

Further Addendum Planning Statement

Application WSCC/019/20 - Proposed construction of landscape enhancement features using imported inert materials, together with provision of public access and amenity; comprising revised landform and details to WSCC/029/18/SP

**in respect of Land at Knepp Castle Estate,
West Grinstead, West Sussex**

Prepared for

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Prepared by

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Version - FINAL

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1. INTRODUCTION

- 1.1. This 'Further Addendum Planning Statement' has been prepared in support of the 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 (Local Planning Authority Reference WSCC/019/20).
- 1.2. A full planning application for this scheme, including an Environmental Statement as required by the Environmental Impact Assessment Regulations 2017 (S.I. No: 2017-571) was submitted to West Sussex County Council (WSCC), as Local Planning Authority (LPA) in December 2020.
- 1.3. Subsequently, and in response to the request from WSCC, further information was submitted to the LPA in an Addendum Planning Statement dated April 2020.
- 1.4. In light of this, the LPA validated the application and conducted a statutory public consultation exercise. In response to this, the LPA set out a request for the submission of amended and addendum information under cover of a letter dated 29th May 2020 and associated enclosures.
- 1.5. In light of this, discussions have taken place with the LPA, and their representative Landscape Architect Consultant.
- 1.6. This has resulted in the preparation of this Further Addendum Planning Statement and associated enclosures.
- 1.7. This Statement and related information is set out thematically as detailed below:
 - 1) Plans and Drawings;
 - 2) Landscaping Proposals, in accordance with Rewilding Principles;
 - 3) Landscape Visual Impact Assessment;
 - 4) Public Right of Way;
 - 5) Recreational Infrastructure Benefits;
 - 6) Vehicular Access Arrangements;
 - 7) Car Park;
 - 8) Acoustic Fencing; and
 - 9) Construction Site Infrastructure Plan.
- 1.8. This Statement is supported by a suite of additional information, presented as Appendices to this report.
- 1.9. For ease of reference, attached at Appendix 1 is a table that summarises the addendum information now submitted, and identifies, where applicable, where this is submitted to supersede information previously submitted to the LPA in December 2019 and/or April 2020.

2. PLANS AND DRAWINGS

- 2.1. WSCC have requested the provision of additional detail and addendum information in respect of the plans and drawings in support of the application proposal.
- 2.2. In response to this, these submissions include an updated Location Plan (Appendix 2), Block Plan and Site Sections (Appendix 3), and Landscape Masterplan (Appendix 4). Inter alia, these detail:
 - The physical treatment of the existing A24 access to be closed off, with additional detail of this also provided in a further highway access drawing;
 - The scheme does not propose the closure of the A24 access to B&G Machining;
 - Additional detail in respect of supporting recreational infrastructure including information boards, resting areas (i.e. log seats) and fences and gates, etc;
 - Additional detail is provided in respect of soft landscaping, supplemented by a 'Soft Landscape Establishment and Management Plan' and Detailed Plant Schedule and Specification (Appendix 5);
 - Additional contour detail for the area some 140m to the north of Hill House Farm;
 - Additional detail with respect to contours beyond the edge of the site to provide further information on how the landform will relate to the surrounding, existing landscape;
 - Updated Location Plan to detail further land within the applicant's control.

3. LANDSCAPING PROPOSALS, IN ACCORDANCE WITH REWILDING PRINCIPLES

- 3.1. WSCC have requested the submission of additional details with respect to landscaping proposals.
- 3.2. In accordance with the verbal discussions with WSCC, it is confirmed that the intention is for the landscaping of the site to be progressed under the wider 'rewilding' principles that have been implemented elsewhere on the Knepp Estate, and for which there is now widespread, international regard.
- 3.3. These submissions are accompanied by a 'Soft Landscape Establishment and Management Plan' (SLEMP). This sets out in further detail, the intent of the rewilding principles, the success that has been achieved elsewhere on the Knepp Estate, and how these principles would be translated into the landscaping regime for the application site.

- 3.4. The SLEMP sets out that the rewilding project, which commenced on the Estate in 2000, is a 'process-led, naturalistic grazing conservation project' and which comprises the introduction of free-roaming herbivores (red and fallow deer, Exmoor ponies and long-horned English cattle) and the restoration of natural water systems, to deliver a diverse, evolving ecosystem which is the subject of only minimal human intervention.
- 3.5. The approach has resulted in a dramatic increase in biodiversity on the Estate which now is home to some of the most critically endangered species in the UK, including five UK owls and thirteen of the UK's eighteen bat species. Of recent note, in 2020, the free-flying white storks nested and raised chicks on the Estate which are the first to have done so in the UK for some 600 years.
- 3.6. The SLEMP sets out the intent for the application site to become an expanded part of the existing rewilding area known as 'Middle Block.' By virtue of the repositioning of deer fencing etc (as detailed on the Landscape Masterplan), the scheme will result in the provision of an additional 50 hectares of parkland that will be incorporated into the Middle Block to provide additional grazing areas for the existing herbivores. Existing observation of the management of the Middle Block indicates that this expanded area is required to provide additional grazing areas for the existing animal stock.
- 3.7. The SLEMP sets out that the overall soft landscape management objectives are:
- Ensure the long term health and retention of existing boundary trees/shrubs;
 - Enable the successful implementation and establishment of additional trees and shrubs to kickstart the natural regeneration process;
 - Secure and maintain wildlife and ecological benefits wherever possible;
 - Ensure best horticultural health and safety practices at all times;
 - Establish and maintain an ongoing process of natural rewilding through considered management and procedures;
 - Ensure working methods both respect and encourage wildlife; and
 - Any defects in the implemented scheme to be identified at the earliest opportunity and dealt with promptly.
- 3.8. The overarching intent, in accordance with the rewilding principles, is to seek for much of the proposed treed and woodland area of the site to establish naturally through the rewilding process. This will principally be achieved by the introduction of rabbit proof and other stock fencing to protect areas and for land and soils to be provided on to the site in a condition which will encourage rewilding. This will include measures such as providing brash, stone and timber to encourage bird species which in itself then encourages natural seeding of new species.
- 3.9. In order to 'kickstart' the rewilding process, a number of these areas will be supported by specific planting at the outset, thereby seeking to maximise the prospect and speed with which the rewilding process will take place.

- 3.10. The SLEMP sets out the proposals for the planting of tree specimens to include indigenous species comprising field maple, alder, hornbeam, hawthorn, aspen, sessile oak, and English oak. This will be supplemented by native shrub specimen planting to include field maple, alder, dogwood, common hazel, hawthorn, blackthorn, pussy willow, grey willow, and wild service tree. The SLEMP sets out proposals for the planting and maintenance prescriptions for this landscaping.
- 3.11. Outside of the areas of natural regeneration, there will be additional, specific soft landscaping. This will include areas of native species (Sussex sourced) grassland, new tree planting, and new native hedgerow planting. The SLEMP sets out specific proposals for this landscaping, and the associated management prescriptions.
- 3.12. As an integral part of the landscaping proposals, the Landscape Masterplan and SLEMP set out details for the proposed provision of fencing, and in particular rabbit proof fencing (see Drawing No. RCo 201-16 at Appendix 6), and deer fencing. The former is intended to be temporary, to enable the initial establishment of the rewilding areas. The latter will be permanent, and is required as part of the inclusion of the application site into the Middle Block rewilding area. Principally, this comprises the relocation of existing deer fencing to the outer edge of the application site.
- 3.13. The addendum submissions also provide additional detail for the hard landscaping areas, comprising the car park and the created and extended internal access roads to serve Hill House Farm group of buildings, and the supplemental alternative access to B&G Machining.
- 3.14. An interested party has requested clarification over the precise topographical form of the proposed amphitheatre; and in particular in light of the photographic examples which are contained in the Design and Access Statement and show a 'stepped' form to the internal face of the amphitheatre feature.
- 3.15. For the avoidance of doubt, it is confirmed that the amphitheatre would comprise an even, graduated topography, and there is no intent for any 'stepped' landscaped feature either on the internal or external face of the amphitheatre.

4. LANDSCAPE VISUAL IMPACT ASSESSMENT

- 4.1. The application was accompanied by a Landscape Visual Impact Assessment (LVIA), that comprised a supporting and integral part of the Environmental Statement. In accordance with the previous supplemental request of WSCC, additional supporting information was submitted in April 2020, including photo montages and photowire images of the effect of the proposed works.
- 4.2. The application proposal was assessed by WSCC's Landscape Architect Consultant, who set out their comments in a note dated 21 May 2020. These have been the subject of further discussion with the Landscape Consultant and the Planning Case Officer.
- 4.3. In light of this, attached at Appendix 7 is a Supplementary Landscape and Visual Evaluation (SLVE).
- 4.4. This provides an extended comparative assessment of the landscape and visual impact of the scheme having regard to the existing appearance of the site (i.e. baseline); the site as it would appear through completion of the extant approved scheme (the consented scheme); and the proposals detailed in this application (the Kim Wilkie scheme).

- 4.5. This comparative evaluation makes reference to the additional supporting documentation, including the baseline and verified photowire viewpoint photographs dated March 2020, and the submissions include mapping data of the viewpoints considered in the LVIA that accompanied the submissions of December 2019.
- 4.6. The SLVE sets out that the consented scheme primarily sought to provide an acoustic and visual barrier between the Park and the main roads to its north and east, whereas the proposed scheme provides an earthwork designed as a landscape statement, a new focal landscape feature, albeit grounded in the English landscape tradition. It notes that both schemes visually exploit the dredging of Knepp Mill Pond, recreating a northeast design access from the Castle to the Buck Barn landform. It notes that the scheme seeks to reinforce the ‘riverlike’ appearance of the Mill Pond directing *“the viewer to look across the landscape and lead the eye... to the landform.”* It notes that by reestablishing this earlier design access, via the amphitheatre, there will be the creation of a new landmark.
- 4.7. The SLVE notes that both schemes (i.e. the consented and the Kim Wilkie scheme) extend the Park considerably, and empark Buck Barn Fields. This continues the Park’s long evolution and iterative purpose and intent. It notes the amphitheatre ‘ties’ the modern Park back to the landscape tradition and that the wider contemporary ‘rewilding’ being undertaken by the Knepp Estate over the last 20 years delivers significant ecological benefits whilst routed in the earlier parkland concept. The SLVE notes that for centuries, parks were ‘wild’ in nature as many grew from medieval deer parks with a mosaic of tree and cover and habitats. It notes that it was only as a result of more modern mechanisation that changes in the mid/late 19th century fashion led to the perception of public parks being falsely considered as mown grass and tailored trees.
- 4.8. The report notes that the Kim Wilkie scheme delivers a significant positive change in relation to the internal park character by providing a distinctive and distinguished solution to the original problem of providing an acoustic and visual barrier.

5. PUBLIC RIGHT OF WAY

- 5.1. The extant approved scheme for works at the Knepp Estate include the provision of a new Public Right of Way (PRoW) to be delivered upon the completion of the project. This runs north from the existing (east-west) PRoW at Floodgates Farm (No. 1875) to the A272.
- 5.2. The original submissions in respect of the current application envisaged a number of generally modest, amendments to the alignment of the PRoW, principally to ensure that the route delivers the maximum amenity benefit from the improved character of the landform, including enhanced views, and in particular toward the heritage assets.
- 5.3. Under these further addendum submissions, and in accordance with the request of WSCC, the alignment of the PRoW has been reviewed.
- 5.4. In light of this, it is proposed to make a number of further minor changes to the alignment of the route of the PRoW. This principally comprises the provision of a more direct route as the scheme heads north from Floodgates Farm, and onto the Hill House Lawn Landscape Enhancement Feature. The previously submitted detail indicated a more circuitous route onto this landform.

This has now been removed. Further modest changes are also proposed at the north end of the Hill House Lawn Landscape Enhancement Feature.

- 5.5. In addition to this, the updated Landscape Masterplan now provides additional detail of the proposed requirement for gates/stiles, along the route of the PRoW. The requirement for (temporary) rabbit proof fencing and (permanent) deer fencing, necessitates the provision of stiles across the route of the PRoW. These are fully detailed in the Landscape Masterplan in respect of their location, with constructional detail on Drawing No. RCo 201-16.
- 5.6. It is noted that the WSCC PRoW Officer has requested consideration be given to upgrading the PRoW to a bridleway. This has been given careful consideration.
- 5.7. However, and as detailed elsewhere in this Statement, the intent is that the PRoW will run through an extended area of rewilding, comprising part of the expanded 'Middle Block'. Within this area are free roaming herbivores, including fallow and red deer, Exmoor ponies and long-horned English cattle.
- 5.8. Experience elsewhere within re-wilded parts of the Estate that are traversed by PRoW's, have revealed that there is potential conflict between the free roaming Exmoor ponies, and equestrian users of bridleways. This has subsequently required the removal of Exmoor ponies from areas that are crossed by bridleways.
- 5.9. For these reasons, it is not possible to accede to the request to upgrade the PRoW. It would conflict with the wider rewilding purpose, and prohibit the important and valuable contribution of the Exmoor ponies to the ecological diversity of the site.

6. RECREATIONAL INFRASTRUCTURE BENEFITS

- 6.1. WSCC have requested the provision of additional information with respect to the proposed recreational infrastructure that would be provided in conjunction with the proposed scheme, in particular, interpretation boards and seating etc, to be provided along the route of the PRoW for the benefit of users of this route by members of the public.
- 6.2. The Knepp Castle Estate, through their rewilding programme, have facilitated a significant expansion in public access to the Knepp Castle Estate. It has included the provision of significant areas of additional walking routes to enable enhanced experience and enjoyment of the Estate.
- 6.3. This public access is provided within the context of the underlying philosophy of rewilding. It is not intended that the Knepp Castle Estate becomes an area of recreation equivalent or akin, to a municipal park. It is intended as an area for the public to observe a rural landscape, with significant ecological biodiversity and heritage assets.
- 6.4. In accordance with these principles, the proposed provision of recreational infrastructure is within the context of an area of naturalistic rewilding. There is a commitment to provide seating/resting points close to and along the new PRoW, but these are to be provided in the form of 'fallen trees' which will then be modified and sculpted to provide usable seating and resting areas for members of the public.

Adjacent to these, the scheme will provide interpretation boards, in particular with respect to the rewilding principles. Examples of these boards already exist throughout the PRow's elsewhere on the Estate, and the scheme will follow this format.

- 6.5. It is not intended to provide municipal style infrastructure, such as waste paper bins etc, in particular, as the PRow is to be part of a rewilding area with free roaming animals.
- 6.6. The scheme includes the provision of a public car park, and this comprises an additional benefit for members of the public, that is a significant material enhancement over the extant scheme.

7. VEHICULAR ACCESS ARRANGEMENTS

- 7.1. The application envisages the permanent retention of the existing temporary construction access onto the A272, to the west of Buck Barn Bungalows. This would then be used to serve the domestic and commercial traffic to Hill House Farm, thus enabling the permanent closure and stopping up of the existing access to that built enclave which is direct off the northbound carriageway of the A24.
- 7.2. The scheme also includes the provision of a supplemental access to the west of B&G Machining, enabling users to access this commercial property via the existing access onto the A24 via Castle Lane. However, the existing access onto the A24 direct from B&G Machining would be retained. There is no proposal to permanently close this.
- 7.3. WSCC have requested the provision of an updated Stage 1 Road Safety Audit (dated June 2020) and indicative arrangements for closing up of Hill House Farm access (Appendix 8).
- 7.4. These additional elements have been the subject of discussion with representatives of WSCC Highway Authority. This has indicated that the scheme comprising the closure of the access onto the A24 would not require a Traffic Regulation Order.
- 7.5. WSCC have also requested the provision of additional information with respect to the level of traffic that will use the access roads through the site and other associated infrastructure.
- 7.6. The built enclave at Hill House Farm comprises an existing dwelling and a small number of light industrial units. This comprises a blend of workshops and storage uses, and includes the company 'Cocoa Loco'. It is estimated that the total number of employees within the units is some 16, and it is estimated that the quantum of traffic using the existing access from Hill House Farm onto the A24 is some 40-50 vehicle movements per day.
- 7.7. It is estimated that the proposed permanent retention of the temporary construction access onto the A272 would generate a comparable number of vehicle movements on a daily basis. There are no proposals under this application to change or materially increase traffic movements that would access Hill House Farm.
- 7.8. As discussed with WSCC Officers, it has been noted the provision of the access would provide the potential for residents of Buck Barn Bungalows to access their properties from the rear (south) via the use of the new proposed permanent access to Hill House Farm. However, this is not part of the application proposals.

It has been identified given the long running concerns of the increase in traffic using the McDonalds and associated infrastructure of Buck Barn crossroads which has, anecdotally, resulted in difficulties for residents of Buck Barn Bungalows accessing their properties.

- 7.9. Any such new access to these residential properties would need to be the subject of an application in due course which would be considered on its own merits.
- 7.10. The proposed extended access from Floodgates Farm to serve the western side of B&G Machining, would provide a supplemental access to this existing commercial premises. However, the existing access directly onto the A24 would be retained. Given this serves a single commercial enterprise, and would be a supplemental access, it is estimated the vehicle numbers likely to be generated along the new track might amount to a maximum of some 10 vehicle movements per day.
- 7.11. In light of this, it is not considered this would create conflict with users of the PRow that is proposed to be provided north from Floodgates Farm to connect up to the A272.
- 7.12. Nonetheless, the applicant is happy to install signage, to ensure that drivers of vehicles using the access are informed that they should be aware of, and give priority to, users of the PRow.
- 7.13. WSCC have requested clarification as to the users of the public car park that is proposed to be provided at Floodgates Farm. This is intended to provide displacement parking for the current informal parking by members of the public on Castle Lane (when seeking to access the PRow that runs west). It is therefore considered this 'displacement' parking will be of enhanced amenity for users of the PRow and furthermore, will improve the free-flow of traffic along Castle Lane.
- 7.14. It is not intended that the proposed car park becomes the primary parking area for visitors of the Knepp Estate. Alternative provision for this exists elsewhere on the Estate, accessed to the south at Dial Post.
- 7.15. The proposed hard landscaping of the access roads that are either new or to be permanently retained, and the car park would be porous granular material. On this basis, these areas would not generate surface water runoff beyond that that would be equivalent to the Greenfield runoff rate.

8. CAR PARK

- 8.1. The proposed car park is in displacement of vehicles of members of the public that currently informally park along Castle Lane.
- 8.2. It is not intended to provide a main parking area for members of the public that are visiting and accessing the Knepp Castle Estate. Separate, dedicated provision for this has been made elsewhere on the Estate to the south, accessed via Dial Post.
- 8.3. In light of the feedback of WSCC, the precise position of the car park has been reviewed, and has been modestly amended. In conjunction with this, the soft landscaping proposals around the periphery of the car park have been reviewed and updated.
- 8.4. The car park would be on private land, and the Estate would retain control of this area to avoid antisocial usage, such as illegal tipping.

