HISTORIC FARMSTEADS & LANDSCAPE CHARACTER IN THE HIGH WEALD AONB

for

THE HIGH WEALD AONB
JOINT ADVISORY COMMITTEE (JAC)

FORUM
Heritage
Services

This project has received European Regional Development Funding through the INTERREG III B Community Initiative

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JOINT ADVISORY COMMITTEE (JAC)

by

Bob Edwards

with a contribution by Jeremy Lake, English Heritage

2008

Funded by:
English Heritage, High Weald AONB Joint Advisory Committee,
West Sussex County Council and Interreg, Lifescapes: Your Landscape

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SUMMARY

This report presents the results of a project that has recorded all farmsteads and outfarms or field barns in the High Weald AONB shown on the 2nd Edition Ordnance Survey map of c.1895. The mapping of farmsteads in the AONB formed part of a larger project covering the whole of West and East Sussex and follows on from a similar project recording the farmsteads of Hampshire. The principal aim of the project was to gain an understanding of the character and survival of historic farmsteads across the High Weald. Most previous surveys of farmsteads have concentrated on individual buildings. This project however, has taken the plan form of the farmstead; the way the buildings are arranged and associated with the farmhouse, tracks and yards, as the key attribute with which to describe the overall character of a farmstead.

The survey recorded over 3500 sites. By using listed building data an indication of the time-depth that may be visible within a steading was recorded. This revealed the extraordinarily high survival rate (36%) of farmsteads that incorporate at least one building dating from the seventeenth century or earlier. The survival of these farmsteads set within a landscape that is largely a product of medieval assarting and agricultural practice sets the High Weald apart as a landscape of international significance.

The recording of plan types demonstrated that farmsteads with loose courtyard plans, where detached buildings are set around a yard, are the most common form of farmstead in the study area, as they are across the south-east of England. However, the project identified a significant group of farmsteads, described as 'dispersed plans' which are concentrated within the High Weald and are nationally rare outside of the Wealden landscapes. The mapping of plan form also demonstrated that the High Weald is not an area of consistent character across the whole of the area. In the western part of the High Weald the presence of a number of farmsteads that include large buildings providing covered yards for cattle indicate a phase of farmstead construction possibly associated with large estates.

Through comparing the historic OS mapping and modern OS mapping it was possible to make an assessment of the degree of change experienced in the farmsteads of the area over the last 100+ years. The project identified several aspects of historic farmsteads that are of particular sensitivity to change including small loose courtyard farmsteads, the vulnerability of smaller buildings provided for cattle (one of the mainstays of High Weald agriculture) and outfarms and field barns, once a common feature of the landscape which have experienced a very high percentage of loss (78% have lost from the landscape or replaced by modern buildings). The remaining outfarms and field barns are an important surviving element of the landscape which need to be carefully considered in the future management of the landscape.

The Weald generally is recognised as an area within which scattered, isolated farmsteads are the dominant element of the settlement pattern. The examination of the character of historic farmstead sites has shown that many farmsteads are, and were, more akin to hamlets than single farmsteads. Historically, it was common for farmsteads to be accompanied by a number of cottages for labourers or extended family members and the conversion of farm buildings such as oast houses and barns means that some farmsteads consist of a number of individual residences. This understanding of the settlement pattern, together with the identification of characteristics of farmsteads, suggests that some farmsteads within the High Weald, particularly the dispersed plan types, may be capable of accepting some degree of change in terms of both conversion of farm buildings and new development providing that strict controls are applied to ensure that any such development responds to, and respects, the character of this important landscape.

HISTORIC FARMSTEADS & LANDSCAPE CHARACTER IN THE HIGH WEALD AONB

1.0 INTRODUCTION

1.1 During 2004 and early 2005 Forum Heritage Services undertook a pilot project based in Hampshire called the 'Historic Farmsteads and Landscape Character in Hampshire Project', which was funded by English Heritage (Edwards 2005). The pilot project aimed to examine methods of assessing and describing the relationships between the character of historic farmsteads and landscape character at a variety of levels from Joint Character Areas to individual farms.

1.2 One element of the pilot project was the trial digitisation of farmsteads as point data using a Geographic Information System (GIS) within two pilot areas. The analysis of this method of data collection suggested that there was a correlation between farmsteads and landscape character areas, landscape types and historic landscape character areas. Following the completion of the pilot project Hampshire County Council commissioned Forum Heritage Services to undertake the digitisation of farmstead sites across the whole of Hampshire.

1.3 Subsequently, the High Weald Area of Outstanding Natural Beauty commissioned a similar survey of farmsteads within the AONB. Through negotiation with English Heritage, West Sussex County Council, East Sussex County Council and the South Downs Management Board, the project was extended to include the farmsteads of West Sussex and East Sussex beyond the area of the AONB. Upon completion of this phase of the project it was decided to extend the data collection into the Kent part of the Low Weald Joint Character Area to provide a greater level of context for the High Weald data. This work was funded by the AONB Joint Advisory Committee, English Heritage, Interreg and West Sussex County Council.

1.4 In addition to digitising the farmstead data additional elements were included in the project:

- Checking of English Heritage Listed Building data;
- Collection of data regarding the presence and conversion of oast houses;

- Collection of data regarding the conversion of barns and other farm buildings.

1.5 The project was undertaken by Bob Edwards BSc PG Dip IHBC MIFA and Wendy Edwards, Directors of Forum Heritage Services. This report was prepared by Bob Edwards. Project management was provided by Sally Marsh, Co-Director of the High Welad AONB Unit, Jeremy Lake, Inspector, Characterisation Team, English Heritage and Andrew Shaw, Policy Manager, High Weald AONB Unit).

2.0 PROJECT AIMS

2.1 The aims of this project are to provide a consistent understanding of farmstead character and survival at a landscape scale of the High Weald AONB and the areas of East Sussex and West Sussex outside the AONB, in order to inform policy and interpretation. The collation and analysis of data in this project will then be applied to a range of scenarios, including:

- Land use policy and planning (including Supplementary Planning Documents);
- The development of Historic Environment Records;
- Inform local development frameworks and to provide the context and guidance for applications relating to individual historic farm buildings;
- The sustainability of rural settlements, building on the results of a pilot project being undertaken for the AONB Unit by Land Use Consultants;
- The targeting of Higher Level Environmental Stewardship in the High Weald and to assist landowners, managers and advisors with applications and Farm Environment Plans. This will be piloted in this project, and then taken forward in a separately-funded partnership in 2006 with the High Weald AONB and FWAG (the Farming and Wildlife Advisory Group) in partnership with Characterisation Team;
- The development of a more integrated approach towards the understanding and management of farmsteads in their landscape context, which will additionally benefit from liaison with French, Belgian and Danish partners in an Interreg project;
- Inform and in due course enable liaison with SEEDA in a future project aimed at exploring means of utilising redundant farmstead buildings for commercial and residential use.

2.2 The project aimed to produce a point data set representing all farmsteads within the High Weald AONB that are shown on the Ordnance Survey (OS)

2nd Edition 25" mapping of c.1895. The data capture was to include attributes that relate to farmstead character such as plan form, condition, the location of the farmstead in relation to other settlement forms such as villages and hamlets, and date of earliest building derived from listed building data.

2.3 The project required an assessment of the point data to assist with the development of a series of Farmstead Character Statement describing the relationship between historic farmsteads and landscape character.

2.4 During the creation of the farmstead point data set the opportunity to identify and record oast houses and converted farm buildings was to be taken.

2.5 The project utilised English Heritage listed building point data. The project offered an opportunity to check the locational accuracy of the point data and to report to English Heritage any corrections required to improve the accuracy of the data set.

3.0 METHODOLOGY

3.1 The methodology for this project largely followed that used for the point data collection stage of the Hampshire project. However, the experience of the Hampshire project and the initial phase of data collection within the Kent part of the High Weald AONB led to some refinement of the methodology in relation to the attributes recorded, in particular in relation to the classification of dispersed farmsteads. A table showing the full set of attributes recorded is presented in Appendix I. Elements of this table are discussed further below.

3.2 The creation of the point data set involved the following stages:

3.2.1 Farmstead identification

- The identification of farmsteads shown on from the OS 2nd Edition 25" mapping dating from c.1895.
- Outfarm complexes or field barns were differentiated, where possible, from homestead complexes.
- Other isolated farm buildings such as hop kilns were recorded.

3.2.2 Farmstead Plan Form

Using the c.1895 map as the data source plan form for each farmstead was recorded. Plan form was divided into the following principal plan types:

- Dispersed;
- Linear
- Parallel
- Row
- L-plan (house attached);
- Loose Courtyard;
- Loose Courtyard incorporating attached working buildings creating a L-plan
- Regular Courtyard.

These classifications were used to record the principal attribute of the plan. Secondary attributes were also recorded allowing, for example, the distinction between a U-plan regular courtyard and an E-plan regular courtyard. This approach follows a similar methodology to that taken by Wiliam in recording Welsh farmsteads (Wiliam 1982, 37). Other secondary attributes included, for example, where a loose courtyard plan was the principal plan form but there were some detached or dispersed building elements whilst some farmsteads clearly have two yards. A coding system using upper case and lower case letters was devised to represent the combination of plan forms possible. The plan form attribute list is presented in Table 1. Examples of each of the plan forms are presented in Figures 1a -c.

Table 1

Farmstead Plan Type Attributes		
Plan Type		Combination of Primary and Secondary Plan Attributes eg LC3; RCe etc.
Plan Type Primary Attribute	CIRC	Circular
	CURV	Curvilinear
	DISP	Dispersed
	LIN	Linear
	PAR	Parallel
	LP	L-plan (attached house)
	LC	Loose Courtyard
	LCL	Loose Courtyard with 2 working buildings attached creating a L-plan
	POLY	Polygonal
	RC	Regular Courtyard
	ROW	Row

Plan Type Secondary Attribute (some codes also used for Tertiary element)	1, 2, 3, 4	No. of sides to loose courtyard formed by *working* agricultural buildings
	d	Additional detached elements to main plan
	L	Regular Courtyard L-plan (detached house)
	u	Regular Courtyard U-plan
	e	Regular Courtyard E-plan
	f	Regular Courtyard F-plan
	t	Regular Courtyard T-plan
	cov	Covered yard forms an element of farmstead
	y	Presence of second yard with one main yard evident
	cl	Cluster (Used with DISP)
	dw	Driftway (Used with DISP)
	my	Multi-yard (Used with DISP)
	rmy	Regular multi-yard (Used with DISP)

A tertiary element field was added to the data table during the project to enable the easier identification of some secondary elements such as covered yards and rows where the secondary attribute contains multiple codes.

3.2.3 Farmstead Date

Dating information derived from a historic building point data set generated from the National Monuments Record was added where relevant. The date information was recorded by century except from pre-1600 buildings, which were recorded as 'MED'. Farmsteads identified only from the OS 2nd Edition 25" mapping were assigned a 19th century date which indicates a latest possible date of creation.

3.2.4 Farmstead Location

The location of the farmstead in relation to other settlement was recorded (Table 2). This allows the opportunity to examine the distribution of farmsteads in villages, hamlets, loose farmstead groups and those that are in isolated positions and compare these distributions against other attributes.

Table 2

Farmstead Location Attributes		
Location	VILL	Village location
	HAM	Hamlet
	FC	Loose farmstead cluster
	ISO	Isolated position
	PARK	Located within a park
	SMV	Shrunken village site

3.2.5 Farmstead Survival

By comparing the c.1895 OS maps and the modern OS Mastermap the degree of survival of the late 19th century farmstead plan was assessed. Each farmstead was assigned to one of six categories as shown in Table 3.

Table 3

Farmstead Survival Attributes		
Survival	EXT	Extant – no apparent alteration or very minimal change
	ALT	Partial Loss – less than 50% change
	ALTS	Significant Loss – more than 50% alteration
	DEM	Total Change – Farmstead survives but complete alteration to plan
	HOUS	Farmhouse only survives
	LOST	Farmstead/Outfarm totally demolished

4.0 INTRODUCTION TO LANDSCAPE CHARACTER & HISTORIC LANDSCAPE CHARACTER

4.1 Landscape character assessment is a consistent and systematic means of identifying, describing, classifying and mapping the character of different rural landscapes without making judgements about their relative worth. It takes account of physical, cultural and historical aspects of the landscape including smaller settlements within the countryside. Landscape assessment identifies and describes the features and characteristics which influence and contribute towards the distinctive identity and sense of place of a particular landscape and its contribution to the diversity of the wider area. Assessments can be undertaken at a range of scales from national to local. At the more local scale, account can be taken of the condition of the landscape and the need for conservation or enhancement. Assessments can also demonstrate the continuity of landscape character beyond administrative boundaries and provide a sound basis for co-ordinated cross-boundary plans and strategies.

4.2 Landscape assessment can be useful in raising awareness and furthering the understanding of the landscape, but it is best used as a mechanism for achieving action, identifying priorities and allocating resources. It creates the opportunity to set out guidelines that can help to guide and direct landscape change, and assist with aspects of countryside planning and management.

4.3 The Countryside Agency has published a landscape character assessment of the whole of England. This is entitled *Countryside Character: The character of the England's natural and man-made landscape* and is publishes in eight volumes. The High Weald is included in *Volume 7: South East and London* published in 1999. The Countryside Character Areas have been modified with the assistance of English Nature and English Heritage to create Joint Character Areas (JCA). These areas (159 in total) are concerned with identifying broad regional patterns of character in the landscape resulting from particular combinations of land cover, geology, soils, topography and settlement and enclosure patterns. They are being used as the framework for the delivery of advice, management and the targeting of resources for many aspects of the environment, most notably in the context of this report the targeting of grant aid under the Higher Level Stewardship Agri-Environment schemes. The JCAs covering the study area are shown in Figure 1.

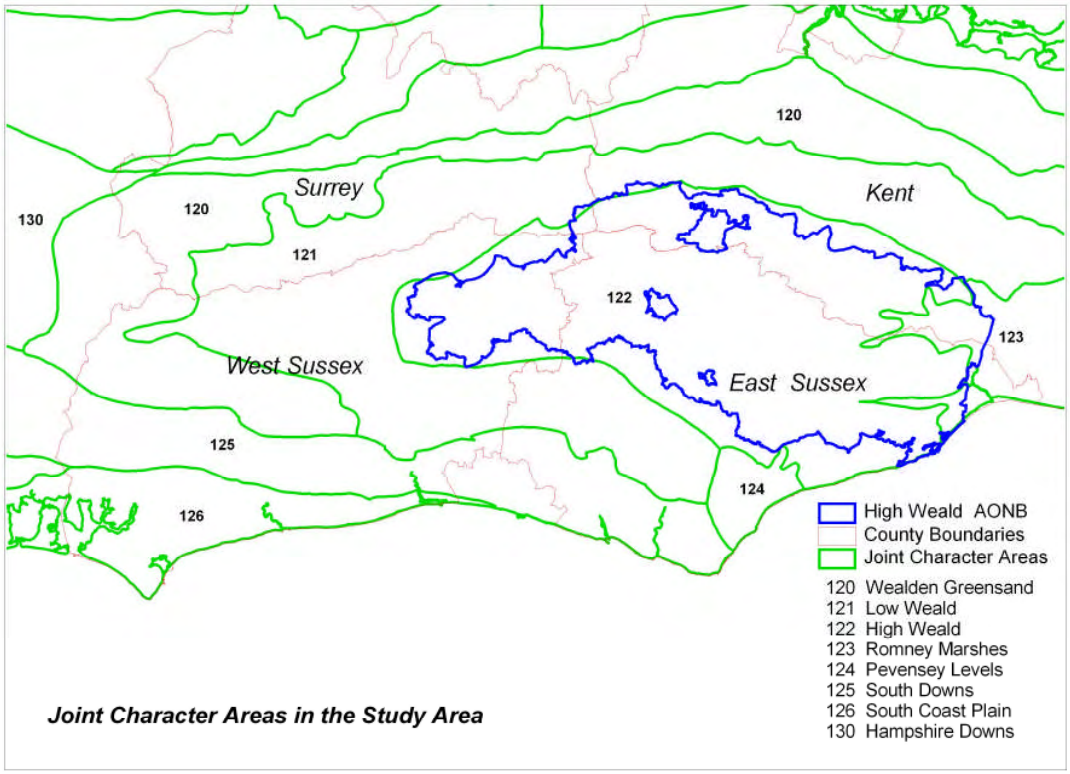


Figure 1 Joint Character Areas within the Study Area

4.4 HLC is a tool for understanding the processes of change in the historic environment as a whole, for identifying what is vulnerable, and for maintaining diversity and distinctiveness in the local scene. It identifies archaeological, historical and other environmental features (attributes) and groups them into land parcels ('HLC polygons' within GIS) that reflect common, predominant, historic characteristics.

4.5 The Sussex Historic Landscape Assessment has been completed within West Sussex and is currently in progress across East Sussex.

5.0 HISTORIC FARMSTEADS: NATIONAL CONTEXT by Jeremy Lake

5.1 Farmsteads in the Landscape

Historic farmsteads and their buildings make a fundamental contribution to the richly varied character of our countryside, and the history of farming and settlement, through:

- Their diversity of form and scale, the direct product of how developments in farming practice and size varied from locale to locale.
- Their location in the landscape. This is the direct product of both settlement history and land use. Rural settlement can vary from large, nucleated, villages to dispersed settlement areas with scattered, isolated farmsteads, each with varying patterns of enclosures to the surrounding fields. The rural settlement patterns of England have been mapped by Brian Roberts and Stuart Wrathmell (2000). Their work defined a Central Province stretching from Dorset to Northumbria which is mostly characterised by nucleated settlement and, by the 14th century, communal fields which occupied the great majority of the land area. Flanking this area are a South-Eastern Province and a Northern and Western Province where settlement is mostly dispersed (Figure 2).
- In areas of nucleated settlement most medieval farmsteads were sited in villages, and surrounded by 2 or more communally-farmed fields subdivided into strips. Within such villages many former pre-1750 farmhouses survive but their farm buildings have often been lost due to the amalgamation of smaller farms from the 18th century or earlier and, occasionally, the movement of farmsteads out of the village at time of enclosure, to new sites within their own ring-fenced steadings. The latter could relate to irregular or regular patterns of enclosure if the result of agreement between landlords and occupiers; if the result of parliamentary enclosure – the standard form of enclosure after 1750 – enclosures were commonly regular and large scale. In areas where this change occurred rapidly after 1750, particularly in a line stretching from the east Midlands to the great estates of Northumberland, there developed new designed landscapes of straight roads, large regular fields and compact farmsteads with shelter belts.
- Farmsteads in areas of dispersed settlement are mostly isolated or located in hamlets. They can be of 14th century or earlier origin if surrounded by ancient patterns of field boundaries, and many isolated farmsteads can occupy former shrunken hamlets. Others can date from the enclosure and reorganisation of formerly scattered holdings farmed

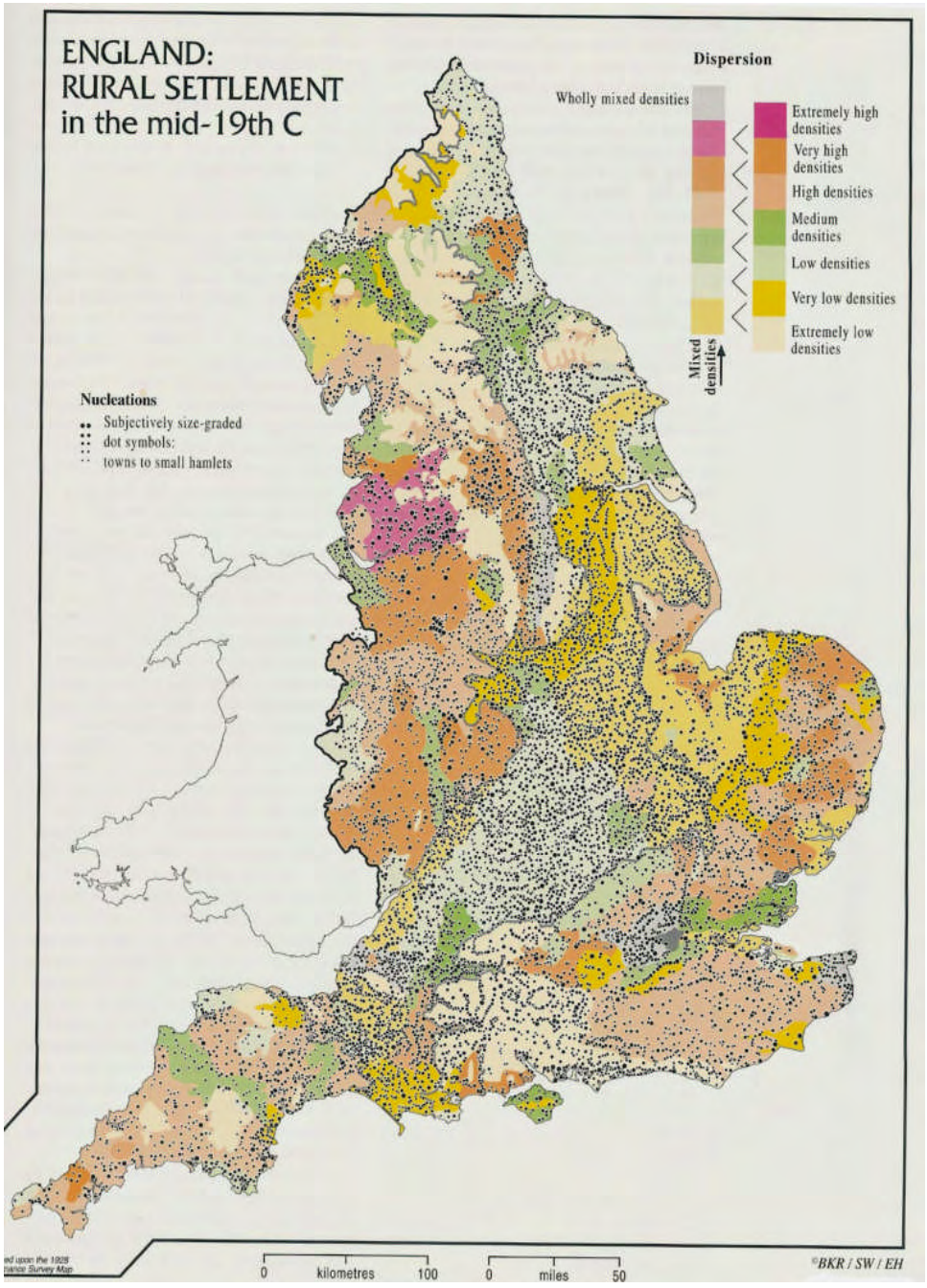


Figure 2

Rural settlement in England. Rural settlement can broadly be divided into two types - nucleated villages and dispersed farmsteads and hamlets. Figure 2 presents an analysis of the settlement pattern of England in the mid-19th century which identifies three 'provinces'. The Central Province; mostly characterised by nucleated settlement and once dominated by communal fields, stretches from Dorset, through Gloucestershire, the East Midlands, Yorkshire and along the north-east coast. This area is flanked by a South-Eastern Province covering the area from Dorset and Wiltshire to East Anglia, and a Northern & Western Province. In these Provinces settlement is mostly dispersed. Most of the South East Region lies in the South Eastern Province but even within this area of largely dispersed settlement there are areas of nucleated villages – particularly along the South Coast Plain of West Sussex. Across the Wealden landscapes the density of dispersed settlement is high.

Based upon 'England: Rural Settlement in the mid-19th century'. Source: An Atlas of Rural Settlement in England (2000) ©English Heritage/Roberts, B.K. and Wrathmell, S.

on a communal basis, having typically more irregular boundaries if enclosed prior to 1750.

- The use of local building materials. England displays a huge diversity in geology, displaying a greater variety in small areas than anywhere else in Europe. The use of locally available materials, combined with local vernacular traditions, makes a fundamental contribution to the diversity of the English landscape.

5.2 Farmstead Dates and Types

Farmsteads display significant variation both over time and regionally, specifically in the way in which farm-based functions – primarily the housing and processing of crops, the storage of fodder and the management and accommodation of livestock - are found in individual structures, arranged around the homestead and relate to the house. According to region, locality and date, these functions would be housed in individually specialised structures or combined with other functions in combination buildings, ranges or planned yards.

5.3 Key Dates

The surviving stock of farm buildings relates to the following key dates. Threading through all these periods, and accelerating at varying rates from the 14th century, is a general increase in farm size, agricultural incomes and productivity.

Up to 1550 (Figure 3a). The best-known survivals of the period up to 1550 are the great barns of the ecclesiastical and monastic estates. These barns were joined from the 14th century by substantial farmhouses and farm buildings of increasingly large freehold and peasant farms, specifically those had had benefited from the social and economic upheavals of the period. These are of exceptional importance where they survive, and provide the first evidence for wealth generated solely from local agriculture and an emerging class of farmers counted as amongst the wealthiest in Europe.

1550-1750 (Figure 3b). This period was characterised by a general increase in agricultural incomes and productivity, sustained by the introduction of new crops (potatoes, turnips, sainfoin and other grasses), new crop rotations and techniques. A key factor was the emergence of increasingly market-based and specialised regional economies. Substantially complete farm buildings of this

period are rare, and provide the first evidence for the development and strengthening of regional traditions and building types.

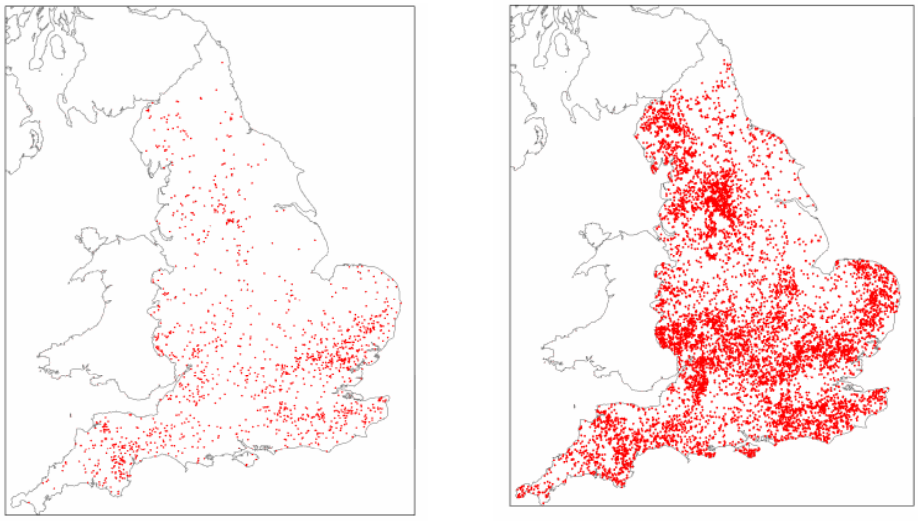


Figure 3
3a Left: Listed Barns pre 1500
3b Right: Listed Barns 1550 - 1750

1750-1880. The most important period of farm building development. The widespread adoption of improved grasses and winter feed-crops such as turnips, accompanied by the production of good manure by livestock increasingly wintered in yards or buildings, played a major role in boosting agricultural productivity. After the 1790s, and especially in the High Farming years of the 1840s to 1870s, farm building design and layout was being affected by:

- The accommodation and management of cattle;
- The import of fertilisers and feed;
- The extension of mechanisation (see barns, below), with horse, water, wind and from the 1820s steam power for working threshing machines and preparing feed for animals through powering grain bruisers and rollers, turnip cutters and cake crushers;
- The application of process-flow in the development of multi-functional barn ranges and the development of courtyard layouts, where the various on-farm processes were carefully placed in relationship to each other, and even connected by tramlines
- The erosion of some past regional distinctions by the mid-19th century, with arable cropping marking large areas of the south and east, and pastoral farming economies increasingly dominant in the north and west.

1880-1940. The result of the farming depression that commenced in the late 1870s was the concentration of grain production on the drier soils of the eastern and southern counties and, in the areas that experienced the greatest contraction from the 1840s-70s peak of grain production, a focus on meat and dairy produce in order to meet urban demand. There was little fresh investment in farm buildings other than on large estates (such as the specialist dairy farmsteads of south Cheshire), on some county council smallholdings and – in the inter-war period - the development of more intense forms of housing for pigs and poultry, and the replacement of earlier forms of housing for dairy cattle by new forms of cowhouse with concrete floors and stalls, and metal roofs and fittings. Corrugated iron became a cheap means of replacing or covering roofs (particularly thatch) in poor condition.

1940 to the present. The intensification and increased specialisation of farming in the post war period has been accompanied by the introduction of wide-span multi-purpose sheds in concrete, steel and asbestos which met increasing requirements for machinery and the environmental control of livestock and on-farm production, particularly of milk.

5.4 Building Types

Buildings for Crop Storage and Processing

- Barns are generally the oldest and largest farm buildings to be found on farms. The form and plan of the traditional lowland threshing barn, instantly recognisable with its bays providing storage for the crop flanking a floor where it could be threshed and winnowed, remained comparatively unaltered between the 13th and early 19th centuries. They could be very small in dairying or stock rearing areas, and away from the most specialised arable areas, combination barns could also accommodate other functions such as the housing of cattle, horses, grain, farm carts and implements. Combination barns could be on-the-level, with stabling or cow housing at one or both ends, or split level with the threshing barn on the upper floor (such as the bank barn of Cumbria and other areas). Split-level mixing barns developed in many regions from the later 18th century as a result of the widespread introduction of machinery for processing corn and fodder.
- Granaries were often built over stables and cartsheds, combined cartshed/granary ranges being found from the 18th and even later 17th

centuries in parts of the south and east – where detached granaries are concentrated.

- Cartsheds - for housing carts for transporting muck to fields, the harvest to the steading and grain to market - often face away from the farmyard and may be found close to the stables and roadways, giving direct access to the fields.

Other Storage and Processing Buildings

- Some areas of the country developed a specialisation in the production of particular crops such as hops or fruit. In some cases these crops required the construction of particular buildings that are regionally characteristic such as the oast house of the South East and West Midlands and the cider house of Herefordshire, Worcestershire and the South West. Small kilns for drying corn and particularly malt for brewing have been recovered through excavation and a small number of much larger and more solidly constructed examples survive from the 17th century, especially in the North West and South West.
- The processing of corn to flour was undertaken in mills normally powered by water or wind.
- Dairies were often sited within the farmhouse (at its service end or in a rear room), located in a lean-to at the rear of the house or (rarely) in a detached structure. The sale of liquid milk and the rise of commercial cheese and butter making had become massively important in many areas by the early 20th century, leading to the abandonment of all but a handful of farmhouse dairies and cheese rooms.

