

WAKEHURST WILD PLAY, ARDINGLY, HAYWARDS HEATH, WEST SUSSEX RH17 6TN

An Archaeological Desk-Based Assessment



July 2026

COMPASS



ARCHAEOLOGY

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An Archaeological Desk-Based Assessment

NGR: TQ 33764 31418 (approx. centre)

July 2026

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Abstract

In July 2026 Compass Archaeology was commissioned to conduct an archaeological desk-based assessment (DBA) on the site of a proposed children's play area – known as Wild Play – at Wakehurst, Ardingly, Haywards Heath, West Sussex RH17 6TN.

The DBA was commissioned by Tracy Simmons (Senior Project Manager – DEFRA Capital Lead, Royal Botanic Gardens Kew) to support an upcoming planning application entailing the conversion of an existing partially open and partially wooded area which is centrally located within RBGK Wakehurst. The existing footpaths within the site will be reworked into a combination of timber and gravel informal footpaths, and the concrete platforms for the existing tent structure will be removed. Play equipment will be added throughout the site, in addition to areas for outdoor seating and a lookout point. New soft landscaping and the planting of new trees will also occur.

During the course of the DBA it has become clear that the study site lies within a historically significant landscape due to its location within the Wakehurst Estate, which dates from the 13th century. The site also lies within the Wakehurst Place Grade II Registered Historic Park and Garden and is located c 300m to the west of the projected route of the Roman Road through the Mid-Sussex Archaeological Notification Area.*

The site holds a low to moderate potential for encountering finds and features dating to the prehistoric period, based on evidence previously recorded at the site of the Millennium Seed Bank c 200m to the northeast). The wider landscape appears to have been utilised by prehistoric people, with sites and finds dating from the Mesolithic to the Iron Age. This includes the significant Scheduled Monument of Philpots Camp (c 1km to the northeast), which covers a Mesolithic rock shelter site as well as an Iron Age hillfort.

The site is considered to hold little potential for Roman, Saxon, medieval or early post-medieval evidence, over and above the occasional residual or redeposited find. There is no evidence that the site itself has ever been developed, aside from the existing footpaths and concrete platform for the semi-permanent tent structure. The site is also considered to have low to moderate potential for later post-medieval and modern remains, and it is unlikely that any such finds would be of significant.

Based on the site's location within the historically significant Wakehurst Estate and within the Wakehurst Place Grade II Registered Historic Park and Garden, and given the low to moderate potential for encountering prehistoric finds, further mitigation may be required. Such mitigation could take the form of an appropriately worded condition attached to an approved planning application, rather than any pre-determination action.*

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2 ACKNOWLEDGEMENTS

Compass Archaeology would like to thank Tracy Simmons (Royal Botanic Gardens Kew) for commissioning this DBA and providing documents for the proposed development. Thanks also to Richard Garfield (Royal Botanic Gardens Kew) for providing access to the site for a visit.

3 OBJECTIVES OF THE REPORT

The objective of the assessment is to establish the archaeological potential of the study-area within the context of the proposed development. This takes into account three principal elements:

- Reference to the known archaeological and documentary background
- Consideration of the impact of previous land use and development on potential archaeology
- Potential impact of the proposed development

4 METHODOLOGY

4.1 The assessment has been carried out in accordance with Sussex Archaeological Standards (2019), and the recommendations of the Chartered Institute for Archaeologists (CIfA 2014, updated 2020).

4.2 A visit was made to the site on 10 July 2026 and a photographic record was made of the site as is (see Section 9). Entries held by the West Sussex County Council (WSCC) Historic Environment Record (HER) were examined, in addition to other relevant archaeological data. The West Sussex Record Office was consulted and material held by Compass Archaeology was also utilised. References to the various sources were noted, and relevant material photocopied/scanned or photographed as appropriate.

A search of the WSSC HER was made within a 1.4km radius of the study site using TQ 33764 31418 as a centre. The results of the search are considered in more detail in Section 7.

4.3 The results of these investigations have been collated to produce this document, which forms a summary of the known archaeological potential for the site, the possible impact of any prior land-use upon that potential, and the perceived impact that the current proposal may have on any surviving potential.

5 ARCHAEOLOGY, THE HISTORIC ENVIRONMENT AND PLANNING

5.1 This DBA represents one element in the archaeological planning process, whereby early consideration of potential archaeological remains can be achieved, and if necessary appropriate further mitigation measures put in place.

5.2 The National Planning Policy Framework

5.2.1 The report conforms to the requirements of the National Planning Policy Framework (NPPF), adopted in March 2012 and most recently updated in February 2025. The NPPF contains a series of core principles that dictate plan-making and decision-taking; one of which concerns the preservation and enhancement of heritage assets (Section 16, paragraphs 202-221).

5.2.2 The NPPF integrates planning strategy on 'heritage assets' – bringing together all aspects of the historic environment, below and above ground, including historic buildings and structures,

landscapes, archaeological sites, and wrecks. The significance of heritage assets needs to be considered in the planning process, whether designated or not, and the settings of assets taken into account. The NPPF requires using an integrated approach and establishing the overall significance of the heritage asset using evidential, historical, aesthetic and communal values, to ensure that planning decisions are based on the nature, extent and level of significance.

5.3 Local Policy

- 5.3.1** Due to the site's location within an area of archaeological sensitivity, the following policy extract, taken from the Mid Sussex District Council *District Plan 2014-2031* (Adopted 2018) is deemed relevant:

DP34: Listed Buildings and Other Heritage Assets

...

Other Heritage Assets Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

- 5.3.2** The study site is located within the *Wakehurst Place* Grade II* Historic Park and Garden (List Entry no. 1000189). Therefore, the following policy from the *Mid Sussex District Plan 2014-2031* (2018) is deemed relevant:

DP36: Historic Parks and Gardens

The character, appearance and setting of a registered park, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park, or park or garden of local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden.

- 5.3.3** The study site lies within the Ardingly Parish, which has its own *Neighbourhood Plan* (2014) with the following policy concerning Wakehurst Place and the Millennium Seed Bank:

Policy ARD 20: Wakehurst Place & Millennium Seed Bank

The Neighbourhood Plan will support development proposals which enable Wakehurst Place and the Millennium Seed Bank to expand to meet new and changing needs as both a tourist destination and centre of research of international importance, provided that the design is sympathetic to the heritage assets and the important landscape setting.

- 5.3.4** The site situated within the Grade II* Listed *Wakehurst Place* Registered Historic Park and Garden (fig. 2). It is not situated within an Archaeological Notification Area (ANA) or Conservation Area as designated by West Sussex County Council. The site is located c. 300m to the west of the *Route of the Roman Road through Mid Sussex* ANA, which covers part of the London to Brighton Way Roman Road. The site also lies c 1km to the southwest of the *Philpots Camp: a promontory fort and Mesolithic rock shelters* 500m north west of *Philpots Farm* Scheduled Ancient Monument (List Entry no. 2024955).

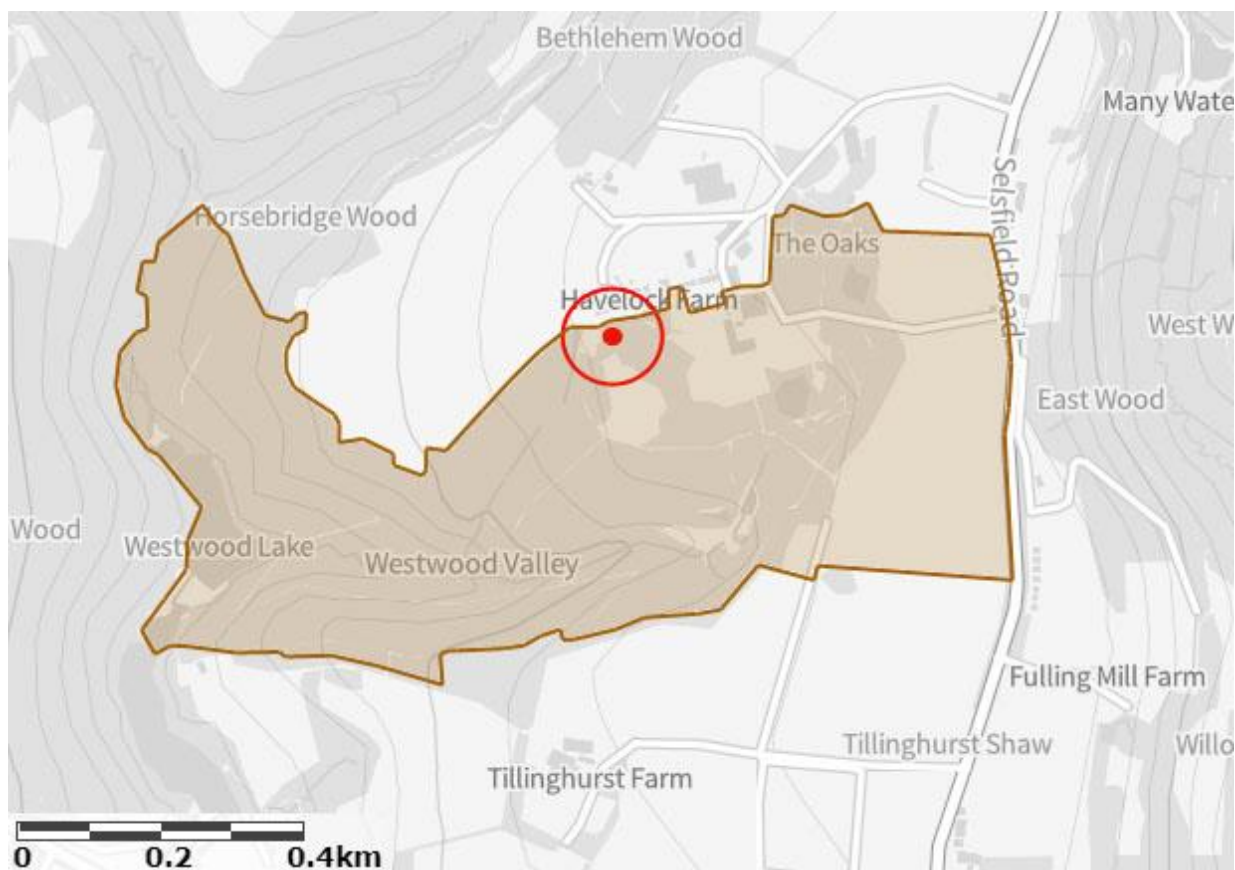


Figure 2: The outline of the Wakehurst Historic Park & Garden (brown) in relation to the study site location (red).

6 SITE LOCATION, GEOLOGY AND TOPOGRAPHY

6.1 Location

- 6.1.1** The study site is located within Wakehurst which is part of the Royal Botanic Gardens, Kew (fig. 3). The study site lies approximately 2.15km to the north of the village of Ardingly in the Mid Sussex district of West Sussex. The site is irregular in plan and covers an area of c 0.2 hectares (c 0.5 acres).
- 6.1.2** The site is situated c 190m to the west of Wakehurst Mansion and c 180m to the southwest of the Millennium Seed Bank. The site is located nearby the American Prairie and Coronation Meadow, and is located to the south of the new Lansdown Conservation and Research Nursery.