- 8.5. For these reasons, the applicant retains the right, at its absolute discretion, to control access to the car park to ensure it is for domestic vehicles, and could be controlled to daylight hours only.

9. ACOUSTIC FENCING AND BUND

- 9.1. WSCC have requested clarification regarding the details of the acoustic fencing. Additional drawing detail of this has been supplied in the Addendum Statement dated April 2020. This includes full elevational and constructional details of the proposed fencing. No changes are proposed to this under these submissions.
- 9.2. The scheme includes the provision of acoustic fencing to the west of the dwelling known as Charleston Farmhouse, to ensure a continuous acoustic barrier is formed between the northern end of Floodgates Farm Landscape Enhancement Feature, and the southern end of the Hill House Lawn Landscape Enhancement Feature. This reflects the extant approved scheme.
- 9.3. The precise alignment of this fencing is proposed to be modestly amended under this application. The acoustic fencing would follow the route of the former overhead power line which represents a clearing between existing trees. In this way, the effect of the acoustic fence in particular from the PRoW running north (to the west) is ameliorated. This alignment was detailed in the original submissions and is not proposed to be amended.
- 9.4. WSCC also requested clarification in relation to any acoustic treatment to be provided to the north of the proposed access road and south of Buck Barn Bungalows. The Noise Impact Assessment that accompanied the application submissions in December 2019 noted the effect of an acoustic bund, a temporary acoustic bund had been located in this position at the time the Noise Surveys were conducted.
- 9.5. However, this proposal is not part of the final design of the scheme. On this basis, it is not detailed on the Landscape Masterplan.
- 9.6. However, the inclusion of a temporary noise bund is now shown on the Construction Site Infrastructure Plan (Appendix 9). This is such that a temporary bund can be positioned/retained in this location during the construction works for the amenity benefit of residents of Buck Barn Bungalows. It would then be removed at the completion of the development.

10. CONSTRUCTION SITE INFRASTRUCTURE PLAN

- 10.1. WSCC have requested the submission of an updated Construction Site Infrastructure Plan. This is attached at Appendix 9.
- 10.2. It comprises a minor revision of the layout of construction infrastructure that has supported the works to date, including with respect to works compound and wheel washing facilities, together with accessways and security gates etc.
- 10.3. It includes the provision of a temporary noise bund along the northern edge of the proposed construction access (south of Buck Barn Bungalows) for the amenity benefit of local residents during the construction phase; and would be removed upon completion of the development.

11. SUMMARY

- 11.1. This Further Addendum Planning Statement is submitted in support of the application currently under consideration by WSCC.
- 11.2. It comprises addendum and amended information that responds to the comments of WSCC set out in their letter of 29 May 2020, and as refined by subsequent discussions with the Case Officer and Landscape Consultant.
- 11.3. The submissions seek to provide the requested additional information, and include a number of minor amendments undertaken to the scheme to reflect and positively respond to the feedback of the LPA and other interested stakeholders.
- 11.4. It is requested that this information comprises part of the application pack, and supersedes existing previously submitted documents, where that is relevant in accordance, as set out in the table at Appendix 1.
- 11.5. In light of previous and these additional submissions, it is submitted that the works are acceptable and supportable, and thus planning permission should be granted.

APPENDIX 1

TABLE DETAILING FURTHER ADDENDUM INFORMATION AND SUPERSEDED DOCUMENTATION

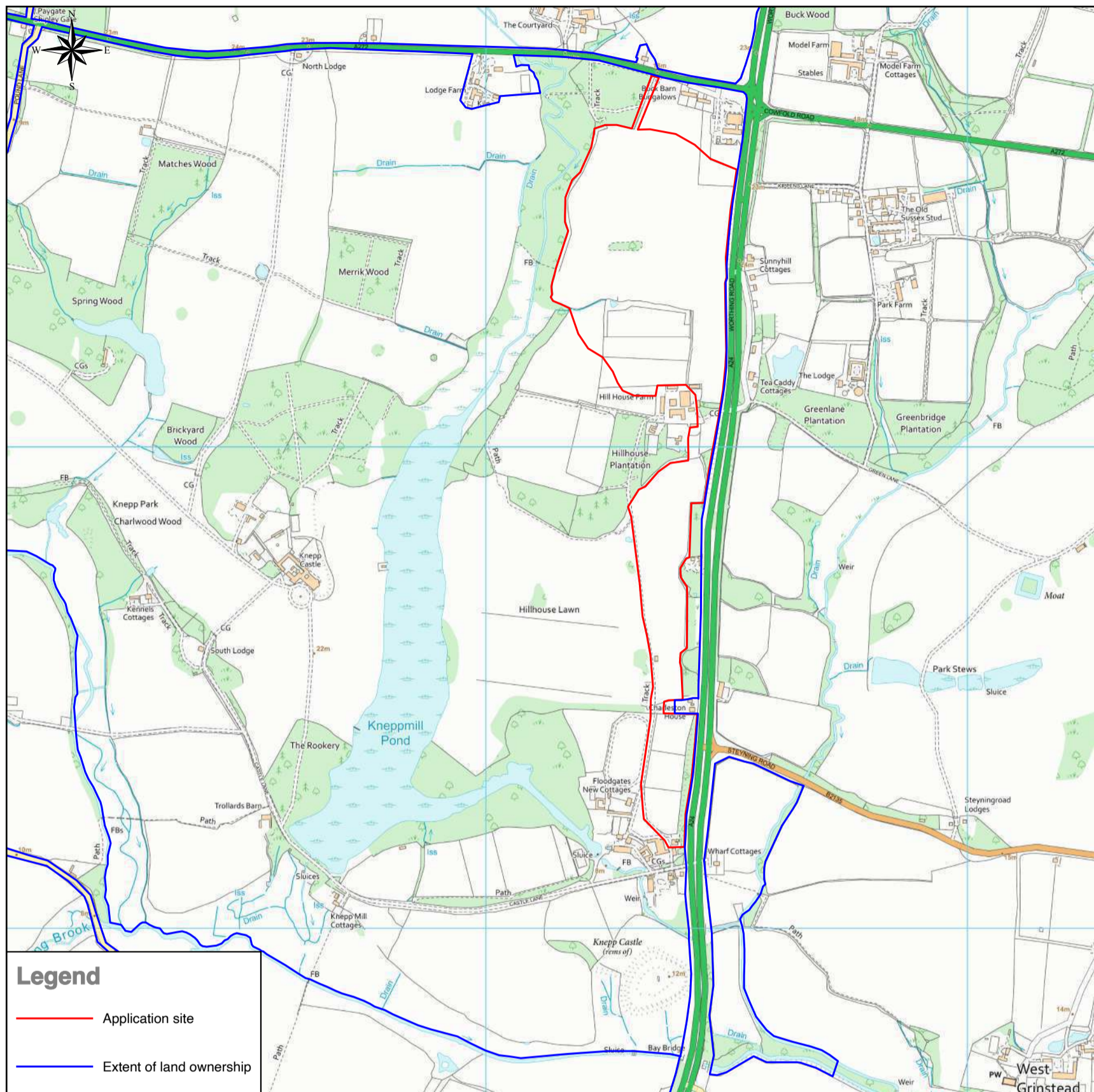
APPENDIX 1

Table Detailing Further Addendum Information and Superseded Documentation in Respect of 'Kim Wilkie's' Scheme at Knepp Castle Estate

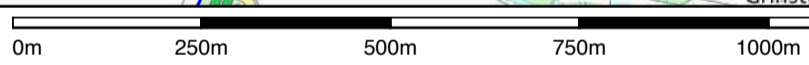
NEW/REVISED DOCUMENT REFERENCE NO.	SUPERSEDED DOCUMENT REFERENCE NO.
Site Location Plan: Drawing No. 260-04-010 Revision A	Site Location Plan: Drawing No. 260-04-010 (Submitted Dec 2019)
Block Plan - As Proposed: Drawing No. 100 Revision S	Block Plan as Proposed Drawing No. 100 Revision Q (Submitted Dec 2019)
Existing and Proposed Sections: Drawing No. Revision S	Existing & Proposed Sections (Submitted Dec 2019)
Landscape Masterplan: Drawing Nos. RCo 201-12 Rev 04 & RCo 201-13 Rev 03	Landscape Masterplan: Drawing Nos. RCo 201-12 & RCo 201-13 (Submitted April 2020)
Proposed Car Park Layout Plan: Drawing No. RCo 201-15 Revision 02	Proposed Car Park Layout Plan: Drawing No. RCo 201-15 (Submitted April 2020)
Soft Landscape Establishment and Management Plan - 27 July 2020	N/A
Detailed Plant Schedule & Specification	N/A
Proposed Planting and Fencing Construction Detail: Drawing No. RCo 201-16	N/A
Supplementary Landscape and Visual Evaluation	N/A
Stage 1 Road Safety Audit - Dated 25 June 2020	Stage 1 Road Safety Audit - Submitted April 2020
Indicative Arrangements for the Closing of Hill House Farm Access Drawing No. 160-728-02	N/A
Construction Site Infrastructure Plan Drawing Nos. RCo 201-17 & RCo 201-18	N/A

APPENDIX 2

UPDATED LOCATION PLAN



This Plan includes the following Licensed Data: PDF Printed Plan OS VectorMap Local Raster by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2020. Ordnance Survey 0100031673



Scale: 1:10000, paper size: A3

CLIENT: BURRELL
 PROJECT: PROPOSED LANDFORM
 SITE: KNEPP CASTLE ESTATE
 DRAWING: 260-04-010 Rev. A
 DATE: 07/2020



APPENDIX 3

UPDATED BLOCK PLAN AND SITE SECTIONS

APPENDIX 4
UPDATED LANDSCAPE MASTERPLAN

Proposed 1.20m (min) ht timber post and wire fencing with stile for pedestrian access.

KEY
Existing Woodland
Existing tree specimens forming woodland areas and field edge stews to be retained and protected within the proposed scheme - refer to accompanying tree protection package for further details.

Existing tree groups / Lines
Existing tree groups proposed to be retained and protected within the proposed scheme - refer to accompanying tree protection package for further details.

Existing Tree Specimens
Existing tree specimens to be retained and protected within the proposed scheme - refer to accompanying tree protection package for further details.

Proposed Tree Specimens
Proposed tree planting to be 10-12cm Girth Size / 3.0-3.5m height / 1.5-2.0m Clear Stem / Standard accordance with BS 5255: 2014 Trees from nursery to independence in the landscape Recommendations.

Proposed Feathered Shrub Specimens
Proposed native species, feathered shrub specimens to be 150-175cm height. Shrubs to be planted in groups of 2-3 of the same species.

Proposed Natural Regeneration Area
Proposed area to undergo natural regeneration following the principles established by Foster (rough and loose).

Proposed Hedgerow Planting
Proposed native species, hedgerow planting to the edge of the Hill House Farm.

Proposed Native Grassland Areas
Proposed grass seed mix to have native Sussex sourced, grass seed mix.

Proposed Pedestrian Route
Proposed pedestrian route including new car park (north of Floodgate Farm) and A24 access (via timber-stile).

Proposed Access Roads
Proposed access roads to Hill House Farm and Engineering Works adjacent to the A24. Access track to be finished with 150mm depth of Type 03 permeable aggregate.

Existing Deer Fencing
Existing 1.5m ht deer fencing to be retained.

Proposed Deer Fencing
Proposed deer fencing to be 1.5m height galvannead mesh (as per existing Knepp Castle deer fencing).

Proposed Temporary Rabbit Fencing
Temporary rabbit fencing to be 500mm (total) height with 50mm to be above ground (750mm above ground to be below ground). 75mm Ø 12.5m centre Ø kept taut with galvannead steel fencing wire to base and top.

Proposed Rabbit Fencing Stile
Proposed temporary rabbit fencing stile to enable pedestrian access whilst protecting proposed natural regenerating areas from damage.

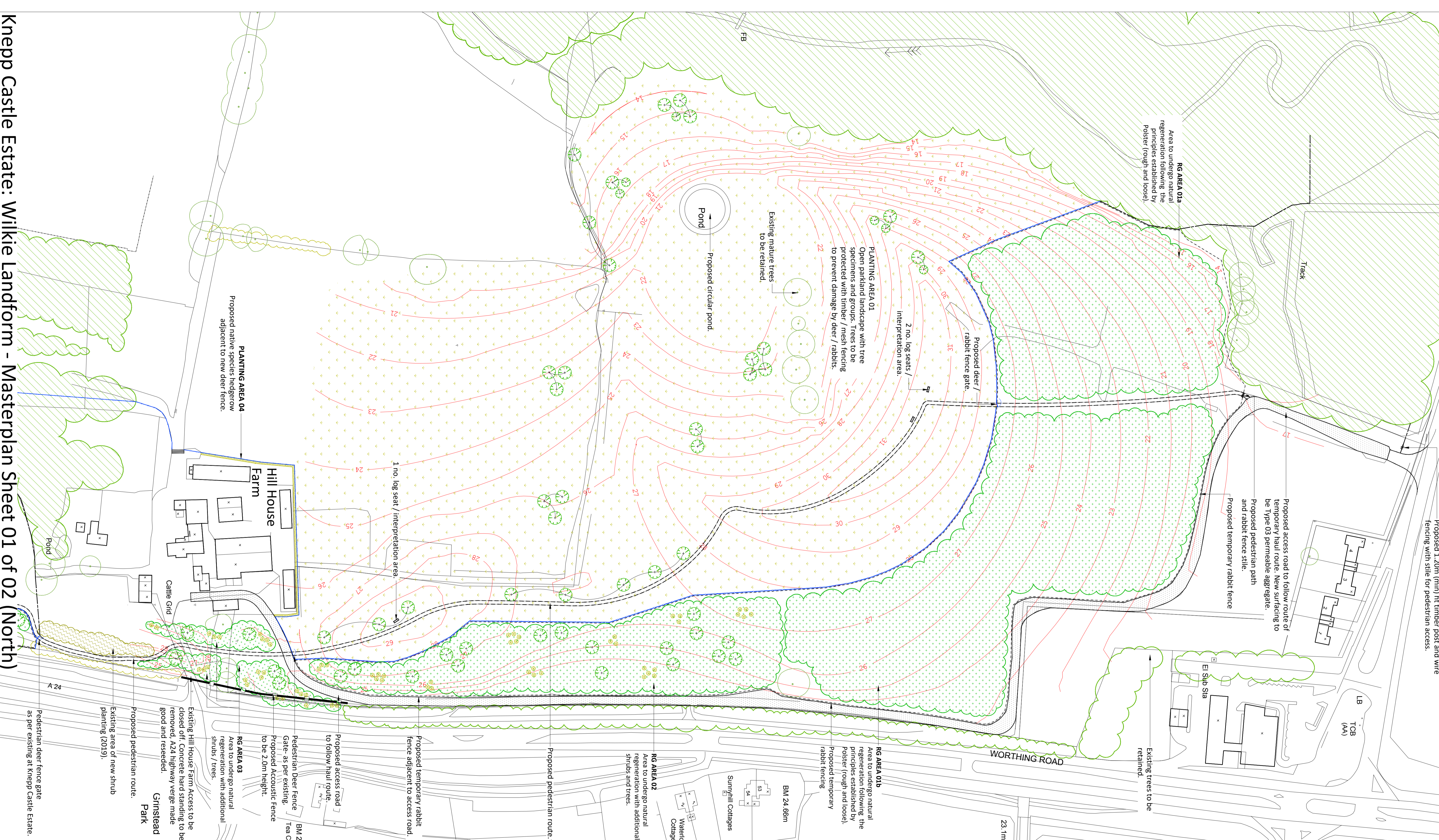
Proposed Deer Fencing Gates
Proposed deer fencing gates to enable pedestrian access.

Proposed Livestock Grids
Proposed livestock grids to enable livestock free area (as per existing Knepp Castle Estate).

Proposed Acoustic Fencing
Proposed acoustic fencing to be 1.5m height timber with steel 1" fence supports - refer to RCO201 / 14 / Acoustic Fence Detail for further details.

Proposed Seating / Interpretation Areas
Proposed rough iron, timber log seating and associated revelling / wildlife interpretation areas.

NOTES
Refer to the accompanying Tree Protection Package for details of proposed tree protection measures.
For further planting / fencing details refer to:
• Detailed Planting Schedule & Specifications;
• RCO201 / 16 / Typical Trees Section and Fencing Details.
All tree specimens planting within of designated fenced areas are to be protected with 1.5m ht (min) fencing to prevent damage by deer / rabbits.
Rabbit mesh fencing to remain in situ for a minimum of 5 years or until natural regeneration has sufficiently established.
All proposed gates and stiles are to conform to the guidance laid out in BS5709: Gates, gates and stiles - Specification (2018).
All planting areas to have 300mm depth (minimum) subsoil overlain with 300mm (minimum) multi purpose topsoil to BS3882: 2015 Specification for (open) multi purpose topsoil to BS3882: 2015 Specification (minimum) shall be 150mm (min) top soil 300mm depth (minimum) shall be 150mm (min) top soil.
All shrub / tree specimens are to have 750mm Ø / 75mm depth of woody/gas free for a minimum of three years from planting.
All plants stock to be sourced from UK grown stock. (Should this not be possible a Plant Passport must be supplied detailing full provenance from seed)
No peat or peat based products are to be used.
All seeds, bulbs, corms and other plant propagules to be sourced from UK grown stock.



