

Planning Matters

Vanessa Sanderson

The Planning White Paper

The Government's Planning White Paper, which was published on 21st May, proposes sweeping changes to the planning system. The Government's primary concern appears to be that there is a bias within the current system towards sustainability and environmental protection with insufficient weight being given to economic development. This was the thinking behind Kate Barker's Review of Land Use Planning, which underpins the White Paper.

The RPS and national organisations such as the CPRE are extremely concerned that the Planning White paper, despite references to environmental protection, climate change and quality of life is driven by narrow short-term considerations, which would undermine the delivery of sustainable development and frustrate proper public involvement in the planning process.

In essence the proposals are bad for local democracy as people would lose their right to be heard at Public Inquiries being only allowed a possible 'open-mic' style airing of views at the end of an inquiry with no right to cross examine and no guarantee their concerns will be considered. The proposals are bad for climate change and the environment as the Government would be able to force through major expansions in airports, roads and incinerators that will lead to a huge rise in greenhouse gas emissions. The proposals are also bad for town centres as removing the needs test for retail development will result in more out of town stores, putting local shops and businesses at risk of unfair competition from the big four supermarkets.

We are not against development, but we are opposed to policies that undermine effective action on climate change and sustainable development and erode peoples right to participate in a democratic society.

Our Chairman and several members of the RPS Committee have written to the Secretary of State for Communities and the Rt Hon Francis Maude our local MP outlining our concerns and these have been noted.

Planning and the Horsham District update

Since the previous newsletter the progress of the new Local Development Framework is as follows:

General Development Control Policies Development Plan Document

The Examination hearings were held in the first week of September and the Inspector has promised that his report will be received by the Council no later than 19th November 2007. There were a number of significant matters discussed about the policies, but it is hoped that the Inspector will find it 'sound' albeit with some changes to the policies. In the meantime the policies of the old Local Plan have now expired, although they remain a material consideration, as do the new General Development Control Policies.

Site Specific Allocations of Land Development Plan Document.

The Inspector's Report was received by the Council on 28th September and published on 3rd October 2007. It was due to be considered by the full Council meeting on 17th October with the intention of adopting the document in the light of the binding changes recommended by the Inspectors. They found the document sound but deleted three sites (at Pulborough, Upper Beeding and Washington): they did not however, add any new sites because they felt that the housing requirements could be met within the District, provided the Council prepares a *Reserve Housing Sites Development Plan Document*. So far as **Rudgwick** is concerned, the Inspectors supported the proposed allocation and development at Windacres (Policy AL10) provided the residential element comprises a scheme for private sheltered housing to meet local needs.

Finally the **South East Plan Examination in Public** was published in August. It increases the overall level of housing development in the South East but as far as Horsham District is concerned, it only increases the overall allocation by 600 dwellings in the period to 2026 outside the Gatwick Area Sub Region i.e. in the rest of the District apart from the north eastern sector. The total provision for the District goes up from 12,400 homes between 2006 and 2026 to 13,000 homes. However the decision of the Secretary of State on the Proposed Modifications to the South East Plan may push the figures up higher and this is expected in December.

Our Friend the Robin

Eric Slade



Growing up in the country I was fortunate to enjoy all that nature had to offer. As a youngster I would walk for miles observing the wildlife, bird watching and identifying butterflies, moths, reptiles and fish. The pleasure I had from this has stayed with me to this day and I get a big 'kick' when I can interact with the birds and animals.

For about twenty years I kept chickens, ducks and ornamental pheasants in a large enclosed run in our woodland. In the morning when I fed them, wild pheasants would come and sit on the netted top of the run and over a period of time I was able to feed them out of my hand. I've lured bullfinches into the garden by mimicking their song, a very plaintive cheap, enticing them close so that my wife and I could enjoy their colourful plumage. Starlings are born mimics and I used to keep the children amused by whistling a short phrase only for them to whistle it back to me but the bird which gives me the greatest pleasure is the ROBIN.

My wife was weeding in the garden one day when much to her delight a robin flew down close by. She started talking to him - you can have quite a conversation with a robin, his little head goes from side to side as though he is hanging on to every word you say. He seems to know that you are no threat to him. I watched all of this happening and later when I went into the garden to sweep up leaves or feed the fish I would take a bag of bread crumbs in my pocket as a titbit for him and encourage him to come closer. To be honest, I would also talk to him! Recently when I was near the pond with my little friend, a mouse popped out from the rockery plants, the robin jumped up in the air and flew sideways but still remained close. It gave me a warm glow inside to know that the robin felt safe near me and could trust me.

Robins have been written about for centuries and there is a charming tale of a twelfth century Scottish Saint, Kentergern, whose teacher had made a pet of a robin. Kentergern was something of a favourite with his teacher so his fellow pupils, who were jealous of him, killed the little bird and blamed Kentergern. St Kentergern prayed over the dead body, the robin not only rose safely into the air but flew to meet the teacher returning from church. Wordsworth, W H Davies, Thomas Hardy, to name but a few, have written poems about robins so is it any wonder it usually comes out on top of polls to decide Britain's most popular bird.

Sadly, our friendly robin has not been around for some time now and I fear either a cat or sparrow hawk has had him. Perhaps one day soon, another robin will join us in the garden until then we have some pleasant memories.

A History of Hermongers, Rudgwick and the Busk Family

By Alan Siney

Introduction

In 2002, a letter was passed to me from Mr J.H.R.Selby, C.Eng MIEE, formerly of the Royal Aircraft Establishment, Farnborough, and having worked there myself in the 1950s- 60s, and spent my working life in the aircraft industry, I was eager to help him in his quest for information. This article follows closely to that written for him at that time with a little modification for local interest.