Figure 3: The site boundary (red).

6.2 Geology

6.2.1 According to the British Geological Survey (Sheet 302: *Horsham*), the geology of the area comprises a complex mix of hard and soft sandstones, sandy beds and clays, often resulting in a complex pattern of ridges and valleys (fig. 4). The site itself overlies a deposit of Grinstead Clay, which is formed of Upper Grinstead Clay, Cuckfield Stone and Lower Grinstead Clay. To the west of the study site lies the Ardingly Brook and to the east lies the Cob Brook, both of which are denoted by bands of Wadhurst Clay, Head and Alluvium. No geotechnical site investigations have taken place on the site to date.

6.3 Topography

6.3.1 The site is relatively uneven, with the southwestern corner of the site sitting at approximately 117m OD. The site slopes up to the northeast, with the northeast corner sitting at approximately 125m OD.

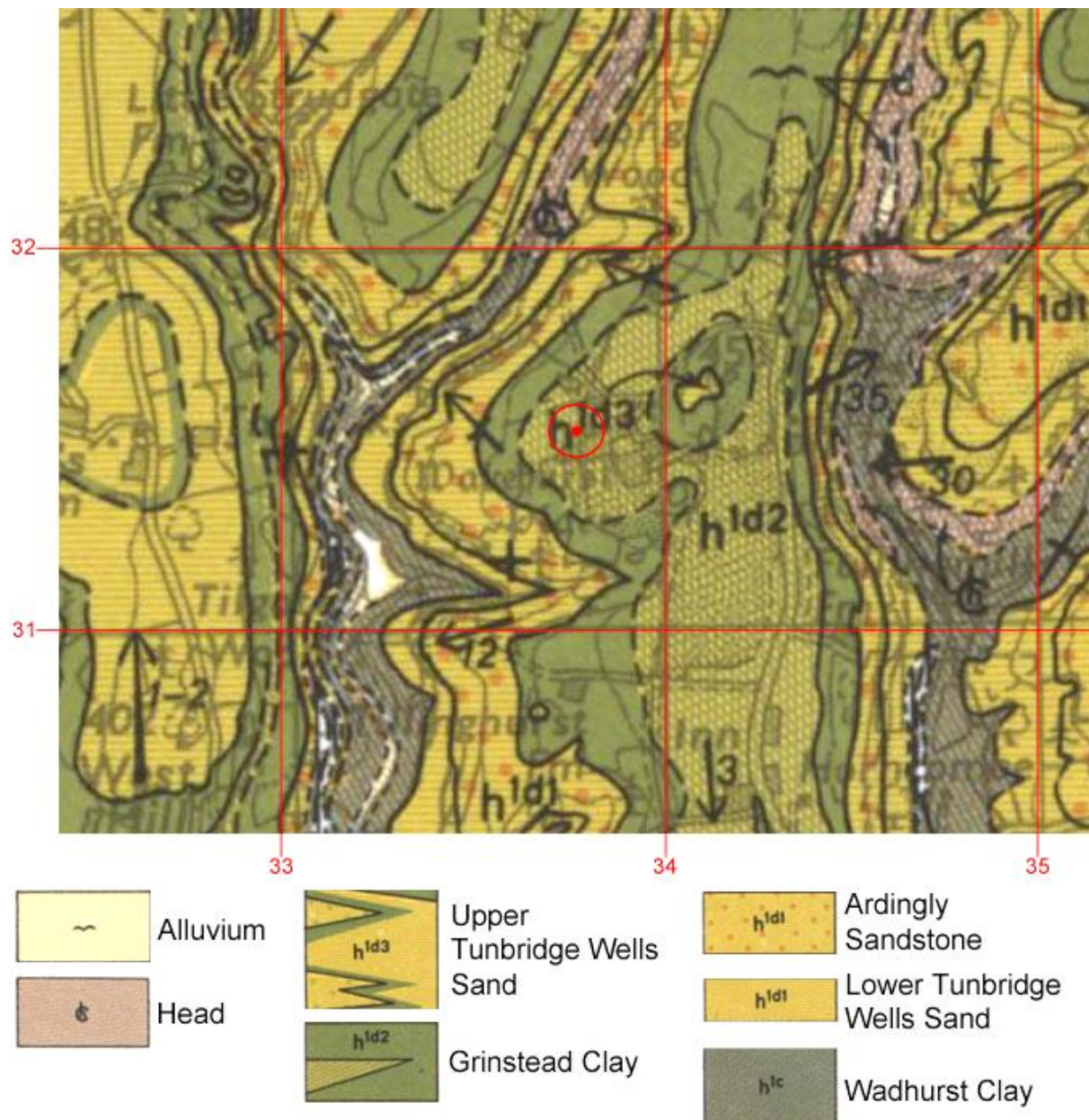


Figure 4: Extract from the British Geological Survey (Sheet 302: Horsham) with the site location (red).

7 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

7.1 The following section is drawn from a survey of the WSCC HER and should be read in conjunction with Figures 5-8 below. A search of the WSCC HER was carried out within a 1.4km radius of the site using TQ 33764 31418 as a centre. This search produced a total of 44 relevant Monument and 13 Event records. Some of these have been grouped by location or category and cover a range of material – including archaeological fieldwork, extant structures and documentary and antiquarian records. These are discussed in chronological order by period below.

7.2 Prehistoric

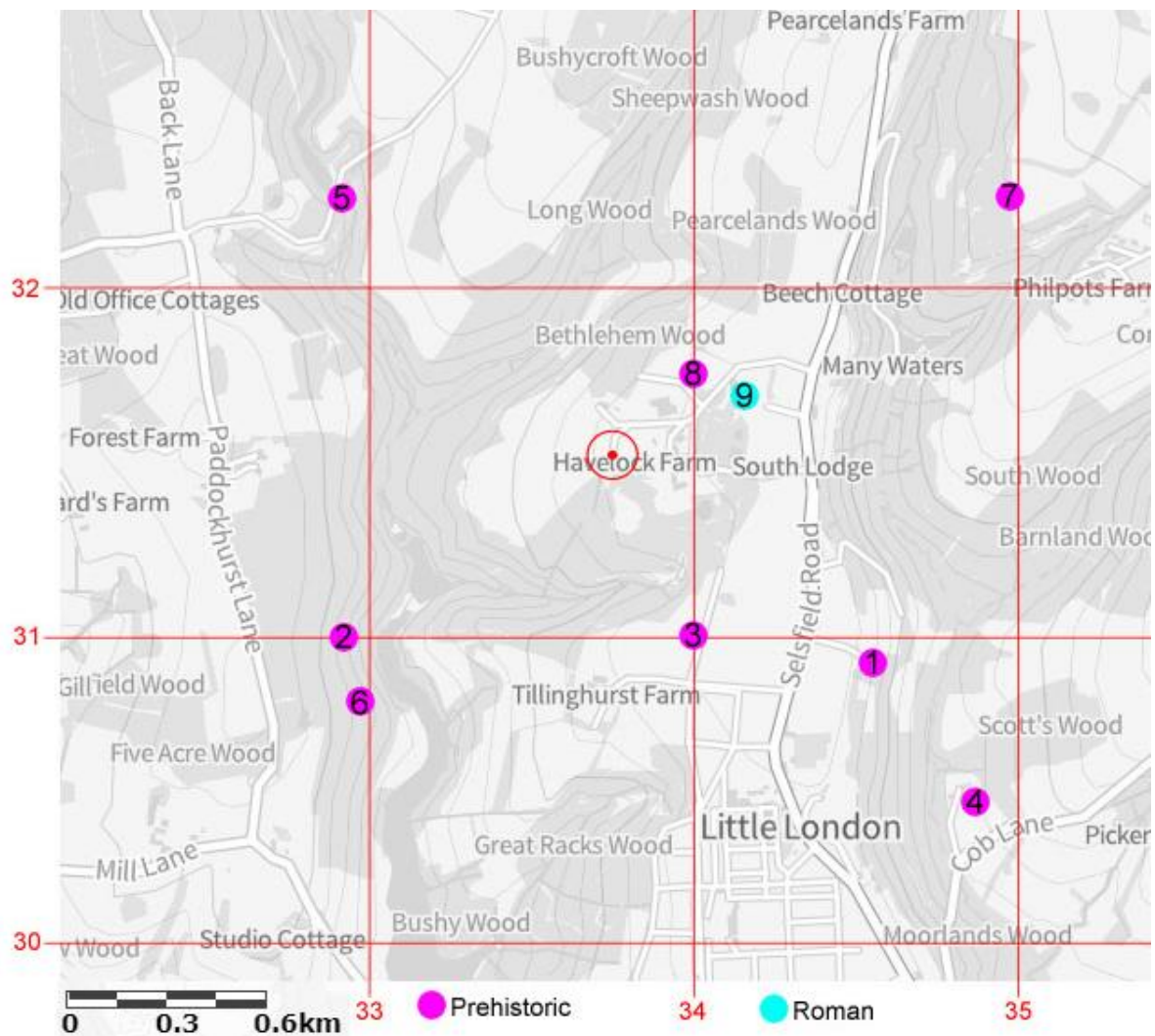


Figure 5: Distribution of prehistoric (pink) and Roman (blue) WSCC HER entries in relation to the study site (red).

