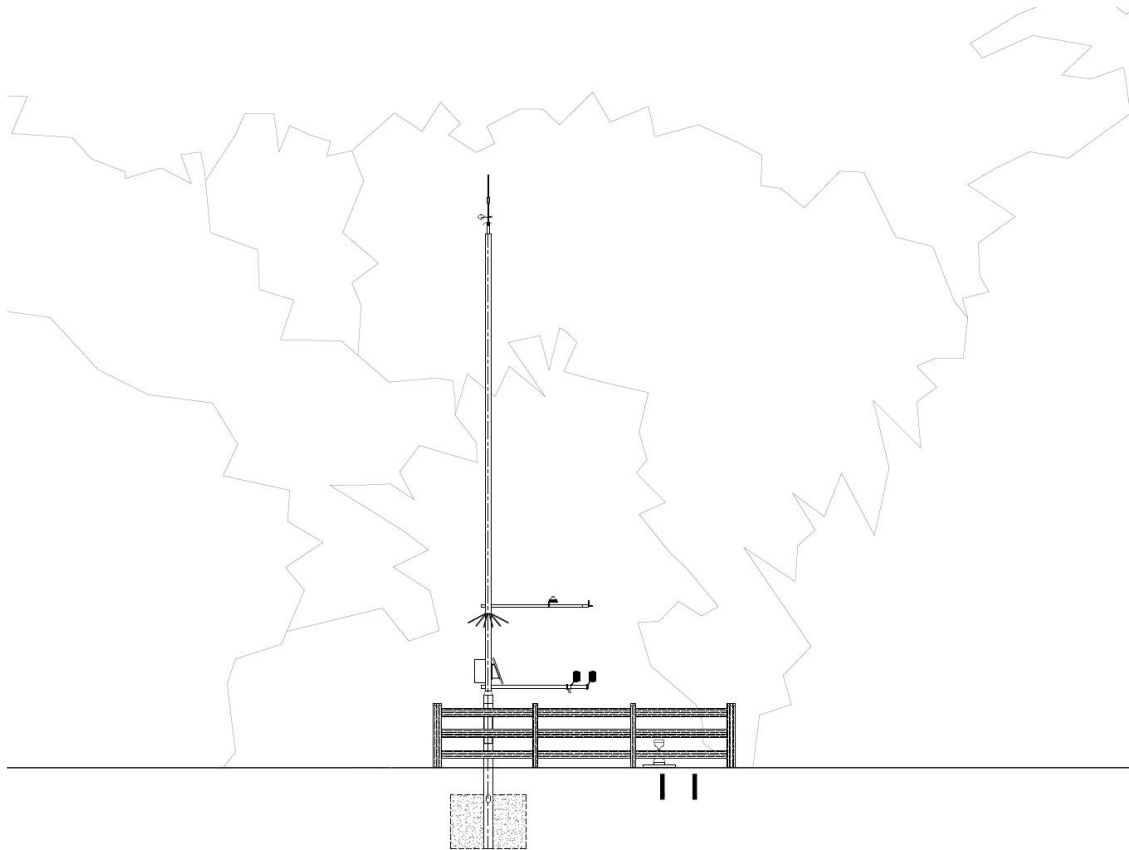


WAKEHURST WEATHER STATION HERITAGE IMPACT STATEMENT

NOVEMBER 2025

Rev. A



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SITE DETAILS

Address: Wakehurst, Selsfield Rd, Haywards Heath
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Revision	Reason for Issue	Date of Issue	Issued By
-	First Issue - DRAFT	15.11.25	JC
A	Issued for Submission	18.11.25	JC



1 INTRODUCTION AND SCOPE

1.1 Purpose of the Statement

This Heritage Impact Statement has been commissioned by Royal Botanic Gardens Kew, to assess the potential visual impact of the proposed weather station mast on the settings of designated heritage assets.

Reference has been made to the relevant guidance, The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (GPA3). This defines setting as "the surroundings in which a heritage asset is experienced". It states that the "extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral".

This statement is necessary because the proposed site of the weather station, an open field, is considered to form part of the wider settings within which these assets are experienced.

As part of Application No DM/25/2341, the Conservation Officer has advised that the primary objectives of this statement are to:

1. Identify the affected heritage assets.
2. Identify the contribution made by the setting (including the proposed development site) to the assets' significances.
3. Provide an assessment of the visual impact of the proposal on that contribution.

1.2 Legislative and Policy Context

In considering the impact of the proposed development on designated heritage assets, this assessment is guided by the National Planning Policy Framework (NPPF), which requires great weight to be given to the heritage asset's conservation, including sustaining significance. The assessment follows the staged approach recommended by Historic England (GPA3, Part 2).

2 Description of the Proposal

2.1 The Proposed Development

The application seeks permission for the erection of a weather station mast at Wakehurst, Ardingly. The proposed location coordinates are 51.07002, -0.08475.

The development comprises:

- A 10m galvanised steel monopole mast with a 1m lightning conductor, resulting in an overall height of 11m.
- A fenced enclosure to house the mast and ground-mounted equipment. The enclosure will be a 1.2m high Sussex post-and-rail fence with light mesh attached to deter animal intrusion.
- A small, in-situ poured concrete foundation base.