Edward Teshmaker Busk, Lt of The Royal Engineers, was probably the leading experimental test pilot of his day working at the Royal Aircraft Factory at Farnborough. He was killed on Nov 5th 1914 when his aeroplane caught fire over Laffens Plain. The spot where he fell with his machine was later to be at the western end of The Royal Aircraft Establishment and not far from the main runway. To his memory, a small garden was erected with a pedestal and commemorative tablet, which was moved to a new position within the establishment in 1970. He had been posthumously awarded the Gold Medal of the Aeronautical Society - now the Royal A.S.

The former R.A.E. Farnborough has now been split up for development, and John Selby with his band of enthusiasts of the Farnborough Air Sciences Trust Association, are anxious to see that the Busk memorial is preserved in a museum that can be hopefully set up at Farnborough, along with all the history and artifacts of this historic site - the cradle of the aviation industry. To this end, Mr. Selby had already collated some information gleaned with the help of Geoff Turberville-Smith, and Peter Adorian.

E.T. Busk was just three years old when his family moved to Hermongers, a home in a beautiful setting that promised so much joy to a growing family, but alas cut short by the premature death of their father a few years later, followed by the loss of two sons in the service of their country.

Hermongers lies in the Parish of Rudgwick, West Sussex, close to its northern boundary with the Parish of Ewhurst in the County of Surrey. The Farmhouse dates from the 16th century, and was later built up to a substantial estate of over 250 acres by the Michell family. In 1811 it was bought by the 3rd Earl Egremont of the Petworth Estates. The large house of Hermongers, sometimes referred to as 'The Mansion' otherwise called Hermongers Hall or Rudgwick House, was built in 1874 by Robert

Crichton Esq., and stated to be of one of the oldest families in Scotland. Hermongers Farm originally consisted of 100 acres. It is reached by Hermongers Lane which was previously called Lemons otherwise Lemans or Lemens Lane, which turned off the Rudgwick to Cranleigh Road at Cox Green. This old road continued through Hermongers and another former farm nearby called Oldlands, and on to where it joined an ancient east-west road to Rudgwick from its junction with Stane Street near Rowhook. A length of the old road through Hermongers was lost from south of Oldlands, when Churchfield Rough was grubbed out apparently in the 1970s to boost the farcical 'wheat mountain', but a section of the ancient sunken lane with its embankments topped with old hornbeam coppice stools can still be seen where it enters the woodland, and has now been reinstated as a footpath when its loss was brought to the notice of Rudgwick Preservation Society.

The Michells' venture into Hermongers began on June 26th 1669, when Nicholas Chaloner of Ferrings, Chilton, gent., sold Hermongers Farm with 100 acres to Edward Michell of Rudgwick, yeoman, for £360. The Cottage or farmhouse of Godleys, laying about three quarters of a mile south-west of the farm, was sold by a party of four for a term of 1000 years in 1607 for £45, with 40 acres late Copyhold of the Manor of Parham, to John Allen of Ewhurst. One of the party of vendors was a John Godd, so it was probably he who bestowed Godleys with his name - and perhaps his nature. There were three more indentures relating to Godleys in 1627, 1702, and 1723, and in 1737, John Michell son of John, bought Godleys.

Well before this time, Oldland Farm with 104 acres, which stood immediately, to the south of Hermongers, and close to it, was sold by lease and release dated 14th-15th June 1682, by James Napper of Billingshurst the son of Richard Napper of Rudgwick and held by him in fee simple, to John Michell of Hermongers, who had succeeded to the other properties by the will of his father dated 1671. By these indentures during the 17th and 18th centuries, successive generations of the Michell family had built up their Hermongers Estate, which with three farms and other parcels of land had totalled over 250 acres, and as usual, Michell daughters had married the sons of well-known local yeoman farmers.

Things started to go badly wrong at Hermongers after the death from smallpox of Edward Michell in

1783. His only son and successor was but two years old at the time, and perhaps in lacking parental guidance from his father and the family continuity of his thrifty yeoman stock, the young Henry turned into a wastrel at his coming of age. He began to "Racket about the town and was frequently to be met within the hells and stews of St James's". Such were his gambling debts and deterioration of his estate, that in 1809, Hermongers with 253 acres was conveyed to George Palmer Esq., of St Pancras.

Having had his wild fling, Edward Michell does seem to have reformed his character. He married Mary Turner of Chancton with whom he had 12 children, and held two farms in the Parish of Storrington, and later took a brewery at Steyning. His eldest son and successor Henry Michell, became a prominent Horsham businessman: amongst his enterprises was the West Street Brewery, which he set up eventually with a large string of public houses throughout the district, including four pubs he simultaneously owned within the Parish of Rudgwick. (The Kings Head, The Queens Head, The Plough, and The Chequers).

In 1840, Henry Michell met Sir Timothy Shelley, the grandfather of the poet, to strike a property deal. On being told that his grandfather was the late Mr Michell of Hermongers, he replied, "Oh you are! Why I shot with him and partook of his hospitality 70 years ago and a very respectable man he was too". On such an affable greeting the old gent readily acceded to Michell's wishes. (Victorian Horsham. The Diary of Henry Michell 1809 - 1874. By Kenneth Neale. Published by Phillimore & Co Ltd.)

