

KNEPP CASTLE PARK : North Park and Access Proposals
LANDSCAPE AND VISUAL IMPACT ASSESSMENT

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1.0 INTRODUCTION

PURPOSE OF THE STUDY

Planning permission has been granted for the restoration of Knepp Mill Pond and for the construction of landscape enhancement features accompanied by increased public access and amenity. An amendment to the original scheme secured in 2018, proposed an alternative method for lake dredging, the deposition of the arising silt and the creation of a wetland habitat.

This LVIA now presents a study of the final project phase – examining amendments to the consented landscape enhancement features, hereafter referred to as the park landform, by the importation of material from offsite. Alongside this are proposals to rationalise formal access routes and provide public access to the park. This assessment examines the predicted landscape and visual impacts of the proposed park landform and access, and the effects on the landscape park.

1.1 BACKGROUND

Knepp Castle Estate is located some 10km south of Horsham, West Sussex. The estate covers 3,500 acres (1416 ha), with Knepp Park extending to approximately 500 acres (202 ha) in the eastern part of Knepp Estate. It is delineated by the A24 Worthing Road, which forms the park's eastern boundary; the A272 that forms its northern boundary, and to the west by the B2224. To the south the park is bounded by Castle Lane, which leads off from the B2224.

- 1.2 In 1999/2000 thorough research and balanced consideration of the options for parkland restoration and management were presented by Colson Stone landscape architects.¹ Their overarching proposal stated

*'Individually, the **creation of the deer park and the restoration of the pond would be valuable projects.** But taken together and **combined with the proposals for improving public access to the site, they represent a magnificent opportunity to create significant improvements to the aesthetic, historical and ecological value of the landscape at Knepp.'***

¹ Colson Stone 2000, *Knepp Castle Deer Park: Section 1 Outline Design and Management Proposals; Section 2 Historic Landscape Survey.*

- 1.3 The Estate took this on board, and it has involved them on a long journey of planning, further fieldwork, research, implementation and creation over some 20 years. Initial works were funded under the Countryside Stewardship Scheme, an initiative sponsored by MAFF as part of the EU agri-environment programme. As well as changes in land management – taking large areas out of arable production – these early years led to an approach that sets Knepp Park into a new, revived state for the 21st century.
- 1.4 The existing consent for Knepp Mill Pond restoration by dredging, and the construction of landscape enhancement features using imported inert materials was approved in October 2012. It included provision of public access and amenity. This consented scheme was subject to an Environmental Impact Assessment (EIA) – which included a Landscape and Visual Impact Assessment (LVAI), undertaken in 2011 by David Jarvis Associates.
- 1.5 As with any such large-scale project in an ecologically and culturally sensitive place, as works and detailed design progressed, so opportunities have arisen to secure benefits. To date these have included refining the methodology for dredging the lake (a complex project and multidisciplinary in nature), works to underground an existing overhead power line, the construction of a length of land-modelling on the park perimeter to ameliorate the effects of the adjacent major trunk road, and the creation of a wetland site to increase the parkland's habitat diversity.
- 1.6 Currently, implementation of the consented scheme is underway (starting in February 2014) – the Buck Barn Field and Hillhouse Lawn landforms, the creation of a wetland habitat and the dredging of Knepp Mill Pond. This application seeks further minor modifications and refinement of the consented scheme. Completion of the landform to reduce the effects of the nearby trunk roads (A272 and A24) on the park, takes the opportunity to create a distinctive contemporary parkland area; alongside rationalising access to the park and new public access provision to secure better circulation. The park landform, reflecting a design by Kim Wilkie creates a contemporary design element in its own right, continuing the long, landscape tradition of land modelling found in British landscape parks.

- 1.7 This LVIA forms part of the supporting Environmental Statement evaluating this final phase of works -- the modifications to the consented park landform, access drives and public access provision, intending to finalise the complex scheme to '**create the deer park and restore the pond**'.

2.0 METHODOLOGY

- 2.1 This assessment is undertaken in accordance with the current guidance outlined in Guidelines for Landscape and Visual Impact Assessment (GLVIA), prepared and published by the Institute of Environmental Management and Assessment, and the Landscape Institute.²
- 2.2 Landscape Impact Assessment (LIA) and Visual Impact Assessment (VIA) are two separate components of the study, that are related to each other and inform one another. Overall, the assessment:
- considers the effects of the proposal which may give rise to changes in the landscape character, and how it is experienced;
 - considers the potential changes arising to views, the resultant effects on visual amenity and people's responses to the change
- 2.3 The GLVIA distinguishes between assessment of an **impact** and assessment of an **effect**. It generally defines an **impact** as the action being taken, and the **effect** as the change resulting from that action. This is of relevance in undertaking this current LVIA; where the effects of the changes to the proposed park landform and access need assessment.
- 2.4 Examining proposals for the revised final landform alongside the estate's study background demonstrates that Colson Stone Associates' preparatory landscape assessment (2000), part of their two-part study, still holds. A 2011 LVIA produced by David Jarvis Associates (part of the background study for the lake dredging and associated works) further expands on this and validates the physical characteristics, visual assessment, public access, existing designations and cultural and historic values of Knepp Castle Park.
- 2.5 The GLVIA notes that in undertaking an assessment:

² IEEM *Guidelines for Landscape and Visual Impact Assessment*, 3rd edition, 2013

‘Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional....the assessment should be tailored to the particular circumstances in each case.’ (GLVIA 1.17,p.9).

This LVIA acknowledges the sound basis of these previous studies and concentrates on an assessment tailored to the current application site.

- 2.6 This LVIA examines the likely scale, nature, magnitude and duration of effects of the proposals (outlined in para 1.4-1.5). While informed by the previous studies, it seeks to avoid repetition and relies on field survey taking account of current conditions, a review of published landscape character assessments and landscape values relevant to Knepp Castle Park (including statutory and non-statutory designations). It seeks to meet the requirements for assessment of modifications to a consented scheme, focussing on what is relevant to the ‘case in hand’.

3.0 EXISTING BASELINE

3.1 The existing context to the proposal is the following:

Existing Situation and Baseline	
Designations <i>(for greater detail see Cultural Heritage: Architectural Statement , Wagner 2019)</i>	Registered Historic Park – Knepp Castle Park Grade II Archaeological Sites Listed Buildings – Knepp Castle (Grade II*)
Surrounding Land Uses and Residential Properties	To NE lies Service Station at A24/A272 crossroad To the N - A272 trunk road, Pondtail Farm, agricultural land and woodlands. To E – A24 trunk road, to its east is West Grinstead Park, agricultural land woodland and Park Farm. To S and SW – Knepp Castle SAM, the River Adur, agricultural land and woodland. To W – agricultural land, woodland Shipley village To NW is agricultural land and woodland.
Regional Landscape Character	Low Weald (RCA 121) and High Weald Regional Character Area
County Landscape Character	Central Low Weald (LW6) Upper Adur Valley (LW9)
District Landscape Character	Southwater and Shipley Wooded Farmlands (Area G4) Upper Adur Valleys (Area P2)

3.2 In examining the existing baseline, the overall description of the Central Low Weald landscape character area holds well for Knepp Park. It is ‘a **mainly pastoral landscape with a well-wooded character**. Local character varies depending on the **presence or otherwise of large parkland estates**, concentrations of horse paddocks, and **major roads** and suburban development. Many **small farms and cottages are concentrated along lanes** and a few historic linear villages are often located at **crossroads**. These villages, especially those on major roads, tend to have a suburban character’.

3.3 Since 2011, the Knepp Park baseline has changed as hitherto consented works (2011, amended 2018) are now complete or are in progress. Thus, the north part of the consented scheme is in place with:

- a northern site access from the A272, a haul road and temporary topsoil storage area on Buck Barn Field (in the north-east of the site);

There are also:

- completed sections of the landscape enhancement at Buck Barn east section, and its planting to the south of Hill House Farm along the east boundary, with the temporary haulage route between it and the A24;
- the partially finished landform continuing south from the completed landform on the east edge of Hillhouse Lawn to the west of Charleston House.

- 3.4 The Buck Barn landform (referred to as ‘the Tor’ in previous planning consents) has now reached its consented height (29m) , and works are now underway on its west side to form a ‘tail’ tapering down to meet the temporary haulage road and the silted, scrubbed area enclosing the northern extent of the lake.
- 3.5 Currently, there are adverse landscape and visual effects due to the presence of this temporary haul route, soil storage compound and recently constructed northern access route off the A272. Consented works are continuing at the time of writing – the sections of the Buck Barn landform, the Hillhouse landform, wetland habitat creation and the dredging of Knepp Mill Pond. Dredged material is spread across the two fields west of Hillhouse Farm.
- 3.6 The consented landform constructed to date demonstrates the visual and acoustic benefits of the recent earth modelling. Consideration of the previous assessment of the consented works are relevant to the current proposal. This predicted that there would be:
- a. *“the moderate-slight long-term beneficial impact on the tranquillity of Knepp Park through visual screening of vehicle movements and a limited degree of noise screening on the A24, A272, and at the Buck Barn Crossroads and associated service area.”* (2011 LVIA, 5.3.13);
 - b. long-term beneficial impacts on Knepp Castle and other listed buildings as the *‘...result in spatial and visual separation of the Park, the Castle and Hill House Farmhouse from the A24, A272, and at the Buck Barn Crossroads and associated service area.’* (2011 LVIA, 5.3.15) and

- c. on completion of the engineering works, the completed landform was assessed to have a moderate-significant effect on the landscape character.