2.2 Design and Siting

The design attributes aim to minimise the visual impact:

- **Form and Appearance:** The proposed mast is a slim monopole design (114mm diameter), chosen specifically over a wider lattice structure (circa 300mm wide), to reduce visual mass and ensure the installation is less intrusive.
- **Materials:** The mast will be constructed from galvanised uncoated steel, designed to weather naturally to a neutral grey tone that will blend with the sky. Equipment colours will be self-finished aluminium or technical white.
- **Location and Siting:** The location has been selected in open pasture, set back from public roads, footpaths, and site boundaries, maintaining at least 50m separation from large obstructions (e.g. mature trees) to ensure accurate readings. The site is outside the Registered Park and Garden (RPG) boundary of Wakehurst.

3 Identification of Affected Heritage Assets and Contribution of Setting (Steps 1 & 2)

3.1 Heritage Assets Affected

The site has been identified as potentially affecting the setting of two designated assets, both Registered Parks and Gardens (RPGs):

1. **Stonehurst RPG** Grade II (List Entry 1000326).
2. **Wakehurst RPG** Grade II* (List Entry 1000189).

The proposed site is located outside the boundary of Wakehurst RPG and Stonehurst RPG and is separated from the Stonehurst RPG by Selsfield Road.

3.2 Stonehurst RPG

Stonehurst Gardens and pleasure grounds were laid out in 1907 for John Stewart by prominent designer Thomas H Mawson, assisted by the architect Norman Searle. The site covers 80ha, including garden, ponds and woodland. It uses the mill ponds of the former Stone Farm estate and exploits the interesting geological formations within the site and existing woodlands in the ornamental pleasure grounds.

Stonehurst House is a large county house dating to the late 19th century, built by Norman Searle in a vernacular revival style on the site of an older building known as Stone Farm. The house sits on Selsfield Road within the garden and park on its western edge. The house, its outbuildings and grounds are in private ownership. The building is not listed but is considered to be a non-designated heritage asset.

Intersecting public rights of way, including the High Weald National Trail, cross through the Stonehurst RPG.

- 3.3 Within the northeast section of the Registered Park and Garden, extending beyond its western boundary, is **Philpots Camp Fort** - a promontory fort and Mesolithic rock shelter believed to be of late-mid Iron Age date and designated as a Scheduled Monument (List Entry 1014955). This is located approximately 500-600 meters away from the proposed site of the weather station.

3.4 How the Setting Contributes to Stonehurst RPG

The open pastoral or parkland around the formal gardens and pleasure grounds help maintain the visual setting. Views from the gardens are not hemmed in by modern development, so the designed vistas, transitions between ornamental garden, woodland and pasture are preserved.

The valley setting, the ponds, the pleasure grounds and adjacent open land create a sense of spaciousness and connection with the wider landscape. This is integral to the aesthetic composition of the country house garden design.

The valley setting causes the land to fall steeply away from Selsfield Road and the Wakehurst site. Although the wider setting is important to the RPG and the site is noted for its extensive views, these are primarily oriented from north-east to south-east, away from the location of the proposals.

3.5 Wakehurst RPG

Wakehurst's gardens were initially laid out as a plantsman's and collector's garden by Gerald Loder (later Lord Wakehurst) during the early to mid-20th century. Loder was responsible for establishing many of the present plant collections, particularly those from Eastern Asia and the southern continents. The significance arises from the combination of designed and natural landscapes. The historic core features ornamental gardens and woodland.

The Wakehurst Registered Park and Garden derives its special interest from its multifaceted evolution as both a designed historic landscape and a major scientific botanical centre.

The Wakehurst RPG holds substantial significance due to its development as Kew's Wild Botanic Garden. The gardens have been enlarged and developed since 1965 as part of the Living Collections of the Royal Botanic Gardens, Kew (RBG Kew). The site serves as Kew's center for ecology, conservation, and seed research.

The estate possesses a particularly biodiverse landscape of European significance. Its rich natural assets, combined with Kew's scientific expertise, make it ideal for robust, place-based science. Research focuses on testing hypotheses related to ecosystem services, climate monitoring, and understanding how weather drives ecosystem dynamics.

The sites Horticultural Tradition contributes to significance. This is rooted in the tradition of exotic plant introduction and botanic collection over the last century, enhancing its relevance for science. It contains specialist groups, such as a fine Rhododendron collection.

Within the Registered Park and Garden are three further listed buildings:

- Wakehurst Place (Grade I; List Entry 1025764)
- Stables to the northeast of Wakehurst Place (Grade II*; List Entry 1354792)
- South lodge and gateway (Grade II; List Entry 1025765)

The historic mansion, Wakehurst Place (Grade I Listed), is considered the focal point of the estate, reflecting the historical evidence of private ownership over several centuries.

3.6 How the Setting Contributes to Wakehurst RPG

The parkland and pasture to east, north and south of the formal garden and house preserves the sense of the estate as belonging to the "country house in parkland" tradition. The survival of open fields (in agricultural/deer-pasture use) around the formal gardens is integral to the estate's historic layout. It also enables understanding of how the mansion and garden were sited on a plateau dropping into ravines, with views and parkland expanses around.

The estate's public use means that the open pasture and parkland visually and physically contribute to the visitor experience. There is a sense of space in the designed garden and this openness helps create a sense of place.

The proximity of the two designed landscapes of Wakehurst and Stonehurst contributes to their significance and the harmony of their settings.