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Project Title: Knepp Castle Estate, West Grinstead, Nr Horsham
The Matthews Group
Drawing Title: Masterplan (Soft Landscape Layout)
Sheet 01 of 02 (North)

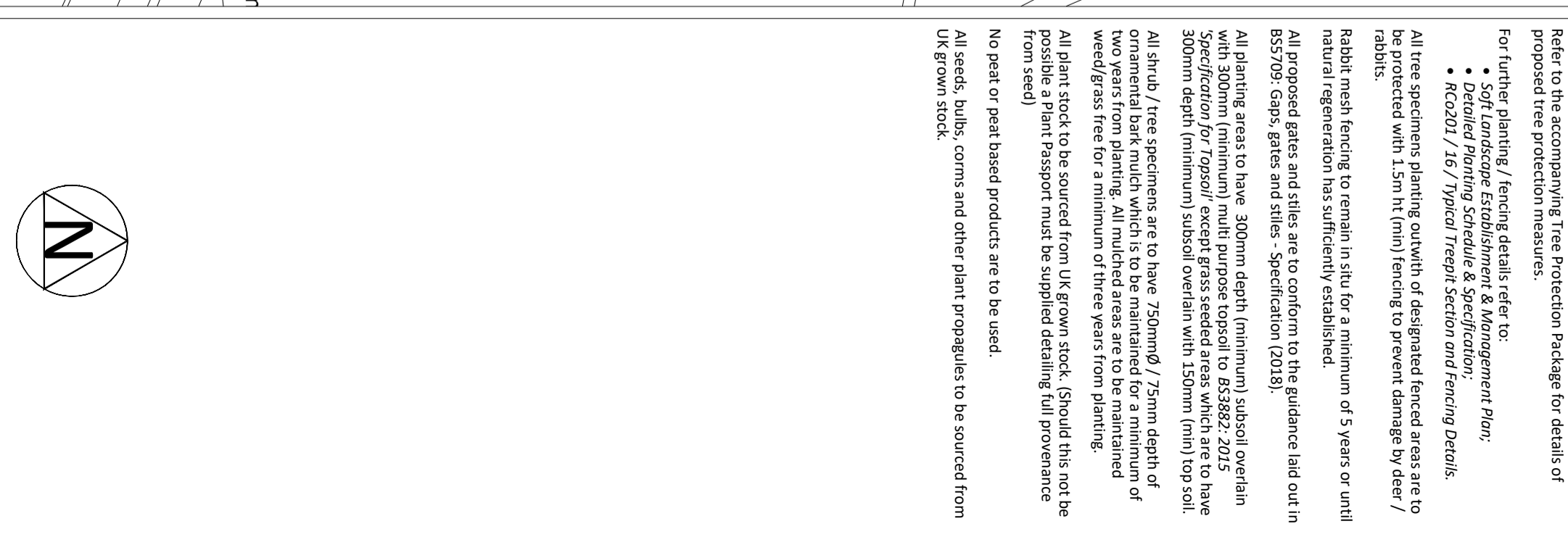
Scale: 1:11,000@A1
Drawing Number: AK
Revision: 04

Date: 10-02-20
Revision: 04

Knepp Castle Estate: Wilkie Landform - Masterplan Sheet 01 of 02 (North)

KEY	Description
	Existing Woodland Existing trees and shrubs forming woodland areas and field edge hedges to be retained and protected within the proposed scheme - refer to accompanying tree protection package for further details.
	Existing tree groups / Lines Existing tree groups proposed to be retained and protected within the proposed scheme - refer to accompanying tree protection package for further details.
	Existing Tree Specimens Existing tree specimens to be retained and protected within the proposed scheme - refer to accompanying tree protection package for further details.
	Proposed Tree Specimens Proposed tree planting to be 10-12cm girth size / 3.0-3.5m height / 1.75-2.0m clear stem / Standard accordance with BS 5345:2014 Trees from nurseries to independence in the landscape. Recommendations: Proposed Feathered and Shrub Specimens Proposed native species, feathered shrub specimens to be 150-175cm height. Shrubs to be planted in groups of 2-5 of the same species.
	Proposed Natural Regeneration Area Proposed area to undergo natural regeneration following the principles established by Foster (rough and loose).
	Proposed Hedgerow Planting Proposed native species, hedgerow planting to the edge of the Hill House Farm.
	Proposed Native Grassland Areas Proposed pedestrian route linking new car park (north of Floodgates Farm) and A272 access (via timber stile). Proposed grass seeded areas to have native Sussex sourced grass seed mix.
	Proposed Access Roads Proposed access roads to Hill House Farm and Floodgates Farm. Engineering works adjacent to the A24 access track to be finished with 150mm depth of Type 03 permeable aggregate.
	Existing Deer Fencing Existing 1.5m deer fencing to be retained.
	Proposed Deer Fencing Proposed deer fencing to be 1.5m height galvannead intervals (as per existing Knapp Castle deer fencing).
	Proposed Temporary Rabbit Fencing Temporary rabbit fencing to be 900mm (total) height with 150mm to below ground (750mm above ground) of 15mm galvannead wire mesh with 75mm Ø at 2.5m centres & kept taut with galvannead steel fencing wire to base and top.
	Proposed Rabbit Fencing Stile Proposed temporary rabbit fencing stile to enable pedestrian access whilst protecting proposed natural regenerating areas from damage.
	Proposed Deer Fencing Gate Proposed deer fencing gates to enable pedestrian access.
	Proposed Livestock Grids Proposed temporary livestock free areas (as per existing Knapp Castle Estate).
	Proposed Acoustic Fencing Proposed acoustic fencing to be 2.0m high timber with steel 'I' beam supports - refer to RCO201 / 14 / Acoustic Fence Detail for further details.
	Proposed Seating / Interpretation Areas Proposed rough hewn timber log seating and associated seating / wildlife interpretation areas.

NOTES
Refer to the accompanying Tree Protection package for details of proposed tree protection measures.
For further planting / fencing details refer to:
• Detailed Planting Schedule & Specification;
• RCO201 / 16 / Typical Tree/ Stile Section and Fencing Details.
All tree specimens planting outside of designated fenced areas are to be protected with 1.5m ht (min) fencing to prevent damage by deer / rabbits.
Rabbit mesh fencing to remain in situ for a minimum of 5 years or until natural regeneration has sufficiently established.
All proposed gates and stiles are to conform to the guidance laid out in BS5709: Gaps, gates and stiles - Specification (2018).
All planting areas to have 300mm depth (minimum) subsoil overlain with 300mm (minimum) multi purpose topsoil to BS3882: 2015 Specification for roadset except grass seeded areas which are to have 50mm topsoil (minimum) 500mm overlain with 150mm (min) 1pp subsoil.
All shrub / tree specimens are to have 750mmØ / 75mm depth of weed/grass free for a minimum of three years from planting.
All plant stock to be sourced from UK grown stock. (Should this not be possible a Plant Passport must be supplied detailing full provenance from seed)
No peat or peat based products are to be used.
All seeds, bulbs, corms and other plant propagules to be sourced from UK grown stock.



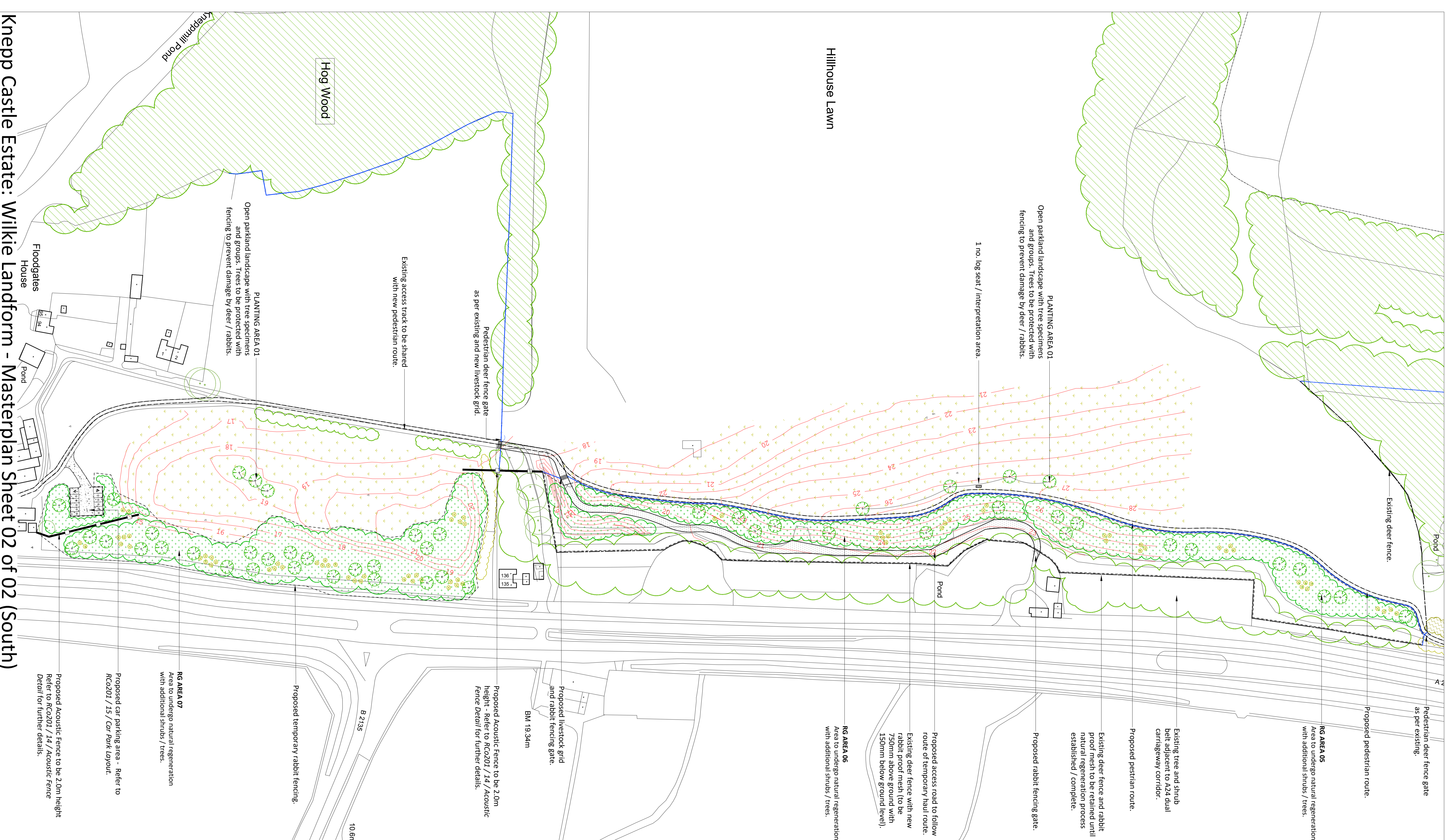
REV	DESCRIPTION	DATE	INITIALS
01	Updated with additional detail	14.07.20 AR	
02	Layout updated following comments	17.07.20 AR	
03	Layout updated for planting	26.07.20 AR	

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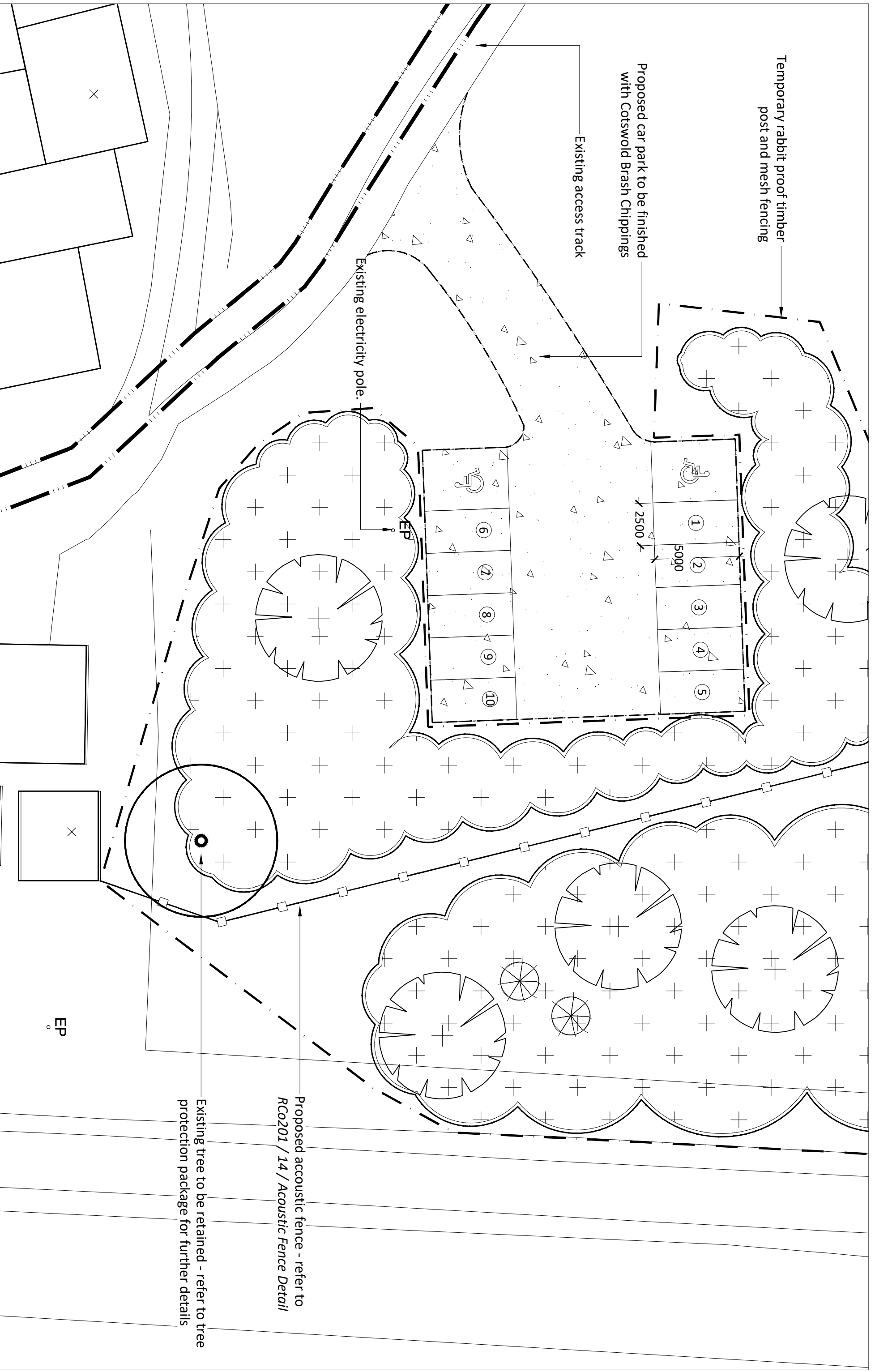
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Project Title: Knapp Castle Estate, West Grinstead, Nr Horsham
Drawing Title: Masterplan (Soft Landscape Layout) Sheet 02 of 02 (South)

Scale: 1:11,000@A1
Drawing Number: RCO 201 / 13
Date: 10-02-20
Drawn: AK
Revision: 03



Knapp Castle Estate: Wilkie Landform - Masterplan Sheet 02 of 02 (South)



Temporary rabbit proof timber post and mesh fencing

Proposed car park to be finished with Cotswold Brush Chippings

Existing access track

Existing electricity pole

2500

5000

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

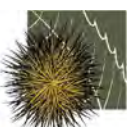
EP

EP

Existing tree to be retained - refer to protection package for further details

Proposed acoustic fence - refer to RCo201 / 14 / Acoustic Fence Detail

REV.	DESCRIPTION	DATE	INITIALS
01	Car park location moved north to avoid pole	14.07.20 AR	
02	Layout updated for planning	23.07.20 AR	



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Project Title	Scale	Initials	Date
Knepp Castle Estate: Proposed Landform Enhancements	1:200@A3	AR	06-02-20
Drawing Title	Drawing Number	Revision	
Public Car Park Layout	RCO201 / 15	02	

APPENDIX 5

SOFT LANDSCAPE ESTABLISHMENT AND MANAGEMENT PLAN AND DETAILED PLANT SCHEDULE AND SPECIFICATION



SOFT LANDSCAPE ESTABLISHMENT & MANAGEMENT PLAN

Proposed Landforms:
Knepp Castle Estate, West Grinstead, Nr. Horsham

Date: 27th July 2020 / Revision: 01

PLANNING ISSUE

Author: Andrew Ramsay BA (Hons) MALA CMLI

Ref: RCo201 / Knepp Castle / SLEMP / Rev01 / PLANNING / 27-07-20



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1.0 INTRODUCTION

1.1 Background

Knepp Castle Estate

- 1.1.1 Established in the 12th century as one of King John's hunting parks, Knepp Estate comprises approximately 1,400 hectares in total. In the years following WW2 it was intensively farmed for dairy and arable but the land (heavy clay and small fields) is unsuited to modern intensive farming techniques. In 2000, a process-led, naturalistic grazing conservation project – now popularly known as 'rewilding' was initiated.
- 1.1.2 The introduction of free-roaming herbivores (Red & Fallow Deer, Exmoor Ponies and Long-Horned English Cattle) and the restoration of natural water systems has kick-started a kaleidoscope of evolving natural habitats. Apart from managing the stocking density of the grazing animals (which produces 35 tonnes of organic, pasture-fed meat a year) human intervention is minimal.
- 1.1.3 Biodiversity has rocketed and Knepp is now home to some of the most critically endangered species in the UK as well as 600+ invertebrate species, all five UK owls and 13 out of the UK's 18 bats. This year, free-flying white storks nested and raised chicks here – the first to do so in the UK for approximately 600 years.
- 1.1.4 In 2012, DEFRA identified a number of additional 'ecosystem services' now being provided by Knepp including: soil restoration, flood mitigation, air and water purification, pollination, carbon sequestration, and human health / well-being.

Existing Bunding and Proposed Landforms

- 1.1.5 A need was identified some years ago to protect the Knepp rewilding project (and associated ecological and wildlife improvements) from ever-increasing ambient noise, artificial light, traffic pollution and the pressures of development to the surround landscape. Bunds have been constructed to the eastern edge of the estate (adjacent to the A24 dual carriageway) however an opportunity arose to create a new landform which would enhance the cultural value of the Registered Parkland and also create an opportunity to extend the existing public access network - providing a legacy for the benefit and enjoyment of all.
- 1.1.6 The renowned Landscape Architect Kim Wilkie was commissioned to design a new landform which would lie immediately south-west of the A272 / A27 junction. The design would provide a sculpted landscape intervention which would limit the visual and aural impacts of the A272 / A24 junction (without eliminating the view of woodland beyond) as well as enhancing the existing parkland. Additionally, the new landform would provide a visual link to the existing Knepp Castle House and original 12th Century ruin to the south.