3.7 The completed lengths of landform constructed to date (the Buck Barn landform and the north section of Hill House Farm landform) confirm this impact assessment. Substantial landscape benefit has arisen due to reducing the sensory effects of the A24 dual carriageway on the Registered Parkland and Knepp Castle's setting. There is a reduction in noise, and an increase in the spatial relationship between the parkland and its perimeter boundary. Building earthworks and new tree planting has strengthened the physical parkland boundary with a corresponding feeling that the park has a greater 'separation' from the busy carriageways outwith the park.



Fig.1 View of new landform and planting at Hill House Farm (March 2018)

The benefit of securing this greater separation can be appreciated within the park, for example at Hill House Farm.

3.8 **Landscape Value.** The landscape values of the park are its:

- intrinsic value - medium-high value

- amenity value (public rights of way crossing the park) - medium-high value
- ecological value – high value
- tranquillity - medium-high value, and as a
- cultural landscape and setting for listed building and scheduled ancient monuments – high value.

3.9 **Landscape Receptors.**

Site visits confirm that the major effects will be on Knepp Park and Knepp Castle; on Buck Field and the two fields west of Hillhouse Farm (used for sludge deposition). Buck Field and the two fields are to be ‘emparked’, that is brought into the Deer Park and managed as parkland. There will also be effects on Floodgate Farm – where a landform and car park are to be constructed and at Hillhouse Farm, where the final phase of landform is to be amended and a footpath constructed. Both these lengths of landform make up the eastern parkland boundary.

3.10 **Visual Receptors.**

West Sussex County Council’s scoping opinion (6 September 2019) and Historic England’s (21 August 2019) suggested incorporating the following visual receptors in the assessment:

- Access onto the A272 as a result of the permanent access – VP18 covers this;
- The Buck Barn crossroads approaching from the east– VP16 and VP18 cover this;

The other suggestions are outlined in the Visual Assessment (Appendix A), with an explanation of why they were not adopted for this VP assessment..

3.11 The Zone of Visual Significance (ZVS) relevant to the phase of construction works that included the dredging of Kneppmill Pond (shown on the VP Plan) was adopted at scoping stage for the current proposal. Although it assisted in ascertaining potential viewpoints for the current assessment, it extends further south-westwards than is relevant. Westward facing views at the south part of Knepp Park (for example, VP7) are not relevant with some VPs lying in excess of 1km from the Buck Barn Landform.

3.12 Desk study and fieldwork confirm that the ZVS is restricted to a limited area (See Viewpoint Plan A). This extends:

- across Knepp Park and Kneppmill Pond,
- Buck Barn Field to the north boundary with the A272
- a very limited area to the north of the A272 and east of the A24, but
- excludes the western park (that is the area from North Lodge to the Pleasure Grounds and then eastwards to Pondtail Row) .

3.13 Visual Receptors are

Type	Sensitivity	Description
Users of Public Rights or Way with views of/into the park.	High	The A24 and A272 contribute noise and visual intrusion which detract from the parkland tranquillity and rural surroundings.
Residents within the ZVS, with views of the works	High	The A24 and A272 contribute noise and visual intrusion which
Road users with views of the works, and users of roads	Medium-Low	The A24 and A272 are major trunk roads, with heavy traffic at relatively high speeds. The roads cross one another at a major junction- Buck Barn Crossroads. Drivers and passengers will be concentrating on the traffic and road conditions

3.14 The visual receptors include those using the Public Rights of Way with views of the park, across the park; occupiers of residential properties with views of the works. It considers users of the A24 and A272, although drivers and road users have no views into Knepp Park, and the A24 route lies to the east of the

landscape enhancement bunds constructed to date (the existing consented scheme). Prior to their construction views into the park were minimal, largely due to the perimeter tree belts and hedgerows (see Fig. 2).

3.15 Views within the parkland are contained, and the horizon is formed by boundary woodland belts and plantations. There are only a few narrow glimpsed views out to the landscape beyond. In the application area, Buck Field has seen the greatest change to date, along with the new entrance to the park. This now lies off the A272 to the north, to the west of Buck Barn Cottages.

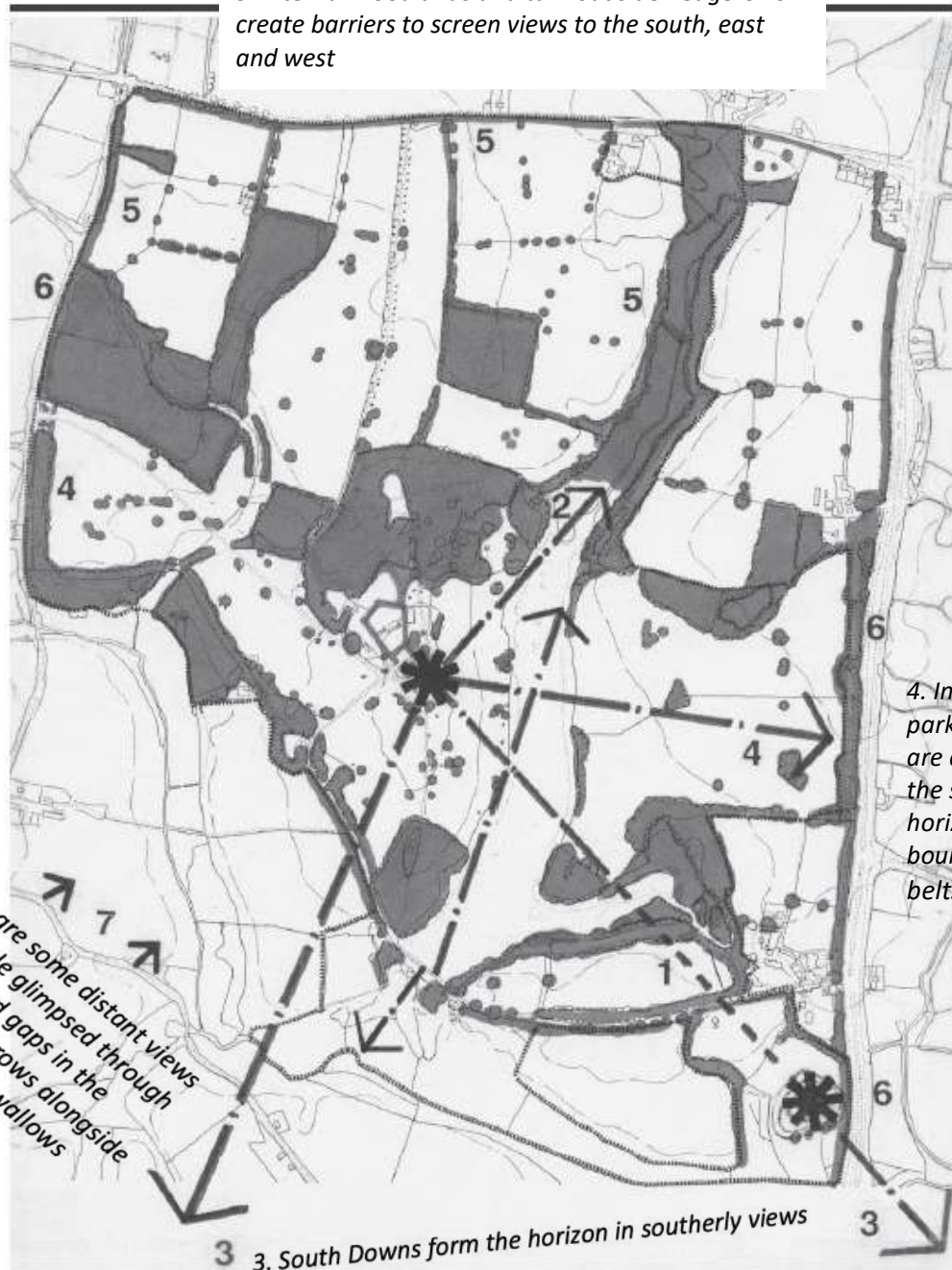
3.16 In general the strong visual landscape structure of Knepp Park as set out in the Colson Stone study (2000) explains well why there are few sensitive visual receptors outside Knepp Park (Fig.2).

