



Planning Services
Lewes District Council
Southover Road
Lewes
BN7 1AB

Our Ref: 70081355

3 June 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 LW/22/0517 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 relocated one of the proposed access points into the site. The application, therefore, seeks to vary condition 1 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

No other changes to the approved development are proposed within this S106 application and none within the Lewes District area.

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.