In 1811, Hermongers was purchased by Sir George O'Brien Wyndham, the 3rd Earl Egremont, and was occupied by Michael King until 1817 when the tenancy terminated. The Land Tax returns for 1818 names the Earl Egremont as both owner and occupier. This should not be seen to infer that the Earl resided there, but that it was probably managed by stewardship of the Petworth Estates pending another tenant. It is perhaps notable that a large area to the south and east bordering Hermongers, was owned by the Dukes of Norfolk, Charles the 11th Duke having bought Dedisham Manor in 1789. These two wealthy landowners would have been socially well acquainted and possibly shared common shooting ground.

The 3rd Earl died unmarried at Petworth in 1837, and Hermongers was held by Trustees until 1865. The tenant there was William Jelley, who also owned and occupied The Parsonage nearby with 53 acres, and occupied Parkpin Farm with 43 acres. He was born in a cottage adjacent to Hermongers, and his 'indoor man' had been an old drinking crony in their youth. He died in 1851, and the tenancy was continued by his son William Jelley, who farmed it with 180 acres until 1861 when Alfred Street became the new tenant. In Nov 1865, Hermongers was sold by the Trustees of Wyndham Estates Act 1854 on behalf of Lord Leconfield, to George Augustus Haig,

the High Sheriff of Radnorshire and owner of the Pen Ithon Mansion in Monmouthshire. His wealth came from the whiskey distilling business which still bears his name.

Mr Haig sold Hermongers on July 24th 1874 to Robert Crichton Esq., but retained mineral rights and Godleys with 7 acres, as if he wanted to keep the cottage perhaps as a shooting lodge. Mr. Crichton soon took his place in parish affairs by attending vestry meetings and parish officer posts etc. He immediately started on building his new large house, and that same year he had a new road laid to Godleys so the occupants did not have to cross rough land that had previously only been used for farm traffic. He had told his workmen "not to give an inch or take an inch" as the new road, Godleys Lane, was laid around headlands of the fields along the edge of his estate. The road is now a public bridleway and follows a length of the county boundary along the county path. The new house was finished by 1876, as the parish records show that at a vestry meeting of March 3rd 1876, Mr Crichton requested that he be allowed to divert a footpath near the stabling at his new house at Hermongers.

On September 28th 1889, the house and estate was conveyed to Thomas Teshmaker Busk of a well known City family. Originally from Scandinavia, the Busks had lived in England for nearly 200 years. The 1891 census describes him as a 'farmer living on own means', aged 39 and born at Edmonton. His description fits that of a typical gentleman farmer of the period, when the agricultural recession had bitten deeply and very few yeoman farmers remained, as men from commerce and industry carved out country estates. One of the former farmers was probably his foreman living in the old farmhouse. Sharing his household on the 1891 census was his wife Mary 37, Edward Teshmaker 5, Mary 2, Henry George 3 months, and a domestic staff of 7. Mary Busk was the daughter of A.B.Acworth of Herts, and had married in 1885. She was noted as an artist of repute.

T.T. Busk took his place in the parish vestry. In 1891 he was elected parish churchwarden, and reappointed 1892, 1893, and again in March 1894. Three months later in the following June, the vestry minutes had a brief item to report: "Mr Frederick Barker appointed parish churchwarden in place of the Late T.T.Busk". He had died on May 28th aged 41, shortly before the birth of his youngest son, Hans Acworth. Mary Busk moved to London after her husband's death, and let Hermongers to J.G.T.Steward, but returned in 1909.

Edward was educated at Harrow and then at Kings College Cambridge, where he gained a First Class Honours in mechanical sciences tripos in 1907, and was elected a scholar, carrying out research in the engineering laboratory. In 1909 he was awarded the John Winbolt Prize for his work on the flow of air and

petrol carburettors, then excelled in further research posts, during which time he learned to fly at Hendon. He joined the Royal Aircraft Factory at Farnborough on June 10th 1912 as an engineer in charge, and was commissioned into the London Electrical Engineers. Working intensely on mathematics and physics, he carried out his own flight tests, and in 1913 had achieved stable flight without the use of balancing controls, having demonstrated such before their Majesties. He flew from Farnborough to Salisbury Plain and back, hands off apart from take-off and landing.

On November 5th 1914, at the age of 28, he was flying his BE2c 601 aircraft about 1000 feet over Cove Common when he was enveloped in flames. He was buried with Full Military Honours at the Aldershot Military Cemetery, where his memorial stone is the setting for an obelisk topped with a cross. The memorial to him at Rudgwick was added to the lower plinth supporting the cross on his father's grave.

