

HISTORIC FARMSTEADS & LANDSCAPE CHARACTER IN EAST SUSSEX

for

***THE HIGH WEALD AONB
JOINT ADVISORY COMMITTEE (JAC) &
ENGLISH HERITAGE***



FORUM
Heritage
Services



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



HISTORIC FARMSTEADS & LANDSCAPE CHARACTER IN EAST SUSSEX

by

Bob Edwards

February 2008

FORUM
Heritage
Services



TABLE OF CONTENTS

	Page
SUMMARY	
1.0 INTRODUCTION	1
2.0 PROJECT AIMS	2
3.0 METHODOLOGY	3
4.0 INTRODUCTION TO LANDSCAPE CHARACTER & HISTORIC LANDSCAPE CHARACTER	6
5.0 HISTORIC FARMSTEADS: NATIONAL CONTEXT	9
by Jeremy Lake	
5.1 Farmsteads in the Landscape	9
5.2 Farmstead Dates and Types	11
5.3 Key Dates	11
5.4 Building Types	14
Buildings for Crop Storage and Processing	14
Other Storage and Processing Buildings	14
Buildings for Animals and Animal Products	15
Accommodation for pigs, birds and poultry	15
Outfarms and Field Barns	16
Other Farm Buildings	16
5.5 Farmstead Plans	17
6.0 OVERVIEW OF AGRICULTURE IN SUSSEX	18
6.1 Introduction	18
6.2 Geology and Topography	18
6.3 Settlement Pattern	18
6.4 Farming and Agricultural Regions	19
7.0 RESULTS	24
7.1 Introduction	24
7.2 Joint Character Area Farmstead Character Statements	24
7.3 Farmstead Distribution	25
7.4 Farmsteads by Date – Pre 1600	27
7.5 Farmsteads by Date – 17 th Century	31
7.6 Farmsteads by Date – 18 th Century	32
7.7 Farmsteads by Date – 19 th Century	34
7.8 Farmsteads by Plan Form – Loose Courtyard Plans	35
7.9 Farmsteads by Plan Form – Dispersed and Multi-Yard Plans	40
7.10 Dispersed Cluster Plans	42
7.11 Dispersed Driftway Plans	44
7.12 Dispersed Multi-Yard Plans	46
7.13 Regular Multi-Yard Plans	48
7.14 Farmsteads by Plan Form – Regular Courtyard Plans	50
7.15 Regular L- and U-Plan Yards	53
7.16 Regular Courtyard Plans	54
7.17 E-Plan and F-Plan Yards	56
7.18 Covered Yards and Large Cattle Sheds	57
7.19 Farmsteads by Plan Form – Linear Plans, L-Plans (house attached), Parallel Plans and Single Building Plans	59
7.20 Farmsteads by Plan Form – Row Plans	61
7.21 Outfarms and Field Barns	63
8.0 CONCLUSIONS	65
9.0 REFERENCES	67
APPENDIX I – TABLE OF DATA ATTRIBUTES	
APPENDIX II – GLOSSARY	
APPENDIX III – FARMSTEAD CHARACTER STATEMENTS	

SUMMARY

This report presents the results of a project that has recorded all farmsteads and outfarms or field barns in East Sussex shown on the 2nd Edition Ordnance Survey map of c.1895. The mapping of farmsteads in the formed part of a larger project covering West Sussex and the High Weald AONB 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 county. 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 3800 sites. By using listed building data an indication of the time-depth that may be visible within a steading was recorded. This revealed a high survival rate (28%) of farmsteads that incorporate at least one building dating from the seventeenth century or earlier. The survival of these farmsteads, predominantly within the High Weald are set within a landscape that is largely a product of medieval assarting and agricultural practice sets the High Weald and parts of the Low Weald as a landscape of international significance. The recording also revealed areas where there are few farmsteads that can be dated from before 1600 such as the south-eastern end of the Low Weald JCA. This are required further research to explain the absence of early farm buildings. Across the county the project has recorded over 1700 farmsteads that are unlikely to have been previously recorded. Many of these sites will contribute to the character of the landscape but are rarely regarded as sites of 'historic' interest and so they often do not receive adequate input from historic environment professional when proposals for change are made. It is hoped that by raising the profile of these farmsteads their contribution to local character may more carefully considered.

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.

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 Wealden agriculture) and outfarms and field barns, once a common feature of the landscape which have experienced a very high percentage of loss (71% have been 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, 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 the landscape.

The project results have informed the production of a set of Farmstead Character Statements for the JCAs which provide guidance on the key characteristics of farmsteads in each area. These character statements will enable a better understanding of the features of farmsteads by owners, land managers, development control and conservation officers.

HISTORIC FARMSTEADS & LANDSCAPE CHARACTER IN EAST SUSSEX

Point Data Project

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. This project was funded by the High Weald AONB Unit, 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 This work was undertaken by Bob Edwards BSc PG Dip IHBC MIFA and Wendy Edwards, Partners of Forum Heritage Services. This report was prepared by Bob Edwards.

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 (2006) 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 Section 7, Results, below.

Table 1

Farmstead Plan Type Attributes		
Plan Type		Combination of Primary and Secondary Plan Attributes eg LC3; RCe etc.
Plan Type Primary Attribute	CIRC CURV DISP LIN PAR LP LC LCL POLY RC ROW	Circular Curvilinear Dispersed Linear Parallel L-plan (attached house) Loose Courtyard Loose Courtyard with 2 working buildings attached creating a L-plan Polygonal Regular Courtyard Row
Plan Type Secondary Attribute (some codes also used for Tertiary element)	1, 2, 3, 4 d L u e f t cov y cl dw my rmy	No. of sides to loose courtyard formed by <i>working</i> 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)

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 nineteenth 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

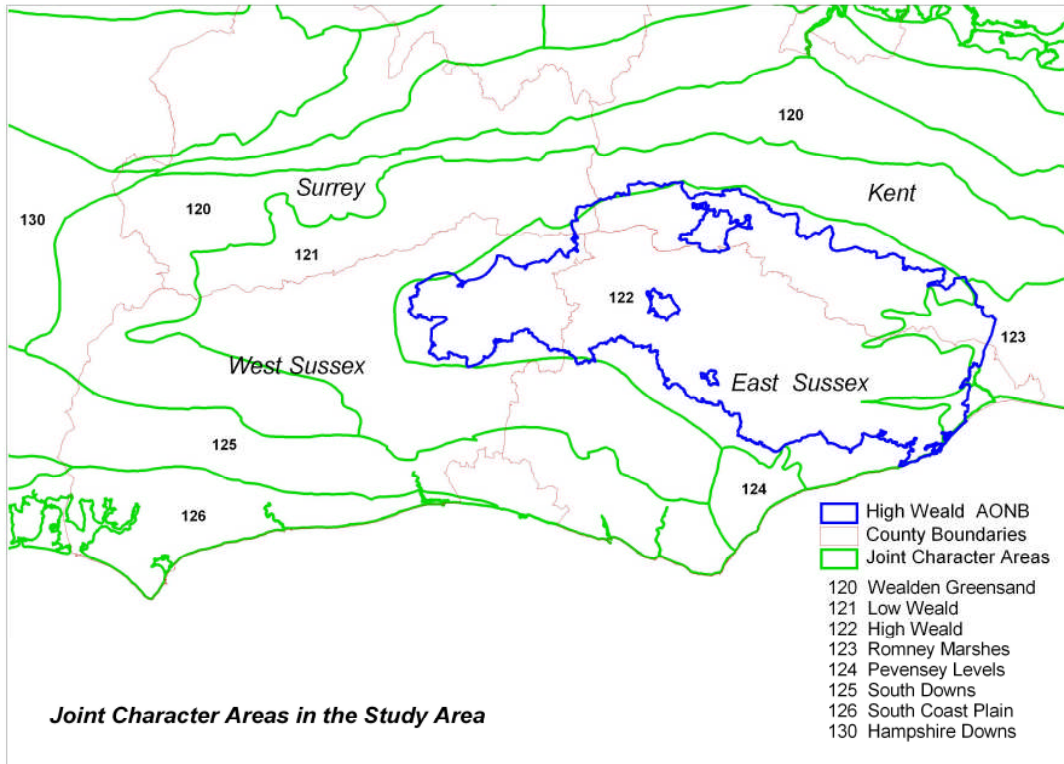
By comparing the c.1895 OS maps and the modern OS Mastermap the degree of survival of the late nineteenth century farmstead plan was assessed. Each farmstead was assigned to one of six categories as shown in Table 3.

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 England's natural and man-made landscape* and is published 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.



Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

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. Historic Landscape Characterisation identifies and interprets the predominant historic character of the present day landscape through the creation of polygon data that records the character or form of, for example, field patterns, and attributes a time period from which it is considered the feature originates.
- 4.5 The Sussex Historic Landscape Assessment has been completed within West Sussex and is in progress across East Sussex but at the time of the analysis of the East Sussex farmstead data only a small proportion of the county HLC had been completed and was available.

4.6 The main categories for the interpretation of field patterns and enclosures in East Sussex are:

Assart, Aggregate	Modern Field Amalgamation
Assart, Cohesive	Parliamentary Enclosure
Assarted Woodland	Planned Private Enclosure
Co-axial Fields	Regular Piecemeal Enclosure
Consolidated Strip Fields	Wastes/Commons/Greens
Irregular Piecemeal Enclosure	Wood Pasture
Isolated Enclosure	

The time periods used are:

Prehistoric	Late Post Medieval 1599 – 1799
Roman 43AD – 409AD	Early Modern 1800 – 1913
Early Medieval 410 – 1066	Early C20 1914 – 1945
Medieval 1066 – 1499	Late C20 1945 - Present
Early Post Medieval 1500–1599	

As with Landscape Character Areas, the historic farmstead data can be analysed against the HLC data and this stage of analysis will be required when the East Sussex HLC is completed.

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 fourteenth 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 eighteenth 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 fourteenth 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

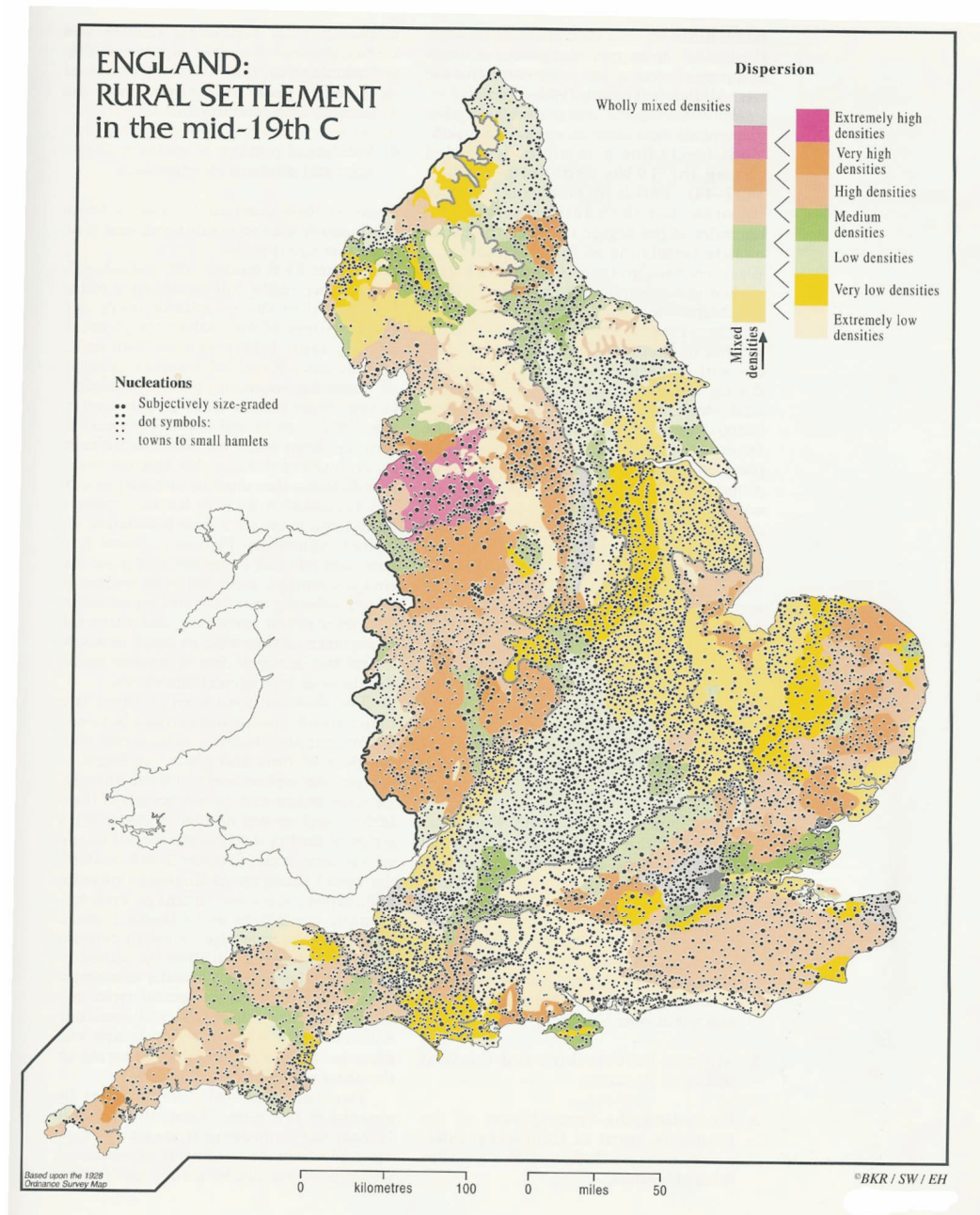


Figure 2
Rural settlement in England. Rural settlement can broadly be divided into two types - nucleated villages and dispersed farmsteads and hamlets. Figure 2 presents an analysis of the settlement pattern of England in the mid-nineteenth century which identifies three 'provinces'. The Central Province; 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 Weald the density of dispersed settlement is high.
 Based upon 'England: Rural Settlement in the mid-nineteenth 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 fourteenth century, is a general increase in farm size, agricultural incomes and productivity.

Up to 1550 (Figure 3). 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 fourteenth century by substantial farmhouses and farm buildings of increasingly large freehold and peasant farms, specifically those that 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 3). 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.

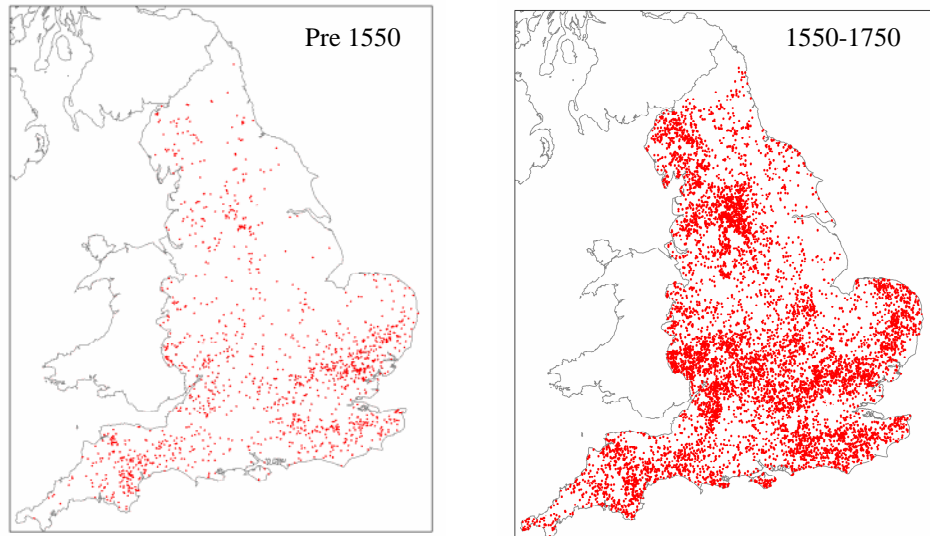


Figure 3

Distribution maps of listed barns in England, pre-1550 and 1550-1750. The great majority of substantially complete pre-1750 barns have been listed. These maps pose important questions for future research. In the pre-1550 map, the concentrations in a belt around London, the southern Pennines and from the Feldon of Warwickshire into mid Devon conceal a wide range of sizes and types of barn, stretching from large aisled barns to relatively modest barns which have not been replaced in later centuries due to farm size and other factors. Many of the outliers, such as in Cornwall and Durham represent the building of substantial barns on ecclesiastical estates in the medieval period. In the 1550-1750 period, regional patterns of building and survival emerge more strongly, such as the concentration stretching from the Lancashire Plain to the southern Pennines, and the relative absence of pre-1750 barns in the planned landscapes of eastern and central England most profoundly affected by the agricultural improvements of the post-1750 period. The distribution for threshing barns of the 1750-1880 period reinforces rather than adjusts this distribution.

© Crown copyright. All rights reserved. English Heritage 100019088. 2005

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-nineteenth 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 (Also see Glossary, Appendix II)

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 thirteenth and early nineteenth 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 eighteenth 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 eighteenth and even later seventeenth 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 seventeenth 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 eighteenth century – commonly in combination barns, at the lower ends of longhouses or the lincays 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 eighteenth 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 close 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 seventeenth and early

eighteenth 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 thirteenth 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-eighteenth 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 SUSSEX

6.1 Introduction

Broadly, mixed farming was practiced in all areas of West Sussex in the medieval period as it was necessary to produce as much of the range of foodstuffs required as locally as possible. However, geology and soils, topography and climate can alter the balance between the different aspects of agriculture. Additionally factors such as land ownership, local industry, transport and access to markets could all have an influence on the farming systems employed. This section provides a summary of the agricultural history of Sussex, firstly describing the geology, topography and development of the settlement patterns before briefly examining the agricultural regions of the county.

