

APPENDIX 2

(Heritage Impact Assessment - Architectural -
Charles Wagner Heritage & Planning)

Cultural Heritage: Architectural Statement for Works on Land to the north and east of Knepp Castle, Shipley, Horsham District, West Sussex



Charles Wagner Heritage & Planning
9 Margravine Gardens London W6 8RL

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EXECUTIVE SUMMARY

This Cultural Heritage Statement sets out the understanding of the built heritage of the area around Knepp Castle Park and what is needed to assess the impact of the proposed new landscaping works to the north east and east of Knepp Castle and Knepp Castle Park, south of the A272, Buck Barn Crossroads and west of the A24 in Shipley Parish, in the Horsham District of West Sussex. See figure 1 for the location.

These proposed works are to amend the consented scheme for bunds formed of inert waste to the north east and east of the Knepp Castle Park to reduce the impact of road traffic on the historic park, while sculpting the earthworks to form a landscape feature that will enhance the principal views from the castle and park, as well as allowing a public viewpoint to see those designated heritage assets.

This report uses and builds on the comprehensive Cultural Heritage Assessment, covering the entire Knepp Estate, was drawn up by Andrew Josephs in April 2011 (Josephs 2011) and reconfirms the 2011 assessment of the impact of the consented works, and the new works that form this application to amend the consented work, on the cultural heritage: architectural – the designated heritage assets within the park and close by outside it, as the impact on their settings has to be evaluated.

The continued consented works to form earth bunds to the north east and eastern boundary of the have been shown to be beneficial to the cultural heritage of Knepp Castle Park, and the listed buildings in and around it and to not have negative impact on any identified heritage assets. This new application to reform those earthworks with sculpted earthworks planted with trees that become part of the extended park.

This assessment examines the predicted impacts on cultural heritage of this new scheme to landscape the area north east of the registered park and garden as an amphitheatre bowl facing back down the lake to Knepp Castle, to contour its north slope down the existing ground level at the boundary with Buck Farm Cottages, and to further landscape the earth bunds east of Hill House Farm along the boundary with the A24 trunk road down Floodgate Farm to give them a more natural form.

The report has concluded that in setting terms there is no visual, or evidential/historic link between the proposed earthworks and the scheduled sites of Knepp Castle and West Grinstead Moat. There will however be an important extended view from grade II listed Knepp Castle across the lake, between trees to the amphitheatre.*

Of the designated heritage assets at grade II, the Registered Park and garden will effectively have a new segment to its north east outside the designated area. There is a slight visual link between the grade II listed Hill House and the earthworks to its north and east, though a stable building, barn and plantation limit visibility to the north and to the east the bunds have largely been constructed under the terms of the existing consent.

Of non-designated heritage assets of archaeological interest and the archaeological potential of the site, The Cultural Heritage: Archaeological has been separately assessed by the West Sussex Archaeology's Heritage Statement for Proposed Works at Knepp Castle, West Grinstead, West Sussex report (2019) covers the impacts on the archaeology on and around the site of these amended works. It sets out the archaeological background, impact of the proposed works and suggested archaeological mitigation to be followed for proposed re-landscaping works at Knepp Castle, West Sussex. It proposes what is needed for the post-determination archaeological evaluation of the development site in order to establish the nature and extent of any surviving archaeological deposits and inform a decision over the need for any further archaeological mitigation.

1 Introduction

1.1 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, and is the historic parish boundary between Shipley and West Grinstead parishes; 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 A24, though historically the boundary was the River Adur.

1.2 The existing consent for Kneppmill Pond restoration by dredging, and the construction of a landscape enhancement feature using imported inert materials was approved in October 2012. Included is the provision of public access and amenity. This consented scheme was subject to an Environmental Impact Assessment (EIA) – which included the Knepp Castle West Sussex Cultural Heritage Assessment April 2011 produced by Andrew Joseph.

1.3 As works have progressed it has proved necessary to secure extensions of the time limit for the completion of the development , firstly due to the need to underground an existing overhead power line. This was consented in November 2017. Secondly, as with any major lake restoration project in a complex estate landscape of cultural and natural heritage values, it proved necessary to reconsider the initial methodology proposed (2011) for lake dredging. An amended scheme application was submitted in 2018 and was consented in October 2018.

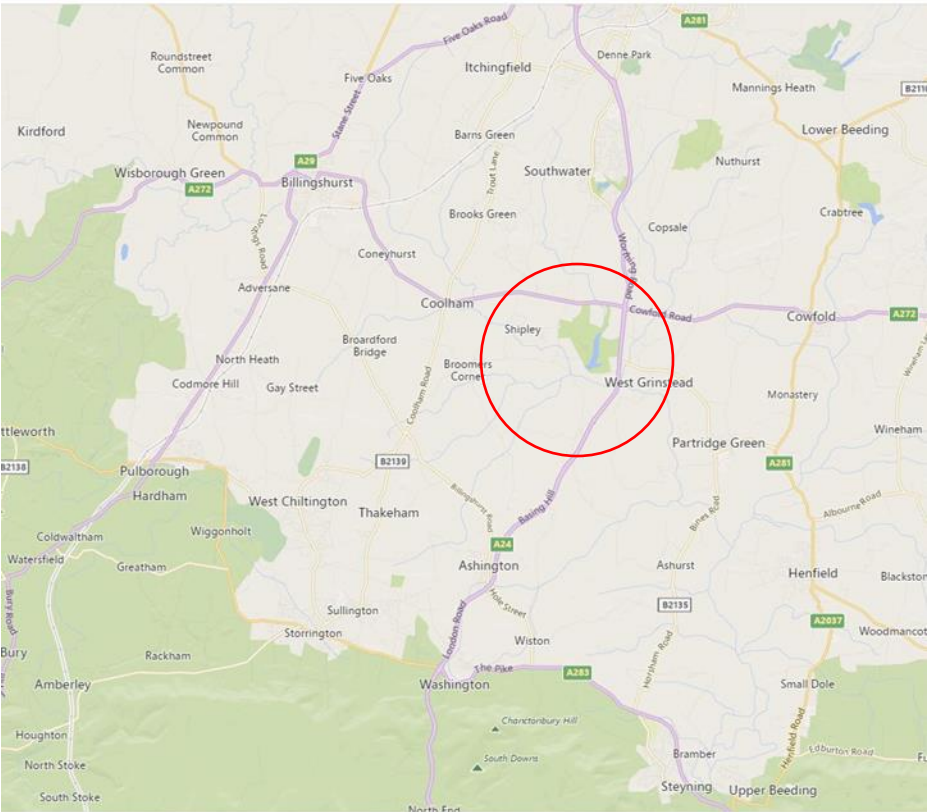


Fig 1 Knepp Castle Park as marked on Bing maps as a green, protected landscape along with the South Downs National Park which fringes the south and west sides of the map.

1.2 The proposed Development

1.2.1 The proposals in this application is for a further revision to the consented landscaping of the bunds which form a large mound or Tor to the north east and continues as a bund down the east side of the Knepp Estate. In the northern section, in Buck Barn fields, this will result in an increase in the bund's footprint to the west and south to form a bowl or amphitheatre, while to the south of Hill House Farm to Floodgate Farm, there will be a smaller increase to the west. The footprint of the central section, around Hill House Farm, will remain unchanged.