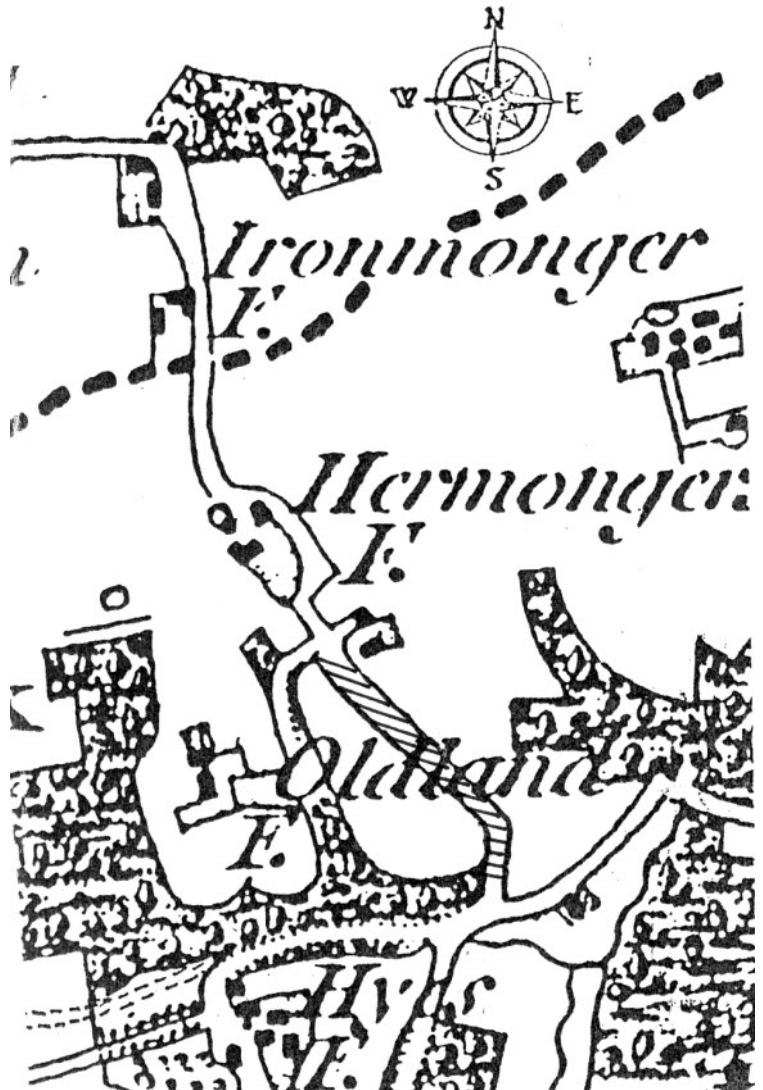
At a Vestry meeting of June 30th 1915, (Parochial Church Councils had yet to be formed) Mrs Busk asked for the faculty to insert a stained glass window in the nave of the church in memory of her late husband and son. This was duly given and approved to the design of Mr A.Nicholson and the handsome window dedicated to the Archangels St Michael and St Gabriel was placed in the south wall. It was not long before she was to lose her youngest son, Hans Acworth Busk aged 21, Flight Commander Royal Naval Air Service. He was last seen flying his bombing aircraft up the Gallipoli Peninsula towards Turkish positions. He was commemorated on a large horizontal stone over his father's grave.

On December 15th 1916, Mrs Busk sold Hermongers to John Herbert Watson, a former colonel with offices at Lloyds and a member of the Institute of Chartered Shipbrokers, for the sum of £8,950. The family memorials added to the grave of Thomas Teshmaker Busk were placed in the back of the churchyard, to which was added the name of Mary Busk who died in July 1935 aged 81. It lies in front of the "kissing gate" in view of the path approaching the chancel, and Joe Cheer, who worked in the churchyard said that the spot was chosen for that reason.

It seems that the Busk family was not alone in enjoying the woods and the fields and the hanger paths between the Church and Hermongers: alongside their memorial lies Edward Michell, who had died of smallpox there in 1783, also aged 41.

Sources

West Sussex Record Office, (WSRO) including WSRO Add MS 25628. Abstract of Title Edward Michell property of Hermongers of the Manor of Bassetts Fee in Rudgwick reciting from 1607-1811, with continuation of descent to 1943 by Mr S.D.Secretan. WSRO SP 171. Sale Plan Hermongers Estate 1865. WSRO MP 4647. Hermongers, Rudgwick. A history by Peter Bushell, author of 'Tracing the History of your House'. 1997. (To whom I am very grateful). Rudgwick Parish Records.



A portion of Col.Mudge's map of 1811 but surveyed about 1800. It shows Oldland Farm, with the lane hatched on the part covered by the tithe map.

Note: The Farnborough Air Sciences Museum was set up in 2003-04. It is contained a large building by the former main gate to the establishment, which is a turning off the A325 at the Swan Hotel. Because it is run entirely by volunteers, and, as HSE requires that at least three members must be in attendance, it is open only at weekends.

Transformation of Hitchcocks

(2) Oakhurst Grange, a Rowhook Estate

(now Honeywood House Nursing Home)

By Roger Nash

**Donna Teresa Caracciolo (1855-1935), Principessa di Columna (from 1909)
Duchessa di San Teodoro e Arpina, Lived Oakhurst Grange, c 1895-1912**

In the first part of this story (Newsletter Spring 2007) I explained how Hedgecock's Farm, formerly spelt 'Hitchcocks', occupied by ordinary farmers like George Nash, up to c1878, had then been transformed into a gentleman's residence by the Scotsman, William Renton and his wife Mabel, daughter of Benjamin Drury, vicar of Rudgwick.

Sometime between 1895 and 1897 the house changed hands and the purchaser was the Duchess of San Teodoro (as she was known in England). Her husband was Don Marcantonio [*note: Don and Donna are the Italian equivalent of Lord and Lady*]:

"In quegli anni il capo della famiglia era Don Marcantonio, 15° Duca e Principe di Paliano, Principe Assistente al Soglio Pontificio, Principe di Sonnino, Principe di Avella, 14° Duca di Tagliacozzo, 8° Duca di Tursi, Duca di Marino, Marchese di Cavo, Conte di Ceccano, Signore di Genazzano etc. e Grande di Spagna."

I do not know if the titled Don Marcantonio came to Rudgwick. He was a Prince Assistant to the Pope. But the Duchess of San Teodoro was present on the night of the 1901 census. Kelly's Directory 1899 also lists her at 'Oakhurst Grange', the new name that she gave to Hedgecock's. This name is from the village of Oakwood Hill to which the North Gate leads and more correctly identified its Surrey postal address at the time, but like the village its spelling varies from Oakhurst to Okehurst. Perhaps this indicates the greater importance she gave to access to the main road and station at Ockley.