However, the area around the proposals has a distinctly different feeling. Although surrounded by open fields, including the location for the proposed weather station, the visitor has yet to enter and transition into the open parkland which forms the setting for the listed buildings. This area is characterised by modern functions, being dominated by a large carpark, framed by Wakehurst's entrance roads and the busy Selsfield Road. The views into and around the RPG do not include this area, being separated by extensive trees and the landscape itself.

- 3.7 The proposed weather station forms part of Kew's **Nature Unlocked programme**. Its purpose is to provide a permanent solution for monitoring local climate conditions. The Conservation Management Plan (CMP) identifies the primary issue at Wakehurst Place as the disconnect between its identity as a historic house setting and its current function as Kew's Wild Botanic Garden. The weather station will support high-quality, long-term climate research and feed directly into environmental studies. This enhances the **Educational values** of the estate, which are of "national and international significance".

3.8 The course of the **London-Brighton Roman Road** is thought to pass through the open field containing the proposed site. The route runs roughly N-S and continuing over the North Drive road, through the car park and into Wakehurst RPG. The proposal site is approximately 50m away from this line at its closest point. Previous archaeological investigations on the Wakehurst site for the nearby Millenium Seed Bank and Visitor Centre proposals have attempted and failed to find any definitive evidence of the Roman road itself. The road is not visible and does not seem to have influenced the field, hedge, path, road or car park layouts. There are no known finds in the area and so fabric may not survive. Although the road is of archaeological and historic interest, this section has not been granted a formal designation due to the lack of physical evidence.

3.9 The site lies within the **High Weald National Landscape** (formerly Area of Outstanding Natural Beauty, or AONB) which covers Covering an area of 1,450 square kilometres (560 sq mi), across parts of Kent, Surrey, East Sussex, and West Sussex.

3.10 **Setting and Views Contributing to Significance**

The proposed site in the open field forms part of the wider settings experienced by these assets. The setting's contribution to the significance of the RPGs is primarily based on the ability to appreciate their presence and context from public vantage points (views from, towards, through, across, and including the asset).

The specific viewing points and routes that define this contribution are identified as:

<i>Receptor / Viewpoint</i>	<i>Contribution of Setting (Experience/Appreciation)</i>
Selsfield Road (adjacent to Stonehurst RPG)	Glimpsed views of the proposed site may be available. Provides the principle public appreciation of the presence of the Stonehurst estate. Views into the gardens themselves are very limited. Provides the main arrival for the Wakehurst site, with views into the PRG along the road to the south but not adjacent to the proposed site.
Public Rights of Way (PROWs) (North-South)	Open views of the proposed site are available from the PROWs running north-south through the field towards Wakehurst.
Public Rights of Way (PROWs) (East-West)	Open views of the proposed site are available from the PROWs running east-west from Selsfield Road along the northern side of the Wakehurst gardens, including the RPG.
Wakehurst Entrance Carpark & North Drive	Some views exist from Wakehurst's Visitor entrance car park, just to the north of the RPG, increasing towards the north west corner.
Wakehurst RPG	No direct views from within the RPG.
Stonehurst PRG	No direct views from within the RPG.

4 Assessment of Visual Impact (Step 3: Assessing Effects)

This assessment evaluates the effects of the proposed 11m mast on the contribution of the setting, particularly focusing on the visual attributes of the development and the identified views.

4.1 Views from Selsfield Road PROW

Views 1 & 2

- **Description:** Both the views look east towards the site from the footpath alongside the Selsfield Road, approximately 75-100 meters away from the proposed site. The footpath is located on an earth bank raised above the road by a couple of meters. The view is separated by a hedge row and a verge containing trees, scrubby growth and brambles.
- **Receptors:** The views would be visible to anyone using the PROW. Motorists driving along the Selsfield road would have a very limited view, looking upwards.
- **Seasonal Visibility:** These views are likely to change through the seasons. Summer growth is likely to obscure the proposed site from view entirely. In the winter, some glimpses of the proposed site will be provided over the hedge and between the trees.
- **Sensibility & Value:** These views are located outside Wakehurst and Stonehurst RPGs, with no direct views into or across either site. Although it is on a main road, the PROW itself is not continuous along this road. The contribution to the settings is already affected by the noise from the adjacent busy road. It has Low-Medium sensitivity.
- **Impact:** The proposals will have a **very low impact** on these views.

4.2 Views from Public Rights of Way running North-South

Views 3 & 4

- **Description:** Both views look along the PROW across the open field which contains the proposed site. The footpath passes close to the proposed site of the weather station.
- **Receptors:** The views would be visible to anyone using the PROW.
- **Seasonal Visibility:** These views are unlikely to change.
- **Sensibility & Value:** This view is located outside Wakehurst and Stonehurst RPGs, with no direct views into or across either site, although they do contribute moderately to their settings. The field's character and its contribution to the settings is already affected by the views towards the main visitor car park. It has Medium sensitivity.
- **Impact:** The proposals will have a **high visual impact** on this view. The noise levels will not be affected and the overall impact of the proposals on the experience of the field as part of the PROW will be **moderate**.

4.3 Views from Public Rights of Way running East -West

Views 5 & 6

- **Description:** Both views look towards the proposed site from the PROW along the North Drive road.

