



# Kim Wilkie

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Planning Partnership



Proposed Construction of  
Landscape Enhancement  
Features Using Imported Inert  
Materials, Together with the  
Provision of Public Access and  
Amenity; Comprising Revised  
Landform and Details to  
WSCC/029/18/SP

Knepp Castle Estate  
West Grinstead, West Sussex

December 2019

## DESIGN AND ACCESS STATEMENT



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## INTRODUCTION

This Design and Access Statement is in support of a full planning application for works to construct landscape enhancement features using imported inert materials, together with the provision of public access and amenity, on Land at Knepp Castle Estate, West Grinstead.

The proposal comprises an amendment to a scheme that was substantively granted planning permission in October 2012 (WSCC/028/11/SP), commenced in February 2014, and the subject of a number of minor amendment applications, most recently in October 2018 (WSCC/029/18/SP).

The latter application approved amendments to the proposed method of dredging the Knepp Mill Pond; revisions to the location of deposition of the silt arisings from the dredging; consequential changes to the approved borrow pit and wetland habitat; importation of additional inert material in lieu of arisings from the borrow pit; and an extension of time for the completion of works up to 30 April 2020.

This application seeks a number of changes to the approved scheme. This includes improvements in the final appearance of the landscape enhancement features, comprising, amongst other things, delivery of a Kim Wilkie designed landform; improvements in highway safety, including the closure of a direct access onto the A24 in association with the permanent retention of the temporary construction access; and enhancements in public access and amenity benefits, principally via the provision of a public car park and amended route of a new public right of way through the site.

The application is supported by a range of documents, as detailed at Paragraph 1.5 of the Planning Statement.

The requirements of what should be included in a Design and Access Statement are detailed at national level in the online National Planning Policy Guidance (NPPG). This states that a Design and Access Statement must: (a) explain the design principles and concepts that have been applied to the proposed development; and (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. It notes that a development's context refers to the particular characteristics of the application site and its wider context.

It also notes that a Design and Access Statement must explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. It requires applicant's to explain how any specific issues which might effect access to the proposed development have been addressed.

Having regard to these obligations, and in the interests of avoiding repetition, this Design & Access Statement should be read, in particular, in conjunction with the Planning Statement that accompanies the application.



Figure 1 - View of Knepp Castle



Figure 2 - View of Knepp Mill Pond and parkland



## SITE AND SURROUNDINGS

Knepp Castle Estate is located approximately 1km south of Southwater, and in total extends to an area of approximately 1,400 hectares (3,500 acres). This comprises Knepp Castle (see figure 1), Knepp Mill Pond, parkland (see figure 2), woodland, areas of the Knepp Estate Rewilding Project, grazing land, farmhouses and cottages, rural offices and light industrial units, together with a polo club and polo fields. The estate is predominantly located to the west of the north-south A24, with the significant majority located south of the east-west A272.

The application proposal relates to land that is within that part of the estate known as Knepp Park. This covers an area of some 274 hectares (677 acres) and is located immediately west of the A24 and south of the A272.

Knepp Castle is located broadly centrally within Knepp Park. (See figure 3). This is a Grade II\* listed building constructed between 1800 and 1813 as a castellated gothic mansion (List Entry No: 1354214). The property is situated within a Grade II listed Park and garden that extends to some 144 hectares of parkland and incorporates the Knepp Mill Pond. (See figure 4).

The application site includes a section of the listed Park and garden, comprising land to the east of the Mill Pond, around the area known as Hill House Farm.

To the southeast of the listed Park are the ruins of Knepp Castle (see figure 5). This is a Scheduled Ancient Monument (List Entry No: 1010765) and comprises the mound and ruins of a motte castle which dates from shortly after the Norman conquest, together with its surrounding moat, outer bank and approach causeway. The ruins of the castle are separately listed Grade II and comprises the ruins of an early Norman keep (Listing Reference: 1180576).