6.2 Geology and Topography

6.2.1 The historic county of Sussex divides into three major divisions: the Weald of Sussex in the north, the ridge of the South Downs running broadly east – west and the low coastal plain in the south. Two smaller areas of note are found in the east of the area: the low coastal marsh areas of the Pevensey Levels and Romney Marshes. Numerous rivers rise in the Weald and mostly they join together to flow south, cutting gaps in the chalk spine of the South Downs. The main rivers are the Rother, the Arun and the Adur.

6.2.2 Within the Weald of Sussex three areas can be identified: the High Weald in the east – a raised area of sandstones, the oldest rocks in Sussex, which are encircled by the clay vale of the Low Weald. Along the north edge of the South Downs is the Wealden Greensand where Lower and Upper Greensand sandwich Gault Clay, each coming to the surface in narrow bands at the foot of the scarp. The South Downs form part of the chalklands of Southern England, extending from Hampshire to the cliffs at Beachy Head in East Sussex. The chalk ridge has its steep scarp slope overlooking the Weald and a gentle dip slope that descends to the coastal plain. On the flat plain between the Downs and the sea tertiary deposits of London Clay, Brackelsham Beds and Bagshot Beds are found.

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 rural settlement patterns of England have been mapped by Brian Roberts and Stuart Wrathmell (2000) (Figure 2). Their work defined a Central Province stretching from Dorset to Northumbria which is mostly characterised by nucleated settlement and, by the fourteenth 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.

6.3.3 The areas of earliest settlement in Sussex were the light and easily worked soils of the Coastal Plain and the South Downs. Although the Weald is no longer considered to have been an uninhabited forest in the prehistoric period, the Weald appears to have mainly been used as summer pasture by communities in the surrounding landscape and for iron-working in the Roman period. The colonisation of the woodland, converting the summer lodgings to permanent occupation, probably began in the 10th century but was not complete until the late fifteenth or sixteenth 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 much of the Weald, and the High Weald in particular, today.

6.4 Farming History and Agricultural Regions in Sussex

6.4.1 Broadly, the agricultural landscapes of Sussex can be divided into the coastal plain, the marshes of Pevensey and Romney, the chalk ridge of the South Downs and the Weald. This basic division will be used to outline the agricultural development of Sussex.

6.4.2 Coastal Plain

The coastal plain was one of the first areas of Sussex to be settled and was used for arable farming by the Roman period at least. This was a densely populated area with small parishes where open field land had been largely enclosed by the seventeenth century creating large hedged and ditched fields. The soils derived from brickearth provided excellent wheat lands and the area became one of the wealthiest parts of the South East. The farmers of the area had a ready local market for their grain but also supplied grain to London via

the south coast ports and to the West Country (Chrisp 1988, 9). The expanding urban areas along the south coast also stimulated market gardening and fatstock farming, especially from the mid-eighteenth century. The arrival of the railways enabled the area to supply London with horticultural produce.

6.4.3 Marshes

There are two principal areas of marsh in Sussex – the Pevensey Levels and Romney Marshes which extend into the county from Kent. Natural coastal change and reclamation from the sea – underway since at least the 8th century – led to the creation of low-lying areas that was utilised mainly for grazing. The process of piecemeal enclosure was known as ‘inning’ and monastic houses such as Battle Abbey were heavily involved in the reclamation of the marshes. Whilst communities living in the marshes farmed parts of the area, much was farmed from communities beyond the edges of the marsh (Everitt 1986, pp.58–61) and the relationships between the marsh and distant settlements persisted until the early nineteenth century. Some small farms including two monastic granges in the Pevensey Levels and small villages were located next to trackways that followed the slightly higher gravel ridges. Flooding in the thirteenth and fourteenth centuries resulted in the shrinkage and abandonment of some settlements in the marshes, leaving the now isolated churches that are a characteristic feature of the marshland landscape, and creating a greater emphasis on grazing.

Cattle, brought in from surrounding areas, were also fattened on the marshes (Boys 1805, p.169). Even during the Napoleonic Wars, when high grain prices encouraged downland farmers to increase their arable at the expense of grazing, there appears to have been little increase in ploughland in the marshes (Everitt 1986, p.61). The agriculture of the area was also supplemented by the rich coastal resources available.

6.4.4 South Downs

There were differences between the west and east parts of the area, the River Adur marking the boundary. Even from the fourteenth century there were more sheep in the eastern part of the South Downs and tithe values were higher. Common fields were largely unhedged and enclosure began early, particularly on the estates of the bishops of Chichester, where by the fourteenth century often only the land of lowest value was held in common. By the sixteenth century most manors had enclosed the demesne lands. In contrast, on the western downs common fields were often hedged and there was more woodland in the landscape. Holding size was generally smaller and the sheepfold was of less importance. Enclosure began in piecemeal fashion

from the fifteenth century, typically creating small fields for holdings of 15–20 acres. The small landholders often looked to diversify, with cattle rearing, dairying and timber production becoming important elements of the agricultural economy. Even in the eighteenth and nineteenth centuries the distinction between the two parts of the South Downs was evident in the sheep breeds encountered, with improved South Downs found to the east and the old downland variety to the west (Brandon 1999, pp.58–109).

6.4.5 The Weald

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 southern, 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 and parts of East Hampshire.

A striking characteristic of the Weald is the variability of the soils within relatively short distances, a feature noted by both Gilbert White and William Cobbett (Brandon 2003, p.25). The Weald was a heavily forested area used as common pasture by communities, which began to be converted to permanent occupation from the 10th century. From the later 11th century there appears to have been a growth in the number of new farms created out of the woodland. By the late thirteenth 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 fourteenth 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 fifteenth and sixteenth centuries, at which time there was a considerable growth in population (Martin & Martin 1982, pp.8–9; Everitt 1986, p.54).

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).

Up to the fourteenth century Wealden farming had a greater bias towards arable. The balance between arable and pastoral farming shifted as a result of depopulation in the fourteenth and fifteenth centuries when much of the arable became pasture or rough grazing. By the mid-sixteenth 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 sixteenth and early seventeenth 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). At this time rents increased dramatically indicating that there was plenty of demand for farms (Martin and Martin 2006 p.24). By the mid-nineteenth century there had been a further 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 eighteenth century most of the arable was devoted to the production of animal feeds (Wooldridge & Goldring 1953, p.235; Martin & Martin 1982, p.13).

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-nineteenth 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 nineteenth century (Bosworth 1909a, p.54).

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 fifteenth century (Miller 1991, p.135) whilst the iron industry, the centre of British iron making in the sixteenth 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 seventeenth 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).

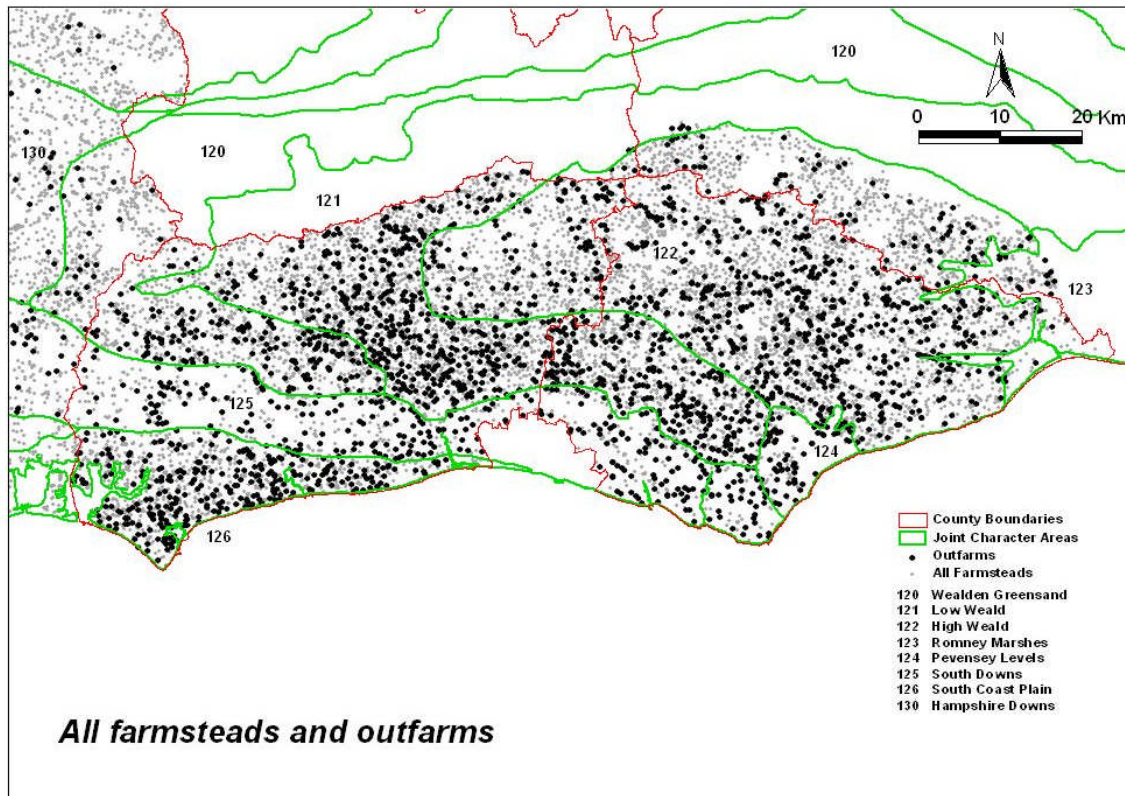
The arrival of the railways in the mid-nineteenth century made a significant impact on the agriculture of the Weald, opening up the London market for hops, fruit and poultry (Everitt 1986, p.53; Brandon 2003, pp.226–7). The Weald did not experience agricultural depression to the extent of the downland 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 For the overall project the assessment of the farmstead data for East Sussex, West Sussex and the AONB has resulted in three separate reports covering the High Weald AONB, East Sussex and West Sussex. The analysis has been carried out using the Joint Character Areas as the reporting framework.

7.1.2 The analysis of the data assisted the production of a series of draft Farmstead Character Statements for most of the JCAs within Sussex: 120 Wealden Greensand, 121 the Low Weald, 122 High Weald, 124 Pevensey Levels, 125 South Downs and 126 South Coast Plain. The Farmstead Character Statements are presented as Appendix III.



Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

*Figure 4
 Distribution of all recorded
 farmsteads and outfarms*

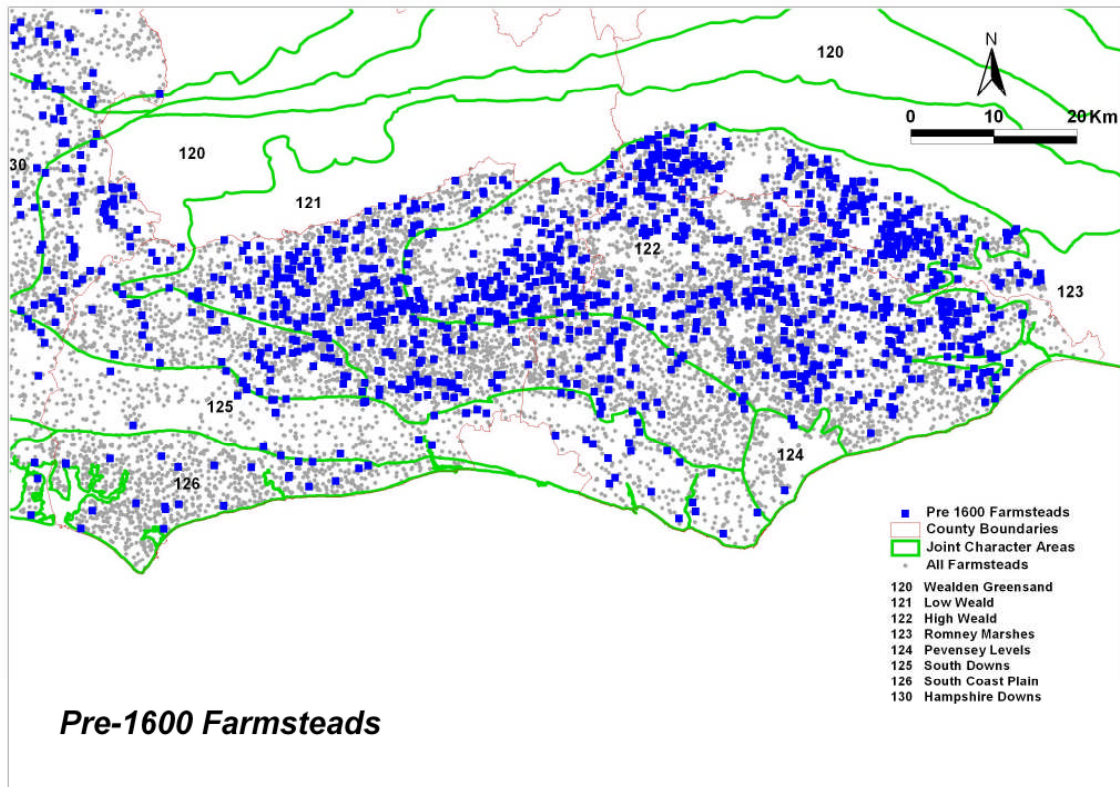
7.3 Farmstead Distribution

7.3.1 The pattern of distribution of farmsteads across West Sussex (Figure 4) clearly relates to the degree of nucleation:dispersion in settlement. As would be expected in areas of highly dispersed settlement such as the High Weald and Low Weald there appears to be a high density of farmsteads 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 general high density of farmstead sites across the Weald there are areas that appear to have even greater density – particularly the eastern part of the West Sussex Low Weald.

7.3.3 In contrast, the chalk ridge of the South Downs is clearly demarcated by the large areas of landscape that have few or no farmsteads compared to the Weald landscapes to the north (with a particularly strong contrast between the Downs and the Low Weald) and, in West Sussex, the South Coast Plain to the south. Whilst the South Coast Plain was an area with nucleated settlements, these were often small and numerous and there were also dispersed farmsteads creating the apparently dense pattern of farmsteads in that area.

- 7.3.4 At the scale used to examine the farmstead data, the apparent differences in density can be misleading 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.
- 7.3.5 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 across all the Joint Character Areas. This exercise showed that the central southern part of the High Weald has the highest density of farmsteads with 2.65/km². Across most the central northern part of the area there are 2.07 farmsteads per km² but in the western, West Sussex, part of the High Weald the figure drops to 1.6/ km².
- 7.3.6 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 km². The density decreases towards the western part of the Low Weald and into the Wealden Greensand with a density of 1.85/km² but in the south-eastern part of the Low Weald, where the character area extends into East Sussex, the density drops to 1.65/ km².
- 7.3.7 In the South Downs the density is very low, with 0.55/km² in the West Sussex part of the South Downs and 0.82 in the East Sussex part of the South Downs. On the South Coast Plain the average density is 1.73/km² but the greatest concentration of farmsteads is in the area to the south of Chichester where the density increases to 2.0/ km².



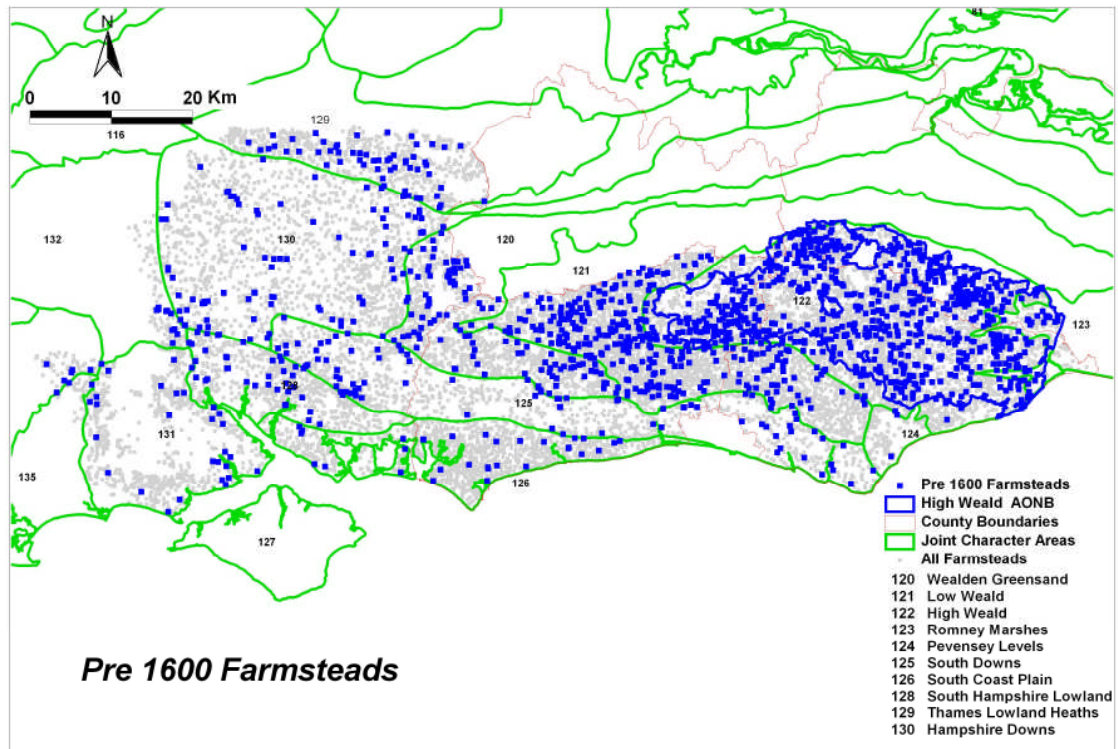
Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

Figure 5
 Distribution of Pre-1600 Farmsteads

7.4 Farmsteads by Date – Pre 1600

7.4.1 The Weald generally, and the High Weald with parts of the neighbouring Low Weald in particular, appears to be remarkable for the number of farmsteads that retain at least one building of pre-1600 date (Figure 5). Some 22% of recorded farmsteads in the High Weald JCA (excluding outfarms) can be dated to pre-1600 on the basis of surviving fabric. In comparison, in the wood-pasture area of north Hampshire (defined as predominantly being an assarted landscape in the Hampshire HLC), which lies within the Thames Basin Heaths JCA, farmsteads with at least one Pre-1600 building formed slightly less than 10% of the total but this level of survival was still in strong contrast with the chalk of the Hampshire Downs JCA to the south (Figure 6).