No.	HER Ref.	TQ Ref.	Description	Source
1	MWS797 MWS4574	TQ3448 3092	Neolithic stone celt (see 4246) and a mass of what 'looked like twisted copper candlesticks' (torques?) found at Fulling Mill Farm, Ardingly, c.1900 when excavating for the foundations of the cattle sheds 'at the top of a very abrupt rise from the brook'. The copper objects still lie beneath the deep foundations. A Neolithic stone celt was found at Fulling Mill Farm, Ardingly, in c.1900 when excavating for the foundations of the cattle sheds.	Holgate MS. 1926. <i>Sussex Arch Colls.</i> 67:224
2	MWS800	TQ 329 310	A few flint implements have been found on the Wakehurst Estate.	Hannah IC. 1932]. <i>Sussex Arch Colls.</i> 73:165-6
3	MWS802	TQ 340 310	Neolithic ground stone celt found on the Stonehurst Estate 'some years ago'.	Holgate MS. 1915-25. <i>Notes for the History of Ardingly.</i>
4	MWS3815	TQ 347 305	A dense scatter of flintwork, including microliths, was reported to the Sussex Archaeological Society Research Committee by T Potter of Ardingly College in 1971.	1971. Suss Arch Soc Research Cttee Minutes:1971-2-10

5	MWS3816	TQ 329 323	A Mesolithic flint 'tranchet' axe was brought in for identification to Barbican House Museum, Lewes, in 1981. Given OS map ref. TQ 330 323 falls within or very close to Strudgate Furnace (4251). The axe remained in the finder's possession.	1981. Identifications Reg.. 28-9-1981
6	MWS4268 EWS369	TQ 3305 3082	A Mesolithic rock shelter in Tilgate Wood, Balcombe, was excavated in 1929-1934.	Clark JGD. 1934. <i>PPSAE</i> . 7 PtIII:422-3
7	MWS5805 EWS354 EWS1522	TQ 34876 32125	Five probable Mesolithic rock shelter sites at the foot of the escarpments to Philpots Camp excavated by IC Hannah in 1931. Some 280 flints were found 'all around' Great upon Little, which is a natural feature consisting of a 500 ton rock poised by a point upon the edge of another feature, under which there is room for sheltering.	Hannah IC. 1932. <i>Sussex Arch Colls.</i> 73:160-3 ill plan Holgate MS. 1926. <i>Sussex Arch Colls.</i> 67:222-3
8	MWS6374 MWS7304 EWS1217	TQ 33916 31653	An archaeological evaluation took place on the site of a new seed bank at Wakehurst Place, Ardingly, between the 11th and 14th Aug 1997. In total nine trenches were excavated. The major feature on the site was a prehistoric ditch which was found in three trenches. The ditch may extend further to the NW and SE, in which case it may be affected by the main seed bank building, or may curve into the southwestern edge of the site. From this 10 fragments of prehistoric pottery were recovered. A significant find due to the rarity of prehistoric activity in the area. Only one flint flake was found, a few fragments of post medieval brick, clay pipe, pottery and glass found during random sieving of the topsoil, suggesting the site was not favoured for occupation in the historic period. An archaeological evaluation and excavation prior to the construction of the Millennium Seed Bank revealed pits which contained Late Bronze Age / Early Iron Age material and the possible remains of a small oven / hearth dating to the Late Bronze Age period.	Bashford L. 1997. <i>Interim Statement on the results of an Arch.Eval..Wakehurst Place</i>. Archaeology South-East, Project No.704 Archaeology South-East. 1997. <i>An Archaeological Evaluation on the Millennium Seed Bank Site, Wakehurst Place, Ardingly, West Sussex.</i>

7.2.1 The study site's location on the Weald Forest Ridge would have been an attractive environment in the prehistoric period due to the abundance of raw materials such as sand, clay and stone as well as having areas of woodland and water sources. There are several prehistoric sites in the surrounding area ranging in date from the Mesolithic period to the Iron Age.

7.2.2 The earliest evidence of prehistoric activity in the surrounding area is dated to the Mesolithic period. The study site lies c 1km to the southwest of a Scheduled Ancient Monument covering Philpots Camp, where prehistoric rock shelters are situated below the overhanging rocks of the natural cliffs at Chiddinglye Woods (WSCC HER entry 7). Investigations on this site have recorded semi-*in-situ* worked flint flakes and implements dating to the Mesolithic and Neolithic periods as well as semi-*in-situ* Neolithic and later prehistoric pottery. This site is thought to have been a camp possibly used on a seasonal basis and is one of several shelters within the High Weald area to produce such material. Another rock shelter site with evidence of Mesolithic activity which lies to the southwest of the study site is at Tilgate Wood (WSCC HER entry 6). It is thought that this site was a specialist lithic working site as c 800 flints were

recovered, 77 of which were worked artefacts including scrapers, flakes, points, and microliths. It is thought that most of the sandstone outcrops along the Weald Forest Ridge have the potential to yield similar evidence of Mesolithic hunter-gatherer activity (Weald Forest Ridge Mesolithic Summary 2015). A Mesolithic tranchet axe or flake was recovered from a site to the north-west of the study site (WSSC HER 5) and a dense scatter of flintwork, including microliths, was recorded from a site to the southeast (WSSC HER entry 4).

- 7.2.3** Activity in the area continued into the Neolithic period, with some environmental and archaeological evidence suggesting that the High Weald remained a place where hunter-gatherer practices prevailed into the Neolithic period of early farming, with seasonal woodland camps exploiting woodland resources (Bannister 2007, 15). This is supported by Neolithic worked flints and pottery being recovered from the Philpots Camp rock shelter which was used by Mesolithic hunter-gatherers (WSSC HER entry 7). Other Neolithic evidence in the area includes findspots of stone celts and twisted copper (WSSC HER entries 1, 3). Flint implements have also been found on the Wakehurst Estate, likely Mesolithic or Neolithic in date (WSSC HER entry 2). These findspots are representative of the Weald Forest Ridge as the area lacks the Neolithic communal monuments which are found elsewhere, with the archaeological record instead made of finds of stone axes, spreads of flint tools and waste and a little Neolithic pottery (Weald Forest Ridge Neolithic Summary 2015).
- 7.2.4** Woodland clearance took place along the forest ridge to provide areas for both hunting and later farming during the Neolithic period, with areas of woodland retained for grazing livestock. The High Weald landscape was shaped by transhumance – for seasonal movement of livestock between grazing pastures (Bannister 2007).
- 7.2.5** Moving into the later prehistoric periods, woodland clearance for agriculture continued and settlement became more substantial. Across the wider Weald area, trails of Barbed and Tanged arrowheads demonstrate a continued practice of hunting (Weald Forest Ridge Bronze Age Summary 2015). Ahead of the construction of the Millennium Seed Bank, several prehistoric features were found (WSSC HER entry 8). A prehistoric feature, possibly part of a prehistoric ditch, was recorded. Pottery from this feature was initially dated to the Bronze Age. During further work, the previously observed prehistoric feature was revealed to be a large discrete pit and not part of a ditch. Two other pits were also identified but none of the pits produced datable artefacts. A small, steep-sided and flat-bottomed pit was recorded, which contained a single fill of greyish-black silty clay with fragments of sandstone and frequent pieces of charcoal as well as sherds of prehistoric pottery and struck flint. It is thought to be the remains of a small oven / hearth and showed evidence of faunal remains. This feature was dated to the Late Bronze Age, indicating some level of activity during this period c 200m to the northeast of the study site.
- 7.2.6** The study site lies c 1km to the southwest of the Scheduled Monument covering the Iron Age hillfort at Philpots Camp (WSSC HER entry 7). This hillfort is one of five hillforts in the Weald Forest Ridge region and is thought to date to the Late Iron Age (Weald Forest Ridge Iron Age Summary 2015). The monument includes a promontory fort situated on a triangular, northeast to southwest aligned sandstone spur. The fort utilises natural defences provided by the high cliffs of Lower Tunbridge Wells sand, which forms the edges of the spur. The promontory at its southeastern end is formed by impressive rock outcrops, which contained the 'Great Upon Little' limestone formation, a place of curiosity since at least the 17th century.

7.3 Roman

No.	HER Ref.	TQ Ref.	Description	Source
9	MWS3717 EWS257 MWS4417 EWS245	TQ 3415 3164	Resistivity survey by South Eastern Archaeological Services and Archaeological assessment (3 trial trenches) by C Currie in August 1992 at TQ 3415 3164 on the proposed site of a Visitors' reception centre in the car park within the grounds of Wakehurst Place (4303) immediately west of the OS alignment of Roman Road 150 (1932) revealed geophysical anomalies which may be related to complex geology on the site but no archaeological features. However previously in construction of the car park the whole area had been stripped to 'natural' so that archaeological deposits above 'natural' may have been removed. A drainage trench dug in May 1992 in the field to the south on the Roman Road alignment was observed by C Currie but no trace of the Road was revealed. C Currie suggests that 'real' Roman road alignment may run to the west of the car park.	Currie C. 1992. <i>Wakehurst Place, West Sussex: An Archaeological Assessment</i> . K1.602

7.3.1 Sussex was invaded by the Romans in AD43 under the command of Titus Flavius Vespasianus, who later became the emperor Vespasian, which resulted in major changes in the social and economic environments. It is not entirely clear where the Romans landed, although it is possible that Chichester Harbour was used. The size and importance of the Roman Wealden iron industry, together with the absence of any associated towns, has led to the suggestion that the region may have formed an imperial estate, restricting civilian exploitation of the area (Weald Forest Ridge Roman Summary 2015). This estate perhaps comprised two main groups of iron-works, a western 'private' zone and an eastern area linked to the Roman fleet (the *Classis Britannica*). In addition, the Weald Forest Ridge and other areas of the Weald probably acted as a boundary between the tribal territories of the *Regni* and the *Cantiaci* (or *Cantii*) who respectively occupied the modern counties of Sussex and Kent and had their capitals at Chichester and Canterbury.

7.3.2 Despite earlier deforestation for agriculture, much of the study site area was covered by dense forests. The Romans cut a military road from the coast to the settlement *Londinium* (London), passing west of St Peters Church and through what is now Wakehurst Car Park, c 300m to the east of the study site (WSCC HER entry 10). This road connected *Londinium* and Hassocks, where it crosses the Sussex Greensand Way at a large Roman cemetery. The road passed through some of the nearby iron works and was partly constructed from iron slag in those areas.

7.3.3 There is a paucity of evidence dating to the Roman period from the area surrounding the study site, with the exception of the Roman road which crossed mid-Sussex. This is a representative of the wider area, lacking in Roman settlements and sites not associated with the iron industry, which are found further north towards London and south towards the coast.

7.4 Saxon

7.4.1 Settlement after the collapse of Roman rule and administration is likely to have continued in rural areas much as it had done during the Roman occupation. Following the demise of Roman

control, migrant colonists, Jutes in Kent and Saxons in Surrey and Sussex, settled and brought with them extensive farming practices.

- 7.4.2** The name 'Weald' derives from the Old English word meaning 'forest', which refers to the dense forests which covered the area. During the Saxon period the area was sparsely inhabited, being used mainly as a resource by the people living on its fringes. The Weald was sued for hunting by the Kings of Sussex throughout the Saxon period as well as a place of refuge and sanctuary. The *Anglo-Saxon Chronical* notes that the native Britons were driven from the coastal town into the recesses of the forest for sanctuary during the Saxon conquest of Sussex in AD477.
- 7.4.3** Transhumance, the practice of moving stock from one area to another had occurred across the Weald Forest Ridge since the prehistoric period and continued into the Saxon period. The area had become a vast wood-pasture, subdivided into territorial commons, where stock – mainly pigs but also cattle – were driven in the autumn from lands and manors around the edge to feed on the oak and beech mast (Bannister 2007). In addition to the Roman road, a second routeway developed to the east of the Roman way as a drove road from the South Downs to the Saxon outliers for summer pasture, roughly following the present High Street through Ardingly.
- 7.4.4** There is a paucity of evidence relating to Saxon activity in the surrounding area, which is likely due to the area having been covered in dense forests and the lack of nearby settlements.

7.5 Medieval



Figure 6: Distribution of the medieval WSCC HER entries (green) in relation to the study site (red).