- **Receptors:** These views would be visible to anyone using the PROW. Staff and deliveries typically use this road to access the Wakehurst site. The road also provides access to residences.
- **Seasonal Visibility:** These views do not change significantly, with only deciduous trees along the fence line losing their leaves in winter.
- **Sensibility & Value:** These views are located outside Wakehurst and Stonehurst RPGs, with no direct views into or across either site, although they do contribute moderately to their settings. The character of this route is already affected by the adjacent main visitor car park and the service areas of various Wakehurst buildings. It has Low-Medium sensitivity.
- **Impact:** The proposals will have a **moderate-high visual impact** on these views. The noise levels will not be affected and the overall impact of the proposals on the experience of the road and the PROW will be **moderate-low**.

4.4 Views from Wakehurst Entrance Car Park

View 7

- **Description:** This view is from the main visitor entrance point to the Wakehurst Site, approximately 160 meters away from the proposed site.
- **Receptors:** This view would be visible to visitors arriving and exiting Wakehurst.
- **Seasonal Visibility:** The view will change significantly with significant tree screening in the summer, which is diminished in the winter.
- **Sensibility & Value:** These views are located outside Wakehurst and Stonehurst RPGs, with very few direct views into or across either site. They do contribute to their settings but this could be assessed to be a negative contribution as the character is significantly affected by the function of the visitor car park. It has Medium sensitivity.
- **Impact:** The proposals will have a **low visual impact** on the view. The noise levels will not be affected and the overall impact of the proposals on the experience of the visitor entrance will be **low**.

View 8

- **Description:** This view is from the western most edge of the main visitor car park for the Wakehurst Site, approximately 100 meters away from the proposed site. This represents the closest location to the proposed site from the visitor arrival areas.
- **Receptors:** These views would be visible to anyone parking at the far end of the car park only.
- **Seasonal Visibility:** The view will change somewhat with increased tree screening in the summer.
- **Sensibility & Value:** This view is located outside Wakehurst and Stonehurst RPGs. The character and contribution to the settings is already significantly affected by the function of the visitor car park. It has Low-Medium sensitivity.

- **Impact:** The proposals will have a **moderate-low visual impact** on the view. The noise levels will not be affected and the overall impact of the proposals on the experience of the car park will be **low**.

4.5 Views from Wakehurst & Stonehurst RPGs

View 9

- **Description:** This view is from the northern edge of the Wakehurst RPG looking north towards the site, approximately 260 meters away. Directly in front is a small publicly open space (containing a PROW and a picnic table) and beyond is the Wakehurst Visitor Car Park. This represents the closest and clearest view towards the proposed site from within the RPG. (There is no direct view to the proposed site from the historic core of the site containing the listed buildings.)
- **Receptors:** These views would be visible to visitors at the extreme edge of Wakehurst RPG and anyone walking along the adjacent PROW or using the picnic area.
- **Seasonal Visibility:** The view will change significantly with significant tree screening in the summer. There is a significant amount of trees and vegetation in between the
- **Sensitivity & Value:** This view is from within the Wakehurst RPG. It has High sensitivity.
- **Impact:** The proposals will have a **very low visual impact** on the view. The noise levels will not be affected and the overall impact of the proposals on the experience of the visitor entrance will be **very low**.

View 10

- **Description:** This view is from PROW through the Stonehurst, RPG approximately 200 meters away. The site is principally screened by the landscape, with steep escarpments and rock formations along the entire western edge of Stonehurst PRG preventing any views to the proposed site.
- **Receptors:** These views would be visible to anyone walking along the PROW that forms part of the High Weald National trail.
- **Seasonal Visibility:** The view will change, with significant tree screening in the summer but also contains various evergreen trees.
- **Sensitivity & Value:** This view is from within the publicly accessible sections of the Stonehurst RPG. It has High sensitivity.
- **Impact:** The proposals will have a **no visual impact** on the view. The noise levels will not be effected and there will be **no overall overall impact** of the proposals on the experience of the site.

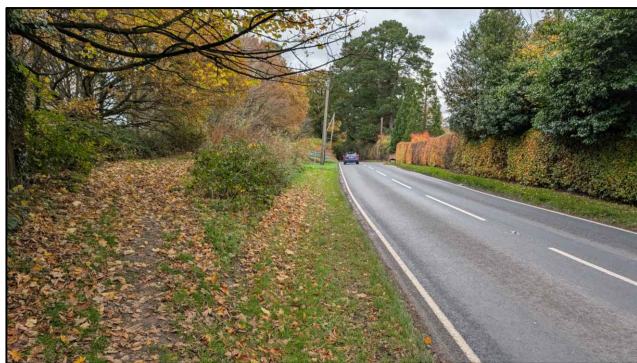
VIEWS FROM SELSFIELD ROAD PROW



Selsfield Road PROW (View 1)

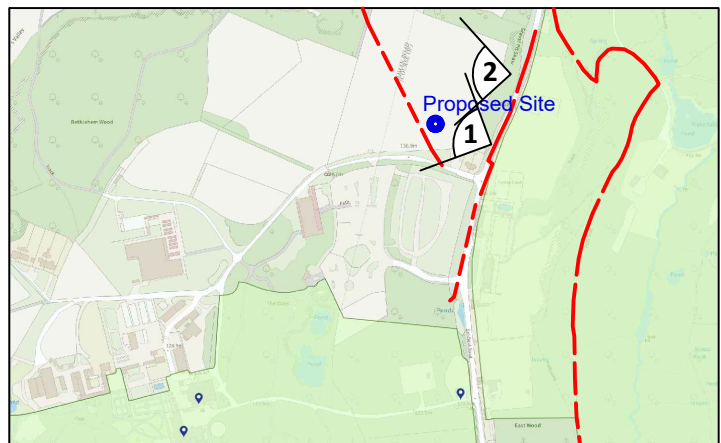


Selsfield Road PROW (View 2)