Figure 3 - Site Context Plan

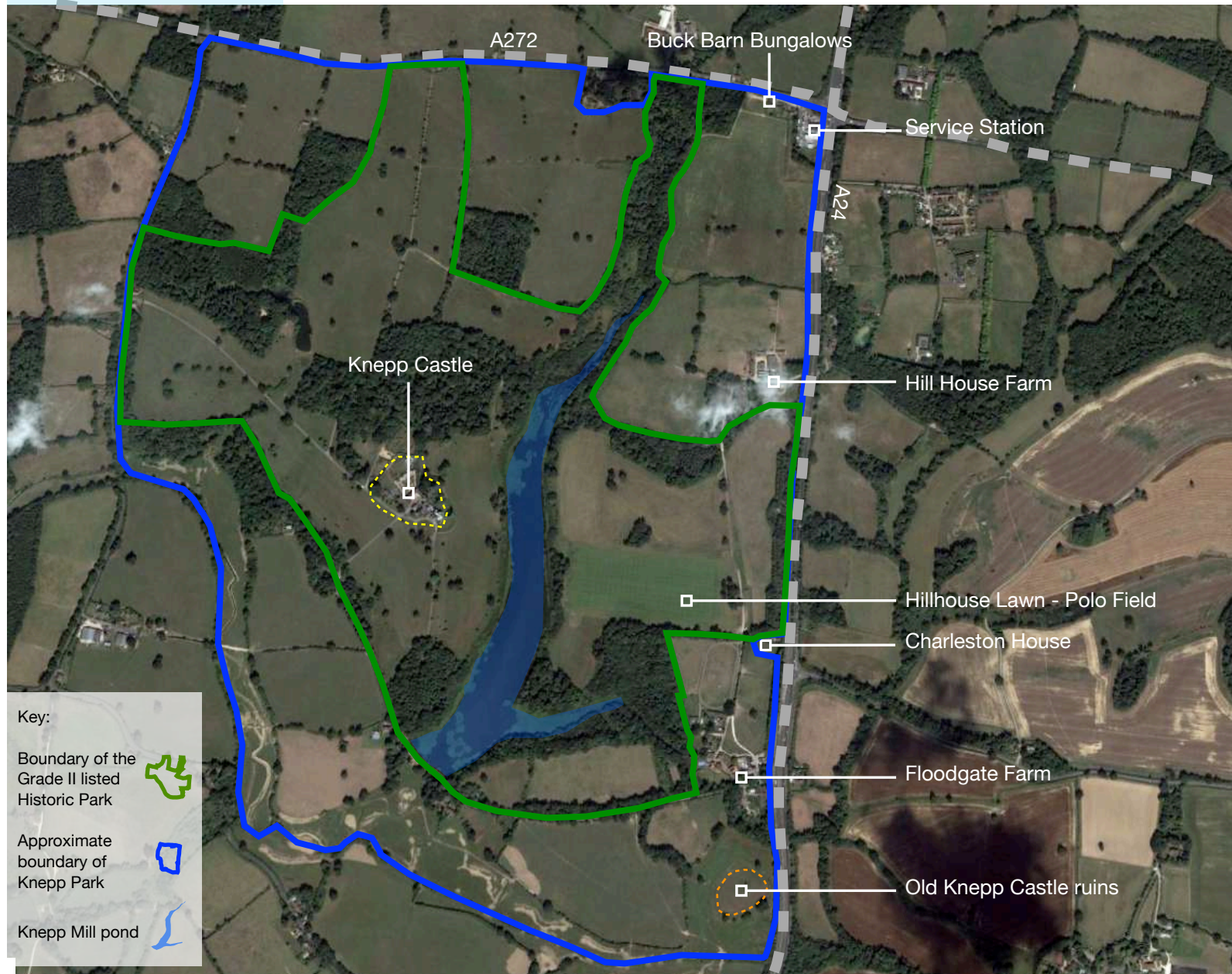


Figure 4 - Knepp Mill Pond



Figure 5 - Old Knepp Castle ruins



Immediately to the southeast of the listed Park, and north of Knepp Castle ruins is a collection of buildings known as Floodgates Farm. This comprises existing and former agricultural buildings and residential properties. To the north of this, with access direct off the A24 is Charleston House. This residential dwelling, is outside of the ownership of the estate. To the north and northwest of this property is land that comprises part of the parkland and is used as polo fields (Hillhouse Lawn). To the north of this is a woodland, beyond which is a residential dwelling and existing and former agricultural buildings known as Hill House Farm. The dwelling is Grade II listed (List Entry No: 1026960). This is accessed direct off the A24. To the north of this, and immediately adjacent to the junction of the A24 with the A272 is a petrol service station and McDonald's restaurant and drive thru; and immediately to the west of this are dwellings known as Buck Barn Bungalows.

The application site predominantly borders the western edge of the A24, which is typically defined by indigenous hedgerows together with a number of mature tree specimens.

## PLANNING HISTORY

This application comprises proposals for amendments to a part implemented, extant planning permission for restoration works to Knepp Mill Pond by dredging and construction of landscape enhancement features using imported inert materials, together with the provision of public access and amenity.

The restoration and enhancement works were substantively approved in October 2012, under application WSCC/028/11/SP. This was then subsequently amended over the course of a number of applications, and most recently under a planning permission approved in October 2018 (LPA reference WSCC/029/18/SP).

Details of the original scheme and its evolution is set out in Section 4 of the Planning Statement. A summary of the details, initially by reference to the 2012 scheme, followed by the changes approved under the 2018 scheme are detailed below, followed by an overview of the works undertaken to date.



## SCHEME APPROVAL 2012

The originally approved scheme comprised four main elements:

**Restoration of Knepp Mill Pond** - As a result of the natural process of siltation, Knepp Mill Pond, by the late 1990s had reduced to a third of its original size and was, in places, only a few centimetres deep (figure 6). The scheme sought to re-establish the role of the Mill Pond as a major feature in the historic setting of Knepp Castle Estate, and to safeguard its future as a site of nature conservation importance by a dredging programme to partially restore the depth of the Mill Pond and discourage further encroachment by vegetation. The waterbody was to be suction dredged over a 25 week period to remove approximately 52,000m<sup>3</sup> of silt.

**Excavation and Restoration of a Borrow Pit** - A borrow pit was to be excavated adjacent to the east side of Knepp Mill Pond to receive the silt arising from works to the Mill Pond. This was to extend over an area of 11,000 sqm and entail the excavation of 56,000m<sup>3</sup> of material (i.e. average depth of over 5m). The arising material was to be used to form the Floodgates Farm landscape enhancement feature and partially form the Hill House Lawn landscape enhancement feature. Following creation of the borrow pit the silt arising from dredging would be deposited in the borrow pit almost to ground level (0.5m freeboard) and allowed to regenerate to a low lying wetland habitat.

**Construction of Landscape Enhancement Features** - A series of landscape enhancement features were to be constructed along the eastern boundary of Knepp Park, adjacent to the A24 and A24/A272 junction to provide a visual and acoustic screen, to mitigate the effect of the dualled A24 and associated infrastructure (figure 7 and 8). These were to be constructed from material excavated from the borrow pit and imported inert material. It comprised three broad geographic areas: Buck Field landscape enhancement feature at the north end; Hill House Lawn landscape enhancement feature positioned centrally; and Floodgates Farm landscape enhancement feature at the south end.

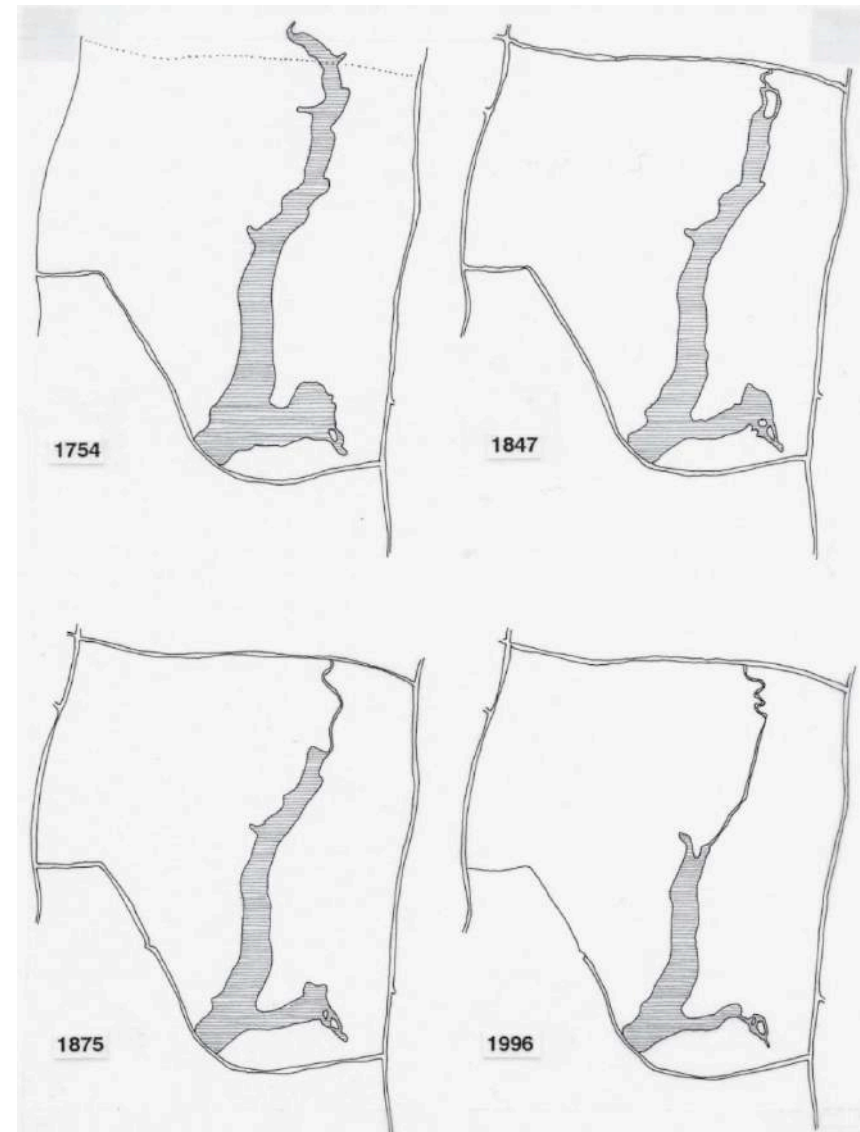


Figure 6 - Knepp Mill Pond from 1754 to 1996

The Buck Field landscape enhancement feature was to be constructed to a maximum height of 28m AOD, approximately 10m above pre-existing ground levels, and would have a flat crest up to 68m wide and battered slopes of between 1 in 4 and 1 in 25.