7.4.2 In the East Sussex High Weald Ashdown Forest stands out from the majority of the character area due to the lack of farmsteads with recorded pre-1600 buildings. The density of pre-1600 farmsteads also drops on the south-eastern edge of the character area along the coastal area between the Pevensey Levels and Romney Marshes.

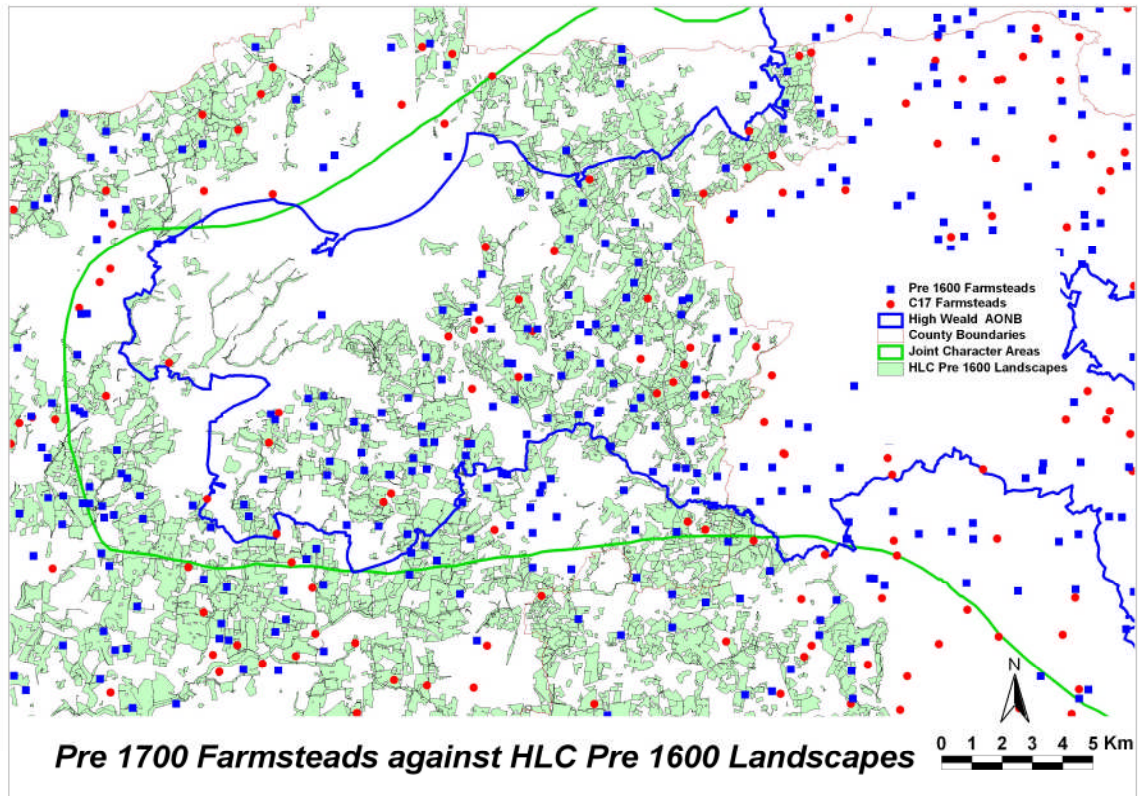


Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

Figure 6
 Distribution of pre-1600 Farmsteads recorded across Hampshire and Sussex

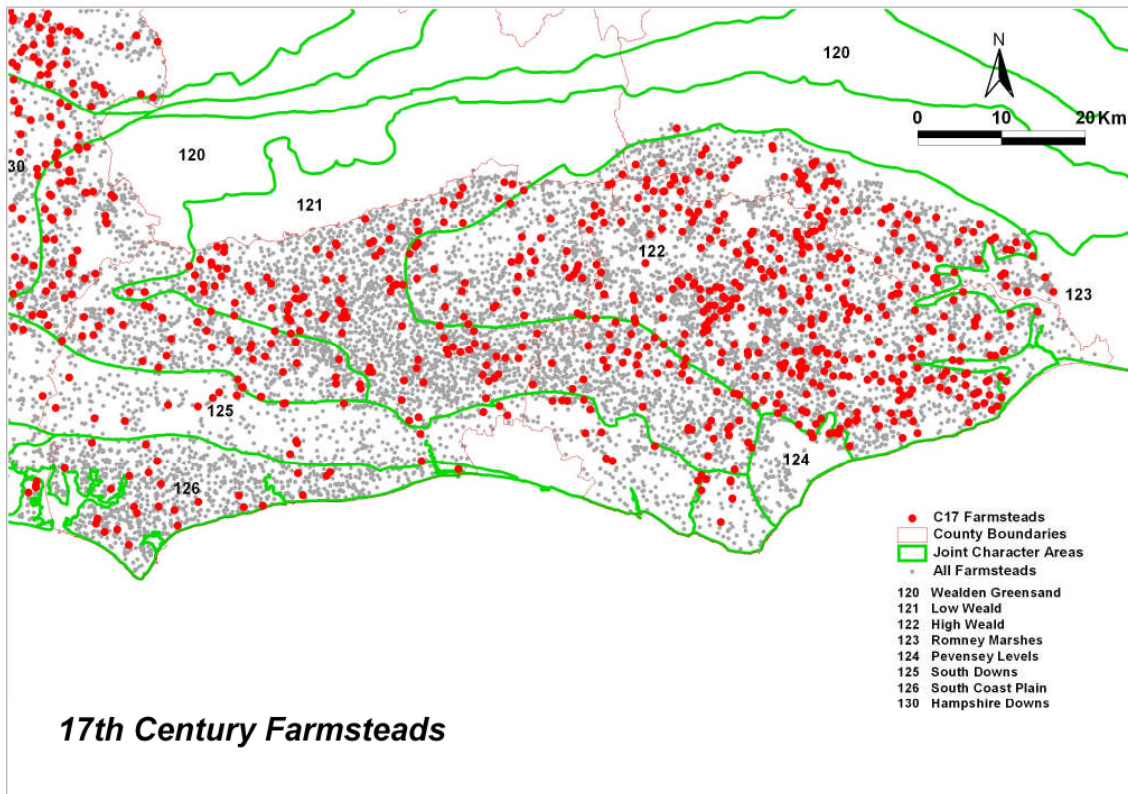
- 7.4.3 As noted above, the Low Weald character area generally has a similar concentration of pre-1600 farmsteads to that seen in the High Weald. However, at the south-eastern end of the character area in East Sussex the density of such farmsteads falls dramatically with only a few early farmsteads recorded along the boundary with the High Weald character area.
- 7.4.4 Within the South Downs character area there are relatively few pre-1600 farmsteads compared to the Weald landscapes but the numbers are slightly higher in the area east of the River Adur. This seems to correspond with an historical difference between the areas of the South Downs either side of this river valley (Brandon, 1998).
- 7.4.5 The marshland area of Pevensey Levels and the western edge of Romney Marshes which extends into East Sussex are very low numbers of the pre-1600 farmsteads. Although there were farmsteads created within these landscapes, for example, granges of ecclesiastical landowners, much of the marshland area was managed from farms in the adjacent Weald and South Downs.

- 7.4.6 The high survival of early buildings within the High Weald and, to a lesser extent, the Low Weald 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 farmsteads within the West Sussex High Weald and the Low Weald, can be at least partly defined as being medieval or very early post-medieval. The results do however, appear 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 retained farmstead character in the late nineteenth century 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. It is also important to note that the farmsteads of the Kent Low Weald have yet to be recorded. It is clear from the contrast between the High Weald and the south-eastern part of the Low Weald that the ratio of farmsteads between these two character areas is not constant.
- 7.4.7 The East Sussex HLC was not complete at the time of the preparation of this report. However, analysis of the farmstead data against the West Sussex HLC indicates that many pre-1600 farmsteads exist within landscapes that also retain a strong medieval character. There is a close correlation between farmsteads with buildings dating from before 1700 and areas defined by HLC as 'Medieval' or 'Early Post Medieval' as Figure 7 shows. Figure 7 shows the western part of the High Weald extending into West Sussex. The correlation between early landscapes and farmsteads with surviving buildings of pre-1700 date is clear. The close relationship between landscapes with high survival of medieval field patterns and farmsteads retaining early fabric is apparent when the whole of the West Sussex data is examined. The coverage of medieval landscape and density of pre-1600 farmsteads simultaneously decrease from north to south. Similarly, in Hampshire the landscapes with greatest time-depth largely correspond to the distribution of farmsteads with pre-1600 buildings. Across the High Weald and Low Weald character areas the survival of both landscapes with considerable time depth and contemporary buildings help to create an exceptional lowland landscape of international importance.



Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
East Sussex County Council - 100019601, 2005
West Sussex County Council - 100018485, 2005
Kent County Council - 100019238, 2004

Figure 7
Distribution of 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



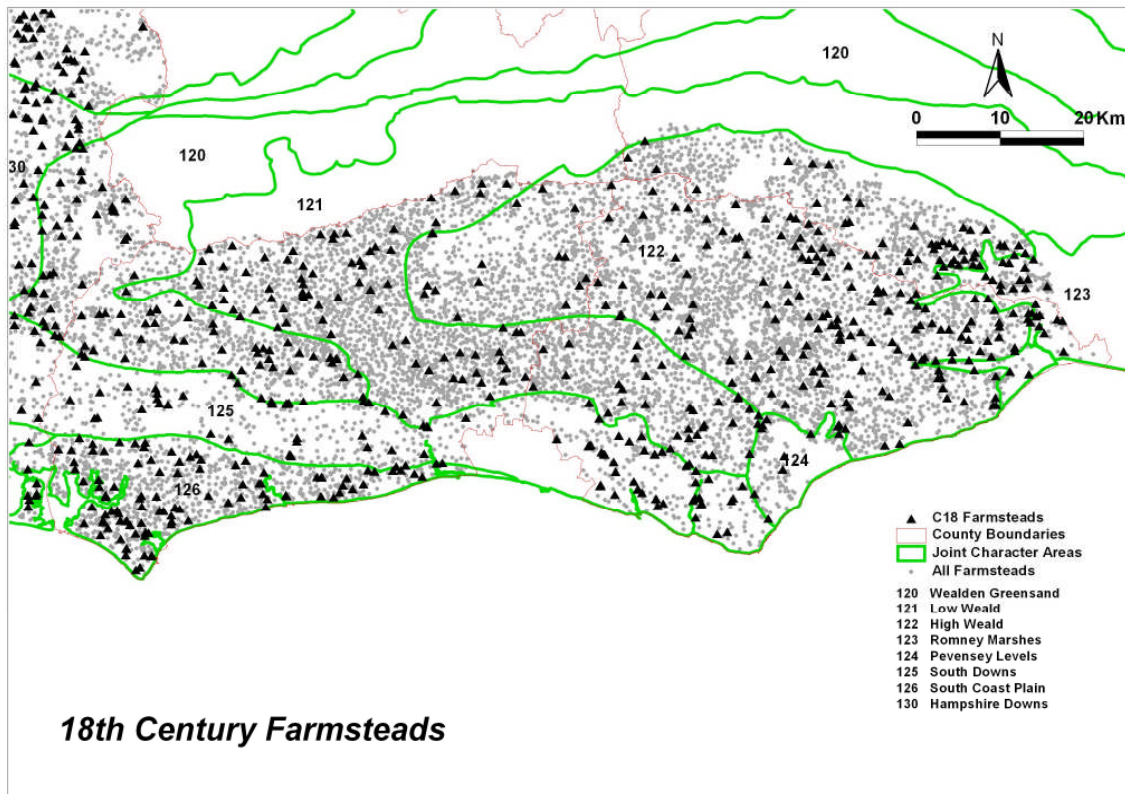
Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

*Figure 8
 Distribution of Seventeenth
 Century Farmsteads*

7.5 Farmsteads by Date – seventeenth Century

7.5.1 Farmsteads with their earliest recorded fabric dating from the seventeenth century are more evenly distributed across the wider study area generally (Figure 8) although they are largely absent from the Pevensley Levels and the East Sussex part of the Romney Marshes only being found on the slightly higher ground fringing the marshlands.

7.5.2 There appears to be little of note within this distribution other than perhaps the fact that the distribution of seventeenth century farmsteads does not completely follow the pre-1600 distribution with, for example, seventeenth century farmsteads recorded in the south-eastern part of the Low Weald within East Sussex where there were very few pre-1600 farmsteads.



Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

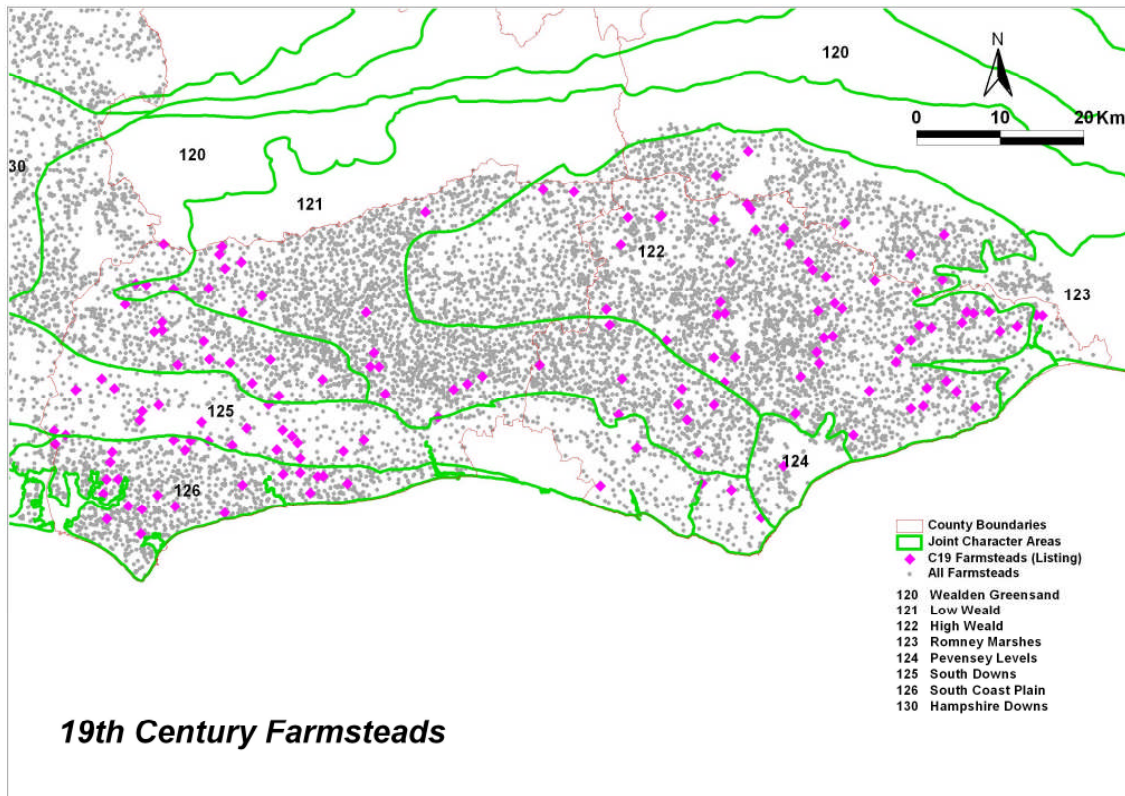
Figure 9
Distribution of Eighteenth Century Farmsteads

7.6 Farmsteads by Date – Eighteenth Century

7.6.1 Firstly, it is important to reinforce the fact that this distribution does not map eighteenth century buildings but farmsteads where the *earliest surviving building* dates from the eighteenth century. Therefore, these farmsteads are either on pre-1700 sites which have experienced a degree of change that has removed any earlier fabric or they are post 1700 creations.

7.6.2 In areas where there is a high level of survival of earlier buildings fewer eighteenth century farmsteads would probably be expected and this seems to be the case across the wider study area. In the areas where there is the highest density of pre-1600 and seventeenth century farmsteads such as the southern part of the High Weald JCA that extends into West Sussex there are very few eighteenth century farmsteads. Similarly, in the East Sussex Low Weald there is an apparent contrast between the eastern and western parts of the area with fewer eighteenth century farmsteads in the western part where there was a greater concentration of pre-1600 farmsteads.

- 7.6.3 Although in terms of the density of points shown on the map the South Downs does not stand out in relation to eighteenth century farmsteads, there is in fact a higher proportion of eighteenth century farmsteads within the East Sussex part of the JCA (23.4%) compared to the Low Weald and High Weald (6.4% and 8.5% respectively). This distribution is probably indicative of the area being particularly prosperous at that time allowing farmers to invest capital in new, larger buildings, sometimes as a result of farm amalgamation. This pattern of development is generally seen across much of the chalk downs of central southern England.
- 7.6.4 A few eighteenth century farmsteads appear within the Pevensey Levels but whilst this was a rich agricultural landscape, the predominance of grazing probably meant that there was little need for the substantial buildings being provided on the large arable farms of the downs. Additionally, the land within this area was often controlled from farmsteads in the surrounding area and so profits made on the marshes may well have been reinvested at the principal farmstead. This may, in part, be reflected in the concentration of eighteenth century farmsteads on the eastern fringe of the High Weald and spilling into the adjacent area of the Romney Marshes.



Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. East Sussex County Council - 100019601, 2005 West Sussex County Council - 100018485, 2005 Kent County Council - 100019238, 2004

*Figure 10
Distribution of Nineteenth
Century Farmsteads*

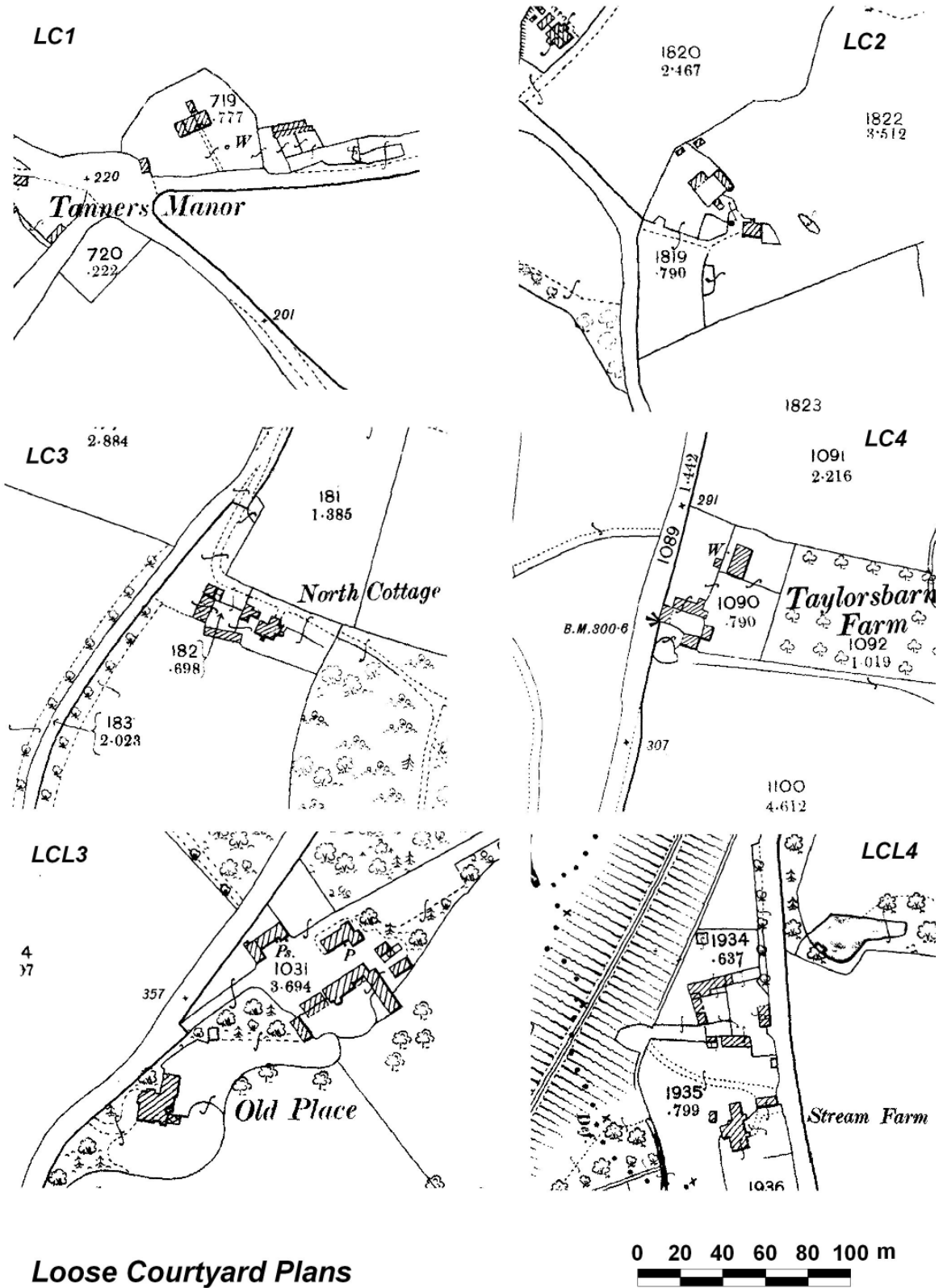
7.7 Farmsteads by Date – nineteenth Century

7.7.1 Farmsteads dated to the nineteenth century based on being identified from the historic OS map represent the most numerous group of farmsteads in East Sussex when analysed by date (1703 or 60%).

7.7.2 There are only 65 farmsteads across East Sussex that have one or more listed nineteenth century buildings as the earliest dated building on the steading. The distribution of these dated farmsteads in East Sussex contrasts with the distribution seen in West Sussex – East Sussex has few dated nineteenth century farmsteads in the South Downs character area whilst there is a reasonable scatter across the High Weald. This contrast between the East and West Sussex parts of the High Weald is of interest as in the western High Weald there is a concentration of farmsteads, often built by estates involved in improvement of areas such as St Leonard’s Forest, that include improved farming features such as covered yards and regular courtyard plans, some incorporating stationary steam engines.

7.8 Farmsteads by Plan Form – Loose Courtyard Plans

- 7.8.1 Examination of the data shows that the most common plan form of farmsteads and outfarms across the whole of Sussex, in common with most of South East England, 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 (Figures 12-15). For outfarms the LC2 plan was the most common arrangement.
- 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 almost 41.5% of the farmstead plan types recorded across East Sussex, lower than the 47% recorded in West Sussex. Whilst loose courtyards are the most common plan type there are some features of their distribution of note including the concentration of LC1 and LC2 plans in the south-central part of the High Weald (Figures 12 and 13) and the remarkable distribution of LCL plan types (see 7.8.6 and Figure 16).
- 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 426 (36% of loose courtyard plans) recorded in total within East Sussex. This figure compares to 314 LC1 plans (27%) and 197 LC3 plans (17%).
- 7.8.4 The LC4 plan type was recorded on only 37 farmsteads. The scarcity of this plan type in the South Downs, Pevensey Levels and the south-eastern part of the Low weald is evident in Figure 15.
- 7.8.5 These figures relate only to those steadings where a loose courtyard plan appeared to be the dominant characteristic in the late nineteenth century. It is probable that 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.



Loose Courtyard Plans

Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. East Sussex County Council - 100019601, 2005 West Sussex County Council - 100018485, 2005 Kent County Council - 100019238, 2004

Figure 11
Examples of Loose Courtyard Farmstead

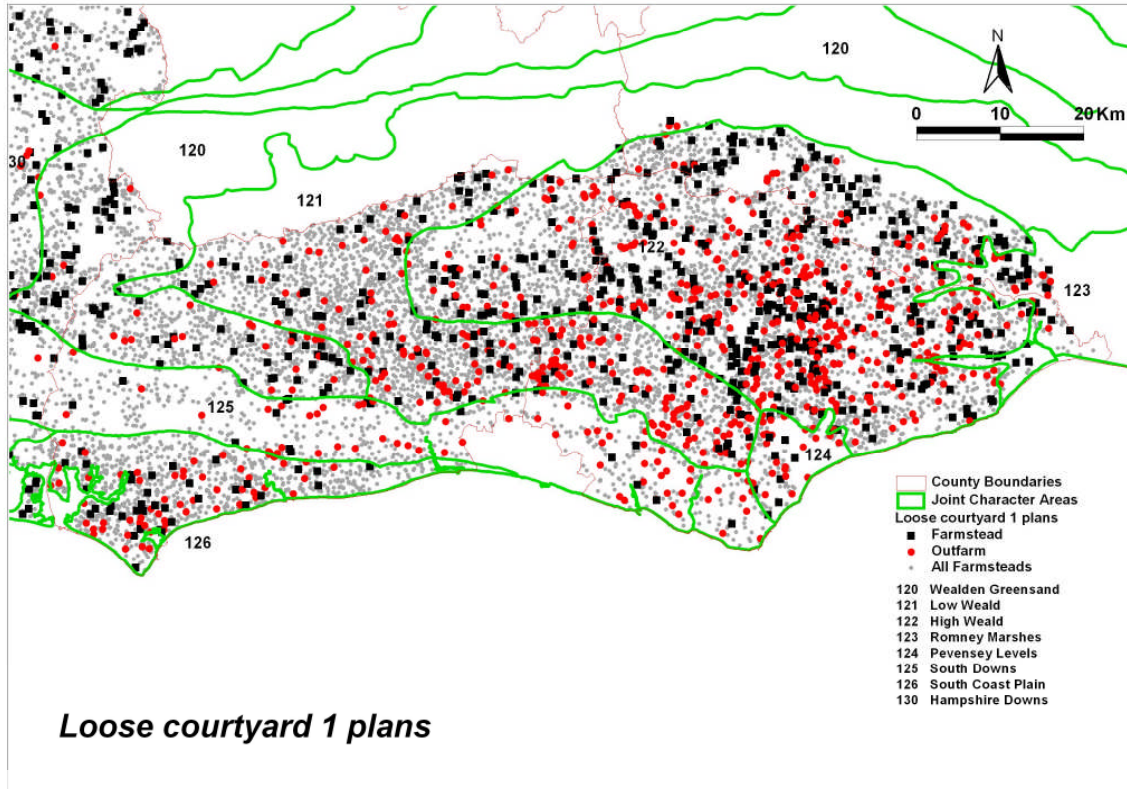


Figure 12 Distribution of Loose Courtyard 1 Plans

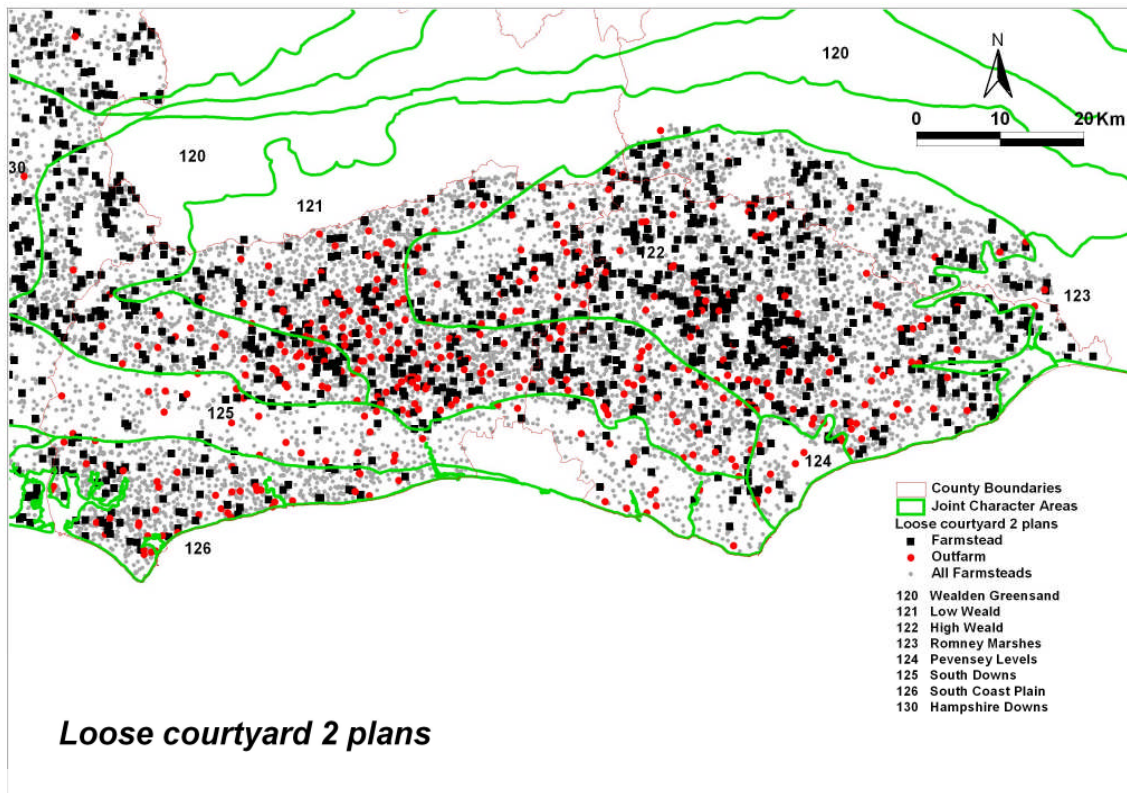


Figure 13 Distribution of Loose Courtyard 2 Plans

Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. East Sussex County Council - 100019601, 2005 West Sussex County Council - 100018485, 2005 Kent County Council - 100019238, 2004