- 1.1.7 Once the landform has been completed, the area will be incorporated into the existing parkland with grazing animals allowed to expand their range over an additional 50 hectares. Overgrazed horse paddocks (which detract from the parkland setting) will give way to an open landscape and the 19th Century Nash Knepp Castle will sit in the centre of its park once more.
- 1.1.8 New and returning visitors to Knepp would benefit from an additional 1.7km (approx.) public footpath route, connecting the existing network to the south and running the entire length of the middle area of Knepp Castle Estate to the top of the new mound. Walkers would be able to enjoy elevated and panoramic views south of the Knepp Mill Pond with the 19th century Knepp Castle and Repton Park in the mid-ground, leading off into the wilder Southern Block with the South Downs in the distance. In addition, the perspective from Knepp Castle will encompass visions of the past and future, with views to the 12th century castle ruin to the south-east and the 21st century landscaped mound to the north-east.
- 1.1.9 It is intended a process of natural regeneration will play an important part in the establishment of the soft landscape in and around the new landforms. A technique pioneered by Dr. David F. Polster will create a biodiverse, deadwood habitat inviting the colonisation of a woodland habitat to the northern and eastern slopes of the new landforms. This will contrast with native, standard tree specimens located to the south and west facing slopes reflecting the existing and enhanced parkland tradition and becoming the open-grown, ancient and veteran trees of the future.
- 1.1.10 This *Soft Landscape Establishment & Management Plan* and accompanying *Programme of Management Operations* provide detailed objectives, establishment procedures and long-term management prescriptions for the proposed soft landscape scheme.
- 1.1.11 Knepp Castle Estate will be responsible for the establishment and long-term maintenance / care of the proposed landscape scheme. The initial landscape contract is to include a five-year maintenance and defects liability period for all new trees and shrub specimens.
- 1.1.12 The general, overarching objectives for the proposed soft landscape management plan are as follows:
- *Ensure the long-term health and retention of existing boundary trees / shrubs;*
 - *Enable the successful implementation and establishment of additional trees and shrubs to kickstart the regeneration process;*
 - *Secure and maintain wildlife and ecological benefits wherever possible;*
 - *Ensure best horticultural and health & safety practices at all times;*
 - *Establish and maintain an ongoing process of natural rewilding through considered management and procedures;*
 - *Ensure working methods both respect and encourage wildlife;*

- *Any defects in the implemented landscape scheme to be identified at the earliest opportunity and dealt with promptly.*

1.2 Responsibilities

- 1.2.1 All work will be carried out by appropriately experienced / qualified site operatives who will be in possession of the required training certificates to undertake the works. All works detailed in the following specifications are to be carried out in accordance with good horticultural practice - using materials, plant and machinery appropriate to the task and undertaken in such a way damage and/or nuisance to the site and surroundings are avoided. Any existing trees / shrubs which die as a result of the Contractor's neglect is to be replaced at their cost.
- 1.2.2 The Contractor is to provide details of all necessary insurances and certification (prior to commencement of any site operations) to carry out the works specified in this management plan. It is the responsibility of the client to ensure all submitted insurances and certificates are up to date and the appropriate level of cover for the specified works has been reviewed and approved.
- 1.2.3 All chemical weed control is to be carried out by suitably qualified / experienced trained staff in accordance with the manufacturers recommendations and the legislation set out below:
- *Control of Pesticides Regulations 1986;*
 - *The Control of Pesticides Regulations (Amended 1997);*
 - *Control of Substances Hazardous to Health Regulations 2004;*
 - *HSE Publication 257 (2013);*
 - *Pesticides Safety Directive (www.pesticides.gov.uk).*
- 1.2.4 It is the Contractor's responsibility to ensure all operatives are fully conversant with the pertinent legislation and any other relevant Codes of Practice and British Standards. The Contractor will make any notifications as required with regard to the appropriate legislation and will be responsible for any damage caused through inappropriate use or application of any hazardous substances.
- 1.2.5 Horticultural peat is not to be used as mulch or soil conditioner. All arisings from the site should be recycled where appropriate.
- 1.2.6 Watering operations will be carried out as specified in this management plan. A water source will be identified by the appointing authority and if no water source is available alternative watering provision (ie. a bowser) will be made in advance.
- 1.2.7 The client will provide a copy of this document to the Contractor (in advance of any site operations) to ensure they are aware of the ecological recommendations for the site. The Contractor will comply with current environmental legislation if any evidence of protected species is found prior to or during works. If required, professional ecological advice should be sought.

2.0 ECOLOGICAL MITIGATION

2.1 Precautionary Methods During Construction

2.1.1 To ensure that no wildlife is harmed during the construction phase, a number of best practice guidelines will be followed:

- *All trenches / excavations on site will either be covered over at night or a plank of wood placed so as to ensure any animals can escape if they accidentally fall in;*
- *All newly installed open pipes or conduits will be blocked off each night to prevent animals from entering them;*
- *Construction work will only take place between dawn and dusk with no late evening work. This will reduce possible disturbance to nocturnal wildlife and also reduce the risk of traffic casualties from late-working site traffic.*

2.2 Nesting Birds

2.2.1 All wild birds, their eggs and nests are protected under the Wildlife and Countryside Act 1981 (as amended). All vegetation clearance, pruning or trimming should be avoided during the breeding bird season (generally March-September inclusive) or only take place immediately after a nesting bird check by a suitably qualified consultant. If a nest is found, the vegetation should be left and a buffer zone maintained until all chicks have fledged.

2.3 Lighting and Noise

2.3.1 No external lighting will be used on site, except for PIR security lighting. The security lighting will use short (1-minute) timers to minimise light impacts on bats and invertebrates in line with current guidance (Institute of Lighting Professionals 2018).

2.3.2 Operational hours for the site post-development will be limited to daylight hours. This means that noise levels will not be altered significantly for nocturnal wildlife, including bats and invertebrates as a result of the development.

3.0 SOFT LANDSCAPE SCHEME

3.1 Existing Trees and Shrubs

3.1.1 For detailed proposals of all tree retention and protection refer to the accompanying tree protection plans and tree schedule.

3.2 Proposed Soft Landscape Scheme

3.2.1 Once the landform ground works have been completed, 300mm (min) depth of topsoil will be returned and spread over the clay subsoil. Designated areas will be seeded with a native mix of Sussex sourced, grassland seeds. A separate mix will be used for shaded areas with species which will thrive in areas with limited light.

3.2.2 The new PROW: Footpath will be waymarked and laid out with appropriate access furniture, boundaries will be fenced (for deer and / or rabbit). Existing internal fences will be removed to allow the Middle Block's animals to access the new landforms.

Woodland: Natural Regeneration

3.2.3 To establish a woodland habitat to the north and east facing slopes of the new landforms, an ecological restoration process is to be used which has proved very successful on previously disturbed sites. The process was pioneered by vegetation specialist Dr David Polster who has 43 years of experience in vegetation studies, reclamation, and invasive species management. He has developed a wide range of reclamation techniques for mines, dam walls, industrial developments, steep or unstable slopes, and for the re-establishment of riparian and aquatic habitats.

3.2.4 This natural regeneration process has a number of advantages over conventional soft landscape establishment prescriptions:

- *Using natural and local seed sources that naturally regenerate which are generally more likely to suit the region and climate;*
- *Provide better carbon sequestration as natural regeneration is much more effective than in conventional plantations;*
- *Evolution - plants evolve traits to suit particular regions, climate, rainfall, topography, geology, soil etc.*
- *Local variation - even at local level, plants are known to evolve variations to suit their immediate circumstance;*
- *As trees begin to regenerate naturally over time (via wind, birds, water, mammals) within the protection of thorny scrub, a complex, dynamic layering of vegetation with trees of different ages and species evolves which is rocket fuel for biodiversity.*

3.2.5 In order to give the natural regeneration process the best possible start, it is critical the topsoil is laid in such a way to prevent any compaction – this will be achieved by working backwards (akin to painting a floor) and ensuring laid topsoil is not then tracked over. Deadwood and branch material will be randomly scattered over the new topsoil layer allowing birds to perch and scatter seed). The designated areas will be allowed to naturally regenerate with minimal human intervention and will be closely monitored to record the progress of the establishment of a mixed native woodland, to help inform and advise others in the future.

- 3.2.6 By year 10 it is anticipated a dynamic and diverse species mix in the designated areas will have established comprising a mix of trees / shrubs and herb layer. This should provide a new generation of native, forest trees that are healthy, resilient and with the natural defences to meet the challenges of warming temperatures, extreme weather events (storms, hurricanes, droughts), pollution and disease.
- 3.2.7 In order to kick start the regeneration process, areas to the eastern edges of the new landforms will be enhanced with native standard tree and feathered shrub specimens. The south facing slope of the landform to south-west of the A272 / A24 junction is intended to be a more open, parkland landscape with individual tree specimens and tree groups dotted throughout open grassland – this area will ultimately be grazed by the Knepp Castle Estate Red / Fallow Deer, Exmoor Ponies and English Long Horned Cattle.
- 3.2.8 For further details refer to:
- *RCo201 / 07 / Tree Protection Drawing (01 of 05);*
 - *RCo201 / 08 / Tree Protection Drawing (02 of 05);*
 - *RCo201 / 09 / Tree Protection Drawing (03 of 05);*
 - *RCo201 / 10 / Tree Protection Drawing (04 of 05);*
 - *RCo201 / 11 / Tree Protection Drawing (05 of 05);*
 - *Existing Tree Schedule;*
 - *Arboriculture Impact Assessment Report;*
 - *RCo201 / 12 / Masterplan (Sheet 01 of 02) North;*
 - *RCo201 / 13 / Masterplan (Sheet 01 of 02) South;*
 - *RCo201 / 14 / Tree Planting Detail;*
 - *RCo201 / 16 / Typical Tree Pit Section and Fencing Details;*
 - *RCo201 / Detailed Plant Schedule and Specification.*

4.0 SOFT LANDSCAPE MANAGEMENT PRESCRIPTIONS

4.1 Management Prescriptions

- 4.1.1 Management prescriptions for the soft landscape scheme are as follows:
- *P 1 - Existing Mature Trees and Shrubs;*
 - *P 2 - New Tree Planting;*
 - *P 3 - Native (Feathered) Shrub Specimens;*
 - *P 4 - Native Hedgerow Planting;*
 - *P 5 - Native species (Sussex Sourced) Grassland.*

4.2 P 1 – Existing Mature Trees and Shrubs

Existing Tree Retention and Protection Proposals

- 4.2.1 Where feasible, the proposed scheme will retain all trees and shrubs in accordance with the requirements of *BS5837: 2012 – Trees in Relation to Design, Demolition and Construction - Recommendations*. Refer to the accompanying existing tree protection package for further details.

Protection and Retention of Existing Vegetation

- 4.2.2 The Landscape Contractor is to exercise extreme care when performing operations within designated Tree Root Protection Areas or beneath the crowns/canopies of existing trees and vegetation designated for retention and avoid at all times damage to existing tree roots, trunks and branches.

Protective Fencing

- 4.2.3 All vegetation to be retained on site is to be protected with temporary fencing in accordance with *BS5837: 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations* and as laid out within the accompanying Tree Protection Package.
- 4.2.4 Temporary fencing is to be erected prior to the commencement of all works on site and retained in place throughout the construction phase. The fencing is to comprise of either 2.4m wooden site hoarding or 2.0m high (min), heras weld mesh fencing and is to be securely installed. Notices stating: TREE PROTECTION ZONE - KEEP OUT are to be attached to every fifth panel. Any repositioning of the protective fencing during the course of the contract as works progress should be agreed on site with the Arboriculture Consultant.
- 4.2.5 At the end of the contract period, the Contractor is to remove the protective fencing from the site. All retained vegetation is to be healthy and thriving at the handover date. Within the protected areas, the following activities must not take place:
- *No vehicles are to be used in the fenced off areas;*
 - *No materials are to be stockpiled or stored;*
 - *No chemicals are to be stored;*
 - *No excavation or increase in existing soil levels is to occur;*
 - *No fires are to be lit on site.*

Manual Excavation

- 4.2.6 Within the designated Root Protection Areas, all excavation is to be undertaken by hand. All roots will be cut cleanly with a hand saw or secateurs. All excavations, cultivation and grading within the Tree Root Protection Areas is to be carried out using hand tools, taking care not to damage or disturb any existing tree roots.

Tree Surgery

- 4.2.7 Any significant defects found in existing trees during the course of the scheduled work is to be reported to the arboriculture consultant. All tree work is to be undertaken by an approved and qualified Tree Surgeon in accordance with *BS3998: 2010 – Recommendations for Tree Work*. Care should be taken to avoid damage to neighbouring trees to be retained. Branches in confined spaces are to be removed and taken down in sections. All arisings are to be transported and disposed of away from site to an approved tip.

Tree Monitoring

- 4.2.8 Existing trees should be checked annually for significant wounds, disease, infections and dead/dying/damaged branches during the spring of each year. Any dead and dying branches should be removed. Tree Surgery works are to be undertaken in accordance with *BS3998: 2010 – Recommendations for Tree Work*. The condition of the existing mature trees is to be monitored each year to identify any early signs of disease, dead or dying branches or any areas of significant areas of die-back.

Existing Mature Trees and Shrubs – Management Objectives

- 4.2.9 Existing trees and shrubs are to be managed to ensure safety, healthy growth and longevity.

P 1 – Existing Mature Trees and Shrubs - Management Prescription:

- **Monitoring:** *The condition of the existing mature trees is to be monitored each year in Spring by an appropriately qualified arboriculture professional/tree surgeon to identify any major defects including infection/disease, dead or dying branches, significant wounds, areas of significant die-back etc. Any dead, dying, or damaged branches should be removed by an appropriately qualified Tree Surgeon (according to BS 3998: Tree work. Recommendations).*

4.3 P 2 – New Tree Planting

Proposed Tree Specimens

- 4.3.1 The proposed scheme includes tree specimens to the eastern edges of the A24 landforms and south facing slope of the main mound:
- *Acer campestre (Field Maple);*
 - *Alnus glutinosa (Alder);*
 - *Carpinus betulus (Hornbeam);*
 - *Crataegus monogyna (Hawthorn);*
 - *Populus tremula (Aspen);*
 - *Quercus petraea (Sessile Oak);*
 - *Quercus robur (English Oak).*
- 4.3.2 Trees are to be Standard Selected Stock / 10-12cm Girth Size / 3.0-3.5m height / 1.75-2.0m Clear Stem. All trees are to be sourced and planted according to *BS8545 - Trees: from nursery to independence in the landscape – Recommendations*.

Tree Planting - Specification

4.3.3 All tree planting pits are to be cut after removing any existing grass or vegetation. Tree planting positions are shown on *RCo201 / 12 / Masterplan (Sheet 01 of 02) North & RCo201 / 12 / Masterplan (Sheet 01 of 02) South*;

4.3.4 The size of tree planting pits is to be 800 x 800 x 400 or 20% wider in any direction than the rootball. Pits are to be backfilled with the existing excavated topsoil. Any additional soil ameliorants proposed by the landscape contractor to aid establishment are to be approved by the Landscape Architect.

Tree Planting – Single Staking: Standard Selected Specimens

4.3.5 Tree staking is to be single-staked for Standard Selected Trees. The stake is to be positioned close to the tree on the windward side and driven 300mm (minimum) into the bottom of the pit at a slight angle. The stake is to extend above ground level to a distance between 0.75 and 1.0 metre. The top of the stake is to be no more than 40 mm away from the stem of the planted tree. The tree is to be firmly secured with two adjustable rubber lock ties plus spacer collars with 25 mm long galvanised clout nails securing the ties to the stake. Refer to *RCo201 / 16 / Typical Treepit Section and Fencing Details* for further details.

Tree Planting - Protection

4.3.6 All proposed tree specimens are proposed to be protected from mammalian damage by permanent deer fencing and / or temporary rabbit fencing which will exclude mammals from designated planting / regeneration areas. Refer to *RCo201 / 12 / Masterplan (Sheet 01 of 02) North & RCo201 / 12 / Masterplan (Sheet 01 of 02) South* for details of all fencing locations.

Permanent Deer Fencing

4.3.7 Deer fencing is to be as per the existing fencing used extensively elsewhere at Knepp Castle Estate and is to comprise 150mm Ø tanalised softwood posts at 5.0-9.0m centres and 1.9m height, galvanised wire mesh (nominally 13 horizontal line wires / 15cm aperture between vertical wires with graduated mesh holes - smaller at the base, larger at the top).

Rabbit Fencing

4.3.8 Rabbit fencing to be 900mm total height with 150mm to be below ground and 750mm (min) above ground. Mesh to be fixed to tanalised timber posts (75mm Ø / 2.5m centres) and kept taut with galvanised steel fencing wire to base and top. Where required permanent deer fencing is to have rabbit fencing securely fixed to lower deer mesh / posts. Temporary rabbit fencing is to remain in situ for a minimum of 5 years.

Trees in Open Landscape – Deer / Rabbit Timber Fencing

4.3.9 Trees within the open landscape to the south facing slopes of the main landform (*Planting Area 01*) are to have parkland style fencing comprising 125mm Ø tanalised softwood posts with horizontal rails at a suitable spacing to ensure the trees have robust protection from grazing livestock whilst reflecting the open

parkland aesthetic. Rabbit proof mesh is to be securely fixed to the wooden posts / rails: 150mm to be below ground and 750mm (min) above ground.

Tree Planting within Grassland - Weeding

- 4.3.10 Trees are to be maintained with a weed and grass-free area at the base of each tree. A 500 - 700 mm diameter weed / grass-free zone should be achieved by either hand-weeding or application of a non-residual herbicide. Native tree planting should be kept weed-free on a monthly visit between February-November for the first two years, then six times a year for 3 years.

Tree Planting - Organic Mulch

- 4.3.11 Organic mulch comprising well-composted organic material, wood chips, or bark is to be free of pests, disease, fungus, weeds and foreign material. The organic mulch is to be matured for a minimum of 16 weeks. Organic mulch is to consist of graded fines to a maximum particle size of 40 mm with approximately 70 % particle size 5 mm to 40mm, 30 % particle size less than 5 mm.

Tree Planting - Mulch Top Up

- 4.3.12 Clear all weeds, water soil thoroughly and mulch all planting pits to an even depth of 75 mm after settlement. Pit planted trees positions are to be mulched around the base of the trees to a 500-700 mm diameter circle and mulch levels maintained for 2 years from planting.

Tree Planting - Strimming

- 4.3.13 No strimming should be undertaken around the base of the proposed tree planting. A 500 – 700mm diameter weed-free zone should be achieved.

Tree Planting - Watering

- 4.3.14 In order to establish newly planted Standard-Selected Trees, they should be watered fortnightly in May, June, July, August and September for the first year only. 20 litres should be applied to each tree at each watering visit.

Tree Planting - Tree Stakes and Ties

- 4.3.15 All stakes, tree ties and spacers should be checked four times a year for the first 2 years. Tree ties should be fitted so that the tree is stable without any chafing or rubbing. Replace and refit rubber tree ties / stakes if necessary.

Tree Planting - Pruning

- 4.3.16 Tree specimens should be checked for dead, dying, or damaged branches and stems twice per year. Trees should also be checked for shape, form, and size within the site areas. Trees should be pruned accordingly during the Spring and Autumn, whilst the trees are still in leaf. Pruning will not take place on trees with nesting birds until the chicks have fledged.

Tree Planting - Defects

- 4.3.17 Replace all dead / dying plant material within the first 5 years of establishment as required. Replacement planting should be undertaken on an annual basis with an equivalent specimen.

Tree Planting – Management Objectives

- 4.3.18 To ensure successful establishment and to promote healthy growth and an attractive form. To provide new nesting and foraging habitat for wildlife, including birds and bats.

P 2 – New Tree Planting: Management Prescriptions:

- ***Tree Stakes / Ties:*** Checked four times per year (Winter, Spring, Summer, Autumn) for the first 3 years;
- ***Weeding:*** Check and keep tree planting areas weed-free on a monthly visit between Feb-November for first 2 years, then six times a year for 3 years;
- ***Mulching:*** Trees within grassland should be maintained with a mulch zone 500 – 700mm diameter to the base of the trees. Mulch layer to be checked in Spring and Autumn for the first 2 years following planting;
- ***Watering:*** Fortnightly throughout May, June, July, August, September for first year only. 20 litres per tree at each watering visit;
- ***Pruning:*** Trees should be checked for dead, dying or damaged branches and stems and pruned twice per year (Spring and Autumn) for the first 3 years and then annually;
- ***Defects:*** Replace dead trees with equivalent specimens as required in the first 5 years.