The Hill House Lawn landscape enhancement feature was to be constructed to a maximum height of 30m AOD, some 5m above pre-existing ground level, and would have a flat crest of up to 3m wide with battered slopes of between 1 in 2.5 and 1 in 20.

The Floodgates Farm landscape enhancement feature was to be constructed to a maximum height of 21.6m AOD, some 3m above pre-existing ground levels and would have battered slopes of some 1 in 3 and 1 in 4.

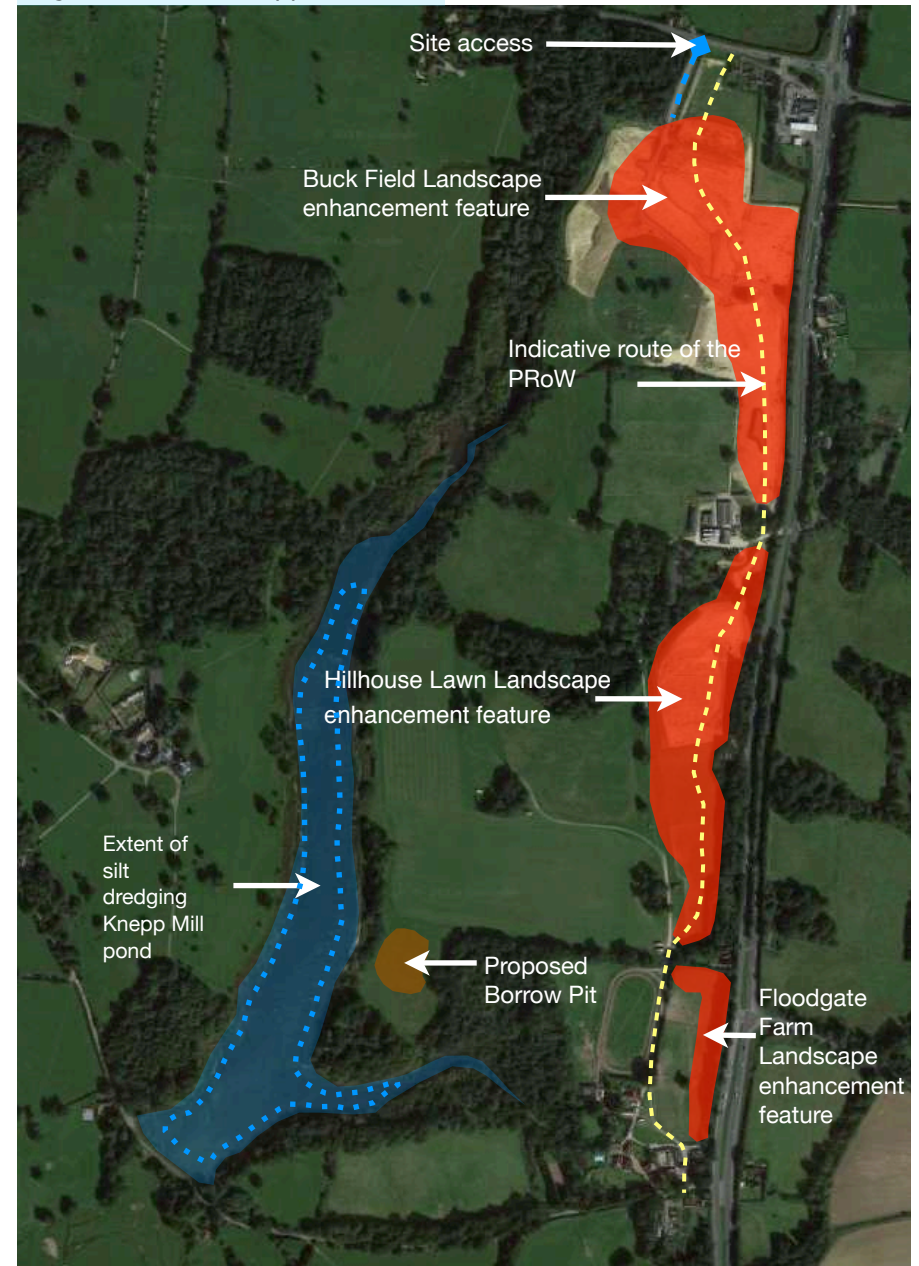
The landscape enhancement features were to be restored with a combination of grass, trees and shrubs to integrate with the wider Knepp Park.

Overall, the creation of the landscape enhancement features necessitated the importation of approximately 270,000m<sup>3</sup> of inert material, in addition to the 56,000m<sup>3</sup> of material arising from the borrow pit.

Figure 7 - North end of Hillhouse Lawn landscape enhancement feature



Figure 8 - Scheme Approval 2012





**Public Access and Amenity** - Integral to the provision of the scheme was a new right of way over the landscape enhancement features in a generally north-south direction from the existing bridleway (No: 1875) to the south of Floodgates Farm, to the A272 close to Buck Barn Bungalows. Along this route, selective viewpoints would be information boards. A bird hide was also proposed adjacent to the north-west corner of the dam to facilitate, in particular, views of the heronry located adjacent to Knepp Mill Pond.

### AMENDED SCHEME APPROVAL 2018

In light of a review of the methodology for the extraction of silt from the Mill Pond, a number of amendments to the scheme were proposed, and approved in 2018 (figure 9). This comprised four main changes.

**Amendment to Dredging Methodology** - The amended scheme envisaged the removal of silt via dredging whilst the Mill Pond was drained down. It was proposed the machinery would cut into the silt to the base layer of the lake enabling machinery to dig into the central area of the Mill Pond. Silt would then be removed in a north-south direction, with the aim to deliver a minimum water depth in the central area of the Mill Pond of some 1.5m. Once refilled, the remaining silt would naturally slough to create an even layer at the base of the Mill Pond.

Works commenced in May 2019. However, it became apparent that the bottom of the Mill Pond (and therefore the sludge) was deeper than had been indicated from bathymetric surveys, and on this basis the proposed method of dredging had to be amended. This comprised the partial refilling of the Mill Pond (via the closure of the sluice gates) and the use of floating machinery; with barges used to transport the dredged material from the excavation point to the haul road extraction point.