Buildings for Animals and Animal Products

- Accommodation for Horses. Stables, typically with a hayloft above, needed to be well ventilated and with plenty of light for grooming and harnessing. They were given a certain level of architectural and decorative treatment, and detached examples typically predate 1750 on higher status or arable-based farms.
- Accommodation for Cattle. Any survivals before the late 18th century – commonly in combination barns, at the lower ends of longhouses or the linhays of the South West - are exceptionally rare. The folding of stock in strawed-down yards and feeding them with root crops became more general from the late 18th century, together with the subdivision of yards into smaller areas and the construction of shelter sheds, loose boxes and other distinctive building types associated with their more intensive

fattening and management. In some better-planned farmsteads the root and fodder stores would be incorporated into the cattle housing, usually located close to where the cattle were stalled and access provided between the two. The most significant examples of covered yards – developed to house cattle and conserve their manure - are on the most expensively designed planned and model farms of the 1850s to 1870s. It became increasingly common from the 1880s to roof over former open yards with timber or metal-framed superstructures.

Accommodation for pigs, birds and poultry

- When accommodated on farmsteads, pigs were typically housed in cubicles with externally accessed feeding troughs and often their own yards. They were fed on by-products of dairying, and thus likely to be located to the house. Large-scale pigsties are most likely to be found on dairying establishments.
- The construction of a dovecote indicated the status of the owner, as in the medieval period the keeping of doves or pigeons was usually restricted as a manorial right. The birds provided fresh meat and eggs whilst the manure was also valued. During the 17th and early 18th centuries the restrictions on keeping doves were dropped and small-scale accommodation for doves can be found built into other farm buildings.
- Hen houses were usually relatively short-lived buildings and there are few that can be described as historic. Where historic examples survive they usually form part of another building, such as a pigsty.

Outfarms and Field Barns

- Outfarms (isolated complexes with their own barn and cattle yard and buildings) saved on labour in that the crops grown for fodder and the straw from the surrounding fields did not have to be carried back to the farmstead to be consumed and turned into manure which, in turn, did not have to be carted back out to the distant fields. They were usually created on larger farms or in areas where the farmsteads remained in the villages after enclosure, resulting in some fields being distant from the main farmstead.

- Field barns were built for similar reasons, and to provide shelter to livestock (including yearling sheep) in more inhospitable climates. The latter are particularly common in northern upland areas, most notably in

the Yorkshire Dales where they served a highly specialised dairying economy.

Other Farm Buildings

- Every farmyard would have had a water supply; either a pond, a nearby stream or a well which could be enclosed in a well house. Some buildings and boundary walls have recesses to house straw skep bee-hives. Some specialist functions, such as slaughterhouses, do not have any characteristic external features, and some – such as the ash houses of Devon – are instantly recognisable. Larger farms, particularly isolated steadings may have buildings for specialist functions such as a forge for the repair of equipment.

5.5 Farmstead Plans

The predominant farmstead plan types, which are subject to much variation and are closely related to farm size, terrain and land use, are as follows:

- Linear plans. This group comprises farmsteads with farm buildings attached to and in-line with the house, often with other buildings close by. At its simplest, the linear plan comprised a longhouse – a structure with a common entrance for the farmer's family and animals, now confined to parts of the north and west of England. The linear layout was ideally suited to small farms (usually stock rearing and dairying), especially in northern pastoral areas with little corn and longer winters where there was an obvious advantage in having cattle and their fodder (primarily hay) in one enclosed building.
- Dispersed plans are more widespread, and range from those of hamlets where the buildings of different owners can be intermixed, to large-scale individual steadings. Parallel plans and L-shaped plans, which often represent developments from earlier linear and dispersed plans.
- Loose courtyard plans. Characterised by single or double yards flanked by buildings on 3 or 4 sides, with or without scatters of other farm buildings close by. There are excavated and documented examples of this layout dating from the 13th century and it became most strongly associated with large arable farms.
- Regular courtyard plans. Formal courtyard layouts, where the barns, stables, feed stores and cattle shelters were ranged around a yard and carefully placed in relation to one another in order to minimise the waste of labour, and where the manure could be conserved, were recommended from the mid-18th century. No surviving groups can be dated before the 1790s. The earlier examples are courtyard or U-plan, and from the 1820s and 1830s, extra yards made E- or even double-E plans.

Linear, dispersed and loose courtyard plans may allow short glimpses into the yard from different viewpoints whereas farmsteads with linked ranges of buildings usually provide limited views into the yard. Occasionally the open side of the yard faces the street.

6.0 OVERVIEW OF AGRICULTURE IN THE HIGH WEALD

6.1 Introduction

This section provides a summary of the agricultural history of the High Weald including the development of the settlement pattern.

6.2 Geology and Topography

6.2.1 In simple terms the High Weald is a raised area of old sandstones and clays surrounded by a lower ring of clay (the Low Weald). These sandstones, the Hastings Beds, are deeply dissected by numerous rivers and streams. In a few, limited areas older Purbeck Beds break through the sandstone. However, this simple description masks a considerable diversity in the quality of the rocks and variation in the soils that are derived from them. Even within one field the soils can range from sandy to heavy clay.

6.3 Settlement Pattern

6.3.1 Medieval rural settlements were predominantly agricultural communities. The location of farmsteads, whether grouped together to form nucleated villages or dispersed across the landscape in relative isolation, is largely responsible for the varying settlement patterns that characterise the countryside today.

6.3.2 The Weald is identified as a sub-province in which there is a high density of dispersed settlement intermixed with an even spread of nucleated settlements, many of which did not originate as farming communities but served as small market and craft centres (Roberts and Wrathmell 2000, 43-4).

6.3.3 In the Weald the colonisation of the woodland, converting the summer lodgings of distant communities to permanent occupation, probably began in the 10th century but was not complete until the late 15th or 16th centuries when there was a substantial growth in population (Everitt 1986, p.54). This process of assarting was accompanied by the creation of small farmsteads set within the newly cleared fields resulting in the widely scattered settlement of farms and hamlets that characterises the High Weald today.

6.4 Farming History and Regions

6.4.1 The Weald is formed by the central High Weald (JCA 122) with its lighter soils on sandstone, the surrounding Low Weald (JCA 121) with predominantly clay soils, and fringing the northern and western parts of the Low Weald the Wealden Greensand (JCA 120), characterised by heavily wooded hangars on the scarp slopes of East Hampshire and West Sussex and open heath on the relatively flat areas of sandy soil in Surrey (Figure 1). The variability of the soils within relatively short distances is a striking characteristic feature of the Weald noted by both Gilbert White and William Cobbett (Brandon 2003, p.25).

6.4.2 Archaeological evidence has demonstrated that the Weald was not an uninhabited wild wood in the prehistoric period but that some woodland clearance was underway in the Neolithic period and Bronze Age barrows in areas such as Ashdown Forest indicate the presence of Bronze Age communities in the area. There is also evidence of Iron Age occupation and cultivation. It is possible that these early phases of settlement and farming in the High Weald were restricted because of soil exhaustion (Harris 2002, 41-2).

6.4.3 In the early medieval period the Weald was a heavily forested area used as summer pasture by communities from beyond the Weald – particularly from the areas of earliest occupation such as the south coastal plain and the North Kent Plain. These communities developed 'dens' or small woodland pastures. The earliest documentary record of dens dates from the later 8th century but it is possible that the 'Jutish' settlers of Kent inherited a Romano-British or earlier tradition of seasonal occupation of the Weald. The dens were linked to their parent settlements by droves that survive as lanes, greenways and footpaths. The dens began to be converted to permanent occupation from the 10th century they represent the principal process of settlement in the High Weald (Harris 2002, 18-20).

6.4.4 Traditionally the settlement of the Weald was largely attributed to the medieval process of assarting – the piecemeal clearance of woodland to create small fields. Whilst the extent and importance assarting to the development of the Wealden settlement pattern is questioned it is clear that there was an increase in assarting in the period post c.1100 that brought significant amounts of new land in cultivation (Harris 2002, 48). Whereas the Saxon dens were primarily located on the better soils of the area, this medieval assarting largely occurred on the areas of poorer quality soils.

6.4.5 By the late 13th century the Wealden landscape comprised a scattering of economically viable gentry properties intermingled with a mass of small peasant holdings of up to 30 acres – although many new assarts of the period were as small as 3–5 acres – practising subsistence-level farming (Hallam 1988, pp.625–34). During the 14th century there was some depopulation, with holdings abandoned or merged and some farmers accumulating holdings of a reasonable size. Some colonisation of the woodland continued in the 15th and 16th centuries, at which time there was a considerable growth in population (Martin & Martin 1982, pp.8–9; Everitt 1986, p.54).

6.4.3 The result of this gradual clearance of the forest is many small farms with small, irregular, enclosed fields, often with wide field margins and heavily wooded hedges. Research into farmsteads in the Rape of Hastings in the eastern Weald has estimated that, excluding holdings of less than 15 acres, over half of farms were of between 15 and 50 acres and one third were between 50 and 150 acres. Around 10% of farms were over 150 acres but rarely were they larger than 250 acres. Small farms tended to have small fields, typically less than 5 acres in size (Martin & Martin 1982, pp.4, 9).

6.4.4 Up to the 14th century Wealden farming had a greater bias towards arable. The balance between arable and pastoral farming shifted as a result of depopulation in the 14th and 15th centuries when much of the arable became pasture or rough grazing. By the mid-16th century arable was rarely mentioned in surveys although the survival of barns shows that crops were grown. The Port Books of Rye also suggest that the area could grow sufficient for its needs and also export oats. Inflation in food prices in the late 16th and early 17th centuries stimulated an increase in arable to around one third of farmland, but the average Wealden farm had only around 10 acres of arable (Thirsk 1967, p.58; Martin & Martin 1982, p.11). By the mid-19th century there had been an increase in arable land. In the Rape of Hastings between two thirds and three quarters of farmland was classified as arable by 1840, whilst in the Surrey Weald over 90% of the soils on the Bargate outcrop were arable in 1870. By 1939 this figure had dropped to less than 30%. Before the late 18th century most of the arable was devoted to the production of animal feeds (Wooldridge & Goldring 1953, p.235; Martin & Martin 1982, p.13).

6.4.5 Cattle were the most important element of Wealden farming. In the eastern Weald it has been shown that farms of less than 50 acres had between one and 12 head of cattle, farms of 50–99 acres typically had 10–32 head of cattle. These animals were primarily fatstock but there was also some dairying, primarily for local use although in the Rother Valley cheese making was

clearly a subsidiary enterprise for the market. In areas where the cloth industry was strong, around Tenterden and Marden for example, cheese production appears to have been carried out on a semi-commercial scale at least, with clothiers also dealing in cheese (Thirsk 1967, p.58). Few sheep were bred except for a small number to provide early fat lambs (Boys 1805, p.176; Wooldridge & Goldring 1953, p.234) although sheep-folds are shown in many fields in the Isle of Oxney on 1st Edition Ordnance Survey maps, suggesting that by the mid-19th century sheep were an important feature of the valley. In the Weald oxen continued as draught animals, often worked in teams with horses, into the late 19th century (Bosworth 1909a, p.54).

6.4.6 Accompanying these agricultural enterprises were two other activities of immense importance in the Weald: timber and iron. Timber and firewood were the major exports from Sussex ports in the later 15th century (Miller 1991, p.135) whilst the iron industry, the centre of British iron making in the 16th century, also consumed massive quantities of coppice wood. These industries provided additional employment opportunities for many Wealden farmers, until the decline of the industry towards the end of the 17th century caused by cheaper imports, the rising price of fuel, the successful development of the use of coke by Abraham Darby at Coalbrookdale in Shropshire, and the loss of naval contracts to provide cannon (Brandon 2003, pp.129–40).

6.4.7 The arrival of the railways in the mid-19th century made a significant impact on the agriculture of the Weald, opening up the London market for hops, fruit and poultry (Everitt 1986, p.53; Brandon 2003, pp.226–7). The Weald did not experience agricultural depression to the extent of the downland areas. Fruit and hop growing across the Low Weald and the Wealden Greensand on the northern side of the High Weald insulated these areas from the worst of the depression, whilst poultry rearing and fattening often provided a better income than any other form of farming.

7.0 RESULTS

7.1 Introduction

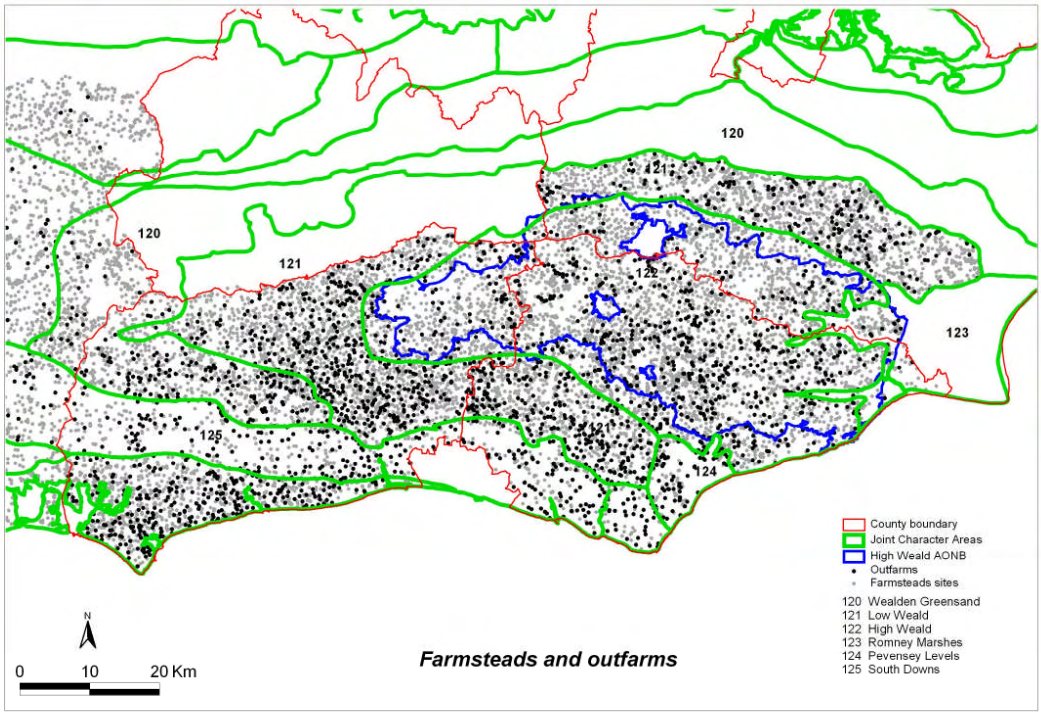
7.1.1 The digitisation of farmsteads and outfarms has recorded 11,014 sites across West Sussex, East Sussex and the Kent parts of the High Weald and Low Weald JCAs. Of these 8,352 records represent farmsteads, 4,998 of which are farmsteads that retain some historic farmstead character ie. they retain some element of the working buildings as shown on the 2nd Edition mapping and a further 858 are represented by the farmhouse with no surviving historic farm buildings.

7.1.2 For the overall project the assessment of the farmstead data has been carried out using the Joint Character Areas as the principal framework although for this report the AONB is the key boundary considered. Additionally, an analysis of the data relating to the High Weald and the adjacent areas of the Low Weald in East and West Sussex and Kent by local authority area is presented in Appendix II. Separate reports consider the distribution of farmsteads in West Sussex and East Sussex (Edwards 2006 and 2008a).

7.1.3 After the recording of farmsteads across the Kent Low Weald and discussions with Tunbridge Wells Borough Council it was decided to carry out a preliminary analysis of the farmstead data using the TWBC Landscape Character Areas. That analysis is presented in Appendix III.

7.1.4 There is currently limited coverage of HLC for the AONB, the majority of which lies within East Sussex. A Historic Landscape Character Assessment is currently underway for this area but no results were available for this project. The West Sussex HLC assessment has been completed and has been considered in examining the distribution of farmsteads in the West Sussex part of the AONB. There is a completed HLC assessment for Kent but although this was made available the data could not be accessed.

7.2 The analysis of the data assisted the production of a series of Farmstead Character Statements for JCAs within East and West Sussex. The character statements are presented in Appendix IV.



7.3 Farmstead Distribution (Figure 4)

7.3.1 As would be expected in an area of highly dispersed settlement there appears to be a high density of farmsteads across the AONB with only areas of heath such as Ashdown Forest or large areas of woodland showing a significantly lower density.

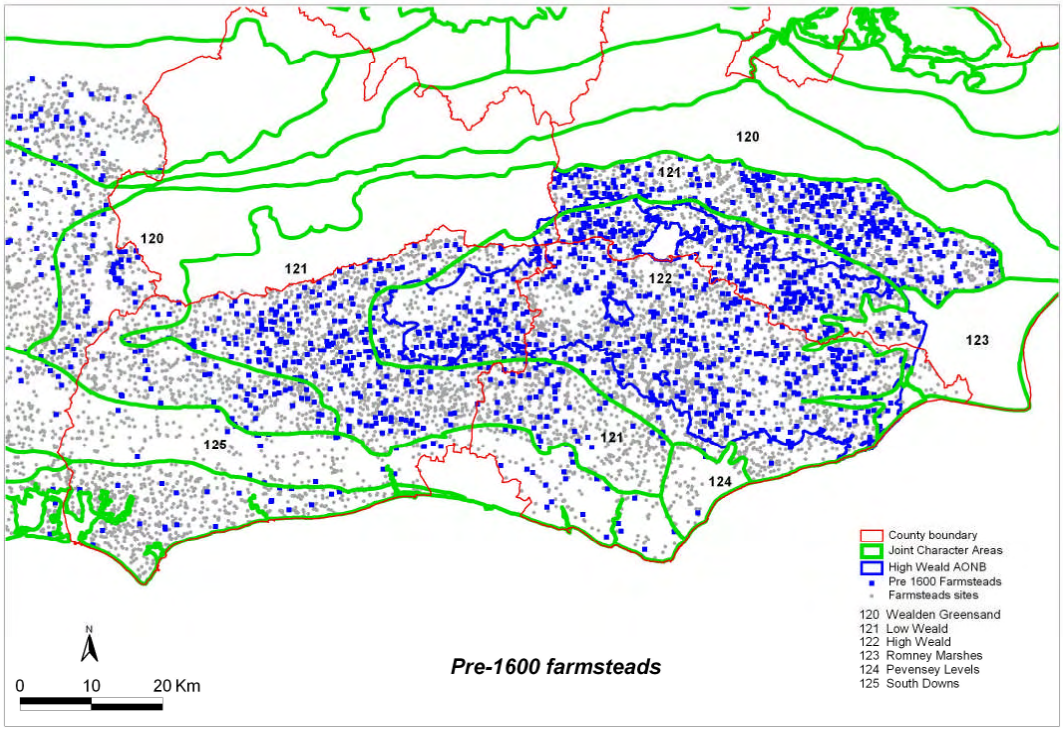
7.3.2 Within this apparent high density of farmstead sites there are areas that appear to have even greater density – particularly the southern central section of the AONB, in the border area between West and East Sussex and to a lesser degree, in the eastern part of the AONB.

7.3.3 However, at the scale used to examine the farmstead data, the apparent differences in density can be mis-leading if a highly dispersed area is compared to an area where a high number of farmsteads are grouped together for example, in a village surrounded by areas with no farmsteads. More dots are likely to be visible in the dispersed pattern compared to the nucleated pattern but the density may be similar.

7.3.4 To assess the density of farmsteads in the landscape the number of farmstead sites (excluding outfarms) within a 40 sq km area was recorded. A sample count was taken at a number of locations around the AONB and within the adjacent JCAs. This exercise showed that the central southern part of the

High Weald has the highest density of farmsteads with 2.65/km$^{2.}$ Across most the central northern part of the area there are 2.07 farmsteads per km^2 but in the western part of the High Weald the figure drops to 1.6/ km$^{2.}$ In the north-eastern part of the High Weald JCA the density increases to 2.5 farmsteads per km^2.

7.3.5 In comparison, much of the Low Weald to the west of the High Weald has a similarly high density to the central southern area of the High Weald with 2.4 farmsteads per km^2. The density decreases towards the western part of the Low Weald and into the Wealden Greensand with a density of 1.85/km^2 but in the south-eastern part of the Low Weald the density drops to 1.65/km^2. In the South Downs the density is very low, with 0.55/km^2 in the western South Downs and 0.82 in the eastern part of the South Downs.



7.4 Farmsteads by Date – Pre-1600 (Figure 5)

7.4.1 The Weald generally, and the High Weald and parts of the Low Weald in particular, appears to be remarkable for the number of farmsteads that retain at least one building of pre-1600 date (692/2846) recorded farmsteads in the High Weald). This means that 24.3% of recorded High Weald farmsteads (excluding outfarms) can be dated to pre-1600 on the basis of surviving fabric. In the Kent part of the Low Weald JCA the percentage is similar with 23% of farmsteads recorded retaining a pre-1600 building. In comparison, in Hampshire Pre-1600 farmsteads formed slightly less than 7% of the total. Whilst the difference in density between the Weald and the wood pasture lowland areas of north Hampshire (Thames Lowland Heaths, JCA 129) or the South Hampshire Lowland (JCA 128) is striking, there is also a notable difference between these Hampshire wood pasture areas when compared to the central chalk downs (Hampshire Downs JCA 130) (Figure 6).

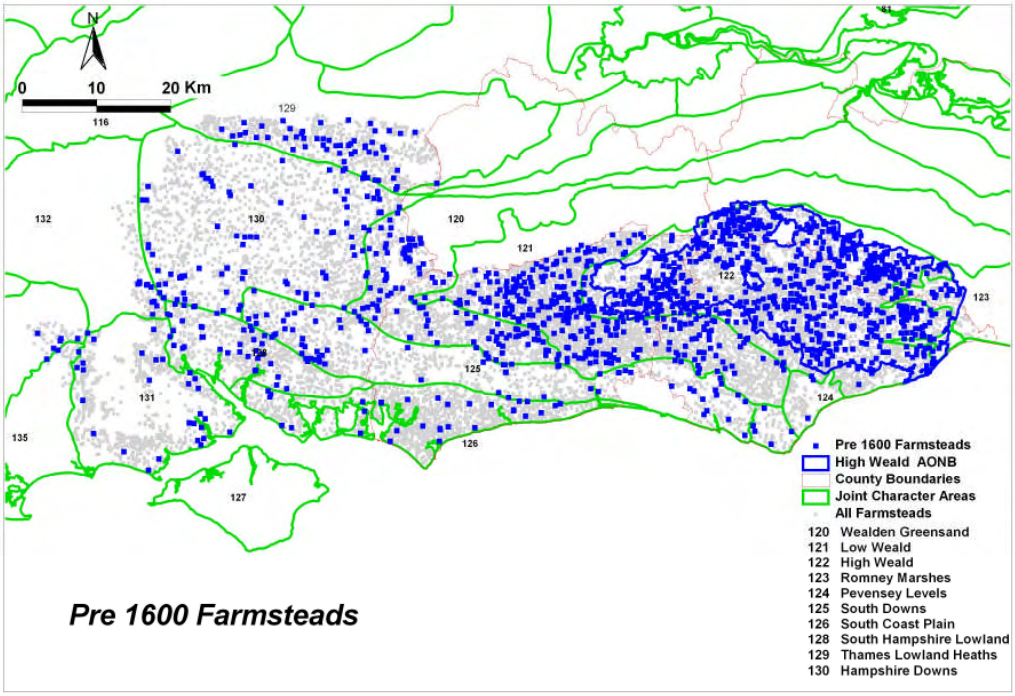


Figure 6

7.4.2 Such survival is probably attributable to either the original quality of the buildings or limited pressure for larger buildings or buildings to serve different agricultural functions. The result is that the character of a large proportion of High Weald farmsteads can be at least partly defined as being medieval. It is likely that many of these farmsteads exist within landscapes that also retain a strong medieval character and together they help to create an exceptional lowland landscape. Analysis against the West Sussex HLC indicates that there is a close correlation between farmsteads with buildings dating from before 1700 and areas defined by HLC as 'Medieval' or 'Early Post Medieval' (Figure 7).

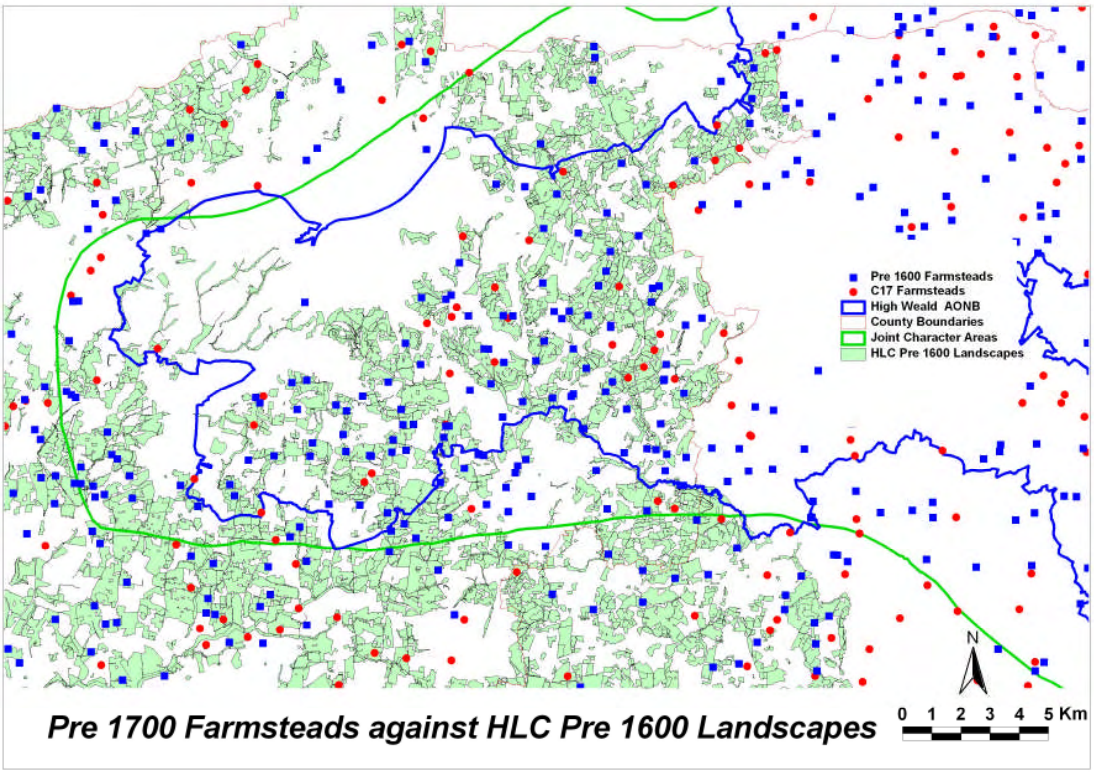


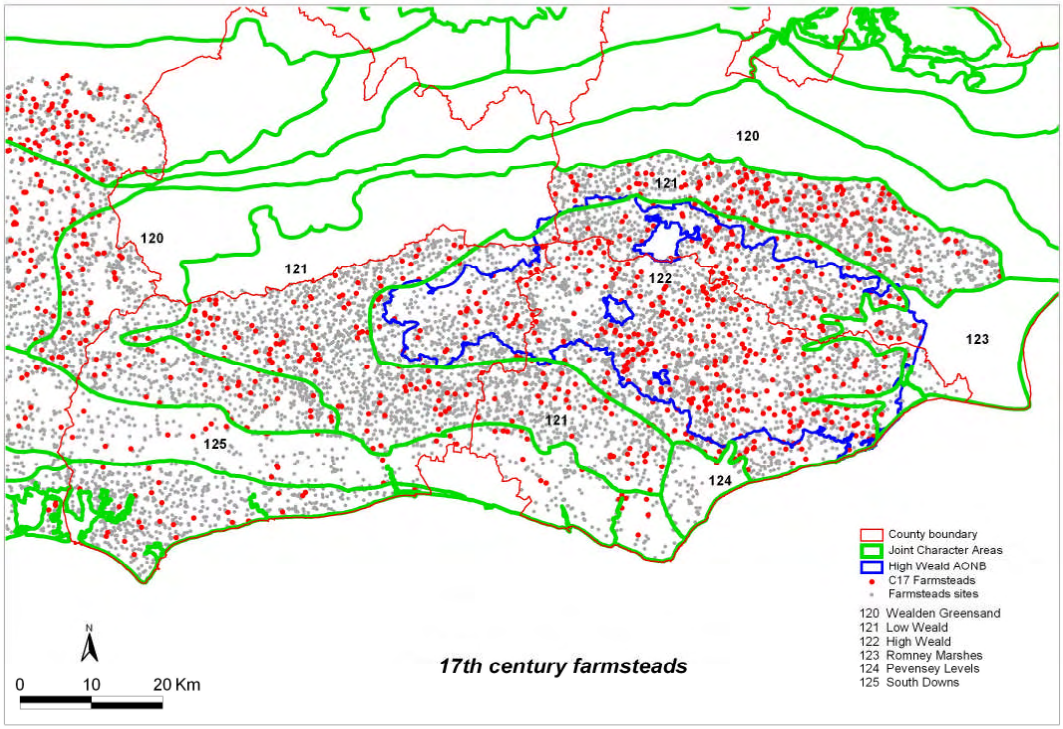
Figure 7 Pre-1700 Farmsteads (Pre-1600 and 17th century farmsteads) against areas defined as retaining the character of medieval and early post-medieval landscapes in the West Sussex HLC in the western part of the AONB

7.4.3 The Pre-1600 farmsteads are not evenly distributed across the AONB with marked concentrations in the southern part of the West Sussex section of the area, in the area north-west of Tunbridge Wells and along a band at the eastern end of the AONB running south-east from the northern boundary of the area crossing the valleys of the Rother and the Brede. The heathland areas of Ashdown Forest and St Leonard's Forest are notable for their low numbers of Pre-1600 farmsteads. It is important to note that the areas with the highest number of Pre-1600 farmsteads do not necessarily correspond to the areas with the highest density of farmsteads.