Teresa was born in Naples – the Teodoro family seat was a palace on the Riviera di Chiaia. She owned Oakhurst Grange from about 1896 or 1897 to about 1912 (following Marcantonio's death in Rome). Kelly's Directory shows that Oakhurst Grange briefly passed to a Mr CJ Wood for two years, before he sold it to Lord Tredegar by a Conveyance on Sale dated 27 Jul 1914 and Conveyance of 2 Oct 1914 (the deeds do not survive from earlier conveyances).

The Duchess inherited her title in her own right, from her father Duke Luigi. Before 1860, the traditions of the Kingdom of the Two Sicilies applied. Her husband was

from Rome and, as can be seen above, in Italian, held many titles, but inherited a further title of Prince (Principe) of Columna in about 1909, which made his wife a Princess, senior in precedence in Italy's extraordinarily complex nobility enabling her to amend her title in Kelly's Directory 1909. The title of Duchess of San Teodoro later passed to her eldest daughter Isabella (born 1879) by royal decree in 1924. Her two daughters, Isabella who married in January 1900, and Vittorio in June 1901, both in Rome, must have required her presence in Italy at that time, so it is fortunate for this research she was in Rudgwick for the 1901 census in between!

Her mother had an English surname. Augusta Selina Elizabeth Locke was half-Italian. Augusta's parents were William and Selina Locke. Augusta married three times, firstly to Lord Burghersh, son of the Earl of Westmorland, but he died suddenly at the age of 27; secondly to Duke Luigi in 1854. Teresa was born 5th November 1855 in Naples, so she was about 40 when she came to Rudgwick.

Her mother, known as Leila, was later caught in bed with Thomas de Grey, 6th Baron Walsingham, who then had to seek refuge at the British Consulate in Rome. This led to divorce in 1876, and subsequent third marriage to Walsingham. It appears that the marriage did not stop him bed-hopping as the present Lord Walsingham says that the 6th Baron's marital infidelities "were remarkable, in an age when infidelity was commonplace; though the scandal was for the most part confined to the locality since it seems he usually slept with his housemaids." (*email from Frank Ives*)

Three young cousins present on census night 1901 were The Honourables Wyndham, Lucy, and Margaret Blake. The most likely explanation is that they were related to the Duchess on her English mother's side, their father being the Irish peer, Lord Walscourt.

It is not easy to find out about the Duchess. Apart from her partly English roots there seems no clear reason why she was in England, but the wealth and the importance of the United Kingdom in the late 19th

century must have attracted many wealthy foreigners, as it does today. No picture of her has turned up yet.

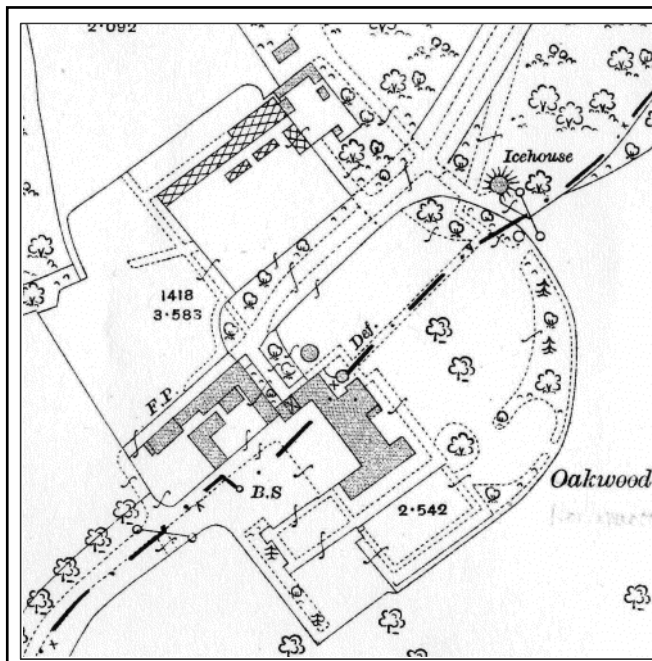
bearing up well, the main house exceptionally well cared for.

Among the first thing she did on her arrival was to engage Ernest George & Yeates, prominent architects of the period. George had designed the Duke of Kent School, Ewhurst, for Sir Henry Doulton. He was asked to enlarge the house. The coat of arms (*right*), found on the new wings, and also on North Lodge (then known as East Lodge), is almost certainly hers, a crowned lion rampant. The same crown over the letter T also appears on a surviving lead roof drain hopper.



Ernest (later Sir Ernest) George was a noted architect and architectural artist as the drawing below demonstrates. It is an exciting discovery, given to the Nursing Home some years ago by a visiting student of architecture. It confirms the evidence of the 1915 map (*below*) that the Duchess asked George to add a South Wing for the principal rooms and a smaller North Wing to extend the 'domestic offices' and servants quarters. Ernest's drawing is from the southwest across a new sunken rose garden, and skilfully hides the parts he did not design! A carved sundial in the same light stone as the crests sits on the top floor gable with the Latin inscription: '*Horas non numero nisi serenas*' (loosely, 'I do not count the hours unless they are sunny').