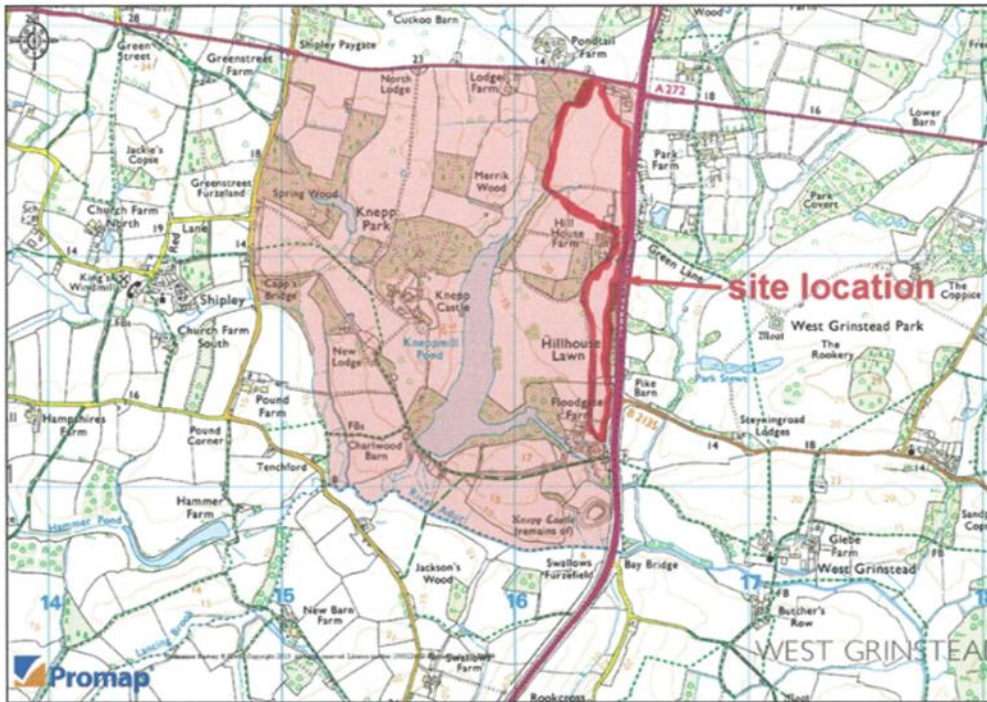


Fig 2 Knepp Castle Park, pink marks the actual parkland extent and the red boundary the areas where works are proposed, changing the landscaping proposals in the north east corner and along the east with the A24. Promap

1.2.2 In September 2019, in response to a request from the planning authority, this report on the Cultural Heritage: Architectural was commissioned by Dowsett Mayhew Planning. It assesses the likely direct and indirect effects of the proposed development on designated and non-designated cultural heritage assets, both within the site boundary and within the surrounding area. It does not cover review of, but refers to, the Cultural Heritage: Archaeological report by West Sussex Archaeology Report of September 2019, which includes the above and below ground archaeology.

1.2.3 It covers the areas set out in the Regulation 15 Scoping Opinion by West Sussex County Council of 6 September 2019. This set out the following advice on the Cultural Heritage: Architectural which states:

- *The scope of this chapter set out in Section 6 of the Scoping Request is generally agreed, but evidence must be provided to support the early conclusion (paragraph 6.5 of the Scoping Request) that the scheme would result in “significant visual enhancements that will have long term beneficial effects on the setting of the identified heritage assets”.*

- It is recommended that the conclusions are justified with information which would clarify the historical precedent and/or other justification for these conclusions being reached.
- The scope of this chapter must include images of views between the new landforms (Buck Barn and Floodgate Farm) and the Knepp Castle Scheduled Monument, and Knepp Castle Grade II* Listed Building (and vice versa).
- If the historical features/landforms are not clear in the images, their position and scale should be clearly annotated.
- As per the response from Historic England, the potential impact on the setting of the Scheduled Monument at West Grinstead Park should be taken into account, in addition to those listed.



Fig 3 The present proposals showing the amphitheatre to the north east

1.2.4 This report draws on the work of the previous *Knepp Castle West Sussex Cultural Heritage Assessment* April 2011 produced by Andrew Joseph for MJCA submitted as part of the application in 2011. Planning permission was granted in 2012 for the restoration of Kneppmill Pond by dredging and for the construction of landscape enhancement features providing earth bunds and planting around the north and east boundary of the estate to reduce the impact of road traffic, along with the provision of public access and amenity. An amendment to that scheme was approved in 2018 which used an alternative method for lake dredging, the deposition of the dredged material on the fields west of Hill House Farm and the creation of a wetland habitat.

1.2.5 The completion of the consented landscape enhancement features by the importation of material from offsite, remains as part of an operation to complete the consented wider scheme. It also worth reiterating that the 2011 assessment of the consented scheme (and as amended in 2018) was consented partly because it was seen as beneficial to the culture heritage within and around the park. The assessment of the present scheme will show that the benefits to the cultural heritage of these further works will be even greater.

1.3 Historical & Archaeological Background

1.3.1 A comprehensive Cultural Heritage Assessment, covering the entire Knepp Estate, the *Knepp Castle West Sussex Cultural Heritage Assessment* April 2011 was produced by Andrew Joseph. This included the area covered by the current proposals. In summary this document states that the Knepp Castle Estate has its origins in a Norman motte & bailey castle to the south east beside the River Adur, which became the hunting lodge for a medieval deer park. In the later medieval and post-medieval period it gradually changed in use becoming primarily agricultural land, with the deer park being disemparked in the 16th century. The original Norman castle had been abandoned and was largely demolished in the 18th century. It was not until 1809 that the current Knepp Castle was built by John Nash, set within a landscaped park which shared similar boundaries to its medieval predecessor.

1.3.2 The mill pond itself is of uncertain origin but was certainly in existence by the 16th century when it was used to power an iron works. Following the abandonment of these works in 1604 the pond became increasingly silted up, and it is now considerably smaller size than when first created, when it reached up to above Pondtail Farm by the A272.

1.3.3 The earliest historic map of the Knepp Estate, drawn up in 1754 by James Crow (Map 1 currently located in the hall at Knepp Castle), shows the northern of the two fields in its current form, and named "spring field". However the southern field is shown sub-divided, with the west part named "eight acres" and the eastern, which extended further to the south, named "fallen hovall field". The hovall, or hovel, can be seen in the southern end of the field, beyond the limits of the site. See Maps 1 & 2 in the Appendices

1.3.4 The next map is the West Grinstead Map of 1806 by Thomas Budgen (Map 2), showing a park area on the east side of the pond south of Hill Farm, with the pond reaching up to Pondtail Farm and with The Bow as a much wider feature. This shows the two fields as they were in 1754. By the date of the 1847 Shipley Tithe map the eastern of the two southern fields had lost its southern end to become a wooded screen on the north side of Hillhouse Lawn. As the Historic England Register entry states, Hillhouse Lawn was a typical John Nash Landscape feature:

"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)."

1.3.5 By the 1875 1st edition Ordnance Survey map (Map 3) the south field had merged with the western field to form one unit. There was then no change until the mid-20th century, when the existing area of woodland was planted to the east of the current south field along the route of a drive running north from the lawn to Hill House Farm. Also in the 20th century, the lawn was made into a polo field.

1.3.6 The park was added to the Register of Historic Parks and gardens in December 1988 and the area included was the main park west of the water, Kneppmill Pond and Hillhouse Lawn and the area around the Bow. Hill House Farm and the fields to its west (subject of this report) and Floodgate Farm were excluded as were the fields south of the main drive from the A24 that crosses the dam, including the old castle site, which is a major eyecatcher. Knepp Castle is the only listed building within the park.



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Fig 4 Map from Historic England with scheduled monuments marked by red squares, the listed buildings marked by triangles and the extent of the Registered Park and Garden shown with green shading

1.3.7 The Colson Stone Historic *Landscape Survey & Restoration Masterplan* (2000) envisaged taking the Hill House Farm Fields and Buck Barn Fields into the park and also suggested constructing earthworks along the north eastern and east boundaries to help reduce the impact of the trunk roads on the park. The present proposals to modify the consented scheme, will achieve these aims, making the earthworks into landscape features.