Figure 9 - Amended Scheme Approval 2018

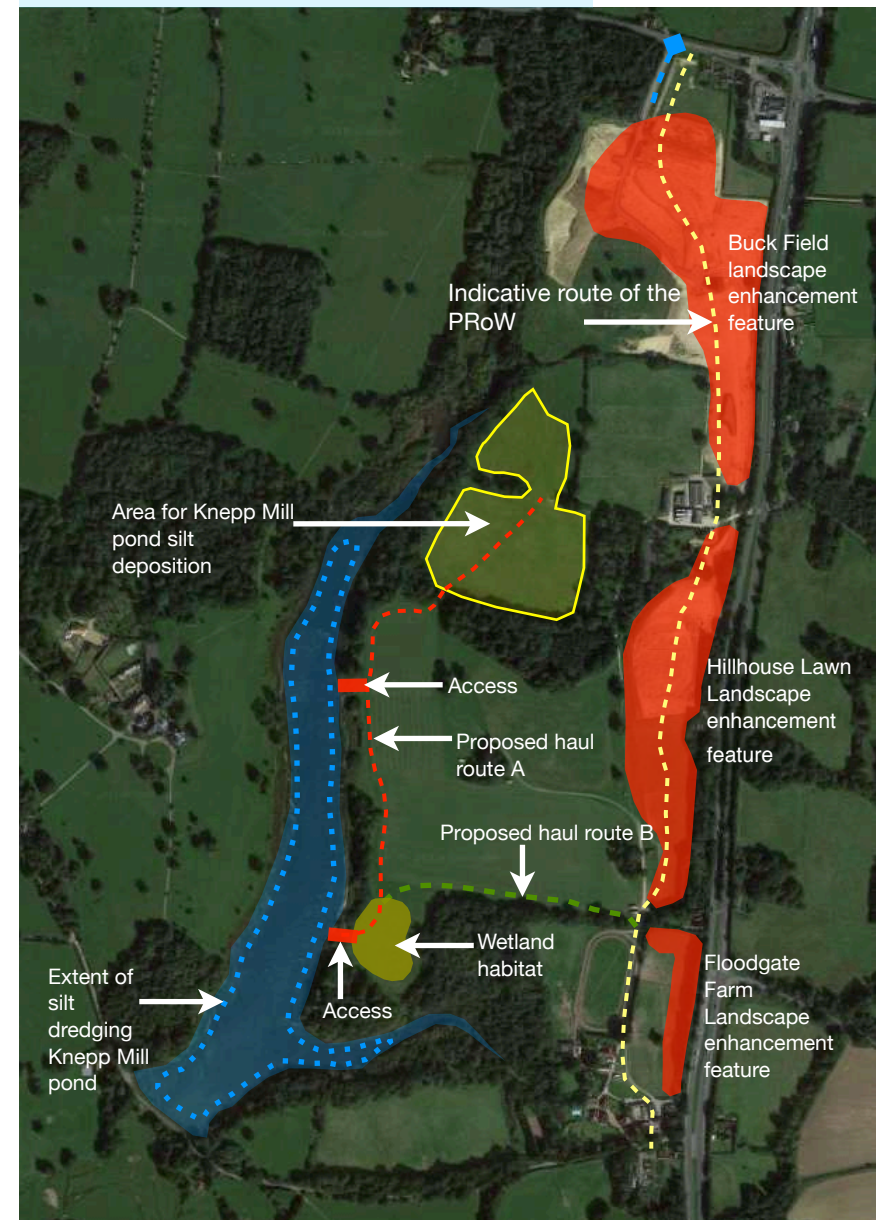


Figure 10- View of proposed silt deposition area



**Amendment to Silt Deposition Area** - In light of changes to the dredging methodology, the proposed silt deposition area was amended from a borrow pit, to two arable fields to the east of the Mill Pond. Silt was deposited to a depth of not more than 500mm which then, through drainage and evaporation, reduced by some 40%. The land would then be cultivated and seeded (figure 10).

**Amendment to Approved Borrow Pit/Wetland Habitat** - In light of changes to the dredging methodology and silt deposition area, the scheme no longer required the creation of a borrow pit. However, to continue the delivery of the ecological benefits of this area, the scheme proposed the creation of a wetland habitat over the same footprint area of 11,000 sqm (figure 11). The design of the wetland habitat was amended to follow the best practice set out in the 'Million Ponds Project' principles. This required the removal of some 7,000m<sup>3</sup> of material, to then be used to contribute to the construction of the Floodgates Farm landscape enhancement feature.

**Importation of Material in Lieu of Arisings from the Borrow Pit** - In lieu of the creation of the borrow pit, the amended scheme required the importation of an additional 49,000m<sup>3</sup> of material, in order to complete the landscape enhancement feature, as originally approved.

Figure 11 - Proposed location of Borrow Pit/Wetland



## SCHEME IMPLEMENTATION UP TO DECEMBER 2019

The implementation of the planning permission commenced in February 2014 and has continued up to the present time (December 2019) (figure 12).

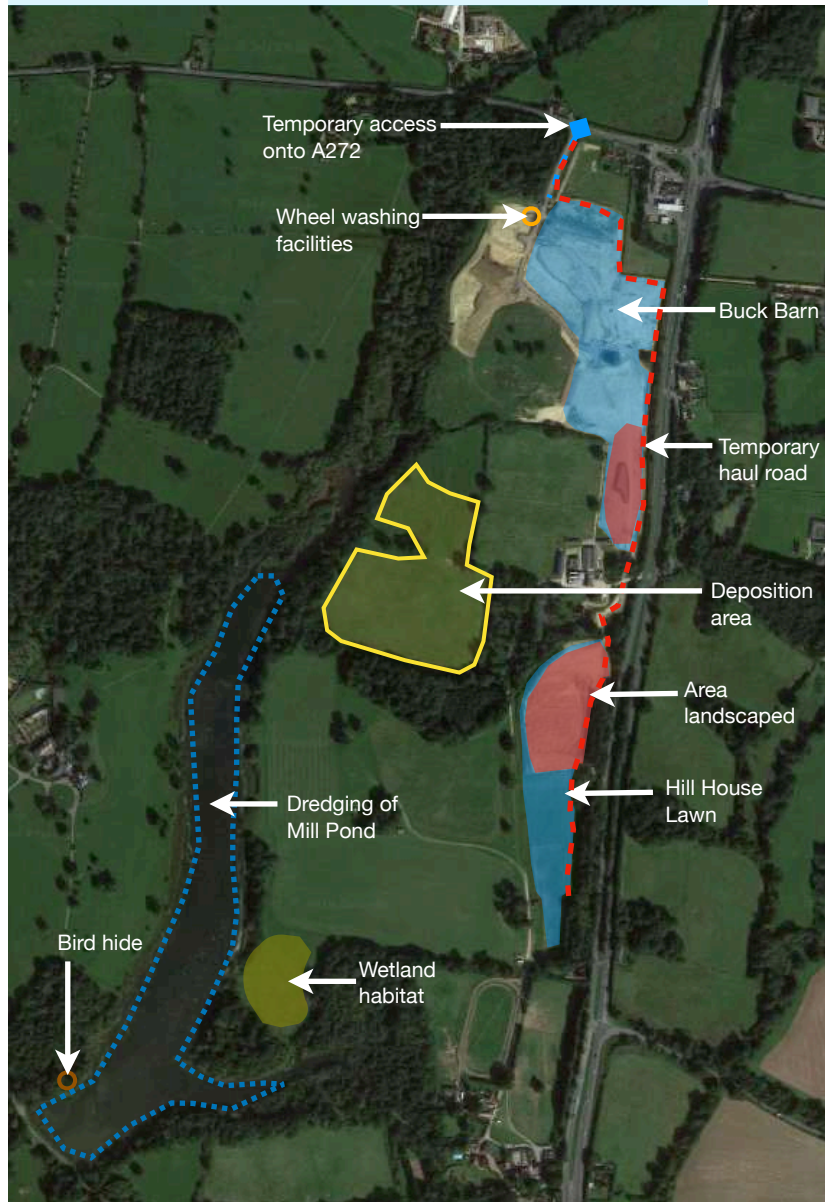
The temporary access point onto the A272 has been formed, and the temporary haul road has been constructed through the site up to the southern end of the Hill House Lawn landscape enhancement feature. Site infrastructure has been installed, in particular, wheel washing facilities, a short way south of the access point onto the A272.