No.	HER Ref.	TQ Ref.	Description	Source
10	MWS9451	TQ 34233 30520	Bolney Farm, Ardingly, has been identified as a Historic Farmstead dating to the medieval period.	Forum Heritage Services. 2006. <i>Historic Farmsteads & Landscape Character in West Sussex.</i>
11	MWS11414	TQ 3448 3028	Hickpotts Farm, Ardingly, has been identified as a Historic Farmstead dating to the medieval period. - Only the Farmhouse survives.	Forum Heritage Services. 2006. <i>Historic Farmsteads & Landscape Character in West Sussex.</i>
12	MWS11792	TQ 34736 30523	Horn Combe, West Hoathly, has been identified as a Historic Farmstead dating to the medieval period.	Forum Heritage Services. 2006. <i>Historic Farmsteads & Landscape Character in West Sussex.</i>
13	MWS12971	TQ 33827 31488	Wakehurst Place, Ardingly, has been identified as a Historic Farmstead dating to the medieval period.	Forum Heritage Services. 2006. <i>Historic Farmsteads & Landscape Character in West Sussex.</i>
14	MWS14180 EWS116	TQ 33978 31401	An archaeological evaluation and a review of the aerial photographs of Wakehurst Place Manor was carried out as part of the preparation of a conservation plan. The aerial photograph review, focussing on the area of the present day Bowling Green and area to the south of the mansion, followed on from a recent earth resistance geophysical survey which covered the area to the south of the existing Wakehurst. This survey and the aerial photograph review had identified a number of sub-surface anomalies and subsequently, evaluation trenches were located over targets identified by a combination of the two methods. These revealed two phases of building remains to the south of the present mansion. Significant 16th century stone foundation remains relating to the demolished west wing and south range of the late 16th century mansion were uncovered. Stone walling, a chimney base and brick hearth of an earlier building was also found under the south range foundations. These remains probably date to the 15th or early 16th century.	Wessex Archaeology. 2010. <i>Wakehurst Place, Ardingly, Haywards Heath, West Sussex - Aerial Photographic Review and Archaeological Evaluation Report.</i> Project Number: 73941.

7.5.1 The high ridges were one of the last areas in the Weald to be widely settled, which is demonstrated by the distribution of settlements recorded in the Domesday Survey of 1086, with no entries in the area surrounding the study site. Although Ardingly is not mentioned in the Domesday Book, it is known that there was a church there as it is reported to have been given by William de Warrene to the Priory of Lewes before his death in 1088. At the time of the Domesday Survey the village at Ardingly formed part of Worth Forest and was comprised in the Hundred of Streete (Loder 1907, 2). There are a scatter of historic farmsteads dating to

the medieval period in the surrounding area, all of which are situated to the southeast of the study site near Ardingly (WSCC HER entries 10-12).

- 7.5.2** The use of the Weald Forest as seasonal grazing land continued into the medieval period, with the Wealden woods becoming one of England's biggest centres of pannage, the custom of driving pigs into woodland to eat acorns and nuts. The movement of people and stock between parent manors and swine pastures gradually declined over the course of the medieval period, as permanent settlements were being established in the 'dens', a name deriving from the Old English *den* meaning a woodland pasture for swine. The settlement and enclosure of 'dens' produced a field pattern of more regular fields with small areas of woodland, which can be seen on the 1841 Tithe Map (see 8.4).
- 7.5.3** Settlement and farm names ending in 'Hurst', such as Wakehurst, derives from *hyrst* meaning enclosed hilltop woods, *i.e.* woods separated from other land use activities indicating active management and conservation of a valuable commodity. There is no specific mention of a Manor of Wakehurst earlier than the 15th century, but it is thought that a manor did exist from the time the Wakehurst family are mentioned in the early 12th century. The family likely took its name from the place and as the place-name is Saxon in origin, it is thought that there was a settlement here in a clearing in the forest of Worth (Loder 1907, 3).
- 7.5.4** The history of the earlier members of the Wakehurst family are fragmentary, although it is clear that they were landowners in Sussex since at least the early 12th century. Walwerd de Wakehurst is the first of the family to be mentioned; he acquired from the monks of Battle Abbey certain lands in the Manor of Apuldrum, near Chichester during the reign of King Stephen (1135-54). The earliest mention of a Wakehurst in connection with Ardingly occurs in 1205 when William de Wakehurst purchased a virgate and a quarter of land in the parish from Phillip de Crauele (Crawley) (Loder 1908, 5). A house and 218 acres of land were occupied by William (or his son of the same name), until in 1255-6 they were claimed by Thomas, the parson of Ardingly, in right of the Church. William settled the dispute by giving Thomas a house, garden and croft called Welpytle, which was followed by several other land and boundary disputes involving William Wakehurst and his neighbours and Richard de Aete, rector of Ardingly. William Wakehurst died around 1290 and appears to have had three sons – Richard, William and John, with Richard taking over the family estate. John de Wakehurst, the elder, succeeded Richard, with the first mention of John occurring in 1316 when he was granted a messuage, a mill and two carucates of land. John de Wakehurst, the younger, succeeded on the death of his father.
- 7.5.5** In the early 15th century, Richard Wakehurst, probable son of John de Wakehurst, the younger, took over the estate. Richard appears to have been an important member of the Wakehurst family, fulfilling numerous public positions in Sussex and elsewhere, including serving as a member of parliament for Sussex in 1413 (Loder 1907, 11). Richard Wakehurst, senior, died in 1494 and was buried in the church at Ardingly. Little is known about his son Richard Wakehurst, the younger, who is thought to have died in his father's lifetime and thus the family of Wakehurst died out in 1454 and the manor passed by marriage into the possession of the Culpepers, in whose hands it remained for the next two centuries, passing from father to son or grandson through eight generations (Loder 1907, 18).
- 7.5.6** One WSCC HER entry pertains to a medieval historic farmstead at Wakehurst, which states that it is an extant regular courtyard farmstead with a covered yard (WSCC HER entry 13). The source document uses the Ordnance Survey 25-inch 1895 map to identify historic farmsteads

and includes an extract of this map showing Havelock Farm as an example of a covered yard (Forum Heritage Services 2006, 60). However, Havelock Farm is not visible on the 1841 Tithe Map (see section 8.4), with the farm first shown on the Ordnance Survey 6-inch map surveyed in 1874 (see section 8.5). Therefore, the farm was established sometime between 1841 and 1874, and cannot be an extant medieval courtyard farm as the record states. The study site itself is likely to have been situated across an arable or pasture field which formed part of Wakehurst Estate during the medieval period.

7.6 Post-medieval

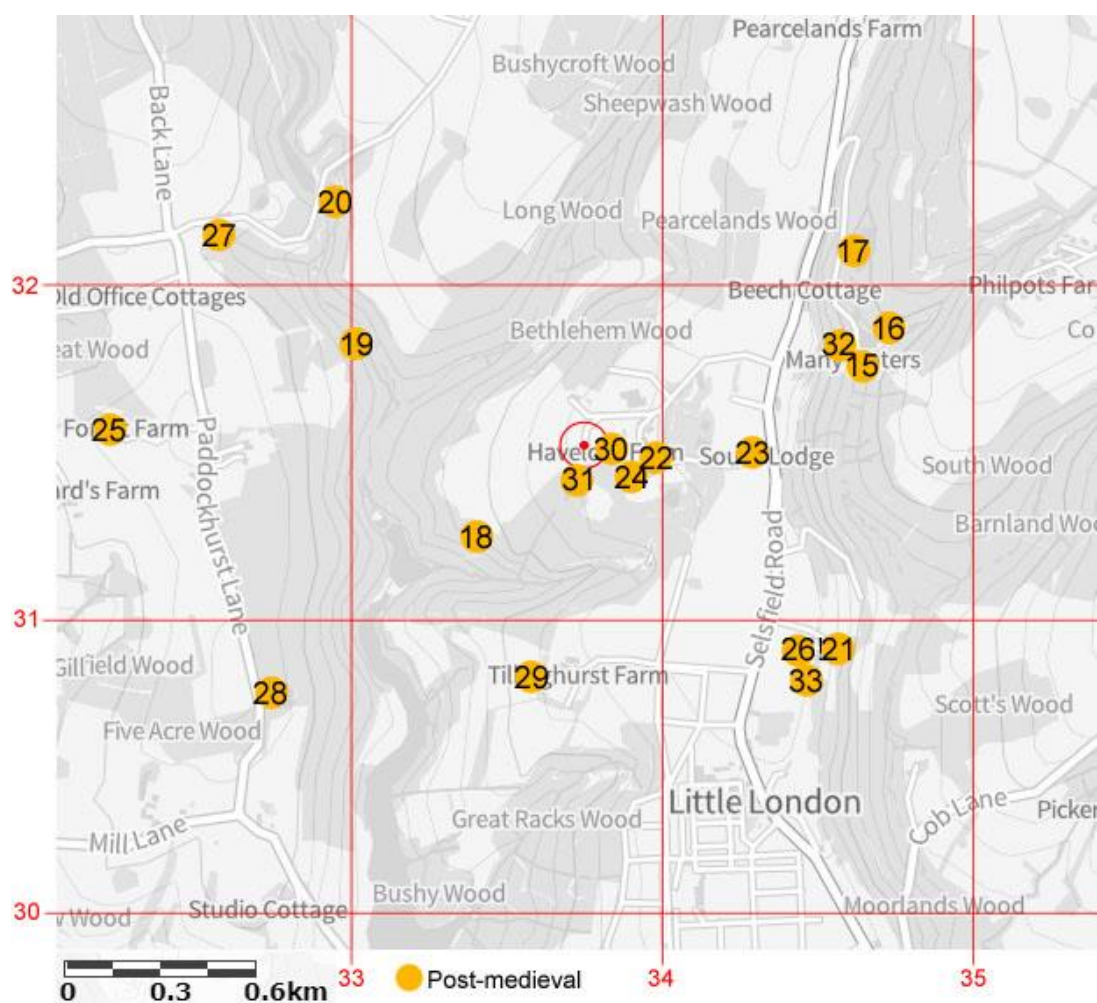


Figure 7: Distribution of post-medieval WSCC HER entries (orange) in relation to the study site (red).