2 Relevant Legislation and Policy Context

Legislation and National Policy

2.1 Legislation regarding buildings of special architectural or historic interest is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 is relevant as it states that the decision maker, when exercising planning functions, must give special regard to the desirability of preserving a listed building and its setting. In addition, there are sections of the Scheduled Monument and Archaeological Areas Act 1979 relevant to Scheduled Monuments. Plus, the Historic Buildings and Ancient Monuments Act 1953 (1) authorises Historic England to compile a register of “gardens and other land” situated in England that appear to be of special historic interest.

National Policy	Key Provisions
<p>National Planning Policy Framework 2019</p> <p>Section 16: Conserving the Historic Environment</p>	<ul style="list-style-type: none"> • NPPF places an understanding of the significance of heritage assets at the heart of planning decisions on the historic environment. • Significance is defined as <i>‘The value of a heritage asset to this and future generations because of its heritage interest’</i>, which can be archaeological, architectural, artistic or historic. • Setting is defined as: <i>‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’</i> • Applicants are required to describe the significance of any heritage asset affects, including any contribution made by their setting (Paragraph 189). • <i>When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.</i> (Paragraph 193) <p>Great weight is given to the conservation of designated heritage assets, while ‘proportionality’ is emphasised – that is the more significant a heritage asset is, the more information is required so as to understand its significance – and the greater the presumption is in favour of its preservation. (Paragraph 194)</p> <ul style="list-style-type: none"> • Where harm to a designated heritage asset is less than substantial, then actions should be balanced with the public benefits of the scheme. (Paragraph 196) • Paragraph 195 deals with substantial harm e.g. total loss of a designated heritage asset, so is not relevant to this application. • LPAs are required to look for opportunities for new development to enhance or better reveal the significance of heritage assets (Paragraphs 200).

Local Policy at County and District levels

2.2 Section 38 of the Planning and Compulsory Purchase Act 2004 states that planning decisions should be taken in accordance with policies in the local development plan. This is further reiterated in the NPPF section The Presumption in favour of sustainable development (paragraphs 11-17).

Local Policy	Key Provisions
<p>West Sussex Waste Plan 2014:</p>	<p><u>Landscape and townscape character</u></p>

<p>Vision and Strategic Objectives (Chapter 5)</p>	<p>To protect and, where possible, enhance the special landscape and townscape character of West Sussex. (Strategic Objective 8)</p> <p>To protect the SDNP and the two AONB from unnecessary and inappropriate development. (Strategic Objective 9)</p> <p><u>Natural and historic environment</u></p> <p>To protect and, where possible, enhance the natural and historic environment and resources of the County. (Strategic Objective 10)</p>
<p>Horsham District Planning Framework 2015</p> <p>Conserving and Enhancing the Natural and Built Environment (Chapter 9)</p>	<p><i>Policy 34 - Cultural and Heritage Assets</i></p> <p>The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:</p> <ol style="list-style-type: none"> 1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record; 2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements; 3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques; 4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas; 5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials; 6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset; 7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and 8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.

2.3 In addition the following relevant planning guidance and any material considerations, are relevant to the assessment:

- i. National Planning Practice Guidance (2019)
- ii. Conservation Principles: English Heritage/Historic England (2008)
- iii. Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning GPA2, Historic England (2015)
- iv. Setting of Heritage Assets, Historic Environment GPA 3, Historic England (2017)
- v. Historic England Advice Note HEAN2: Making changes to Heritage Assets, Historic England (2016);
- vi. Historic England HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)
- vi. The Planning System in England and the Protection of Historic Parks and Gardens: Guidance for Local Planning Authorities, The Gardens Trusts (2016); and
- vii. Chartered Institute for Archaeologists, professional guidelines.

3 Existing Baseline

3.1 Works completed to date, works in progress

3.1.1 To date the north part of the consented scheme is in place (2011 amended 2018), that is:

- the northern site access, haul road and landscaping of the temporary topsoil storage area on Buck Barn Field north east of the park;
- landscape enhancement features and planting: completion of the section from Buck Barn Field in the north east to south of Hill House Farm along the east boundary with the temporary haulage road between it and the tree screen beside the A24.
- landscaping the temporary topsoil storage on the west side of the above and the partially completed earthworks continuing south from the completed works on the east edge of Hillhouse Lawn to west of Charleston House.
- Dredging of the lake has been undertaken and the dredged materials are being spread on the two fields west of Hill House Farm

3.1.2 The lengths of landform constructed to date demonstrate the benefits of this construction, as outlined in the *Knepp Castle West Sussex Cultural Heritage Assessment* April 2011 by Andrew Joseph.

3.1.3 As the project is in its construction phase, some adverse landscape and visual setting effects exist from the presence of the temporary haul routes and soil storage compound. However, as noted in the 2011 report these are temporary adverse effects and the overall outcome for the cultural heritage of the site and its surroundings will be positive.

3.2 Designated Heritage Assets

3.2.1 The current application sites are the large field Buck Barn Field which is already partly built up into a long mound and has the new lorry entrance off the A272. The north part of the field east of Hill House Farm separated from the mound by a shallow storing valley, and the existing bunds along the east of the site that screen Hill House Farm and Hillhouse Lawns from the A24 and run down towns Floodgate Farm. The works to the bunds south of Hill House Farm will be on the edge of Hill House Lawns, within the designated Knepp Park Registered Park and Garden (Grade II). There are no other heritage assets within the site, although Hill House (listed Grade II) is south of the main earthworks and west of the long bunds on the east boundary of the site.

3.2.2 Site observations, a manual desk-based review of OS maps and relevant heritage receptors have determined the study area, and this is further informed by noting building locations and heights, topography and roadscape features, and an understanding of the scale of the proposed development. Two prior assessments of Knepp Castle Park's cultural heritage, both built and below-ground archaeological known remains and potential, also have helped in understanding the scope of the study area (Andrew Josephs, *Knepp Castle West Sussex Cultural Heritage Assessment* April 2011; Colson Stone Partnership, *Knepp Castle Deer Park: Outline Design and Management Plan*, 2000).

3.2.3 The study area incorporates all above ground heritage assets within 1km from the centre of the site, including scheduled monuments, listed buildings, conservation areas, World Heritage Sites, registered parks and gardens and undesignated heritage assets, such as locally listed buildings. The assessment focusses on those assets where there is potential for an impact.

3.2.4 The following Scheduled Monuments, Grade II* and Grade II listed buildings and Registered Park and Garden are located within the study area:

Scheduled Monuments within 1km:

- Knepp Castle ruins, west of A24 south of Knepp, Shipley Parish
- West Grinstead moated site, West Grinstead Parish, east of the A24

Listed buildings (Grade II* & I) within 1km namely:

- Knepp Castle and Stables adjoining, off Castle Lane Knepp Castle Park, Shipley Parish, Grade II*

Listed buildings (Grade II) within 1km namely:

- Hill House off Worthing Road A24, Shipley Parish, Grade II
- The Ruins of the Medieval Knepp Castle, off A24, Shipley parish, Grade II

Registered Park & Garden on the Historic England Register

- Knepp Castle Park and Garden, Shipley Parish (Grade II)