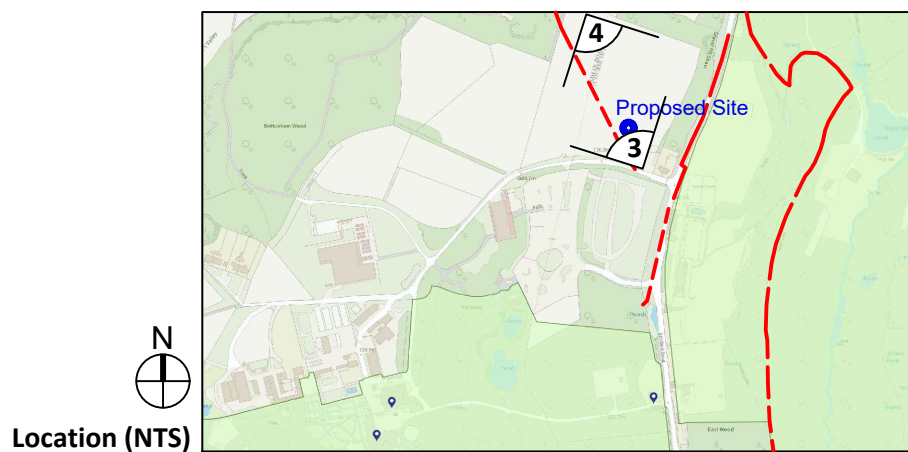
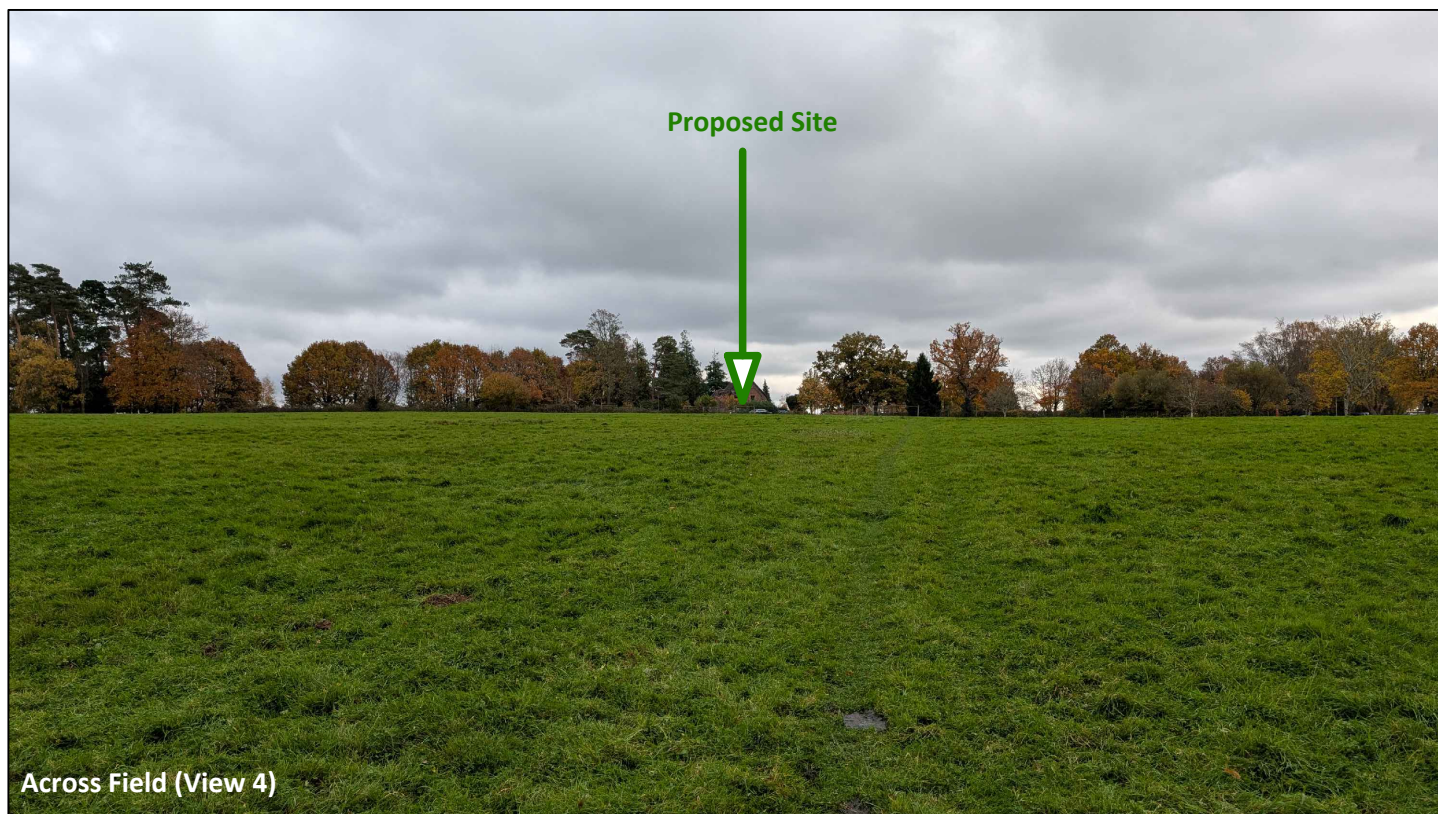