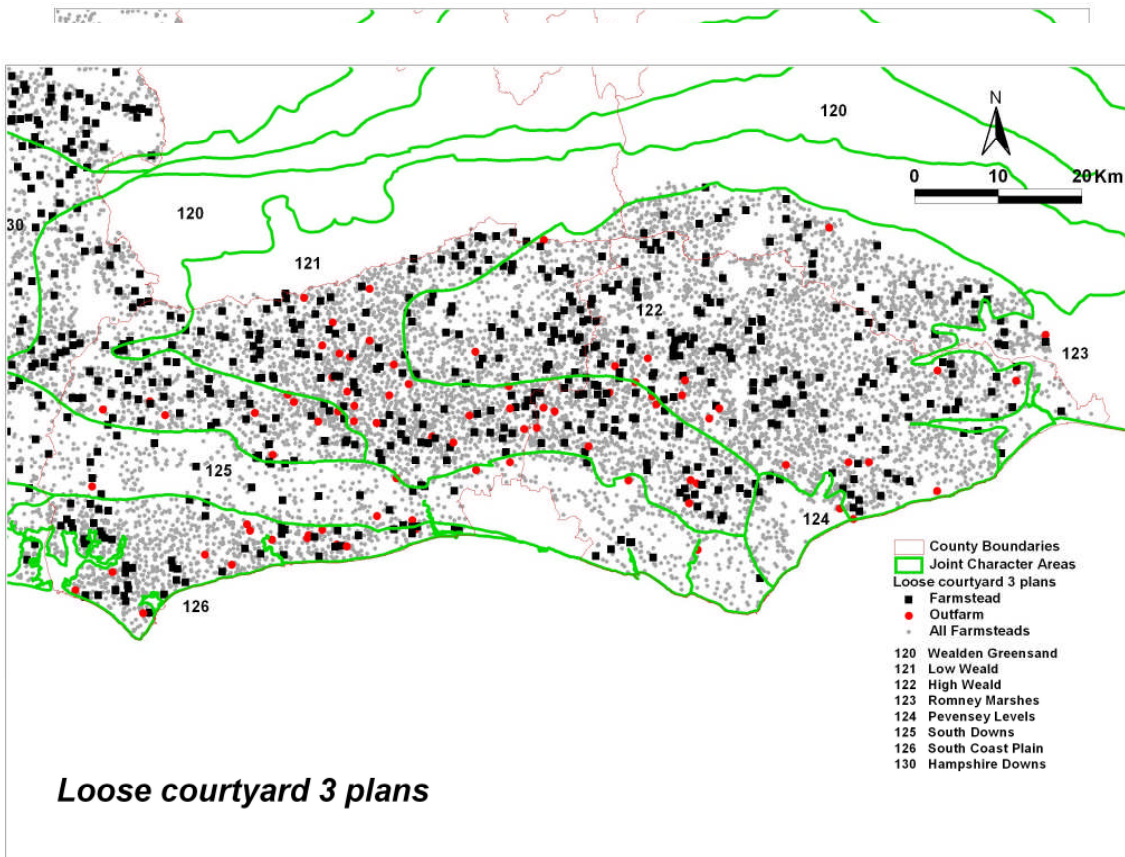


Figure 14 Distribution of Loose Courtyard 3 Plans

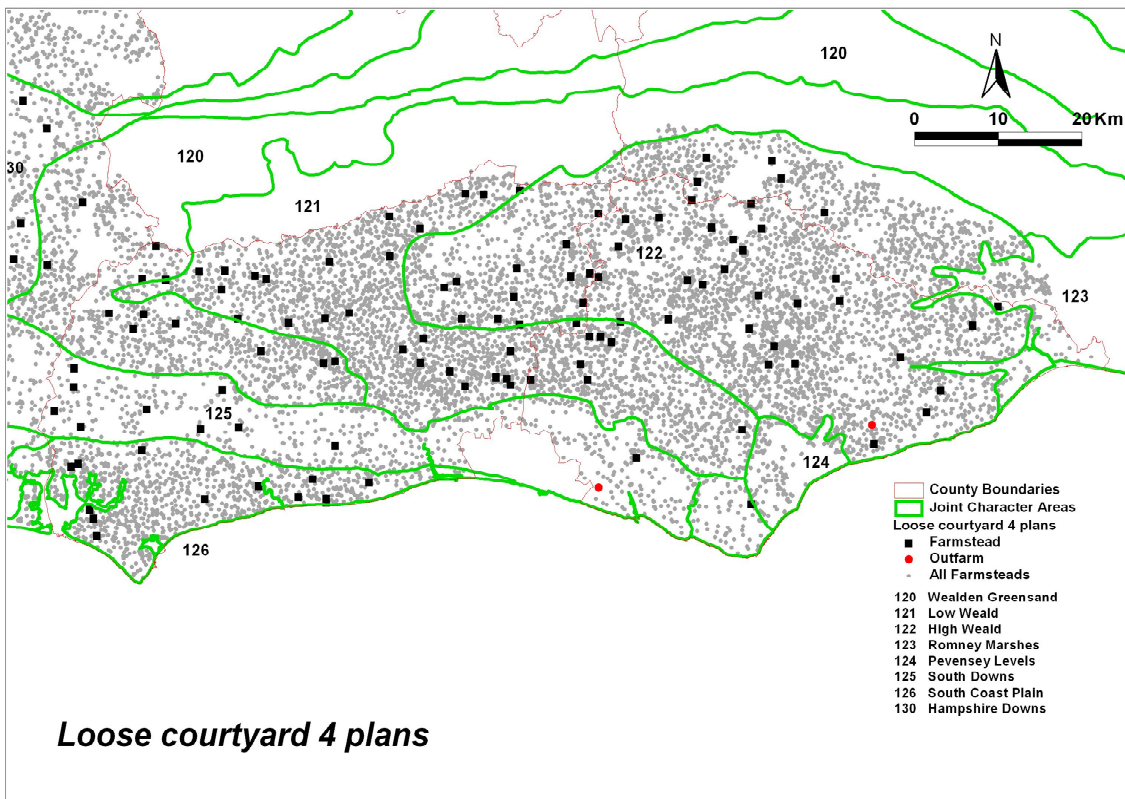
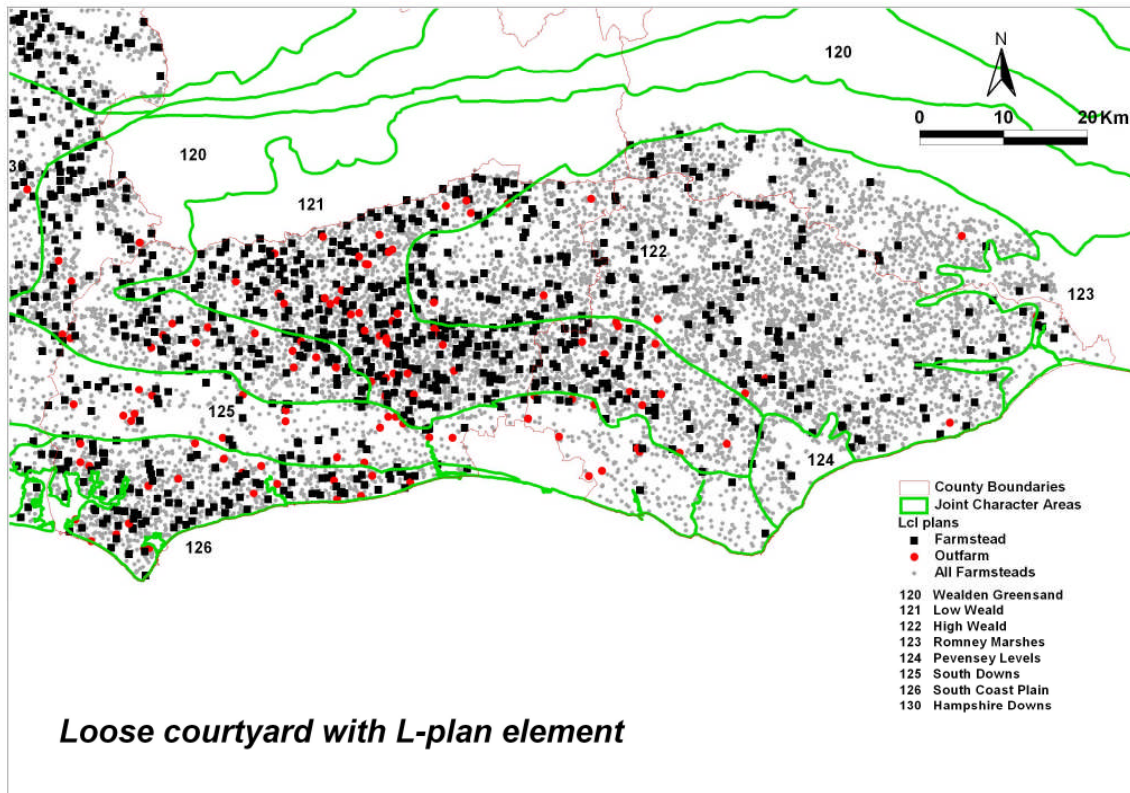


Figure 15 Distribution of Loose Courtyard 4 Plans

Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004



Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

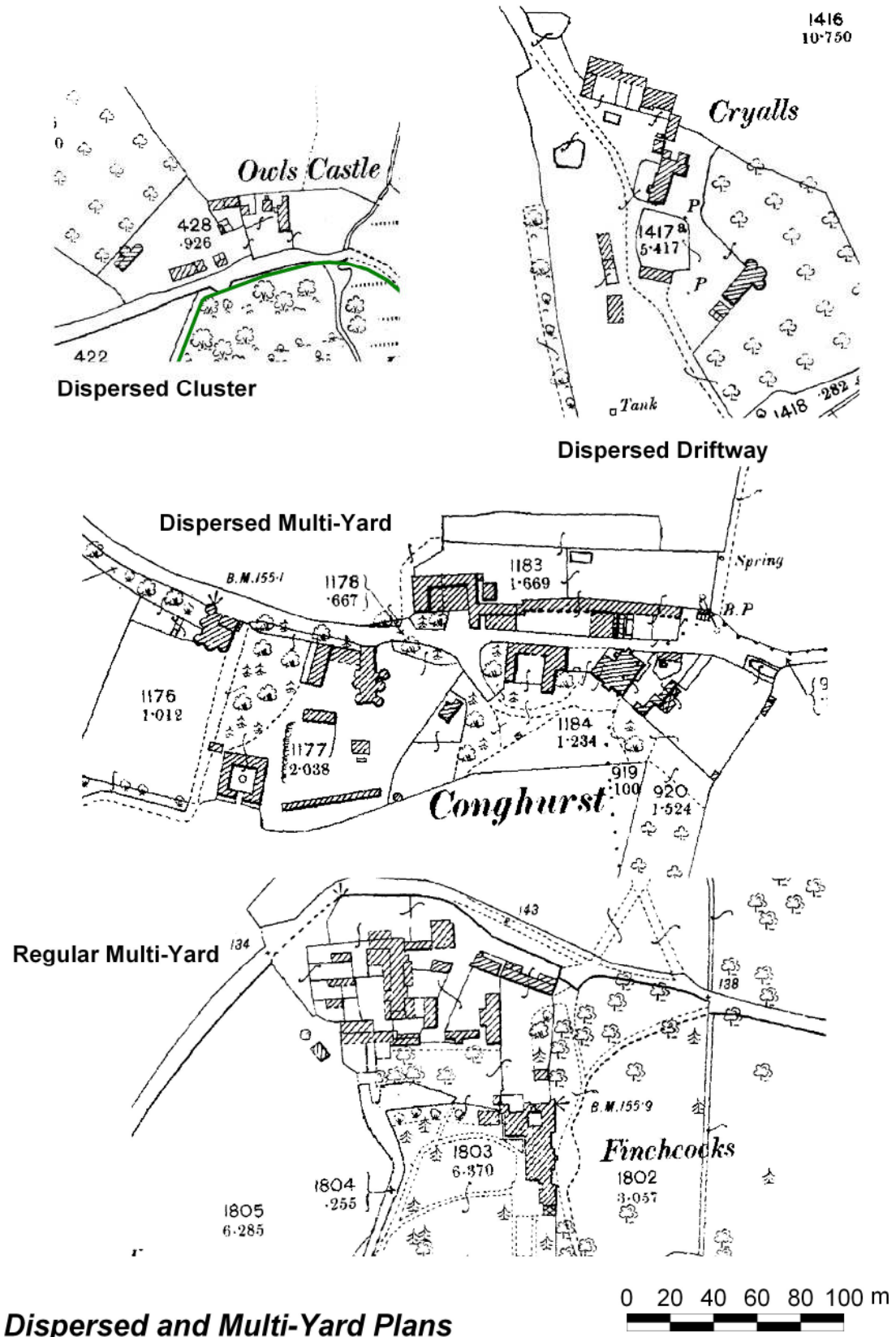
Figure 16
Distribution of Loose Courtyard Plans with an L-plan Element

7.8.2 7.8.6 The distribution of loose courtyard plans that contain an L-plan is quite remarkable and, as yet, cannot be readily explained (Figure 16). The density of this plan type in the Low Weald and its dramatic change at the High Weald boundary demands explanation. Whereas the change in the distribution between the Low Weald and the South Downs can be explained by the very different agricultural economies practiced in the two areas, the same cannot be said when comparing the High Weald and the Low Weald. This distribution clearly requires further research to understand the use of this plan type across the Weald and compare it to other plan types that provide for the same or similar functions in relation to factors such as farm size and ownership. It is also noteworthy that, as seen in other aspects of the data, the west and east parts of the East Sussex Low Weald differ from each other markedly.

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

7.9.1 In the Hampshire phase of the digitisation of farmsteads only one classification for dispersed farmsteads was used as most of the few examples recorded there were small clusters of irregularly positioned buildings. However, when the digitisation of farmsteads in the High Weald AONB began it became clear that a reconsideration of the classification of dispersed plans was required as it was noticed that there were different forms of plans that could be described as ‘dispersed’. The broad types of dispersed and multi-yard farmstead have been defined as:

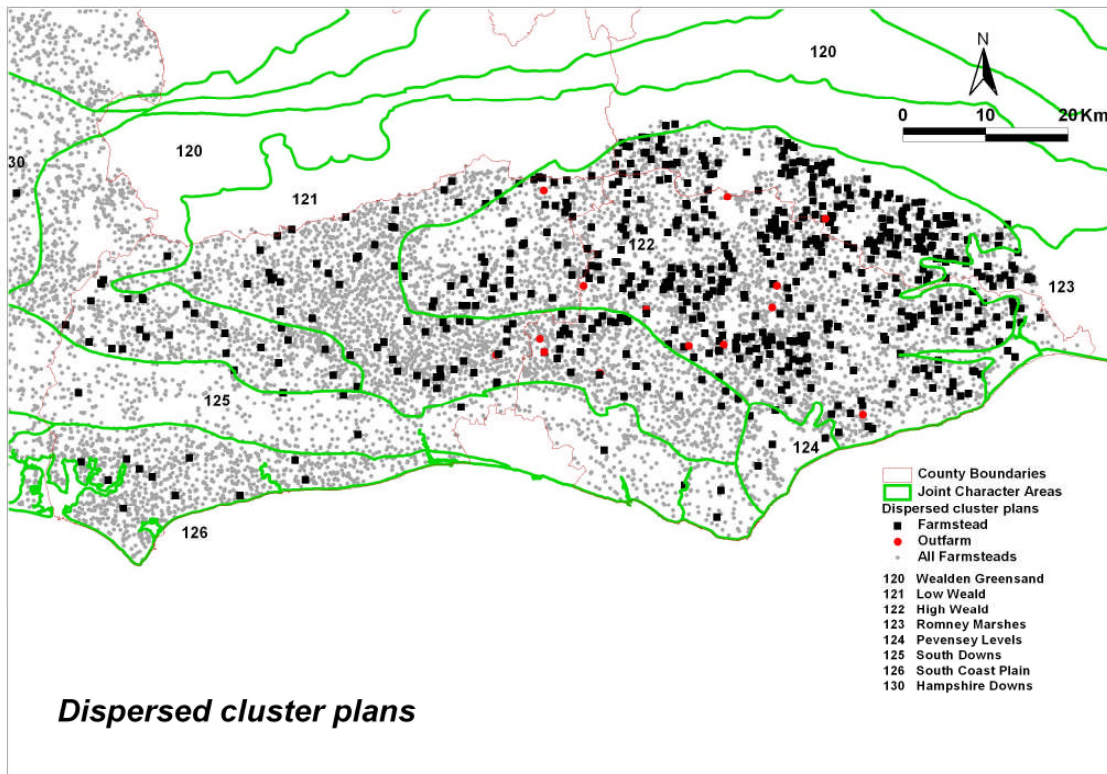
- Clusters. Detached buildings are located around or near the farmhouse with no suggestion of planning or the definition of a principal yard area. There may be a small yard within the cluster but it will not stand out as the principal focus of activity within the farmstead. This plan form is used to describe the smallest farmsteads where a farmhouse is accompanied by a barn or other building standing nearby, sometimes in an adjacent paddock or field as well as larger clusters.
- 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, regular courtyards or a mix of the two. Dispersed multi-yard plans may also 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

Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

Figure 17
 Examples of Dispersed Farmstead Plans



Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

Figure 18
 Distribution of Dispersed Cluster Farmstead Plans

7.10 Dispersed Clusters

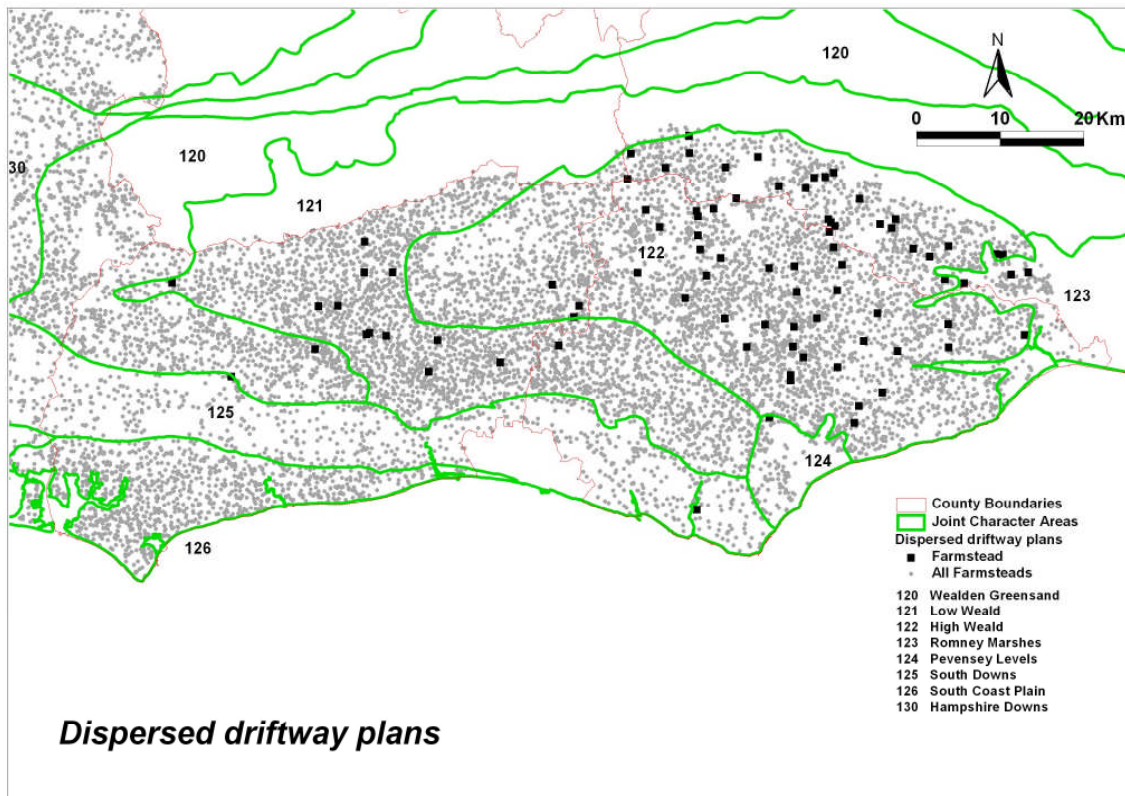
7.10.1 Dispersed Cluster plans are a strong feature of East Sussex farmsteads (10.7% of all farmsteads) but they are particularly characteristic of the High Weald JCA where they represent 13% of the recorded farmstead plans. The distribution within the High Weald is not even – the highest numbers are seen across the north-eastern edge of the area (mainly in Kent) and in the central southern section of the character area. Beyond the High Weald Dispersed Cluster plans are relatively uncommon. In the East Sussex Low Weald they represent 5.8% of recorded farmsteads but there is a notable concentration at the western edge of this area with few examples in the eastern part of the Low Weald. In the East Sussex part of the South Downs Dispersed Cluster farmsteads represent just 2.5% of farmstead plan types.

7.10.2 Dispersed Cluster plans are almost entirely associated with farmsteads. It may be that the few examples of Dispersed Cluster outfarms represent the sites of former farmsteads where farms 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 Weald. Very few Dispersed Cluster plans were associated with large farmsteads where capital was more likely to be available to re-organise the farmstead with new buildings, often utilising an earlier barn as the focus for a new yard area creating a loose courtyard plan, often with an L-plan element.

7.10.3 Analysis of the survival of Dispersed Cluster plans suggests that they have been more susceptible to change compared to the average for all plan types in East Sussex. Across the county the average farmstead Survival recorded in the top two categories (Extant and Altered) is 60% but for Dispersed Clusters 50% were recorded in these categories. This is, however, considerably better than in West Sussex where only 36% of Dispersed Cluster plans survived in the top two categories. The importance of this plan type to the character of the East Sussex High Weald compared to the surrounding landscapes appears to be reinforced by their better survival rate in East Sussex.

7.10.4 It is perhaps surprising that whilst Dispersed Cluster plans have a reasonable survival rate, less than 30% retain one or more recorded buildings of pre-1700 date (compared to 52% of Dispersed Driftway plans and 45% of Dispersed Multi-Yard plans). This figure is however, slightly higher than the average of 28.2% of East Sussex farmsteads retaining one or more pre-1700 buildings reinforcing the importance of these plans both as a major characteristic of Wealden farmsteads and as the setting of many early listed agricultural buildings.



Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

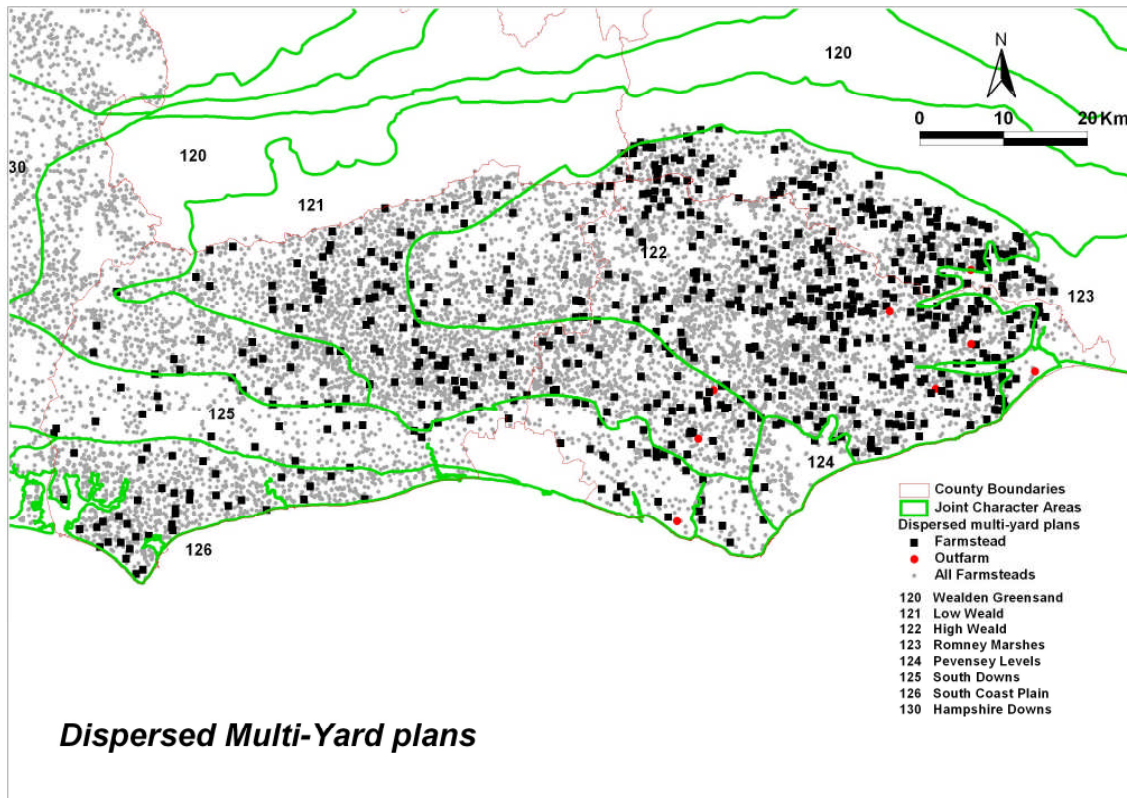
Figure 19
 Distribution of Dispersed Driftway Farmstead Plans

7.11 Dispersed Driftway Plans

7.11.1 As with Dispersed Cluster plans, Dispersed Driftway plans also appear to be a particular characteristic of the Weald, especially within the East Sussex part of the High Weald JCA although they are far less common-place (1.4% of recorded farmsteads). It is notable that there is only one recorded Dispersed Driftway plan in the East Sussex part of the Low Weald which appears to lie on the eastern edge of a cluster of this plan type within the West Sussex part of the Low Weald and one example in the South Downs.

7.11.2 Clearly this plan type is intimately linked to another strong characteristic of the Weald – the droves that linked settlements in the South Downs and the Coastal Plain to their detached summer pastures in the Weald and the network of tracks and paths that link the numerous isolated farmsteads scattered across the area. 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 Across East Sussex Dispersed Driftway 42.5% of the recorded examples include at least one pre-1600 building and a further 10% have a seventeenth-century building surviving as its earliest recorded fabric. This compares to 28.2% of all recorded farmsteads in the county having a pre-1700 building.



Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

Figure 20
 Distribution of Dispersed Multi-Yard Farmstead Plans

7.12 Dispersed Multi-Yard Plans

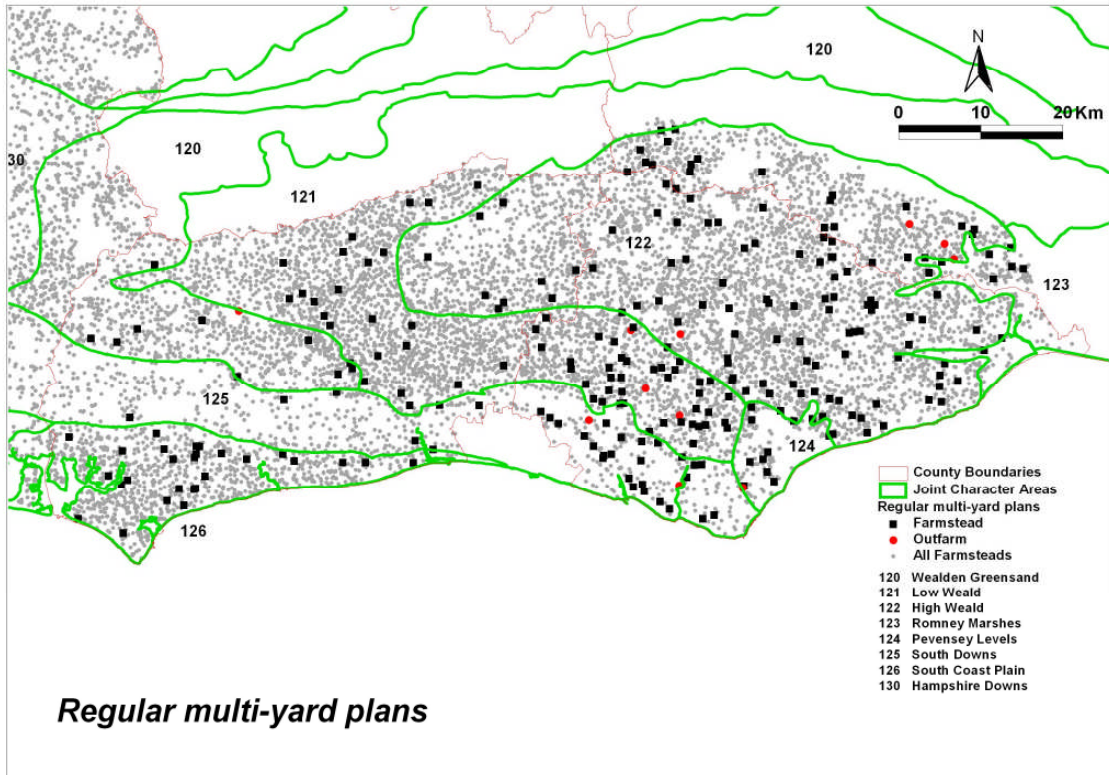
7.12.1 Dispersed Multi-Yard plans, where there are a number of yards that are usually detached from one another, are also a plan type that is particularly characteristic of the Weald generally with the highest concentrations within the High Weald. As with the other dispersed plan types, the concentration of Dispersed Multi-Yard plans is within the central and eastern parts of the High Weald with markedly higher numbers in East Sussex compared to the West Sussex part of the character area. There are 337 recorded examples representing 12.5% of the farmstead total for the county. This compares to 6% of recorded farmsteads in West Sussex.

7.12.2 A high proportion (45%) of Dispersed Multi-Yard plan farmsteads in East Sussex retain buildings that pre-date 1700, over half of which have at least one pre-1600 building.

7.12.3 Beyond the High and Low Weald areas the numbers of Dispersed Multi-Yard plans falls with relatively few of these plans recorded in the South Downs

although there are numbers along the boundary between the South Downs and the Low Weald.

- 7.12.4 Multi-Yard plans are predominantly associated with stock rearing and probably reflect the careful management of beasts. The yards were also important in the collection and preservation of manure. This was particularly important on farmsteads that also had hop-yards as hop production required a high input of fertilizer.



Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. East Sussex County Council - 100019601, 2005 West Sussex County Council - 100018485, 2005 Kent County Council - 100019238, 2004

Figure 21
Distribution of Regular Multi Yard
Farmstead Plans

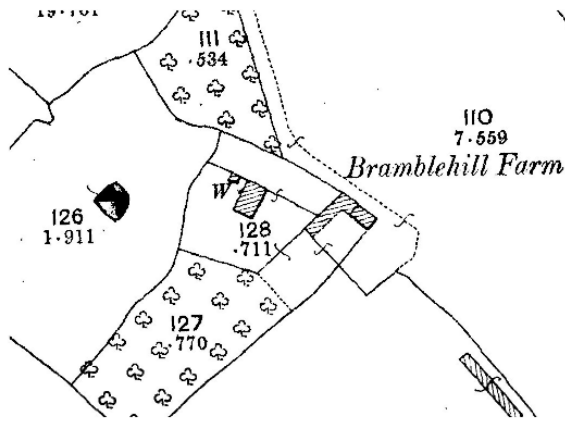
7.13 Regular Multi-Yard Plans

7.13.1 Although Regular Multi-Yard plans appear to have a similarity to Dispersed Multi-Yard plans in having several yard areas, often with no clearly identifiable principal yard, the distribution of Regular Multi-Yard plans (Figure 21) suggests that there may be a difference in the origins or function of the two plan types.

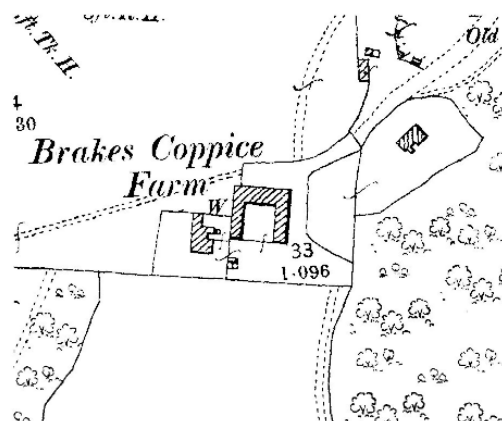
7.13.2 Unlike the other dispersed plan forms, the distribution of Regular Multi-Yard plans is not concentrated within the High Weald JCA but is focused on the East Sussex part of the Low Weald JCA, an area that appears to have differences in some of the other distributions explored in this report, and extending into the south edge of the High Weald and also in the East Sussex part of the South Downs. Beyond this core area there is a scatter of Regular Multi-Yards across the High Weald although there is the usual difference between the West Sussex part of the High Weald where there are relatively few Regular Multi-Yard plan farmsteads and the rest of the character area, and the West Sussex Low Weald.

- 7.13.3 There also appears to be a difference in the distribution between the areas of the South Downs east and west of the Adur (a line that appears to have long marked differences between the areas) with Regular Multi-Yards occurring frequently in the eastern part of the Downs but being rare in the western Downs.
- 7.13.4 A small number of this plan type appears in the Pevensey Levels and on an area of higher ground in the northern part of the East Sussex.

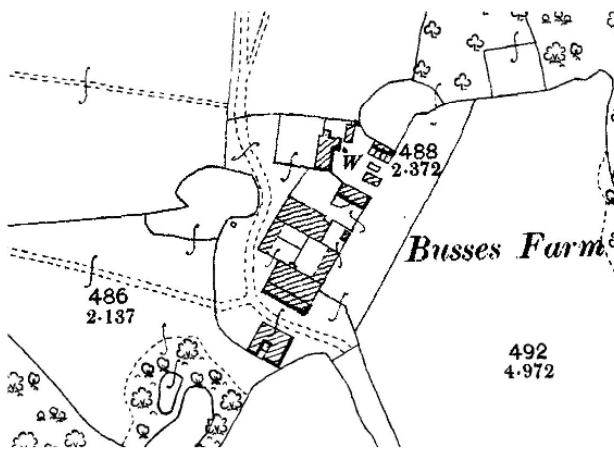
- 7.14 Farmsteads by Plan Form – Regular Courtyard Plans (Figure 22)
- 7.14.1 Regular courtyard plans form 23% of recorded farmstead plans in the whole of East Sussex. This compares to 18% of regular courtyard plans recorded in the High Weald and 35% recorded across West Sussex. However, this figure includes the regular L-plan which is the most common regular form (12.9% of the total recorded farmsteads and 55% of regular courtyard farmsteads) and is a plan often associated with small farmsteads. The L-plan is a problematic plan form in terms of understanding its origins from historic mapping alone in that it may represent an older barn that has had a cow shed or shelter shed attached at a later date (a common arrangement across the High Weald) or may be a single phase regular range of mixing house/barn and cow house. Only more detailed survey in the field would be able to adequately record the different origins of this plan type.
- 7.14.2 The distributions of U-plan farmsteads (Figure 24) and, to a lesser extent L-plan yards (Figure 23) indicate that these plan types are a much greater element in the character of farmsteads outside of the High Weald. A contrast between East Sussex and West Sussex can also be identified from these data.
- 7.14.3 Full regular courtyard plans, usually with buildings to all four sides of the yard but also including large regular planned steadings, were recorded on 2.7% of all farmsteads (12% of regular plan farmsteads).
- 7.14.3 The larger regular courtyard plans: E-plans and F-plans represent just over 1% of recorded farmsteads with only 31 such farmsteads recorded from historic mapping.