7.4.4. The distribution of early farmsteads within the High Weald contrasts with the south-eastern part of the Low Weald where the number of Pre-1600 farmsteads falls dramatically. To the west of the High Weald the pattern of high numbers of early farmsteads continues into the Low Weald although not quite at the density seen in the western part of the High Weald whilst to the

north, into the Kent Low Weald, a similar percentage of farmsteads retain a Pre-1600 building to the High Weald, although there are areas within the Low Weald, such as along the valley of the River Medway, where there is a low density of Pre-1600 farmsteads. The distribution of Pre-1600 farmsteads across the High Weald and Kent Low Weald appears to conflict with the RCHME survey of medieval houses in Kent which found higher densities of medieval houses in the Low Weald compared to the High Weald. This was considered to be a reflection of the greater social stratification and larger farm sizes in the areas of the High Weald surveyed compared to the Low Weald study areas where there were smaller farms and social stratification was less evident with the survival of many more houses of farmers of middling rank (Pearson 1994 141-3). The patterns recorded in the farmstead data may be due to the fact that this project recorded *farmsteads* that both retained farmstead character in the late 19th century and have been dated on any surviving building within the group, not just the farmhouse, whereas the RCHME survey recorded *houses* many of which will have originated as farmsteads but may have been removed from agriculture as small farms were amalgamated.

7.4.5 At the western edge of the Low Weald and moving into the Wealden Greensand, the numbers of Pre-1600 farmsteads drops considerably. To the north of the High Weald the proportion of Pre-1600 farmsteads continues the pattern of the north High Weald except for the areas adjacent to the valley of the Medway, especially to the west of the river where the density of Pre-1600 farmsteads drops markedly.

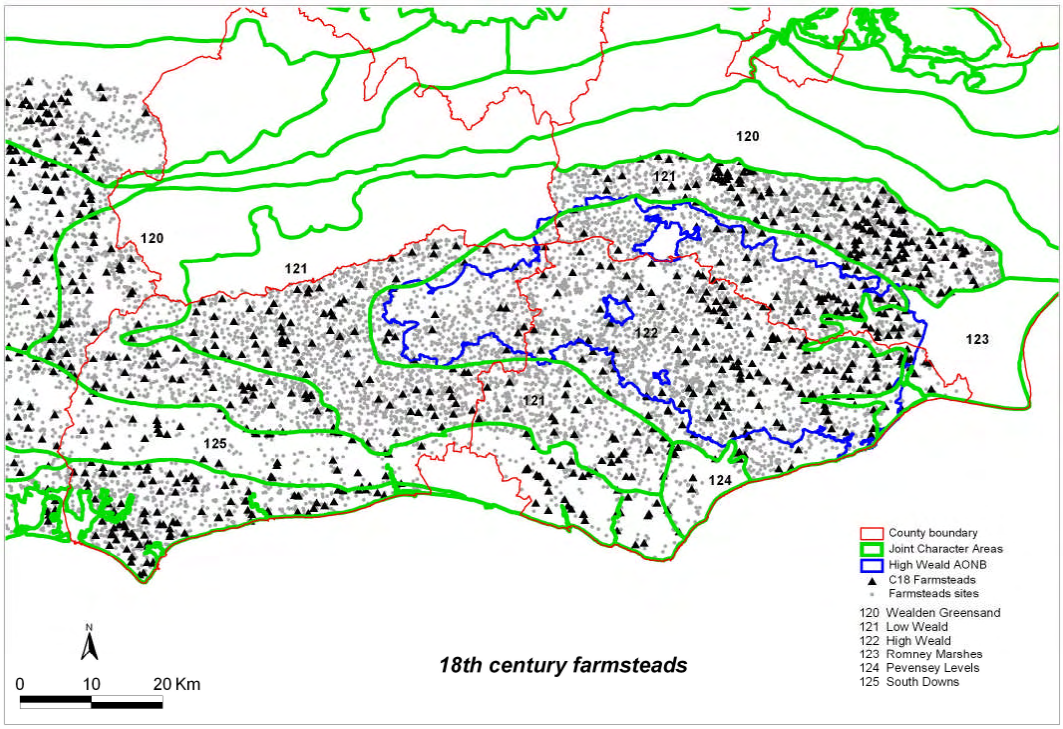


7.5 Farmsteads by Date – 17th Century (Figure 8)

7.5.1 Farmsteads with their earliest recorded fabric dating from the 17th century are also well represented in the High Weald with high numbers (357/2846 farmsteads or 12.5% of farmsteads) seen across the whole of the area excepting the heathland areas. However, within this general distribution there appears to be a greater concentration of 17th century farmsteads in the central southern part of the High Weald JCA and relatively lower numbers in the western part of the area.

7.5.2 The number of 17th century farmsteads in the areas beyond the High Weald appears to fall from the levels seen within the High Weald, especially compared to the central southern part of the JCA, but the Low Weald (JCA 121) still has a relatively high concentration of such farmsteads. In the Kent section of the Low Weald the proportion of 17th century farmsteads recorded was only just below that of the High Weald (11.8% against 12.5%). In this area the distribution reflects the Pre-1600 farmstead distribution with a concentration in the central part of the area and a drop in numbers to the west of the valley of the River Medway.

7.5.3 In contrast, the Pevensey Levels (JCA 124) is largely devoid of 17th century farmsteads except for a small number on the very fringes of the area.



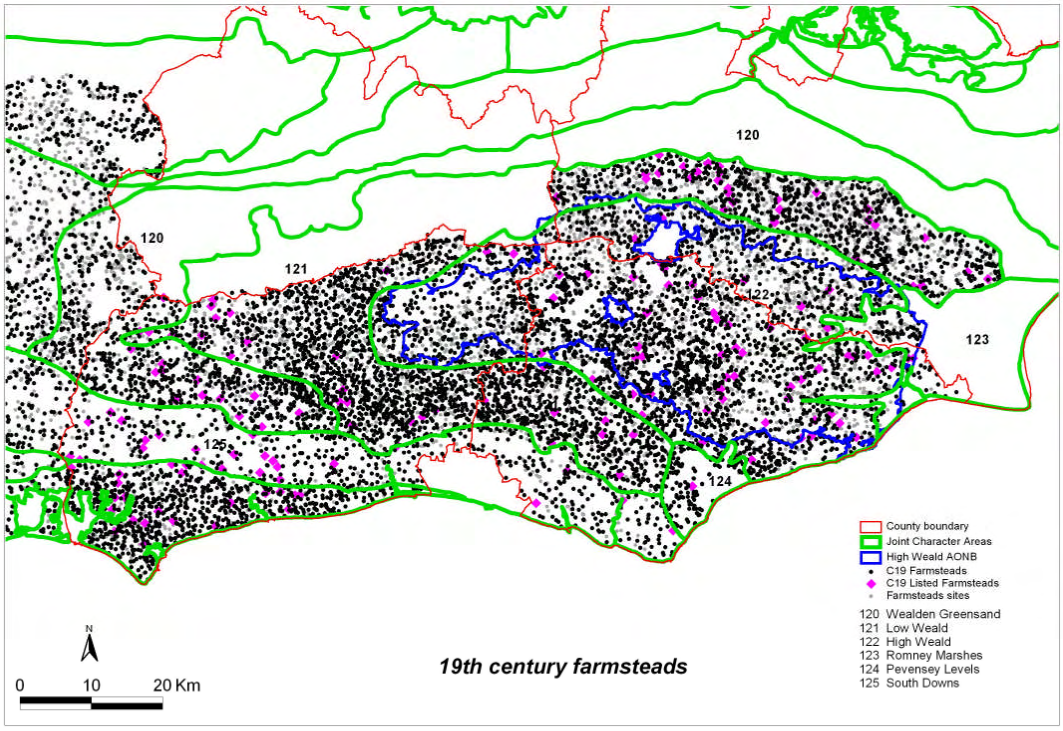
7.6 Farmsteads by Date – 18th Century (Figure 9)

7.6.1 This distribution shows those farmsteads that do not retain any recorded buildings dated to before 1700. Therefore, these farmsteads are either on pre-1700 sites but have experienced a degree of change that has removed any earlier fabric or they are post 1700 creations. Whereas 17th century farmsteads are distributed fairly evenly across almost all of the High Weald, 18th century farmsteads are mostly distributed in the eastern half of the AONB. Even in areas where there are high numbers of Pre-1600 farmsteads, such as the area south of St Leonard's Forest, the number of 18th century farmsteads is very low. Whether this is due to the process of selection for listing or a true reflection of the survival of 18th century farm buildings is not known. Overall, across the High Weald 18th century farmsteads represent 7.3% of recorded farmsteads.

7.6.2 There appears to be a concentration of 18th century farmsteads in the far eastern end of the area extending out of the High Weald JCA and into the Romney Marshes (JCA 123). Although the concentration in this area appears to be greater than elsewhere in the High Weald the density is only marginally higher than other areas across East and West Sussex where there is a general distribution. It may be therefore, that the areas of note are those that have relatively few 18th century farmsteads.

7.6.3 In the Kent Low Weald the distribution of 18th century farmsteads deviates from the pattern of Pre-1600 and 17th century farmsteads. The greatest concentration is towards the eastern part of the area and in the northern part of the valley of the Medway within the character area. The percentage of 18th century farmsteads is also slightly higher than that seen in the High Weald at 9.5%.

7.6.4 Where higher densities of 18th century farmsteads are recorded in the South East, such as on the South Coastal Plain south of Chichester or along the chalk valleys of the Hampshire Downs, they usually indicate areas that were particularly prosperous at that time allowing farmers to invest capital in new, larger buildings, sometimes as a result of farm amalgamation. Whether the concentrations at the eastern end of the AONB and in parts of the Kent Low Weald reflect similar circumstances requires further research.



7.7 Farmsteads by Date – 19th Century (Figure 10)

7.7.1 Farmsteads dated to the 19th century based on being identified from the historic OS map represent the most numerous group of farmsteads when analysed by date (2192).

7.7.2 There are only 54 farmsteads in the High Weald AONB that have a listed 19th century building as the earliest dated building on the steading. The distribution of these dated farmsteads does not appear to have any particular emphasis except that none are recorded in the West Sussex part of the High Weald even though this area contains a concentration of farmsteads that include improved farming features such as covered yards and regular courtyard plans, some of which incorporated stationery steam engines.

7.7.3 In the Kent section of then Low Weald there are, similarly, few farmsteads that can be dated to the 19th century on the basis of a listed building of that date (32 sites). Although these sites are found across the area, there does appear to be a focus of such sites adjacent to the Medway where the numbers of Pre-1600 and 17th century farmsteads fall and 18th century farmsteads increase.

7.8 Farmsteads by Plan Form – Loose Courtyard Plans (Figure 11)

7.8.1 Examination of the data shows that the most common plan form of farmsteads in the High Weald is the loose courtyard where detached buildings are grouped on one or more sides of a yard, sometimes with the farmhouse also facing into the yard.

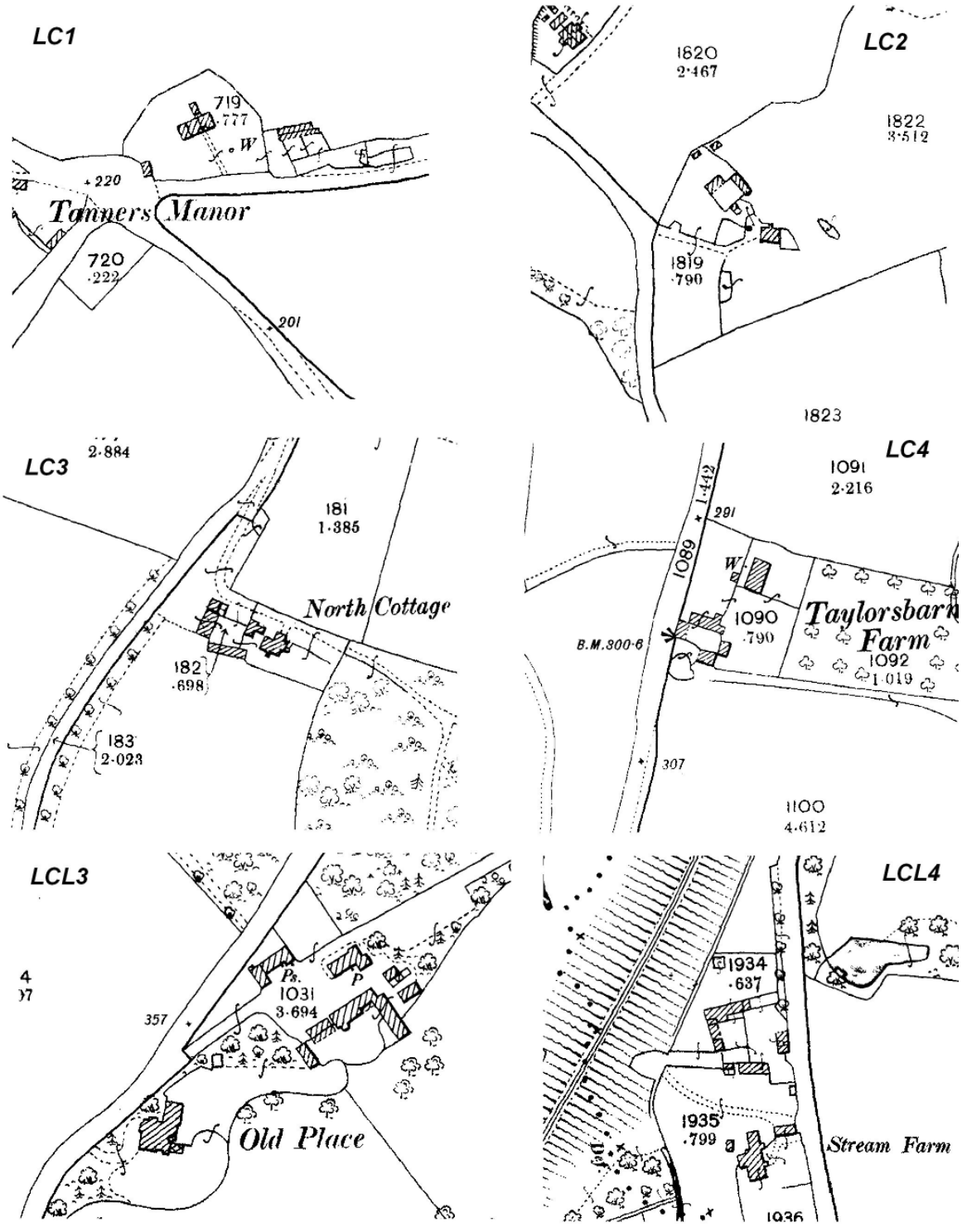
7.8.2 Loose courtyard plans together with those that appear to be of loose courtyard origin but where two ranges have been linked to create a L-plan unit (LCL plans) account for 45% of the plans types recorded (40% of farmstead plans and 67% of outfarms). In addition, some of the Regular L-plans are likely to have developed from small loose courtyards with the addition of a range set at right angles to an earlier building.

7.8.3 Of the loose courtyard plans those with working buildings to two sides of a yard are the most numerous of the loose courtyard plans with 419 LC2 farmsteads recorded, over 26% of which contain at least one pre-1700 building (ie. Pre-1600 or 17th century). The smaller LC1 plan type is also well represented with 351 farmsteads recorded 27% of which have a pre-1700 building. The greatest concentration of these plan types is in the central southern part of the High Weald.

7.8.4 The larger loose courtyard plan, LC3 was recorded at 187 farmsteads, 41% of which contain a pre-1700 building. Whilst there is a general distribution of LC3 plans across the High Weald, there is a concentration in the western part of the AONB in the area of the between West Sussex and East Sussex. LC3 plans appear to be slightly more frequent in the Low Weald compared to the eastern part of the High Weald.

7.8.5 The LC4 plan type was recorded on only 41 farmsteads. No definite clustering within the High Weald is evident although this plan type is larger absent from the eastern part of the AONB.

7.8.6 The pattern of loose courtyard plans observed in the Kent Low Weald is very similar to that of the High Weald with similar percentages of LC1 and LC2 plan types being recorded. The farmsteads with these smaller plan types also included a comparable number of sites where a pre-1700 building survives (25% of LC1 and 25.7% of LC2 plans). However, of the LC3 plans only 20% retain a pre-1700 building compared to the 41% in the High Weald. In terms of the distribution therefore, there is obviously a close correlation between the Pre-1600 farmstead distribution and the LC1 and LC2 distributions.


LC1
719
777
W
220
Tanners Manor
720
222
201
LC2
1820
2·467
1822
3·512
1819
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1823
LC3
2·884
181
1·385
North Cottage
182
·698
183
2·023
LC4
1091
2·216
1·442
291
1089
W
1090
·790
Taylorsbarn
Farm
1092
1·019
B.M.300·6
307
1100
4·612
LCL3
4
07
357
Ps.
P
1031
3·694
Old Place
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1934
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Loose Courtyard Plans
0 20 40 60 80 100 m

Figure 11

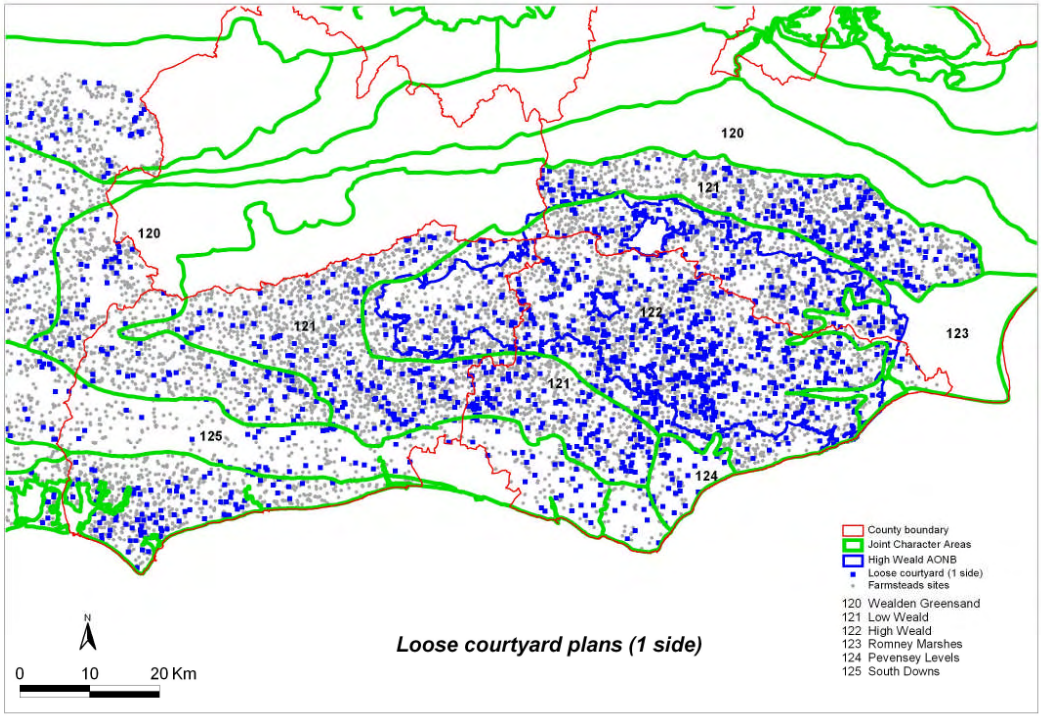


Figure 12

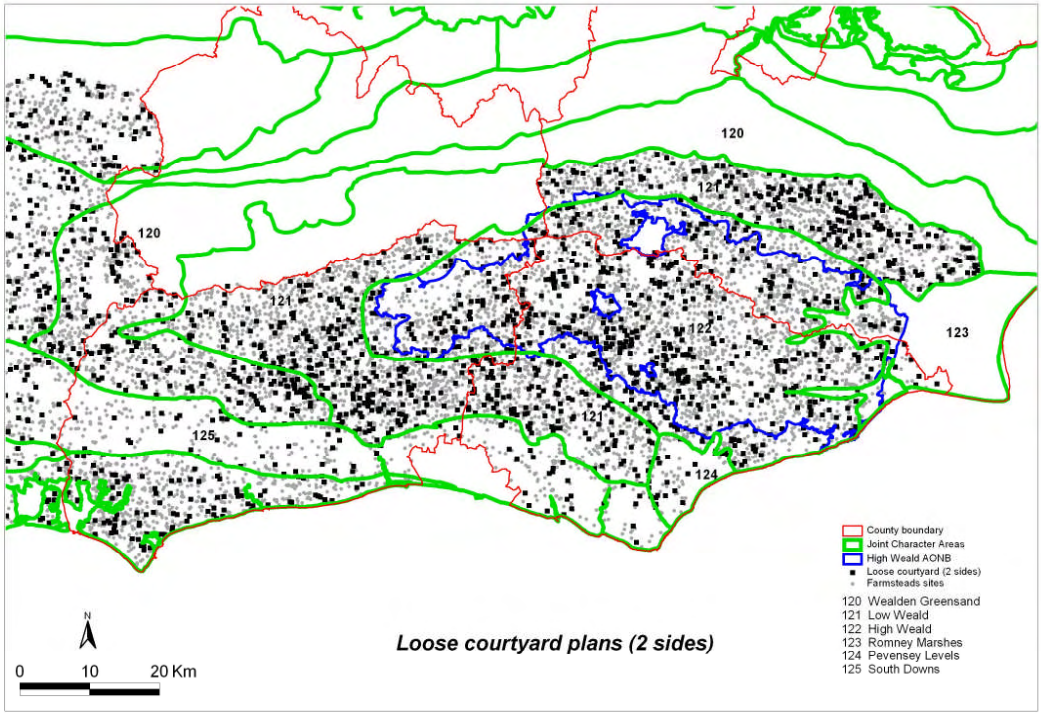


Figure 13

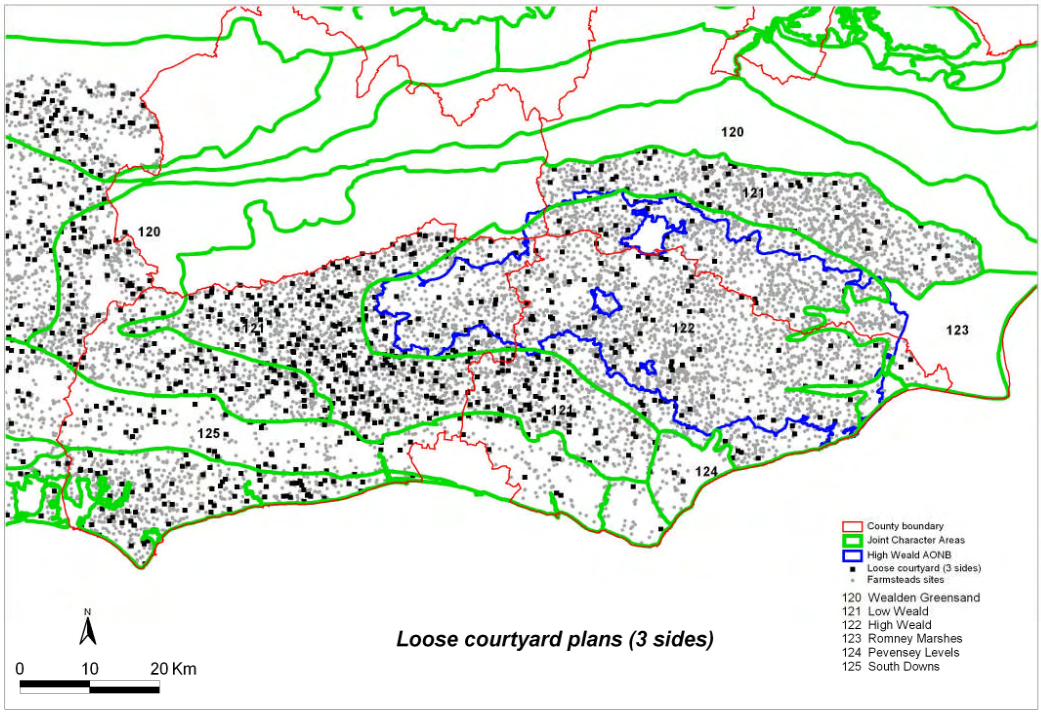


Figure 14

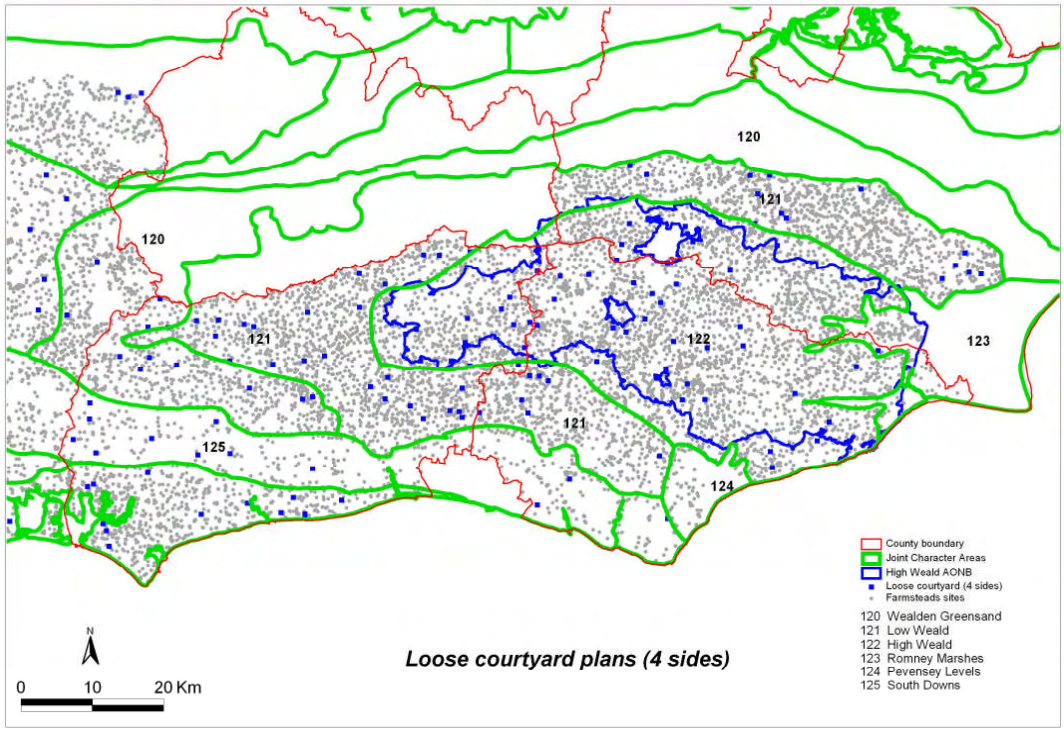
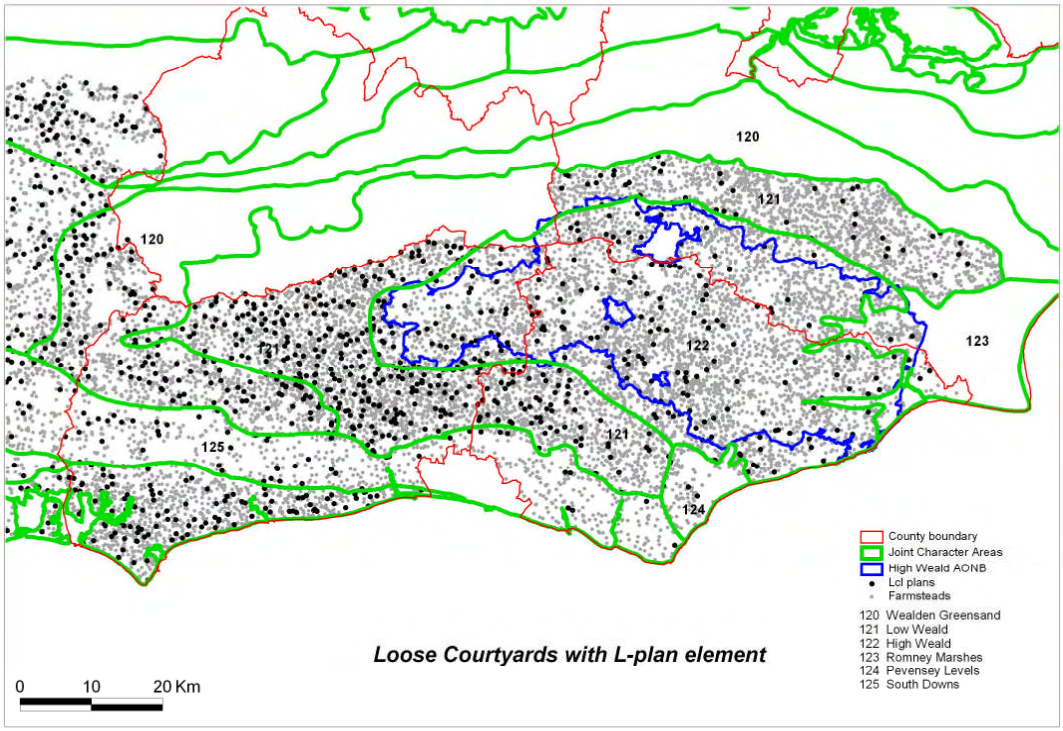


Figure 15



Loose courtyard plans with an L-plan element (Figure 16)

7.8.7 Loose courtyard plans that contain an L-plan element are relatively rare in the High Weald, especially when the distribution of such plans is compared to the western part of the Low Weald where there are considerable numbers of LCL plans. It is only in the south-eastern part of the Low Weald that the density of LCL plans drops compared to the area to the west of the High Weald. The area of the Kent Low Weald also has a very light scatter of this plan type. The contrast with the Low Weald to the west of the High Weald is notable. The origins of these farmsteads is uncertain but the marked contrast in the distribution between High Weald and the west Low Weald requires further questioning. It is possible that the LCL plan types are derived from one of two basic origins:

- The loose courtyard where an L-plan element has been created by the addition of a range to a building such as a barn
- The creation of a regular, planned farmstead with an L-plan element and a detached building to one or two sides of the yard.