3.17 **Residential Properties**

The relevant residential properties are :

- Knepp Castle
- South Lodge
- Floodgate House
- Cottages north of Floodgate Farm
- Charleston House
- Hill House Farmhouse
- Waterloo Cottages)
- Sunnyhill Cottages
- Buck Barn Bungalows

5. internal woodlands and tall roadside hedgerows create barriers to screen views to the south, east and west



4. In much of the parkland area, views are contained within the site, with the horizon being formed by boundary woodland belts and plantations

7. There are some distant views of the castle glimpsed through gateways and gaps in the roadside hedgerows alongside Pound Lane and Swallows Lane.

3. South Downs form the horizon in southerly views

1. View to the castle (SAM) ruins is very narrow and the feature is difficult to make out

6. Park is generally hidden from view of the surrounding countryside due to a combination of the topography and screening by woodlands, plantations, woodland shaws and hedgerows

Fig. 2. Colson Stone Visual Assessment, annotated with explanatory text setting out the visual structure of parkland.

4.0 PROPOSED DEVELOPMENT.

4.1 The current proposal is a refinement of the consented works to date, alongside the construction of a major landform feature (see figure, p.18), as follows:

- construction of the final phase of the park landform:
 - the Buck Barn landform is redesigned to an increased height of 31m AOD (from the consented scheme which rises to 29m AOD and covers a smaller area) ;
 - amendments to the Hillhouse landform to complete the consented bund south of Hill House Farm (on the east edge of Hillhouse lawn);
 - a modest amendment to the consented Floodgate Farm landform.
- rationalise the circulation by providing permanent access routes:
 - to Hillhouse Farm – by retaining the existing construction access at the north of the park that leads out onto the A272 (east of Buck Barn Cottages), which will allow closure of the existing direct access off the A24
 - to Floodgate Farm – by providing a dedicated access route running south, adjacent to the A24 and onto Floodgate Farm, which will enable an alternative direct access off the A24;
- changes to the approved public access are needed (because of the alterations to the consented landform); this will still lead into the park from the north at the A272, across the Buck Barn landform affording fine views across to Knepp Mill Pond and Knepp Castle, then along the park boundary's landform ridge to Floodgate Farm, and
- provision of a new car park to serve both the existing and proposed Public Rights of Way, located to the south of Floodgate Farm landform..

4.2 Design of park landform

As well as arrangements of trees and clumps, water, ornamental buildings and eye-catchers, 'reshaping of the land' is also characteristic of designed parks in the English tradition. Here at Knepp, the objective is to create the impression of a 'natural landscape' which can be appreciated when

experienced from parkland walks and rides, approaches and glimpses to and from the park, and carefully composed views of the house, garden and trees.

4.3 **Buck Barn landform**

In continuing this tradition of landform construction, the Estate commissioned the landscape architect, Kim Wilkie to design an initial park landform, creating a design feature in its own right to link in with public access and expand on experience of the park; it will act as a visual and acoustic screen beneficial to the park's ambience. This design – the Buck Barn landform – forms the final phase of landform construction in the Knepp Park 'restoration' scheme. It sits across flatter land stretching from Buck Barn Cottages to Hill House Farm,

4.4 Kim Wilkie has designed signature landforms in parks creating a contemporary architectural innovation, elsewhere. One of his early designs (1995) is the new garden of sweeping grass terraces at Heveningham Hall, Suffolk. The terraces flow with the rising land, and was *inspired by the landform, setting of the hall and the long tradition of earth sculpting that suits the British climate*. At Great Fosters, Surrey a series of formal gardens laid out in 1918 by Romaine-Walker and G H Jenkins were by the mid 20th century in close-proximity to the M25. Here, protection of the landscape from the intrusion of the M25 motorway was secured by design of 6 metre high earthworks and a formal turf amphitheatre. Such interventions prove advantageous in tackling some of the detractions arising from modern site conditions.

4.5 Elsewhere, other landscape designers such as Charles Alexander Jencks have designed landform architecture, examples being his own garden at Dumfries, as well as the landform at the Gallery of Modern Art, Edinburgh (below). There the landform was designed to shield the house and grounds from a main road, as well as providing a dramatic architectural feature.

4.6 At Knepp, the Buck Barn landform will be gradually contoured on its northern sides forming a visual and acoustic screen against the A272. Its maximum height is to be 31m AOD- this summit forms the enclosing crest of a contoured bowl, of flowing 'natural' slopes to the north of Hillhouse Farm. The south-west side of this landform is steeper (slopes of 1:4) and curved to enclose this 'amphitheatre', thereby providing a dramatic foil to the

northernmost 'pondtail', now enclosed within Pondtail Row. The tapering form of Kneppmill Pond will gradually disappear into woodland, along the narrowest point of the lake.



4.7 A circular pool set out at 22m AOD will form a reflective 'eyecatcher' set at the edge of the broad basin, and at the crest of the steeply graded slope leading down to the pondtail. It stands above Kneppmill Pond directly on the main design vista to Knepp Castle. The reflective glint of the pool will direct the view when seen from the Castle and guide the view from the highspot in Buck Barn across Kneppmill Pond to the Castle.

4.8 **Hillhouse landform**

Amendments to the existing consented scheme aim to form an earthwork more 'naturalistic' in appearance. It will appear with a more gently sloping profile, marrying it into existing adjacent contours. The re-landscaping includes mitigation measures.

4.9 **Floodgate Farm landform.**

Minor modifications to the Floodgate Farm section at its highest northern point, rise to a height of 21m AOD, some 3m above existing ground level. The gradient of the slope is 1:4, it will form a slope rising up alongside the north drive leading to Floodgate Farm, with a steeper gradient on its east, roadside.

The minor alterations (subject of this application) are for increasing its 'footprint' on the west side to provide a higher quality landscape. The modifications achieve a more natural profile, rather than appearing solely as an engineered bund. Planting will further emphasise the more natural, gradual contours. Over time this will establish a strong landscape and visual perimeter to the parkland. It will screen the trunk road and provide some sensory delineation between road and park.

Knepp Castle Estate: Landscape and Visual Impact Assessment
November 2019



REV	DESCRIPTION	DATE	INITIALS
01	Masterplan for planning	23-10-19	AR



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Project Title
Proposed Landform: Knepp Castle Estate, East Grinstead, W. Sussex
Drawing Title
Figure 01: Proposed Masterplan

Scale
Not To Scale
Drawing Number
RCo201 / Fig 01

Initials
AR
Date
09-05-19
Revision
01

5.0 PREDICTED LANDSCAPE IMPACTS

Effects of constructing the Buck Barn and Floodgate Farm park landform

- 5.1 **Temporary effects** : In constructing both landforms there will be a temporary adverse effect on the **landscape character** of slight significance due to lorry, plant and work activity on site, the removal and storage of topsoil and subsoil, and landform construction (as identified in the 2011 LVIA). This will also cause temporary adverse effects on the **inherent landscape value** of Knepp Park, judged 2011 LVIA as of moderate significance. Effects on **the tranquillity of the area** will be short-term adverse impacts of moderate significance caused by the noise and movement of machinery when undertaking the works.
- 5.2 **Long-term effects:** The **Buck Barn** park landform is a 'formal' sculpted design, across an area currently lying outside the recognised park boundary (as shown for the designated 'Registered' Park, see below). The project proposes taking this area subsequently into the Deer Park. In effect this will create an area of "North Park". Examination of the landscape history set out in the Colson Stone Management Plan shows that Buck Barn Field was not part of the formal parkland. It was farmed as part of Hillhouse Farm holdings, the Tithe Map of 1847 shows this land as arable (Colson Stone Management Plan, p.86) and fieldwork charted surviving features of the pre-park landscape as agricultural field boundaries, and some raised pond banks belonging to the industrial iron-working period (Colson Stone Fig. 14, p.98). In 2000 the area was 'Enclosed Pasture associated with Hillhouse Farm', (Colson Stone Character Area, p.50).