No.	HER Ref.	TQ Ref.	Description	Source
15	MWS804	TQ 3459 3176	A mill is shown near Boundary Wood by the OS in 1874.	Derek Stidder & Colin Smith. 2001. <i>Watermills of Sussex - Volume II West Sussex</i> . pp 105-6
16	MWS805	TQ 3467 3183	A mill is shown near Boundary Wood by the OS in 1874.	Derek Stidder & Colin Smith. 2001. <i>Watermills of Sussex - Volume II West Sussex</i> . p 106

17	MWS999	TQ 3457 3206	Medieval furnace at Chittingly Manor Farm. This furnace was probably extant in 1546 when iron was sold by T Mitchell who then held the manor. His name also appears in the 1574 lists, but the furnace was not listed in 1653. The little pond known as hammer pond, near the Great upon Little Rock, can never have yielded enough power for a furnace of any size, although slag is in evidence.	Straker E. 1931. 408 Hannah IC. 1932. <i>Sussex Arch Colls.</i> 73: plan 156 Cleere & Crossley. 1985. 323
18	MWS3718	TQ 33745 31223	Formal landscape garden with plant collection. Site of c.200ha, extending into woodland. Developed 1903 to 1936 by Gerald W E Loder, and to 1963. House, 1590 by Sir Edward Culpepper, restored 1890. Gardens laid out on an already well formed landscape garden. Walled gardens replanted for foliage texture and colour. The late Victorian Pleasance, a small formal garden enclosed by solid yew hedges. Rectangular area of lawn with island beds round house. Heath garden, once meadowland, planted with unusual and dwarf shrubs and trees. Dense planting of shrubs and rock plants. Mansion pond and rock garden with dwarf conifers. The Slips, a valley, stream, with maples and spring shrubs. Water garden, Westwood Lake linking gardens to woodland. Broad path between trees and shrubs descends to sunken garden with Asiatic shrubs and trees. Yews, at latest early C18. Pinetum and rock view has panoramic view south. Progression from formality near house to natural landscape. Sister garden is Leonardslee and of similar importance as collector's garden in dramatic landscape setting. Centre of scientific research, conservation and education: annexe of Royal Botanical Gardens, Kew, and noted for rhododendrons, azaleas, magnolias, heather, and pinetum. Exhibition of history of Wakehurst and Kew.	VCH (Sussex). 1940. <i>A History of the County of Sussex: Volume 7 - The Rape of Lewes.</i> 127-9 ill Noyes TH & Blaauw WH. 1858. <i>Sussex Arch Colls.</i> 10:141&151 Loder GWE. 1907. <i>Wakehurst Place.</i> 108-9
19	MWS5507	TQ 3304 3179	Possible Furnace Site - Fire Wood, Balcombe.	
20	MWS5804	TQ 3297 3225	Strudgate furnace, Balcombe, is known to have been working in 1565 and 1591.	Straker E. 1931. 407
21	MWS7087	TQ 344 309	The former fulling mill site is submerged under Ardingly Reservoir. This was the site of an ironworks as the 1674 Ardingly Rate Book refers to John Spence as the tenant of the "hammer" working here. The fulling mill developed after the demise of the iron industry and worked until the late 18th century.	Derek Stidder & Colin Smith. 2001. <i>Watermills of Sussex - Volume II West Sussex.</i> p.99
22	MWS8454	TQ 33970 31461	The Stables at Wakehurst Place, Grade II* Listed Building	
23	MWS8455	TQ 34313 31466	The principal, formal entrance to Wakehurst is at South Lodge, the drive entering through wrought iron gates flanked by stone piers and iron railings. Grade II Listed Building	
24	MWS8456	TQ 33949 31418	Wakehurst Place stands on level ground towards the northern boundary of the registered site and on the eastern edge of the gardens. The three-storey, E-shaped house, its principal, south front featuring a three-storey projection and porch, is built of sandstone ashlar with a Horsham slab roof. Grade I Listed Building	

25	MWS1053 MWS10610	TQ 32390 31548	Forest Farm Farmstead, Balcombe, has been identified as a Historic Farmstead dating to the 19th century.	Forum Heritage Services. 2006. <i>Historic Farmsteads & Landscape Character in West Sussex.</i>
26	MWS10725	TQ 34456 30936	Fullingmill Farm, Ardingly, has been identified as a Historic Farmstead dating to the 19th century.	Forum Heritage Services. 2006. <i>Historic Farmsteads & Landscape Character in West Sussex.</i>
27	MWS12079	TQ 32625 32178	Little Strudgate Farm, Ardingly, has been identified as a Historic Farmstead dating to the 19th century.	Forum Heritage Services. 2006. <i>Historic Farmsteads & Landscape Character in West Sussex.</i>
28	MWS12262	TQ 32781 30788	Site of Lullings Farm, Ardingly, has been identified as a Historic Farmstead dating to the 19th century - the Farmstead has been totally demolished/lost.	Forum Heritage Services. 2006. <i>Historic Farmsteads & Landscape Character in West Sussex.</i>
29	MWS13775	TQ 33608 30799	Tillinghurst Farm, Ardingly, has been identified as a Historic Farmstead dating to the 19th century.	Forum Heritage Services. 2006. <i>Historic Farmsteads & Landscape Character in West Sussex.</i>
30	MWS14180	TQ 33978 31401	An archaeological evaluation and a review of the aerial photographs of Wakehurst Place Manor was carried out as part of the preparation of a conservation plan. The aerial photographic review was carried out in order to assess whether the former site of Wakehurst Place mansion could be identified in order to propose locations for trenches which may confirm the presence of any foundations. The study area for aerial photographic encompasses a large area mainly to the south of the existing Wakehurst Place and the Bowling Green extent. The former site of the mansion was thought to lie beneath the Bowling Green to the south-west of the existing mansion.	Wessex Archaeology. 2010. Wakehurst Place, Ardingly, Haywards Heath, West Sussex - <i>Aerial Photographic Review and Archaeological Evaluation Report</i> . Project Number: 73941.
31	MWS15433	TQ 33873 31456	Gasometer and Gas House are marked at this location on the 1st Edition Ordnance Survey map (dated approximately 1874 - 1880) indicating a private gasworks to Wakehurst Place.	Mark Taylor. 2015. <i>Gasworks and Gas Supply in West Sussex.</i>
32	MWS15441	TQ 346 318	Site of Ardingly Fulling Mill. It is marked on Richard Budgeon's map of 1724 as "Fulling Mill" and went out of use in around 1750.	Alex Vincent. 2014. <i>Fulling Mills of Sussex.</i>
33	MWS15442	TQ 344 309	Site of Ardingly Fulling Mill. It was in use in the 17th century until the late 18th century.	Alex Vincent. 2014. <i>Fulling Mills of Sussex.</i>

- 7.6.1** In the post-medieval period, aspects of traditional management of woodlands underwent several key changes, reflecting changes in economic demand. In the 17th and 18th centuries the iron production in the Weald reached its peak, with demand for underwood for charcoal resulting in mass deforestation. The surrounding area became an industrialised rural landscape during the post-medieval period, with mining and quarrying, and the manufacturing of iron, ceramic and cloth (Weald Forest Ridge Post-medieval Summary 2015). There are several industrial sites in the surrounding area, including two 19th century mills, three iron-working furnace sites (two of which date to the 16th century) and a brickfield identified on a 19th century map (WSCC HER entries 15-17, 19-21, 32, 33). There are several historic farmsteads in the surrounding area, mainly dating to the 19th century (WSCC HER entries 25-29).
- 7.6.2** Wakehurst Place was erected in 1590 by Sir Edward Culpeper on or near the site of an earlier manor house of the Wakehurst family, with a thick wall in the cellar possibly part of the original house (Loder 1907, 109) (WSCC HER entry 24). The will of Thomas Culpeper states that the rebuilding, which he had commenced, and which was to be completed by his son Sir Edward Culpeper, was on the site of or very close to the original house. The house was originally of courtyard plan, and over the course of the next three centuries it underwent numerous structural alterations (Salzman 1940). The estate remained in the possession of the Culpepers until it sold to the Lydall family in 1694 and then passed by inheritance to the Clarkes who sold it in 1776 to Admiral Peyton. The Peyton family let Wakehurst to tenants from 1816 and sold off portions of the estate, including in the mid-19th century land to the north of the mansion. The Peytons sold Wakehurst Place and the remaining land in 1869 to the Dowager Duchess of Downshire, who repurchased some of the former estate land and carried out considerable additions and alterations to the house and gardens due to its dilapidated state before selling the estate to Sir William Boord in 1890.
- 7.6.3** The Wakehurst Place mansion, the Stables and the South Lodge and Gateway are Grade I, Grade II* and Grade II Listed, respectively (WSCC HER entries 22-24). There is no confirmed evidence to when Havelock Farm was established, although a sale particulars from 1869 identifies a number of farms within the estate, with the following extract appearing to relate to Havelock Farm:

"The farm buildings consist of a double-bay barn, weather boarded and tiles, open and enclosed cattle sheds, sheep and cattle yards, also a detached waggon lodge with granary over and wood shed at side"

This description and lack of any farm buildings in this area on the Tithe map produced in 1841 (see 8.4) suggests the farm was established between 1841 and 1869.

7.7 Modern

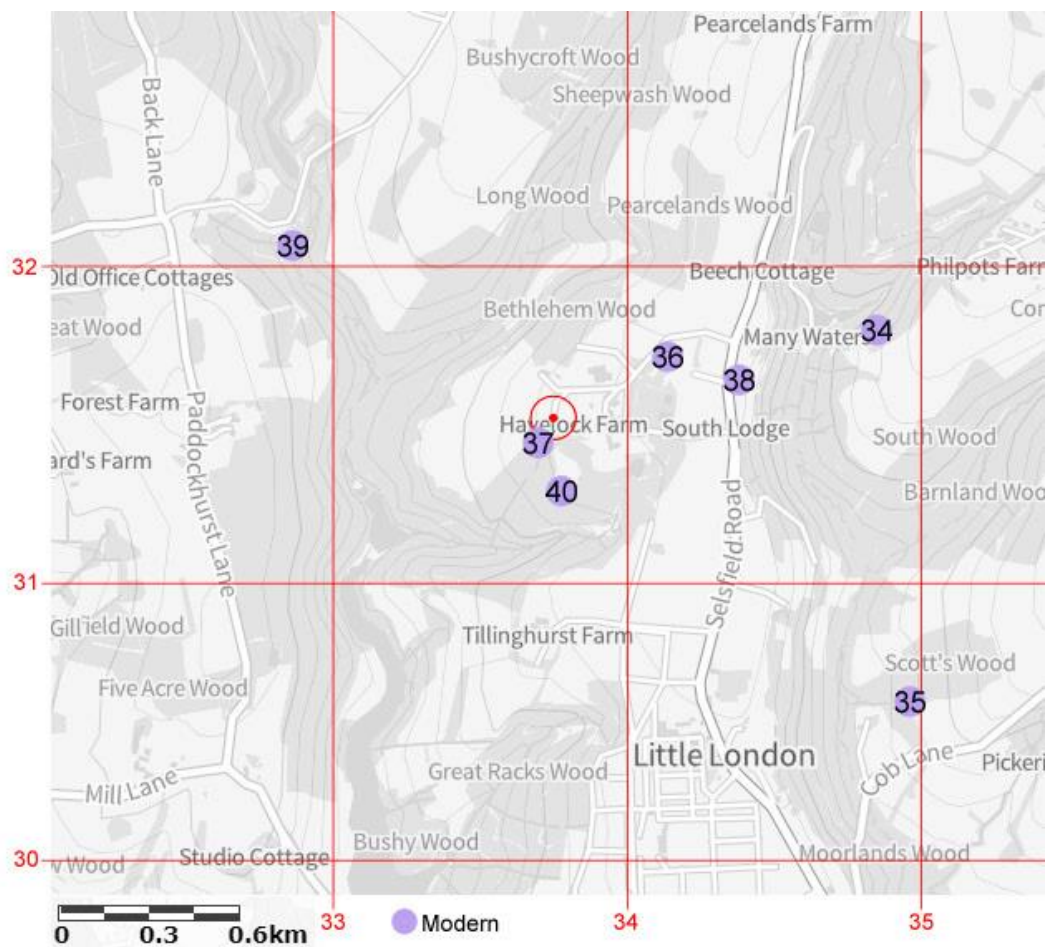


Figure 8: Distribution of modern WSCC HER entries (purple) in relation to the study site (red).