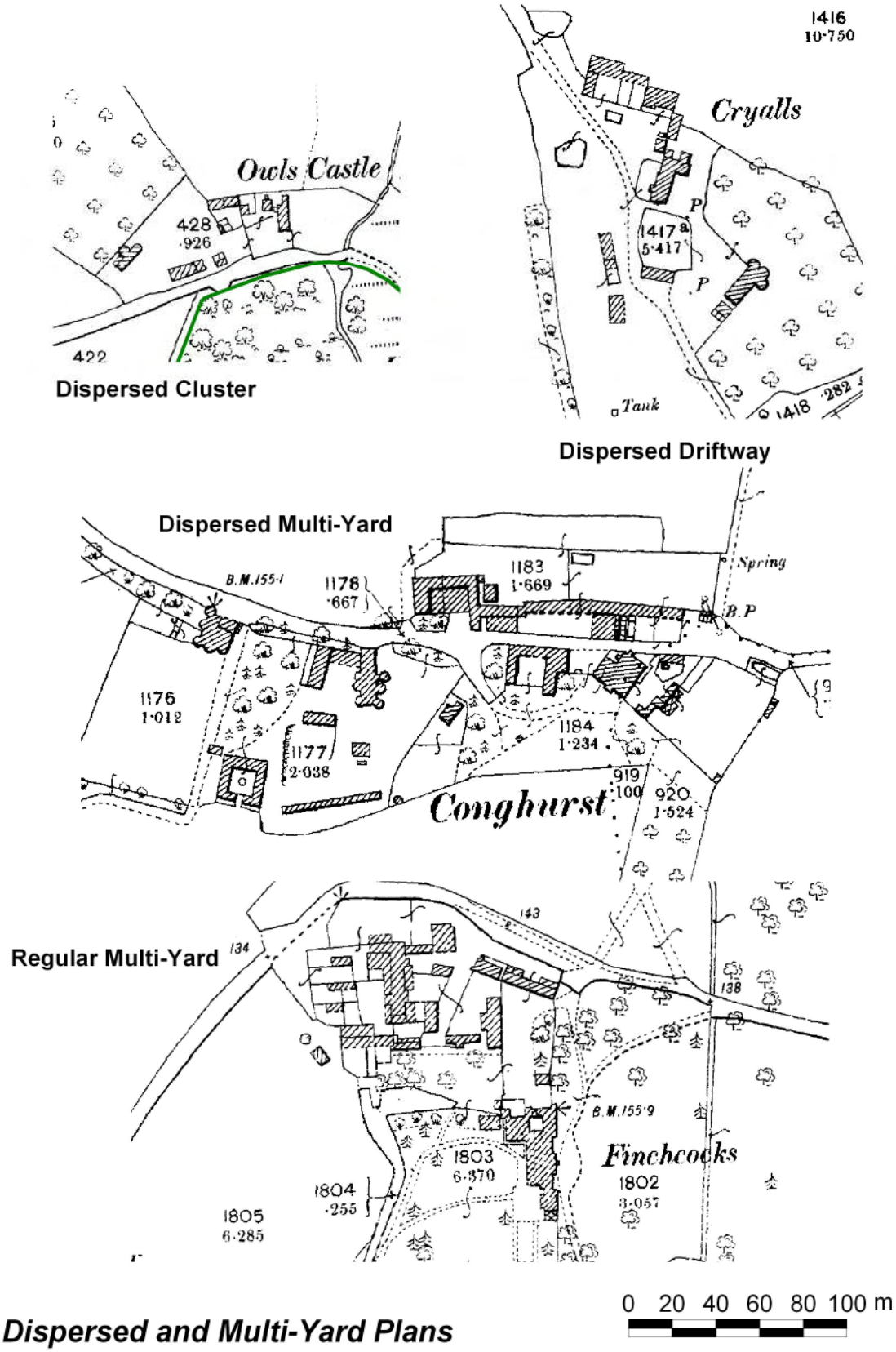
Given the distribution of Regular L-plans (Figure 23) the latter explanation for the development of this plan type may be more appropriate.

7.9 Farmsteads by Plan Form – Dispersed and Multi-Yard Plans

7.9.1 The second most numerous plan type group are the dispersed plans forming 31% of the farmsteads (excluding outfarms). In Hampshire dispersed plans formed a relatively insignificant proportion of the farmstead plan types.

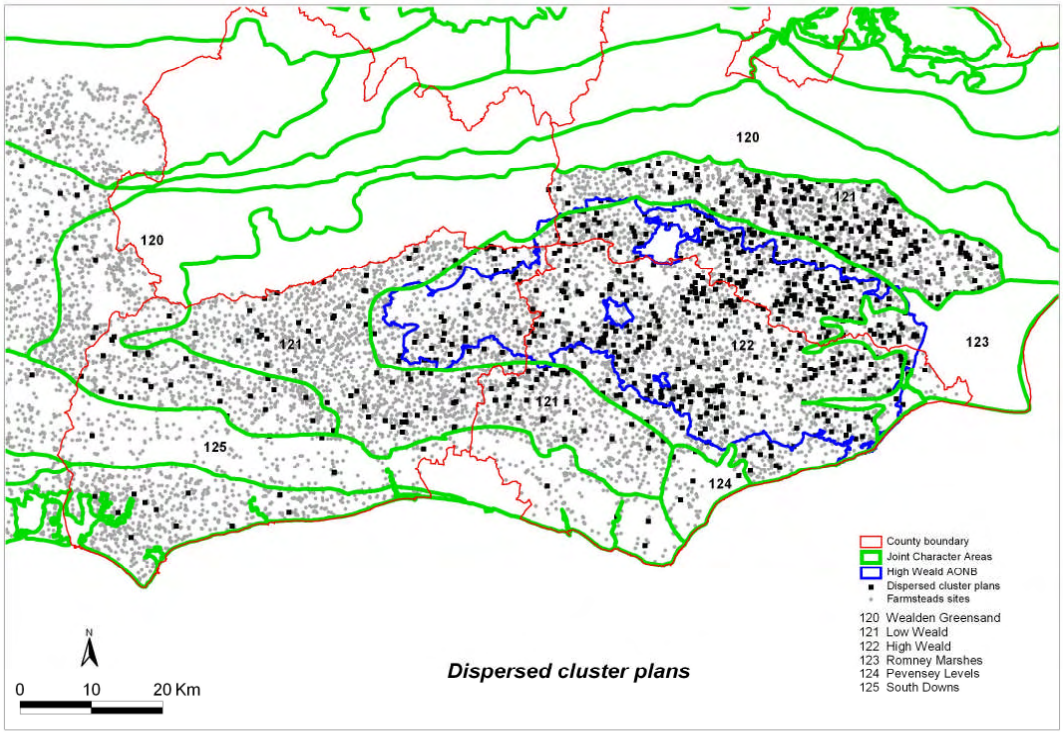
7.9.2 The High Weald project has required that the classification of dispersed plans be reconsidered as the first phase of work in the Kent part of the AONB showed that dispersed plans can take different forms. The broad types of dispersed and multi-yard farmstead have been defined as:

- Clusters. Detached buildings are located around or near the farmhouse with no suggestion of planning or the definition of a principal yard area. There may be a small yard within the cluster but it will not stand out as the principal focus of activity within the farmstead. This plan form is used to describe the smallest farmsteads where a farmhouse is accompanied by a barn or other building standing nearby, sometimes in an adjacent paddock or field.
- Drift-way plans. A characteristic feature of many Wealden farmsteads are the route-ways that link farmsteads. In some farmsteads these route-ways widen, giving sufficient space for the track with buildings and sometimes small yards alongside.
- Dispersed multi-yards. These plans may be similar to clusters but the defining characteristic is the presence of two or more defined yards that usually stand detached from each other. The yards may be loose courtyard plans or regular courtyards. Dispersed multi-yard plans may be associated with a drift-way.
- Regular multi-yards. Regular multi-yard farmsteads tend not to have a single yard that is clearly the main yard but will have a block of yards that may be edged or divided by buildings. Regular multi-yards differ from the dispersed multi-yards in that the yards are grouped together, and there is often a suggestion of some organisation in the layout although they rarely appear to be highly regular courtyards. The impression of organisation moves this plan form away from the Dispersed plan types.



Dispersed and Multi-Yard Plans

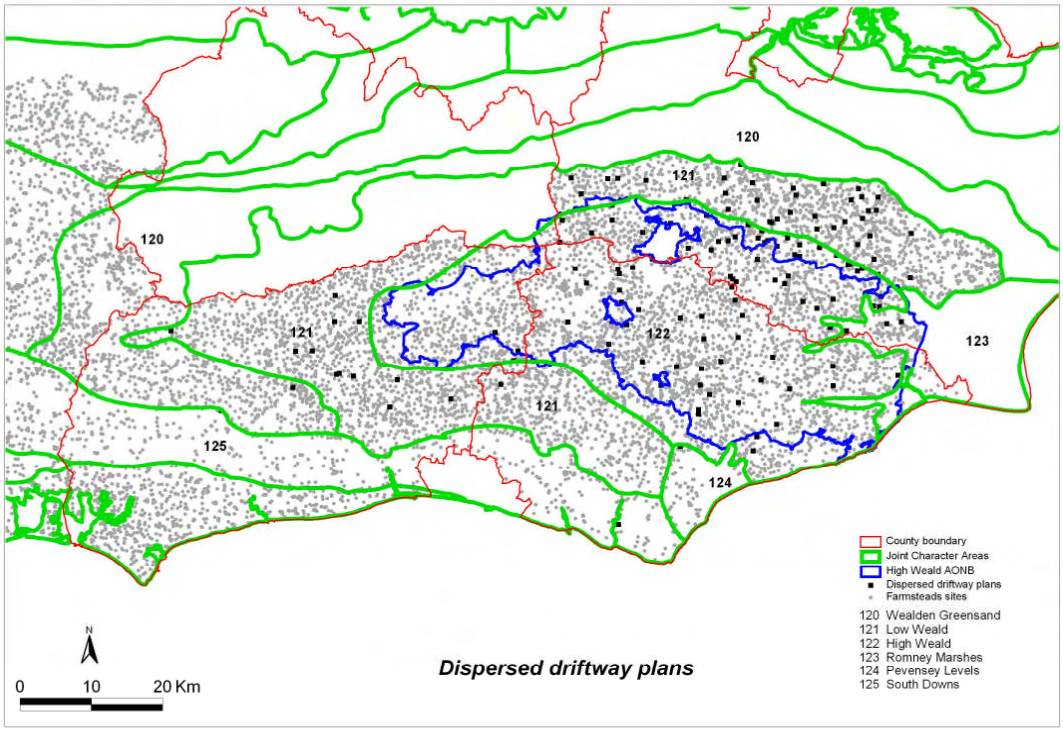
Figure 17



7.10 Dispersed Cluster Plans (Figure 18)

7.10.1 The distribution of Dispersed Cluster plans shows that they are a particularly characteristic plan type of the High Weald JCA and the Kent part of the Low Weald JCA. Within the High Weald they represent 15% of the recorded farmstead plans. The distribution within the High Weald is not even – the highest numbers are seen across the north-eastern edge of the area and in the central southern section of the character area.

7.10.2 Dispersed cluster plans are almost entirely associated with farmsteads with only six outfarm groups of this plan type. It may be that these examples represent the sites of former farmsteads that have been amalgamated. Many of these dispersed cluster records represent small farmsteads that had just one or two farm buildings accompanying the farmhouse. In terms of the size of holding and the buildings provided on these farms they are likely to be closely paralleled with the smaller loose courtyard plan types which are the predominant plan type of the High Weald. Very few Dispersed Cluster plans were associated with large farmsteads.



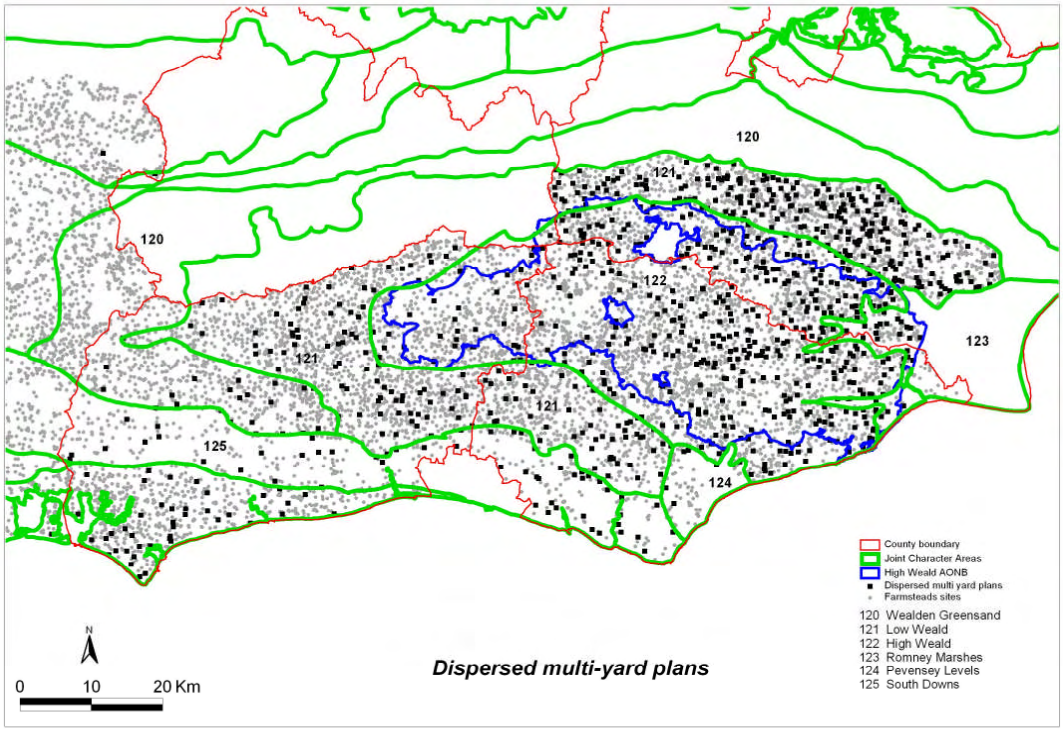
7.11 Dispersed Driftway Plans (Figure 19)

7.11.1 As with Dispersed Cluster plans, Dispersed Driftway plans also appear to be a particular characteristic of the Weald with the majority of farmsteads of this form being located within the northern part of the High Weald JCA extending into the Kent Low Weald. The High Weald distribution is concentrated in the central and eastern parts of the JCA with very few Dispersed Driftway plans being recorded in the western part of the area. Beyond the High Weald the distribution extends to the west into the Low Weald but the south-eastern area of the Low Weald does not have any farmsteads of this plan type.

7.11.2 Clearly this plan type is intimately linked to another strong characteristic of the Weald – the network of tracks and paths that link the numerous dispersed farmsteads and the tracks that linked the Weald to the surrounding communities. Some Dispersed Driftway plans are also associated with a Dispersed Cluster whilst in others the buildings set along the driftway may include yards and so they also have Dispersed Multi-Yard character.

7.11.3 Over 44% of the farmsteads of this type have buildings dating from Pre-1600 and, combined with the 17th century farmsteads, 52% of Dispersed Driftway plans have surviving pre-1700 buildings. Only 46% of these plans recorded in the High Weald survive in the top two Survival categories, a figure that is at

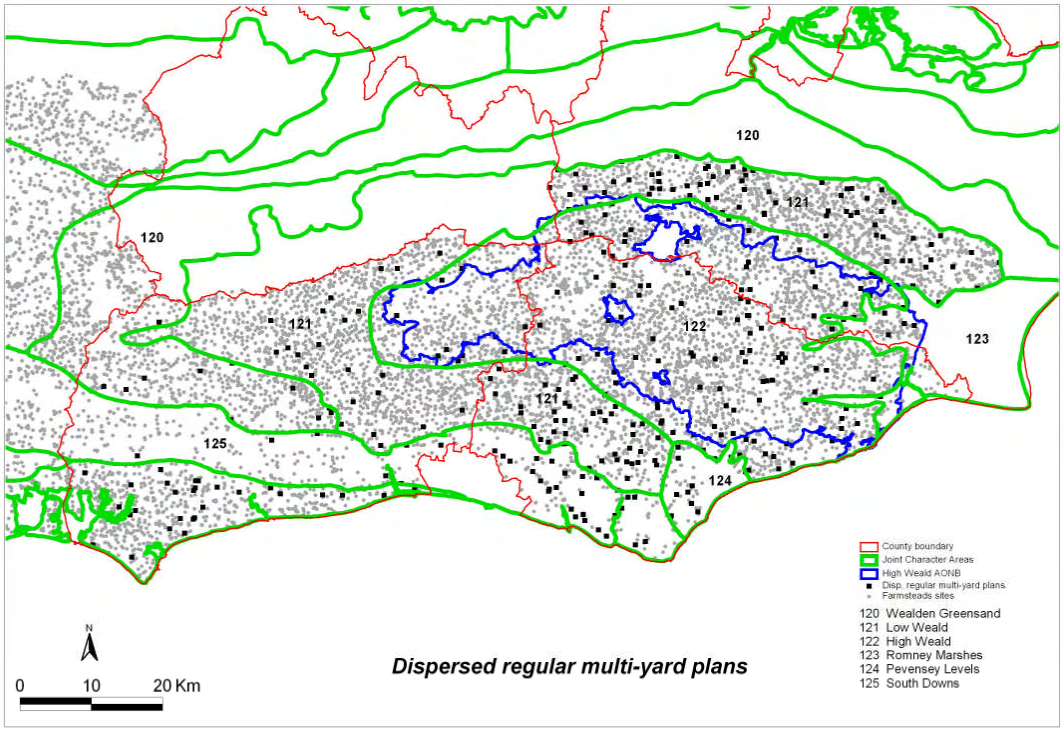
the lower end of the range of survival rates (54% for Dispersed Clusters and 58% for Dispersed Multi-Yards) suggesting that Dispersed Driftway plans have been slightly more vulnerable to change. This may be due to the need to remove farm buildings, particularly stock buildings, away from areas with public access. 13% of Dispersed Driftway plans have either been lost completely or are now only represented by the farmhouse and so have little if any farmstead character. At these sites however, there is an obvious potential for archaeological remains and possible earthworks.



7.12 Dispersed Multi-Yard Plans (Figure 20)

7.12.1 Dispersed Multi-Yard plans, where there are a number of yards that are usually detached from one another are the second most numerous dispersed plan type in the High Weald (383 examples including 3 outfarm groups). Whilst Multi-Yard plans are distributed more widely and in greater number across East and West Sussex outside the High Weald than the Dispersed Cluster plans, the northern and eastern parts of the High Weald and the adjacent Kent Low Weald contains the concentration of this plan type. There are markedly lower numbers of Dispersed Multi-Yard plans in the western part of the character area.

7.12.1 As with the Dispersed Cluster plan type, a high proportion (53%) of Dispersed Multi-Yard plan farmsteads in the High Weald retain buildings that pre-date 1700, the majority of which have at least one pre-1600 building. The relatively good survival rate of this plan type (58% in the top two Survival categories) means that they are a highly significant group in terms of the character of High Weald farmsteads.



7.13 Regular Multi-Yard Plans (Figure 21)

7.13.1 Although Regular Multi-Yards plans appear to have a similarity to Dispersed Multi-Yard plans – the presence of several yard areas, often with no clearly identifiable principal yard, the distribution of Regular Multi-Yard plans suggests that there may be a difference in the origins or function of the two plan types.

7.13.2 The distribution of Regular Multi-Yards is not concentrated within the High Weald JCA but is focused on the south-eastern part of the Low Weald JCA and the area adjacent to the valley of the Medway in the Kent part of the Low Weald. Both of these areas appear to contrast with other distributions explored in this report such as the Pre-1600 farmsteads. Regular Multi-Yards are not absent from the High Weald – they are scattered across the area with the usual difference between the western part of the area where there are relatively few Regular Multi-Yard plan farmsteads.

7.14 Farmsteads by Plan Form – Regular Courtyard Plans

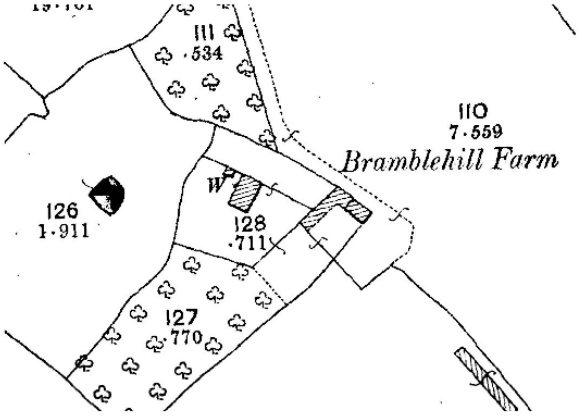
7.14.1 Regular courtyard plans of all types were expected to represent a less significant element of the plan types in the High Weald as it was generally an area of small farmers who lacked the capital required to build large, planned, steadings. Regular courtyard plans were recorded on 18% of farmsteads in the High Weald. However, this includes the regular L-plan which is the most common regular form (10%) and is a plan often associated with small farmsteads. Additionally, the L-plan is a problematic plan form in terms of understanding its origins from historic mapping alone in that it may represent an old barn that had a cow shed or shelter shed attached at a later date, or may be a single phase regular range of mixing house and cow house.

7.14.2 A general distribution of L-plans were recorded across the High Weald but the greatest density of this plan type occurs in the Low Weald west of the High Weald. There is also a smaller concentration of regular L-plans in the Kent Low Weald.

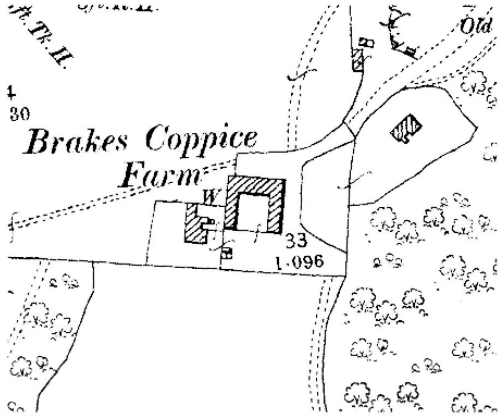
7.14.3 U-plans, where linked buildings enclose three sides of a yard represent less than 4% of the total of plan types in the High Weald with no particular distribution observable. Similarly, there is a light general scatter of regular U-plans across the Kent Low Weald. Regular U-plans are concentrated in the Low Weald west of the High Weald reflecting the distribution of the Regular L-plans.

7.14.4 Full regular courtyard plans, usually with buildings to all four sides of the yard but also including large regular planned steadings, were recorded on less that 3% of all farmsteads in the High Weald.

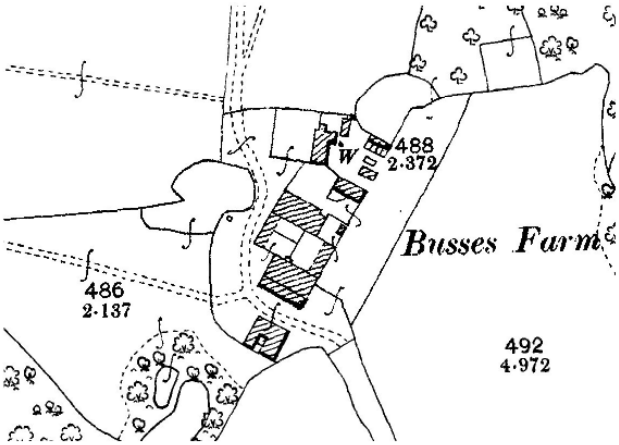
7.14.5 The larger regular courtyard plans: E-plans and F-plans represent less than 1% of recorded farmsteads with only 26 such farmsteads recorded from historic mapping.



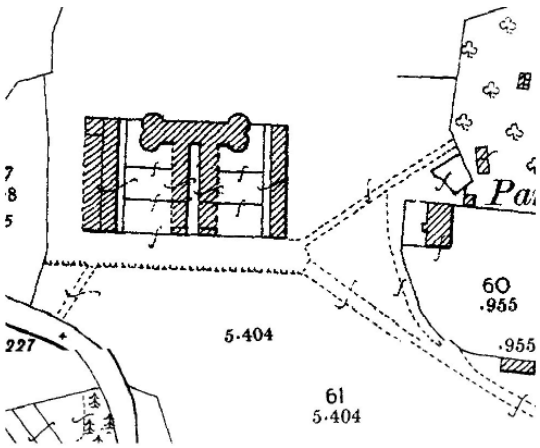
Regular L-plan



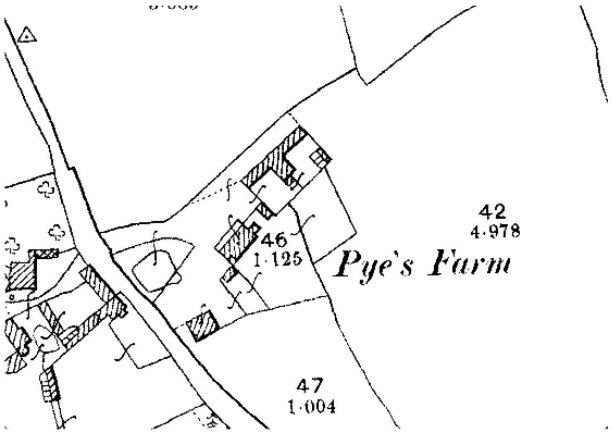
Regular U-plan



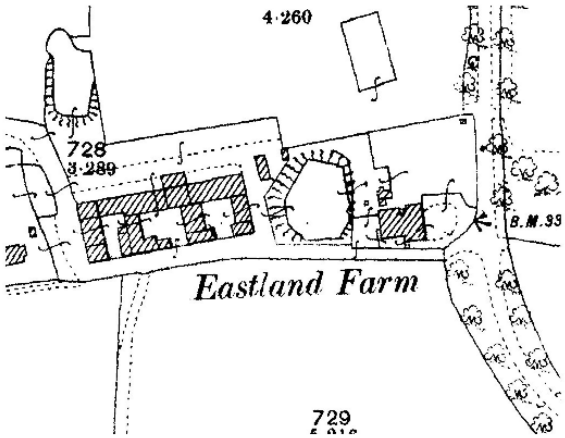
Regular Courtyard



Regular Courtyard - large



Regular T-plan



Regular E-plan

0 20 40 60 80 100 m

Regular Courtyard Plans

Figure 22

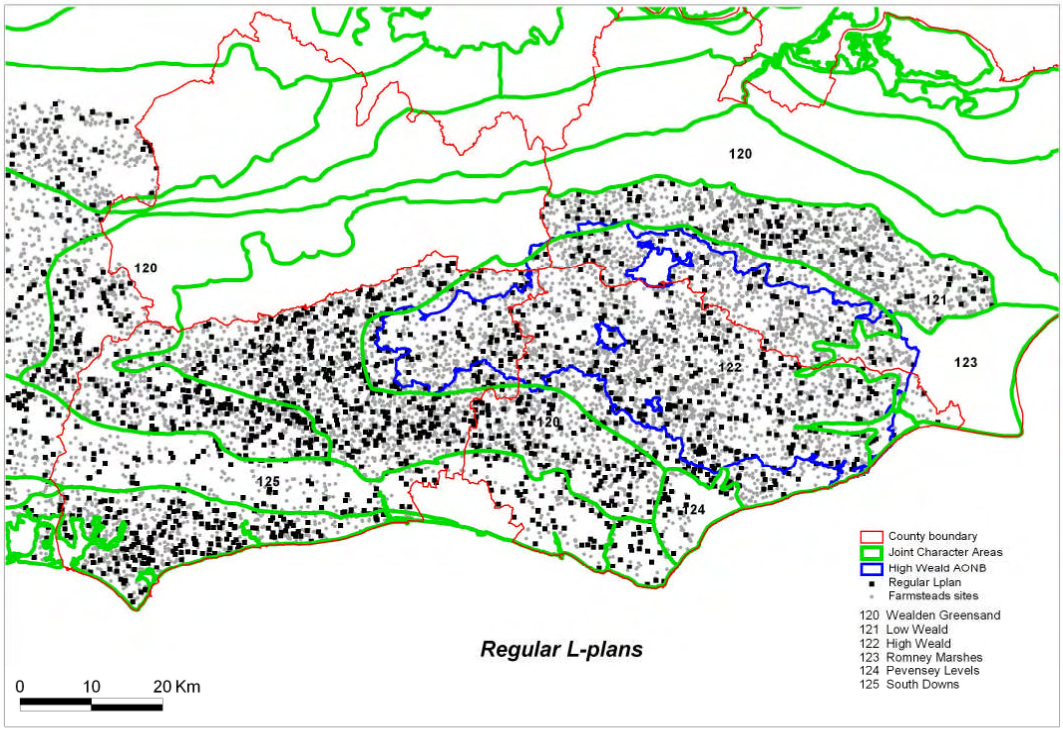


Figure 23

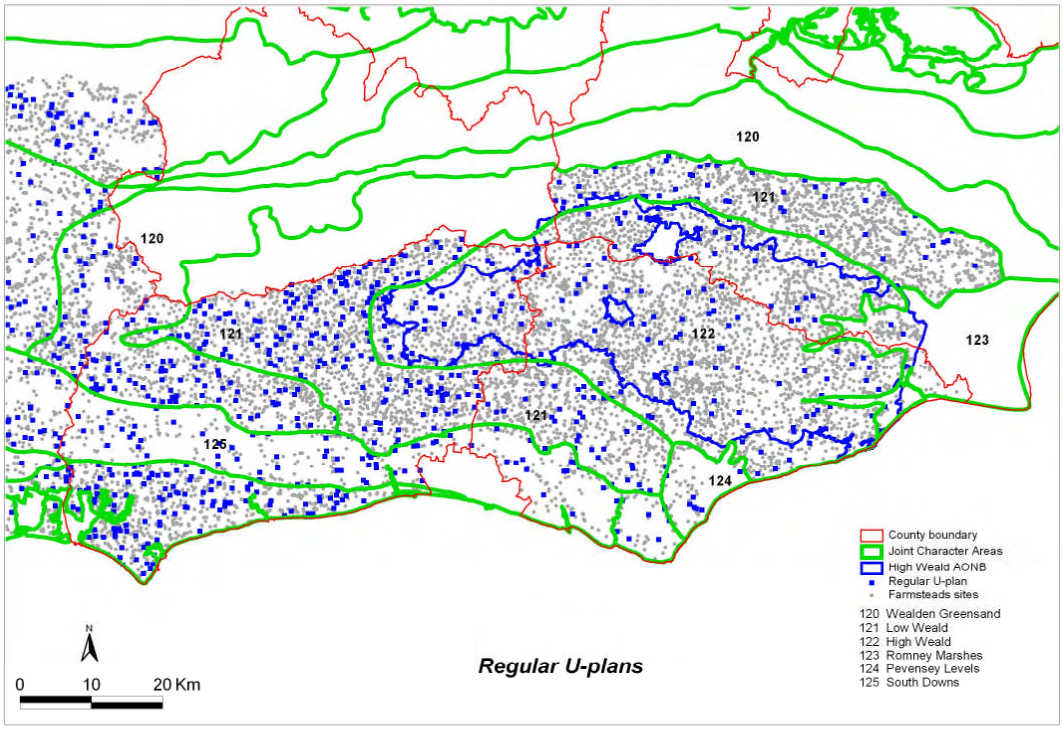
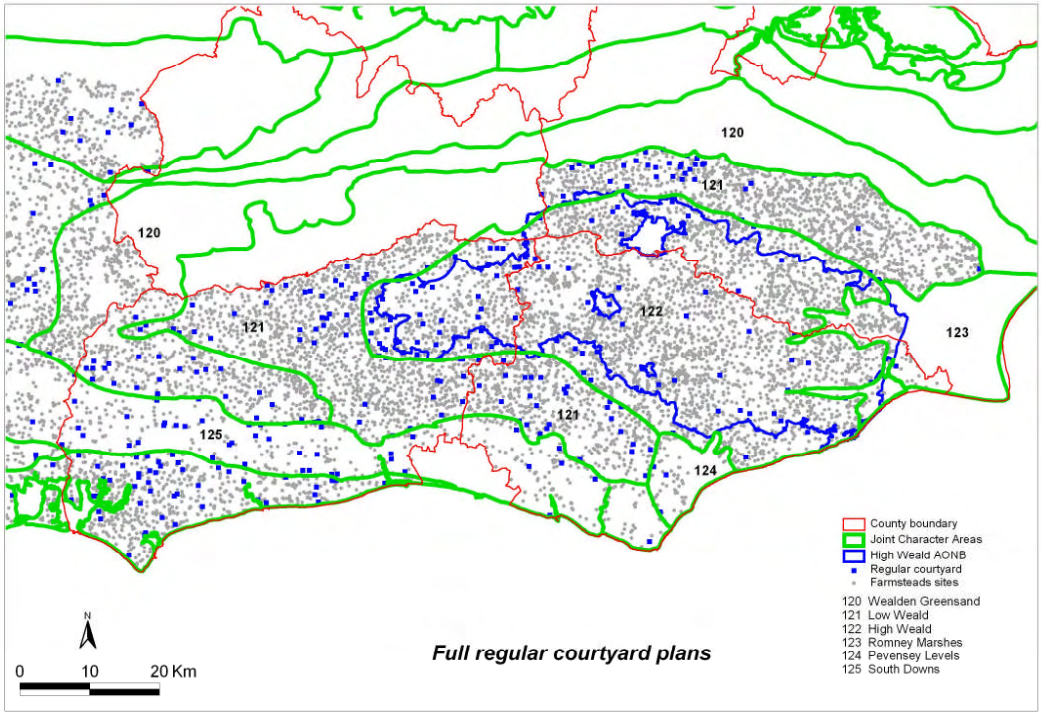


Figure 24

7.15 Regular L- and U-plan Yards (Figure 23 and 24)

7.15.1 Regular yard plans are, in general, not a major feature of High Weald farmsteads. This is clearly demonstrated by the distribution of L- and U-plan yards. Even with Regular L-plan yards, some of which are likely to have developed from loose courtyards where, for example, a barn has had a cattle shelter shed attached at right angles to create the L-plan, the numbers within the High Weald are relatively low (301 farmsteads and 74 outfarms). However, the density of L-plans increases dramatically on entering the Low Weald to the west. The numbers of regular L-plans also increases in the kent Low Weald.