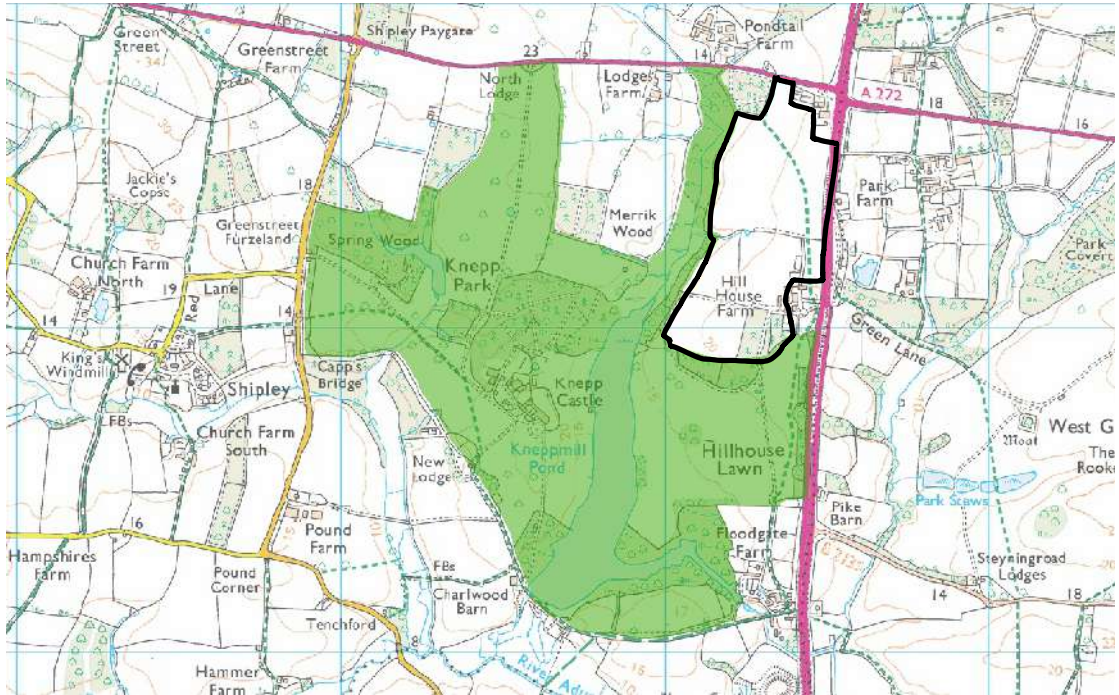


Fig1. Area of Registered Parkland is shown in green, with the area to be managed as part of Knepp Deer Park shown outlined black.

- 5.3 The completed Buck Barn park landform will have beneficial effects on the **landscape character** of substantial significance it will
- form a major change in the extent of Knepp Deer Park by creating a 'North Park'- an area of new parkland;
 - form a screen that reduces the negative effects of the A24 dual carriageway on both the Registered Park and the setting of Knepp Castle;
 - provide an elevated viewpoint on a major design axis of the historic parkland and
 - be a significant landscape feature in its own right, that continues the 'English landscape' tradition of landform modelling;
 - in the future with any road improvements at Buck Barn Crossroads, the works will secure the park as experientially separate in character from the surrounding complex road environments.
- 5.4 This is the final stage of a *'landscape enhancement feature .. in keeping with the original design ...which John Nash is thought to have based on the principles devised by Humphry Repton. In particular, the views from Knepp Castle and the Buck Field Landscape enhancement feature would create the illusion of a distant...landform beyond the boundaries of the Parkland,*

creating an impression very much in line with Repton's design principles.

(2011 LVIA, Section 5.2.4)

5.5 Following completion of the park landform and landscaping, there will be long-term beneficial effects on the park's **landscape value** of substantial/moderate significance due to the screening of the A272 and A24, Buck Barn crossroads and service station.

5.6 The Buck Barn park landform is in the long-established tradition of English land-sculpting, traditionally associated with parkland creation. In the future this parkland feature may well come to be considered as of substantial significance, as a major contribution of its time to the parkland design.

Effects of amendments to the consented Hill House landform

5.7 **Temporary effects:** In modifying the landform there will be a temporary adverse effect on the **landscape character** of moderate significance due to lorry, plant and work activity on site, the removal and storage of topsoil, subsoil, and regrading works. Material is to be brought in to construct the park-perimeter earthwork. Effects will be short-term adverse impacts of moderate significance.

5.8 **Long-term effects:** The major aim of the amendment is to ameliorate the form of the 'bund so that it appears more natural in form. Changing its 'footprint' by pushing it further eastwards, slightly increasing it in height and planting its slopes will help to break up direct views to/from Hill House and the footpath. It will also secure greater physical separation between the house and the landform/proposed footpath. Effects will be long-term beneficial impacts of moderate significance.

5.9 Effects on Landscape Receptors

The completed park landform at Buck Barn will have direct impacts on Buck Field and Knepp Park, the latter is a significant landscape receptor. There will be indirect impacts on Knepp Castle and Knepp Mill Pond. While works are in progress, these impacts will be short-term and adverse.

- 5.10 The Buck Barn park landform will be accompanied by appropriate parkland tree planting, footpath formation, and the reflective formal 'pool'. The northside of the landform, designed to achieve visual and acoustic screening will be planted up as a small woodland providing further shelter and habitat creation. A sward will be established using seed sourced from the Weald Meadows Initiative, so that the variety of wildflower and grasses are local.
- 5.11 Thus Buck Barn Field will become a 'new' landscape, and when taken into Knepp Deer Park – the North Park. There will be a substantial impact on the existing Buck Barn Field – described in 2000 as '*enclosed pasture associated with the farm*' (Colson Stone 2000, Figure 13; p.50). This is assessed as not significant.
- 5.12 Major benefits accrue from the visual and acoustic screening, introduction of public access and amenity, the re-establishment and enhancement of the visual design axis and introduction of a new landscape character which draws on a significant English tradition of sculpting the land. The field will be transformed into a new landscape- a dramatic area of parkland to be visited and enjoyed. Incorporating these areas into Knepp Park achieves one of the major proposals outlined in Colson Stone's New Deer Park, Masterplan of 2000 (Colson Stone 2000, Figure 11a, pp.39-40)
- 5.13 **Effects on public amenity**
Existing public access is to be supplemented by a new public footpath leading from the A272 at the north onto the Buck Barn park landform, accessing the elevated landform. The walk along the crest will continue down the south slopes of Buck Barn park landform, to continue across the ridge of the eastern parkland (the Hillhouse Farm landform), and end at the car park at the southern end of Floodgate Farm.
- 5.14 Effects on the local amenity value, as perceived by users of the existing PROW, footpaths and bridleways is of moderate significance, once works are complete. The new route will open up an area of park for formal access, additional to established routes and provide for car parking for visitors. Taken together with the new tract of landscape park this will be of long-term benefit, of substantial/ moderate significance.

5.15 Summary of Effects

The design of the proposed park landform will have a greater beneficial impact in the long term, than the earlier proposal. The following table summarises this:

Predicted Landscape Effects		
Receptor/subject	Buck Barn + Floodgate Farm park landform	Previously consented scheme
the inherent value of Knepp Park	beneficial effects of moderate significance	beneficial effects of moderate-slight significance
the amenity value of the area	beneficial effects of substantial-moderate significance	beneficial effects of moderate-slight significance
the local amenity	significant effects due to the creation of a permissive Right of Way	significant effects due to the creation of a permissive Right of Way
the tranquillity of the area;	long-term beneficial effects of substantial-moderate significance	long-term beneficial effects of slight significance
on Scheduled Ancient Monuments in the vicinity of the site	no significant effects	no significant effects
on Knepp Castle, its setting in Knepp Park and Hill House Farmhouse	long-term beneficial effects of substantial-moderate significance	long-term beneficial effects of moderate significance
on the landscape value of Knepp Park	beneficial effects of substantial-moderate significance	beneficial impacts of moderate-slight significance

6.0 PREDICTED VISUAL IMPACTS

Scoping Background

- 6.1 Of the 21 viewpoints considered relevant to the assessment at scoping stage, 13 proved as sensitive receptors to the current proposal. Appendix A sets out the likely effects of the proposals on these 13 receptor viewpoints and explains why 8 viewpoints were discounted. These 8 include parameters advanced by West Sussex County Council (6 September 2019) and Historic

England (21 August 2019) in scoping opinions, that emphasised the need to consider specific areas and receptors to the east of the A24.

- 6.2 Viewpoint photographs are presented in **XXX**. The site survey was carried out by Andrew Ramsay BA (Hons) MALA CMLI on the 05th of December 2019. Weather conditions were generally overcast with some intermittent sunny periods. It should be noted the site survey was conducted during winter when deciduous vegetation was out of leaf, so that views would be less open during late spring, summer and early autumn when deciduous vegetation would generally be in full leaf. The photographs were all taken with a Canon EOS 70D digital camera with a 30mm lens approximately 1.5 - 1.7m above ground level.

Construction Phase

- 6.3 Of the 13 sensitive viewpoints:
- 2 receptors experience adverse effects of substantial significance due to the Buck Barn landform construction;
 - 2 receptors experience adverse effects of substantial significance, and one receptor experiences adverse effects of substantial/moderate significance due to the Floodgate Farm landform construction;
 - 2 receptors experience adverse effects of substantial significance due to the Hill House landform construction
 - 3 receptors experience adverse effects of moderate significance due to the Buck Barn landform construction, and one receptor experiences adverse effects of moderate significance due to the Floodgate Farm landform construction

- 2 receptors experience adverse effects of slight significance due to the Buck Barn landform construction.

