out in support of the outline application.

Overall, therefore, the proposed amendments would have a minor impact on the approved development and are acceptable in planning terms. As such, this application should be approved.

We trust the above is acceptable and look forward to liaising with officers in regard to this minor amendment. If you have any queries please do not hesitate to contact myself or my colleague Tarleen Kaur.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Michael Wood', written in a cursive style.

Michael Wood
Technical Director

Appendix A – Amended Drawing List

Drawing Title	Approved Ref	S73 Proposed Ref
PROPOSED VEHICLE AND PEDESTRIAN SITE ACCESS OPTIONS	70081355-WSPXX-XX-DR-CV0001 P03	70081355-WSPXX-XX-DR-CV0001 P04
SOUTHERN SITE ACCESS AND FOOTWAY PROVISION	70081355-WSPXX-XX-DR-CV0002 P03	N/A
OLD FARM CLOSE/A272 PROPOSED SIGNALISED JUNCTION	70081355-WSPXX-XX-DR-CV0003 P03	N/A
OLD FARM CLOSE/ HURSTWOOD LANE PROPOSED SIGNALISED JUNCTION	70081355-WSPXX-XX-DR-CV0004 P03	N/A
A272 ROCKY LANE / LEWES ROAD HAYWARDS HEALTH PROPOSED TOUCAN CROSSING	70081355-WSPXX-XX-DR-CV0005 P03	N/A
PROPOSED A272 ROCKY LANE, B2112 FOX HILL WIVELSFIELD ROAD ROUNDABOUT IMPROVEMENT	70081355-WSPXX-XX-DR-CV0006 P03	N/A
FOX HILL PROPOSED PEDESTRIAN CROSSING	70081355-WSPXX-XX-DR-CV0007 P03	N/A
PROPOSED CENTRAL RESIDENTIAL ACCESS	[new plan]	70081355-WSPXX-XX-DR-CV0008 P01
PROPOSED CENTRAL RESIDENTIAL ACCESS SWEPT PATH ANALYSIS	[new plan]	70081355-WSPXX-XX-DR-CV0009 P01
HURSTWOOD GRANGE AND CENTRAL ACCESS JUNCTION FORWARD VISIBILITY	70081355-WSPXX-XX-DR-CV0061 P01	70081355-WSPXX-XX-DR-CV0061 P02
NORTHERN RESIDENTIAL ACCESS JUNCTION VISIBILITIES	70081355-WSPXX-XX-SK-CV0062 P01	N/A
SOUTHERN RESIDENTIAL AND SCHOOL ACCESS JUNCTION VISIBILITIES	70081355-WSPXX-XX-SK-CV0063 P01	N/A
HURSTWOOD LANE FORWARD VISIBILITY	70081355-WSPXX-XX-SK-CV0064 P01	N/A
Parameters – Land Use	C5116_0000-01 G	C5116_0000-01 K
Parameters – Building Heights	C5116_0000-02 F	N/A
Site Location Plan	C5116_001-01 E	N/A
Opportunities and Constraints	C5116_001-11 E	C5116_001-11 F

Drawing Title	Approved Ref	S73 Proposed Ref
Active Frontages and Urban Block Principles	C5116_020-12 E	C5116_020-12 F
Masterplan	C5116_010-11 Rev	C5116_001-19 Rev M
Illustrative Access	C5116_001-19 Rev E	C5116_001-19 Rev F
Parameters – Residential Densities	C5116_0000-03 D	C5116_0000-03 F
Parameters – Vehicular Access	C5116_0000-04 D	C5116_0000-04 G
Indictive Non-Vehicular Access	C5116_0000-05 K	C5116_0000-05 M
Parameters – Phasing Plan	C5116_0000-06 Rev C	C5116_0000-06 Rev D
Parameters – Landscape and Green Infrastructure	C5116_0000-07 D	C5116_0000-07 G