7.15.2 Similarly, the number of U-plans increase markedly at the far western end of the High Weald and into the adjacent area of the Low Weald but there does not appear to be a particular increase in numbers in the Kent Low Weald. The numbers of U-plans within the High Weald is low with only 117 farmsteads and 11 outfarms recorded within the AONB.

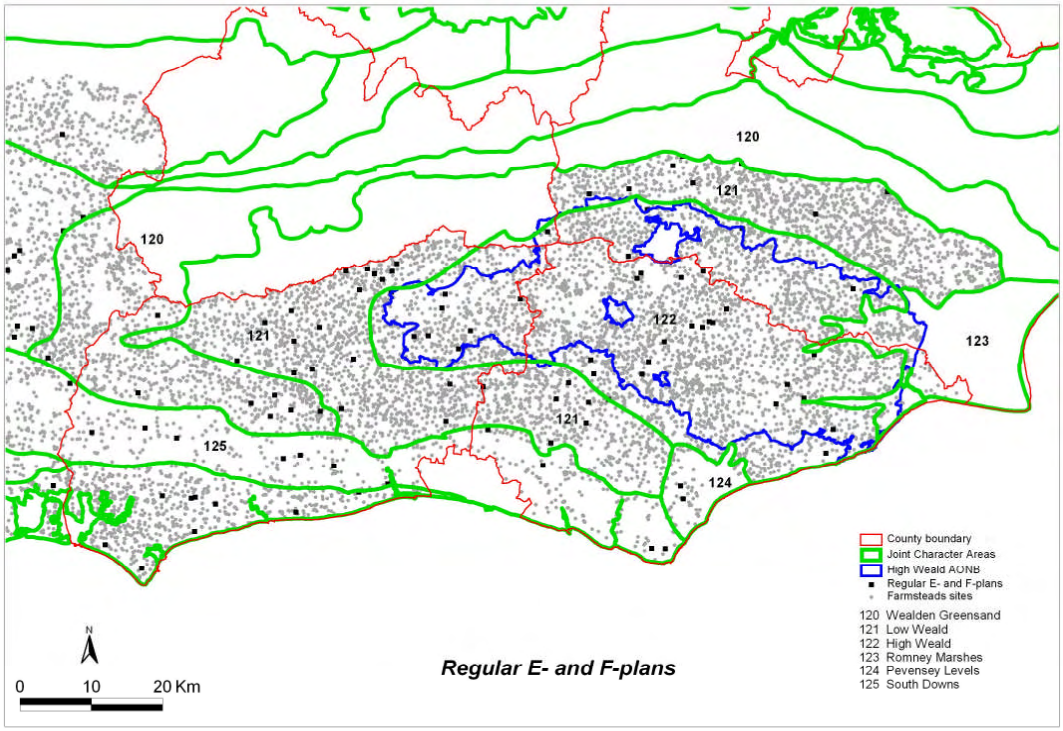


7.16 Regular Courtyard Plans (Figure 25)

7.16.1 Full Regular Courtyards, where generally linked buildings face all four sides of the yard, were expected to be a relatively unusual farmstead plan type in the High Weald. The distribution map shows that this expectation was broadly justified (with only 78 farmsteads and 5 outfarms of this plan type in the High Weald AONB) although Regular Courtyard plans are a feature of the western part of the High Weald JCA and the adjacent part of the Low Weald JCA to the west. This distribution is also reflected in the maps showing Covered Yards and Regular E- and F-plan yards, below. Regular courtyard plans are focussed close to the valley of the River Medway and the area to the west but otherwise are largely absent from the area.

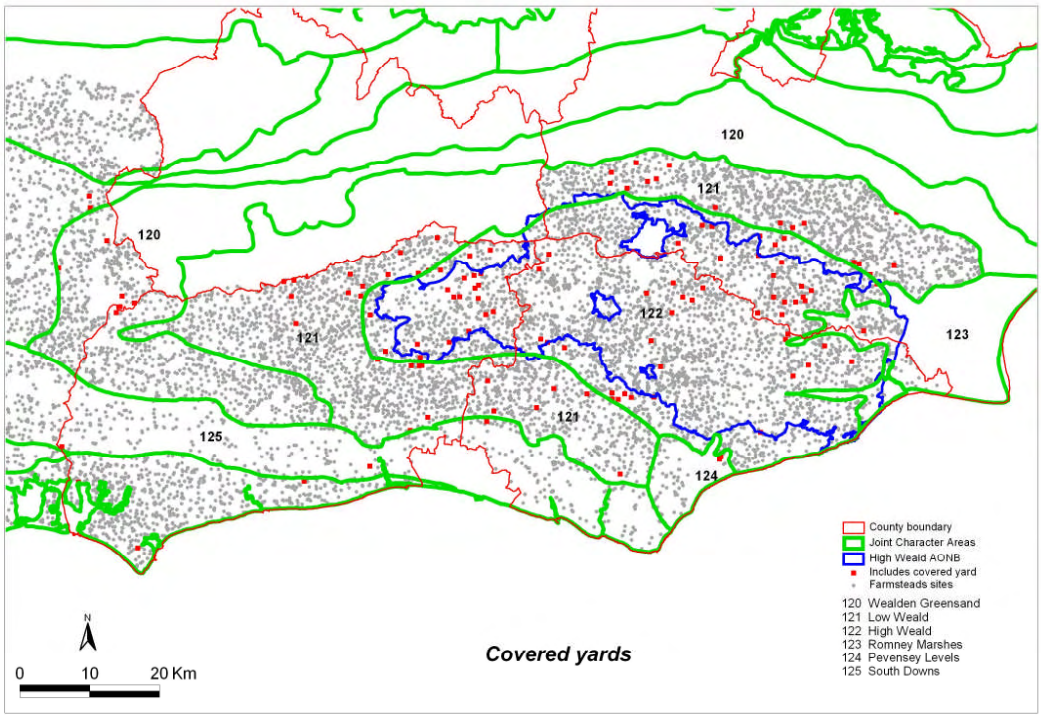
7.16.2 In terms of their dating, the Regular Courtyard Plan farmsteads are predominantly dated to the 19th century as 78% of the recorded examples have been identified from historic mapping (73%) or from the presence of a listed building dating from the 19th century (5%). Only 24% of Regular Courtyard farmsteads retain one or more buildings pre-dating 1700.

7.16.3 Over two thirds of the Regular Courtyard plans within the AONB fall within the top two Survival categories and so can be considered to have retained a high degree of their character.



7.17 E-plan and F-plan yards (Figure 26)

7.17.1 There are, as expected relatively few of the larger courtyard plan types such as E-plans, F-plans. The sample of these types is relatively small and there appears to be no clear pattern in the distribution at this scale apart from small clusters in the centre of the High Weald JCA and in the Low Weald to the north west of the western end of the High Weald.



7.18 Covered yards and large cattle sheds (Figure 27)

7.18.1 Although proportionally the plan type 'COV' representing covered yards and particularly large sheds represents less than 1% of the plan the distribution of these features is interesting in that there are two principal areas where they occur within the High Weald – in the West Sussex part of the AONB with the distribution extending across the character area boundary into the Low Weald. Covered yards are also generally scattered across the north-east of the AONB with a concentration close to the JCA boundary with the Romney Marshes. There is also a cluster in the area to the west of the River Medway in the Kent section of the Low Weald; an area where the various attributes of the data suggest a re-organisation or re-development of farmsteads and possible the landscape.

7.18.2 Some of these large covered yards represent the investment of large estates in the buildings required to house cattle in buildings that conformed to 'best practice' in the mid- to late 19th century. On these farms the covered yard may be the principal or only working building but covered yards were also recorded on smaller farms where a large shed, larger than the usual barn-sized building, was accompanied by other farm buildings. Such large cattle sheds were often additions to a characteristic group with an earlier barn, stables and cow sheds.

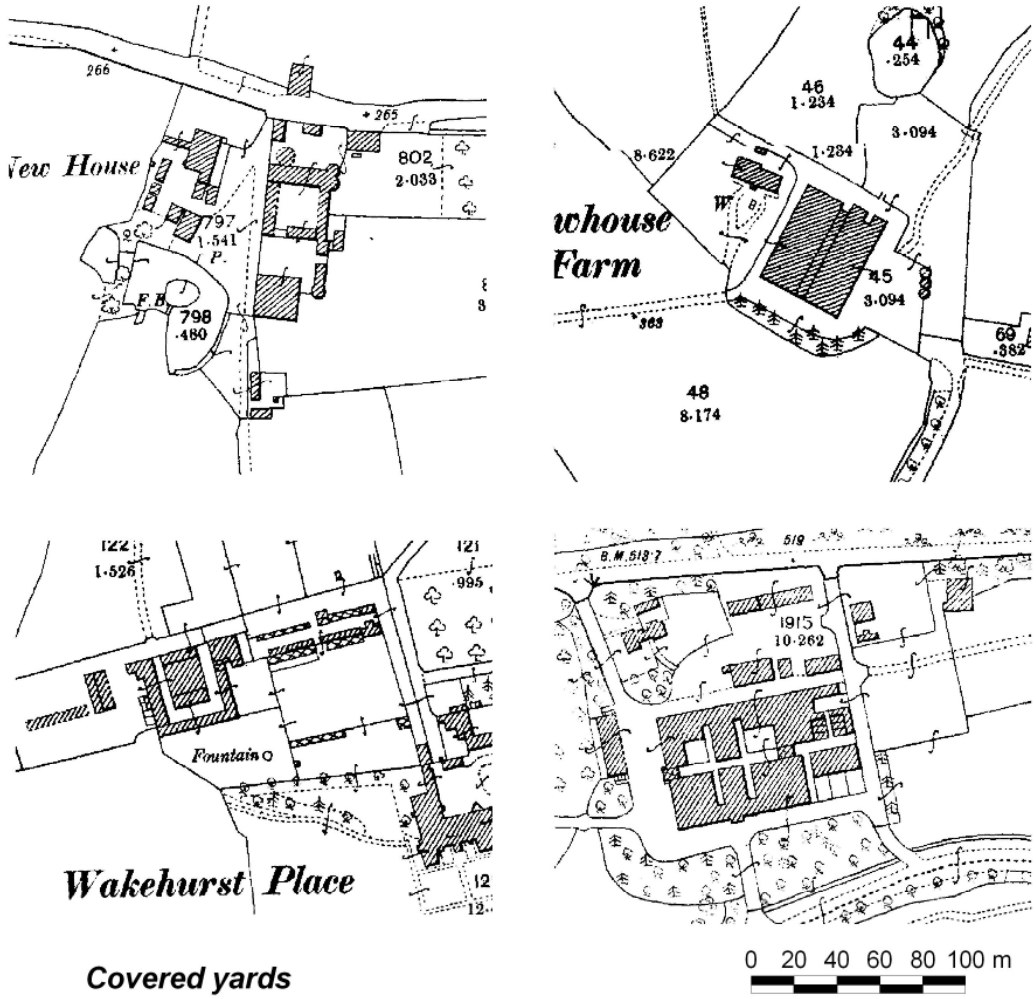
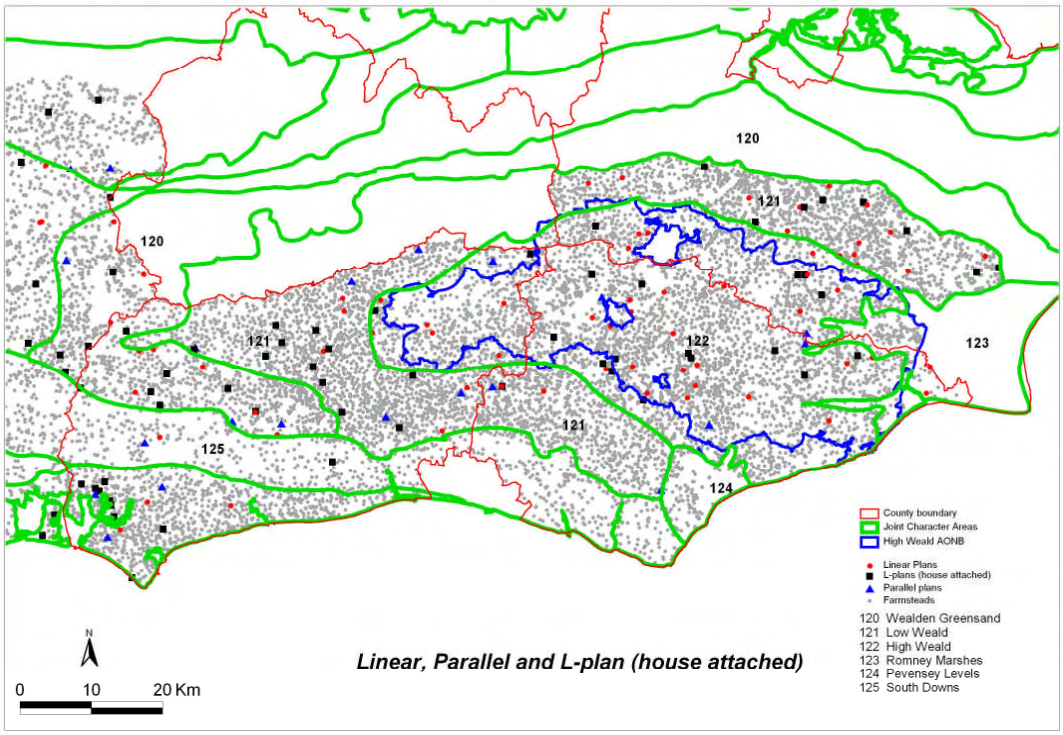


Figure 28

7.18.3 Analysis of the distribution of covered yards in the West Sussex part of the AONB against HLC shows that the majority of these farmsteads are associated with landscapes of relatively recent change:



7.19 Farmsteads by Plan Form – Linear Plans, L-plans (house attached) and Parallel Plans (Figure 29)

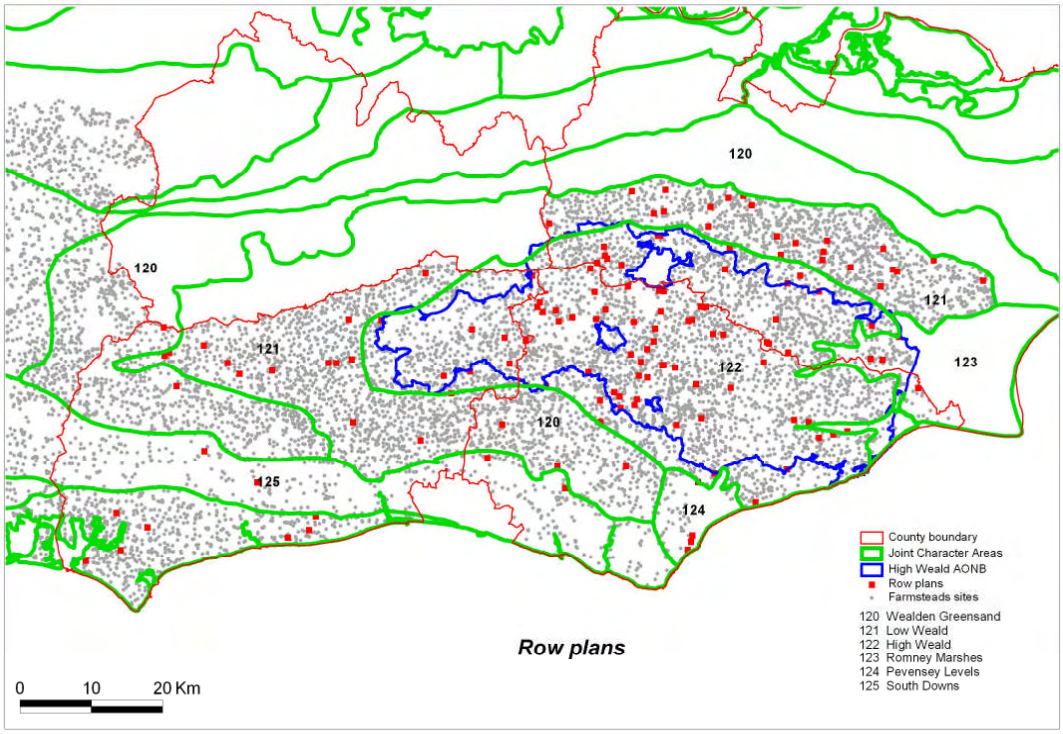
7.19.1 It is recognised that the true longhouse plan is absent from the south-east of England and so no longhouses were expected to be identified in the Weald. However, the experience of the Hampshire Project indicated that linear plans with a house and a farm building attached in-line are occasionally encountered. Therefore, linear plans were expected to be, and have been shown to be relatively rare in the High Weald with 23 being recorded within the AONB. Linear plans appear to occur more frequently in the High Weald than in the neighbouring Low Weald and such plans are almost entirely absent the South Downs and Pevensey Levels JCAs. The distribution of linear and L-Plans in the Kent Low Weald largely reflects the pattern of the smaller loose courtyard plans.

7.19.2 Attached L-plans, where an agricultural building is attached at right angles to the farmhouse, are also relatively unusual in south-east England and only 13 examples were recorded across the High Weald. Attached L-plans were also recorded in small groups in the western part of the Low Weald and near Chichester Harbour. As with linear plans attached L-plans are extremely rare in the South Downs and absent from the Pevensey Levels.

7.19.3 Only four possible parallel plans were recorded in the AONB area. As with linear plans, it was expected that few parallel plans would be recorded.

7.19.4 A note of caution should be sounded with regard to the identification of some of these plan forms. Small farmsteads where agricultural buildings are attached to the house can be very difficult to identify from historic mapping in general and it is probable that there are more of these plans to be discovered.

7.19.5 Whereas in some parts of the country, for example South West England, linear plans represent some of the oldest farmsteads in the landscape, an initial assessment of the data suggests that the examples in the High Weald do not appear to display particularly greater time depth – only the recorded Attached L-plans having a high proportion pre-1700 buildings (46%) but with such a small sample size (13 records) care must be taken over any conclusion drawn from the data.



7.20 Row Plans (Figure 30)

7.21.1 As with dispersed plans, row plans are considerably more common in the High Weald than in Hampshire or other parts of Sussex outside of the High Weald although there is an even spread of row plans across the Kent Low Weald, greater than in the West Sussex or East Sussex parts of the Low Weald. The distribution within the High Weald is concentrated within the central part of the AONB.

7.21.2 Rows can consist of a long range of connected buildings, often with a series of yards set to one side which makes them akin to Regular Multi-Yard plans, or they can take the form of a line of detached buildings, some of which may have a yard attached. Row plan elements have also been recognised within the plans a small number of dispersed farmsteads.

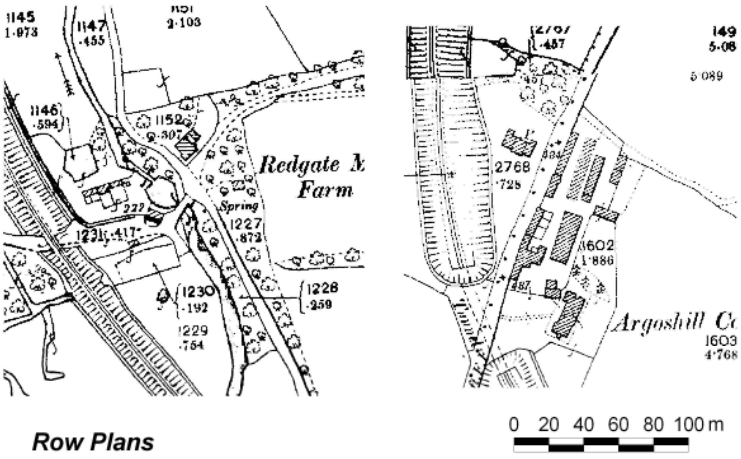
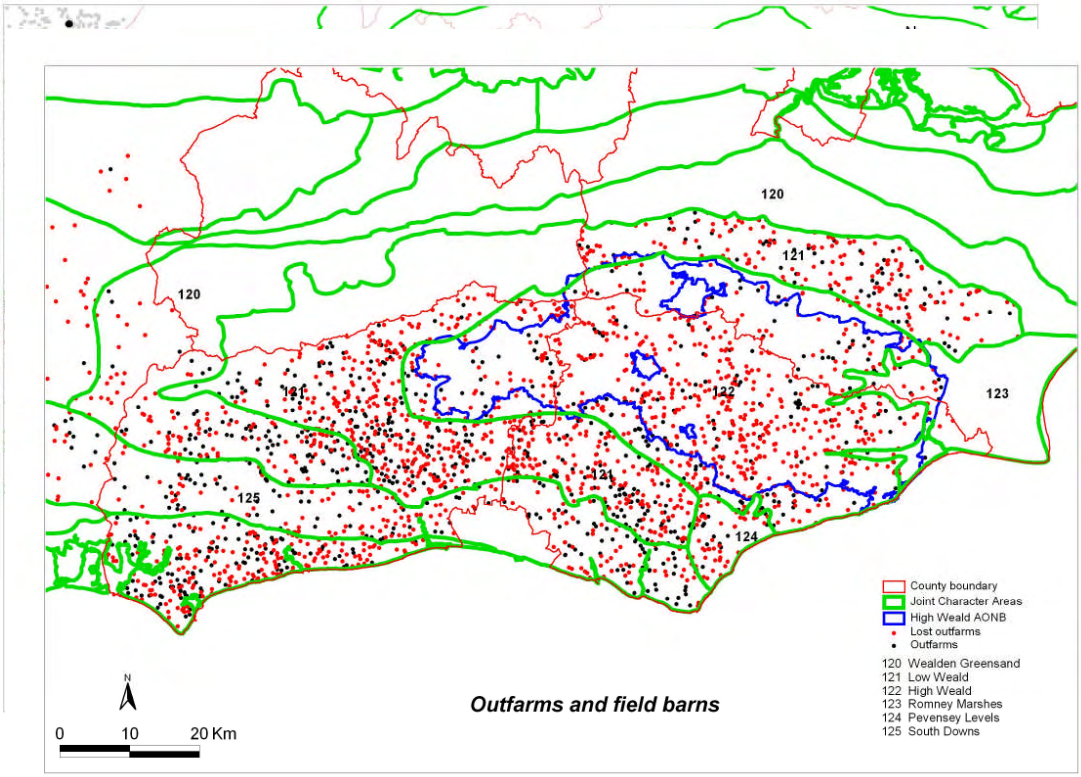


Figure 31 **Row Plans**



7.21 Outfarms and Field Barns (Figure 32)

7.21.1 Field barns were clearly an important feature of the High Weald landscape at the end of the 19th century with 653 outfarms and field barns being recorded across the area. All but six of these are dated from mapping – one has a 19th century listed building, three have 18th century buildings and one includes a pre-1600 listed building.

7.21.2 Field barns were a particularly common feature in the central southern part of the High Weald with the concentration continuing into the Low Weald. Across the northern part of the AONB field barns were relatively sparse in the landscape but the numbers increased in the Kent part of the Low Weald although not to the extent that is seen in the Low Weald to the south-west of the western part of the High Weald where the density of outfarms and field barns increased dramatically.

7.21.3 By far the majority of outfarms and field barns were single buildings with an attached yard – LC1 plans. Such outfarms accounted for 50% of the LC1 plans recorded in the AONB. Outfarms with two buildings facing into a yard, either detached (LC2 plan) or with the buildings attached (RCL plans) were also common forming almost 35% of the recorded outfarms. Larger plan types such as U-plans and full regular courtyard were rarely used for outfarms.

7.21.4 Outfarms and field barns were predominantly for cattle and the storage of crops such as hay. However, in the eastern part of the AONB, especially where the AONB extends into the Romney Marshes JCA occasionally buildings were provided for sheep and are marked as such on the historic OS mapping. Field barns that were provided for sheep are extremely rare in southern England and any surviving examples should be regarded as highly significant.

7.21.5 The Hampshire project indicated that outfarms and field barns were one of the most vulnerable steading types and this is borne out by the High Weald AONB data – 78% of sites recorded have been lost from the landscape or replaced by modern farm buildings.

8.0 CONCLUSIONS

8.1 The recording of farmsteads as shown on the 2nd Edition Ordnance Survey mapping and the use of listed building data to give time-depth provides a data set that can usefully inform future analysis, discussions and management of historic farm buildings and of farmsteads in association with landscape character and historic landscape character. This analysis, however, is a preliminary examination of the data and does not purport to be a full statistical assessment. It is considered that there are clear patterns in the data but that only statistical analysis would show whether some of the apparent differences, for example, between farmsteads across Character Areas are significant.

8.2 A major outcome of the project is the identification of the importance of dispersed farmsteads to the character of the High Weald. The fact that the Weald was an area of dispersed settlement was previously understood but the mapping of the farmsteads clearly demonstrates the dispersed character of settlement. On closer inspection it is evident that many seemingly isolated farmsteads are not single occupancy sites (as is often the case with isolated farmsteads across much of the south of England) but include cottages for farm workers, converted farm buildings and occasionally houses of twentieth century date. The effect of having multiple dwellings within a farmstead site results in such places being more akin to hamlets.

8.3 Combined with the importance of dispersed settlement to the character of the area, the mapping of historic farmsteads by plan form revealed a group of plans, described as ‘dispersed’, that are especially characteristic of the High Weald. These are often large farmsteads that can spread over a considerable area in contrast to the more compact courtyard plan types more commonly seen across South East England. These dispersed plans are of particular interest in that it is considered that they offer capacity for accepting a degree of change in terms of accommodating low levels of development without compromising the character of the farmstead or the wider landscape. It could be argued that the re-instatement of the irregular, dispersed form of some of these farmsteads that have experienced some loss of traditional buildings with appropriately designed buildings would enhance and reinstate an important element of the special character of the High Weald landscape. Such development could go some way to meet affordable and key worker housing need in the area.

8.4 The addition of time depth to the farmstead data through the use of listed building data demonstrates the incredible number of farmsteads that retain buildings dating from before the 17th century.

8.5 The mapping of farmsteads by plan type revealed a significant difference in farmstead form in the western part of the AONB where a number of farmsteads included large buildings that provided covered yards for cattle. These buildings are probably mostly associated with the creation of large estates in the St Leonard's Forest area where the relatively poor soils were largely neglected by agriculture until there was a move to improve such areas in the early to mid 19th century.