The top soil has been stripped, and set aside from the footprint of the Buck Barn and Hill House Lawn landscape enhancement features. Material importation commenced in 2014, as part of the works to construct both the Buck Barn and Hill House Lawn landscape enhancement features.

The works to construct the Buck Barn landscape enhancement feature is close to completion. It is estimated some further 5,000m<sup>3</sup> of material is required to be imported to complete this element.



Figure 12 - Scheme implementation to December 2019



Similarly, works to construct the Hill House Lawn landscape enhancement feature is significantly advanced. It is estimated there is a requirement to import a further 10,000m<sup>3</sup> of material to complete the works. This material is predominantly required to complete the feature, following the undergrounding of the last remaining electric cables which crossed the route of the approved bund.

The works to construct the Floodgates Farm landscape enhancement feature have not yet commenced. This requires the importation of some 6,000m<sup>3</sup> of material from offsite, together with the movement of 7,000m<sup>3</sup> of material from onsite, via the creation of the wetland habitat into this area.

The works to dredge the Mill Pond took place between May 2019 and September 2019. The silt arising from this has been deposited into the deposition area. Work in relation to its cultivation and reseeded is ongoing.

Work on the creation of the wetland habitat commenced in Summer 2019 and remains ongoing.

The provision of the public right of way and associated interpretation boards has not yet been brought into effect, and can only occur following the completion of the works.

The bird hide on the southwestern edge of the Mill Pond has been installed and been in use for a number of years.

## PROPOSED DEVELOPMENT

The application now submitted seeks to deliver a number of changes to the approved scheme (figure 13). These would provide significant material benefits over and above the consented scheme. These can be summarised as:

- Revised form to the Buck Barn landscape enhancement feature via the delivery of a 'Kim Wilkie' designed amphitheatre landform;
- Revised form to the Floodgate Farm landscape enhancement feature to provide enhanced landscape design over and above approved engineering bunds;
- Permanent retention of existing temporary access onto A272 to provide vehicular access to buildings at Hill House Farm, enabling the associated closure of the existing direct access onto the A24, and enabling a new access to the rear of Buck Barn Bungalows which will ease difficulties that the resident's of the 4 dwellings are experiencing at the service station;
- Provision of access route from commercial yard adjacent to A24, alongside part of the Hill House Lawn landscape enhancement feature, to connect to an existing internal Estate track to provide alternative access onto the A24 via Castle Lane;
- Provision of public car park at south end of Floodgates Farm landscape enhancement feature for use by, inter alia, the public in association with the existing and proposed public right of way;
- Re-routing of new public right of way to provide enhanced understanding and appreciation of existing onsite heritage assets;
- Revisions to approved landscaping to provide more extensive landscape parkland associated with the biodiversity gains of the wider 'rewilding' project at Knepp Castle Estate; and
- Extension of time of implementation of works for an additional three years.

Each of these are now described in further detail below.

Figure 13 - Proposed Masterplan





## REVISED FORM TO BUCK BARN LANDSCAPE ENHANCEMENT FEATURE

Reflecting the English tradition of reshaping landscapes to create high quality parkland, the award winning Kim Wilkie has designed a revised 'amphitheatre', landform of the Buck Barn landscape enhancement feature. This would create a new vista and 'book end' to the originally intended northeasterly views from Knepp Castle (figure 14).

The scheme would entail an increase in the footprint of the landform and a revised final appearance. It will include the creation of a level circular area of ground (set at some 22m AOD) that would contain a water feature close to its western edge; and from this land would fall away to the south and west, and would rise to the east and north. The land would be formed to create a circular 'amphitheatre' rising to a ridgeline set of some 31m on its northeastern edge. Land would fall from this high point along the back of the amphitheatre, in a

south-west and south-east direction. This would provide a high quality landscape feature to deliver improved enclosure of the parkland and an extension of the Grade II Listed Knepp Park that is currently contained immediately to the south and west of the landscape enhancement feature. The work would require the importation of some 225,000m<sup>3</sup> of material beyond that currently consented. The topography of the land would vary, but be at a maximum gradient of 1 in 3.

## REVISED FORM TO FLOODGATES FARM LANDSCAPE ENHANCEMENT FEATURE

The Floodgates Farm landform would be revised to reflect the wider design iterations of the Kim Wilkie scheme; creating a more natural 'parkland' appearance. This would comprise an increase in the footprint of the works in a westward direction to include the majority of the field parcel in which the landscape enhancement feature is located. There would be no increase in

Figure 14 - Northeasterly view from Knepp Castle



maximum height, but the sides, particularly to the west and south would more gradually merge back into existing ground levels. The works would require the importation of some 20,000m<sup>3</sup> of material comprising 7,000m<sup>3</sup> from the approved wetland habitat, and 13,000m<sup>3</sup> from imported materials. This is some 7,000m<sup>3</sup> more than currently consented.

### PERMANENT RETENTION OF EXISTING ACCESS ONTO A272 AND CLOSURE OF EXISTING ACCESS ONTO A24

It is proposed that the existing temporary construction access onto the A272 be permanently retained following the completion of the development. This would enable an access route to be created, leading south to serve the existing cluster of buildings at Hill House Farm. These are presently served by a direct access onto the northbound carriageway of the A24. In conjunction with the permanent retention of the temporary construction access, this existing access point would be permanently closed. This would deliver improvements in highway safety. It reflects the scheme previously proposed by WSCC in conjunction with the grade separation of the A24/A272 junction. The retention of the access would also deliver improvements in access for the existing residents of Buck Barn Bungalows which currently experience congestion from the MacDonaldis site.

### PROVISION OF ACCESS ROUTE FROM COMMERCIAL YARD SOUTH VIA CASTLE LANE TO A24

Immediately to the east of the Hill House Lawn landscape enhancement feature is an industrial unit that is presently served by vehicular access directly onto the northbound carriageway of the A24. The application envisages the provision of an alternative route to serve this business premises. This would extend west from the existing industrial unit and run south along the eastern side of the Hill House Lawn landscape enhancement feature before connecting into an existing internal Estate access track that runs south to Floodgates Farm to connect to Castle Lane. This then provides access onto the A24 both northbound and southbound. This access route would deliver improvements in highway safety.

### PROPOSED PUBLIC CAR PARK

The scheme envisages the provision of a new 12 vehicle car park area at the southern end of the Floodgates Farm landscape enhancement feature, accessed via Castle Lane. The car park would be available for, inter alia, members of the public, to facilitate improved access and enhanced use of both the existing public right of way, that runs from the A24 westward along Castle Lane; and the new public right of way that will run north from Floodgates Farm over the landscape enhancement features to connect to the A272 at Buck Barn.

### RE-ROUTING OF NEW PUBLIC RIGHT OF WAY

The scheme envisages amendments to the approved new public right of way that runs north-south over the landscape enhancement features. It would follow a route along the crest of the proposed amphitheatre to provide 360 degree panoramic views from this point, including a vista looking south-west to Knepp Castle, over the northern edge of Knepp Mill Pond. The revised alignment would afford improved views and a greater appreciation of the heritage asset of Knepp Castle and its setting.