No.	HER Ref.	TQ Ref.	Description	Source
34	MWS3720	TQ 3477 3177	Gardens and pleasure grounds laid out in 1907 by Thomas H Mawson, assisted by the architect Norman Searle.	English Heritage. 2003. <i>Register of Parks and Gardens of Special Historic Interest in England</i> .
35	MWS7184	TQ 348 306	Site of a single gun (Diver) light anti-aircraft emplacement and searchlight emplacement at Horne Combe	<i>Twentieth Century Fortifications in England</i> . 1996. Operation Diver. CBA.
36	MWS7418 EWS696	TQ 34123 31711	A modern ditch containing brick and plastic as well as an undated shallow linear feature were exposed during the evaluation.	Archaeology South-East. 2003. <i>An Archaeological Evaluation at Wakehurst Place, nr. Ardingly, West Sussex</i> .
37	MWS7538	TQ 337 313	3 chamber underground Nissen hut with escape tunnel. This has now been sealed.	Council for British Archaeology. 2006. Archaeological Data Service - Defence of Britain Archive.

38	MWS8445	TQ 34347 31624	Stonehurst, a substantial house, completed c1910, was built by Norman Searle for John Steward, on the site of an earlier building, Stone Farm.	
39	MWS8508	TQ 32948 32030	In 1901-3 a new pump house was built to replace the existing water supplies to Paddockhurst (later known as Worth School/Abbey/Priory). The system was updated in 1923 and a chlorination plant added in 1936. Worth Priory went onto public mains supply in 1948 and the system was modified for agricultural purposes and worked until 1954.	Worth School pupils et al. 1983. <i>An early private estate water supply (Worth Priory)</i> . Sussex Industrial History. No 13, pp 13-15
40	MWS14181 EWS129	TQ 33756 31267	A programme of archaeological work was carried out on the subterranean WWII Replay Station at Wakehurst Place, Ardingly. The work included an oral history recording project, a landscape survey, background research, minor excavation of the collapsed entranceway and archaeological watching brief during the rebuilding of the entrance chamber.	Archaeology South-East. 2011. <i>Wakehurst Place Reply Station, West Sussex - Archaeological Investigation</i> . Project Number : 4441.

- 7.7.1** During the 19th century, railways spread out from London and in their attempt to reach ports and seaside resorts, railway lines crossed the Weald allowing the movement of goods and people. A railway station opened at Ardingly in 1883, however it closed in 1963 as part of the retraction of the network in the later 20th century, leaving the line disused.
- 7.7.2** In 1903, Sir William Boord sold the Wakehurst Estate to Gerald Loder, who established many of the present plant collections. On Loder's death in 1936, the estate was bought by Sir Henry Price who continued to develop Loder's work in the gardens, bequeathing them, with the estate, to the National Trust. In 1984 management of the estate was passed to the Board of Trustees of the Royal Botanic Gardens, Kew.
- 7.7.3** During the First and Second World Wars the woodlands of the South East played a crucial part as a supply of timber needed for construction as well as places for training and to hide supplies in. This included men and equipment for D-Day, which was dispersed and hidden in the forest where concrete roads and hut bases can still be found (Weald Forest Ride Post-medieval to Modern Summary 2015). Scatters of pillboxes, part of a north-south defensive line survive in the landscape. In the study site area, a zero station was operated by the Special Duties Organisation, a branch of the Auxiliary Unit, where intelligence reports would have been transmitted from out-stations to the main military headquarters (WSCC HER entry 37). A relay station was located near to the zero station, which would have increased the range of radio transmission (WSCC HER entry 40). To the south-east of the study site was a Second World War anti-aircraft site which formed part of the anti-Diver defence called the *Kentish Gun Belt* of heavy anti-aircraft guns (WSCC HER entry 34). The Wakehurst Estate became a billet of the Canadian Corps in 1941.

8 CARTOGRAPHIC & DOCUMENTARY EVIDENCE FOR POST-MEDIEVAL DEVELOPMENT

8.1 The post-medieval development of the study site can best be illustrated with a historic map regression, referencing the cartographic and documentary sources. The following section discusses several of these in chronological order.

8.2 **Thomas Attree** *A Map of Several Farms and Lands of Ric. Lyddell Esq. lying in Ardingly ... in Sussex, 1727*



Figure 9: Extract of the Wakehurst Estate map (1727), with the approximate site location (red), with west orientated at the top.

8.2.1 The Wakehurst Estate map was produced in 1727, ten years after the death of its owner Dennis Lyddell, who increased the size of the estate to 3,100 acres during the period in which he owned it. The estate was organised to generate revenue, with the mansion in the centre and the surrounding land subdivided into farms, woods, and tenanted plots. The map shows the landscape setting of the mansion, with gardens, the stables to the north and two drives leading off Ardingly Road. The approximate area of the study site is depicted as undeveloped, open land within the estate.

8.3 Ordnance Survey Drawings *East Grinstead 19, 1808*



Figure 10: Extract from the OS Drawing (1808) with the approximate site location marked in red.

- 8.3.1** The Ordnance Survey Drawings were undertaken between the late-18th and early-19th century, in response to the growing need for accurate territory mapping against the threat of enemy invasion – specifically Napoleonic forces. The series of OS pen and ink drawings produced provided a level of detail and accuracy rarely seen on previous attempts at mapping.
- 8.3.2** The Ordnance Survey drawing covering the study site area shows that the site was situated near the summit of a hill, with a slope to the west towards Ardingly Brook and West Wood. Selsfield Road to the east was a main thoroughfare, indicated by its yellow colour. The land surrounding the Wakehurst mansion was divided into various plots of open land, likely to have been arable fields. The drive into the estate from Selsfield Road continued westwards towards the woods and brook.

8.4 Tithe Map of Ardingly, 1841

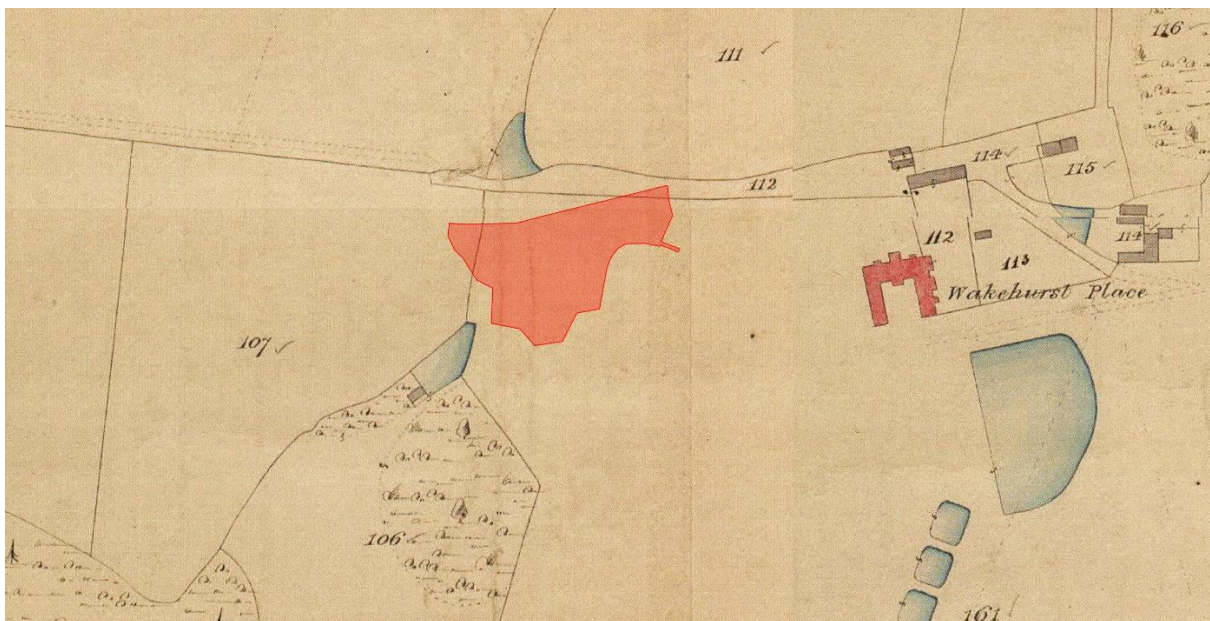


Figure 11: Extract from the Tithe Map of Ardingly (1841), with the site outlined in red.

8.4.1 The Tithe Commutation surveys carried out in the 1830s and 1840s provide a great deal of information about land ownership, tenancy and land use at the time. The map itself lacks some detail – it principally records the titheable lands and properties and therefore some buildings and other features were omitted. The following is an extract from the accompanying Tithe Apportionment:

<i>No.</i>	<i>Landowner</i>	<i>Occupier</i>	<i>Description</i>	<i>Cultivation</i>
100	James John Peyton	Samuel Heasman	Little Norgate	Pasture
101	" "	" "	Shaw	Wood
102	" "	James John Peyton	Bedlams Gardens	" "
103	" "	" "	Long Bottom	Pasture
104	" "	" "	Horse Bridge Wood	Wood
105	" "	" "	West Wood	" "
106	" "	" "	Dog Kennel Field	Arable
107	" "	" "	Upper West Field	" "
108	" "	" "	Lower West Field	" "
109	" "	" "	Lower Pond Field	" "
110	" "	" "	Upper Pond Field	" "
111	" "	" "	Hog Pound Field	" "
112	" "	" "	Coach House and Stable Lane	Waste
113	" "	" "	Garden	Arable
114	" "	" "	Yard Buildings Pond & Roadway	Waste
117	" "	" "	Long Croft Mead	Meadow
141	" "	" "	Lodge and garden	-
161	" "	" "	The Lawn	Meadow
162	" "	" "	Little Sarrups	Arable
163	" "	Ann Jenner	Great Sarrups	" "
164	" "	" "	Little Sarrups	" "
115	Sir Charles Wetherell	Samuel Heasman	Yard Lane & Building	Building etc.
116	" "	" "	Lamp Field	Pasture

118	"	"	"	"	<i>The Nine Acres</i>	<i>Arable</i>
119	"	"	"	"	<i>Great Norgate</i>	" "
121	"	"	"	"	<i>Sinors Orchard</i>	<i>Pasture</i>
122	"	"	"	"	<i>Little Hudds</i>	" "
123	"	"	"	"	<i>Great Hudds</i>	<i>Arable</i>

8.4.2 The Tithe Apportionment shows that at this time the Wakehurst Estate was held by John James Peyton, who was the occupier of several of the fields and buildings. Some of the land was let to other individuals, such as Samuel Heasman and Ann Jenner. Several of the plots of land had additional entries in the apportionment which were described as 'Wood and Rough' (Plot Nos. 107, 108, 110, 111, 116-119, 121-123, 161, and 162). Retaining small areas of woodland blocks between the medieval field patterns shows that the area was once covered by forests and was cleared for agriculture.