**View of Seisfield Road, banking and PROW.
Stonehurst RPG on the right.**

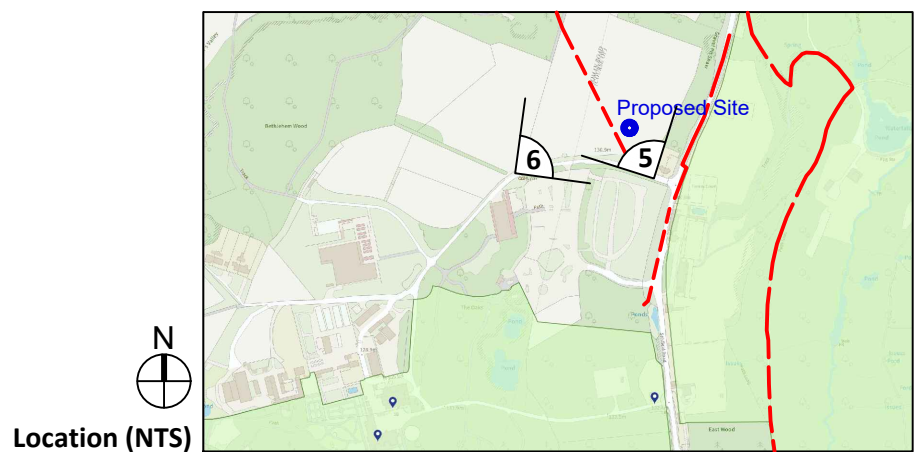
Location (NTS)