3.2.5 There are no conservation areas in the study area.

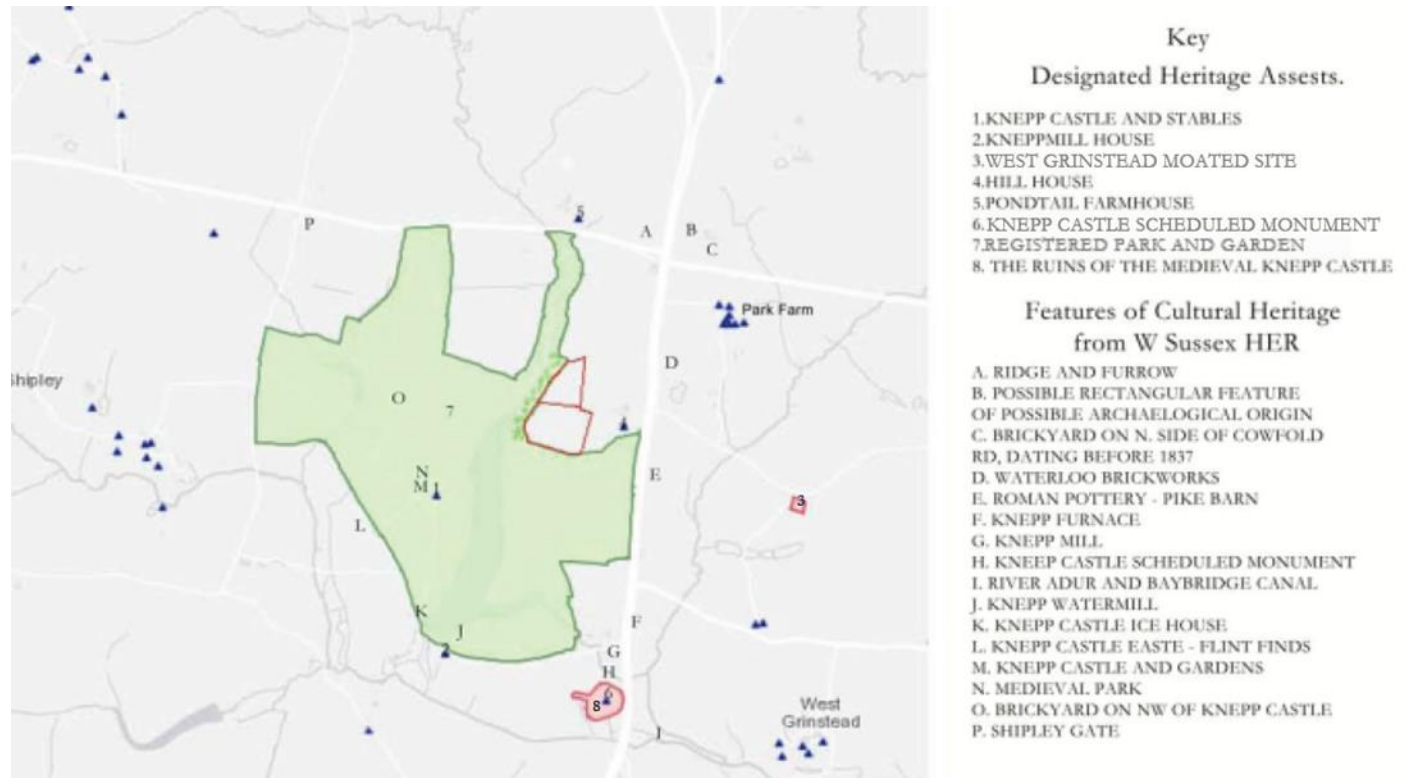


Fig 5 Summary Map of the Designated Heritage Assets and the other features of heritage interest

3.2.6 The designated heritage assets most directly affected are the Grade II Knepp Park Registered Park and Garden (7) and Grade II* listed Knepp Castle (1), which is the major building within this designated landscape. Outside the designated park area is Grade II listed Hill House (4), situated south and west of

the proposed works. Further away but still within 1km of the works north east and east of the park are two scheduled monuments: The ruins of the medieval Knepp Castle Ruins (6/8 also grade II listed) and Moated Site in West Grinstead Park (3).

West Sussex Archaeology Reports

3.2.7 The assessment by West Sussex Archaeology (December 2017 and September 2019) checked for any recently designated assets and reviewed non-designated heritage assets recorded since the 2011 Andrew Jacobs report. This Data gathering accessed information held by:

- Historic England National Heritage List for statutory designated heritage assets (including Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Battlefields and World Heritage Sites);
- The West Sussex Historic Environment Record, for details on previous archaeological works, including development control site reports, recorded heritage assets (including archaeological remains).

3.2.8 The record of archaeological finds within the park and its immediate vicinity predating the medieval period is that of the recovery of some Roman pottery found in a drainage ditch at Pike Barn, on the east side of the A24. A search was made of West Sussex County Council's Historic Environment Record (HER) within a 1km radius of the site, focusing on any historical or archaeological evidence or data added since 2011 - the date of the Andrew Joseph report that fed through into the Environmental Statement. No HER records of relevance within a 1km radius have been added since the 2011 report.

3.2.9 West Sussex Archaeology have carried out a programme of archaeological works initiated in response to the existing planning permission for the dredging of the Mill Pond and associated works. It has involved the excavation of 61 trial trenches in fields to the north and east of the site.

While the majority of these have failed to reveal any significant buried remains, those in Buck Barn Field, and those in the fields to the west of Hill House Farm to the immediate north of the site have exposed the remains of ditches thought to be associated with an Iron Age/Romano-British farmstead situated upon a low hill.

3.3 Scheduled Monuments

3.3.1 Knepp Castle

The original Knepp Castle is scheduled (List Entry Number: 1010765) and its location is shown on **Fig 5 3** (6 & 8). The monument includes the mound and ruins of a motte castle dating from soon after the Norman Conquest, together with its surrounding moat, outer bank and approach causeway. The castle was built by William de Braose as a northern stronghold in his Barony of Bramber. A prominent natural mound in the marshy floodplain of the River Adur was modified into a roughly oval motte 125m north-east/south-west by 80m north-west/south-east and 4.5m high. On the summit of this motte was built a keep originally some 15m square, of which a 9m length of the western wall survives to a height of 12m. Two main periods of building are evident in the surviving walling, of 11/12th century and then of 13th century date, as well as numerous more recent repairs. The doorway and large window at first floor level indicate the position of the main chamber. The keep was largely dismantled in 1726 and used for roadbuilding stone. Around the motte is a moat 7-11m wide and now silted up, with on its outer edge a low bank 6m wide and 1m high.

The earthwork remains of Knepp Castle survive well despite the ruined condition of the above-ground walls, and it therefore holds considerable archaeological potential for evidence of the development of the castle. Its diversity of features, such as the approach causeway and the outer bank, illustrates well the adaptability of motte castles to suit a particular setting. The monument lies at its nearest point

180m from the southern limit of the proposed landscape bund on the eastern boundary of the park (note: this bund already exists and the proposals will not significantly increase the footprint), and 1.3km from the base of the tor. A visual assessment from the highest accessible point of the castle concluded that there would be no effects due to intervening vegetation. The setting of the monument is divorced from the proposed development areas by mature tree planting (**Photograph 1**), and is compromised by the constant noise and visual intrusion of the A24 which passes 15m to the east (**Photograph 2**).

3.3.2 West Grinstead Park Moated Site

The monument (List Entry Number: 1011777) in West Grinstead Park is one of a number of moated sites which were used as temporary residences during deer hunting trips. As such it illustrates the variety of uses to which such monuments were put. This includes the moat and internal area of the site of a moated house that served as a hunting lodge for West Grinstead Park from 1326. It lies approximately 650m east of the proposed development, and 900m south-east of the proposed summit, separated from these by a locally designated Historic Parkscape and the A24. (See **Fig 5**, (3))

3.4 Listed Buildings of a higher grade

3.4.1 Knepp Castle and attached stables

The present Knepp Castle is a castellated Gothic mansion built for Sir Charles Merrick Burrell between 1800 and 1813 by the Architect John Nash, and Clerk of the Works Alexander Kyffin. It was altered in the mid 19th century and gutted by fire in 1904 and subsequently rebuilt. Probably built of brick, it is faced with Roman cement and hidden tiled roofs. Of L-shaped plan, it is of two storeys and an attic. It has a south east facing garden façade with a large corner round tower containing the staircase at one end. At the other corner is a hexagonal turret, which forms the end of the symmetrical south west entrance front which has a series of hexagonal machicolated turrets, two either side of a stone porch in the centre. Both elevations have square-headed sash windows with obtusely pointed panes, glazing bars and dripstones over. A later addition after 1830 at north-west end forms a link range to the stable courtyard of which the inner facade is faced with red brick and grey headers and it has a castellated parapet.