8.6 The project has highlighted the presence of a number of particularly sensitive elements within the farmsteads of the area:

- Small farmsteads consisting of little more than a house and a timber-framed barn are highly characteristic of the High Weald where small farmers formed a large proportion of the agricultural community.
- The importance of cattle in the agricultural economy is reflected in the presence of often small buildings for cattle. On larger farms, particularly where hops were grown, there can be extensive housing for cattle. These buildings are often perceived as being of lesser importance than the major buildings of the farmsteads such as the barn or oast house. They are however, one of the defining elements of the character of farmsteads but are highly vulnerable to loss through neglect or removal in conversion schemes.
- The project has revealed that outfarms and field barns were a common feature of parts of the High Weald landscape but that this site-type has experienced high levels of loss. The surviving outfarms and field barns are a feature of the Weald that are relatively uncommon across much of South East England. Although they are not recognised as an iconic landscape feature in the way field barns are in the Yorkshire Dales, these buildings are a subtle but vulnerable feature of both the High Weald and Low Weald Character Areas.

8.7 The High Weald AONB Farmstead data could be used to test landscape data such as HLC. Initial indications from the area of the High Weald in West Sussex where HLC data was available during the analysis suggests that there

is a close correlation between the two data sets. The close association of early farmsteads and medieval landscapes apparent in the data reinforces the importance of both aspects of the historic environment.

8.8 An important aspects of the data is the fact that it records all farmsteads existing in the late 19th century, presenting a pattern of farmsteads that is not possible through any other existing data. The distribution of farmsteads of 19th century date, predominantly consisting of farmsteads with no listed buildings, demonstrates the high numbers of farmsteads in the landscape that were previously invisible through Historic Environment Records. These farmsteads contribute to the character of the landscape: recording their presence will enable them to be considered more fully in decisions about the management of landscape character.

8.9 The mapping of outfarms and field barns shows that these complexes were once a common feature of parts of the Hampshire landscape. This project has also shown that they have been, and continue to be, a highly vulnerable element of the built heritage. The association of listed building data to the farmstead data indicates that few of these building types are listed. Therefore, an argument can be made for the closer examination of surviving buildings and complexes to assess their suitable for designation or targeted management through agri-environment schemes.

8.10 The farmstead point data will allow the production of a Historic Farmstead Character Area Statements for the High Weald JCA and the other JCAs across the study area with the mapping of farmsteads and the analysis providing the foundation to support the statements, which may be used in land use planning, land management and grant targeting.

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APPENDIX I

TABLE OF DATA ATTRUBUTES

Farmstead Point Data Set Attributes		
PRN	Unique No.	Numeric sequence chosen to fit with any existing data set PRNs
Site Name	Modern Name (historic name)	Modern farm name with historic name (if different) recorded in brackets
Event	FARMSTEAD OUTFARM	Farmstead with house Outfarm or field barn
Plan Type		Combination of Primary and Secondary Plan Attributes eg LC3; RCe etc.
Plan Type Primary Attribute	DISP LIN PAR LP LC RC	Dispersed Linear Parallel L-plan (attached house) Loose Courtyard Regular Courtyard
Plan Type Secondary Attribute	1, 2, 3, 4 d L u e f t cov y cl dw my rmy	No. of sides to loose courtyard formed by *working* agricultural buildings Additional detached elements to main plan Regular Courtyard L-plan (detached house) Regular Courtyard U-plan Regular Courtyard E-plan Regular Courtyard F-plan Regular Courtyard T-plan Covered yard forms an element of farmstead Presence of second yard with one main yard evident Cluster (Used with DISP) Driftway (Used with DISP) Multi-yard (Used with DISP) Regular multi-yard (Used with DISP)
Farmhouse Position	ATT LONG GAB DET UNC	Attached to agricultural range Detached, side on to yard Detached, gable on to yard Farmhouse set away from yard Uncertain
Location	VILL HAM FC ISO PARK SMV	Village location Hamlet Loose farmstead cluster Isolated position Located within a park Shrunken village site
Survival	EXT ALT ALTS DEM HOUS LOST	Extant – no apparent alteration Partial Loss – less than 50% change Significant Loss – more than 50% alteration Total Change – Farmstead survives but complete alteration to plan Farmhouse only survives Farmstead/Outfarm totally demolished
Sheds	SITE SIDE	Large modern sheds on site of historic farmstead – may have destroyed historic buildings or may obscure them Large modern sheds to side of historic farmstead – suggests farmstead probably still in agricultural use
Notes		Free text field to add notes relating to the character or identification of a record

APPENDIX II

FARMSTEAD DATA BY HIGH WEALD & LOW WEALD JCAs WITHIN DISTRICT COUNCIL AREA

	Ashford						Crawley					
	District	% within district	High Weald	% within JCA	Low Weald	% within JCA	District	% within district	High Weald	% within JCA	Low Weald	% within JCA
Total records	864		132		620		94		21		73	
Farmsteads	739		111		534		75		16		59	
Outfarms	117		17		82		19		5		14	
Farmsteads by Date												
Pre 1600	189	21.9	19	17.1	155	29.0	10	13.3	1	6.25	9	15.3
C17	71	9.6	14	12.6	48	9.0	5	6.67	1	6.25	4	6.78
C18	118	16.0	19	17.1	85	15.9	3	4	0	0	3	5.08
Farmsteads by Plan Form												
Loose Courtyard plans (all)	321	43.4	50	45	238	44.6		0	15	93.8	36	900
LC1 and LC2 plans	260	35.2	32	168	199	37.3		0	9	56.3	16	533
Regular Courtyard plans (all)	63	8.5	8	7.21	46	8.6		0	2	12.5	23	39
RCL and Rcu plans	54	7.3	7	14	39	16.4		0	1	6.25	21	35.6
Dispersed plans (all)	317	42.9	63	56.8	216	40.4	12	16	4	25	8	13.6
Dispersed Cluster	215	29.1	20	250	88	16.5	3	4	1	6.25	2	3.39
Dispersed Driftway	11	1.5	6	5.41	5	0.9	0	0	0	0	0	0
Dispersed Multi-yard	142	19.2	28	25.2	97	18.2	6	8	1	6.25	5	8.47
Dispersed Regular Multi-yard	32	4.3	7	6.31	20	3.7	3	4	2	12.5	1	1.69

	Horsham						Maidstone					
	District	% within district	High Weald	% within JCA	Low Weald	% within JCA	District	% within district	High Weald	% within JCA	Low Weald	% within JCA
Total records	1483		162		1033		864		8		477	
Farmsteads	1047		132		722		739		7		380	
Outfarms	436		30		311		119		0		77	
Farmsteads by Date												
Pre 1600	179	17.1	22	16.7	136	18.8	114	15.4	3	42.9	110	28.9
C17	68	6.49	6	4.55	50	6.93	61	8.25	1	14.3	60	15.8
C18	58	5.54	6	4.55	32	4.43	30	4.06	0	0	30	7.89
Farmsteads by Plan Form												
Loose Courtyard plans (all)	488	46.6	59	44.7	246	34.1	144	19.5	2	28.6	142	37.4
LC1 and LC2 plans	308	29.4	27	20.5	217	678	111	15	2	28.6	109	28.7
Regular Courtyard plans (all)	363	34.7	55	41.7	246	34.1	53	7.17	1	14.3	52	13.7
RCL and Rcu plans	315	30.1	39	29.5	217	88.2	47	32.6	1	14.3	47	12.4
Dispersed plans (all)	151	14.4	11	8.33	109	15.1	169	22.9	4	57.1	165	43.4
Dispersed Cluster	42	4.01	3	2.27	31	12.6	59	7.98	1	14.3	58	15.3
Dispersed Driftway	11	1.05	0	0	10	1.39	8	1.08	1	14.3	7	1.84
Dispersed Multi-yard	71	6.78	6	4.55	50	6.93	77	10.4	2	28.6	75	19.7
Dispersed Regular Multi-yard	26	2.48	1	0.76	18	2.49	20	2.71	0	0	20	5.26

	Mid Sussex						Rother					
	District	% within district	High Weald	% within JCA	Low Weald	% within JCA	District	% within district	High Weald	% within JCA	Low Weald	% within JCA
Total records	798		504		266		1137		1046			
Farmsteads	635		418		198		851		779			
Outfarms	163		86		68		277		258			
Farmsteads by Date												
Pre 1600	145	22.8	122	29.2	18	9.09	185	21.7	175	22.5		
C17	53	8.35	34	8.13	16	8.08	121	14.2	116	14.9		
C18	25	3.94	11	2.63	13	6.57	104	12.2	91	11.7		
Farmsteads by Plan Form												
Loose Courtyard plans (all)	392	61.7	186	44.5	100	50.5	307	36.1	274	35.2		
LC1 and LC2 plans	224	35.3	78	18.7	50	25.3	243	28.6	218	28		
Regular Courtyard plans (all)	241	38	120	28.7	64	32.3	182	21.4	167	21.4		
RCL and Rcu plans	176	27.7	81	19.4	53	26.8	141	45.9	130	16.7		
Dispersed plans (all)	109	17.2	78	18.7	26	13.1	327	38.4	307	39.4		
Dispersed Cluster	57	8.98	45	10.8	11	5.56	111	13	104	13.4		
Dispersed Driftway	3	0.47	2	0.48	1	0.51	13	1.53	13	1.67		
Dispersed Multi-yard	40	6.3	23	5.5	13	6.57	159	18.7	147	18.9		
Dispersed Regular Multi-yard	9	1.42	7	1.67	1	0.51	43	5.05	42	5.39		

	Sevenoaks						Tonbridge & Malling					
	District	% within district	High Weald	% within JCA	Low Weald	% within JCA	District	% within district	High Weald	% within JCA	Low Weald	% within JCA
Total records	339		136		188		173		6		166	
Farmsteads	292		122		155		138		6		131	
Outfarms	46		14		32		26		0		26	
Farmsteads by Date												
Pre 1600	106	36.3	52	42.6	54	34.8	20	14.5	0	0	20	15.3
C17	19	6.51	5	4.1	14	9.03	17	12.3	1	16.7	16	12.2
C18	8	2.74	2	1.64	6	3.87	22	15.9	0	0	22	16.8
Farmsteads by Plan Form												
Loose Courtyard plans (all)	97	33.2	32	26.2	42	27.1	37	26.8	1	16.7	35	26.7
LC1 and LC2 plans	61	20.9	27	22.1	34	21.9	23	16.7	1	16.7	22	16.8
Regular Courtyard plans (all)	65	22.3	22	18	43	27.7	42	30.4	1	16.7	41	31.3
RCL and Rcu plans	45	15.4	16	13.1	29	18.7	11	7.97	1	16.7	24	18.3
Dispersed plans (all)	104	35.6	52	42.6	52	33.5	53	38.4	2	33.3	51	38.9
Dispersed Cluster	30	10.3	20	16.4	10	6.45	12	8.7	1	16.7	13	9.92
Dispersed Driftway	4	1.37	1	0.82	3	1.94	0	0	0	0	0	0
Dispersed Multi-yard	45	15.4	22	18	22	14.2	25	18.1	1	16.7	26	19.8
Dispersed Regular Multi-yard	22	7.53	9	7.38	13	8.39	12	8.7	0	0	12	9.16

	Tunbridge Wells						Wealden					
	District	% within district	High Weald	% within JCA	Low Weald	% within JCA	District	% within district	High Weald	% within JCA	Low Weald	% within JCA
Total records	781		647		113		2068		1522		31	
Farmsteads	692		578		93		1527		1197		228	
Outfarms	77		62		15		537		321		133	
Farmsteads by Date												
Pre 1600	198	28.6	170	29.4	29	31.2	212	13.9	194	16.2	12	5.26
C17	79	11.4	65	11.2	15	16.1	198	13	161	13.5	28	12.3
C18	36	5.2	32	5.54	5	5.38	100	6.55	60	5.01	23	10.1
Farmsteads by Plan Form												
Loose Courtyard plans (all)	269	38.9	229	39.6	15	16.1	682	44.7	481	40.2	67	29.4
LC1 and LC2 plans	172	24.9	148	25.6	23	24.7	525	34.4	426	35.6	70	30.7
Regular Courtyard plans (all)	100	14.5	82	14.2	15	16.1	331	21.7	234	19.5	67	29.4
RCL and Rcu plans	83	12	69	11.9	12	12.9	273	17.9	197	16.5	52	22.8
Dispersed plans (all)	306	44.2	265	45.8	39	41.9	414	27.1	312	26.1	67	29.4
Dispersed Cluster	152	22	139	24	13	14	178	11.7	157	13.1	14	6.14
Dispersed Driftway	18	2.6	16	2.77	2	2.15	9	0.59	8	0.67	0	0
Dispersed Multi-yard	112	16.2	94	16.3	18	19.4	148	9.69	104	8.69	29	12.7
Dispersed Regular Multi-yard	21	3.03	15	2.6	6	6.45	74	4.85	39	3.26	24	10.5

APPENDIX III

FARMSTEAD CHARACTER IN TUNBRIDGE WELLS BOROUGH

FARMSTEAD CHARACTER IN TUNBRIDGE WELLS BOROUGH

Introduction

Tunbridge Wells Borough Council has a Landscape Character Assessment which has identified six broad character types which are further divided into nineteen character areas (excluding the urban area of Tunbridge Wells) as outlined below and in Figure A3.1:

Landscape Character Type	Local Character Area
Fruit Belt: An intensively managed and cultivated series of landscapes comprising orchard plantations extending across sandstone plateaux, rolling slopes and ridges which in turn are intersected in parts by intricate wooded ghyll valleys and sunken lanes. The undulating ridge around Goudhurst has a more intricate, rural landscape comprising smaller orchards, hop gardens and fields open to long views.	1) Matfield/ Brenchley 2) Horsmonden 3) Goudhurst 4) Cranbrook
Wooded Farmland: Extremely varied and complex landscape. Distinct, high ridges with weathered sandstone outcrops intersected by ravine woodland, beech and holly hedges and sunken lanes. These contrast with unimproved pasture and common land. Other characteristics include rolling upland areas, incised by valleys, with small settlements and pastures hidden within a framework of deciduous, ghyll and shaw woodlands.	5) Speldhurst 6) Benenden 7) Sissinghurst 8) Bayham 9) Groombridge & Penshurst 10) Kilndown 11) Hawkhurst
Low Weald Farmland: Flat or gently undulating small-scale lowland clay vale landscape. Mixture of permanent pasture with some larger arable fields studded with small ponds and water ditches set within a framework of mature trees and derelict hedgerows. Around Paddock Wood the agricultural landscape opens with extensive arable fields, local areas of hops and dwarf orchards.	12) Frittenden Pastures 13) Paddock Wood/Five Oak Green
Forested Plateaux: Comprehensive forest cover comprising a mosaic of semi-natural woodlands, coniferous plantation and managed coppice and heath.	14) Pembury 15) Bedgebury
River Valleys: Medway and Rother are wide, flat, open, lowland river valleys supporting arable fields crossed by a network of reed filled drainage ditches. T ise is narrower and comprises an arable landscape with hop fields set against a backdrop of tall hedges and copses.	16) Rother Valley 17) Medway Valley 18) Teise Valley
Open Farmland: Intensively managed open arable land east of Royal Tunbridge Wells.	19) Bayhall

Source: TWBC Borough Landscape Character Appraisal SPD

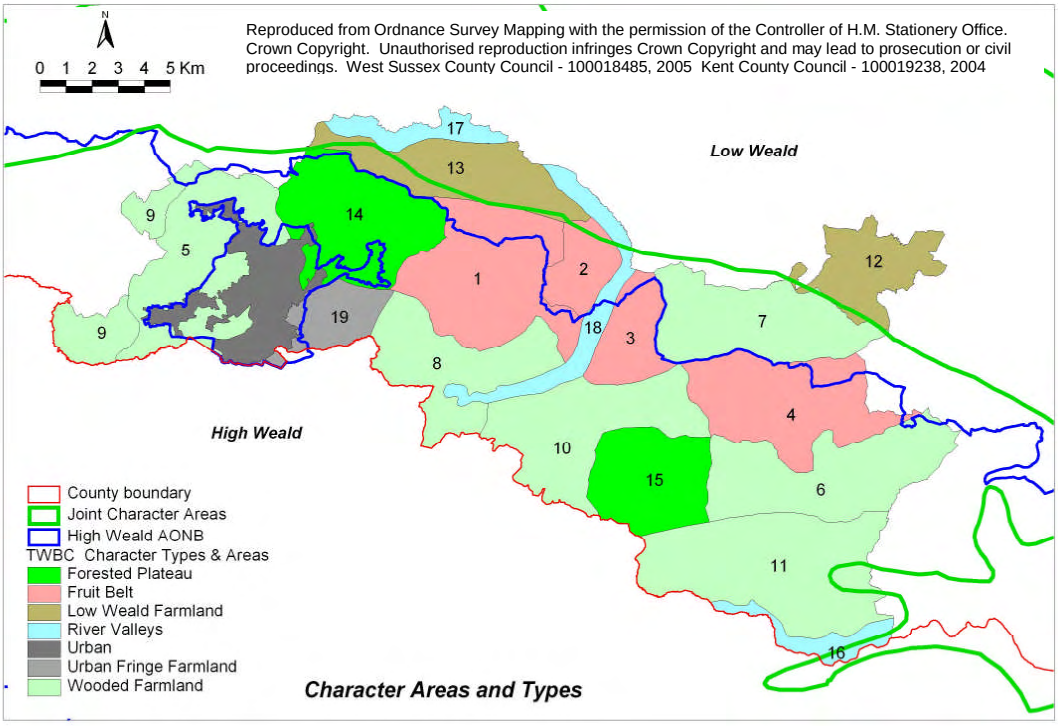

Figure A3.1 Landscape Character Areas and Types

Tunbridge Wells Borough lies on the southern boundary of the county of Kent. Most of the Borough lies within the High Weald Joint Character Area with two small areas extending northwards into the Low Weald JCA. Most of the Borough within the High Weald lies within the High Weald Area of Outstanding Natural Beauty.

A project to record the presence, date, plan form and change of farmsteads across the High Weald, East Sussex and West Sussex beyond the High Weald and the Low Weald JCA within Kent was undertaken by Forum Heritage Services to enable a better understanding of the character of farmsteads in relation to landscape character. Subsequent to the completion of this project it was agreed to undertake a preliminary analysis of the farmstead data against the Tunbridge Wells Borough landscape character areas and types to consider farmstead character and landscape character in a greater level of detail.

This analysis is wholly based on the spatial data generated by the farmstead project. No fieldwork to examine the character of farmsteads in relation to the landscape character areas or types has been undertaken. The analysis looks at the density of farmsteads and the distribution of the major characteristics of farmsteads such as the date of the earliest building and the three major plan-form groups in relation to the character areas.

Results

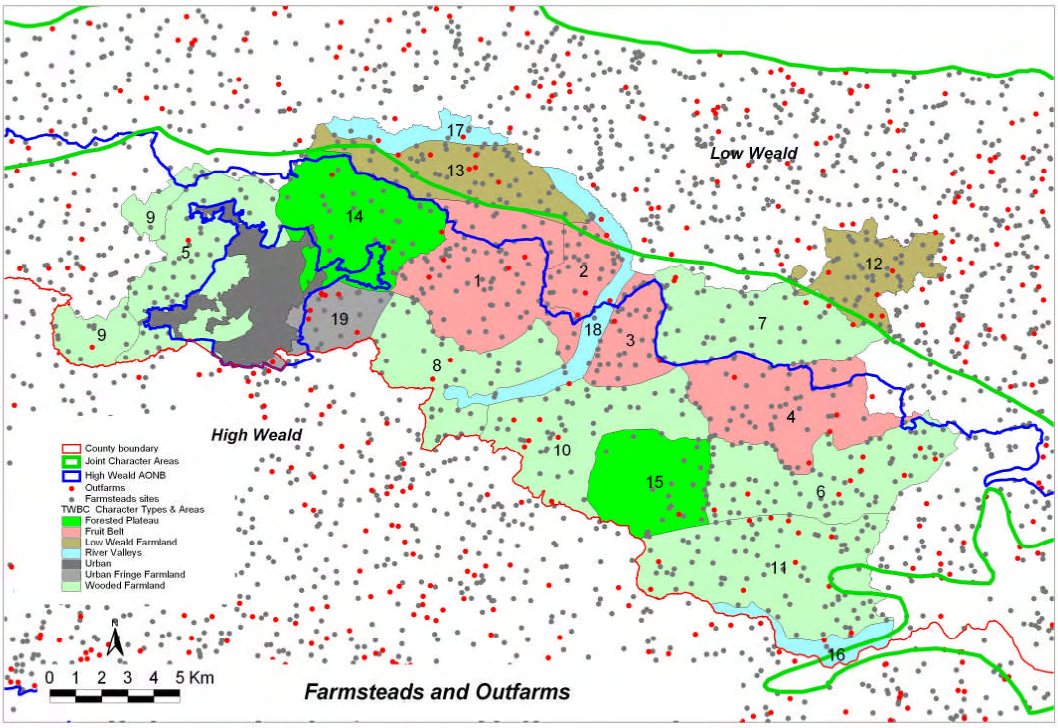

Figure A3.2 All farmsteads and outfarms

A total of 692 farmsteads and 77 outfarms or field barns were recorded within the borough (Figure A3.2). Of these 626 farmsteads and 22 outfarms/field barns survive to some degree.

The High Weald and Low Weald are acknowledged as being areas of high settlement dispersion with many isolated farmsteads and hamlets with relatively few nucleated settlements. Figure A3.2 demonstrates the high density of farmsteads across the landscape including the Tunbridge Wells Borough area. Within the Borough there are some areas where the density of farmsteads is notably higher: Areas 2 and 3, have 3.33 and 3.42 farmsteads/km^2 respectively whilst Areas 12 and 13 (Low Weald) record 3.36 and 3.13 farmsteads per km^2, figures that are higher than the densities recorded elsewhere in the High Weald and Low Weald (see page 23-4) although the smaller areas compared to the sample areas used in the analysis of the main report may have skewed the results.

Unsurprisingly, areas such as 15, Bedgebury Forest, have a lower density of farmsteads with just 1.43 farmsteads per km^2. It is noteworthy that the farmsteads within this area are concentrated in the eastern part of the area. This part of the character area is more akin to other farming and woodland areas rather than forest. The wider distribution of farmsteads across the northern part of Area 14 reflects the different character of this Forest area compared to Bedgebury.

Generally, the Fruit Belt areas have a higher density of farmsteads than the Wooded Farmland, reflecting the greater coverage of woodland in areas such as 8 and 10. In the Wooded Farmland areas where there is less woodland the density if comparable to the Fruit Belt areas.

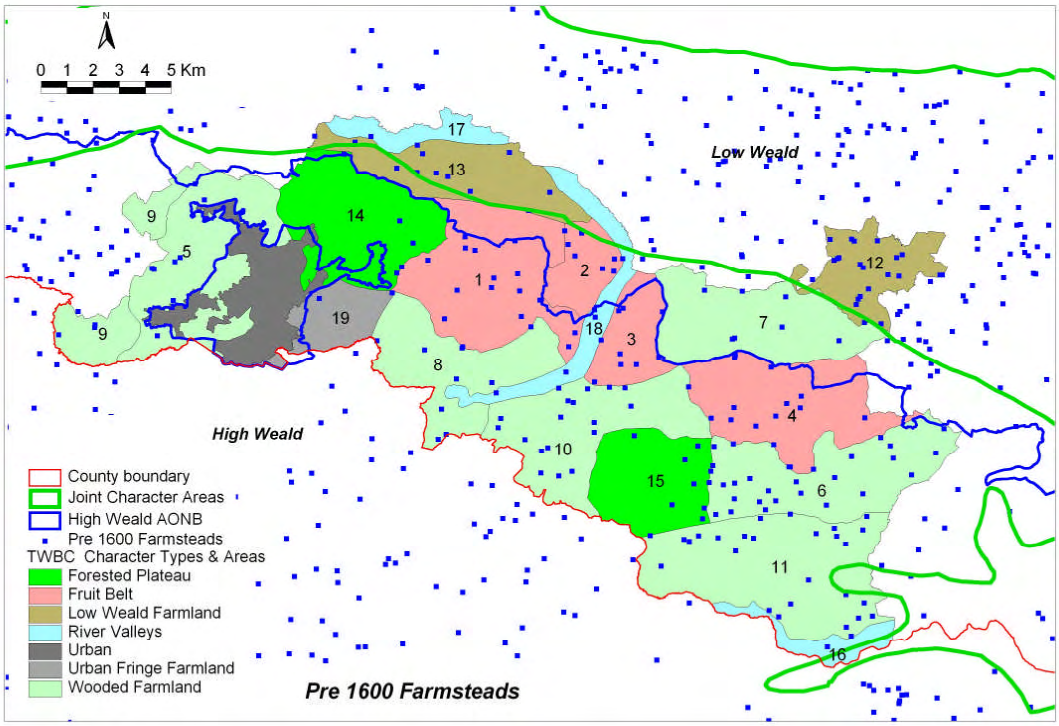

Figure A3.3

Farmsteads by Date – Pre 1600

The Weald has been shown to be an area with a remarkable survival of pre-1750 farm buildings, often associated with landscapes that retain the character of medieval assarting. Across the Weald, around 23-24% of farmsteads tend to retain a building dating from before 1600. An examination of the farmstead data by the date of the oldest surviving building reveals that some parts of the Borough have significantly greater survival of early buildings within farmsteads. Within Area 12, Frittenden Pastures, in the Low Weald 47.6% of recorded farmsteads have a surviving pre-1600 building. Only one of these sites is now represented by a farmhouse only so it is expected that the great majority of these sites exhibit some farmstead character. High levels of survival are also seen in Areas 6, Benenden (45%), 10, Kilndown (46.1%) and 11 Hawkhurst (36.9%). The farmsteads in Area 15, Bedgebury Forest also have a high survival rate (30%) possibly reflecting its similarity to the adjacent Wooded Farmland areas.

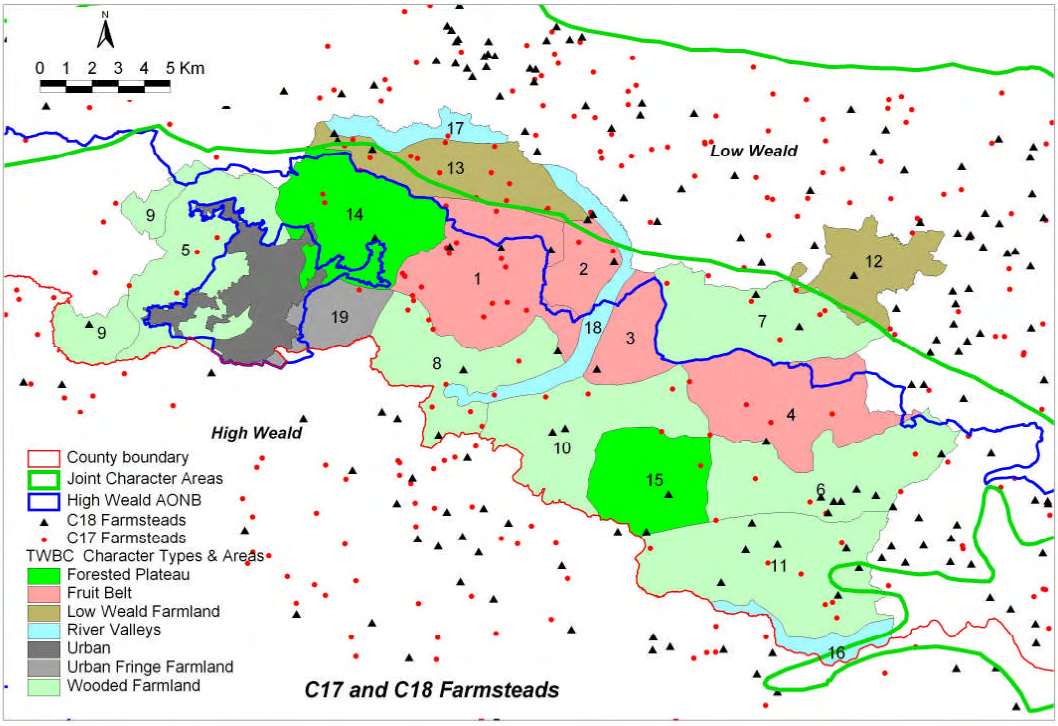

Figure A3.4

Farmsteads by Date – C17 and C18 Farmsteads

Farmsteads with the earliest recorded building dating from the 17th century or 18th are found in relatively small numbers across much of the Borough. Concentrations of farmsteads dated to these periods are found in Areas 1 and 13 (17th century farmsteads) and in Areas 6 and 11 (18th century farmsteads) where the dated farmsteads form part of a wider concentration of 18th century farmsteads in the north-eastern part of the High Weald.

Notably, whilst Area 12, Frittenden Pastures, had a remarkably high survival of Pre-1600 farmsteads, no farmsteads that can be dated to the 17th century at least are recorded within the area and there is only one farmstead dated to the 18th century by its buildings.

