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Horsham District Council
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Our ref: 13276
Date: 2 February 2026

By email only: Planning Department, planning@horsham.gov.uk

Thank you for requesting advice on this variation of condition application from Place Services' ecological advice service. This service provides advice to planning officers to inform Horsham District Council planning decisions with regard to potential ecological impacts from development.

Application: DC/25/2135
Location: Kilnwood Vale Sub-Phase 3DEFG Kilnwood Vale Crawley Road
Horsham
Proposal: Variation of condition 1 of previously approved application reference DC/23/0856 (Reserved Matters approval sought for Layout, Appearance, Landscaping, Scale and Access (in accordance with DC/15/2813) for Phase 3 D, E, F and G of the Kilnwood Vale development, comprising 280 dwellings with associated landscaping, access and parking) for amendments to house type design and market housing mix following market review.

Thank you for consulting Place Services on the above variation of condition application.

No ecological objection	☒
No ecological objection subject to attached conditions	☐
Further information required/Temporary holding objection	☐
Recommend Refusal	☐
Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment	☐

Summary

We have reviewed the submitted documents. The proposed amendments relate to a change in the building design and a minor amendment to the layout. We are satisfied the proposed changes will not impact the already secured ecological mitigation measures and will not lead to any further impacts on ecology.

We have no further comments on this variation of condition application. Remaining conditions relating to ecology for this consented development should be retained.

Please contact us if you have any queries in relation to this advice.

Hayley Dean MCIEEM MSc BSc (Hons)
Senior Ecological Consultant

Place Services at Essex County Council



Place Services provide ecological advice on behalf of Horsham District Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.