5.0 P 3 – Native Shrub Specimens

- 5.1.1 Native species feathered shrubs (1.50-1.75m height) are to be planted as shown in groups of 2-5 of the same species:

- *Acer campestre* (Field Maple);
- *Alnus glutinosa* (Alder);
- *Cornus sanguinea* (Dogwood);
- *Corylus avellana* (Common Hazel);
- *Crataegus monogyna* (Hawthorn);
- *Prunus spinosa* (Blackthorn);
- *Salix caprea* (Pussy Willow);
- *Salix cinerea* (Gray Willow);
- *Sorbus torminalis* (Wild Service Tree);

Native Shrub Specimens

- 5.1.2 Native shrub specimens are to be cut after removing any existing grass or vegetation. Shrub planting positions are shown on RCo201 / 12 / Masterplan (Sheet 01 of 02) North & RCo201 / 12 / Masterplan (Sheet 01 of 02) South.

- 5.1.3 No excavations of the areas where herbicide has been applied are to commence until the relevant vegetation has been effectively controlled.

Native Shrub Specimens - Planting Pits

- 5.1.4 The typical size of the Feathered Whip Shrub planting pits is to be 300 x 300 x 300mm - or 20% wider in any direction than the root ball, whichever is the greater.

Native Shrub Specimens - Staking

- 5.1.5 Feathered shrubs are to have a single stake. The stake is to be positioned close to the Feathered shrub on the windward side and driven vertically 300mm into the bottom of the pit prior to planting – stakes are to be 50mm diameter. The stake is to extend above ground level to a maximum of one third the total Feathered shrub height. The top of the stake is to be no more than 40mm away from the stem of the planted tree. The shrub is to be firmly secured with one adjustable tie plus spacer within 50mm of the top of the stake with a 25mm long galvanised clout nail.

Native Shrub Specimens - Protection

- 5.1.6 All proposed shrub specimens are proposed to be protected from mammalian damage by permanent deer fencing and / or temporary rabbit fencing which will exclude mammals from designated planting / regeneration areas. Refer to *RCo201 / 12 / Masterplan (Sheet 01 of 02) North & RCo201 / 12 / Masterplan (Sheet 01 of 02) South* for details of fencing locations.

Permanent Deer Fencing

- 5.1.7 Deer fencing is to be as per the existing fencing used extensively elsewhere at Knepp Castle Estate and is to comprise 150mm \emptyset tanalised softwood posts at 5.0-9.0m centres and 1.9m height, galvanised wire mesh (nominally 13 horizontal line wires / 15cm aperture between vertical wires with graduated mesh holes - smaller at the base, larger at the top).

Rabbit Fencing

- 5.1.8 Rabbit fencing to be 900mm (total) height with 150mm to be below ground and 750mm (min) above ground. Mesh to be fixed to tanalised timber posts (75mm \emptyset / 2.5m centres) and kept taut with galvanised steel fencing wire to base and top. Where required permanent deer fencing is to have rabbit fencing securely fixed to lower deer mesh / posts. Temporary rabbit fencing is to remain in situ for a minimum of 5 years.

Shrub Planting - Organic Mulch

- 5.1.9 Organic mulch comprising well-composted organic material, wood chips, or bark to be free of pests, disease, fungus, weeds and foreign material and to be laid to the base of the shrub plant material. The organic mulch is to be matured for a minimum of 16 weeks. Organic mulch to consist of graded fines to a maximum particle size of 40mm with approximately 70% particle size 5mm - 40mm, 30% particle size less than 5mm.

- 5.1.10 Clear all weeds, water soil thoroughly and mulch all native shrub planting positions to an even depth of 75mm after settlement. All shrub positions are to be mulched around the base of the plant material to a 500 - 700mm diameter circle.

Feathered Shrubs - Mulch Top-Up

- 5.1.11 The base of the shrubs should be topped up with an organic bark mulch to assist with the suppression of weeds. An organic mulch top-up should be undertaken and checked twice per year (Spring and Autumn) for the first 2 years. Organic mulch levels should be maintained at a consistent depth of 75mm.

Feathered Shrubs - Weeding

- 5.1.12 Native shrub plant positions are to be kept clear of all weeds and grass to an area measuring 500 – 700mm diameter at the base of the planted material. The native shrub plant material is to be kept weed-free by either hand weeding or application of a non-residual herbicide application, taking care not to spray or scorch existing plant material. Native shrub planting areas should be kept weed-free on a monthly visit between February - November for the first 2 years, then six times a year for 3 years.

Feathered Shrubs - Watering

- 5.1.13 In order to establish the native shrub planting, the shrub specimens should be watered fortnightly during May, June, July, August and September in the first year of initial establishment. Quantity of water to be 10 litres per shrub during each visit for the first year of establishment only. Subsequent watering to be undertaken during prolonged dry spells as required.
- 5.1.14 Replace all dead / dying plant material within the first 5 years of establishment as required. Replacement planting should be undertaken on an annual basis with equivalent specimens.

Feathered Shrubs – Management Objectives

- 5.1.15 To ensure successful establishment and to promote healthy growth and an attractive form. To provide new foraging opportunities for wildlife, including birds and bats.

P 3 – Proposed Feathered Shrub Specimens - Management Prescriptions:

- ***Weeding:*** Check and keep shrub specimens weed-free on a monthly visit between Feb-November annually for first 2 years, then six times a year for 3 years;
- ***Mulch Top-Up:*** Shrub specimens should be topped up with an organic bark mulch. Mulch levels should be maintained at a consistent depth of 75mm / 750mm Ø. Mulch top-up should be undertaken and checked twice per year (Spring and Autumn) for the first 2 years;
- ***Watering:*** Fortnightly during May, June, July, August and September for establishment of new shrub planting during the first year only. Quantity of water to be 10 litres per specimen;

- **Defects:** Replace dead shrubs as required with equivalent specimens within the first 5 years.

6.0 P 4 – Native Hedgerow Planting

Proposed Native Hedgerow Planting

6.1.1 A mixed, native species hedgerow is to be planted to the western and northern edges of Hill House Farm:

- *Acer campestre* (Field Maple);
- *Corylus avellana* (Common Hazel);
- *Crataegus monogyna* (Hawthorn);
- *Ilex aquifolium* (Holly).

Native Hedgerow Planting - Specification

6.1.2 All hedge planting areas are to be cut by removing the existing grass or vegetation. Once set out, hedge planting positions are to be treated with a suitable non-residual herbicide application. Hedge planting areas are shown on RCo201 / 12 / Masterplan (Sheet 01 of 02) North & RCo201 / 13 / Masterplan (Sheet 01 of 02) South.

Native Hedgerow - Transplant Hedge Stock

6.1.3 Hedgerow planting is to be formed with shrub transplants: 60 - 90cm height. Transplant hedge planting is to be implemented by creating a planting notch for bare rootstock of sufficient depth and width to allow roots to spread without cutting or bending. The shrubs are to be inserted into the notch and the soil is to be firmed by treading with the heel, ensuring that the shrubs remain in an upright position.

6.1.4 Shrub transplants are to be planted in two staggered rows 400mm apart and at 400mm centres. Shrubs are to be planted in groups of 3-5 of the same species.

Native Hedgerow - Shrub Protection

6.1.5 Shrub shelters are to be provided for all new hedgerow shrub transplants. Shrub shelters are to be 'Green-tech Rainbow Tree Spiral Guard' or equal and approved: Height: 600mm height: Diameter: circular in section: 50 mm: Colour: Clear. Shrub shelters are to be carefully placed around the shrub plant material and the entire base.

Native Hedgerow - Shrub Guards

6.1.6 All hedgerow shrub guards should be checked twice per year for the first 2 years and refitted where necessary to all hedgerow transplants.

6.1.7 All shrub guards are to be collected and removed 3-5 years following successful establishment.

Native Hedgerow - Weeding

- 6.1.8 Hedgerow transplants are to be planted in mulched beds which should be kept clear of all weeds at the base of the plant material. Weeding will take place either by hand or by applying a non-residual herbicide application, taking care not to spray or scorch existing plant material. Native shrub planting areas should be kept weed-free on a monthly visit between February - November for the first 2 years, then six times a year for 3 years.

Native Hedgerow - Organic Mulch

- 6.1.9 Organic mulch comprising well-composted organic material, wood chips, or bark to be free of pests, disease, fungus, weeds and foreign material and to be laid to the base of the hedge plant material. The organic mulch is to be matured for a minimum of 16 weeks. Organic mulch to consist of graded fines to a maximum particle size of 40mm with approximately 70% particle size 5mm - 40mm, 30% particle size less than 5mm.
- 6.1.10 Clear all weeds, water soil thoroughly and mulch all native hedgerow planting positions to an even depth of 75mm after settlement. Hedge positions are to be mulched around the base of the plant material to a 500 - 700mm diameter circle.

Native Hedgerow - Mulch Top Up

- 6.1.11 The native hedgerow plant material is to be located within mulched planting beds. The beds should be topped up with an organic mulch to assist with the suppression of weeds to the hedgerow planting areas. An organic mulch top-up should be undertaken and checked twice per year in Spring and Autumn for the first 2 years. Organic mulch levels should be maintained at a consistent depth of 75mm.

Native Hedgerow - Watering

- 6.1.12 In order to establish the hedgerow planting, transplants should be watered fortnightly in May, June, July, August and September during the first year of establishment only. 10 litres per square metre should be applied during each visit. Subsequent watering to be undertaken during prolonged dry spells as required.

Native Hedgerow - Trimming and Pruning

- 6.1.13 During the first 3 years of native hedgerow establishment, the hedgerow transplants should be lightly trimmed to maintain shape and form. Light trimming should encourage vigorous and dense, bushy growth. Hedgerow trimming during the first 3 years of establishment should be undertaken annually during early Spring to maintain size, shape and vigorous growth. Hedges should be checked for nesting birds prior to pruning. Cuttings will be removed from site and disposed at an approved tip.

Native Hedgerow – Long-Term Management

- 6.1.14 After 3-5 years of establishment and light trimming, the hedgerows should be maintained to a maximum height of 1.50 metres and should be hard-trimmed every two years between the dates of Oct 1st – Feb 28th (outside breeding bird season).

The hedgerow should be trimmed to an 'A' shape and form to maintain a bushy base and provide the most benefits for wildlife.

- 6.1.15 Replace all dead / dying plant material within the first 5 years of establishment as required.

Native Hedgerow - Management Objectives

- 6.1.16 Long-term, the management objective for the hedgerow planting should be to achieve a dense, healthy hedgerow approximately 1.50 metres height, which contributes to green infrastructure and provides opportunities for wildlife.

P 4 – Proposed Native Hedgerow Planting: Management Prescriptions

- ***Shrub Guards:*** Check and refit, where necessary, all hedgerow shrub guards twice per year (Spring and Autumn) for the first 2 years. All shrub guards are to be collected and removed 3-5 years following successful establishment.
- ***Weeding:*** Check and keep shrub planting areas weed-free on a monthly visit between Feb-November for first two years, then six times a year for 3 years;
- ***Organic Mulch Top-Up:*** Check and maintain organic mulch to all hedgerow planting areas twice per year (Spring and Autumn) for the first 2 years;
- ***Watering:*** Fortnightly during May, June, July, August and September for first year of establishment only. Apply 10 litres per square metre at each watering visit;
- ***Trimming and Pruning:*** Light trimming of hedgerow transplants in early Spring for first 3 years to stimulate vigorous and dense growth;
- ***Hard-Trimming:*** Trim every two years between the dates of Oct 1st – Feb 28th to maintain hedgerows at 1.50 metre height;
- ***Defects:*** Replace dead hedgerow shrubs with equivalent specimens as required within first 5 years.

7.0 P 5 – Native (Sussex Sourced) Grassland Seed Mix

Native Grassland Areas - Seeding

- 7.1.1 Designated areas to the south and west facing slopes of the landform (outwith of the fenced regeneration areas) are to be seeded with either a shade tolerant or standard Sussex sourced grass seed mix. Grass seeded areas are shown on RCo201 / 12 / Masterplan (Sheet 01 of 02) North & RCo201 / 13 / Masterplan (Sheet 01 of 02) South.
- 7.1.2 Any perennial weeds / grasses which establish as a result of a delay between the finish of construction and proposed grass-seeding are to be removed or treated with a suitable, non-residual herbicide application (repeated applications may be

required to remove perennial weeds). The topsoil is to then be cultivated and firmed to a suitable depth (150mm min) prior to seeding.

7.1.3 Growth and establishment of wild grasses may be slow initially and there will often be a flush of annual weeds in the first growing season. This weed growth is easily controlled by topping or mowing. Strim / mow regularly until the sown grasses are well established. In the first year, the first cut should occur when the grass reaches approximately 100mm, then 75mm, followed by subsequent cuts every 6 weeks down to 50mm throughout the first growing season.

Native Grassland Areas – Long Term Maintenance & Management Objectives

7.1.4 Once established grassland areas will be grazed by free roaming deer, cattle and ponies with the aim of creating a mosaic of grassland habitats. Unwanted perennial weeds (docks, thistles etc.) may need control by occasional spot treatment by hand pulling or with a suitable herbicide.

P 5 – Native Species Grassland Areas: Management Prescriptions

- *Native Species Grass Cutting: first year – first cut following establishment at 100mm, then 75mm, followed by subsequent cuts every 6 weeks down to 50mm throughout the first growing season.*

8.0 Programme of Management Operations

ACTIVITY	Year	J	F	M	A	M	J	J	A	S	O	N	D
EXISTING TREES AND SHRUBS (P1)													
Monitor by specialist	1-5												
NEW TREE, HEDGE, SHRUB PLANTING (P2 P3, and P4)													
Check and amend guards (Hedgerow)	1-2												
Check and amend stakes and ties	1-3												
Remove guards after establishment (Hedgerow)	3-5												
Weed control	1-2												
Weed control	3-5												
Maintain mulch	1-2												
Watering	1												
Remedial pruning (trees)	4-5												
Remedial pruning (hedgerow)	4-5												
NATIVE GRASS (P5)													
Formative cutting	1												
GENERAL PLANT MONITORING													
Replace dead specimens	1-5												
Water as necessary in dry periods	2-5												

					PLANTING / REGENERATION AREAS						
					1	2	3	4	5	6	7
Native Tree Planting											
<i>Acer campestre</i> (Field Maple)	10-12 cm Girth Size / 3.0-3.5 m height / 1.75-2.0m Clear Stem / Standard Stock.	RB	Specimen	18	5	3	2		3	2	3
<i>Alnus glutinosa</i> (Common Alder)	10-12 cm Girth Size / 3.0-3.5 m height / 1.75-2.0m Clear Stem / Standard Stock.	RB	Specimen	8		3			2		3
<i>Carpinus betulus</i> (Hornbeam)	10-12 cm Girth Size / 3.0-3.5 m height / 1.75-2.0m Clear Stem / Standard Stock.	RB	Specimen	5			3			2	
<i>Crataegus monogyna</i> (Hawthorn)	10-12 cm Girth Size / 3.0-3.5 m height / 1.75-2.0m Clear Stem / Standard Stock.	RB	Specimen	13	8	2					3
<i>Populus tremula</i> (Aspen)	10-12 cm Girth Size / 3.0-3.5 m height / 1.75-2.0m Clear Stem / Standard Stock.	RB	Specimen	6		3					3
<i>Quercus petraea</i> (Sessile Oak)	10-12 cm Girth Size / 3.0-3.5 m height / 1.75-2.0m Clear Stem / Standard Stock.	RB	Specimen	19	10	3			2		4
<i>Quercus robur</i> (English Oak)	10-12 cm Girth Size / 3.0-3.5 m height / 1.75-2.0m Clear Stem / Standard Stock.	RB	Specimen	38	19	3			3	3	10
Native Shrub Planting (1.50 - 1.75m height: Feathered)											
<i>Acer campestre</i> (Field Maple)	1.50-1.75m height: Feathered.	RB	Specimen	13		3	5				5
<i>Alnus glutinosa</i> (Alder)	1.50-1.75m height: Feathered.	RB	Specimen	8		3					5
<i>Cornus sanguinea</i> (Dogwood)	1.50-1.75m height: Feathered.	RB	Specimen	10		3				3	4
<i>Corylus avellana</i> (Common Hazel)	1.50-1.75m height: Feathered.	RB	Specimen	21		3	5		5	3	5
<i>Crataegus monogyna</i> (Hawthorn)	1.50-1.75m height: Feathered.	RB	Specimen	17		5	5		2		5
<i>Prunus spinosa</i> (Blackthorn)	1.50-1.75m height: Feathered.	RB	Specimen	8		3					5
<i>Salix caprea</i> (Goat Willow)	1.50-1.75m height: Feathered.	RB	Specimen	26		8	5		5	3	5
<i>Salix cinerea</i> (Gray Willow)	1.50-1.75m height: Feathered.	RB	Specimen	23		5	5		5	3	5
<i>Sorbus torminalis</i> (Wild Service Tree)	1.50-1.75m height: Feathered.	RB	Specimen	9		3			2		4
Native Mixed Species Hedgerow											
<i>Acer campestre</i> (Field Maple) Hedging	60 – 90 cm height. Multi-Branched. (Hedging - 2 no. staggered rows set 400 mm apart @400 centres.)	BR	400mm Centres / 5m ²	190					190		
<i>Corylus avellana</i> (Common Hazel) Hedging	60 – 90 cm height. Multi-Branched. (Hedging - 2 no. staggered rows set 400 mm apart @400 centres.)	BR	400mm Centres / 5m ²	190					190		
<i>Crataegus monogyna</i> (Hawthorn) Hedging	60 – 90 cm height. Multi-Branched. (Hedging - 2 no. staggered rows set 400 mm apart @400 centres.)	BR	400mm Centres / 5m ²	190					190		
<i>Ilex aquifolium</i> (Holly) Hedging	60 – 90 cm height. Multi-Branched. (Hedging - 2 no. staggered rows set 400 mm apart @400 centres.)	CG	400mm Centres / 5m ²	190					190		