### REVISIONS TO LANDSCAPING

The approved scheme seeks to create a parkland habitat that complements and buffers the existing parkland in line with the Estate's wider nature conservation and rewinding principles, and the historic landscape. The proposed scheme envisages enhanced, additional landscape planting, in particular to the north and east sides of the proposed amphitheatre. This would comprise a new woodland and native tree planting following the established, approved planting concepts.

### EXTENSION OF TIME FOR IMPLEMENTATION OF WORKS

The extant consent requires completion of works on, or before 30 April 2020. This application envisages an extension of time for a further three year period to enable implementation of the revised works.



## DESIGN - PRINCIPLES & CONCEPTS

The English Landscape Movement dates back to the late 16th and early 17th Century. It was a revolutionary change in the attitude towards the design and use of land which coincided with the scientific and philosophical developments at the beginning of the eighteenth century. An Arcadian idyll of grazed pasture replaced the ornamental horticultural extravagancies of French and Dutch design. Farming with nature, the animated prospect and productive grassland were seen to be beautiful in themselves.

At the forefront of this approach was Lancelot 'Capability' Brown (1715-1783). He derived his style from two practical principles, comprising 'comfort and elegance'. Integral to his concept was the use of 'ha-has' to set the house in its rolling grazed landscape without apparent artificial divisions. He used expansive lakes, often at different levels, and apparently unconnected, to form a single body of water to appear as if a river ran through a landscape to land beyond.

Brown is regarded as having "changed the face of 18th Century England, designing country estates and mansions, and moving hills and making flowing lakes and serpentine rivers a magical world of green".

The landscape created by Capability Brown are typically characterised by one or more of the following features:

- Park - The landscape style placed in closed formal gardens with sweeps of grass and water going right up to the house;
- Drives - long, curving drives so that visitors had impressive views of the Estate as they approached the house;
- House - The mansion was the focus for views to and from the park and was sometimes restyled to match the new landscape; and

Figure 15 - Deer Park at Petworth landscaped by Capability Brown (Image source: National Trust)



- Lake - Water was used to enliven the middle of the landscape picture; often the ends of a lake were hidden so it appeared as if a wide river;
- Ha-Ha - A deep ditch below the level of the grass, giving an uninterrupted view of the park. Animals could be seen grazing but could not stray onto the lawns;
- Trees - Single trees and clumps of native varieties, such as oak, beech and sweet chestnut were planted to break up the expanse of grass and to frame views (figure 15);
- Cedar of Lebanon - the use of newly imported exotics like the Cedar of Lebanon, which became known as his signature tree;

- Woodland - Planted in a belt around the Estate boundary to hide service buildings, for timber, or to create pleasure grounds with attractive rides or gravel walks;
- Eye-Catchers - Garden buildings, fine single trees and features outside the Estate, such as a church spire, were used to draw the eye to the longer views; and
- Parkland Features - Such as a boathouse, or ice-house, were both decorative and useful, while rotunda, temple or menagerie gave a place to stop in the park.

Integral to the garden landscaping were many months of planning and decades of execution to create parks that were intended to appear as 'pictures'. Brown's style involved earth movement to create 'natural' designs. Examples of this, include Stowe's Grecian Valley, which comprised the movement of some 13,350 sqm of earth that were carved out using a spade and barrow and horse drawn cart . As part of the design, roads and footpaths were closed and diverted and buildings and churches were relocated. At Croome in Worcestershire, houses were demolished as they interrupted the site lines of the Park and a medieval church was demolished as it was considered too close to the house and replicated with a new, gothic style church on higher ground to make it an 'eye-catcher' (figure 16).

One of the key elements of Brown designed landscape was the use of water bodies intended to mimic a river. At Wimpole, Cambridgeshire, a small watercourse was expanded to create three lakes in order to resemble the river Cam (figure 17). Design 'tricks' were used to deceive the viewer into believing the artificially created waterbodies were natural, and curves concealed the ends from each other so the waterbody was not visible in a sweeping single view.

Figure 16 - The church of St Mary Magdalene at Croome Park  
(Image source: National Trust)



Figure 17 - A lake on the Wimpole estate in Cambridgeshire  
(Image source: National Trust)





Humphry Repton (1752-1818) is generally considered to be the successor to Capability Brown. He outlined his principles of landscape gardening in his book 'Observations on Theory and Practice of Landscape Gardening'. In this he stated that *"the perfection of landscape gardening consists in the four following requisites:*

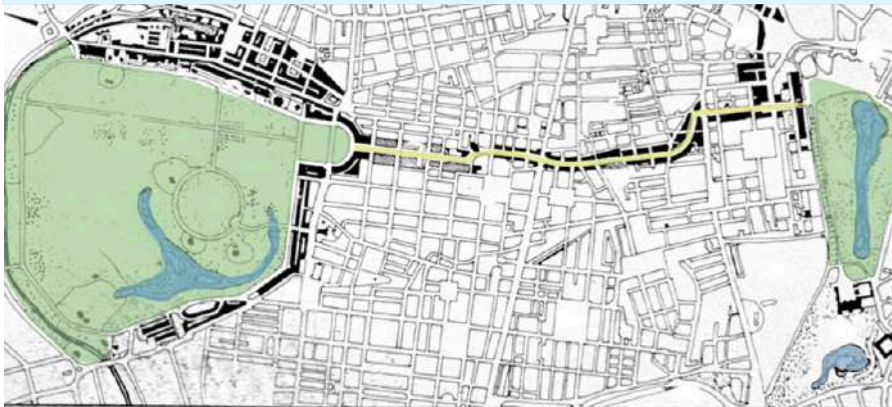
- *...it must display the natural beauties and hide the defects of every situation;*
- *...it should give the appearance of extent and freedom by carefully disguising or hiding the boundaries;*
- *...it must studiously conceal every interference of art, however expensive, by which the nature scenery's improved, making a whole appear the production of nature only; and*
- *...all objects of near convenience or comfort, if incapable of being made ornamental or of becoming proper parts of the general scenery, must be removed or concealed."*

On smaller estates, where Brown would have surrounded the park with a continuous perimeter belt, Repton cut vistas through to 'borrowed' items such as church towers, making them seem part of the design landscape. Repton would keep a record in a red leather bound book detailing his design proposals. They contained watercolours of gardens as they currently appeared before tabs could be lifted to reveal the new vision as the garden could be (figure 18). He is known for landscape garden designs that include Longleat in Wiltshire; Woburn Abbey in Bedfordshire; London's Russell Square, Sundridge Park Bromley and Betchworth House Surrey.