3.5 Registered Park and Garden

Knepp Castle, lies within Knepp Park of 144ha, is situated west of the A24 and due east of the hamlet of Shipley, and the western boundary of the park abuts Shipley Road, which runs northwards to meet the A272 Billingshurst to Haywards Heath road, 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 is Castle Lane which joins the Shipley Road to the A24. 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. Paralleled is another strip running northwards encloses an area of marshland, which was originally the upper extent of Kneppmill Pond. Kneppmill Pond, a 24ha expanse of water, originally a C16 hammer-pond is a long, slightly serpentine lake runs north/south across the centre of the site in a shallow valley. The landscape park was developed out of existing agricultural land at the same time as the Castle was built in 1800-13 and its architect John Nash may have been involved with its design. The main view lies south-east across the lake towards Knepp Castle ruins.

4 Assessment of Impacts

4.1 Assessment of Impacts on identified Heritage Assets

Methodology set out in Historic England advice

Guidance on the assessment of the setting of heritage assets and the impact of proposals on them is set out in Historic England's *Historic Environment Advice Note 2: The Setting of Heritage Assets* (2ndEd 2017)

In Part 2: Setting and Views – A Staged Approach to Proportionate Decision-Taking the steps are set out:

17 All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (ie the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.

18 Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development. Many places coincide with the setting of a heritage asset and are subject to some degree of change over time. NPPF policies, together with the guidance on their implementation in the Planning Policy Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process (NPPF, paragraphs 189-196 and 197).

19 Amongst the Government's planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

4.2 The identified Heritage Assets and the significance of their settings

4.2.1 Knepp Castle Ruins (Images 12-17)

The setting of Knepp Castle is on a manmade mound on the north bank of the River Adur where it is crossed by the Horsham to Steyning and Worthing road (now A24). The significance of the site is that the river was probably navigable up to this point in medieval times. The castle was sited to see and be seen from the south and east and west. The woodlands to its north west on the Lower Weald were emparked and provided hunting grounds. The castle is situated in the south east corner of the parish of Shipley and the A24 was the boundary between this parish and the parish of West Grinstead.

The castle was eventually destroyed by Parliamentary troops, or Roundheads, to prevent its use as a military asset by the Royalist Cavaliers during the English Civil War. In 1762 the site was robbed for hardcore to build causeway and bridge over the River Adur, the Horsham-Steyning road A24. The surviving wall of the keep has been retained as an eyecatcher.

When the present Knepp Castle was built and its park created with the sinuous lake formed from the mill pond, the castle ruins became the focus of a long vista from the house over the lake. The view has been maintained through a gap in the trees that screen the south side of the park, around and to the east of the dam on the lake. The trees screen on the south east boundary of the park were planted to hide the farmhouses, farmbuildings and cottages at Floodgates and without the maintained gap would have totally detached the 19th century house and park from the old castle site.

Thus the significant elements of the setting of the Knepp Castle Ruins is its relationship with the River Adur and the A24 Horsham to Worthing road, and the view linking it to Knepp Castle house and park.

4.2.2 Knepp Castle house and park (Images 1-11)

Knepp Castle House designed by John Nash was sited on rising ground west of Kneppmill Pond and built 1808-13. At the same time the park was laid out around a greatly increased lake designed to look like a sinuous great river running through the estate. Probably not designed by Humphry Repton himself, John Nash could have designed it with assistance from Repton's son who he was working with at the time. The features of Knepp Park of the long lake, the vista to the old castle, the Pleasure Grounds behind the house and stables, and the planting of copses and oaks throughout the park, bear all the hallmarks of Repton. The land form of the north-south river valley of the lake and the wide, flat marshy valley of the River Adur to the south, plus to the east the defined boundary of the Shipley Parish on the Horsham-Worthing Road (Parliamentary Act to be a turnpike 1764), helped define the park. To the west was Shipley village limited extension of the park westwards, while to the north the A272 had not been created and the park seems to have run up to the head of the lake beside Pondtail Farm.

Planting the park boundaries made it a visually enclosed landscape (see Colson Stone plan reproduced as Fig.1 LVIA). The key views in the park are all from the house: to the south east to the old Castle Ruins; to the east across the lake to the lawns; and to the north east over the lake where it disappears round a corner. This north east view might potentially have had a vista to and from the Horsham Road north of where Buck Barn crossroads are now. There is a wide panorama from the south entrance front of the house over flat parkland. The two entrance drives to the house were from Horsham to Worthing Road at Floodgates Farm across the top of the dam on Castle Lane and from the road to Shipley village to the west around the Pleasure Grounds.

The significance of the setting of the house and park are the location of the house above the created lake and the sense of enclosure the immediate landscape has around the house, with only selected

views out. The house is located to be seen from most points in the park but was probably not visible from outside the park, and the park itself is enclosed by planting around its boundaries.

4.2.3 The Moated Site in West Grinstead Park (Images 19-23)

West Grinstead Park has a different history to Knepp as it was a manorial deer park and the Moat was dug to create a protected site within which the hunt could be watched or the hunting party could stop at. As such it was located to get good views over the whole park and to be seen from the house site to the north east. It was not located to view or be viewed from the Horsham to Steyning Road.

When this park was recreated by John Nash when he rebuilt West Grinstead Castle in 1806, a drive from the Horsham to Steyning Road was created – now called Green Lane that runs down to cross the stream on the west side of the park before rising to meet the drive coming up from West Grinstead village to the south west at the side of the Moated Site before continuing to the house. So the moat site became a feature within the early 19th century park and the planting of a stand of trees around it possibly dates from then.

The significance of the moated site is as feature in West Grinstead Park for viewing hunting in the park and more recently for as a historic feature to be visiting when perambulating in the park. It is not visible from outside the park nor does it have views to beyond the park's boundaries.

4.3 Direct Impacts

4.3.1 Works to complete execution of the currently consented scheme

The consented scheme of 2012 as amended, has seen the lake dredged and the area north east of the park and along its eastern boundary re-landscaped to form a series of earth bunds to screen the Knepp Estate from the impacts of the A24 and A272 main roads and to 'future proof' the estate from the environmental effects of creating a graded junction of the two roads.

The completion of the Landform Enhancement as consented in 2012 with the importation of suitable inert building waste material to complete the consented sculpted bund south of Hill House Farm at the east edge of Hillhouse Lawn along the east perimeter of the park. The construction of this landform feature as consented would leave to east edge of the Registered Park with long unnatural-looking, engineered bunds with steep profiles planted with trees. The material will be brought in to form the feature, and the existing pile of top soil at present situated in front of the position of earthwork, would be used to cover the imported material.

At Buck Barn Fields, the present mound, or Tor as it was referred to as in 2012, has reached its consented height, and works now being undertaken around the mound, particularly to its west to form a tail to it tapering down towards the silted and now overgrown northern extent of the lake and the haulage road off the A272 west of Buck Barn bungalows.

These landscaping works when assessed in 2011-12 as part of the Minerals and Waste Planning Application were regarded as having a positive impact on the environment because they were designed to provide a landscaped buffer to the Knepp Estate with its historic park and the grade II* listed Knepp Castle from the A24 trunk road and future improvements to it such as a graded junction with the A272.

The impacts of the works, such as the mound or Tor appearing behind the trees in the north east view from the house across the lake and the bund appearing at the eastern edge of the Lawn in the view east from the house across the lake, were regarded as being outweighed by the earthworks screening the park from the intrusion of the road. The dredging of the lake was seen as a major environmental benefit

both in terms of restoring the lake to its historic size and ensuring it stays as a diverse habitat, rather than continuing silting up to become just marshland.