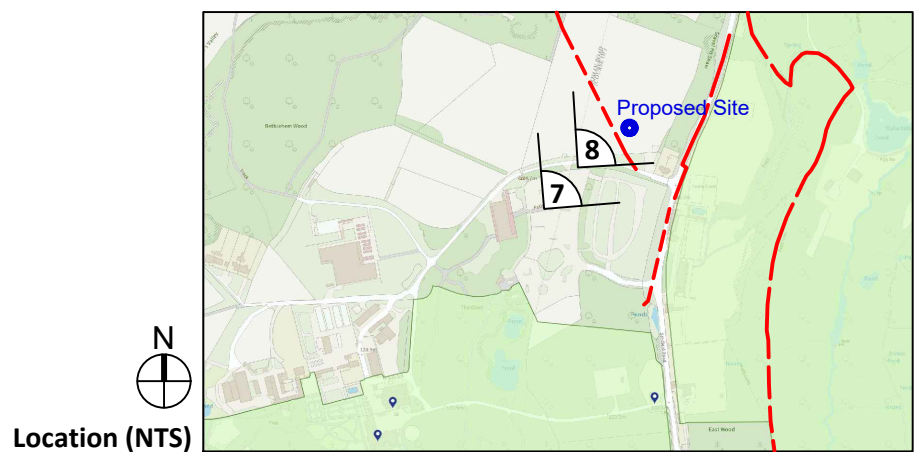
VIEWS FROM PROW N-S



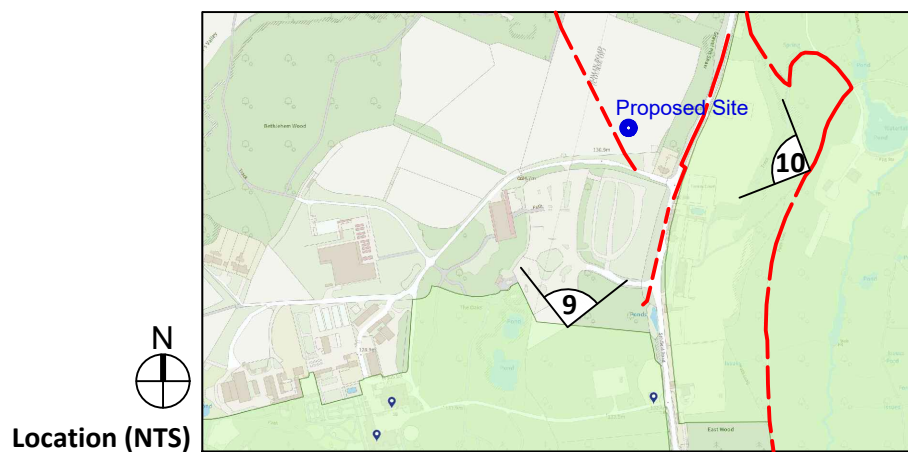
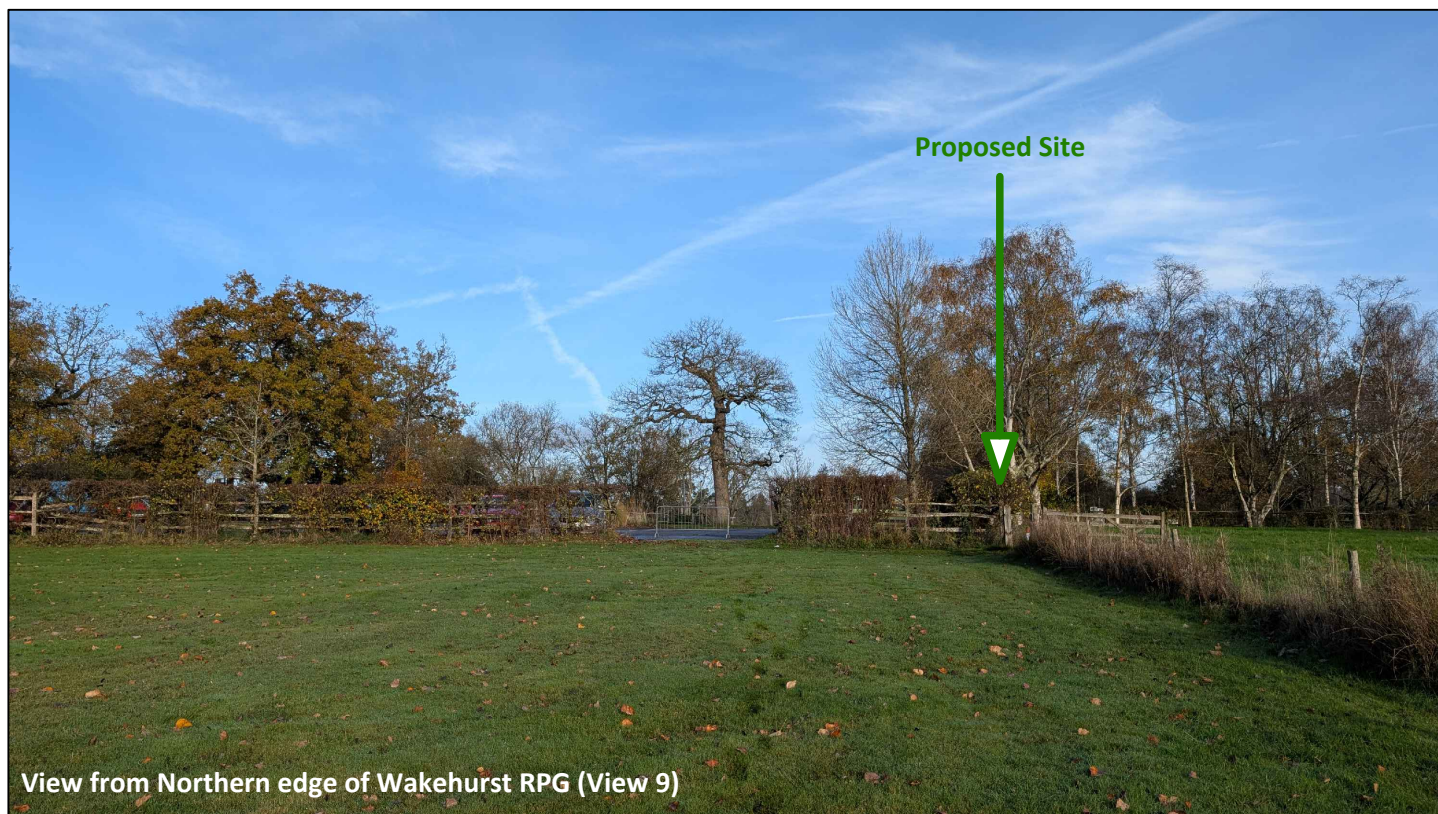
IEWS FROM PROW E-W



VIEWS FROM WAKEHURST ENTRANCE CAR PARK



VIEWS FROM WAKEHURST & STONEHURST RPGs



5 Assessment of Impact on Setting (Step 3: Assessing Effects)

5.1 Impact on Stonehurst RPG Setting (via Selsfield Road)

The proposed site is in **close proximity** to the western boundary of Stonehurst RPG.

- **Visibility:** The mast will potentially be visible in glimpsed views from Selsfield Road and the PROW alongside the field, which are both outside of the RPG. It will not be visible from the Stonehurst RPG itself as the ground level drops off steeply in the opposite direction and is surrounded by trees. It may be visible in glimpses from the outbuildings of the Principal Building, but this has been impossible to verify as access is not available.
- **Mitigation/Screening:** In addition to the landscape features, the views towards the site from Selsfield Road are screened by significant upward earth banking from the road, and a significant screen of mature trees and low-level bushes.
- **Design:** The use of a significantly slimmer mast (114mm diameter) designed to blend with the sky reduces its prominence, dominance, or conspicuousness.
- **Assessment:** Due to the existing topography, dense vegetative screening, and the inherently limited nature of the views (glimpsed views), the impact on the principal public appreciation of the Stonehurst estate is considered to be **very low**.

5.2 Impact on Wakehurst RPG Setting

The site is a minimum of 200m from the boundary of the Wakehurst RPG.

- **Screening (Selsfield Road NE view):** The visitor centre and visitor car park are located between the mast site and the RPG. Mature trees both within and outside the visitor car park will obscure any potential view of the mast over this distance.
- **Screening (PROWs):** The weather station's function means that it cannot be screened. The location will be set back from the footpaths and roads, ensuring at least 50m separation. The location will be open to view from the PROWs, the North Drive Road and the Visitor Car Park. It will also be visible from some rooms of the cottages on the corner of the North drive (also owned by Kew and occupied by employees), however these are not designated heritage assets and so this is an amenity consideration rather than a heritage one.
- **Design:** The slim profile, neutral grey finish, and set-back location ensure the visual impact is low.
- **Assessment:** While the mast introduces a new vertical element into the open pasture setting, the substantial distance and existing mature planting greatly reduce the mast's visual intrusion on views related to the Wakehurst RPG. There will be little if any views from the main gardens, even at their closest points. The proposed site is also located in the context of the arrival area containing the car park, access roads and the main Selsfield road and does not impede on any views across or beyond the RPG for which the setting contribute to its significance.