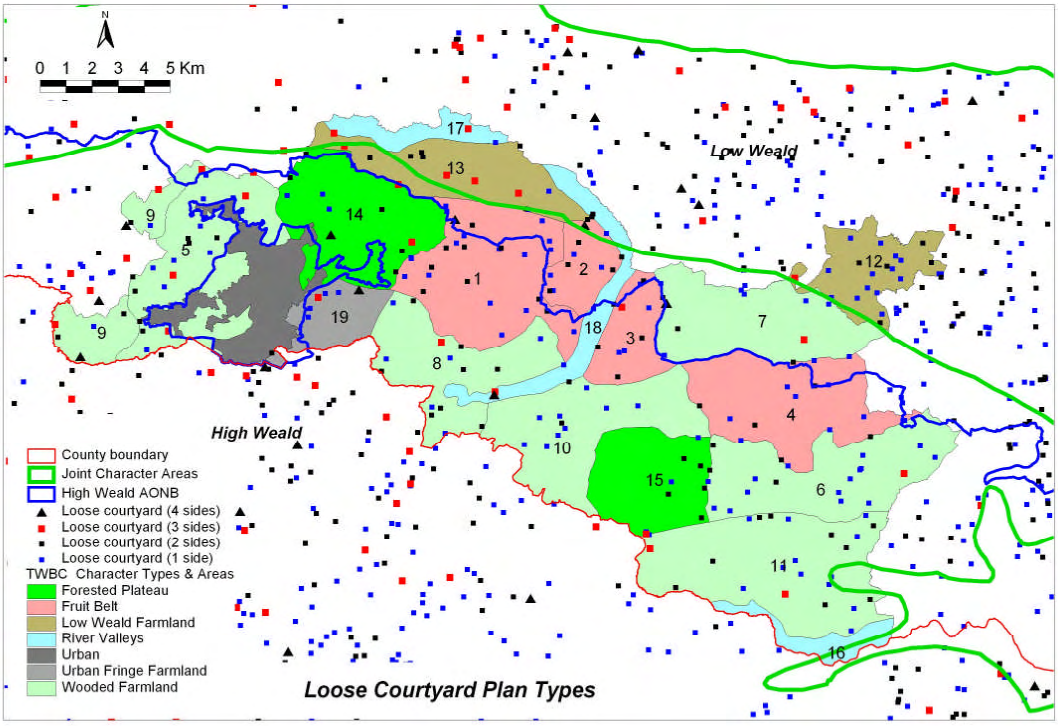

Figure A3.5

Farmsteads by Plan Type – Loose Courtyard Plans

In contrast to the High Weald generally, where loose courtyard plans with individual detached buildings are grouped around a yard are the most common plan form, they are not the dominant plan form in the Borough, coming second to Dispersed plans. They remain however, a characteristic plan form representing 34% of recorded farmsteads. Of these the smaller farmsteads with only one or two working buildings to the yard are most frequent (40% of loose courtyards are LC1 types and 33% are LC2 types). As might be expected of a major plan type, loose courtyards are found in all character areas (except within the valley of the Rother where there are few farmsteads recorded) but there are particular concentrations in Area 12 and Area 6 extending into the adjacent areas to the south and west.

Almost one third (31%) of loose courtyard plans retain a Pre-1600 building.

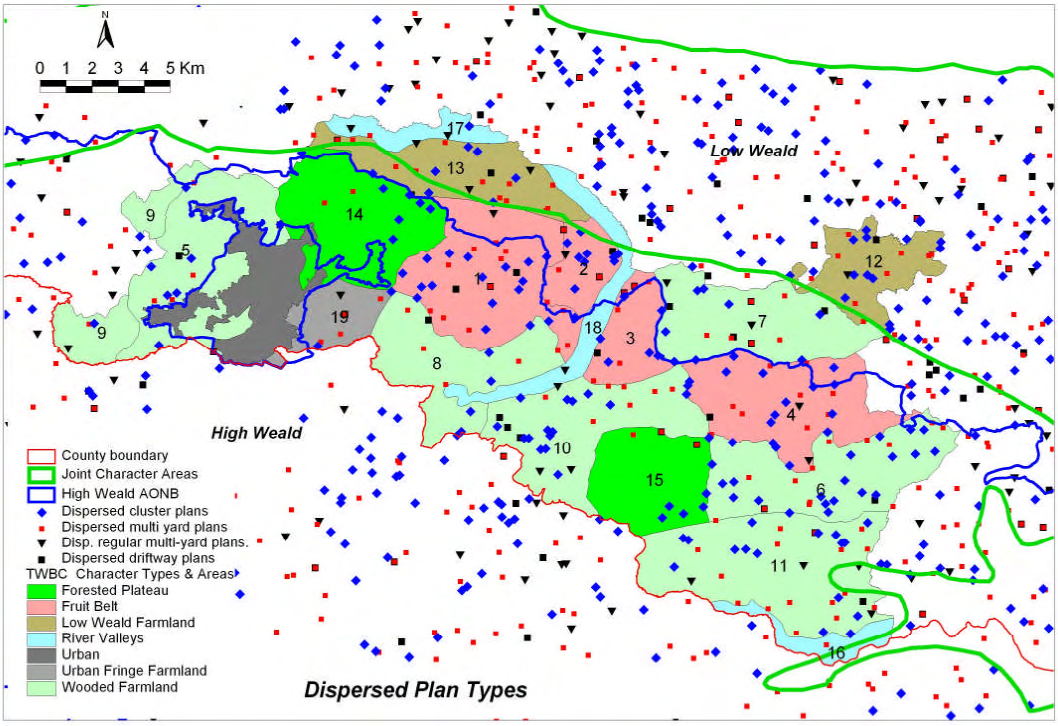

Figure A3.6

Farmsteads by Plan Type – Dispersed Plans

Dispersed plans are noted as a particular characteristic of the Wealden landscapes. Whilst across the Weald generally they remain second in dominance to loose courtyard plans, within the Borough Dispersed plans are the dominant plan form representing 45% of recorded farmsteads. The most common dispersed plan type is the Dispersed Cluster followed by the Dispersed Multi-yard plan, both of which are found across all character areas although they are less frequent in Area 8, Bayham.

A high proportion of dispersed plans (35%) retain a Pre-1600 building.

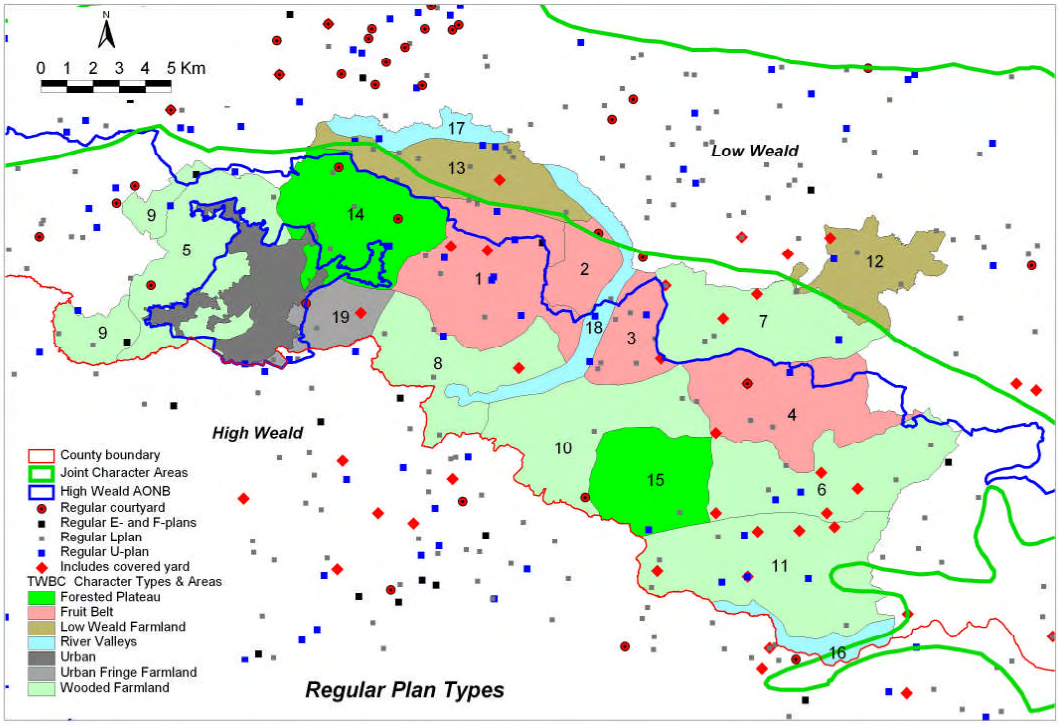

Figure A3.6

Farmsteads by Plan Type – Regular Plans

Regular plans, indicative of planning within the arrangement of the farm buildings as was widely advocated from the late 18th century and throughout the 19th century are not a major feature of the High Weald but have been shown to be more common in the Low Weald to the west of the High Weald. Within the Borough regular courtyard plans represent only 12.8% of recorded farmsteads, lower than the average for the High Weald where 18% of farmsteads are of regular form. Just over half of these plans are Regular L-plans which, as discussed in the main report, are problematic as they may represent an earlier building such as a barn within a loose courtyard with a later shelter shed attached to create a L-plan as opposed to a planned L-range. 27% of regular plan farmsteads are U-plans and 11% are full regular courtyards. There are a small number of the larger regular plan types such as the Regular E-plan.

The distribution of the regular plans is of interest in that they are mainly found in the Fruit Belt character areas and the two Wooded Farmland areas at the south-east end of the Borough. In this latter area there is a small cluster of farmsteads that include a covered yard. However, there are not the larger concentrations of regular courtyards within the Borough such as that to the north-east of Tunbridge Wells beyond the Borough boundary.

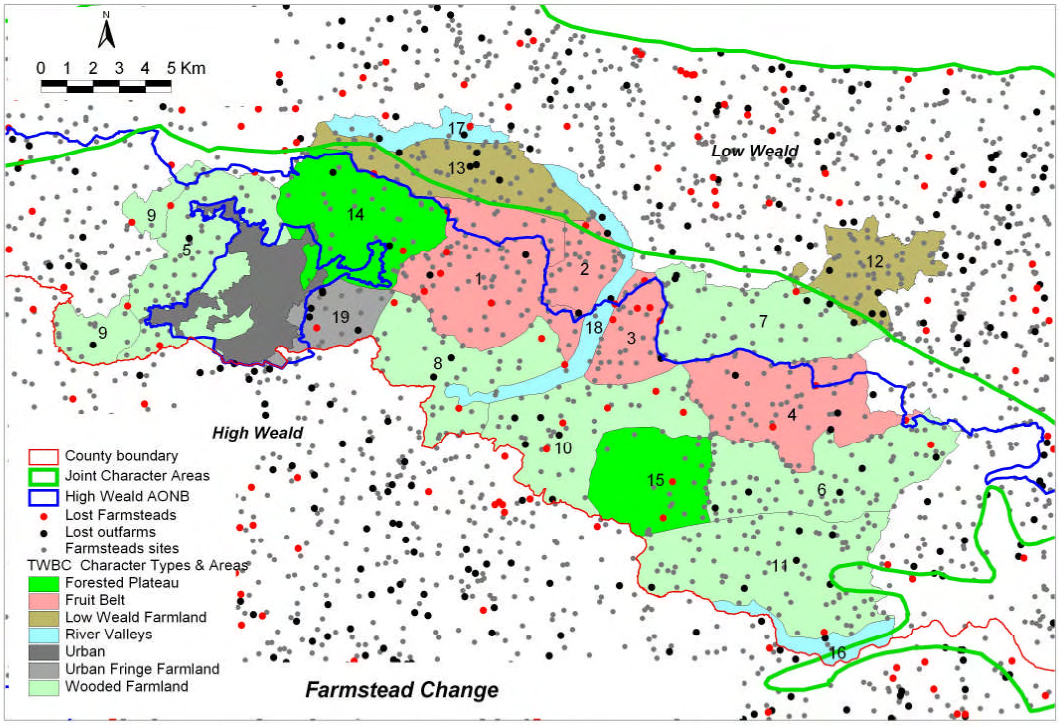

Figure A3.7

Farmstead Change

The recording of farmsteads across the High and Low Weald character areas compared the late 19th century mapping with the modern Mastermap data and so it was possible to record an indication of the level of change experienced by each farmstead.

Figure A3.7 shows those farmsteads that have been lost from the landscape since the late 19th century and suggests that the level of loss across the Borough has been relatively limited. This data, compared to the number of farmsteads recorded in the landscape, emphasises the importance of farmsteads to the landscape of the Borough.

APPENDIX IV

FARMSTEAD CHARACTER STATEMENTS

JCA 120 Wealden Greensand

SUMMARY

The long curved belt of Wealden Greensand runs across Kent parallel to the North Downs and through Surrey, south to the Hampshire Downs and curving back eastwards running parallel to the South Downs in West Sussex. Local character varies as a result of changes in topography, soils and land use but is unified throughout by the underlying geology and scarp/dip slope topography. The Character Area is well wooded (22%) with land classified as urban at 13.5%. 54% of the Character Area is agricultural land. 57% of the area falls within an AONB, mainly the Sussex Downs and partly within the East Hampshire Downs, Surrey Hills and bordering the North Downs.

Key characteristics are:

- Medium-high densities of historic farmsteads.
- Many farmsteads retaining pre-1750 buildings set within a landscape largely of medieval origin but subject to a much higher degree of boundary loss than the High and Low Weald.
- Loose courtyard plans, typically with buildings to two or three sides of a yard
- Timber-framed farmhouses of pre-1750 date.
- Timber-framed barns, often aisled to at least one side. Some barns are of pre-1550 date but mostly of 17th and 18th century date.
- Oast houses in the northern and western parts of the area, unconverted examples retaining internal fitments and farmsteads retaining a range of structures associated with the hop industry being rare and significant.

1 Historical Development

- The variability of the soils, from fertile greensand to intractable clays, within relatively short distances made this an area of mixed farming but the balance can differ locally with elements such as dairying or hop growing having greater dominance in certain areas. In the Petersfield area dairying for liquid milk was important, in Rother Valley cheese making was important, whilst around Maidstone hop growing was common. Fruit growing is also important in the Kent part of the area where orchards are characteristic.
- The mixture of hops, fruit, dairying and poultry rearing and fattening insulated this area from the worst of the agricultural depression in the late 19th century.

2 Landscape and Settlement

- The predominant settlement pattern is dispersed settlement.
- Medium-high density of farmsteads in the landscape, although with the exception of the the southern boundary along the Low Weald the generally larger farm size resulted in a lower density pattern than the Low Weald.
- Some of the dispersed farmsteads have medieval origins (a few stand on moated sites) although in areas of heathland some farms were created during attempts to improve the heath in the 19th century.
- Dispersed farmsteads associated with a landscape of small and irregular fields, created by assarting from woodland in the medieval period, or medium-sized and more regular fields created between the 15th and 18th centuries by

enclosure through agreement of former arable strips. The latter are more common in the valley of the Rother in the south-west and in the central and eastern parts of the area.

- There was little formal regular enclosure in the area other than in around the areas of heath such as Bordon Heath where small-holdings were common with commoners utilising the heath for grazing stock.

3 Farmstead Plan, Buildings and Dating

The mixed farms in the Wealden Greensand area were typically small and many retain medieval or 17th century buildings although the number of farmsteads that retain pre-1600 buildings is generally lower than in the Low Weald or High Weald. In some parts of the area, such as the south-eastern arm of the area, the density of early farmsteads is comparable to the Low Weald.

Farmstead Types

- As with much of South East England, loose courtyard plans, typically with one or two detached working farm buildings standing around a yard area are the most common plan form.
- Regular L-plan and U-plan ranges are a strong feature of the character area. Some of these plans consist of a barn and a later cattle shed attached at right angles but many are 19th century re-buildings of farmsteads of pre-1700 origin that retain the old farmhouse. In the early 20th century the yard areas of a considerable number of these farmsteads in the west of the area were covered over.
- Dispersed plan farmsteads (which have a cluster of buildings with little or no evidence for formal planning in their arrangement) are found in the character area but are not as prevalent as in the Low Weald or High Weald.
- Some 'multi-yard plans' where there are a number of separate yards reflecting the careful management of stock are found. Most 'multi-yard' plans consist of farmsteads where the yards are largely dispersed and detached from one another. There are a small number of plans where the yards are mostly grouped together.
- There are few large regular courtyard plan farmsteads even though there are several large estates in the area.

Building Types

- Barns in the area are typically of 5 bays with occasional larger examples extending to 8 or 10 bays. Barns dating from the 18th century or before tend to be fully aisled, this area having one of the major concentrations of aisled barns in the area. Many of the barns of the area are 19th century in date and have an aisle to one side or are unaisled and typically have half-hipped roofs.
- Free-standing granaries are an uncommon building type in the area. Grain was probably stored in the farmhouse or in a loft in the barn or over a cartshed.
- Oast houses are a highly characteristic farm building type, especially in the Kent part of the area but also in the western, Hampshire part of the area. Oasts are rare in the southern part of the area. Most Kentish examples date from the late 18th and 19th centuries although there are some examples of older oast houses built within earlier barns. The majority of Hampshire oasts are of 19th century date. Only a small number of unconverted oast houses survive. Farmsteads that retain unconverted oast houses, early to mid-20th

century hop buildings and features such as hop-pickers huts are highly significant.

- Stables are found on many farms and are typically stone- or brick-built and date from the 18th or 19th centuries although occasionally timber-framed examples may survive.
- Buildings for cattle include open-fronted shelter sheds often found attached to a barn, or single storey enclosed cow houses. Most cattle buildings date from the 19th century.
- Outfarms and field barns were once a common feature of the landscape, particularly in the southern part of the area, but many have been lost from the landscape. Often outfarms consisted of a typical 5 bay timber-framed barn with a shelter shed attached at right angles. The surviving field barns are an important remnant of a once widespread building type.

4 Building Materials

- In the western part of the area there is some straw thatch but generally plain clay tile is the characteristic roofing material. Welsh slate is found on some 19th century buildings.
- Timber-framing was typically used for medieval houses and barns with the barns being clad in weatherboarding. Timber-framing continued in use for some farm buildings into the 19th century often combined with local stone for the plinth and weatherboarding for the wall covering.
- The greensand stone available in the area changes in character across the area with, in the west, malmstone, a soft creamy coloured greensand being widely used and harder, darker greensand being used in the central and eastern parts of the character area. Ragstone is also used. The use of stone gives the buildings of the area a distinctive character, especially when entering the area from the west where across most of Hampshire there is no local building stone.
- In Surrey in particular but also in the Sussex part of the area galleting, the insertion of small pieces of dark carstone in the mortar between the stonework, is characteristic.
- In areas adjacent to the chalk downs flint was used, typically combined with brick. Flint walling may also be galleted with small flakes of flint.
- Brick was typically used in combination with the local stone for quoins and for door and window openings.
- Many farmhouses are clad in painted weatherboard or plain clay tile.

JCA 121 Low Weald

SUMMARY

The Low Weald is a broad clay vale adjoining the Greensand of the High Weald extending through Sussex, Surrey and Kent. It forms a low-lying, rural well-wooded landscape in contrast to the adjacent landscapes of the High Weald and South Downs. The Character Area contains around 13% woodland and 7% is classified as urban.

The key farmstead characteristics are:

- Very high densities of historic farmsteads.
- Many farmsteads retaining pre-1750 buildings set within a landscape largely of medieval origin.
- Many small farmsteads with loose courtyard plans.
- Regular courtyard plans concentrated in the area immediately west of the High Weald.
- Dispersed Multi-Yard and Regular Multi-Yard plan farmsteads.
- Barns, often aisled to at least one side and with hipped roofs.
- Buildings for cattle including covered yards in the western High Weald.
- Oast houses concentrated along the northern arm of the Character Area, unconverted examples retaining internal fitments and farmsteads retaining a range of structures associated with the hop industry being rare and significant.

1 Historical Development

- Agriculture on the heavy clay soils of the Low Weald was largely pastoral with the emphasis on fatstock with some dairying but arable farming was also carried out. The extent of arable has fluctuated considerably over time – much arable was abandoned in the later 14th and 15th centuries.
- Mixed farming was found on the lighter soils on slightly higher ground, including arable and fruit growing on the better quality drift deposits of brick earths in Kent and the Bargate outcrop in Surrey.
- By the 19th century arable had increased to its greatest extent but levels fell from the late 19th century with pastoral farming once again dominating.

2 Landscape and Settlement

- Small hamlets and dispersed, ancient farmsteads and farmstead clusters form the predominant element of the settlement pattern. There are some small villages, often no more than linear groups along roadsides whilst others are centred on greens or commons.
- There is a high density of dispersed farmsteads within the character area.
- Fields are generally small and irregular, largely created through assarting of woodland up to the 14th century, and are divided by a dense network of hedges and shaws that are often remnants of ancient woodland. Within this general pattern of irregular enclosure is an area of co-axial field systems to the south-west of Horsham which is claimed to be of Roman origin.
- Fields are slightly larger and more regular on the higher ground and areas of lighter soils including the better quality drift deposits of brick earths in Kent

and the Bargate outcrop in Surrey, where there is a lower density of farmsteads and of pre-1750 fabric/farmstead sites.

- The arrival of the railways in the mid-19th century made a significant impact on the agriculture of the Weald, opening up the London market for hops, fruit and poultry. Hop gardens and orchards, widespread on the northern side of the Low Weald, insulated this area from the worst of the late 19th century agricultural depression.

3 Farmstead Plan, Buildings and Dating

Much of the Low Weald, together with the High Weald is remarkable in a national context for the high numbers of farmsteads that retain early, pre-1750 buildings. The north part of this character area in particular has a major concentration of pre-1550 barns. These farmsteads are set within a landscape of fields and woodland that largely took its present form in the medieval period. The close association of these early farmsteads and landscapes is highly significant.

Farmstead Types

There is a mixture of farmstead plan types across the area:

- Small loose courtyard plans are the most common plan form encountered in the Low Weald.
- Small L-plan steadings with a barn and a later cattle shed attached at right angles are also widespread. Loose courtyards with an L-plan element are mostly concentrated in the west of the area.
- Regular U-plan courtyards, mostly of the mid-late 19th century, are a strong characteristic of the farmsteads of the western part of the character area where some full regular courtyard, E- and F-plans and covered yards, are also often found. Beyond this part of the character area the larger regular plan types are rarely encountered.
- Dispersed plans are a characteristic of Low Weald farmsteads although not to the same extent as in the High Weald except for the in the northern part of the Character Area where there are similar densities to the adjacent part of the High Weald. Such plans include clusters of buildings with little or no evidence for planning in their arrangement and a limited number of plans where buildings are ranged alongside a routeway leading to the farmstead. The density of dispersed plans falls markedly towards the western part of the character area.
- 'Multi-yard plans' where there are a number of separate yards reflecting the careful management of stock are a major characteristic of the Wealden landscape, including the Low Weald. Such plans can be sub-divided into those where the yards are largely dispersed and detached from one another and those where the yards are mostly grouped together (Regular Multi-Yards). The distribution of Regular Multi-Yards is concentrated in the south-eastern and northern sections of the Low Weald.

Building Types

- Medieval timber-framed houses, including Wealden houses, survive on a considerable number of farmsteads.
- Barns, typically of 3-5 bays, were often aisled to at least one side resulting in low eaves-lines, emphasising the mass of the roof over walling. The earlier barns of the area tend to be unaisled. Hipped roofs are characteristic. Many barns retain evidence for being combination buildings in that they housed both animals and crops. The concentration of pre-1550 barns in the north of

the character is a particularly significant feature. The majority of barns in the area date from the 17th and 18th centuries.

- Granaries, either free-standing buildings on staddle stones or forming part of combination buildings such as granary/cart sheds are relatively uncommon. It is probable that grain was stored within the farmhouse or in a loft in the barn. A small number of granaries date from before 1700 but most are of 18th and 19th century date.
- Oast houses are a building type highly characteristic of the Low Weald, particularly on the northern side of the Weald where some large oast houses are found. Most date from the late 18th and 19th century although there are some examples of older oast houses built within earlier barns. Only a small number of unconverted oast houses survive. Farmsteads that retain unconverted oast houses, early to mid-20th century hop buildings and features such as hop-pickers huts are highly significant.
- The importance of cattle on Low Weald farms is reflected in shelter sheds and cow houses. These may be found added to an earlier barn or detached and associated with individual yard areas.
- Whilst oxen were often used for ploughing stables for working oxen have rarely been identified. Any surviving examples of stabling for oxen would be highly significant.
- Pigs were a key feature of the farming economy and pigsties would have been common to most farmsteads. Small stone or brick-built pigsties, including 19th century examples, are becoming increasingly rare.
- Field barns were once a common feature but many have been lost from the landscape. The surviving field barns are an important remnant of a once widespread building type.

4 Building Materials

- Locally made plain clay tiles are the characteristic roofing material with some limited use of Horsham stone slates. Straw thatch was once widespread, but now it is now rarely encountered
- Timber-framing was typically used for medieval houses and barns with the barns being clad in weatherboarding. Timber-framing continued in use for some farm buildings into the 19th century often combined with local sandstones derived from the bordering areas of the High Weald or the Wealden Greensand for the plinth. Sandstone rubble was also used for building.
- Bricks made from the local clays contribute to the distinctive character of the Weald.
- Many farmhouses are clad in painted weatherboard or plain clay tile.

JCA 122 High Weald

SUMMARY

The High Weald is at the core of the Wealden anticline comprising a central area of sandstone dissected by numerous rivers, the headwaters of which have cut steep sided ghylls now often densely wooded. It is a highly distinctive area with a mosaic of small hedged fields and sunken lanes which together with the wooded relief and comparative inaccessibility, provides a sense of remoteness rare within lowland England. The wooded character is reflected in the extensive woodland cover of 27%. The urban area is 7.6% of the Character Area. The majority (78%) is within the High Weald AONB.

The key farmstead characteristics are:

- Very high densities of historic farmsteads.
- Many farmsteads retaining pre-1750 buildings set within a landscape predominantly of medieval origin, this close association being highly significant.
- Small farmsteads with loose courtyard plans or dispersed plans.
- Barns, often aisled to at least one side and with hipped roofs.
- Buildings for cattle including covered yards in the western High Weald.
- Oast houses, unconverted examples retaining internal fitments and farmsteads retaining a range of structures associated with the hop industry being rare and significant.

1 Historical Development

- Much of the High Weald was a heavily forested area used as summer pastures or 'dens' by communities in the surrounding areas during the 7th and 8th centuries, linked by routeways which are often narrow and deeply sunken. These pastures began to be converted to permanent occupation from the 10th century, and from the later 11th century there appears to have been a growth in the number of new farms created out of the woodland through assarting.
- By the late 13th century the Wealden landscape comprised a scattering of gentry properties intermingled with a mass of small peasant holdings of up to 30 acres – although many new assarts of the period were as small as 3–5 acres – practising subsistence-level mixed farming.
- During the 14th century there was some depopulation, with holdings abandoned or merged and some farmers accumulating holdings of a reasonable size. The extent of arable declined at this period. Some colonisation of the woodland continued in the 15th and 16th centuries, at which time there was a considerable growth in population.
- The arrival of the railways in the mid 19th century made a significant impact on the agriculture of the Weald, opening up the London market for hops, fruit and poultry. Hop gardens and orchards, widespread on the northern side of the High Weald, insulated this area from the worst of the late 19th century agricultural depression, whilst poultry rearing and fattening often provided a better income than any other form of farming.
- In the mid-19th century there was a major increase in the conversion of pasture to arable. This conversion was short-lived, and by the end of the

century the amount of arable in the High Weald had declined to levels below that seen before the conversion began.

2 Landscape and Settlement

A predominantly dispersed settlement pattern of isolated farmsteads and hamlets set in anciently-enclosed landscapes:

- Very high density of farmsteads in the landscape, the product of woodland clearance which also resulted in the characteristic pattern of small, irregular fields. These farmsteads were connected by a network of lanes and paths, many surviving as public rights of way that often pass through or close by the historic farmsteads.
- Amalgamation of holdings from 14th century may have also resulted in the creation of some larger fields through boundary removal, especially along the edges of the flood plain of the Rother and within many of the landscape parks of the area.
- Heathland areas such as Ashdown Forest remained largely unenclosed with small encroachments, including small blocks of regular enclosures, occurring around the fringes of the heathland. In the St Leonard's Forest area enclosure in the 19th century created regular medium-sized fields.

3 Farmstead Plan, Buildings and Dating

A high density, by national standards, of pre-1750 and pre-1550 buildings.

Farmstead types

- The small farmsteads of the High Weald often only required a farmhouse and a combination barn which could house both cattle and the corn crop. These buildings could be set close to one another or the barn could stand in a near-by close.
- As with much of South East England, loose courtyard plans, typically with one or two detached working farm buildings standing around a yard area, are the most common plan form.
- Small L-plan steadings with a barn and a later cattle shed attached at right angles are also widespread.
- Dispersed plans are a major characteristic of High Weald farmsteads. Such plans include clusters of buildings with little or no evidence for planning in their arrangement and plans where buildings are ranged alongside a wide route-way leading into the farmstead.
- Many farmsteads have 'multi-yard plans' where there are a number of separate yards reflecting the careful management of stock. Such plans can be sub-divided into those where the yards are largely dispersed and detached from one another and those where the yards are mostly grouped together.
- Larger regular courtyard plan farmsteads are mainly found in the western part of the High Weald where estates developed farmsteads in the 19th century, creating full courtyard plans, some E-plans and steadings with covered yards.
- Linear plans and Attached L-plans with a barn attached to the farmhouse are rare but not entirely absent from the character area.

Building Types

- Medieval timber-framed houses, including Wealden houses, survive on a high proportion of farmsteads.

- Barns, typically of 3-5 bays, were often aisled to at least one side resulting in low eaves-lines, emphasising the mass of the roof over walling. The earlier barns of the area, dating from the 15th and 16th centuries tend to be unaisled. The majority of barns in the area are of 17th or 18th century date. Hipped roofs are characteristic. Many barns retain evidence – either in partitions or in evidence for lost partitions - for being combination buildings in that they housed both animals and crops.
- Granaries were rarely required on the smaller farms where grain could be stored in the farmhouse or in a loft in the barn. On larger farms the granary was often incorporated with the oast house or above a cart shed. Granaries pre-dating the 19th century are rare and significant.
- The importance of cattle on High Weald farms is reflected in shelter sheds and cow houses, although these are mostly of 19th century date. These may be found added to an earlier barn or detached and associated with individual yard areas. In the later 19th century some larger farms, particularly those in the western part of the area, provided large covered yards for cattle. Some yards would have been used for the working oxen that were widely used for ploughing.
- Stables are typically small buildings, usually brick-built, and mostly date from the 18th or 19th centuries.
- Oast houses are a highly characteristic building type, particularly on the northern side of the High Weald. There are very few oasts in the area west of Ashdown Forest. Most oast houses date from the late 18th and 19th century although there are some older examples built within earlier barns. Only a small number of unconverted oast houses survive. Farmsteads that retain unconverted oast houses, early to mid 20th century hop buildings and features such as hop-pickers huts are highly significant.
- Field barns were once a common feature, particularly in the southern part of the Weald east of Ashdown Forest. Over 2/3rds of these buildings have been lost from the landscape. The surviving field barns are an important remnant of a once widespread building type. Most probably date from the 19th century but it is possible that some barns are earlier. Few are listed.

4 Building Materials

- Locally made plain clay tiles are the most commonly used roofing material. Tiles largely replaced straw thatch in the late medieval period and now thatch is rarely seen in the High Weald.
- In the west of the area the sandstone is capable of being spilt into slates used for roofing (Horsham slates).
- Timber-framing was typically used for medieval houses and barns with the barns being clad in weatherboarding.
- Bricks made from the local clays contribute to the distinctive character of the Weald. Local sandstones were also used for building.
- Many farmhouses are clad in painted weatherboard or plain clay tile.