Figure 18 - Example of Repton's 'before and after' watercolour paintings for Sundridge Park (Image Source: [museumcrush.org](http://museumcrush.org))



Figure 19 - Masterplan of Regent's Park (Image source: [gardenvisit.com](http://gardenvisit.com))

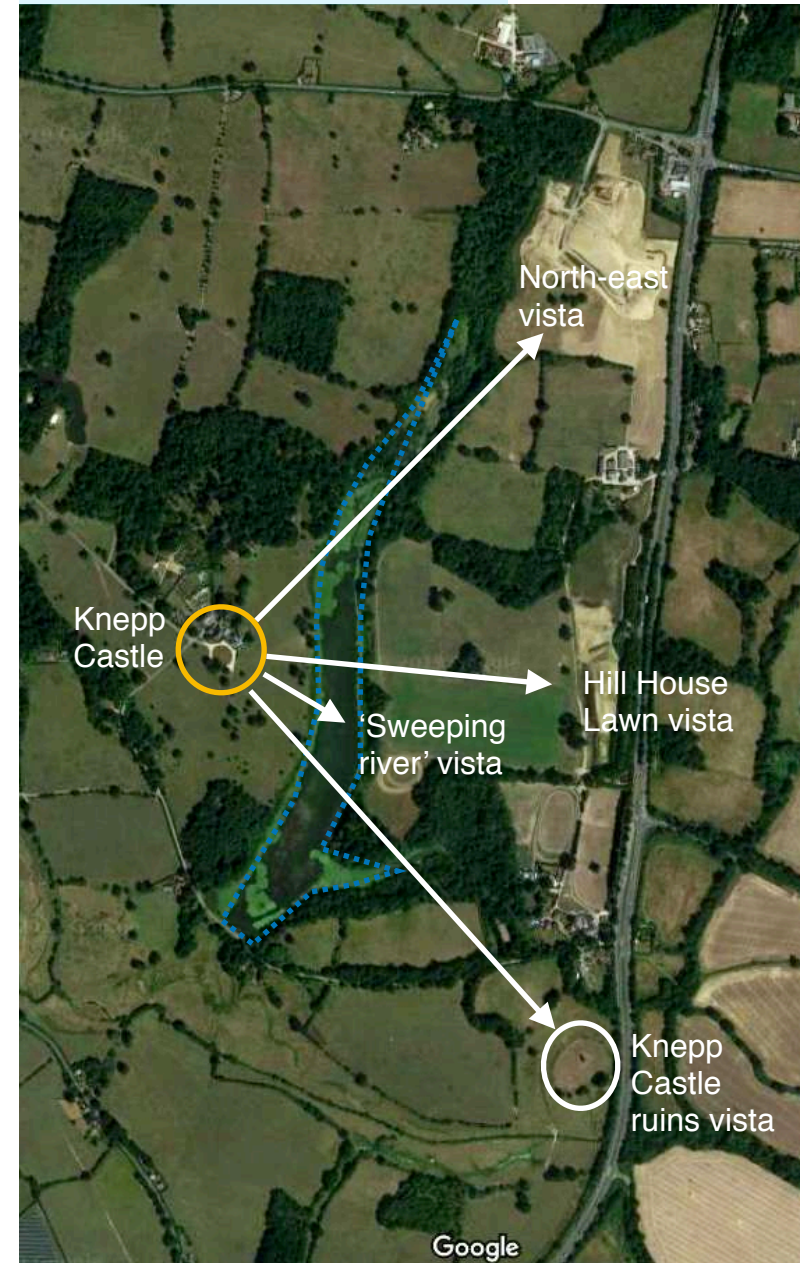


Knepp Castle Estate was designed by John Nash. Whilst not a garden designer, he had a partnership with Humphry Repton between 1796-1800. This appears to have underpinned of his principles of landscape garden design. He is known for his work in designing the gardens at the Royal Pavilion, Brighton, Marble Arch, London, and collaborating on work at Regent's Park (figure 19).

As detailed in Section 3 of the Planning Statement that accompanies the application, Knepp Castle Estate was designed by John Nash, and it is believed that the parkland was laid out according to his designs, based on the 'picturesque' and 'regency' principles advocated by Repton.

Evidence of this can be seen in the positioning of the house close to the expanse of Knepp Mill Pond, which at that time would have appeared as continuous sweeping river with each end of the pond screened from view from the castle. To the east side of the Castle was Hill House Lawn, framed in view by woodland. Clear and intended vistas were created from key viewpoints from Knepp Castle; in a south-east direction toward Knepp Castle ruins; eastward over Hill House Lawn; and north-east, toward the northern end of the Mill Pond (figure 20). In the foreground of these views are Cedar of Lebanon trees, immediately beyond which is a ha-ha that is screened from view of the castle. Knepp Castle and its Parkland is thus wholly reflective of the high quality England Garden Landscape designs of the 1800's. This is reflected in the designation of both the house and parkland as heritage assets.

Figure 20 - Vistas from Knepp Castle





The works that are the subject of this application, have been designed by Kim Wilkie. He is an honorary fellow of the Royal Institute of British Architects, a Chartered Member of the Landscape Institute, and has an MA in landscape architecture and modern history. Kim has sat on a number of UK Government bodies, including the Mayor of London's Public Realm Advisory Group and the Royal Parks Advisory Board.

His practice has a reputation for bold designs and complex historic and ecological settings, exemplified by the Orpheus landform at Boughton Park in Northamptonshire (figure 21). The project created an inverted pyramid for musical performances at the centre of a listed, 17th Century park. The inverted pyramid descends 7m below the level of the restored terraces.

Kim also undertook design work at Great Fosters, Surrey (figure 22). This comprised the restoration and extension of the historic gardens, and comprised a partnership with a number of bodies, including English Heritage, the Environment Agency, the Surrey Gardens Trust, and Surrey County Council.

Figure 22 -Turf amphitheatre at Great Fosters, Surrey (Image source: Kim Wilkie)



Figure 21 - Orpheus at Boughton, Northamptonshire



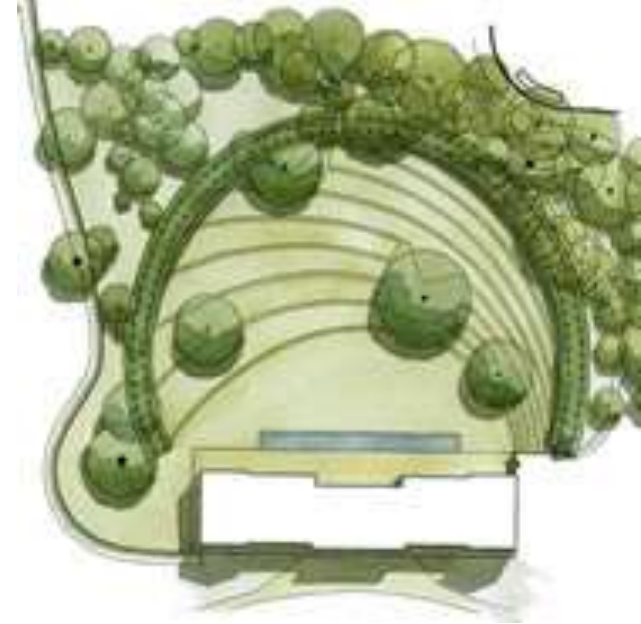
It included restoration of the historic approaches and listed formal gardens around the house and extending the formal gardens with new and complementary designs. It involved reacquisition of the original grounds and creation of a new lake; regeneration of existing woodland and stream corridors from protection of the land from the intrusion of the M25, the latter with 6m high earth works and a formal turf amphitheatre. This has been designed to complete a foreshortened avenue and vista.

Kim has also undertaken work at Heveningham Hall in Suffolk. This has comprised landscape planning for the restoration of the Capability Brown parkland. It comprised the implementation of plans for 2000 acres of parkland and 2km of lakes. The original victorian garden behind the grade I 18th

Figure 23 -Grass terrace at Heveningham Hall, Suffolk



Figure 24 - Grass terraces at Heveningham Hall, Suffolk (Image source: Kim Wilkie)



Century hall has been replaced with a new garden of sweeping grass terraces that flow with the rising land arcing in a fan that encompasses veteran trees and gives the house increased spacing (figure 23 & 24).