PLANTING / REGENERATION AREAS

			1	2	3	4	5	6	7
<i>Native (Sussex Sourced) Grassland Seed Mix</i>									
Standard Mix		%age of Mix							
<i>Agrostis capillaris</i>	Common Bent	<20%							
<i>Alopecurus pratensis</i>	Meadow Foxtail	<20%							
<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass	<20%							
<i>Cynosurus cristatus</i>	Crested Dogstail	<20%							
<i>Dactylis glomerate</i>	Cocksfoot	<20%							
<i>Festuca ovina</i>	Sheep's Fescue	<20%							
<i>Festuca arundinacea</i>	Meadow Fescue	<20%							
<i>Festuca rubra</i>	Slender-creeping Red-fescue	<20%							
<i>Poa pratensis</i>	Smooth Meadow Grass	<20%							
<i>Phleum pratense (subspecies bertolonii)</i>	Small leaved Timothy	<20%							
<i>Trisetum flavescens</i>	Yellow Oat Grass	<20%							
<i>Native (Sussex Sourced) Grassland Seed Mix</i>									
Shaded Areas		%age of Mix							
<i>Brachypodium sylvaticum</i>	False-brome	<20%							
<i>Bromopsis ramosa</i>	Hairy brome	<20%							
<i>Calamagrostis canescens</i>	Purple small-reed	<20%							
<i>Carex sylvatica</i>	Sedge	<20%							
<i>Festuca altissima</i>	Wood Fescue	<20%							
<i>Holcus mollis</i>	Creeping soft grass	<20%							
<i>Melica uniflora</i>	Wood melick	<20%							
<i>Poa nemoralis</i>	Wood bluegrass	<20%							
<i>Poa trivialis</i>	Rough-stalked meadow-grass	<20%							

APPENDIX 6

**TREE PLANTING AND FENCING
CONSTRUCTION DETAIL**

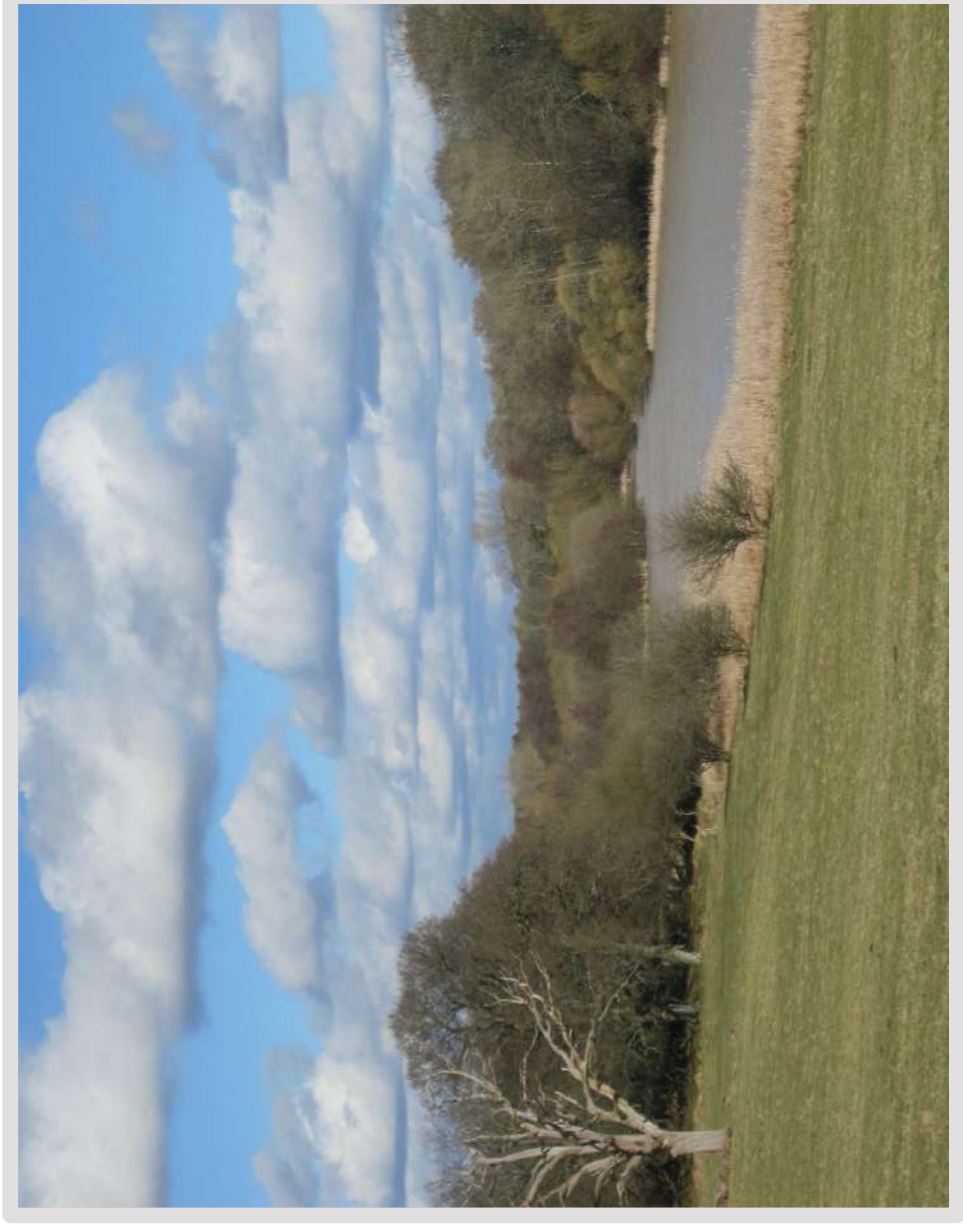
APPENDIX 7

**SUPPLEMENTARY LANDSCAPE AND
VISUAL EVALUATION**

KNEPP CASTLE ESTATE

Supplementary Landscape and Visual Evaluation

Of 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



Krystyna Campbell
• Landscape Architect •
• Heritage Management and Planning •

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Appendix 1: LVIA Viewpoints
considered for the North Park and
Access Proposals, EIA 2019

Appendix 2: Baseline and Verified
Photowire Viewpoint Photographs
March 2020

INTRODUCTION

This *Supplementary Landscape and Visual Evaluation* has been prepared at the request of West Sussex County Council's (WSSCC) Landscape Architect Consultant. It is an Addendum to the LVIA (Landscape and Visual Impact Assessment), part of the Environmental Statement submitted to WSSCC in December 2019. The ES appraised works to construct landscape enhancement features using imported inert materials, together with the provision of public access to the parkland at Knepp Castle Estate.

The ES 2019 proposals are to amend a consented scheme of works, granted permission in 2012 (WSSCC/028/11SP; and itself subject to amendments of which the last was approved in October 2018). As works and detailed design has progressed on-site, so as with any such large-scale project in an ecologically and culturally sensitive place, opportunities arise to refine proposals and techniques and secure further mitigation.

Current application synopsis :

- Revised form to Buck Barn landscape enhancement feature
- Revised form to Floodgate Farm landscape enhancement feature
- Series of access proposals to service existing residential properties
- Provision of a public car park
- Re-routing of a new public right of way

The Supplementary Evaluation is supported by the following documents:

- the *Design & Access Statement December 2019* outlines implementation of the consented works to date; presents the rationale behind the proposed amendments, the design evolution and its cultural context;
- the *Addendum Planning Statement April 2020* explains the reasoning behind the selection and additional photographic imagery work undertaken in relation to viewpoints VP01A; VP16;VP17;VP18 and VP21. Other viewpoints assessed in the LVIA 2019 are less/not relevant to the main potential effects of proposals to amend the Buck Barn and Floodgate Farm landforms and associated access proposals. This is because proposals all lie on the north-east and east of the park;
- the *Cultural Heritage: Architectural Statement, December 2019* outlines the relevant history and value of the designated interests and the predicted impacts on cultural heritage of amending these landforms—the *Landscape and Visual Impact Assessment for the North Park and Access Proposals* considers effects on these from the landscape and visual perspective, as well as on neighbouring properties and public areas;
- Appendix 2 Baseline and Verified Photowire Viewpoint Photographs March 2020 provides the visuals for this *Supplementary Landscape and Visual Evaluation*.
- *Landscape Masterplan (01 – North Drawing no RCo 201/12; 02-South Drawing no RCo 201/13)*

COMPARATIVE EVALUATION

It can be difficult to appreciate the differences between what is currently on site, the unexecuted consented proposals, and what the current application seeks to secure – and how each affect landscape and visual receptors.

This evaluation compares the following three schemes:

- Scenario 1 – The Existing Baseline conditions – as considered in the LVIA (EIA December 2020);
- Scenario 2 – The Consented Scheme – the scheme consented in 2018, as if fully completed (WSCC/029/18/SP); and
- Scenario 3 – The Kim Wilkie Scheme – as proposed in this application, (subject of the Environmental Statement submitted December 2019).

Although Scenario 3 revises some of the existing Consented Scheme, most are minor modifications. Its major proposal is a remodelling of the Buck Barn Landform, which has been redesigned by Kim Wilkie, as an Amphitheatre.

Landscape receptors are evaluated first. The evaluation format broadly follows that outlined for impact assessment in Conservation Management, judged the most applicable (1). The Visual evaluation follows and should be read alongside **Appendix 2. Baseline and Verified Photowire Viewpoint Photographs** March 2020. Note that the photowires show the extent of the proposed works – where blue it indicates works which will not be visible in the view; and where visible a solid red line is used. Not all VPs are considered (for reasons see Appendix 1).



Works implemented to December 2019.



Scenario 2_ The Consented Scheme (WSCC/029/18/SP)
Drawing ref. MAT/KC/04-16/19327



Scenario 3 – The Kim Wilkie Scheme

COMPARATIVE LANDSCAPE EVALUATION

BUCKFIELD LANDFORM	Significance The affected asset and why it is significant	Possible risks Will the work put the significance at risk?	Further Information or action Action to avoid risks or ensure a better decision	Likely outcome
BASELINE				
Aim is to enhance park visually/ acoustically; buffer to A24 dualling; A272/A24 junction; service station. Works underway, nearing completion.	Moderate/slight significance: Buck Barn field is the northern area of Knepp Estate's 'park' but lies outwith/adjacent to the Registered Park boundary (heritage designation). C19-C20 farmed landscape of arable/pasture. Never 'formal' designed parkland.	The 'amorphous' landform – neither replicates a 'natural' hill, nor creates a striking design feature in its own right. Can further significant positive impact be achieved?	Re-design landform; reconsider contribution of a new, contemporary, signature design; introducing some drama into the parkland, in the spirit of traditional C18 design features. New public access route	Beneficial: <ul style="list-style-type: none"> better acoustic and visual experience Adverse: <ul style="list-style-type: none"> Landform not yet finalised in terms of management and planting Creates a 'dead' space to lake shores?
CONSENTED SCHEME				
Approved construction to max. 29mH AOD, some 10m above original ground level, with a flat crest up to 68m W with 1:4 – 1:25 battered slopes	Moderate significance ; current earthwork remains unfinished and 'raw' but demonstrates the benefits of visual and acoustic screen. Extends area of parkland to north. Seeks to reinstate NE vista.	Change from traditional, intensively grazed pasture/arable to create a 'North Park" may increase significance. Unlikely to damage significance of parkland/landscape unless ground works/land restoration works are badly done, or subsequent land management lacking. 'Engineered' landform - does it relate well to strong NE design axis?	Maximise any opportunities presented by design and construction of landform. Further refinement - tie landform into parkland vista, recreating Nash's NE vista (originally the length of Knepp Millpond). Ensure good specifications for work, adequate planting.	Beneficial: <ul style="list-style-type: none"> increase in parkland; recreates NE design axis better acoustic and visual experience; walker/visitor experience enhanced Adverse: <ul style="list-style-type: none"> "amorphous" landform ROW leads through new North park
WILKIE SCHEME				
Proposed construction to max. 31mH AOD, enclosing a contoured 'bowl' with steep 1:4 SW sides enclosing an 'Amphitheatre' and a reflective pool at its feet.	Approved landform recast to form an 'Amphitheatre' - a strong, sculpted feature. This substantially increases significance of Buck Barn – it becomes a highly distinctive 'park' in itself and lends a design element to Knepp Castle Park.	Amphitheatre introduces a substantial significant modern feature; it functions as a visual enhancement, transforming Buck Barn Field into a high quality parkland. A matter of opinion as to whether it 'works'. It may well in future become a heritage asset .	Classical C18 inspired landform allied with contemporary land management approach consistent with rewilding. Re-design new public access so as to provide greater 'drama' in experience; ensure elevated views to Castle.	Beneficial: <ul style="list-style-type: none"> increase in parkland – a 'distinctive place' contemporary design recreates NE design axis better acoustic and visual experience; walker/visitor experience enhanced

COMPARATIVE LANDSCAPE EVALUATION

FLOODGATES FARM PERIMETER LANDFORM	Significance The affected asset and why it is significant	Possible risks Will the work put the significance at risk?	Further Information or action Action to avoid risks or ensure a better decision	Likely outcome: Beneficial/Adverse
BASELINE				
Existing park boundary weak in relation to trunk road. Environment of park affected by road	Knepp Park E boundary of substantial significance in defining parkland edge.	No risk. Better definition will strengthen definition of the park from busy trunk road	Need to secure good park boundary, strengthening it and relating it to park	Adverse: <ul style="list-style-type: none"> Landform not finalised in terms of management and planting. Need to define relationship with houses and access.
CONSENTED SCHEME				
Aims to enhance park visually/acoustically from A24. L-shaped Bund a max.21.6mH AOD;3m above pre-existing levels.	Strengthen with a distinct, marked edge and with appropriate planting.	Hill House bund proves benefit to landscape in providing visual + acoustic screen; strengthens park/road edge, increases experiential separation of landscape and road.	Consider form of engineering bund – very functional can its form be improved upon?	Beneficial: <ul style="list-style-type: none"> better acoustic and visual experience Adverse: <ul style="list-style-type: none"> utilitarian, engineered roadside bund
WILKIE SCHEME				
Remodel to provide a more natural appearance and avoid 'mouse under the carpet'.	Substantial significance as a visual/acoustic barrier but consented scheme utilitarian in approach.	Remodel engineering bund, increase its extent to west, allows marrying-in carefully with existing ground levels. This creates a more 'natural' landform.	Incorporate improvements into wider landform scheme, where Buck Barn landform is focus of scheme. Consider how best to form parkland belt – use intentional planting and natural regeneration	Beneficial: <ul style="list-style-type: none"> more 'natural' parkland appearance; form substantial parkland belt as strong boundary; better definition/separation between houses/buildings and road; landscape feature of higher quality affirming Estate commitment to good design

COMPARATIVE LANDSCAPE EVALUATION

ACCESS	Significance The affected asset and why it is significant	Possible risks Will the work put the significance at risk?	Further Information or action Action to avoid risks or ensure a better decision	Likely outcome: Beneficial/Adverse
BASELINE				
Temporary access point at north of site onto A272; temporary haul road to Hill House Farm.		No public access route through length of park (from Buck Barn to Floodgate Farm) exists. Temporary works impede this.	Need to secure safe, good access for residents and visitors Need to consider fencing for stock/deer and public access	
CONSENTED SCHEME				
Temporary haul routes. Public ROW from north of site to south of Floodgates Farm	Moderate/Substantial significance. Access to new park , elevated views into registered historic park	Need to provide car parking for visitors? No effect on significance – except that safe access, as park surrounded by trunk roads, is essential.	Provide safe access off A272 and safe access of A24 with some car parking. Provide safe access routes for residents	Beneficial: <ul style="list-style-type: none"> New walker/visitor route & interpretation Adverse: <ul style="list-style-type: none"> Access & circulation needs resolving
WILKIE SCHEME				
	Substantial significance in providing access to new park , elevated views into registered historic park	Revised landform & finalise access to enable better enjoyment of park & and views where none previously existed.	Improve car park & access design. Secure deer enclosure - design access on relation to stock.	Beneficial: <ul style="list-style-type: none"> New walker/visitor route & interpretation. A more interesting experience. A high quality parkland Incorporate car park within a substantial parkland boundary

COMPARATIVE VISUAL EVALUATION

<p>VP 01A: Knepp Castle (Listed Building) Main Design Vista from formal lawn/upper Castle windows More than 1km from Buck Barn Landform</p>				
	Description: View - High sensitivity	Nature of Effect- magnitude	Significance	Nature of Effect
BASELINE				
	<p>Construction phase: Activity in building the landform is scarcely visible as at considerable distance from the viewpoint. Buck Barn field is largely screened by Lakeside woodland & field boundary trees around Hill House Fields</p>	<p>Slight effect on views to NE due to imported material for landform construction and activity in completing landform. But this is in outer landscape & is temporary.</p>	<p>Slight/hot significant</p>	<p>Neutral</p> <p>See: Baseline photograph Appendix 2, VP1A</p>
CONSENTED SCHEME				
	<p>Following completion: the landform summit and planting will be visible in long distance views from the Castle + lawns when vista cleared. Major elements of the view comprised of intermediate parkland planting and riverlike Kneppmill Pond.</p>	<p>Moderate effect on views to NE formed by emparking of Buck Barn fields. At this distance the rising landform barely visible beyond lakeside planting; crest visible through trees, once cleared to form vista.</p>	<p>Moderate</p>	<p>Beneficial</p>
WILKIE SCHEME				
	<p>A tiered landform and parkland will terminate a NE vista. This will be visible in long distance views from upper floors of Castle + lawns.</p>	<p>In the outer landscape the Buck Barn landform presents a strong architectural statement set on NE design axis. The viewer's eye is drawn along from the 'riverlike' Kneppmill Pond, to the vista and the Amphitheatre.</p>	<p>Moderate/ Substantial</p>	<p>Beneficial</p> <p>See: Proposed photowire Appendix 2, VP1A</p>

COMPARATIVE VISUAL EVALUATION

<p>VP 01A: Reverse View - from Amphitheatre Summit to Knepp Castle (Listed Building) Main Design Vista from landform towards Castle. The reverse view to Knepp Castle, looking back from the summit of the proposed Buck Barn 'amphitheatre'. More than 1km from Buck Barn Landform</p>				
	Description: View - High sensitivity	Nature of Effect-magnitude	Significance	Nature of Effect
BASELINE				
	<p>Construction phase: Activity in building the landform, access route visible in foreground and immediate surroundings. Views to Castle largely screened by Lakeside woodland & field boundary trees around Hill House Fields</p>	<p>Substantial effect on views to lake and across landscape due to immediate context of works vehicles, activity and rough land surfaces – but is temporary.</p>	Substantial	Adverse
CONSENTED SCHEME				
	<p>Following completion: Creation of a major vista within Registered Park; use by Walkers/visitors. High point on the new landform offers a major vista, looking across the amphitheatre and pool, then across Knepp Mill Pond to the Castle.</p>	<p>Substantial change by creating a view down onto Knepp Millpond and across parkland. A main VP to Knepp Castle. Lake appears like a river flowing through the park – part of initial Nash concept. Buck Barn park increases extent of Knepp park, thereby greater undulating parkland views. to nature of view.</p>	Moderate	Beneficial
WILKIE SCHEME				
	<p>A tiered landform and parkland will be visible in long distance views from the Castle + lawns. Greater extent of parkland in views than in existing/consented scheme.</p>	<p>Substantial change – good quality design and high level public views across parkland. Walk along curved ridge gives panoramic views across dramatic grass slopes, an 'eyecatching' reflective pool onto Kneppmill Pond. Long distance views of Knepp Castle. Over time 'rewilding' creates more 'time-depth' to the parkland, in the tradition of earlier landscaped deer parks</p>	Substantial	Beneficial