JCA 124 Pevensey Levels

SUMMARY

The Pevensey Levels are the largest tract of wetland in East Sussex, lying between Bexhill and Eastbourne. The land consists of low-lying reclaimed wetland, mainly under pasture with some arable. It is an open landscape, with only 0.5% woodland cover. 21% is defined as urban and 37% is SSSI.

Key farmstead characteristics are:

- Low density of farmsteads, mainly small loose courtyard or L- and U-plans
- A number of farmsteads that originated as monastic grange farms
- Farm buildings predominantly of 19th or 20th century date
- A small number of farmsteads retaining buildings dating from pre-1800

1 Historical Development

- Reclamation of the marshes from the Saxon period was principally aimed at creating grazing land, mainly for the cattle of communities surrounding the Levels. Although the loamy soils offer high quality agricultural land, there has not been the increase in arable over former pastures that has been seen in Romney Marsh. Arable is generally limited to small areas of higher ground.
- Protection from the sea was offered by some natural protection, and the construction of sea defences in the 13th century and the Crooked Ditch in the 14th century.
- Inundation by the sea from the 14th century caused extensive flooding and the abandonment of much of the area leaving several deserted villages and abandoned moated sites.
- Further attempts to keep the sea at bay were made in the 16th century. Concrete defences were constructed in the early 19th century and mid-20th century.

2 Landscape and Settlement

Low density of farmsteads in an open landscape:

- Settlement in this area was predominantly dispersed with a few small nucleated villages some of which were deserted in the 14th-15th centuries. These deserted sites include both village sites and moated farmsteads.
- This is an area of relatively few farmsteads. Farmsteads are predominantly found on the western side of the area and on the very fringes of the Levels. Within the heart of the area farmsteads of medieval origin are usually located on small areas of slightly higher ground.
- Few of the fields of the Levels are hedged – most are bounded by drainage ditches resulting in a very open landscape. Hedges and fences are mainly seen alongside roads and tracks. The fields of the area are predominantly small and many are highly irregular, which may reflect the piecemeal reclamation (or 'inning') of the area although it is known that some monastic institutions such as Battle Abbey were also involved in the reclamation. The relative permanence of the ditches and the continued pastoral use of much of

the area means that this landscape is a remarkable survival of a medieval field system in a lowland context.

3 Farmstead Plan, Buildings and Dating

This is an area with a low density of surviving farmsteads, very few of which retain buildings pre-dating 1800. Many of the sites of the lost farmsteads have been subsumed within the urban development of Eastbourne and Langney

Farmstead Types

- As with much of South East England, loose courtyard plans, typically with one or two detached working farm buildings standing around a yard area are the most common plan form.
- Small L-plan and U-plan arrangements with a barn and a cattle shelter shed attached at right angles were found on some farmsteads and outfarms.
- There are few large regular courtyard plan farmsteads but there are a small number of regular 'multi-yard' plans which reflect the management of stock.
- A small number of dispersed plans with little or no evidence for planning in their arrangement are found in the area.

Building Types

- Barns are not a strong feature of the Pevensey Levels landscape given the predominance of cattle in the farming of the area. A few timber-framed and solid-walled barns are found in the area, especially on farmsteads at the fringes of the area.
- Cattle buildings consist of open fronted shelter sheds and enclosed single storey cow houses, typically of 19th century date.
- Outfarms and field barns were once a common feature but many have been lost from the landscape. Single buildings with an attached yard were typical but also there were also some small L- and U-plans. The surviving field barns are an important remnant of a once widespread building type.
- There are a small number of oast houses within the character area.

4 Building Materials

- Plain clay tile is the typical roofing material for farmhouses and farm buildings.
- Timber-framing was typically used for early houses and farm buildings with the farm buildings being clad in weatherboarding.
- Cobbles and brick are the characteristic materials seen in surviving farm buildings.

JCA 125 South Downs

SUMMARY

The South Downs is a prominent spine of chalk stretching from the Hampshire Downs to the coastal cliffs of Beachy Head in East Sussex. At intervals the chalk ridge is traversed by broad river valleys with flat floodplains and water meadows. At intervals the uplands are traversed by broader, well-settled river valleys with flat floodplains and water meadows. 8% of the character area is classified as urban and 84% of the character area is in the East Hampshire and South Downs AONBs (which may become a National Park in 2005).

Key farmstead characteristics are:

- A low density of village-based and isolated farmsteads in the landscape, due to a large holding size by national standards.
- Large barns, often aisled with large expanses of roof compared to wall area.
- Commonly two or three threshing barns on a farmstead, the predominant farmstead types being loose courtyard plans and 'multi-yard' plans.
- Shelter sheds for cattle typically added from the mid-19th century when there was a move to dairying and rearing.
- Detached granaries have been especially vulnerable to loss.

1 Historical Development

- During the Saxon period the higher downland, which was extensive arable land in the Iron Age to Roman periods, reverted to pasture with arable concentrated on the lower slopes. Estates, some of which may reflect Roman land units, developed and became the basis for the large, rich estates of the medieval period which were predominantly in the hands of ecclesiastical lords including the Archbishop of Canterbury and the Bishops of Winchester and Chichester. Land held by other monastic institutions up to the 16th century often came into the hands of wealthy secular lords after the dissolution.
- The South Downs were well known for their corn and wool production, with Winchester – at the western end of this belt of chalk – being one of the nine staple towns in the country.
- Within the South Downs there were differences between the western and eastern parts of the area, the River Adur marking the boundary. Even from the 14th century there were more sheep in the eastern part of the South Downs and tithe values were higher. In the 18th century the distinction between the two parts area was evident in the sheep breeds encountered, with improved South Downs found to the east and the old downland variety to the west.

2 Landscape and Settlement

- Generally, there is a low density of settlement, particularly in the central section of the area. Settlement density increases at the western and eastern ends of the character area.

- Settlement is mainly concentrated in small to medium sized villages, many of which lie along the river valleys although the numbers of isolated farmsteads are greater in the western and eastern ends of the area. The predominant pattern of medium to large-scale fields largely reflects the gradual enclosure of open fields and downland through enclosure by agreement which had started by the 15th century and which was often linked to the creation of new farmsteads. Extensive areas of common fields survived in the west of the area into the 19th century and in the rich meadowland of the valley floors until the 19th century.
- Farmsteads are generally more exposed to view in the east downlands, where woodland is concentrated on the lower ground slopes, than in the centre – where there is more woodland due to large estates and the creation of beech plantations in the 19th century – and the west, where woodland was also found on the scarp slopes.
- Most farms in this character area were large by national standards, although in West Sussex farmsteads tended to be smaller than those in the areas east of the River Adur.
- Some of the large downland farmsteads represent the sites of medieval hamlets where the small farms have been amalgamated into one holding. Settlement earthworks around these steadings may survive.
- Some isolated farmsteads are associated with the surviving cottages of farm labourers, generally of 19th century date.

3 Farmstead Plan, Buildings and Dating

In common with other chalk downland areas in the south, the buildings of the farmsteads of the South Downs demonstrate the importance of arable farming but rarely do they reflect the importance of sheep. This was an area of large and generally prosperous farms where there was capital available to for new buildings. Therefore, across much of the area there are few farmsteads that retain pre-1700 buildings although in the areas at the far western and eastern ends of the character area there are greater numbers of farmsteads retaining early fabric.

Farmstead Types

- As with much of South East England, loose courtyard plans, typically with two or three detached working farm buildings standing around a yard area are the most common plan form.
- Some large farmsteads have 'multi-yard plans' where there are a number of separate yards reflecting the management of stock. Such plans can be sub-divided into those where the yards are largely dispersed and detached from one another and those where the yards are mostly grouped together. These plans have often evolved, reflecting the increased importance of cattle in the 19th century.
- There are few large regular courtyard plan farmsteads even though considerable areas of the South Downs lay within large estates. U-plans are the most common regular plan type and there is a particular concentration in the area to the west of the Hampshire/Sussex county boundary but otherwise they do not form a major characteristic of the area.
- Linear, parallel and L-plans with the farmhouse attached are extremely rare.

Building Types

- Barns, typically of 5 or more bays, were often aisled with hipped roofs resulting in low eaves-lines, emphasising the mass of the roof over walling.

The re-use of timbers from earlier buildings was common-place making the dating of some barns particularly difficult.

- Stables for working horses and, on larger farms, a separate stable for the riding horses are typical. In the Sussex part of the South Downs the use of oxen for ploughing continued into the late 19th and, occasionally, early 20th century and so stabling for oxen may also be found although few examples have been identified to date.
- Granaries were provided on most farmsteads. These may be free-standing buildings, typically timber-framed and raised on staddle stones, or be incorporated into another building such as a loft in a barn or above a cart shed.
- Buildings for cattle typically date from the 19th century and include open-fronted shelter sheds and cow houses arranged around yards and often connected to earlier barns.
- Cart sheds were a feature of the majority of farmsteads which would have required several wagons and other implements associated with arable cultivation.
- Pigsties were found on many farms, especially where dairying became a part of the farming enterprise in the 19th century. Many pigsties have been lost and so good surviving examples are becoming rare.
- Sheep were rarely provided with buildings in the farmstead as the yards and shelter sheds could be used for shearing or lambing. Pens and shelters for rams were occasionally provided and are now extremely rare.
- Large isolated downland farms often included a number of ancillary buildings and structures such as a smithy, a carpenter's workshop or a well head.
- Outfarms and field barns associated with enclosure of higher downland were once common but many have now been demolished or are derelict. There has been a particularly high loss of outfarms in the areas adjacent to the Adur and Cuckmere rivers. Outfarms included full regular courtyards and U-plans but most were L-plans of a barn and cattle shed or loose courtyards with detached barn and cattle sheds around a yard. Smaller examples consisted of a single building with a yard.

4 Building Materials

- Straw thatch was the traditional roofing material but is now rare.
- Plain clay tiles, available from the nearby clay lowlands to the north of parts of the South Downs are a widespread and dominant characteristic.
- In the Hampshire part of the area timber-framing was predominant for most buildings until the 17th century, and continued in use until the 19th century for some farm buildings.
- Flint and cobbles were used more widely in Sussex including for farm buildings, from the medieval period and more generally for farm buildings from the late 18th century.
- Flint combined with brick for quoins, dressings to windows and as banding within the flintwork is particularly characteristic of the 18th and 19th centuries across the whole of the area.
- Brick was often used for some farm buildings such as stables from the 18th century and was more widely used in the 19th century although it did not replace other local materials until the late 19th century.

JCA 126 South Coast Plain

SUMMARY

The South Coast Plain lies between the dip slope of the South Downs and the waters of English Channel, Solent and part of Southampton Water. The coastline includes several major inlets such as Chichester and Langstone Harbours which have particularly distinctive local landscapes. 38% of the Character Area is defined as urban, whilst 45% is cultivated. 11% of the land falls within the Chichester Harbour AONB, and 5% is SSSI. 5% lies within the proposed South Downs National Park.

Key farmstead characteristics are:

- A medium density of mainly village-based farmsteads in the landscape.
- Loose courtyard plans, including those with an L-plan element typical
- Dated farmsteads are predominantly of 18th century date
- Barns, often aisled to at least one side and predominantly dating from the 18th and 19th centuries
- Timber-framing typical of the western part of the area, cobbles and stone widely used in the eastern part of the area
- Clay tile and slate are the predominant roofing materials on historic farm buildings.
- Thatch, once widespread, is occasionally seen on farm buildings. They represent important survivals of the vernacular tradition.
- Some manor farms retain dovecotes dating from the medieval period to the 18th century.

1 Historical Development

- The coastal plains provided some of the most fertile, productive land in the Region. Along the south coast of Hampshire and Sussex areas of brick earth provided excellent wheat lands.
- The growing towns of the south coast stimulated market gardening and fatstock farming, especially from the mid-18th century. With the arrival of the railways market gardening expanded further with, for example, strawberries being sent to London. Whilst horticultural activity has largely disappeared from the western part of the area, it remains an important element of the landscape south of Chichester.

2 Landscape and Settlement

- The coastal plain was densely settled in the Saxon and medieval periods. Settlement in the eastern part of the area was predominantly nucleated with relatively low levels of dispersed farmsteads and hamlets. In the western part of the character isolated farmsteads were intermixed with a number of nucleated settlements that had developed urban characteristics by the 13th century.
- The general pattern of fields in the areas between the major conurbations is one of large, arable fields on the lower coastal plain with smaller fields on the upper part of the plain. The fields largely appear to have been created through a process of enclosure by agreement from the 14th century with some small areas of more regular enclosure which are mostly of 18th/19th century date. Typically the fields surrounding settlements are small, some boundaries reflecting former strips.

- Although the coastal plain offered some of the best soils of the country, the proximity of the urban areas has resulted in the large-scale loss of farmland to development and, in most cases, the total removal of high numbers of farmsteads, particularly in the Hampshire part of the character area. Areas where development pressure has been lower support intensive arable farming, dairying and stock rearing and horticulture.

3 Farmstead Plan, Buildings and Dating

The rich arable lands of the South Coast Plain, access to local urban markets and a coastal link to London allowed many farmers to re-build their farmsteads, particularly in the 18th and 19th centuries. This re-building means that there are very few surviving buildings of pre-1750 date.

Farmstead Types

- As with much of South East England, loose courtyard plans, typically with two or three detached working farm buildings standing around a yard area are the most common plan form. Small L-plan steadings with a barn and a later cattle shed attached at right angles are also widespread.
- 'Multi-yard plans' probably reflecting the management of stock, can be sub-divided into those where the yards are largely dispersed and detached from one another and those where the yards are grouped together. Multi-yard plans are found predominantly in the eastern, Sussex, part of the character area although in smaller numbers than is typical of the Low or High Weald.
- Dispersed clusters are found in very small numbers.
- There are relatively few large regular courtyard plan farmsteads. Full courtyards with buildings to all sides of the yard are the most common form of the larger courtyard plans. E-, F- and T-plans are uncommon.

Building Types

- Early barns are often timber-framed and aisled resulting in a low eaves which emphasises the importance of the roof over the walling. Most barns are built in brick or cobble with brick dressings and are unaisled or aisled to one side only and have half-hipped roofs. The majority of barns are of 18th or 19th century date.
- Free-standing granaries are rare. There are a few examples of timber-framed granaries on staddle stones with either brick infilling or weather-boarded dating from between the 17th and early 19th century. Granaries are sometimes found over cartsheds with granaries over, these usually being of 19th century date. It is probable that grain was commonly stored in a loft in the barn.
- Buildings for cattle are either open-fronted shelter sheds set around a yard and often attached at right angles to a barn or are enclosed single storey cow houses. Buildings for cattle are predominantly of 19th century date. Earlier cattle buildings would be considered important.
- Cart and implement sheds would have been found on most farms. They may incorporated into one of the ranges of U-plan and regular courtyards.
- Field barns were once a common feature but many have been lost from the landscape. The surviving field barns are an important remnant of a once widespread building type.
- Dovecotes are found on some high status farms.
- Glasshouses remain a feature of the landscape in the area south of Chichester.

4 Building Materials

- The extensive arable of the area provided straw for thatching and so this was the traditional roofing material. Thatch survives on a small number of farm buildings and this tradition should be maintained. Thatch is more commonly seen on houses within the character area.
- Plain clay tiles produced in the adjacent clay lowlands to the north in Hampshire and in the Weald would have also been available and are the most common roofing material seen on historic farm buildings. Welsh slate is found on some 19th century buildings.
- Timber-framing was typically used for medieval houses and barns with the barns being clad in weatherboarding. Timber-framing continued in use for some farm buildings, particularly in Hampshire, although brick was widely used from the 18th century.
- In the Sussex part of the character area flint and cobbles taken from the beaches were used for some farm buildings including barns. The cobbles were often laid in courses giving a distinctive appearance.
- There are some examples of the use of sandstone in farm buildings, though it is not a common feature. Occasionally such stone work is galleted with small pieces of stone set into the mortar joints.
- Brick and flint was used, especially in areas adjoining the South Downs, in the later 18th and 19th centuries.

APPENDIX V

GLOSSARY

GLOSSARY OF TERMS

Aisled barn	A barn in which increased width was obtained through the use of aisles – narrow extensions along one or more sides or ends of the barn. A series of posts stand in the place where the walls of an unaisled building would run. The roof is carried on beyond the line of the aisle posts so the height of the walls is reduced and the visual mass of the roof increased.
Allotment	An area of land allotted to a farmer, often at the time of enclosure. The word changes meaning in the later 19th century, to mean 'land allotted to villagers for growing their own fruit and vegetables'.
Arable	Land cultivated for the growth of crops.
Bank barn	A combination barn of usually two storeys. Through constructing the barn against a bank, both floors can be entered from ground level. Typically bank barns have a threshing barn, sometimes with a granary and hayloft, and over housing for cattle. The ground floor may be open-fronted or enclosed. Bank barns are characteristic of the Lakeland area of the North West Region and parts of Devon, Somerset and Cornwall in the South West Region. They could be placed across the slope or along the slope, the latter having the lower floor often accessed from doors close to or in one gable end.
Barn	A building for the storage and processing of grain crops, and for housing straw. See also *Aisled Barn and Combination Barn*.
Berceries (sheep houses)	Medieval name for sheep houses – shelters provided for sheep usually in areas of grazing away from the farmstead.
Byre (*see* shippon *and* hovel)	Dialect term for cowhouse, commonly used in Yorkshire and the North East.
Cart shed	A building for housing carts and farm implements. Cart sheds are usually open-fronted buildings sited close to a road or track into the farmstead. One bay of a cart shed may be portioned off and provided with doors to create a secure storage area for smaller implements. In many areas cart sheds are combined with first-floor granaries.
Catch meadow system	Similar to watermeadows. A system of drains cut along a hillside and made to overflow onto the pasture below in winter, encouraging the early growth of grass. Also known as field gutter systems.
Chaff box/chaff house	Storage for the chaff, or outer husks of crops, a typical by-product of threshing. Chaff was used as fodder for horses.
Cider house	A building for the milling and pressing of cider, found in the South West and the West Midlands. Cider houses usually form part of a combination range, and are often only marked by a wide doorway.
Cob	A term used for earth-walled buildings in the south and west of England. Cob buildings are heavily concentrated in Devon and Dorset and are also found in Wiltshire, Hampshire and Oxfordshire.
Combed wheat reed	A method of thatching in which all the straw is laid in the same direction with butts down. The stems of the straw are not bruised or crushed as with longstraw. The finished roof resembles reed thatch rather than longstraw.
Combination barn	A barn that also housed cattle or horses, and sometimes other functions such as cart sheds and granaries. Combination barns can be two-storey or single-storey buildings. They include bank barns.
Convertible husbandry	A system whereby some fields were brought into arable cultivation for a short period – usually until the soil was exhausted – and then returned to pasture for a number of years. This system was commonly found in upland areas of the country.

Coping	Usually flat stones but sometimes bricks laid on the top of a wall to prevent water getting into the core of the wall: for example, on the top of a gable wall of a building where the roofing material abuts the gable wall rather than covers it.
Covered yard	A cattle yard that is fully covered by a roof – the aims of which were to protect the nutrients in the manure collecting in the yard from being washed away by the rain and to provide an environment where cattle would fatten more quickly.
Cow house	An enclosed building for cattle in which the animals are normally tethered in stalls.
Cruck, Raised cruck, Jointed cruck	A pair of curved timbers, usually halved from the same tree trunk, that form an A-frame extending from the ground to the apex of the roof. A raised cruck has the feet of the crucks raised off the ground, usually embedded in a masonry wall. Jointed crucks are individual cruck blades formed by two timbers joined together.
Dairy	A building, or more often a room within the farmhouse, where milk was processed to make cheese and butter.
Daub	A mixture of clay and straw applied to wattle infill of timber-framing to make a wall.
Demesne farm	A manorial farm managed directly as opposed to land within the manor farmed by tenants.
Dipping	The washing of sheep by immersing them in water.
Dispersed settlement	Settlement consisting of scattered, isolated farmsteads and small hamlets. Dispersed settlement is the predominant settlement form over much of western parts of England, and an area extending from East Anglia to the South East.
Donkey wheel	A large wheel within which a donkey would walk usually to draw water from a well.
Dovecote	A building, or part of a building, providing nest boxes for pigeons or doves.
Downland	The higher land of the chalk areas of the country. These areas typically had a poor, thin soil and were the preserve of sheep which grazed on the extensive, unenclosed areas. This form of management suppressed the growth of scrub and allowed a rich flora to establish.
Dutch barn	Now used to describe an iron-framed, open-fronted building for the shelter of hay or corn. They typically date from the late 19th to the mid 20th centuries.
Enclosure	Enclosed land. Enclosure of land may have occurred at an early date – possibly medieval and in a few rare cases, in the prehistoric period. In other areas open fields or common land was enclosed either by agreement or, in the 18th and 19th centuries, by act of parliament.
Engine house	A structure often attached to a threshing barn or mixing barn in which horses would power machinery. Often called a 'gin-gang'.
Fallow land	Land left uncultivated, allowing it to rest. In a 3-field open field system one field was left fallow by rotation each year.
Farmstead	The homestead of a farm where the farmhouse and some or all of the farm buildings are located.
Fatstock	Farm animals reared for meat.
Field Barn	A building set within the fields away from the main farmstead, typically in areas where farmsteads and fields were sited at a long distance from each other. Field barns are often combination buildings providing storage for hay or straw and shelter for animals.
Flail	An implement comprising two linked wooden sticks used to beat grain from the ear (*see* Thrashing).
Ging-gang	See Engine house.

Granary	A building for storing grain before it has been milled. Granaries are usually at first-floor level to prevent rodents and damp damaging the grain. They could be free-standing structures or be an enclosed upper floor above a cartshed or stable.
Grange	A farmstead belonging to and run by a monastic house.
Grazier	A person who farms grazing animals, typically for meat or wool.
Half-hipped roof	A roof in which the gable wall rises above the height of the eaves but does not extend to the apex. The upper part of the gable has a short sloping roof with rafters lying axially (in the same line of the orientation of the building). In a fully hipped roof, axial rafters are of the same length as the rafters of the main roof slopes.
Hay barn	A structure to shelter but ensure the adequate ventilation of hay. They are typically open-sided structures with roofs supported on high brick, stone, timber or iron piers.
Hay loft	Storage for hay above cart shed or stables.
Hayrack	A rack made of wood and from the later 19th century often made in iron, in which hay could be placed to be eaten by cattle, horses or sheep.
Hemmels	Small open-fronted cattle shelters with their own yards, mostly found in the North East.
Hipped roof	A roof with slopes at the gable ends of equal or similar length to the side slopes. The gable walls do not rise up to the apex but are of similar height to the side walls. The top ends of the rafters that do not extend to the ridge are carried on a hip rafter.
Hit-and-miss timber boarding (also called Yorkshire boarding)	Usually vertical boarding forming a wall to animal housing which has gaps between the boards to provide ventilation for the animals.
Holding	A farm.
Hop kiln	A building in which hops are dried. Also known as oast houses in Kent and Sussex.
Hovel	A dialect term for cow house, formerly common in parts of the Midlands and central southern England.
Hurdle work	Hurdles, usually made from hazel or another pliable wood woven to form fence panels, were arranged to form temporary enclosure for animals, especially sheep.
Husbandry	Farming, the management of the production of crops and animals.
Infield-outfield system	A type of agriculture practised in pastoral (usually upland) areas, where the fields closest to the farmstead or settlement were the most intensively cropped and animals were only permitted to graze after the hay or corn crop was cut. Beyond was rough grazing for sheep and cattle, which was occasionally ploughed for corn.
Kneeler	A stone, often shaped, which supports the stone coping to the gable end.
Laithe house	A linear range of one construction comprising a farmhouse with attached barn and usually a stable. There is no internal link between the house and the agricultural element of the range. Laithe houses are usually associated with small part-time farmers who were often involved in the textile industries of the Pennines.
Lean-to	A building, usually a later addition, which is constructed against the side of a larger building. Lean-tos typically have a mono-pitch roof.
Lias	A form of limestone, typically split into thin pieces.
Linear farmstead	A farmstead where the farmhouse and agricultural buildings are ranged in a

	line, usually attached to each other.
Linhay	Two-storeyed building with open-fronted cattle shelter with an open-fronted hay loft or tallet above characteristic of Devon and south Somerset. The tallet may be constructed as a conventional floor or simply created from poles. Historically the term linhay was used to refer to a wider range of buildings including field barns.
Loose box	An individual cubicle for housing fatstock, found in the form of lean-tos attached to barns or other buildings, or as continuous ranges with an optional central or rear feeding passage.
Longhouse	A building that housed humans and cattle under one roof and in which there was direct access from the accommodation into the byre. The byre was always built down-slope from the accommodation. Originally animals and humans used the same entrance but as living standards changed the animals were often provided with separate access.
Longstraw	Term used to describe a thatching method where the ears and butts of the straw are mixed. The stems of the straw are bruised and crushed and the result is a generally looser coat than combed wheat reed or water reed. The appearance of the roof is quite different from combed wheat reed and water reed, with a much thicker covering of straw.
Manger	An open trough in a stable or cowshed from which horses or cattle could eat.
Mass-walled building	Buildings where the walls are constructed of solid materials such as stone, earth or brick as opposed to timber-framed walling.
Meadow	A field maintained for providing grass for grazing and for making hay.
Midstrey	Term used in southern England and East Anglia for the projecting porch to a threshing barn.
Nucleated settlement	Settlement pattern consisting mainly of villages with relatively few isolated farmsteads or hamlets.
Oast house	A building in which hops are dried.
Oolite	An easily worked form of limestone from the Jurassic period.
Open-field system	A system in which farmland was held in common with the strips of individual farmers intermixed across several fields. Open-field systems rarely had hedges between strips or fields. Over time the strips were usually consolidated and eventually enclosed. Enclosure of open fields results in characteristic field patterns where the boundaries form an elongated reversed 'S'.
Outfarm	A barn with animal accommodation either within the barn or separately, located away from the main farmstead, which avoided transporting straw and manure to and from distant fields.
Outshot	*See* Lean-to
Pantiles	Clay roofing tiles with a wavy profile. Originated in Holland and became popular along the north-east coast. Also made in Somerset.
Pastoral farming	Farming system based predominantly on the rearing or fattening of stock. Pastoral areas are usually predominantly grassland but in some areas arable cultivation was also important, providing fodder crops for the animals as well as corn crops for domestic use.
Pasture/pasturage	Grazing land.
Piecemeal enclosure	The enclosure of areas of land field by field, possibly through assarting, as opposed to the wholesale enclosure of large tracts of land and the creation of large field systems.
Pigsty	A small building for housing pigs. Typically built as individual boxes, individually or in rows and with external feeding chutes. They were often built with their own

	individual yards.
Pilaster	An ornamental rectangular column projecting from a wall.
Portal-framed shed	Mass-produced iron framed shed usually clad in metal sheeting.
Poultiggery	A building combining a pigsty at ground level with a poultry house in a loft over.
Processing room	A room in a farmstead where fodder for animals would be prepared, usually with the aid of machinery such as chaff cutters, cake breakers and root crushers.
Quoin	The stones or brickwork set at the corner of a building. Where poor quality building stone was used it was difficult to form corners to a building so the quoins would be made out of bricks or a better quality stone that could be worked square.
Rickyard	A yard, usually sited close to the barn, in which the harvested corn crops could be stored in ricks to await threshing. The ricks would be built on raised platforms to protect the grain from rodents and thatched to protect from rain.
Ridge and furrow	Long, parallel ridges of soil separated by linear depressions, caused by repeated ploughing using a heavy plough.
Ring-fenced	A term to describe a farm in which all the fields are held in a compact block as opposed to being intermixed with the fields of other farmers.
Root and fodder stores	Room often located close to or incorporated within the cattle housing.
Salving	The rubbing of a tar-based mix into sheep, in order to guard against ticks etc.
Shelter sheds	Open-fronted structures for cattle facing onto cattle yards.
Shippon	A dialect term for cow house, commonly used in the North West and the South West peninsula.
Silage clamp	An airtight container for the storage of freshly cut grass.
Stable	A building for housing horses or working oxen.
Staddle barn	Threshing barn, usually timber framed and raised on staddle stones. Staddle barns date from the later 18th and early 19th centuries and may be an attempt to counter the greater predation of the brown rat.
Staddle stone	Staddle stones usually comprise two stones: an upright column that is capped by a circular stone of larger diameter, typically with a rounded top, together forming a mushroom shape. Staddle stones prevented rodents climbing up into granaries, ricks and staddle barns.
Stall	A standing for a cow or horse within a byre or stable. Stalls are usually divided by wooden or stone partitions to prevent animals biting and kicking each other.
Thrashing (*or* Threshing)	The removal of grain from the ears of corn crops. Threshing by hand involved hitting the ears with a flail.
Threshing barn	*See barn.*
Tillage	The tending of land to prepare it for a crop.
Tithe	A payment of a tenth of crops and produce paid to the Rector of the church for his maintenance. Payment in kind was generally changed to a cash payment in the mid 19th century although this occurred earlier in some parishes.
Topography	The features of the landscape; its hills, rivers, roads, woods and settlement.
Vaccary	A stock farm for cattle. Most vaccaries are of 12th or 13th century origin, and were built for ecclesiastical or lay lords. They are concentrated in the Pennines.

Watermeadow	A valley floor meadow that was subject to controlled flooding using a system of drains and sluices to encourage early grass growth, providing spring food for sheep. The flooding brought nutrients onto the land, improving hay crops. Watermeadows were first developed in the West Midlands but became a characteristic feature of the chalk river valleys of Wessex.
Wattle	An interwoven panel usually made from hazel used to infill timber framing. Wattle could be covered in daub or left uncovered if more ventilation was required.
Wheel house	A structure which housed a horse-engine for powering threshing machinery, and typically found projecting from barns. Also known as a gin gang in northern England.
Winnowing	The separation of grain from the chaff, usually achieved by throwing the grain into the air and using the wind to blow the lighter chaff away from the grain.
Yorkshire boarding	*See* Hit-and-miss boarding.