The house looks pretty much the same today as it did when the Duchess was there, but the door to the garden has been lost in a small extension built for the needs of the residents. A conservatory, detracts from the integrity of the drawing room and its windows. Disappointingly, these additions and numerous down pipes compromise George's conception of a south



facing house. The central west face is much as it was in Renton's time, but George may have added additional matching chimneys and a third front gable to the left of Shaw's two. The west frontage is now the most pleasant aspect as the old and new blend harmoniously together. George's style was plain and modern in 1898, particularly the windows, which have no stone around them. There is another lead drain hopper in one of the roof gullies bearing the date 1898. Given the constraints and needs of running a home of this kind, the exterior is

Internally, the south wing added a new drawing room at the rear and another reception room at the front, separated by a lounge hall, which extended the old entrance hall to a new staircase. The old drawing room became a smoking room. The flower room and twin vestibules on the south side gave way to the new wing.

Upstairs considerable extra sleeping accommodation allowed for a large household, there were a Principal Suite, A second suite and four principal bedrooms. A third suite was located at the rear. There were seven bedrooms for servants, and

interestingly a small second storey chapel. Half-Italian by birth, the Duchess may, like her husband, have been a Roman Catholic. The three young nieces and nephews from Ireland (see above), and nine servants (only one born locally; five being female, five male) were present on census night. There were 13 bedrooms in the 1954 sale catalogue, and the occupants in 1901 also totalled 13, but there must have been some sharing by the younger servants.

At other accommodation in 1901 were gardeners, James Mitchell at West Lodge (he had worked for the Renton's too), another gardener at the newly built East Lodge, and a third in Honeybush Cottage. Rose Cottage was occupied by a farm labourer.

The stables, little altered by the Duchess, had a three-car garage added at some point prior to 1915, suggesting she was one of the earliest owners of a motor car in Rudgwick. George's new building joined the stables to the house, allowing access to the north carriage drive through an arch. The new servants quarters extended into Abinger parish! Compared with 1897, the 'pleasure grounds' had been

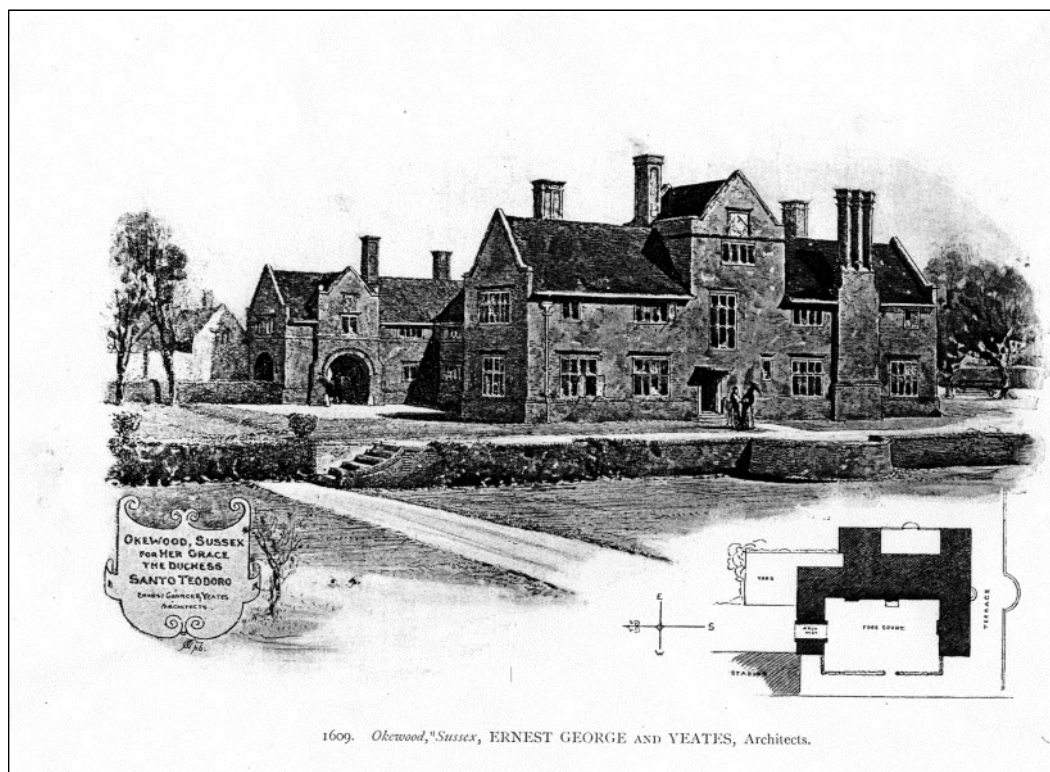
enlarged and landscaped. One curiosity, which may date from landscaping after 1898, is the use of old iron-banded chert millstones (possibly taken from the nearby Snell Windmill) in the paving of the rose garden, where there is also Horsham stone and brick paving. Many of these outside features need investment if they are to be preserved.

The domestic offices listed in the later 1954 sale particulars comprise kitchen, butler's pantry, scullery,

larder, storeroom, cellar, wine cellar, servants' hall and sitting room and WC. Outside were a game larder and knife room. By 1954 a fuel store for oil and a boiler for central heating had been added. At the time the Duchess lived there the estate would have provided copious quantities of wood for the fireplaces.

condemn her as dishonourable in calling herself Italian and influencing opinion against Italy in England where, he said, the name Columna was held in high regard. *La Valetta* put it down to a terrible fall from her horse, which had affected her brain and made her so nervous and excitable that she could write so inconsiderately!