COMPARATIVE VISUAL EVALUATION

VP 16: Buck Barn Service Station Crossroads: southwards view on A24 from east side as seen by road users. View is dominated by busy foreground and middle ground. Strong vertical lines of roadside posts and furniture hold the eye. 190m (to Buck Barn Field landform)					
	Description: View - Low sensitivity	Nature of Effect-magnitude	Significance	Nature of Effect	
BASELINE	Existing perimeter planting around the service station, between it and the park; the foreground carriageway and Service Station barely afford glimpses into the park & construction works. Road users attention focussed on traffic and manoeuvres to service station. Buck Barn landform is intermittently visible in winter views, to a height of 29m AOD as seen beyond the service station	The apex of the landform, some 400m distant forms the skyline beyond the service station, but only intermittently visible through trees at crossroads. At this VP, views are foreshortened due to foreground, middle distance buildings, trees.	Not significant	Neutral	See: Baseline photograph Appendix 2, VP16
CONSENTED SCHEME					
	As above. Landform largely constructed	Slight change over time as planting on the NE slopes mature to form a wooded backdrop looking SW, with the road junction in the foreground	Not significant	Neutral	
WILKIE SCHEME					
	Landform footprint is increased, and ridgeline height is 31m but lies further away from VP.	Slight change as planting on the NE slopes mature to form a wooded backdrop, with the road junction in the foreground. No change to ridge height, as lies further SE from that consented/existing.	Not significant	Neutral	See: Proposed photowire Appendix 2, VP16

COMPARATIVE VISUAL EVALUATION

VP 17 Buck Barn Bungalows: View from south boundary of properties, looking SW. (60m to Buck Barn Field landform)				
	Description:	Nature of Effect-magnitude	Significance	Nature of Effect
BASELINE				
	View - High sensitivity for residents of Buck Barn Bungalows			
	Buck Barn Field landform is dominant in the view. The temporary works route is apparent mid view, as a gently sloping horizontal line. Haulage vehicles deliver fill for, and construction of, the Buck Barn landform (29m AOD), nearing completion	Substantial/moderate activity at far right of view – construction traffic and works compound.	Substantial	Adverse
				See: Baseline photograph Appendix 2, VP17
CONSENTED SCHEME				
	recontouring is clearly visible for the full project term, now nearing completion	Substantial		
	Planting works on North slopes of the landform follow.		Substantial	Adverse
WILKIE SCHEME				
	Recontouring gives a greater 'naturalistic' landform with lower contours and gentler slopes/gradients; albeit in area it extends further westwards than previous scheme. Gradually, over a period of 9+ years, natural regeneration will establish a lightly-wooded, gently sloping hill as a backcloth to the Hill House Farm access road (adoption of existing temporary works route). A largely 'green' outlook from the houses.	Substantial with intermittent traffic	Substantial	Beneficial
				See: Proposed photowire Appendix 2, VP17

COMPARATIVE VISUAL EVALUATION

<p>VP 21 Waterloo and Sunnyhill Cottages : Views from east side of A24; views from properties.</p>					
	<p>Description: View - High sensitivity for residents . Low sensitivity for road users</p>	<p>Nature of Effect-magnitude</p>	<p>Significance</p>	<p>Nature of Effect</p>	
<p>BASELINE and CONSENTED SCHEME</p>					
<p>Photograph shows work as existing</p>	<p>Roadside view. In winter intermittent views to horizon line, land rising up behind the field boundary. In summer, roadside trees and hedgerow provide a thick green visual screen</p>	<p>Slight effect during construction. Roadside screen dominates. Work largely completed as consented.</p>	<p>Moderate</p>	<p>No change</p>	<p>See: Baseline photograph Appendix 2, VP21</p>
<p>WILKIE SCHEME</p>					
	<p>The horizon line is lower, as earthwork has a lower gradient and 31m AOD highpoint of revised landform lies some 250m to the NW of the cottages Intermittent views of landform only during winter due to screening.</p>	<p>Construction: Top soil stripping and construction of Buck Barn Field landform inside the park boundary is visible intermittently through the hedge/trees.. Nearside road screening will filter views</p>	<p>Moderate</p>	<p>Adverse during construction Neutral on completion</p>	<p>See: Proposed photowire Appendix 2, VP21</p>

Visual Evaluation Summary:

Comparison	VP01A	VP01A from Buck Barn	VP16	VP17	VP21
Baseline/Consented scheme	Neutral/Beneficial	Adverse/Beneficial	Neutral/Neutral	Adverse/Beneficial	No change
Wilkie Scheme /Consented Scheme/	Beneficial/Beneficial	Beneficial/ Beneficial	Neutral/Neutral	Beneficial /Adverse	Neutral/No change

CONCLUSION

The Cultural Heritage Statement, LVIA and Design & Access Statement – all parts of the Environmental Statement and Planning Application submitted in 2019, complement each other; they explain and state the significance of Knepp Castle Park and the Estate lands to the north and east of Knepp Castle, Shipley. That the Visual Evaluation does not come out emphatically in favour of any one scenario is because the benefits of the Wilkie Scheme are not visual alone. The benefits rely on an individual's understanding and appreciation of the landform, and on the more enjoyable/dramatic experience resulting from the creation of a new area of parkland.

It is unnecessary to re-state the importance of Knepp Park's landscape and historic environment and its components. It is sufficient to stress how, in relation to this evaluation, both the consented scheme (consented 2018) and the now proposed 'Wilkie' designed scheme (the Amphitheatre Landform) differ in intent:

- The Consented scheme primarily sought to provide an acoustic and visual barrier between the park and the main roads to its north and east; whereas,
- The Proposed scheme comprises an earthwork designed as a landscape statement, a new focal landscape feature albeit grounded in the English landscape tradition (see Design and Access Statement, pp.14-21)
- The Consented scheme consists primarily of an 'engineering approach';
- The Proposed scheme offers a dramatic feature in the English landscape tradition and an elevated walks for visitors to

appreciate and enjoy Knepp Park. It modifies the roadside landforms (Buck Barn; Floodgate Farm) to provide a better design, achieving a more 'natural' effect

Both schemes visually exploit the dredging of Kneppmill Pond re-creating a north-east design axis, from the Castle to the Buck Barn landform. Dredging the lake, to an extent that reflects its earlier sinuous form, gives it a 'riverlike' appearance flowing through the park. Its strong sinuous, horizontal sweep will subtly direct the viewer to look across the landscape and lead the eye through a keyhole view in the trees, to the landform. Re-establishing this earlier design axis is associated in the Proposed scheme with the Amphitheatre – a 'landmark', not just a hill.

Both schemes extend the park considerably, to the same extent. They 'empark' Buck Barn Fields, creating a 'North Park' from fields, long part of Hill House Farm. This adds a contemporary emparkment, continuing the parks long evolution from a medieval deer park, through disemparkment in the 16th century to the re-establishment of a landscaped park in 1809 (with similar boundaries to its medieval predecessor). This was contrived to complement Nash's Knepp Castle. This waxing and waning of parkland results from changes in fashion, taste and understanding of what a 'park' is, how it is managed, how it appears and what its functions and benefits are.

The **Amphitheatre** 'ties' the modern park back to the landscape tradition. The contemporary 'rewilding' approach being undertaken in the wider Knepp Park delivers ecological benefits, but it too finds its roots in earlier parkland. For centuries parks were 'wild' in nature, as at Knepp many grew from medieval deer Parks with a mosaic of tree

cover and habitats. It was only the birth of the lawnmower, changes in mid/late 19th century fashion and our modern perception of public 'parks' that led to our false sense of parklands as being essentially mown grass and tailored trees.

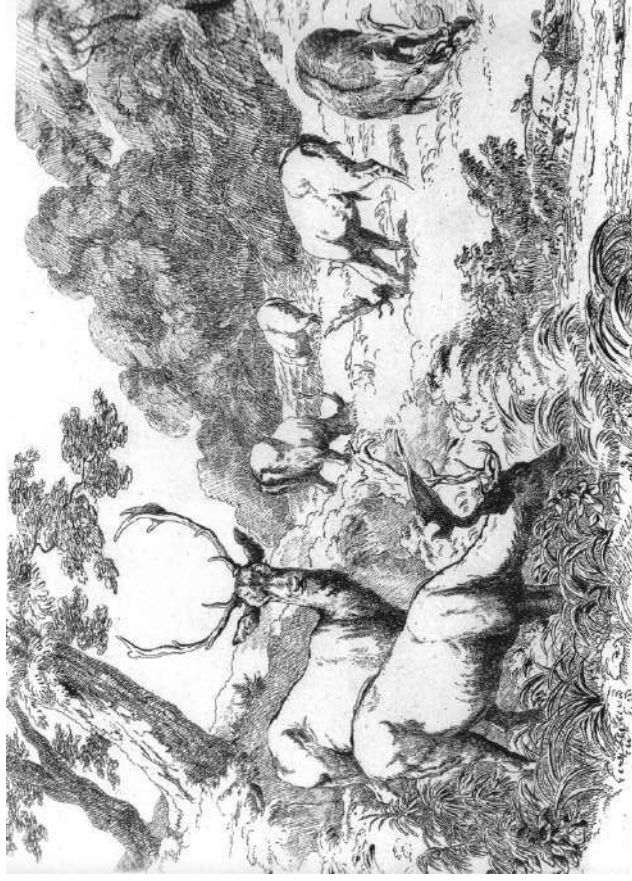
As stated and envisaged in 2000:

'the creation of the deer park and the restoration of the pond would be valuable projects. But taken together and combined with the proposals for improving public access to the site, they represent a magnificent opportunity to create significant improvements to the aesthetic, historical and ecological value of the landscape at Knepp.' (2)

The Wilkie Scheme builds further on this vision, without demanding further substantial change (to neighbouring properties or public areas), over and beyond that consented to date. The most dramatic change lies internal to the park, providing a distinctive and distinguished solution to the original problem of providing an acoustic and visual barrier.

'Rewilding' of the park, albeit accounted for in a Management Plan, demands attention to management tasks, the balance of the environment and the ability to be flexible and responsive in relation to land management issues. The Wilkie Scheme will prove a long lasting 21st contribution within the evolution of Knepp Park.

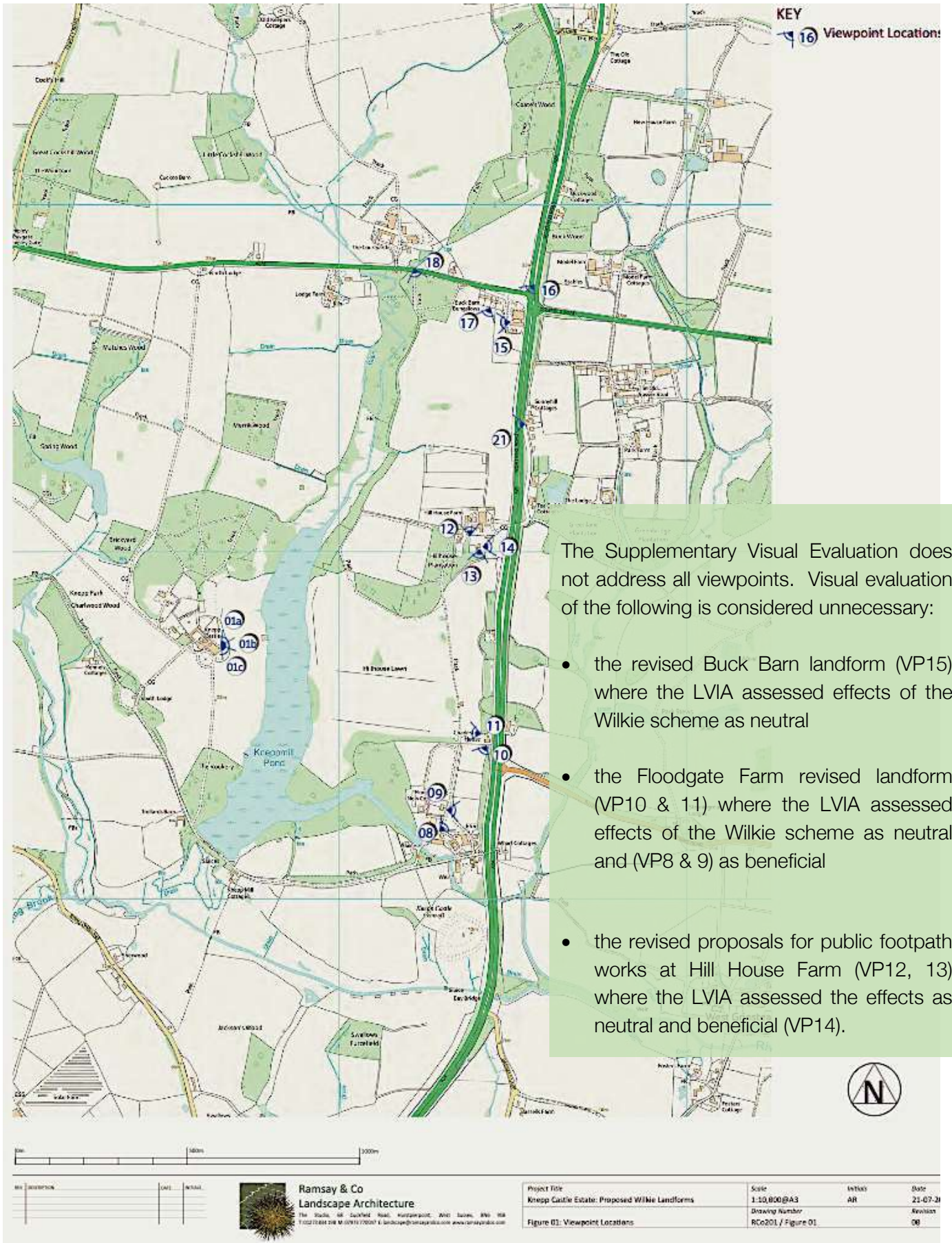
- (1) Conservation Management Plans. A Guide. HLF. <https://www.heritagefund.org.uk/publications/conservation-planning-guidance>



Deer grazing in Hulne Park, sketch 1821

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

APPENDIX 1 – Viewpoints considered in LVIA for the North Park and Access Proposals, EIA 2019



APPENDIX 8

UPDATED STAGE 1 ROAD SAFETY AUDIT AND INDICATIVE ARRANGEMENTS FOR CLOSING UP HILL HOUSE FARM ACCESS

LAND AT KNEPP CASTLE ESTATE, WEST SUSSEX

A272 Access

Stage 1 Road Safety Audit
Requested by Motion

February 2020



Road Safety Engineering

Project: Land at Knepp Castle Estate, West Sussex
A272 Access

Client: Motion

Project Sponsor: West Sussex County Council

Document: Stage 1 Road Safety Audit

Gateway TSP ref: WP/JS/160728 RSA1 v1.1

Issue date: 25th June 2020

Status: Final v1.1

Authorised by: WP

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CONTENTS

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2	Items Considered by this Road Safety Audit	3
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4	Previous Road Safety Audit.....	5
5	Problems Identified by this Road Safety Audit	6
6	Audit Team Statement.....	7

Appendices

Appendix A:	Location Plan(s)
Appendix B:	Decision Log
Appendix C:	Designer's Response

1 INTRODUCTION

- 1.1** This report describes a Stage 1 Road Safety Audit (RSA) of an existing access which is to become permanent under proposals for Knepp Castle Estate, near Horsham in West Sussex.
- 1.2** The A272 access was constructed under a section 278 agreement and is currently used to import material for construction of previously approved landscape features within the site. The latest application seeks to retain the access onto the A272 following completion of these works to serve existing traffic associated with land/buildings at Hill House Farm, which is currently accessed direct from the A24. The A24 access would be closed.
- 1.3** A272 West Chiltington Lane is a two-way single carriageway with a 50mph speed limit. The carriageway is unlit and there are no footways. The access is approximately 200m west of A25 Buck Barn Crossroads.
- 1.4** This Road Safety Audit was carried out by Wendy Palmer and Julian Smith and consisted of a desktop study and a site visit, which was carried out on Wednesday 12th February 2020 between the hours of 14.45 and 15.30, when the weather was fine and the road surface dry. Traffic flows were light during the site visit and no vehicles were observed using the existing access.
- 1.5** The terms of reference for this RSA are as described in the Design Manual for Roads and Bridges (DMRB) document GG119. The Audit Team is independent of the project design team and has not been involved in the design process in any other capacity. The audit considers only the potential road safety implications of the scheme and has not verified compliance of the design with any other criteria.
- 1.6** The Audit Team has not been made aware of any Departures from Standard. Whilst reference may be made to design standards, this report is not intended to provide a design check.

- 1.7 Recommendations are aimed at addressing the identified potential road safety problems. However, there may be other acceptable ways to overcome a problem, considering wider constraints and opportunities; the Auditors would be pleased to discuss such alternative solutions as appropriate. The recommendations contained herein do not absolve the Designer of his/her responsibilities.

2 ITEMS CONSIDERED BY THIS ROAD SAFETY AUDIT

- Transport Statement (by Motion; dated November 2019)

3 COLLISION DATA

- 3.1 Personal Injury Collision (PIC) information, was requested from the Crashmap database (www.crashmap.co.uk) for the latest available 60-month period, which found that one PIC occurred in the vicinity of the A272 access in 2016. The PIC appears to involve a car turning left into a private drive, and resulted in slight injuries.

4 PREVIOUS ROAD SAFETY AUDIT

4.1 The Audit Team is unaware of any previous road safety audits on these proposals.

5 PROBLEMS IDENTIFIED BY THIS ROAD SAFETY AUDIT

General Matters

5.1 The Audit Team raises no concerns at this Stage 1 RSA in respect of general matters.

Local Alignment

5.2 The Audit Team raises no concerns at this Stage 1 RSA in respect of local alignment.

Junctions

5.3 The Audit Team raises no concerns at this Stage 1 RSA in respect of junctions.

Walking, Cycling and Horse Riding

5.4 The Audit Team raises no concerns at this Stage 1 RSA in respect of walking, cycling and horse riding.

Traffic Signs, Carriageway Markings and Lighting

5.5 The Audit Team raises no concerns at this Stage 1 RSA in respect of road signs, carriageway markings and lighting. However, full details should be prepared in detailed design, for the purposes of Stage 2 RSA.