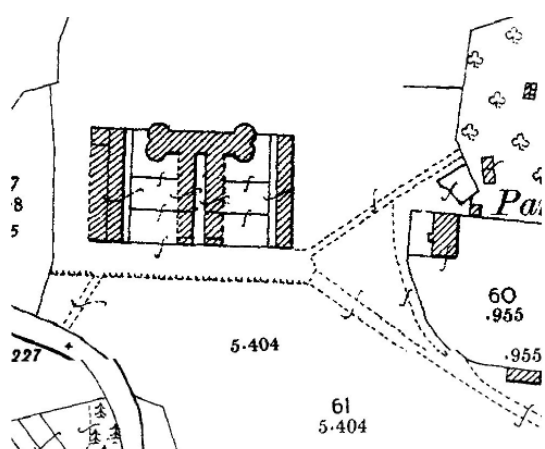
Regular L-plan



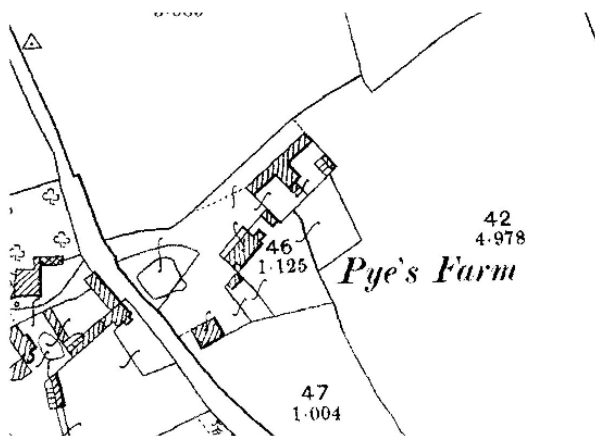
Regular U-plan



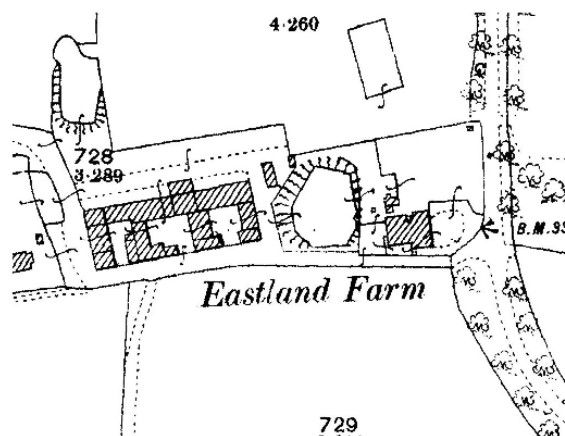
Regular Courtyard



Regular Courtyard - large

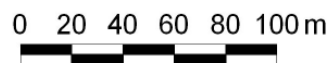


Regular T-plan



Regular E-plan

Regular Courtyard Plans



Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

Figure 22 Examples of Regular Courtyard Farmstead Plans

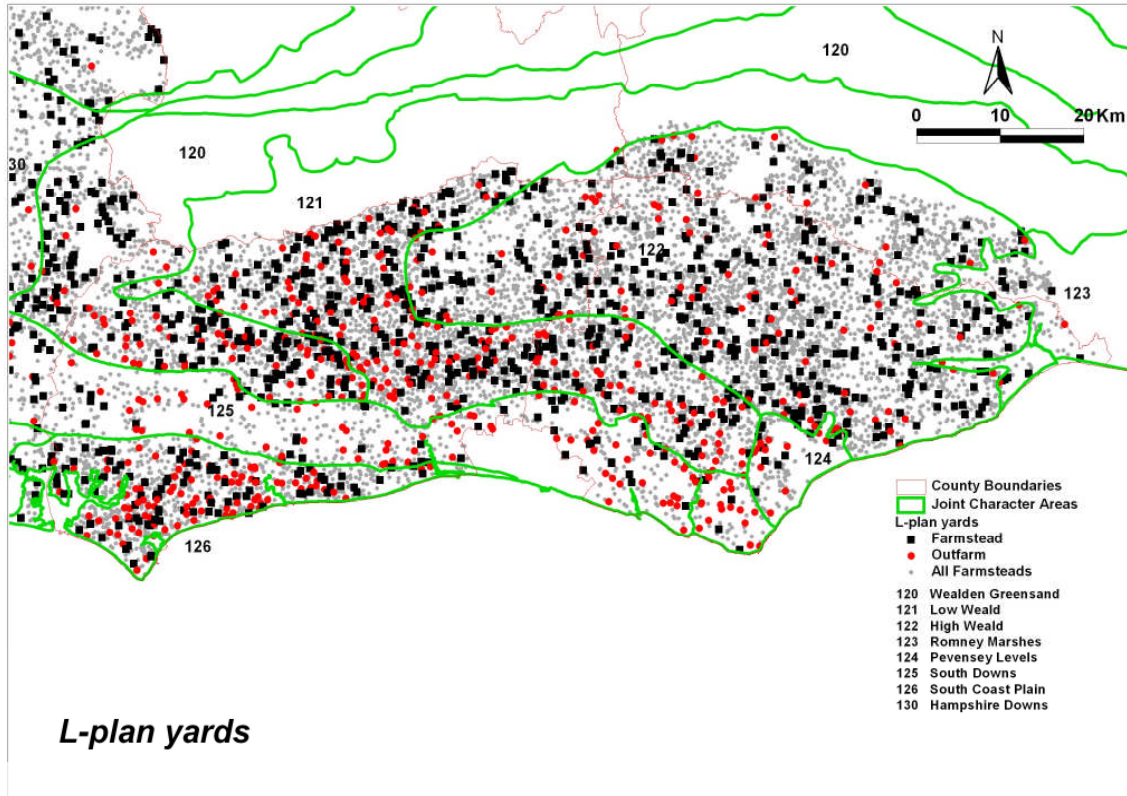


Figure 23
Distribution of Regular L-Plan Plans

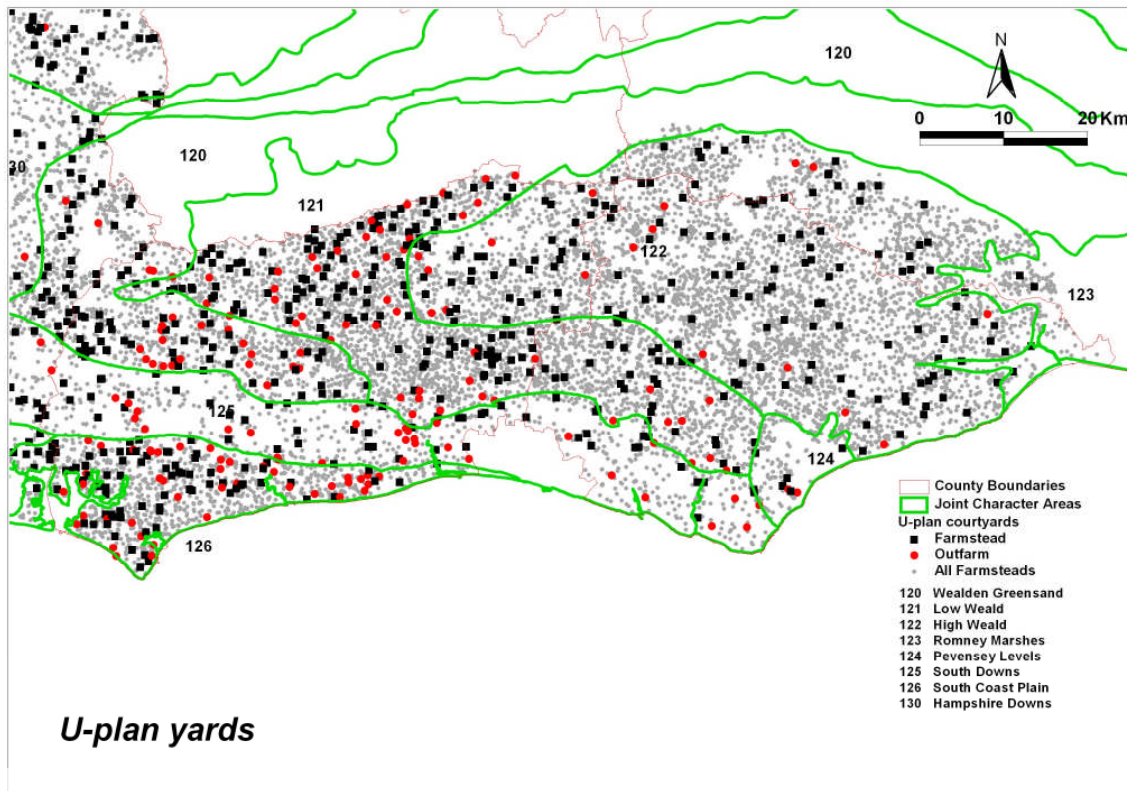


Figure 24
Distribution of Regular U-plan Plans

Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
East Sussex County Council - 100019601, 2005
West Sussex County Council - 100018485, 2005
Kent County Council - 100019238, 2004

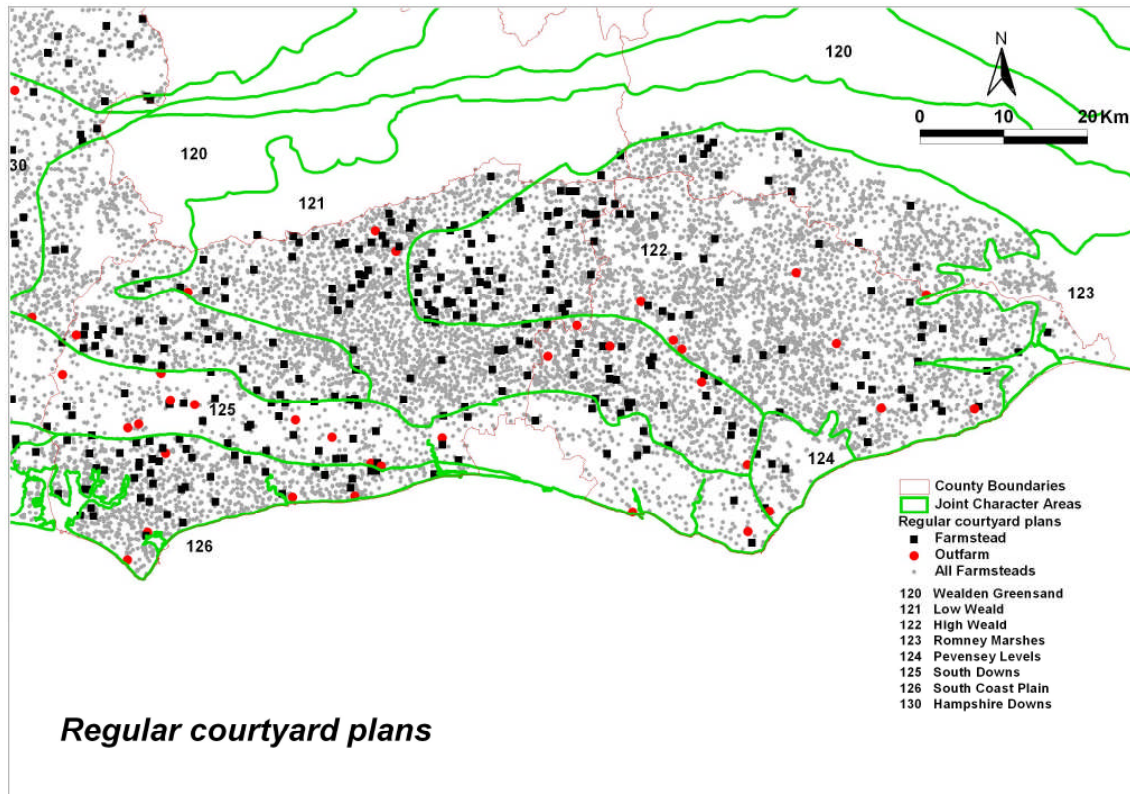
7.15 Regular L- and U-plan Yards

7.15.1 The distribution maps for L-plan and U-plan farmsteads (Figures 23 and 24) shows that these plan types are concentrated to the west of the wider study area, with particular concentrations in the West Sussex part of the Low Weald and the South Coast Plain.

7.15.2 U-plans, where linked buildings enclose three sides of a yard, represent 4.6% of the total of recorded farmsteads and 20% of the regular plan types (130 examples). Of the regular plan forms, the U-plan appears to show the strongest contrast between East Sussex and West Sussex where U-plans formed 10% of the total of recorded farmsteads with particularly notable densities in the Low Weald to the west of the High Weald and along the South Coast Plain (Figure 24).

7.15.3 Across the High Weald and East Sussex Low Weald there is a fairly even scatter of U-plans representing a relatively small proportion of farmsteads (3.8% and 5.6% respectively). Within the South Downs U-plans represent a greater proportion of plan types (10.1%) are more commonly associated with the northern part of the character area. U-plans were sometimes used for outfarms within the higher downs. Small numbers of this plan type appear within the western part of the Pevensey Levels and on the higher ground in the north-west of Romney Marshes.

7.15.4 Regular U-plan yards appear to have a relatively high survival rate – 75% of recorded examples are within the top two Survival categories. This compares to a 60% of all recorded East Sussex farmsteads in the same categories.



Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

Figure 25
 Distribution of Regular Courtyard Plans

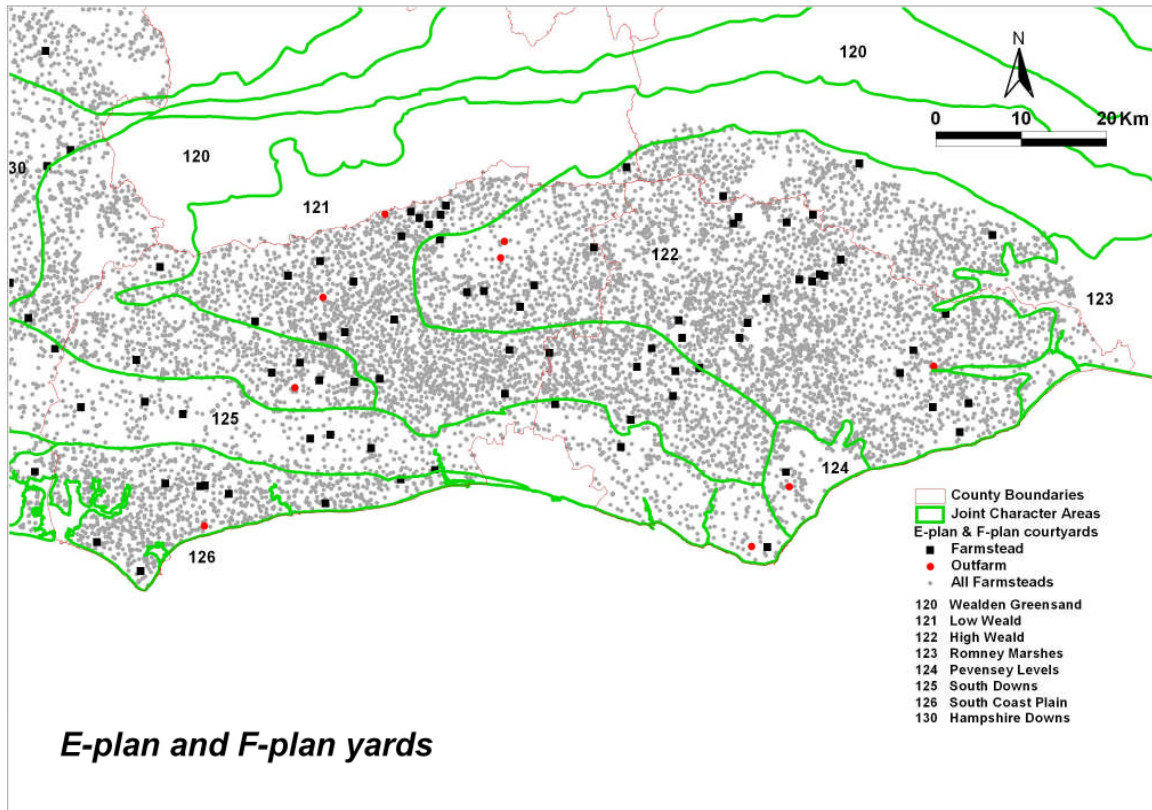
7.16 Regular Courtyard Plans

7.16.1 Full Regular Courtyards, where generally linked buildings face all four sides of the yard (also including farmsteads where the ranges may not be linked but are clearly of planned origin), represent less than 3% of recorded farmsteads across East Sussex. Whilst this plan type is represented in all character areas, the frequency of this plan type in East Sussex is relatively low compared to areas of West Sussex such as the West Sussex part of the High Weald and neighbouring Low Weald, the Wealden Greensand character area within the study area and the South Coast Plain. Only in the East Sussex Low Weald does there appear to be some concentration of full Regular Courtyard plans (Figure 25).

7.16.2 In terms of their dating, the Regular Courtyard Plan farmsteads of East Sussex have a lower proportion of sites that have pre-1700 buildings compared to the Loose Courtyard and Dispersed plans. Only 12.6% of full Regular Courtyard plans contain one or more buildings of pre-1700 date whereas over 37% of Loose Courtyard (3 sides) plans and Regular Multi-Yard plans have surviving

early buildings whilst the figure is even higher for Dispersed Multi-Yard plans – 45% retain pre-1700 buildings.

7.16.3 Over 44% of the full Regular Courtyard plans in East Sussex fall within the top two Survival categories. This figure is considerably lower than for West Sussex where 67% of such farmsteads survive in the top two Survival categories.



Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

Figure 26
 Regular E- and F-Plans

7.17 E-plan and F-plan yards

7.17.1 Overall, there is a low density of E- and F-plan farmsteads across East Sussex with only 31 examples recorded (1.1% of the total farmsteads). There are, however, two areas of note where these plan types occur: the principal area extending from the heart of the High Weald south-west into the Low Weald, and the second, smaller, area in the south-east part of the High Weald. Perhaps surprisingly, there are very few E- and F-plan farmsteads in the South Downs where it might be expected that the larger, more capital intensive farms may have invested in such farmstead ranges.

7.17.2 As the numbers of such plans are low care should be exercised in analysing the statistics, for example, relating to date. It is perhaps the fact that most of the distribution falls within the High Weald that over 38% of F-plan yards retain a building of pre-1600 date. It may be that the early buildings are farmhouses or an earlier barn and that these farmsteads represent steadings that have been engrossed and so required additional buildings.

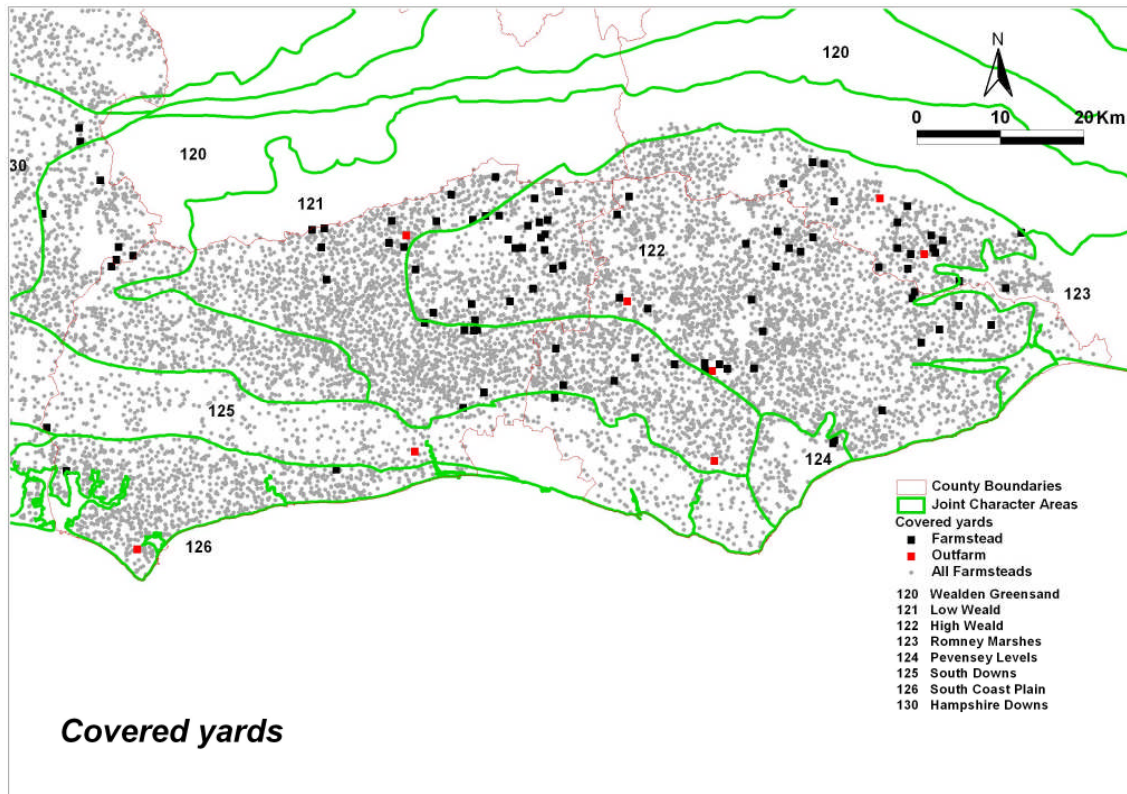
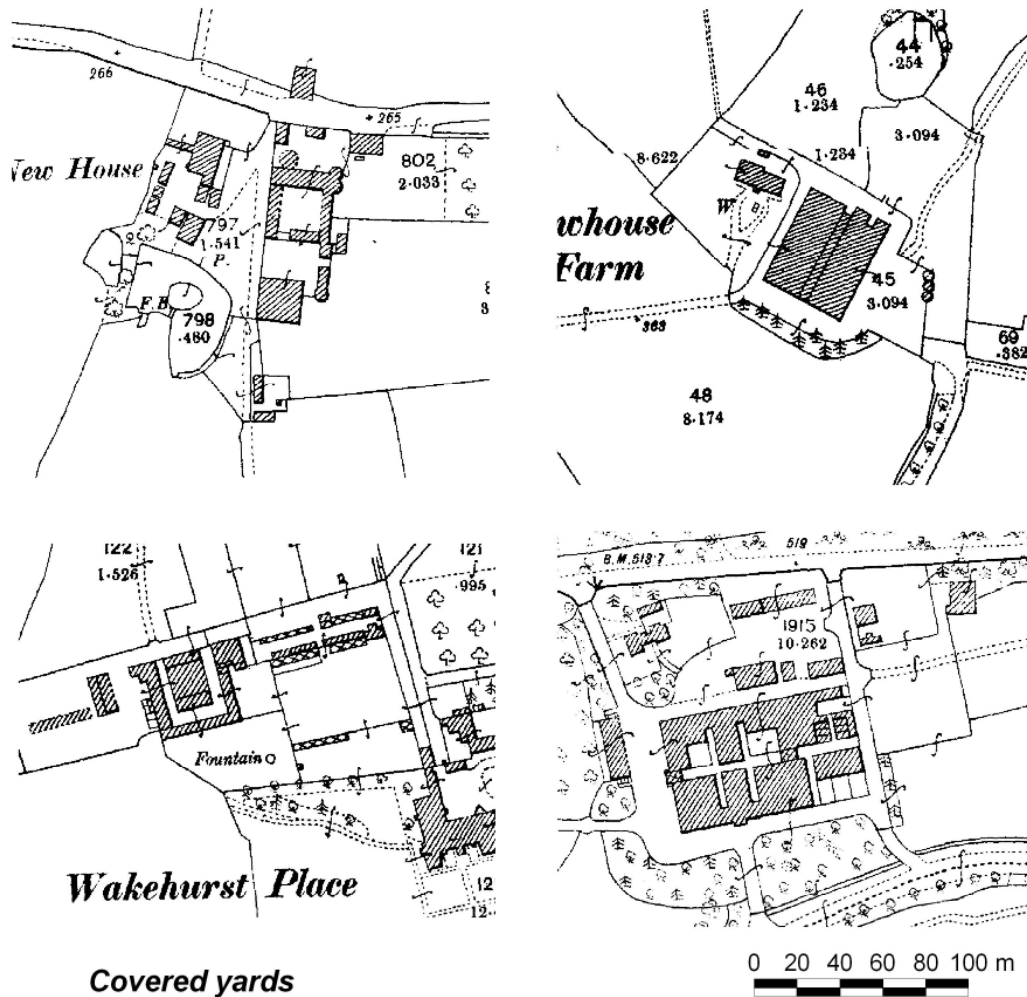


Figure 27
Distribution of Covered Yards

7.18 Covered yards and large cattle sheds

7.18.1 Farmsteads with covered yards and particularly large sheds represent less than 1% of the total farmstead plans recorded in East Sussex. It is interesting to note that there appears to be some correlation between this plan type and the E- and F-plan yards in the central part of the High Weald and extending into the Low Weald. However, in the eastern High Weald the two plan types diverge with a distinct cluster in the north-east part of the character area.