[Note: *The Italo-Turkish War, 1911-12, was the first armed clash between the lesser Great Powers before 1914*]



After this interesting episode, it was not long before she sold Oakwood Grange, probably in 1912. Her husband died in January of that year. Did she return to Italy for good, or did she stay elsewhere in England? I think it likely she went back. For one thing she was now a Princess, with a villa by the lake where she could hide from her critics, and she was a grandmother of 57. For another thing a World War loomed, and home was surely the best place to be,

When, as Princess Columna, she left Rudgwick, she removed to her late husband's villa, acquired 1911, at Pollanza on Lake Maggiore Here she is remembered as a beautiful old lady, a pacifist in the war in Libya, for her large English car, and English chauffeur dressed in white, complete with gloves and cap. She and her daughter Vittorio were benefactors of many charities and sponsored a literary review. She expected to be buried there in a sarcophagus already inscribed:

“TERESA CARACCILO DUCHESSA DI SAN
TEODORO PRINCIPESSA COLUMNA”

But apparently it never received a body, and it is now in a poor state. This begs more questions than it answers! Vittorio, her daughter, who was born in London in 1880 (suggesting an earlier English home) married an Italian duke, but was buried at Merton, the seat of Lord Walsingham in Norfolk where her English grandmother Augusta lived. Her other daughter Isabella married an Italian marquess and died in Italy in 1957.

Princess Columna wrote to *The Times* 8th November 1911 to criticise the way the war in Ottoman Libya was causing indescribable horrors for local people in Tripoli. Not surprisingly she was berated for her lack of patriotism, and for living continuously abroad and not with her husband. The letter was reproduced in *La Vedetta* on 18th November. Guglielmo Marconi wrote to

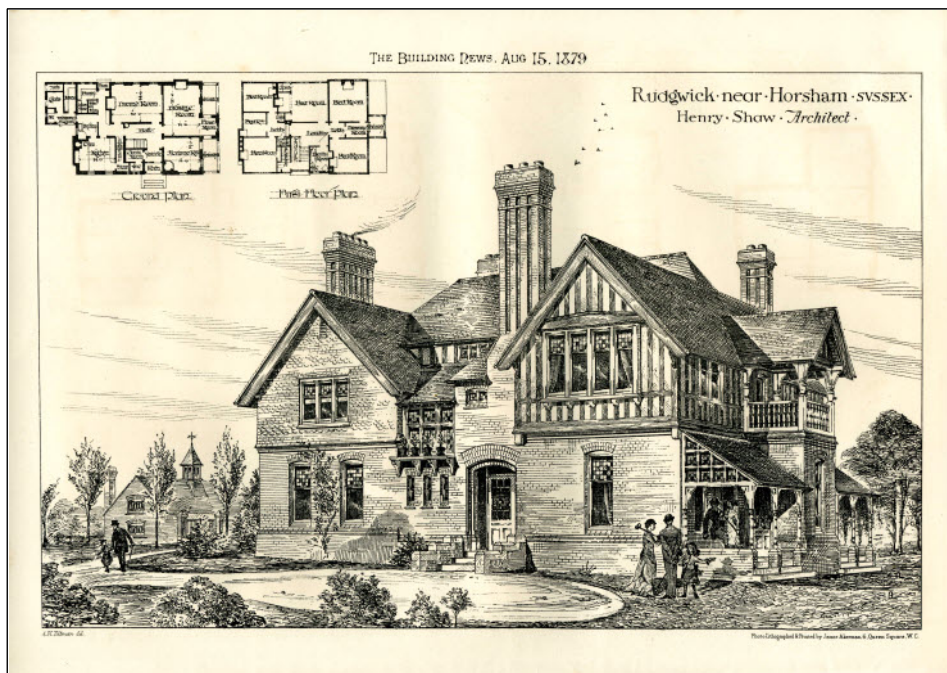
even though the Italians fought with the Allies.

Notes of correction for Part 1 of this story.

I have been gently taken to task by Diana Chatwin for confusing Hedgecocks, land near Hermongers, with East Hitchcocks, which is the name given in the published 'The West Sussex Land Tax 1785' (ed A Readman et al, SRC Vol 82, 1997/8), for the property where Honeywod House now stands. Hedgecocks was indeed a holding owned by the executors of Edward Michell of Hermongers, but *East* Hitchcocks was owned by James Woolven and occupied by Thomas Channoll (sic), who also occupied land called Knights. There were no less than three Hitchcocks/Hedgecocks (the third being near Drungewick) and a Hencocks (Church St) in 18th century Rudgwick. Only the one near Hermongers has no house there today.

Since writing the first part I have confirmed several details of the story.

1. The last child to be born at Hedgecock's was Sarah Emily Nash in 1876, who coincidentally became a lady's maid, travelling the world in service with families like those who later lived here. My grandfather was born two years later at Ridge Farm, just as building work was starting on the new house at Hedgecock's.



2. William Renton and vicar's daughter Mabel Drury were married in Horsham Registration District, 21st October 1880. This must have been at Rudgwick Parish Church, and the house a wedding present for his wife.
3. The date on the drawing (left), which I recently purchased on ebay, is 1879, which neatly dovetails with other evidence for its construction, and enough of the detailed features survive on the modern house to confirm it as Hedgecock's. For this lucky find I am indebted to Janet Balchin, the Ewhurst historian.