Outwith the effects felt at the north of the site, at Buckbarn Cottages and Bungalows, the effects all cluster along the east side of the study area, that is within the lengths of the new boundary landform.

Significance of Effects on Sensitive Receptors during Construction:

Significance of impacts	Number of Sensitive Receptors experiencing Adverse Effects during Construction		
	Buck Barn landform	Floodgate Farm landform	Hill House landform
Substantial	2	2	2
Substantial/moderate		1	
Moderate	3	1	
Moderate/Slight			
Slight	2		
Not significant			

Post completion

6.4 Of the 13 sensitive viewpoints:

- one receptor will experience beneficial effects of substantial significance due to the Floodgate Farm landform construction;
- 3 receptors experience neutral effects, 2 of substantial significance and one of substantial to moderate significance due to the Buck Barn landform construction;
- one receptor experiences beneficial effects, and 2 receptors neutral effects of moderate significance due to the Floodgate Farm landform construction;
- one receptor experiences beneficial effects, and one receptor neutral effects of moderate significance due to the Hillhouse landform construction;
- one receptor experiences neutral effects of slight significance due to the Buck Barn landform construction

Significance of Effects on Sensitive Receptors Post Completion

	Number of Sensitive Receptors experiencing Beneficial+ or Neutral = Effects after Construction		
Significance of impacts	Buck Barn landform	Floodgate Farm landform	Hill House landform
Substantial	2=	1+	
Substantial/moderate	1=		
Moderate	1+/1=	1+/2=	1+/1=
Moderate/Slight			
Slight	1=		
Not significant	1=		

6.5 In undertaking the VP assessment, a study and photographs were made along the proposed 'new' design axis, leading from Knepp Castle to the summit of the Buck Barn landform. This proposal re-establishes a long vista eastwards from the Castle; part of Nash's scheme was to create the illusion from the castle of a great river flowing through the park (Colson Stone 2000, Section 1, p.11). Although this is currently, a 'theoretical' viewpoint, the Buck Barn landform construction will make this long vista and visual 'trick' possible. It will be appreciated by walkers using the new public footpath. This viewpoint assessment is included in Annexe A, as viewpoint A.

6.6 Temporal cumulative effects

As there are currently no existing proposals or consents for other developments in the area, no cumulative assessment was undertaken. Indeed, the modifications to the consented scheme are relatively minor. One of the major aims of the Estate is to 'future-proof' the estate from the environmental effects of creating a graded junction at the A272 and A24 main roads. This outline proposal is not yet in the planning system.

6.7 When assessed in 2011-2012 ,as part of the Minerals & Waste Planning Application construction of the consented landforms was regarded as of positive environmental benefit because they provided a landscape buffer to the Knepp Estate with its historic park and Grade II* listed Castle. The amendments to the consented scheme can be considered as a physical modification of an existing consented development -- the landscape effects will not be intensified. But they can be considered as a 'temporal' cumulative effect – intensifying the time-scale of the development by extending it to

2022/23. The temporal extent is relatively modest when considered alongside the works secured and implemented to date:

- Knepp Mill Pond – consented 2012, completion April 2020
- Wetland Habitat – approved 2019, works are underway
- Landscape enhancement features consented 2012, with this application for modifications seeking to complete the works by 2022/23.

This should be set against the original concept for the scheme arising from the Colson Stone Management Plan in 1999. The Estate have been ambitious in undertaking this complex project.

- 6.8 Without doubt, temporal cumulative impacts exist but are relatively minor. They are so because of the relatively discrete visual characteristics of Knepp Park and need to be considered alongside the considerable visual and environmental factors of the major roads – the A272 and A24. Impacts on visual receptors are allied to phasing of the works; they are not widespread across the study area with all visual receptors at the same time. The temporal cumulative effects can be considered short/medium-term adverse impacts of moderate significance.

CONCLUSION

- 7.1 Work undertaken to date on-site, with improvements to the trunk road effects on tranquillity and 'sense' of separation from the park proves both the feasibility and desirability of completing the Knepp Park project.
- 7.2 This application modifies the consented landforms to secure a design feature in Buck Barn, as a new parkland feature, and on the other hand a more naturalistic, flowing landscape along the park perimeter. A major beneficial impact is reinstating the parkland's principal historic vista (part of the landscape design). This was first proposed in Colson Stone's Management Plan (Colson Stone 2000, Figure 19, pp.35). The 2000 study identified the design opportunity to reinstate the long vista from Knepp Castle leading out north-eastwards over the northern length of Knepp Mill Pond. This vista plays on the illusion of the pond forming a large river flowing through the park.

- 7.3 The creation of new rights of way and improvements to local amenity and existing access are feasible once the engineering and restoration works are completed. The firm intention is to enable wider public enjoyment and appreciation of the considerable landscape benefits– the historic parkland and setting of the Castle, alongside greater tranquillity, a greater perception of ‘space’ within/across the park and the long-term retention of an area of countryside. Strengthening the park perimeters by landform and planting will to some extent guard the landscape park from the depredation of the adjacent major transport routes, ensuring a measure of ‘robustness’ to the historic and newly- fashioned landscapes.



View of Knepp Mill Pond by H S Syms, dated 1840

APPENDIX A-VIEWPOINT ANALYSIS

VIEWPOINT ANALYSIS 1						
VP	Location	Distance	Description of Effects	Magnitude	Significance	Nature of Effect
1	Knepp Castle (Listed Building): Vista from formal lawn – 3 images looking NE/E/SE	More than 1km from Buck Barn Landform	Construction phase: Some activity when building the landform may be visible in the outer landscape, but at considerable distance from the viewpoint	Moderate	Moderate	Adverse
			Following completion: The landform and planting will be visible in the long distance, intermediate parkland planting and riverlike Kneppmill Pond will comprise the view.	Slight	Moderate	Beneficial
A	Buck Barn Summit Listed building; Main vista of Registered Park; Residents; Walkers High point on the new landform which will offer a major vista, looking across the amphitheatre and pool, then across Knepp Mill Pond to the Castle	More than 1km from Knepp Castle The complementary vista to VP1, looking back from the summit of the proposed Buck Barn 'amphitheatre'	Construction phase: Theoretically, visibility to the Castle from a VP with surrounding context dominated by engineering activity. The distractions of plant, machinery and activity will hold experience of the viewer. Nevertheless, commanding views down onto Knepp Millpond and parkland.	Substantial	Moderate	Adverse
			Following completion: A new VP in Knepp Park which commands a full 360° view. Views across Kneppmill Pond to Knepp castle and elevated views onto parkland. Lake appears like a river flowing through the park – part of initial Nash concept.	Substantial	Moderate	Beneficial
8	Floodgate Farmhouse, entrance looking to the northeast – views of Residents	85m (to Floodgate Farm landform + acoustic screen).	Construction phase: Landform, car park and acoustic fencing construction will be highly visible. The construction area extends northwards to Charleston House. The footprint extends west of the consented scheme and to an additional 1m height.	Moderate	Substantial	Adverse
			On completion: the landform and planting will be clearly visible but provide visual screening of the A24, and some amelioration of noise levels. The application landform is of a less steep gradient, more natural in profile and will present a less 'engineered' form.	Moderate	Substantial	Beneficial

VIEWPOINT ANALYSIS 2						
VP	Location	Distance	Description of Effects	Magnitude	Significance	Nature of Effect
9	Floodgate Farmhouse Cottages: Residents eastward view from garden of cottages lying to north of Farm. (Northward Views from inside the cottages is filtered by a thick hedge).	60m (to Floodgate Farm landform)	Construction phase: the landform and erection of acoustic fencing will be highly visible and prominent in the foreground; while the car park will be offset in the view southwards. These works will be visible from the cottage's upper floors.	Substantial/moderate	Substantial/moderate	Adverse
			On completion: The Floodgate Farm landform + planting will be clearly visible but will provide a substantial visual barrier against the A24. Visual screening will be secured at 1 st floor level. The application landform, of a less steep gradient and more 'natural' in profile, will present a less 'engineered' form.	Moderate	Moderate	Beneficial
10	Charleston House: looking southwards. Views from the gardens are screened by thick hedges and views are filtered by treebelts. Some potential residential views from the house. There are mid distance view of Floodgate Farm and of Farmhouse roof.	0m (to N end of Floodgate Farm landform)	Construction: The north end of Floodgate Farm landform + planting lie directly adjacent to CH southern property boundary, the landform rising to some 2mH to the SW. Construction of the N section will shield some views of the construction of the longitudinal, southward sections.	Substantial	Substantial	Adverse
			West of the viewpoint - construction of the acoustic screen will be visible. Although views from the ground floor of house are broken up by garden planting and hedging, views from the 1 st floor will extend over the top hedge to the slopes of the landform Following construction: The Floodgate Farm landform + planting will create a new landscape around the property. It will visually screen it off from the A24 and views of the farmyard. The acoustic fencing lies westwards from the property.	Moderate	Moderate	Neutral