8.4.3 The study site was situated primarily within Plot 161 ('The Lawn' - Meadow), though the upper west corner lies within Plot 107 ('Upper West Field' – Arable) and the upper east corner lies within Plot 112 ('Coach House and Stable Lane' – Waste), all of which were owned by John James Peyton. Records show that a Joseph John Wakehurst Peyton (James perhaps substituted for Joseph on the Apportionment) owned the estate from 1825, which he inherited when he was only six years old and thus the estate remained in chancery until he became of age in 1840.

8.5 Ordnance Survey Six-inch *Sussex Sheet XV*, Surveyed 1874, Published 1879



Figure 12: Extract from the OS 6-inch *Sussex Sheet XV* (surveyed 1874, published 1879), with the site outlined in red.

8.5.1 By the time the area was surveyed by the OS in 1874, farm buildings had been constructed to the north of the site. Wakehurst Farmhouse to the east of the site and Pondfield Cottages to the north are visible on this plan, with the building form of the Farmhouse matching that of

the Bothy, indicating they were contemporaneous with each other. Little development has occurred within the study site itself, it remains an open meadowland.

8.6 Ordnance Survey 25-inch Sussex XV.7, Revised 1909, Published 1910

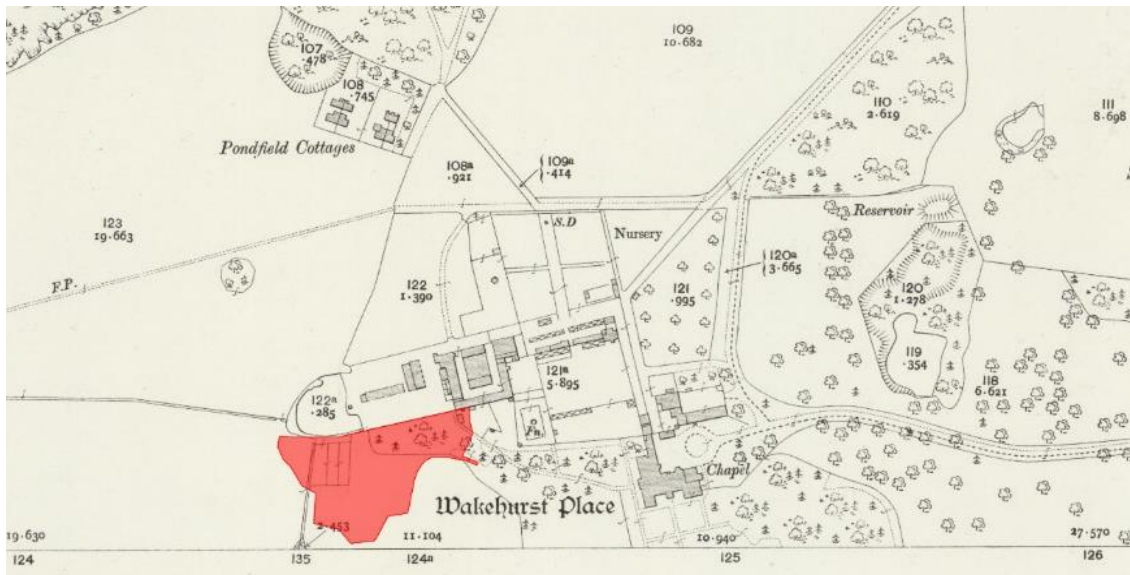


Figure 13: Extract from the OS 25-inch Sussex XV.7 (revised 1909, published 1910), with the site outlined in red.

8.6.1 Little change has occurred within the study site since the previous OS map. The area is still open land, though the northeast corner is now shown as being more wooded. More farm buildings have been constructed to the north of the site, as well as a structure labelled 'Nursery' to the northeast of the site. More footpaths have been constructed throughout the estate, with one running just inside the northeastern corner of the study site.

8.7 Ordnance Survey 1:2500 Scale TQ3231-TQ3331 – BB, Revised 1963, Published 1965

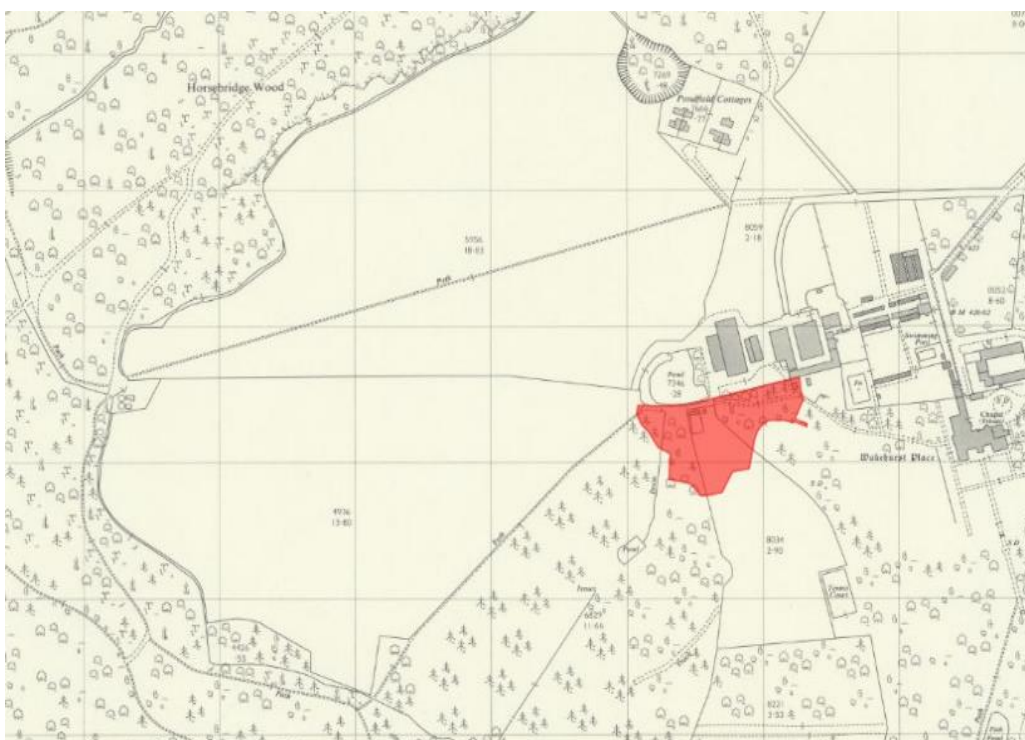


Figure 14: Extract from the 1:2500 OS Map, Sheet TQ3231-TQ3331 - BB (revised 1963, published 1965). Site outlined in red.

8.7.1 Again, little change has occurred within the study site. A larger area is shown as being wooded, with both the western and eastern sides being indicated as tree-covered. Within the central open area, a small structure appears to have been constructed. This is likely the existing semi-permanent tented structure located within the site. A drain is shown running from the pond to the north of the site to the pond to the south of the site. Both ponds have been depicted on plans since the 1841 Tithe Map, so it is unclear if this is an existing drain which has been labelled on this map or if this is a new drain constructed to assist with water flow (potentially to manage flooding) between the two ponds. Additionally, the footpath in the northeastern corner of the site has been expanded and now runs east-west through more of the northern part of the site.

9 THE PRESENT SITE

9.1 A visit was made to the site on the 10th July 2026 and a comprehensive photographic record was made of the site as is. What follows is a written description of the site accompanied by illustrative photographs. The following section should be read in conjunction with Figure 15 for locations of photographs and Shots 1-17 for views of the present site (figs. 16-32).

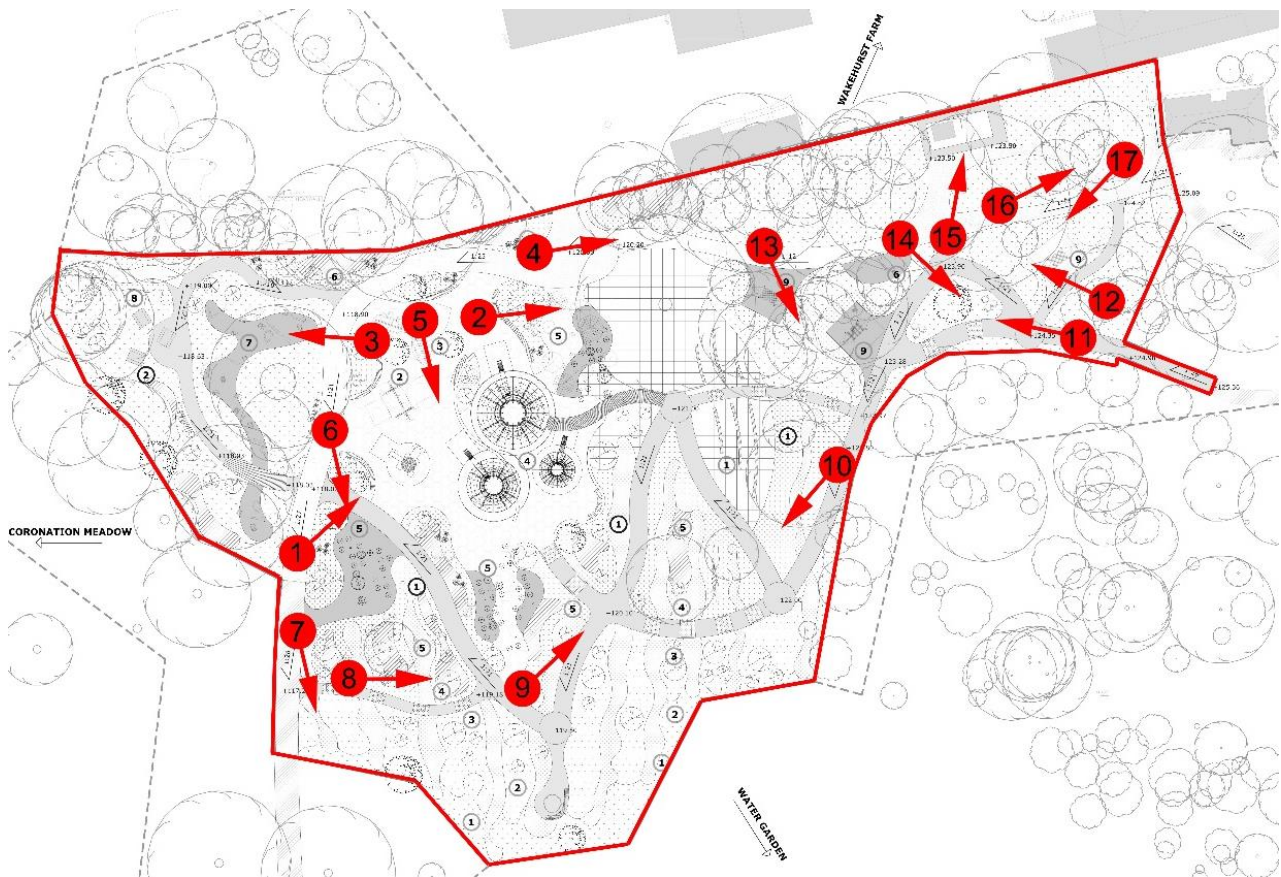


Figure 15: Plan showing the locations and directions of Shots 1-17 taken during a site walkover. Plan adapted from Drawing no. 1544_Wakehurst (SouthernGreen 2026).