6 AUDIT TEAM STATEMENT

6.1 We certify that this Road Safety Audit has been carried out in accordance with DMRB document GG119.

Audit Team Leader

Wendy Palmer
MCIHT, MSoRSA, HE Cert Comp
Road Safety Engineer

Signed:

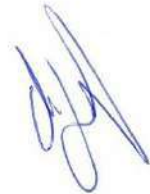


Date: 13th February 2020

Audit Team Member(s)

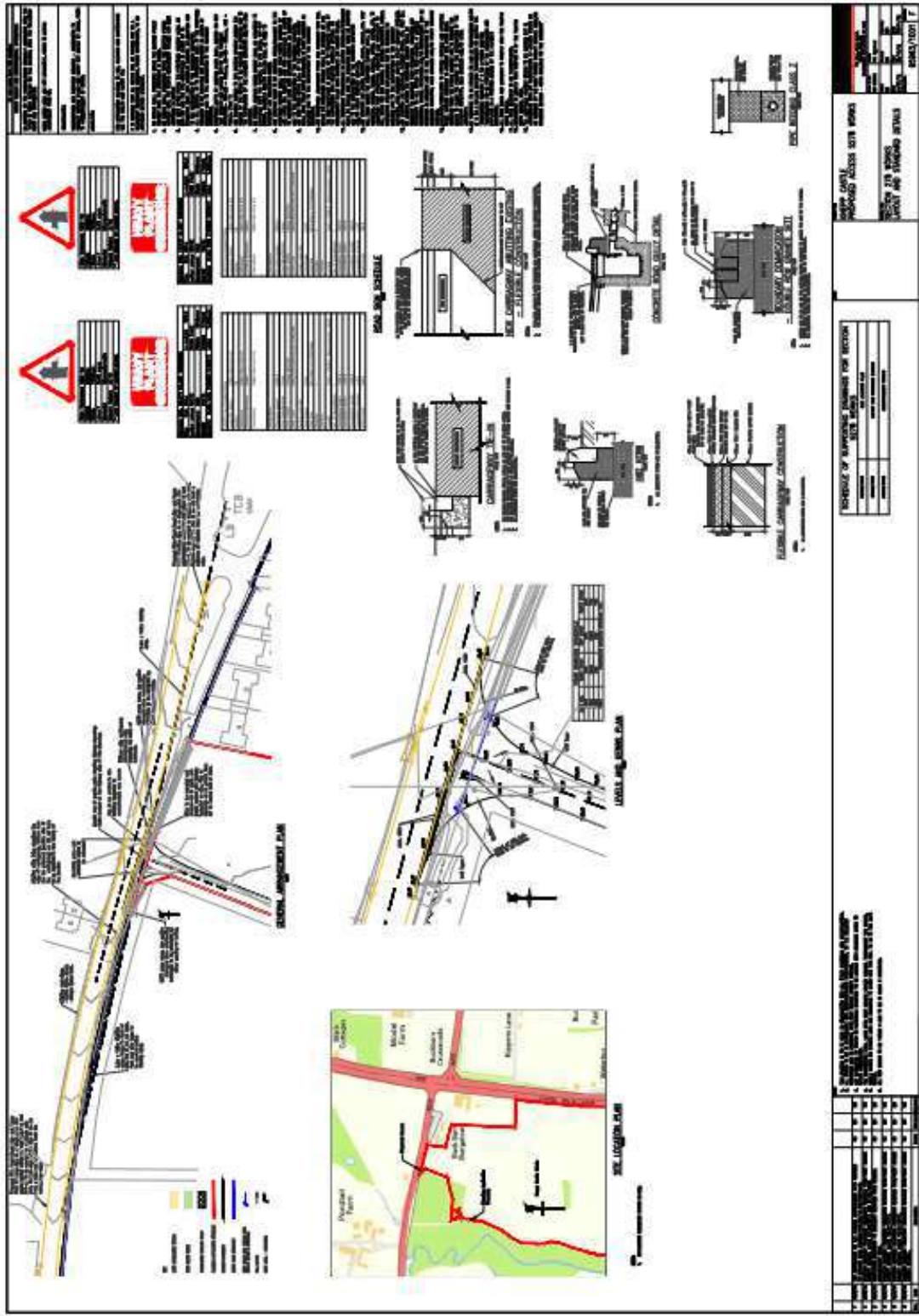
Julian Smith
BEng MCIHT
Road Safety Engineer

Signed:



Date: 13th February 2020

APPENDIX A Location Plan(s)



APPENDIX B RSA Decision Log

Project: Land at Knepp Castle Estate, West Sussex
 A272 Access
 Motion
Client: Stage 1 Road Safety Audit
Document: WP/JS/160728 RSA1 v1.1
Gateway TSP ref: Final v1.1
Status: 25th June 2020
Issue date:

Item No.	RSA Recommendation	Design Organisation Response	Overseeing Organisation Response	Agreed RSA Action (design organisation and overseeing organisations agreed action to the problem)
5.1	n/a			
5.2	n/a			
5.3	n/a			
5.4	n/a			
5.5	n/a			


Design Organisation statement:

On behalf of the Design Organisation I certify that:

1. The RSA actions identified in response to the road safety audit problems in this road safety audit have been discussed and agreed with the Overseeing Organisation.

Name: Fiona Thorp

Signed:



.....
Position: Senior Transport Planner

Organisation: Motion

Date: 25/06/2020

Overseeing Organisation statement:

On behalf of the Overseeing Organisation I certify that:

1. The RSA actions identified in response to the road safety audit problems in this road safety audit have been discussed and agreed with the Design Organisation.
2. The agreed RSA actions will be progressed.

Name:

Signed:

.....
Position:

Organisation:

Date:

APPENDIX C

Designers Response

Project: Land at Knepp Castle Estate, West Sussex
 A272 Access
Client: Motion
Document: Stage 1 Road Safety Audit
Gateway TSP ref: WP/JS/160728 RSA1 v1.1
Status: Final v1.1
Issue date: 25th June 2020

Item No.	Audit Team Recommendation	Designer's Response	Audit Team's Further Comments
5.1	n/a		
5.2	n/a		
5.3	n/a		
5.4	n/a		
5.5	n/a		

Project: Land at Knepp Castle Estate, West Sussex
A272 Access
Client: Motion
Document: Stage 1 Road Safety Audit
Gateway TSP ref: WP/JS/160728 RSA1 v1.1
Status: Final v1.1
Issue date: 25th June 2020

Designer's Statement:

I confirm that I have considered the items that have arisen in the Stage 1 Road Safety Audit Report and my response to its recommendations are set out above.



.....
Designer: Fiona Thorp

Date: 25/06/2020

Audit Team Statement:

We agree/~~do not agree~~ [delete as appropriate] with the Designer's Response and our comments are provided above.



.....
Audit Team Leader: Wendy Palmer

Date: 25/06/2020

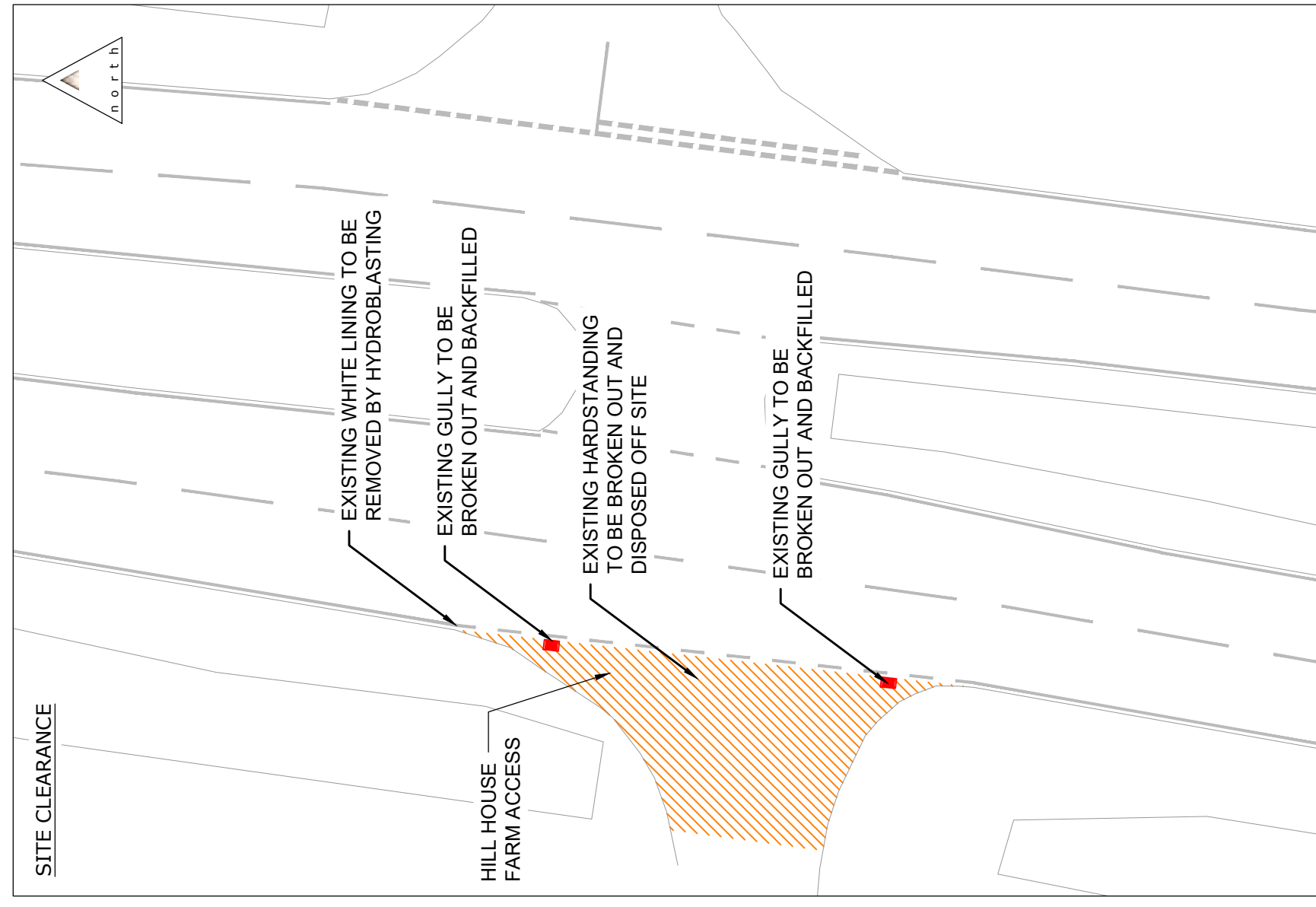
Highway Authority/Project Sponsor/ Client Organisation Statement:

I accept/~~do not accept~~ the Designer's Response (delete as appropriate)

.....
[Name], on behalf of Highway Authority/Project Sponsor/Client Organisation
(delete as appropriate)

Date:

SITE CLEARANCE



CONSTRUCTION

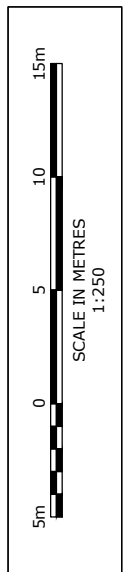


Works to be undertaken under an appropriate highway licence e.g. Section 184 Agreement

Works to include:

- Removal of existing dashed white lining across the front of the existing access through hydroblasting;
- Replacement of existing dashed white line with a solid edge of carriageway marking to tie in to existing either side of the access;
- Breaking out existing access hardstanding for disposal off site;
- Breaking out two existing channel line gullies and backfilling with concrete (run off to be accommodated by verge after reinstatement to match surrounding areas);
- Backfilling access where required with acceptable fill material to 150mm below finished verge level ; and
- Laying 150mm topsoil and seeding area to reinstate verge as per surrounding area.

Appropriate traffic management to be used in accordance with Chapter 8 of the 'Traffic Signs Manual'. Two lane traffic on the northbound carriageway to be retained throughout works with nearside lane narrowed where necessary to achieve sideways safety zone for works.



Revision Notes:

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Scale: 1:250

Size: A3

Date: 23-07-2020

Revision Notes:

FOR PLANNING

Drawn: SR

Chk'd: FT

App'r'd: NJ

Project:
Knepp Castle Estate

Title:
Indicative Arrangements for Closing Up Hill House Farm Access

Drawing:
160728-02

Revision:

-

APPENDIX 9

**CONSTRUCTION SITE INFRASTRUCTURE
PLAN**

KEY

- Existing Woodland
- Existing tree groups / Lines
- Existing Tree Specimens
- Proposed Haul Route
- Proposed Works Compound
- Proposed Wheel Washing
- Proposed Temporary Bund

Existing Woodland
Existing woodlands forming wooded areas and field edge shall to be retained and protected within the proposed scheme - refer to accompanying tree protection package for further details.

Existing tree groups / Lines
Existing tree groups proposed to be retained and protected within the proposed scheme- refer to accompanying tree protection package for further details.

Existing Tree Specimens
Existing tree specimens to be retained and protected within the proposed scheme- refer to accompanying tree protection package for further details.

Proposed Haul Route
Proposed haul route to follow existing temporary track constructed for historical works.

Proposed Works Compound
Proposed approximate location of temporary works compound.

Proposed Wheel Washing
Approximate location of existing temporary wheel washer / spinner to be retained.

Proposed Temporary Bund
Proposed temporary bund south of Bucks Barn Cottages.



REV.	DESCRIPTION	DATE	INITIALS

Ramsay & Co
Landscape Architecture

The Studio, 68 Cuckfield Road, Hursley, West Sussex, BN6 9SB
T: 01273 84 198 M: 07973 770047 E: landscape@ramsayandco.com

Project Title: Knepp Castle Estate, West Grinstead, Nr Horsham
Drawing Title: Site Enabling Plan
Sheet 01 of 02 (North)

Scale: 1:1,000@A1
Drawing Number: RCO 201 / 17

Date: 29-07-20
Drawn: AR
Revision: 00

Knepp Castle Estate: Wilkie Landform - Site Enabling Plan Sheet 01 of 02 (North)

KEY

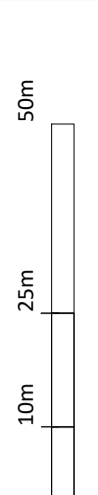
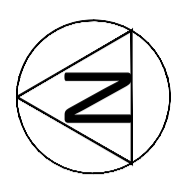
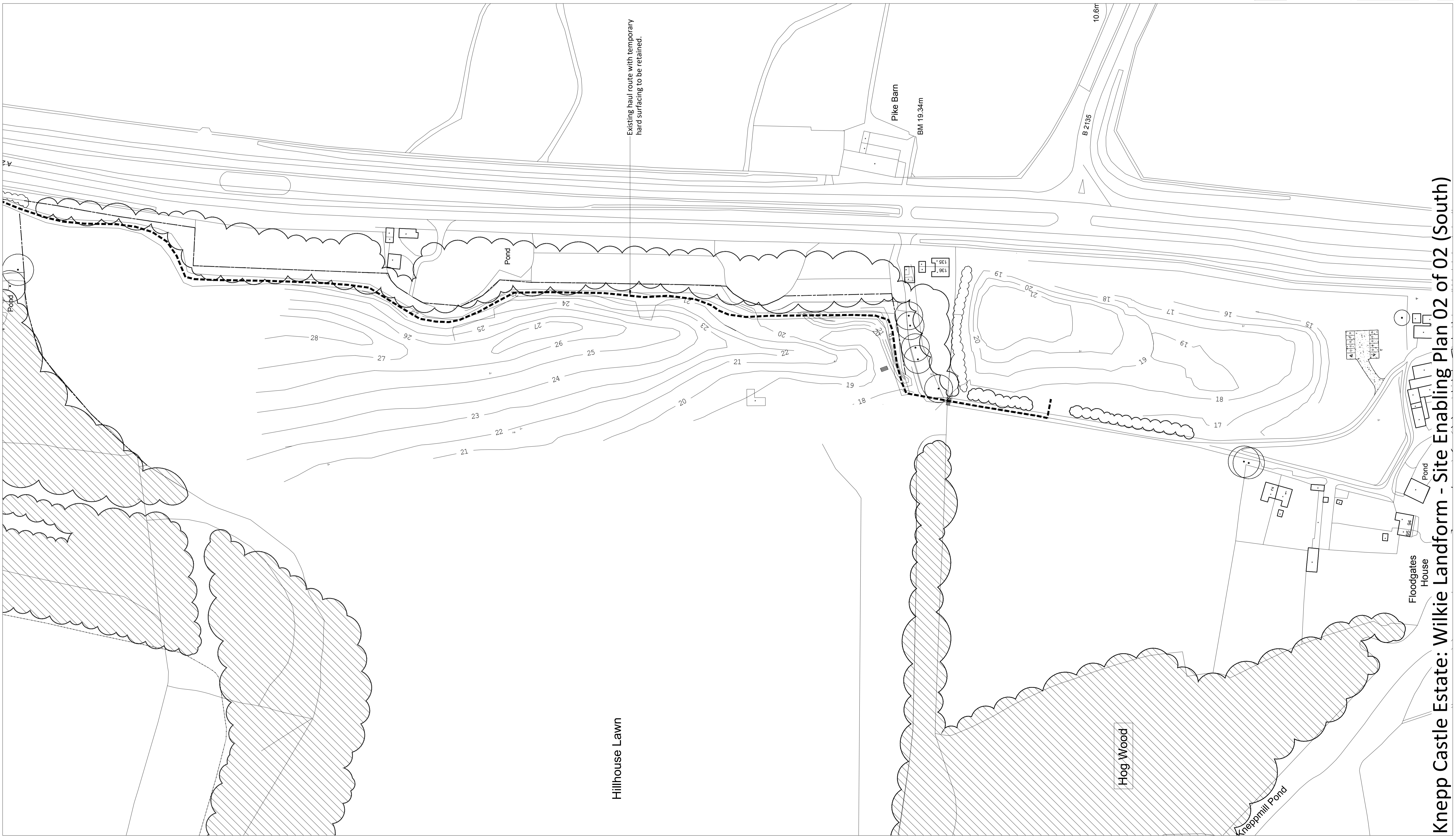
- Existing Woodland
- Existing tree groups / Lines
- Existing Tree Specimens
- Proposed Haul Route

Existing Woodland
Existing trees and shrubs forming woodland areas and field edge, shown to be retained and protected within the proposed scheme - refer to accompanying tree protection package for further details.

Existing tree Groups / Lines
Existing tree groups proposed to be retained and protected within the proposed scheme- refer to accompanying tree protection package for further details.

Existing Tree Specimens
Existing tree specimens to be retained and protected within the proposed scheme- refer to accompanying tree protection package for further details.

Proposed Haul Route
Proposed haul route to follow existing temporary track constructed for historical works.



REV	DESCRIPTION	DATE	INITIALS

Ramsay & Co
Landscape Architecture

The Studio, 68 Cuckfield Road, Hursley, West Sussex, BN6 9SB
T: 01273 834 198 M: 07973 770047 E: landscape@ramsayandco.com

Project Title:
Knepp Castle Estate, West Grinstead, Nr Horsham
Drawing Title:
The Mathews Group
Site Enabling Plan
Sheet 02 of 02 (South)

Scale:
1:1,000@A1
Drawing Number:
RCO 201 / 18
Date:
29-07-20
Drawn:
AR
Revision:
00

Knepp Castle Estate: Wilkie Landform - Site Enabling Plan 02 of 02 (South)