VIEWPOINT ANALYSIS 3						
VP	Location	Distance	Description of Effects	Magnitude	Significance	Nature of Effect
11	<p>Charleston House: views to the N, NW and W are heavily screened by existing planting.</p> <p>The southern end of the constructed Hillhouse Lawn landform are clearly seen in right of image</p>	0m (to N end of Floodgate Farm landform)	<p>Construction: The southern end of the Hillhouse Lawn landform regrading + planting lie adjacent to the NW property boundary. Construction of the acoustic screen at the end of the garden will be visible, to the west.</p> <p>Following construction: The Hillhouse Lawn landform + planting will create a new landscape around the property. Charleston House will sit within a more wooded landscape framework. This will visually screen off the A24. The acoustic fencing will be visible to the NW of the property boundary. It will shield the proposed access road and footpath maintaining privacy to Charleston House.</p>	<p>Substantial</p> <p>Moderate</p>	<p>Substantial</p> <p>Moderate</p>	<p>Adverse</p> <p>Neutral</p>
12	<p>Hill House Farmhouse: view from north of Hill House Farmhouse (Listed Building) View looks across farmyard</p>	60m (to Buck Barn landform)	<p>Construction: Construction of the landform will be visible between farm buildings, and existing trees. Regrading of the western slopes will increase ground levels by 1-2m in the distance, while the summit of the Buck Barn landform will form a low, distant horizon line. These changes are not prominent in the view as they form the horizon line behind/broken up by near ground of farmyard buildings and structures.</p> <p>Following construction: The Buck Barn landform + planting will be partially visible, behind and between the intervening farm buildings, forming part of the more distant, outer view.</p>	<p>Slight</p> <p>Slight</p>	<p>Moderate</p> <p>Moderate</p>	<p>Adverse</p> <p>Neutral</p>

VIEWPOINT ANALYSIS 4						
VP	Location	Distance	Description of Effects	Magnitude	Significance	Nature of Effect
13	<p>Hill House Farmhouse: residents views to W + S. views through trees and hedges mean that views are intermittent. The recently constructed Hillhouse Lawn landform slopes down from the E, with the A24 beyond. The conifer 'screen' corresponds to VP8.</p>	0m (to N end of Hillhouse Lawn landform)	<p>Construction: Some regrading works associated with construction of the public footpath along the Hillhouse Lawn landform will be visible. Regrading of landform western slopes + tree planting on the western shoulder of the landform will be visible.</p>	Substantial	Substantial	Adverse
			<p>Following construction: The Hillhouse Lawn landform + planting will create a new landscape context nor enclosed to the SW. Views from Hill House will be enclosed to the east, visually screening the A24.</p>	Moderate	Moderate	Neutral
14	<p>Hill House Farmhouse: (Listed Building) – views to east from house and garden.</p> <p>The recently constructed Hillhouse Lawn landform bounds the garden screening the A24 beyond.</p>	0m (to N end of Hillhouse Lawn landform)	<p>Construction: Some regrading works associated with construction of the public footpath along the Hillhouse Lawn landform will be visible. The amended landform is to be 'pulled back' from the Farmhouse, with the summit lying some 30m further to the E.</p>	Substantial	Substantial	Adverse
			<p>Following construction: The Hillhouse Lawn landform + planting will create a more enclosed character to the E . The amended landform will present a more gradual, gentle gradient. The planting will help to break up views to/from the public footpath.</p>	Moderate	Moderate	Beneficial
15	<p>Buck Barn Service Station view southwest towards park.</p> <p>VP of low sensitivity due to buildings, trunk road, complexity of foreground views which command attention. Currently, the existing horizon line shows the effect of building up height within Buck Barn Field, and how intermittent views are between buildings and boundary plantings..</p>	65m(to Buck Barn Field landform)	<p>Construction: The Buck Barn landscape enhancement works will be visible above the roofline of the lower ancillary buildings in the Service Area. Existing perimeter planting around the service station/park boundary will break up views.</p>	Moderate	Moderate	Adverse
			<p>Following construction : Although the Buck Barn landform will be visible the rising ground will appear only some 2m higher than consented, and contouring will create a more gradual gradient leading away from the service station</p>	Slight	Slight	Neutral

VIEWPOINT ANALYSIS 5						
VP	Location	Distance	Description of Effects	Magnitude	Significance	Nature of Effect
16	<p>Buck Barn Crossroads, southwards view on A24 from east side as seen by road users.</p> <p>View is dominated by busy foreground and middle ground. Strong vertical lines of roadside posts and furniture hold the eye.</p>	190m(to Buck Barn Field landform)	<p>Construction: Existing perimeter planting around the service station, between it and the park; the foreground carriageway and Service Station afford few views into the park and construction works.. Road users attention focussed on traffic and manoeuvres to service station.</p>	Slight	Slight	Neutral
			<p>Following construction : The Buck Barn landform will be visible to a height of 29m AOD beyond the service station. The carriageway sits at 22.7m AOD and the apex of the landform, some 400m distant will form the skyline beyond the service station. The horizon is barely visible due to foreground and middle distance buildings, trees. As planting on the NE slopes mature this will form a wooded backdrop looking SW, with the road junction in the foreground</p>	Slight	Not significant	Neutral
17	<p>Buck Barn Bungalows – view from south boundary, looking SW.</p> <p>Current construction works for the consented scheme can be seen in progress. The temporary works route is marked mid view, as a gently sloping horizontal line. The proposal is to adopt this as permanent access.</p>	60m to Buck Barn Field landform)	<p>Construction: Haulage vehicles delivering fill for, and construction of the Buck Barn landform (29m AOD), recontouring will be clearly visible for the full project term. Planting works on North slopes of the landform will follow and be visible.</p>	Substantial	Substantial	Adverse
			<p>Following completion: Buck Barn Field landform will be dominant in the view. The amended scheme will appear more ‘naturalistic’ in form with gentle slopes/gradients and a greater, rounded form. Over a period of 9+ years a wooded gently sloping hill will form a backcloth to the Hill House Farm access road (adoption of existing temporary works route). This will be the outlook from the cottages.</p>	Substantial	Substantial	Neutral

VIEWPOINT ANALYSIS 6

VP	Location	Distance	Description of Effects	Magnitude	Significance	Nature of Effect
18	<p>Cottages NE of Buckbarn Bungalows, view from drive, This stands as views from the cottages, and views into the site from the new N entrance drive off the A272.</p> <p>Current construction works for the consented scheme can be seen forming a horizon it he md ground. The roadside boundary is formed by a perimeter bund.</p>	120m (to Buck Barn Field landform)	<p>Construction: No further modifications to the visibility splays, trees and hedgerows are necessary (these result from completion of these works during the previous phase). The haul road and landform construction works will be clearly visible. Haulage vehicles delivering fill for the landscape works will be clearly visible for the full project term.</p> <p>Following completion: Buck Barn Field landform will be dominant in the view. This will give way over 9+ years to a wooded hilly landscape.</p>	Substantial	Substantial	Adverse
				Substantial	Substantial	Neutral
21	<p>Waterloo and Sunnyhil Cottages, views from east of A24, and views from properties.</p> <p>The profile of the consented landform can be seen, albeit screened by roadside trees and hedgerow. The proposed 31m AOD landform highpoint lies some 250m to the NW of the cottages, which themselves lie at 24.6m AOD.</p>	40m to Buck Barn Field landform)	<p>Construction: Top soil stripping and construction of Buck Barn Field landform inside the park boundary will be visible intermittently through the hedge/trees.. Nearside road screening will filter views.</p> <p>Following completion Buck Barn Field landform will form a gently sloping mid-ground horizon, rising to the NW of the VP. The horizon will be formed by the nearside hedgerow and trees for most for the year, only winter views filter through to a background horizon sloping up the right of the view.</p>	Moderate	Substantial/moderate	Adverse
				Moderate	Substantial/moderate	Neutral

SCOPING VIEWPOINTS

- A. Following a scoping opinion given by West Sussex County Council (6 September 2019) and Historic England (21 August 2019) the following visual receptors were suggested in relation to the landform and access proposals. There are no significant visual effects on these viewpoints or receptors and the reasons are given below.



Image 14 immediate setting of Knepp Castle Ruins showing ruins, the A24 Worthing Road in close proximity to the east



Image 15 View of Knepp Castle Ruins from the A24 Worthing Road

Knepp Castle SAM
VP6 in the Scoping Proposal

Receptors:
Walkers/visitors ;
SAM;
Listed Building

Fieldwork proves the monument and its immediate location to have no views through to the proposal area; the southernmost earthworks lie perpendicular to the monument, while the 'amphitheatre' is more than 1km away. A combination of topography and intermediate parkland trees and shrubs mean that this is an area that visually, and in terms of its character, are separate from the proposal. It lies outwith the Zone of Visual Significance.