The main entrance (centre) led to the principal rooms as it still does. The two gables

survive though with a third to the left (which seems to be a wing added later, probably before 1898, and therefore by the Renton's – at the 1954 sale this included a separate suite facing north, at the rear of this wing, at least on the first floor – and seems to explain the L-shape of the house on a map of 1897). The chimneys all survive, and some of the windows. However, the delightful south facing verandahs and flower room were removed in George's enlargement of 1898. The tiny plan layouts show a house that would not be out of place as a five-bedroom house today – except for the single bathroom upstairs! The stables are shown, and little changed today. Comparing this drawing with that of George (above) there seems little in common, but the latter ensured his view only took in *his* work, as can be understood when standing in the appropriate spot in the garden. Henry Shaw does not appear in lists of contemporary architects.

This may be Rudgwick's largest domestic property (16 bedrooms at its sale in 1954), and it is fitting that we now know so much of its buildings and builders. The third and last article in the series will endeavour to capture some of its atmosphere in the final aristocratic but eccentric household from 1914 to 1949.

The Oldest House in Rudgwick



We can at last reveal what we have suspected for many years – the oldest surviving house in the Parish is Warhams, in Naldretts Lane. The house was actually mentioned in Diana Chatwin's Book on Timber Framed Buildings which was published by this Society in 1996, but it was described simply as a "double-aisled hall" house and dated as 1220 – 1240. No details could be given, and the house was not identified, as we didn't have the permission of the then owner. With a change of ownership, and the enthusiastic support of the present owner, Diana has been able to survey the house and confirm her earlier estimate that the house dates to around 1220 and was probably a medieval hunting lodge. The oldest part of the house is the section just to the left

of the modern cross wing extension on the right hand side of the present building. This is such an important house in the history of Rudgwick that we are hoping to help fund an accurate dating by dendrochronology. Diana will talk more about Warhams and something of it's likely history as a prelude to her talk at the Autumn Meeting (see page 12)
Leslie Hawkins

Food for Thought

Malcolm Francis

There is increasing concern these days about the state of the farming industry in this country. It seems that at last the public are being made aware of the situation of a lot of farmers. A lot has been written about the vagaries of the Common Agricultural Policy (CAP) and the problems that it has caused. Such articles do make one aware that British farmers have had a raw deal for many years. I have several relations who have given up producing food because of dwindling profits coupled with mountains of paperwork.



Large supermarkets chains have had such a hold on our food suppliers in being able to dictate from a powerful position. It was several years ago that a friend, who was a slaughter-man told me how the meat suppliers were continually in a battle with the supermarkets that they supplied. If there was a problem with one piece of meat the whole batch would be rejected at the cost to the meat supplier; this draconian policy has allowed the supermarket chains to call the tune.

It is no wonder farmers are being forced out of business. I have read in a very informative article about the state of agriculture that in the two years to June 2001, 41,000 farmers and farm workers left the industry. In 2006 it was running currently at the rate of over 200 a week. It went on to say that over two thirds of all agricultural land sold in England is now bought by non- farmers whose principal reason for buying is lifestyle, with no intentions to farm. Skills are being lost at an alarming rate.

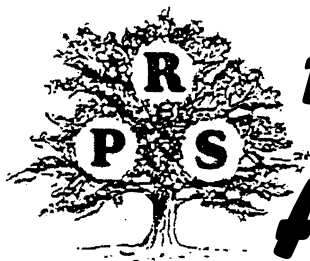
I was on holiday last year in Shropshire staying at a pub near Church Stretton. Shropshire has certain parallels to Sussex; both have beautiful scenery and agricultural industries in decline. I went for an evening walk as the sun was casting shadows over the ripening corn fields. My route passed a very

large farm that had many acres of barley and wheat but also vast buildings the size of aircraft hangars, for poultry production, a real factory farm. I assumed that the chicken were all destined for one of the supermarkets. The main farmhouse was very

old but quite a modest building with a Landrover parked in the front drive. The farm's adjoining traditional buildings consisted of a series of brick and timber barns and had all been sold off; hard business sense if the buildings were now not required. The buildings had been beautifully converted with top quality doors and

windows facing immaculate brick courtyards. I noticed that brand new expensive 4X 4 vehicles were parked outside each property. A few hundred yards past the main farm there were some bungalows that I assumed were tied cottages and were still owned by the farmer. The buildings themselves looked as though they had not had any maintenance for many years, woodwork was bare, window glass cracked and the gardens a wilderness. I presumed the residents were employees who were working very long hours to make a living and did not have any spare time or inclination for gardening. The cars parked outside were all very old and rusty, just about road worthy. The contrast in the state of the dwellings was a graphic illustration of the sorry state of our agricultural industry; the farm and its staff having to produce more for less whilst those not involved in food production have an increasing standard of living.

Consumers are moving away from cheap, over manufactured products as found in our supermarkets in favour of the premium, speciality end where natural, seasonal and unprocessed foods have found their mark. An indication of this fact is the popularity of Farmers' markets. Farming's future depends on such producers connecting to consumers in a way never seen before in U.K. agriculture.



RUDGWICK PRESERVATION SOCIETY

AUTUMN MEETING

**AT 7.30PM RUDGWICK HALL,
BUCKS GREEN**

MONDAY DECEMBER 3RD 2007

MULLED WINE AND MINCE PIES IN THE INTERVAL



Diana Chatwin is well known to the Preservation Society, having spoken in the past on Timber Framed Buildings in the Parish. Her book on The Development of Timber Framed Buildings in the Sussex Weald was published by the Society in 1996. Diana will give an illustrated talk on her latest interest - Saxon life in this part of the Weald. She will also preface her talk with recently revealed details, of the oldest house in the Parish.

All Welcome

The Society's Publications, including the New Walks Booklet and Diana's Book on Timber Framed Buildings, will be on Sale.