4.3.2 Works in the current proposals that improve the consented scheme

The proposed scheme accepts the positive contribution that new earthworks make but takes the opportunity to extend Knepp Park by making the north east mound or Tor into an amphitheatre with its bowl open on the south east facing towards the lake and house, and the steep slope up to the ridge with a gently slope down to the north and north east which will be planted with a variety of trees. This amphitheatre, with a viewing point to look into the park will become an extension of Knepp Park.

The further landscaping of the bunds along the eastern boundary from Buck Barn Fields, so linked to this ridge above the amphitheatre, reforming them from long unnatural-looking, engineered bunds with steep profiles long earth mounds into interesting landscaped forms. These will have the benefit of allowing the earthworks to more effectively screen the road while making an interesting series of features along which the permissive footpath will wind from the proposed car park for visitors at Floodgate Farm.

Historic parks are not seen as heritage assets that have to be preserved, frozen in appearance to one identified period of time, they evolve all the time, as both Historic England and The Gardens Trust would affirm. Therefore, it is right to regard the amphitheatre designed by Kim Wilkie, as an addition to the park. Kim Wilkie's proposals, like his the work at Broughton Hall in Northamptonshire would be an addition to the park that creates another feature to terminate the vista from the house across the lake in a north easterly direction. A features that is in keeping with the Reptonian form of the park.



Fig 6 plan of the proposal to extend the new earthworks from Buck Barn Field to Hill House Farm and on to Floodgate Farm

4.3.3 Impacts upon the Registered Park and Garden.

The only area within the RPG which is affected is at the far east of Hillhouse Lawn, where the lawn rises towards the tree screen along the A24. Here the new proposals are to make slightly more extensive the ongoing sculpted earthworks already consented to create the enclosure of the park to reduce the impact of the road, both audibly and visually.

The term 'lawn' in this Nash-like landscape refers to forest lawn as advocated by William Gilpin in his Remarks on Forest Scenery (1791). This area has been gradually flattened over the last century to create a polo field, and it is enclosed to the north and south with plantations on its boundaries. The area where the landscaped earthworks are being created was used for parking vehicles for the polo and had two tracks leading to Hill House Farm. The effective lawn area is not impacted by the works and the earthworks will be planted with the permissive path running along their tops giving views down the lawn to the lake and Knepp Castle.

4.3.4 Impacts upon known archaeology.

The West Sussex Archaeology Report has reviewed the proposed development which involves the expansion of re-landscaping works within, and to the south of, Buck Barn field and to the east and north-east of Floodgate Farm, with some more minor alterations elsewhere within scheme boundary. These works will involve the stripping of existing topsoil, for later re-use, and the importation and distribution of inert waste. The geophysical surveys and evaluation trenching already undertaken have covered a large part of the area of the proposed scheme (that to the immediate north-east of, and to the south of, Hill House Farm). There are new areas of fields not yet surveyed by geophysical surveys or then covered by trenches to examine any notable anomalies. This necessary evaluation by geophysical survey and trenching within the Buck Barn and Floodgate Farm areas will allow the opportunity not only to assess these areas for as yet unknown archaeological remains, but also to determine the exact extent of the known Late Iron Age/Romano-British enclosure, particularly to the south, where its limits have not yet been established.

4.4 Indirect impacts

Indirect impacts are those impacts that do not physically affect a cultural heritage structure, feature or landscape, or heritage asset, but that alter its context or setting. Such an impact is difficult to define and needs to take account of a number of factors including:

Type of heritage asset; nature and scale of the development; method of work; temporariness; topography; visibility or separation; proximity; importance of views; accessibility and public visibility

In terms of the further earthworks from south of Hill House to Floodgate Farm, while they are ongoing, they could be visible from Knepp Castle and from Hill House Farm. This would be principally while the earthmoving is taking place and before the grass seeding of the earthworks has taken.

The transportation and deposition of the materials on the east of Hillhouse Lawn (in the registered park) Lawn will be seen from the lawn and park in front of the Grade II* Knepp Castle, and from the house itself. However once the earthworks grass over and are planted and the lawn grassland recovers this view from the castle will be enhanced.

There may be views from the Grade II Hill House of the earthworks in front of it being re-landscaped. This would be from the front elevation of the house, but the trees and bushes in front of the house means that views will be only glimpsed. The benefits of the re-landscaping around Hill House will be to further reduce the impact of the A24.

The indirect impacts would be temporary and would achieve beneficial results.

4.5 Mitigation

Mitigation actions were set out in the Andrew Joseph report 2011, for the 2012 consented scheme. Further work on the archaeological potential of the park undertaken by West Sussex Archaeology, is set out in their *Written Scheme of Investigation for a Programme of Archaeological Works at Knepp Castle, West Grinstead, West Sussex* 2013.

4.5.1 The West Sussex Archaeology report 2019 recommends the following mitigation:

The geophysical surveys and evaluation trenching already undertaken have covered a large part of the area of the proposed scheme (that to the immediate north-east of, and to the south of, Hill House).

Evaluation will need to be undertaken over the areas to be topsoil-stripped before any works commence. The results from this evaluation will inform a decision over whether any further archaeological mitigation is required in relation to this development including the exclusion of areas from topsoil-stripping to allow for the preservation in situ of archaeological remains. Both the initial evaluation and any necessary further archaeological mitigation will be carried out in accordance with a methodology set out in one or more WSIs, to be agreed. The areas for further evaluation are as follows:

At the north of the site, within the south-west corner of Buck Barn field, and the north half of the two fields to the south and west of Hill House Farm: this area has been only partially covered by the previous geophysical surveys. It is therefore proposed to extend the coverage of the evaluation trenching.

To the south, within the three small fields immediately to the east and north-east of Floodgate Farm along the east boundary: whilst a geophysical survey has been undertaken, albeit with negative results, no evaluation trenching has yet been undertaken and six trenches are now proposed.

4.5.2 For the works along the eastern edge of Hillhouse Lawn, the main mitigation will be to reduce damage to the topsoil in areas outside those needed for the earthworks, by routing the lorries and earthmovers along the existing two routes that come south from Hill House Farm.

In terms of the RPG and listed Knepp Castle house, it is the temporary impacts during the construction phases that need mitigation. The existing measures will need to be maintained to ensure that visual impact in views from Knepp Castle across the lake and up Hillhouse Lawn to the inert waste waiting to be sculpted by the earth movers, then covered in topsoil, is minimised.

With regard to the earthmoving needed to build up the amphitheatre it will be important to protect the trees that are being retained on the field boundaries and along the edge of the silted part of the lake. It is intended to clear several of these trees to allow a vista from the house to the bowl of the amphitheatre.

5 Assessment of Effects

5.1 Criteria Used in the Evaluation of Predicted Effects

In accordance with the EIA Regulations the significance of an effect should be identified. This is achieved using a combination of the published guidance (NPPF & PPG, Historic England) and professional judgement.

As set out in the Joseph report 2011, four criteria have been considered in evaluating the significance of the predicted effects of the proposed development, based on the impacts identified in Section 4.

5.1.1 Type of effect

Effects may be positive, negative, neutral or none. They may be temporary, permanent, direct or indirect. They may also be cumulative with other effects occurring in the area.

Direct effects: have a physical impact on heritage assets (archaeology or cultural heritage). This may lead to the partial or total destruction of features.

Indirect effects of development on heritage assets (scheduled monuments, listed buildings, registered parks and gardens) and other designated features of cultural heritage are more difficult to assess. Present national policy and guidance and guidance from Historic England include consideration of setting of a designated heritage asset and how important it is to its significance.

Terminology is important in understanding the proximity of the heritage assets to the proposed development. In this assessment: 'Within' means the heritage asset is within the development; 'Adjacent' means that the heritage asset shares a boundary with the development; 'Close proximity to' means the heritage asset lies within 100m of the proposed development; 'In the vicinity of' means the heritage asset lies within 500m of the proposed development. Proximity is only one of the factors that need to be considered, so an adjacent heritage asset that is screened from the development may be less impacted than one further away but with uninterrupted important views.