Kim was introduced to the Knepp Castle Estate project in 2016. He was commissioned to review the landscape enhancement features that were being implemented, in light

of concerns they would fail to deliver the benefits being sought to the character and setting of the heritage assets of Knepp Castle and its associated parkland.

Kim's design seeks to deliver an 'eye-catcher' feature in the Nash created north-east vista from Knepp Castle. This is to complement, the vista to the south-east towards the Knepp Castle ruins. The eye-catcher is to recreate and truncate the vista to safeguard the 19th Century landscape design from traffic, light pollution and development in and around the A272 and A24 junction, and to deliver an enhanced expanded parkland landscape to the positive benefit of the heritage assets of the Grade II\* Listed Castle and Grade II Listed Park. This is achieved via the creation of an amphitheatre with pond set close to its southeastern edge.



Amphitheatres were popular in grand garden designs of the early 18th Century, and included amphitheatres at Cliveden and Stowe (although these were then lost in later iterations of garden design). The existing amphitheatre at Claremont in Surrey is one of the earliest surviving gardens of its kind of landscape design. It still features the original 18th Century layout and includes the original amphitheatre built in around 1720-1722, and is part of the Grade I Listed Park that surrounds the property (figure 25 and 26). It is believed the Claremont amphitheatre is the largest of its type in Europe; measuring 3 acres and carved from a hillside with concave and convex terraces. It was surrounded by an avenue of trees on the top semi-circle, set in woodland behind. A round basin pond to accompany the amphitheatre was extended in 1738 by William Kent to create an irregular shaped lake. It is one of Claremont's main focal points.

This Kim Wilkie scheme design is wholly reflective of the English landscape garden tradition; famously epitomised by Capability Brown, and developed by Humphry Repton. This was interpreted in respect of Knepp Castle by his one time parter John Nash who designed the existing house and gardens. The application proposal seeks to deliver a 21st Century addition to the historic parkland to deliver a significant material benefit in the heritage assets of the castle and its surroundings. Importantly, it redefines and delivers the high quality north-east vista from the Castle, complementing the south-east view towards the Castle ruins. It future proofs the parkland from development intrusion to the north-east. This currently comprises the infrastructure around the A24/A272 junction, although it is noted that significant additional development is being promoted to the north-east of this.

Figure 25 - Claremont amphitheatre historic design drawings and recent image of the amphitheatre today (bottom right)  
(Image source - [gardenvisit.com](http://gardenvisit.com))

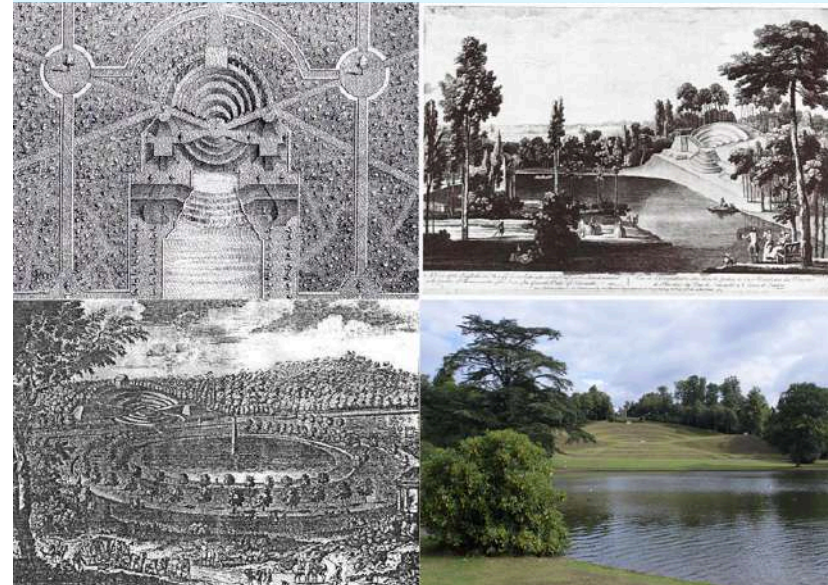


Figure 26 - Claremont lake and grass amphitheatre  
(Image source: National Trust)





The scheme design is a material enhancement over the consented scheme. The proposed amphitheatre integrates this area of the site, in style and quality, with the adjoining parkland, and visually connects the area to the wider historic, man-made landscape. It develops the approved 'engineered' landform to a high quality parkland, representing a 21st Century garden landscape, following the principles employed some 200 years ago, and using design features characteristic of that period. It follows the principles of enclosing parklands with a woodland periphery, and providing longer range vistas to 'eye-catcher' focal points (figure 27); man-made, but applied to create a picturesque, naturalistic landscape.

Other, more modest design changes to the approved landscape enhancement features echo the underlying principles that have influenced the design of the new Buck Barn landform. In particular, at Floodgates Farm, the scheme seeks to evolve the approved engineered bund to a more parkland naturalistic principle reflective of the typical approach used by Nash and his predecessors.

Overall, the changes are a significant, positive addition to the historic landscape. They are also wholly in keeping with the wider 'rewilding' of Knepp Park and its surroundings to deliver ecological benefits to the area (figure 28).

Figure 27 - Watercolour over Knepp Mill Pond to toward Castle Ruins  
(Image source: Knepp Estate)



Figure 28 - Knepp Rewilding  
(Image source: Knepp Estate)





## ACCESS - PRINCIPLES & CONCEPTS

The application envisages a number of changes in respect of access details (both vehicular and pedestrian) in relation to the extant scheme.

The extant scheme approved the creation of a temporary access onto the A272, a short way to the west of the junction of this road with the A24 (figure 29). This has been in use since 2014. The application proposals envisage additional material importation and increased duration of the construction phase of the works. The access is proposed to be retained and continue to be used over this period.

Planning conditions currently require this existing access to be stopped up on the completion of the construction phase. This application proposes retention of the access in perpetuity. It is intended that this would be used to provide a new means of connection to the public highway from the Hill House Farm group of buildings a short way to the south-west (figure 30). At present, these buildings have a direct access onto the northbound carriageway of the A24 as the sole means of vehicular access to and from the premises.

The application envisages linking these buildings to the 'temporary' construction access point and for this to be used in future as the sole means of access to these buildings. The existing direct access onto the A24 serving Hill House Farm Farm would be permanently stopped up.

This would deliver improvements in highway safety. It would also be beneficial in enabling modest alterations to the landscape enhancement feature to the east of the group of buildings to improve its acoustic qualities. At present, the 'gap' in the bunds to provide access to these buildings diminishes the acoustic benefits of the landscape enhancement features in this area.

The application also proposes the provision of a new access route to serve an existing commercial building situated immediately to the east of the Hill House Lawn landscape enhancement feature, which has a sole access point onto the northbound carriageway of the A24. The scheme envisages the provision of an alternative access route running parallel to and alongside the eastern boundary of the Hill House Lawn landscape enhancement feature to connect to internal Estate tracks, which in turn link to Castle Lane to provide access onto the A24. This alternative vehicular access would represent improvements in highway safety.

The extant planning permission includes the provision of a new public right of way, to be brought into effect upon the completion of the works. This would provide a link between an existing public right of way (no. 1875) which runs east-west along Castle Lane, to connect northward to the A272.

Figure 29 - Access from A272