9.2 The site currently is a staff-only area which contains of a large open central area surrounded by trees (Shots 1-6). The central area currently contains a semi-permanent tent structure with a concrete base and a wooden shed as shown on the 1965 OS Map (Shots 1, 2, 4). In the southwestern corner of the central area, near the path, are access openings for services, indicating some level of intrusive works have occurred here (Shot 6). The site extends slightly to the northwest of the central area, but the view is currently obstructed by trees (Shot 3).



Figure 16: Shot 1 - view of the existing tent structure within the site, looking NE.



Figure 17: Shot 2 - closer view of the existing tent structure and concrete base, looking E.



Figure 18: Shot 3 - view of the western end of the site, looking W.



Figure 19: Shot 4 - view of the existing shed to the north of the tent and the northern boundary wall of the site, looking E.



Figure 20: Shot 5 - view of the central area of the site, looking S.



Figure 21: Shot 6 - view of service coverings in the southern central area of the site, looking S.

9.3 To the south of the central area, the site contains an east-west-running tarmac path (Shots 7-12). The path does not appear in any of the OS Maps and is bounded to the north by a wooded area and is bounded to the south by an open meadow. On the eastern end of the site, the northern wooded area becomes more of a cultivated garden. The path gradually slopes up to the east.



Figure 22: Shot 7 - view of the existing signpost and junction of the two paths in the southwestern corner of the site, looking SE.



Figure 23: Shot 8 - view along the southern path through the site, looking E.



Figure 24: Shot 9 - view of the northern side of the southern path through the site, looking NE.



Figure 25: Shot 10 - view along the southern path through the site, looking W.



Figure 26: Shot 11 - view of the northern side of the southern path through the site, looking W.



Figure 27: Shot 12 - view of the northern side of the southern path through the site, looking NW.

- 9.4** The northern side of the central open area also contains an east-west-running path constructed out of gravel. The northern side of the path contains a concrete boundary wall (Shots 3 and 4). Also on the northern side of the path is a wooden garden shed currently used to store tools (Shot 15). The southern side of the path consists of the rear side of the wooded area and cultivated garden visible from the southern path (Shot 13).



Figure 28: Shot 13 - view of the southern side of the northern path through the site, looking S.



Figure 29: Shot 14 - view along the northern path through the site, looking E.



Figure 30: Shot 15 - view of the existing garden shed on the northern side of the northern path through the site, looking NE.



Figure 31: Shot 16 - view along the northern path through the site, looking E.



Figure 32: Shot 17 - view from the northeastern corner of the site, looking SW.

10 THE PROPOSED DEVELOPMENT

- 10.1** The proposed development entails the conversion of an existing partially open, partially wooded area which is centrally located within RBGK Wakehurst. The existing footpaths within the site will be reworked into a combination of timber and gravel informal pathways. The concrete platform for the existing structure will be removed, as well as the existing garden shed to the north of the northern path. Play equipment will be added throughout the site, in addition to areas for outdoor seating and a lookout point. New soft landscaping and the planting of new trees will also occur.



11 ARCHAEOLOGICAL POTENTIAL

11.1 Prehistoric

The study site's location on the Weald Forest Ridge would have been an attractive environment in the prehistoric period due to the abundance of raw materials such as sand, clay and stone as well as having areas of woodland and water sources. There are several prehistoric sites in the surrounding area ranging in date from the Mesolithic period to the Iron Age. During archaeological investigations prior to the construction of the Millennium Seed Bank, c 200m to the northeast, the remains of a small oven / hearth thought to date to the Late Bronze Age was recorded along with pottery, struck flint and faunal remains.

Based on the previous prehistoric evidence in proximity to the site as well as across the landscape, the potential for encountering prehistoric finds and features is deemed to be low to moderate.

11.2 Roman

There is a lack of Roman finds and features from the immediate study site area. The Roman road which connected London to the coast ran c 300m to the east of the study site. Evidence for Roman activity is relatively sparse across the Weald Forest, with some ironworking sites and an absence of associated towns.

It is therefore considered that the potential for encountering Roman finds and features of archaeological interest is low.

11.3 Saxon

There is a paucity of Saxon evidence from the surrounding area. The name 'Weald' derives from the Old English word meaning 'forest', which refers to the dense forests which covered the area. Wakehurst derives from the Old English word *hyrst* meaning enclosed hilltop woods, which indicates there may have been a clearing in the forest in the area. During the Saxon period the area was sparsely inhabited, being used mainly as a resource by the people living on its fringes.

Therefore, the likelihood of encountering Saxon finds and features is considered negligible to low.

11.4 Medieval

The high ridges were one of the last areas in the Weald to be widely settled, which is demonstrated by the distribution of settlements recorded in the Domesday Survey of 1086, with no entries recorded in the area surrounding the study site. Although Ardingly is not mentioned in the Domesday Book, it is known that there was a church there.

There is no specific mention of a Manor of Wakehurst earlier than the 15th century, but it is thought that a manor did exist from the time the Wakehurst family are mentioned in the early 12th century, with the family taking their name from the place. The history of the earlier members of the Wakehurst family are fragmentary, although it is clear that they were landowners in Sussex since at least the early 12th century. The last of the Wakehurst family died in 1454 and the manor passed by marriage into the possession of the Culpepers, in whose hands it remained for the next two centuries, passing from father to son or grandson through

eight generations. The study site itself is likely to have been situated across an arable field or pasture meadow which formed part of the Wakehurst Estate during the medieval period.

The potential for encountering medieval finds and features of archaeological significance is deemed to be low, and if remains are encountered they are likely to comprise buried cultivation soils and residual finds.

11.5 Early Post-medieval

Wakehurst Place was erected in 1590 by Sir Edward Culpeper on or near the site of an earlier manor house of the Wakehurst family. The house was originally of courtyard plan, and over the course of the next three centuries it underwent numerous structural alterations. The estate remained in the possession of the Culpepers until it was sold to the Lydall family in 1694 and then passed by inheritance to the Clarkes who sold it in 1776 to Admiral Peyton. During the early post-medieval period the study site area likely remained largely unchanged since the medieval period, occupied by fields or possibly areas of woodlands within the Wakehurst Estate.

Therefore, the likelihood of encountering early post-medieval finds and features of archaeological significance is considered to be low. As with the preceding period, if archaeological remains dating to the early post-medieval period are encountered, they are likely to comprise buried cultivation soils and residual finds.

11.6 Later Post-medieval and Modern

The Peyton family let Wakehurst to tenants from 1816 and sold off portions of the estate, including in the mid-19th century land to the north of the mansion. The Peytons sold Wakehurst Place and the remaining land in 1869 to the Dowager Duchess of Downshire, who repurchased some of the former estate land and carried out considerable additions and alterations to the house and gardens due to its dilapidated state before selling the estate to Sir William Boord in 1890.

There is no confirmed evidence to when Havelock Farm was established, although sale particulars from 1869 identifies a number of farms within the estate, with one description appearing to relate to Havelock Farm. This description and lack of any farm buildings in this area on the Tithe map produced in 1841 (see 8.4) suggests the farm was established between 1841 and 1869. The study site remained open land, with a footpath beginning to run through the northeastern side by the 1960s.

Based on the continued open nature of the site throughout the 19th and 20th centuries, it is considered that the potential for encountering later post-medieval and modern remains during the proposed development is low to moderate. As with the preceding periods, if archaeological remains are encountered, they are likely to comprise buried cultivation soils and residual finds.

12 CONCLUSIONS

- 12.1** During the course of this DBA it has become clear that the study site lies within a historically significant landscape due to its location within the Wakehurst Estate, which dates from the 13th century. The site lies within the *Wakehurst Place* Grade II* Registered Historic Park and Garden and is located c 300m to the west of the *Route of the Roman Road through Mid Sussex* Archaeological Notification Area.
- 12.2** The site holds a low to moderate potential for encountering finds and features dating to the prehistoric period, based on such evidence previously recorded at the site of the Millennium Seed Bank. The wider landscape appears to have been utilised by prehistoric people, with sites and finds dating from the Mesolithic to the Iron Age. This includes the significant Scheduled Monument of Philpots Camp (c 1km to the northeast), which covers a Mesolithic rock shelter site as well as an Iron Age hillfort.
- 12.3** The site is considered to hold little potential for Roman, Saxon, medieval or early post-medieval evidence, over and above the occasional residual or redeposited find. Despite a projected Roman Road running c 300m to the east of the study site, there is a paucity of Roman evidence in the surrounding area. There may have been a clearing in the forest around the area of Wakehurst based on its place-name, however no finds or features dating to the Saxon period have been recovered in the vicinity of the site. The study site was likely to have been situated across an arable field or pasture meadow which formed part of the Wakehurst Estate during the medieval and early post-medieval periods, with the main manorial complex located approximately where the current mansion is.
- 12.4** There is a low to moderate potential for encountering late post-medieval and modern evidence. There is no confirmed evidence to when Havelock Farm was established, although the sales particulars from 1869 identifies a number of farms within the estate, with one description appearing to relate to Havelock Farm. This description and lack of any farm buildings in this area on the Tithe map produced in 1841 (see 8.4) suggests the farm was established between 1841 and 1869.
- 12.5** The proposed development entails the conversion of an existing partially open, partially wooded area which is centrally located within RBGK Wakehurst. The existing footpaths within the site will be reworked into a combination of timber and gravel informal pathways. The concrete platform for the existing structure will be removed, as well as the existing garden shed to the north of the northern path. Play equipment will be added throughout the site, in addition to areas for outdoor seating and a lookout point. New soft landscaping and the planting of new trees will also occur.
- 12.6** Based on the site's location within the historically significant Wakehurst Estate and within the *Wakehurst Place* Grade II* Registered Historic Park and Garden, and in light of the low to moderate potential for prehistoric finds, further mitigation may be required. Such mitigation could take the form of an appropriately worded condition attached to an approved planning application, rather than any pre-determination action.

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