5.1.2 Probability of effect occurring

An assessment is made as to the likelihood of the identified effect occurring. Probability is considered as certain, likely or unlikely.

5.1.3 Sensitivity

There are three categories of sensitivity identified: High, Medium and Low

Sensitivity	Definition
High	WHS, scheduled monuments, Grade I listed buildings, Grade I Registered Historic Parks and Gardens, Registered Battlefields
Medium	Grade II* listed buildings, Grade II* Registered Historic Parks and Gardens, Registered Battlefields, Conservation Areas, archaeological site not of sufficient importance to be scheduled
Low	Grade II listed buildings, Grade II Registered Historic Parks and Gardens, Registered Battlefields, other heritage assets

5.1.4 Magnitude

The magnitude of change to a cultural heritage structure, feature or landscape is considered in terms of its vulnerability, its current condition and the nature of the impact on it. With respect to below ground archaeology there may be a degree of uncertainty of the magnitude of change, and where this is the case it is noted. Magnitude is assessed as considerable, slight or none

Magnitude of change	Description
Considerable	Complete destruction of a well-preserved archaeological site, historic structure or element of a cultural heritage landscape Change to the setting of a cultural heritage feature such that understanding of the significance is permanently changed
Slight	Destruction of a site containing archaeology or other cultural heritage in already degraded condition Change in the setting of a cultural heritage feature such that understanding of the significance is permanently changed
None	No physical effect upon an archaeological site or other cultural heritage feature No discernible effect upon the setting of cultural heritage feature or understanding its significance

5.2 Assessing the significance

The four criteria are considered together to reach a conclusion upon the significance of an effect, taking into account any measures that are proposed to mitigate the effect. In accordance with EIA Regulations these are quantified as, significant or not significant or neutral.

	Magnitude	Considerable	Slight	None
Sensitivity				
High		Significant	Not significant	Neutral
Medium		Significant	Not significant	Neutral
Low		Not significant*	Not significant	Neutral

* except in cases of considerable magnitude on designated heritage assets which are always significant

6.3 Evaluation of the Significance of the predicted effects

The results of the evaluation of significance are set out below, together with explanation on how they were arrived at

	Type of effect	Probability of Effect Occurring	Sensitivity	Magnitude of Effect	Significance	How arrived at
Direct effects on designated heritage assets	negative	certain	High	Slight	not significant	Direct effects on the RPG are the additional landscaping on the east edge of Hillhouse Lawns on the east boundary of the registered area. The lawns originally ran flat until they met the planting along the Worthing Road boundary. The consented scheme 2011 has already allowed a bund on the edge of the lawn and the present proposals will improve the landscaped form of this earthwork.
Direct effects on designated heritage assets	positive	certain	high	considerable	significant	The final landscape forms can be regarded as a +ve addition to the Registered Park and the setting of grade II* listed Knepp Castle as its axial point. Not only will the park be extended by the new landscape features to the north east of the lake, but its tranquillity will be improved as both visually and in noise terms the effects of the A24 and A272 trunk roads will be diminished. The three key views from the grade II* house in the Registered park to the north-east, east and south east will be both protected and enhanced.

Indirect effect on designated heritage assets	negative	certain	slight	slight	not significant	The RPG and Grade II* listed Knepp Castle, may be affected temporarily during the creation of the ridge and amphitheatre to the north east and landscaping at the east boundary of Hillhouse Lawns. It may mean during the hours of working noise disturbance and possibly some visual intrusion of equipment seen across Kneppmill Pond Views from Knepp Castle and Hill House of the lawn and fields will be temporarily changed, but no more than during the construction of the bunds under the existing consent 2011. Temporary effect
Indirect effect on designated heritage assets	positive	certain	slight	slight	not significant	The final landscape forms can be regarded as a +ve addition to the Registered Park and the setting of grade II* listed Knepp Castle as its centrepiece. In views from Knepp Castle house the north east view will now have a focal point and the east views across the lawn will more obviously appear to rise to an earthbank and strong tree screen along the A24 to improve the sense of enclosure.

Effects upon buried archaeology within	negative	certain	slight	slight	not significant	With the extended landscaping to the north east to create the ridge and amphitheatre coming further south into the field north west of Hill Farm, there will be further overlay. As the top soil is not being disturbed on the field, and it has already been covered with the dredgings from the lake under the 2018 consent, there should be no effects on the archaeology
Effects upon archaeological knowledge	positive	not known	not known	considerable if present	not known	Should archaeology be found during the recording, an assessment of these will add to knowledge

6 Summary

6.1 Overview

This report presents the findings of the cultural heritage assessment based on:

a deskbased assessment, assess to the HER at the West Sussex Record Office and four site visits to the park in 2016, 2017, 2018 and 2019, as well as the West Sussex Archaeology *Heritage Statement for Proposed Works on Land at Knepp Castle Estate, West Grinstead, West Sussex* report of September 2019.

It considers direct and indirect impacts on the cultural heritage that could arise from this proposed new consent on top of the existing consent. The main sensitivity lies with any change to the designated heritage assets, which include the part of the registered Knepp Park where the new works will take place, and the setting of the listed buildings that might be effected, albeit temporarily: Knepp Castle (Grade II*) to the west of the lake on a ridge, and the (Grade II) Registered Park & Garden to the east of the fields where it is proposed to revise and extend the landscaping. As well as the impact on the ark of in effect extending the park beyond the lake in the north east by creating the amphitheatre.

The amended approach with digging out the silt rather than removal by suction; and the change in location of silt deposition have been discussed with West Sussex County Council Minerals & Waste Planners. It was indicated that the change in method and deposit area would need a revised consent and they still wished to see the area approved for the borrow pit at the south east corner of The Lawn retained as a feature to create a new wetland habitat.

6.2 Direct effects

Knepp Castle Park's main feature is the Kneppmill Pond which had silting up for a long period, and the existing consent is tackling this silting to restore the lake's surface area. The present proposals are to take a new approach to the earthworks designed in 2011-12 to form a barrier between the park and the main roads to its north and east. The contrast is that the present proposals seek to include the earthworks in the park by making them features of the park.

There will be positive direct and permanent effects on the Registered Park. The amphitheatre feature is an addition to the Registered Park, it is sympathetic to it and not out of place. It will close the north eastwards vista from Knepp Castle house

Taking a broader view of The Lawn and its eastern area surrounded by the trees along the edge of the boundary with the A24, this area is hidden right at the end of the lawn and from the main views within the park it is the tall trees along the boundary with the road that are seen.

Overall the whole series of earthworks now proposed will be an enhancement of the designated heritage of the landscape of the Registered Park and the setting of the Grade II* listed building.

6.3 Indirect effects

In terms of the present proposals for earthworks, it is not considered that any negative impacts of the new proposals will be significant. It has to be born in mind that the earthworks could not be undertaken without the importation of inert building waste material to create the enhanced landscape features north and east of the Registered Park. These landscape features bring significant benefits reducing the visual and noise intrusion of the A24 on the Registered Park and the listed buildings within and around it. The landscape enhancement features have been designed to allow views of the Kneppmill Pond, the lake, and Knepp Castle, Grade II*, from a permissive footpath being created on the landscaping along

the east side of the park. From the public footpath that crosses Kneppmill Pond Dam, the lake is in full view and obviously will look very different when drained, but Hillhouse Lawn is screened by the planting on the promontory between the Pool and the Bow and the trees and bushes along its edge, as are the fields where the dredgings will be deposited.

7.4 Conclusion

These proposals to amend are more sensitive to the cultural heritage than those in approved scheme of 2011. They are part of the wider development to create new landscape outside the existing Registered Park and on its eastern boundary to reduce the impact of the A24 on the park and the listed buildings in and around it.