Included as VP6 in the scoping request (July 2019), it is not necessary to include this in the current assessment.

PROW 1842 (east of the A24) within West Grinstead Park : This “Green Lane’ leads from West Grinstead northwards to a point east of the A24 dual carriageway. The PROW is separated from Knepp Park by an increasingly busy trunk road, largely lined by tree/hedges and is screened off from the area. West Grinstead Park has a different history to Knepp Park. The landscape structure of West Grinstead Park is distinct and separate from Knepp. The park was not designed to be view or be viewed from the Horsham to Steyning Road (see Cultural Heritage :Architectural Statement for Works, Wagner 2019). The Buck Field landscape enhancement feature and construction operations will have no effect on the amenity value of West Grinstead Park or surrounding land. It lies outwith the Zone of Visual Significance.

PROW 1793, east of the A24 : This leads northwards from PROW 1842, onto the A272 east of the Buck Barn Crossroads. Evaluation of VP21 should act as a proxy for this PROW, as the cottages in VP21 lie on the A24, between the PROW, the A24 and Knepp Park. In addition, PROW 1793 lies outwith the Zone of Visual Significance.

Scheduled monument in West Grinstead Park, nr. PROW 1843 : West Grinstead Park has a different history to Knepp Park. The landscape structure within West Grinstead Park is distinct and separate from Knepp. The park was not designed to be view or be viewed from the Horsham to Steyning Road (see Cultural Heritage:Architectural Statement for Works, Wagner 2019). West Grinstead Park is dominated by clumps of parkland trees and mixed tree belts and is separated from the A24 and Knepp Park to the west by tree belts. The SAM is thereby screened from Knepp Park by copses and tree-belts. Furthermore, it lies more than 2+km away from Buck Barn field.

B. The following viewpoints which were included in the Scoping Request (selected as they followed those used in previous visual assessments) proved to be not applicable.

Scoping Request Viewpoints not applicable						
VP	Location	Distance from Proposed Landform	Description of Effects	Magnitude	Significance	Nature of Effect
2	South Lodge and PF 1794 Viewpoint from outside the property boundary at the front of the Lodge. As well as residents this viewpoint also serves walkers using Public Footpath 1794	1.2 km from Buck Barn Landform	Construction of the landform will not be visible due to the distance involved. The view comprises parkland trees and the enclosing near horizon. The landform will not be visible at this distance due to the near horizon	Not visible	Not applicable	Not applicable

3	Trollards Barn and PF 1794 Viewpoint from outside the property boundary. This serves both residents and walkers on Public Footpath 1794	800m to Floodgate Farm More than 1km from Buck Barn Landform	The direction of view sweeps across the southern end of Kneppmill Pond. Floodgate Farm is screened by Ladies Walk planting, and lakeside/roadside planting.	Not visible	Not applicable	Not applicable
4	Knepp Mill Pond Dam and PF 1794 This viewpoint looks out over Kneppmill Pond as it crosses the southern dam.	1.10km (to Hill House landform) More than 1km from Buck Barn Landform.	Construction of the landform will not be visible due to intervening planting which screens the far horizon. On completion and once new tree planting is established, the horizon will appear more wooded.	Scarcely visible due to tree screening and distance of view		
5	Knepp Mill Cottages and PF 1794 The cottages are situated below the road surface, this means that the 1 st floor rooms sit at road level, so views out from the properties . Footpath 1794 continues past the cottages	1.5 km from Buck Barn Landform .	Views out are bounded by the mature Ladies Walk planting.	Not visible	Not applicable	Not applicable
7	Floodgate Farmhouse, views westwards. The garden of the farmhouse is heavily screened by enclosing trees and shrubs. An enclosed private area, occupiers	120m to Floodgate Farm landform + acoustic screen.	No change with respect to westward views as construction works and post completion works all lie to the east and to the north of the cottages There will be no visible change.	Not visible	Not applicable	Not applicable
19	Lime Kiln and Lodge Barn		. Although the northern roadside boundary is marked only by a low hedge, the flat nature of the topography to the north means that the eye is generally not drawn in the direction of the site, which lies to the south-east.		These VP lie outwith the Zone of Visual Significance	Not applicable
20	9 & 10 Pond Cottages and views from A272					

			Pondtail Row, 60-45 year old plantings of hybrid poplars, ash, willow and ash standards with hazel coppice provide screening. Outwith the Zone of Visual Significance			
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ENTRY IN NATIONAL REGISTER OF PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST

KNEPP CASTLE

List Entry Summary

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

List entry Number: 1000519

Location

The garden or other land may lie within the boundary of more than one authority.

County: West Sussex

District: Horsham

District Type: District Authority

Parish: Shipley

National Park: Not applicable to this List entry.

Grade: II

Date first registered: 20-Dec-1988

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information The contents of this record have been generated from a legacy data system.

Legacy System: Parks and Gardens

UID: 1498

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

Details : Pleasure grounds and a park laid out on a new site to complement a picturesque, castellated mansion of 1806-13 by the architect John Nash, but incorporating elements of an earlier landscape including some industrial features, notably a substantial hammer-pond associated with the post-medieval Wealden iron industry.

HISTORIC DEVELOPMENT

Knepp Castle was a seat of the de Braose family, who had received the lands from William the Conqueror. The castle was built in the C11 and fortified in 1214. King William is known to have visited Knepp several times for hunting and it is referred to variously as a Park and a Forest. In the C16 the land was used for iron working and the Duke of Norfolk constructed a large hammer-pond. The castle was demolished in 1726.

The present Knepp Castle is an early C19 house designed by John Nash (1752-1835) for Sir Charles Merrick Burrell. It is set at the centre of a picturesque park which appears to have been laid out at the same time the house was built, although unfortunately there is little surviving documentation

for Nash's involvement in the landscape. As a principal exponent of the Regency Picturesque style, Nash considered that the house should itself be the major picturesque building in the landscape, as at the Royal Pavilion, Brighton (qv), rather than picturesque garden follies. This is broadly the effect achieved at Knepp Park.

The house and park remain (2000) in private ownership.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Knepp Castle, lying within its gently rolling park of 144ha, is situated due east of the hamlet of Shipley, 9km east of Billingshurst. The western boundary of the park abuts Shipley Road, which runs northwards to meet the A272 Billingshurst to Haywards Heath road, situated 0.7km north of Knepp Park. The parkland stretches eastwards to meet the Horsham to Worthing road (A24) which forms the park boundary for 500m. To the south the park boundary lies along Castle Lane which joins the Shipley Road to the A24, while the northern boundary of the park is enclosed by small copses and a regular pattern of enclosure fields, apart from a salient strip bordering a long, straight, formal approach running southwards for 800m from North Lodge to the Castle. This is paralleled by another strip running northwards to enclose an area, now marshland, which was originally open water, being the upper extent of Kneppmill Pond (OS 1879).

The main view lies south-east across the lake towards the ruins of the old Knepp Castle.

ENTRANCES AND APPROACHES The Castle is approached by several drives. Castle Lane, a turning off the A24, runs along the southern edge of the site, leads between Floodgate Farm and the remains of the old castle, and passes down the side of the Ladies Walk and over the dam of the lake. From here a drive branches off from the lane to lead northwards through The Rookery and across the south park. Castle Lane continues north-west to New Lodge (late C19), from where a second drive leads north-eastwards to meet the turning circle at the south front of the house.

From West Lodge (late C19) on the Shipley Road, which marks the west boundary of the site, a drive leads south-east across parkland towards the Castle, and is backed on its north side by Spring Wood and Brickyard Wood. Another lodge, North Lodge, stands directly on the A272, or the 'New Road' (OS 1898) to the north of the Castle. From here a drive leads south, through a long belt of planting, to join with the west drive. As with the other approaches this also leads to the turning circle below the south front of the Castle.

PRINCIPAL BUILDING Knepp Castle (listed grade II*) was built in 1806-13 by John Nash. The house and offices form a castellated Gothic-style composition that is prominent in the landscape

GARDENS AND PLEASURE GROUNDS There is no formal garden as such, and there is no evidence that there has ever been one (Inspector's Report 1988). From the north front a terraced walk extends northwards, divided from the park to the east by a ha-ha, and sheltered by the wall of the kitchen garden to the west. This was originally the limit of the early C19 pleasure

grounds. In the late C19 the pleasure grounds were extended northwards, running down to the lake, incorporating the early C19 plantings of clumps of oak and sweet chestnut, the new area being planted up as an arboretum by Ethelredia Burrell (née Loder). The late C19 plantings include exotics such as Wellingtonias, and the area was separated from the park by ornamental iron railings, which survive in part.