While the physical structure introduces a new element to the wider setting, its scientific function could be seen to validate and enhance the established

modern scientific significance that forms an integral part of the Wakehurst RPG.

The impact on the setting's contribution to the Wakehurst RPG significance is therefore assessed as **low or slight**.

5.3 Impact on Philpots Camp Fort

This Scheduled Monument is located partially within the Sandhurst RPG. It's distance from the proposals, the topography and dense vegetative screening mean that there will be no views to the proposed site. The open field setting is not deemed to have an effect on the setting of the Monument. The impact is therefore assessed as **negligible**.

5.4 Impact on the London-Brighton Roman Road

Although this section of the road does not have a formal heritage designation and its location is somewhat uncertain, with no known finds, its vicinity means archaeology could be considered as part of the excavations required for the proposals. It is however considered unlikely that any physical remains exist in the vicinity of the proposals.

5.5 Conclusion of Impact Assessment

Based on the specific siting and design mitigation measures, the proposed scheme minimises visual intrusion. The applicant's assessment concludes that the mast's siting, slim form, and neutral finish minimise visual impact, resulting in **no harm to designated heritage assets**.

The assessment finds that the overall impact of the proposals will be **low or slight**.

6 Conclusion

- 6.1 This Heritage Statement concludes that the proposed weather station mast, despite being situated within the **wider settings** of the Stonehurst RPG and Wakehurst RPG, has been **sensitively designed** and sited to minimise visual intrusion. Existing natural features, including significant screening by mature trees and upward banking (near Stonehurst), and distance and intervening built/natural elements (near Wakehurst), severely restrict visibility. The use of a slim 11m monopole mast with a non-reflective, natural grey finish further reduces its **conspicuousness**.
- 6.2 Therefore, the proposal causes **no demonstrable harm** to the designated heritage assets, and the resultant visual impact on the contribution of the setting is considered **slight and acceptable**

7 Sources

7.1 Planning Policy and Guidance

<i>Source Category</i>	<i>Document Title and Details</i>
National Policy	National Planning Policy Framework (NPPF) , Department of Levelling Up, Housing & Communities (most recently updated December 2023, relevant policies including paragraphs 189, 203, 216, and Annex 2) Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 66) Planning and Compulsory Purchase Act 2004 Section 38(6)
Historic England	Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA3, Second Edition, 2017) Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015) Historic England Advice Note 7 (Second Edition) Local Heritage Listing: Identifying and Conserving Local Heritage (2021) Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019b) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)
Local Policy	Mid Sussex District Plan (2018) Ardingly Neighbourhood Plan (2015) High Weald AONB Management Plan (2019-2024) (or 2014-2019 edition) Landscape Character Assessment for Mid Sussex (2005) Landscape Character Assessment of West Sussex (2021)
Other Guidance	Guidelines for Landscape and Visual Impact Assessments (3rd edition, published by the Landscape Institute and IEMA)

7.2 Project-Specific Reports and Assessments

<i>Source Category</i>	<i>Document Title and Details</i>
Project Design	Architectural Drawings (Ian Adam-Smith Architects - June 2025)
Heritage/Landscape	Conservation Management Plan (CMP) Update for Wakehurst Place (Richard Griffiths Architects, January 2024 Draft 1) Landscape Visual Impact Assessment (LVIA) Volumes 1 & 2 (Terraforma - June 2025) (Relating to Stonehurst Tower) Wireframes of the proposed tower (Terraforma and Ian Adam-Smith Architects - December 2024) Wakehurst Place, Sussex, Historic Buildings and Structures Survey: Appendix Two & Three (Wessex Archaeology, 2010A/2010B/2011A) (Gazetteer and Room Data Sheets)

Archaeology	An Archaeological Desk-Based Assessment, Wakehurst Conservation and Research Nursery (Compass Archaeology, May 2022) An Archaeological Investigation at the Site of the Millennium Seed Bank, Wakehurst Place (Stage 2) (Archaeology South-East, June 1998) Archaeology South East (2004) An Archaeological Watching Brief at Wakehurst Place Ardingly
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7.3 Published/Antiquarian Sources

<i>Source Category</i>	<i>Document Title and Details</i>
Historic Books	F. Nigel Hepper Wakehurst Place, Yesterday, Today & Tomorrow, Kew Guide Publication, Third Edition 1983 Nairn, I. and Pevsner, N. (1965) <i>The Buildings of England: Sussex</i>

7.4 Archival and Institutional Sources

<i>Source Category</i>	<i>Document Title and Details</i>
Institutional	National Trust (1998) Wakehurst Place, Schedule of Special Qualities National Trust (2009) Wakehurst Place, Statement of Significance
Historic England	National Heritage List for England (NHLE) – Wakehurst Registered Park and Garden, Grade II* 1000189 National Heritage List for England (NHLE) – Wakehurst Place (Mansion), Grade I Listed Building 1025764 National Heritage List for England (NHLE) – Stonehurst Registered Park and Garden, Grade II 1000326 Historic England Map Search https://historicengland.org.uk/listing/the-list/map-search