In terms of legislation and policy, the requirement on the planning authority under the 1990 Act Section 66 can be said to be met because the outcome of landscaping will be to enhance the setting of the Grade II* Knepp Castle and of the Registered Park and Garden. The new amphitheatre will introduce a stunning new landscape feature into the park which will close one of the three main vistas. The east vista across the lake to the lawn will benefit from the replanned earthworks at the east end of the lawn. These will enhance the setting of the park by completing works to reduce the impact of the A24 on the park, but in a visually pleasing way.

In terms of the NPPF balanced judgment on the any planning application affecting heritage assets, as set out in Paragraphs 189-196, no harm will be caused to the significance of any designated heritage assets, and the case can be made that the significance of the Registered Park will be enhanced by the new feature.

The policy in the West Sussex Waste Plan 2014 will be achieved with this proposal that will protect and indeed enhance the special landscape and the natural and historic environment. It can be similarly argued that the proposals also comply with the Horsham Local Planning Framework 2015 Strategic Policy 34 Cultural and Heritage Assets.

7 Sources

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8 Maps



Map 1 The Crow Estate Map 1754 as framed in Knepp Castle and the redrawing of the map, which show Kneppmill Pool's extent in over 250 years ago, running north of Pondtail Farm and with the wide Bow later narrowed mill race.



Map 2 Thomas Budgen Map of West Grinstead Parish 1806 at the time of John Nash and showing Hillhouse Lawn already there



Maps 4 & 5 Ordnance Survey First Series 1875 showing the park with Kneppmill Pond as a sinuous river already silting and the Lawn going to the London Worthing A24 with sparse planting along it. Below, 1911 OS showing more planting and smaller lake



9 Photographs



Image 1 Knepp Castle from Hillhouse Lawn showing its setting above Kneppmill Pond: Spring 2018



Image 2 view of the north east elevation of Knepp Castle showing the staircase window through which the view of the long lake disappearing into the distance was intended to be seen with Buck Barn Fields beyond the trees on the far side: Spring 2018



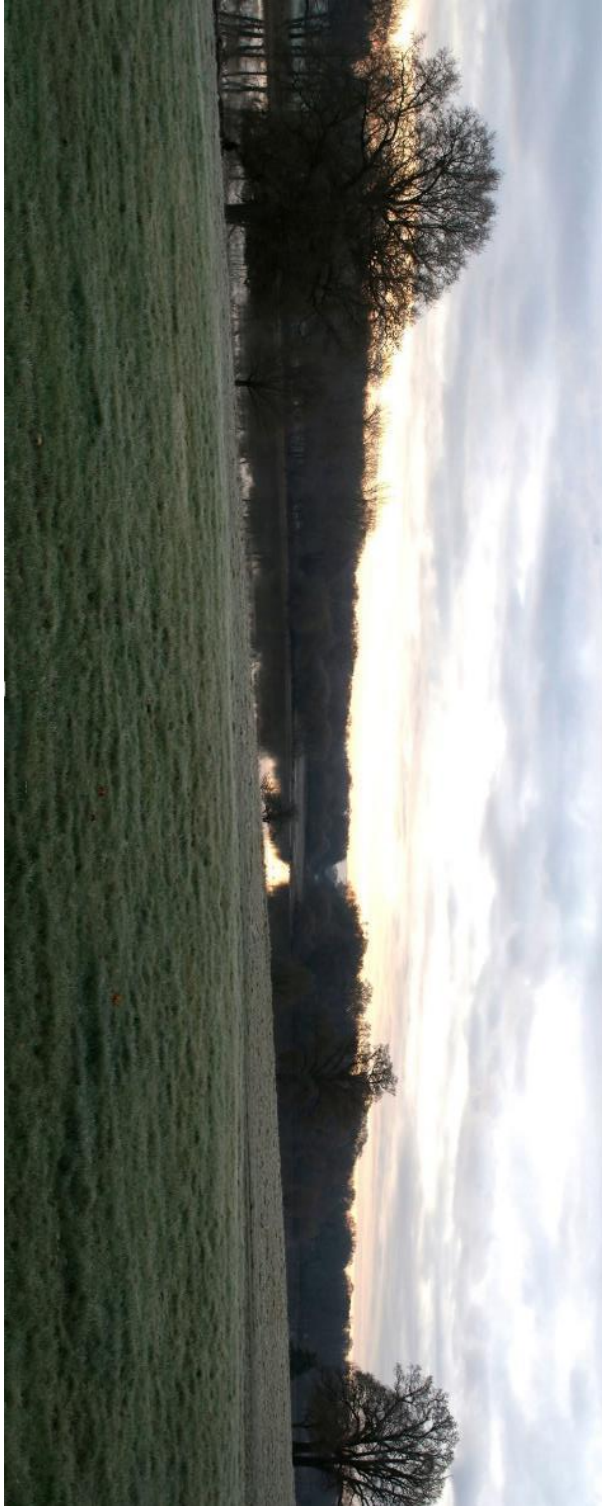
Image 3 View from Knepp Castle north up Kneppmill Pond with the tree screen along the lake and the fields behind



Image 4 View from Knepp Castle south east towards old Knepp Castle with the lawn beyond the lake, and the old castle just visible in the gap in the far tree screen: Spring 2018







Images 5, 6, 7 View from in front of Knepp Castle house, showing the three key views from the house in the Registered Park: north east up Kneppmill Pond; east over the Lawns and south east towards old Knepp Castle with the old castle ruins just visible in the gap in the tree screen right of centre: Winter 2019



Image 8 View from the mound on the earthworks on Buck Barn Field south over the fields west of Hill House into the RPG with Knepp Castle House on the far skyline in the top right beneath the Cedar trees



Image 9 View from the mound on the earthworks on Buck Barn Field south-south-east over the fields west of Hill House into the RPG with Knepp Castle House on the far skyline in the top left centre, beneath the Cedar trees



Image 10 View from in front of the bund on the east edge of Hillhouse Lawn towards Knepp Castle with the house under the Cedar trees in the centre



Image 11 View from the woods west of Hill House towards Knepp Castle: these woods form the northern boundary of Hillhouse Lawn and at their east end turn north to screen Hill House Farm from Knepp Castle and its immediate area in the park



Image 12 Aerial view showing the scheduled Knepp Castle Ruins in the bottom beside the A24 in relation to the A24 and the Registered Knepp Park (shaded green) with the earthworks of the consented 2012 scheme visible. Knepp Castle house is marked with a blue triangle in the centre of the park and Kneppmill pond's sinuous form can be seen.



Images 13 immediate setting of Knepp Castle Ruins showing the ruins with to right gap in trees to give views of Knepp Castle House roof and chimneys



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



Image 16 View south from the south end of the landscaping at the east of the lawns towards Knepp Castle Ruins on the right



Image 17 View South from the constructed bund to the east of Hill House looking south towards Knepp Castle Ruins



Image 18 View from the top of the mounds on the Buck Barn Field earthworks looking south towards Knepp Castle Ruins



Image 19 Aerial view showing the Moated Site in West Grinstead Park (pink) in relation to the A24 and the Registered Knepp Park with the earthworks of the consented 2012 scheme visible. The moated site lies in a stand of trees south of Green Lane.



Image 20 View from Green Lane in front of the moated site towards Hill House Farm (centre on skyline). The trees are on either side of the A24



Image 21 View from Green Lane in front of moated site towards Buck Barn Fields (beyond centre skyline). The trees in the mid distance are a wood that rises up to the A24 here the tall conifer is in the gardens of Tea Caddy Cottages beside the old A24.



Image 22 View from bund east of Hill House towards the most site in West Grinstead Park



Image 23 View from the mounds on the existing consented earthworks at Buck Barn Field towards the moated site in West Grinstead Park.