PARK The landscape park was developed out of existing agricultural land at the same time as the Castle was built. Nash may have been involved with its design.

To the east of Knepp Castle, the land falls to Kneppmill Pond, a 24ha expanse of water, originally a C16 hammer-pond. The long, slightly serpentine lake runs north/south across the centre of the site in a shallow valley. The dam is situated across its southern end and is crossed by Castle Lane, which forms the southern boundary of the park. An icehouse has been built into the west end of the embankment, while Kneppmill House on the south side of the lane (outside the area here registered) marks the termination of the east end of the embankment. At its southern end the lake branches off to form an area of water which extends eastwards to Floodgate Farm where there is another substantial dam. In 1835 the lake was described as 'the most extended piece of water south of the River Thames, and which derives additional beauty from its serpentine form, adorned as its banks are, by fine timber and plantations' (Horsfield 1835).

To the east of Kneppmill Pond is Hillhouse Lawn, a rectangular expanse of open parkland laid out on gently rising land which meets the A24 at its boundary, screened by a tree belt. The term 'lawn' in this Nash-like setting refers to forest lawn as advocated by William Gilpin in his *Remarks on Forest Scenery* (1791).

To the south-west of the Castle the park is limited in extent to some 0.5ha with occasional oaks set in small groups, until it meets the park belt along Castle Lane. To the west the park extends to the Shipley Road, the majority of this area being out of sight of the Castle.

The remains of the old castle (scheduled ancient monument, outside the boundary of the registered area), lying 800m south of the Ladies Walk, consist of an square stone tower atop a motte, surrounded by marshy land with a causeway approach on the west side. By 1775 it was in ruins so that 'its original form could not be conjectured' (Horsfield 1835). It seems to have been deliberately planted with trees as an eyecatcher, to be seen from Knepp Park as part of the early C19 landscape scheme.

KITCHEN GARDEN The brick-walled kitchen garden, contemporary with the Nash house, lies beyond the offices to the north of the Castle and forms an integral part of the building complex.

REFERENCES

J Dallaway, *History of Western Division of Sussex* 2, (1830), p 298
T W Horsfield, *History of Sussex* 2, (1835), p 247
W S Ellis, *The Parks and Forests of Sussex* (1885) *The Field*, 266 (23 February 1985), pp 56-8

Maps Pre C19 estate map, (private collection)

OS Old Series 1" to 1 mile, surveyed 1801-6 OS 6" to 1 mile: 1st edition surveyed 1875, published 1879 2nd edition published 1898

Description written: June 2000 Register Inspector: KC Edited: September 2000

Selected Sources

Legacy Record - This information may be included in the List Entry Details
National Grid Reference: TQ 15681 21701

ASSESSMENT METHODOLOGY

This assessment was undertaken through methodical study at the key stages:

Scoping: Key issues for scoping the landscape study were identified through a desk study, fieldwork and familiarisation with the scheme. In the Desktop Study both the *Landscape and Visual Impact Assessment Dated May 2011* (Appendix O to the “Environmental Statement for the Proposed Landscape Enhancement Works, Lake Restoration Works and the Provision of Public Access and Amenity. Knepp Castle Estate, West Sussex”) and the Colson Stone 2000, *Knepp Castle Deer Park: Section 1 Outline Design and Management Proposals; Section 2 Historic Landscape Survey*, were vital to familiarisation of the background, relevant design and settlement history, landscape structure and surrounding environment.

Baseline Survey: consideration of existing conditions was associated with checking the existing landscape characteristics and landscape values in the study area and refining them where necessary. This was based on published national and local landscape character studies, which remain as presented in the 2011 LVIA. Desktop research and joint working informed by the *Cultural Heritage: Architectural Statement (Wagner 2019)* aided identification of designations within the study area.

Field Survey: The site survey visit was carried out by Andrew Ramsay BA (Hons) MALA CMLI on the 05th of December 2019. Weather conditions were generally overcast with some intermittent sunny periods. It should be noted the site survey was conducted during winter when deciduous vegetation was out of leaf - views would be less open during late spring, summer and early autumn when deciduous vegetation would generally be in full leaf.

Viewpoint photographs were all taken with a Canon EOS 70D digital camera with a 30mm lens approximately 1.5 - 1.7m above ground level.

Identification of potential effects: The proposed works are essentially modifications to a consented scheme. Therefore, knowledge of the previous consented works was essential to establishing the approximate extent, duration and nature of the works, and included indications of the predicted mitigation requirements. This informed:

- the scale and nature of changes to landscape characteristics, landscape features and landscape value – the existing baseline;
- the likely changes in character of existing views and changes on the visual amenity of receptors, especially in comparison with the previously predicted effects and ground truthing.

Levels of magnitude of change, sensitivity of receptors and thresholds of significance seek to follow those used in the 2011 LVIA. This was done after carefully study and fieldwork of the 2011 assessment so as to provide a comparable basis. It was felt that this was relevant in view of some of the previously consented works that have

been completed. This allowed some assessment of the previously predicted impacts to be made – a measure of so-called ‘ground truthing’.

Identification of sensitive landscape and visual receptors: The sensitivity of the landscape resource is based on its ability to accommodate changes in its character and value, the changes arising from the proposal.

Identification of sensitive visual receptors is based on the proximity, context, expectations and occupation/activity of the receptor. Consideration is also given to the importance of the view.

Degrees of sensitivity are identified for all categories of the landscape and visual receptors, This means that it is possible to apply a systematic and consistent evaluation of the levels of predicted effect, following consideration of the magnitude of the predicted effect.

Description and quantification of further changes to the baseline: in addition to those experienced hitherto as a result of the consented works, predicted changes to the baseline take into account possible cumulative effects with any existing, approved or planned development or changes that there is confidence will occur as well as those anticipated as a result of the development.

Change in landscape characteristics (landform, landcover and landuse, as well as significant features) are described and broadly quantified. The effect of these changes on landscape value are also described in terms of scenic quality, designated landscape, heritage interests, tranquillity, sense of place, rarity or uniqueness and nature conservation interests.

The magnitude of change is defined as follows:

Substantial – total change of or major alteration to key elements / features / characteristics of the baseline, i.e. pre-development landscape or view and / or introduction of elements considered to be wholly uncharacteristic / wholly sympathetic when set within the attribute of the receiving landscape.

Moderate – partial change of or alteration to one or more key elements / features / characteristics of the baseline, i.e. pre-development landscape or view and / or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic /substantially sympathetic when set within the attributes of the receiving landscape.

Slight – minor change of or alteration to one or more key elements / features / characteristics of the baseline, i.e. pre-development landscape or view and / or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving landscape.

Imperceptible – very minor change of, or alteration to one or more key elements / features / characteristics of the baseline, i.e. pre-development landscape or view and / or introduction of elements that are not be uncharacteristic when set within the attributes of the receiving landscape. Approximates to ‘no change’ scenario.

Evaluation of the predicted effects

Predicted effects are assessed in terms of their scale, duration, magnitude, levels and nature on the identified sensitive landscape and the visual receptors.

This includes direct and indirect, secondary, cumulative, short and long-term permanent and temporary effects. A judgement is given on whether the effects are positive or negative.

ANNEXE D

Acronyms and Glossary

Baseline: The record and analysis of existing site conditions – both landscape and visual.

Designated landscape: Area of landscape identified as being of importance, they can be recognised by local, national or international bodies.

Direct effect: An effect that is directly attributable to a development, or action.

Indirect effect: An effect that results indirectly from a proposed project as a consequence of the direct effects, often occurring away from the site, or it may occur as a result of a series of inter-relationships. They may be separated by distance, or by time from the source of the effect. Sometimes these are called secondary effects.

Landform: The shape and form of a land surface – the result of a combination of geology, geomorphology, slope, elevation and physical processes. A landform may also be man-made and used for screening, or to provide 'high spots' in a designed landscape.

Landscape Character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Landscape Effects: A change in the landscape, wherein an element, characteristic or quality alters due to development or action. An effect can be positive or negative.

Landscape sensitivity: The extent to which a landscape can accept change of a particular type and scale, without effects.

Landscape Value: The relative value attached to a landscape by society. A landscape may be valued by different stakeholders for a different variety of reasons.

Registered Historic Park: Sites designated by English Heritage/Historic England on the 'Register of Historic Parks and Gardens of special historic interest' established in 1983. It covers designed landscapes of all ages, up to the fairly recent past and recognises that a site is of national interest.

Scoping: The process of identifying the issues to be addressed in an EIA. It is a method of ensuring that an EIA focuses on important issues and avoids those considered to be less significant. It should be an iterative process with the decision-making authority.

Visual effects: Effects on specific views, and on the general visual amenity experienced.

Zone of Visual Significance (ZVS): The area within a ZTV from which a proposed development is likely to draw an observer's attention.

ANNEXE E

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