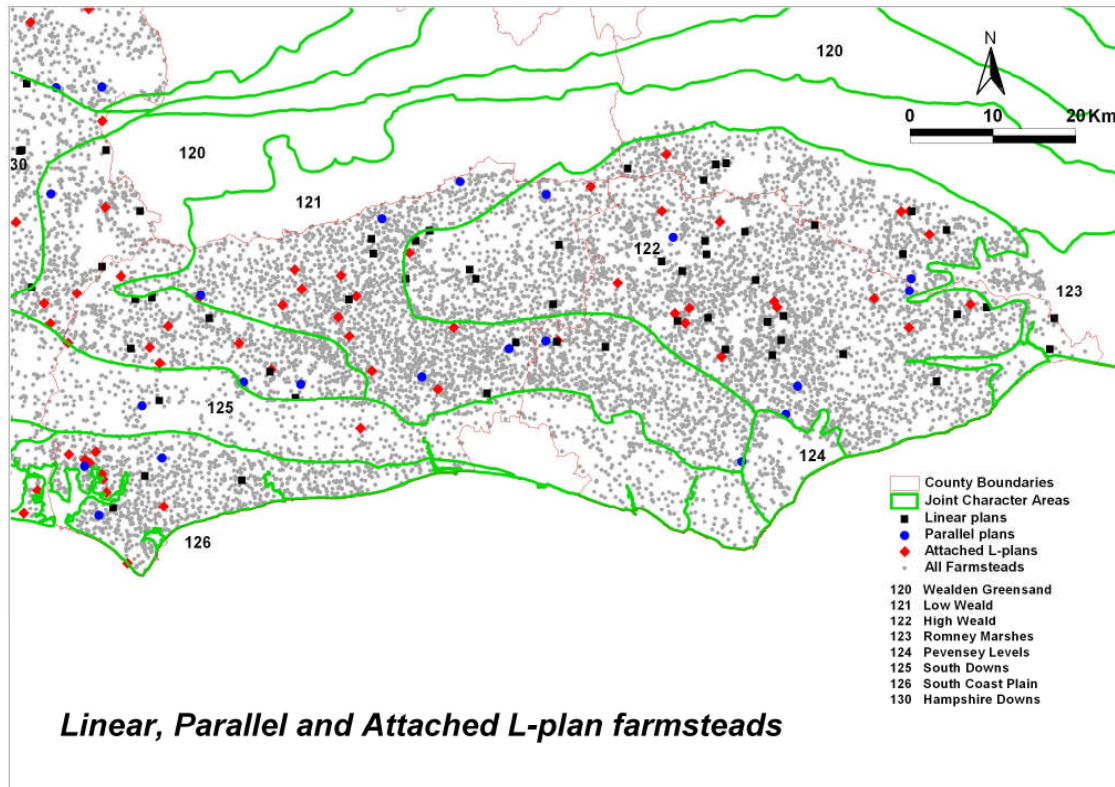
7.18.2 Some of these large covered yards represent the investment of large estates in the buildings required to house cattle in buildings that conformed to ‘best practice’ in the mid- to late nineteenth century. On these farms the covered yard may be the principal or only working building but covered 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.



Covered yards

Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

Figure 28
 Examples of Covered Yards



Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

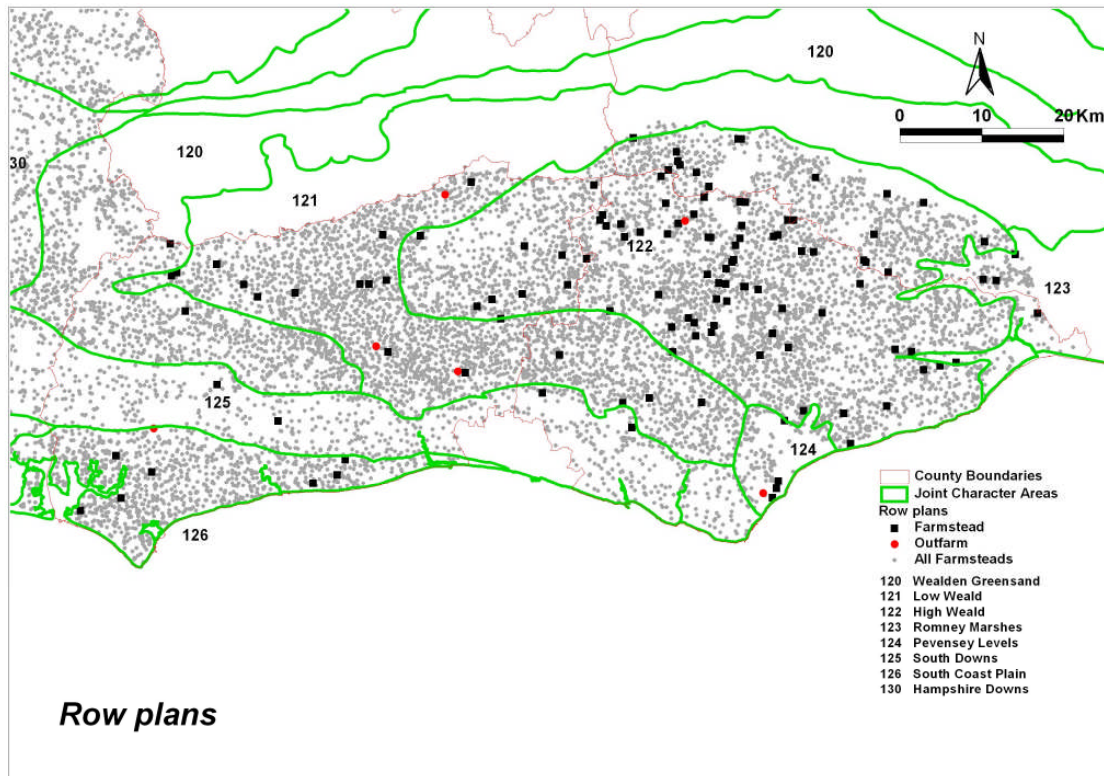
*Figure 29
 Distribution of Linear, Parallel and Attached L-Plan Farmsteads*

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

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 study area. However, the experience of the Hampshire Farmsteads 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 East Sussex with 22 being recorded across the county. Linear plans appear to occur more frequently in the central High Weald than in the neighbouring Low Weald and such plans are entirely absent in the South Downs (Figure 29). The absence of Linear, L-plans and Parallel plans from the south-east part of the Low Weald when compared against the West Sussex part of the character area is notable, and seems to repeat a pattern seen in other aspects of the data.

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 just 13 examples were recorded across East Sussex, all of them located in the High Weald.

- 7.19.3 Only 6 possible parallel plans were recorded in East Sussex. 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 East Sussex do not appear to display greater time-depth than other plan types: 22.7% of linear plans have a pre-1700 building compared to the average for all East Sussex farmsteads of 28.2%. However, with such a small sample sizes care must be taken over any conclusion drawn from the data.



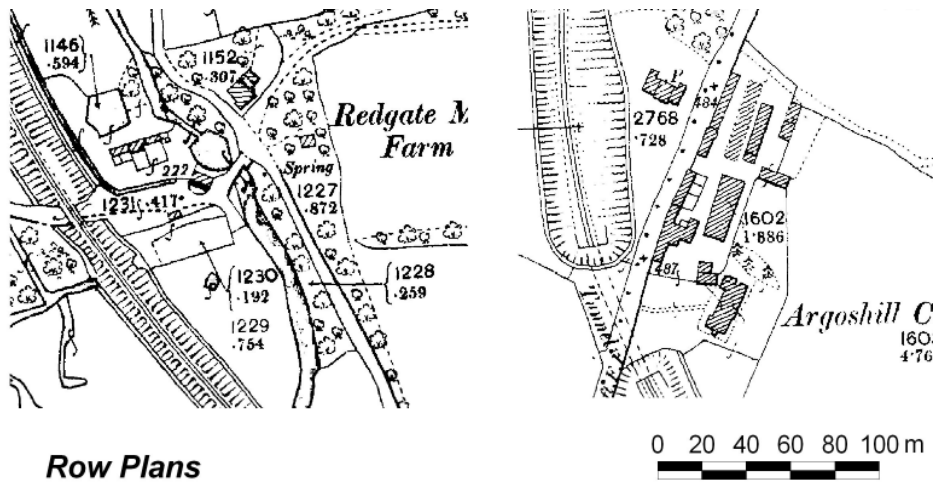
Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

Figure 30
 Distribution of Row Plans

7.20 Farmsteads by Plan Form – Row Plans

7.20.1 As with dispersed plans, row plans are considerably more common in the High Weald than in the parts of East or West Sussex outside of the High Weald. The distribution within the High Weald is concentrated within the central part of the JCA.

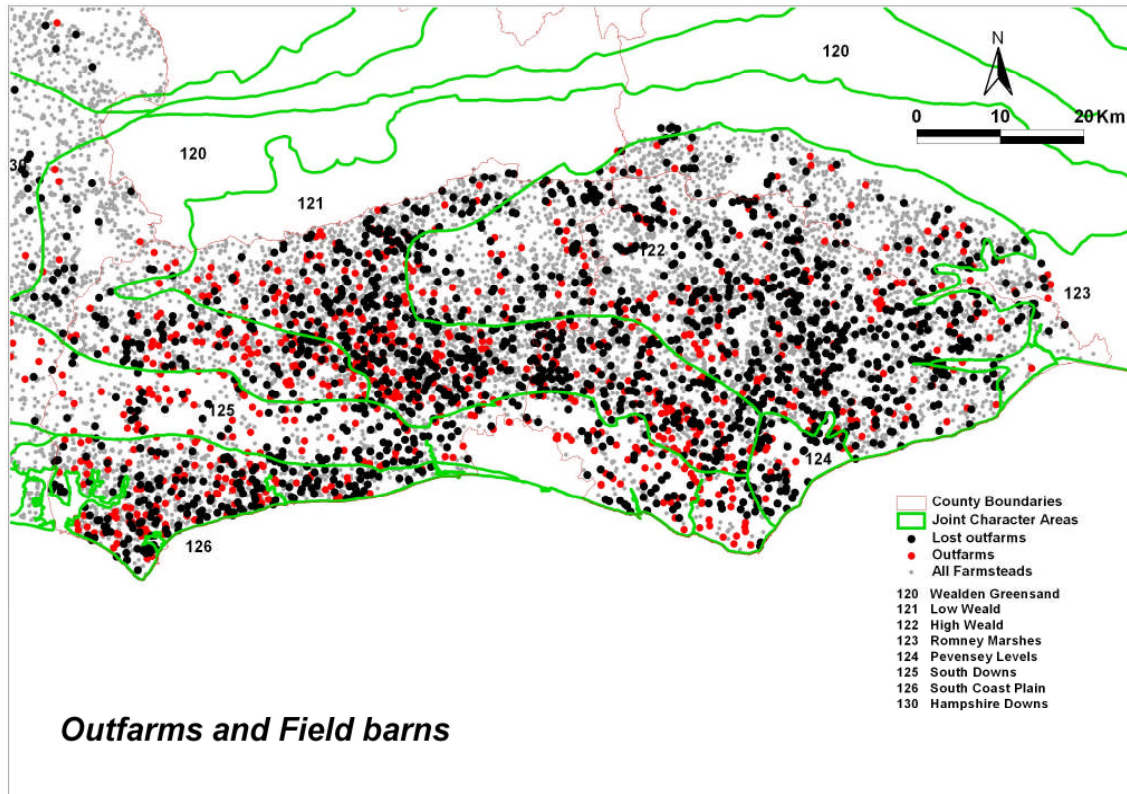
7.20.2 Rows can consist of a long range of connected buildings, often with a series of yards set to one side which makes them akin to Regular Multi-Yard plans, or they can take the form of a line of detached buildings, some of which may have a yard attached. Row plan elements have also been recognised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



Row Plans

Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
East Sussex County Council - 100019601, 2005
West Sussex County Council - 100018485, 2005
Kent County Council - 100019238, 2004

Figure 31
Examples of Row Plans



Reproduced from Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 East Sussex County Council - 100019601, 2005
 West Sussex County Council - 100018485, 2005
 Kent County Council - 100019238, 2004

Figure 32
 Distribution of Outfarms and Field Barns

7.21 Outfarms and Field Barns

7.21.1 Field barns were clearly an important feature of the East Sussex landscape (Figure 32) especially in the central southern part of the High Weald and the Low Weald at the end of the nineteenth century with 1043 outfarms and field barns being recorded across the county. All but 21 of these are dated from mapping – three have a nineteenth century listed building, fourteen have eighteenth century buildings, and four have a seventeenth century. No outfarms with a building pre-1600 listed building were recorded.

7.21.2 By far the majority of outfarms and field barns were LC1, LC2 or single buildings. Together these plans were recorded on almost 60% of outfarms. Regular courtyard plans were used on 39% of outfarms with regular L-plans being by far the most common regular layout recorded. As noted above, the origins of this plan type cannot be ascertained with certainty from historic mapping.

7.21.3 The Hampshire project indicated that outfarms and field barns were one of the most vulnerable steading types and this is borne out by the data across the wider study area and in East Sussex, especially in the High Weald. 71.6% of

sites recorded have been lost from the landscape or replaced by modern farm buildings. This figure for the whole of East Sussex is slightly lower than the 78% loss recorded in the High Weald JCA.

8.0 CONCLUSIONS

- 8.1 The recording of farmsteads as shown on the 2nd Edition Ordnance Survey mapping across East and West Sussex and the Kent and Surrey parts of the High Weald AONB 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.
- 8.2 The recording and preliminary analysis suggests that there are clear patterns in the data which have supported the production of a series of Historic Farmstead Character Area Statements for the Joint Character Areas that cover the study area. The data has identified some important characteristics of East Sussex farmsteads such as the concentration of dispersed plan types within the Weald and the high numbers of farmsteads that retain early buildings. The mapping of farmsteads has also identified patterns within the High Weald such as the increased frequency of regular yard farmsteads and covered yards in the western, West Sussex, part of the area which indicates differences in the development of the landscape. The recording of outfarms has demonstrated how a once common feature within parts of the area is now relatively rare as there has been a high degree of loss of outfarms. The Historic Farmstead Character Area Statements produced may be used in land use planning, land management and grant targeting.
- 8.3 An important aspect of the data is the fact that it records all farmsteads existing in the late nineteenth century, presenting a pattern of farmsteads that is not possible through any other existing data. The distribution of surviving farmsteads of nineteenth 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. The record of farmsteads that have been lost from the landscape provides an archaeological record of change in the landscape providing a data set that could be used to enhance local Historic Environment Records.
- 8.4 Although there has been little opportunity to examine the farmstead data against East Sussex HLC, analysis of the farmstead data from the Hampshire and the wider study area within this project has shown that there is a close correlation between the two data sets. For example, there is a close

relationship between farmsteads that can be dated to pre 1700 on the basis of surviving buildings and landscapes that are considered to be of medieval or early post medieval origin as shown in Figure 7 covering the western part of the High Weald. This association increases the value of both the landscape and the farmsteads and such understanding should be used to inform decisions being taken about the steading or its landscape.

- 8.5 The greater understanding of farmstead character can feed into the debate about the sustainability of rural settlement, particularly in areas where dispersed settlement is predominant. The farmstead data may be used to identify sites that have potential capacity to accommodate alternative uses or limited levels of new development and also to inform the design of individual development proposals.

9.0 REFERENCES

- Bosworth, G.F. (1909a) *Sussex: Cambridge County Geographies*, Cambridge University Press, Cambridge
- Bosworth, G.F. (1909b) *Kent: Cambridge County Geographies*, Cambridge University Press, Cambridge
- Boys, J. (1805) *General View of the Agriculture of the County of Kent*, Board of Agriculture, London
- Brandon, P. (1999) *The South Downs*, Phillimore, Chichester
- Brandon, P. (2003) *The Kent and Sussex Weald*, Phillimore, Chichester
- Chapman, J. & S. Seeliger (2001) *Enclosure, Environment and Landscape in Southern England*, Tempus Publishing, Stroud
- Collins, E.J.T. [Ed] (2000) *The Agrarian History of England and Wales 7: Part II* Cambridge University Press, London
- Edwards, B. (2005) *Historic Farmsteads and Landscape Character in Hampshire Project*. Forum Heritage Services. Unpublished report for English Heritage
- Everitt, A. (1986) *Continuity and Colonization: The evolution of Kentish settlement*, Leicester University Press, Leicester
- Holderness, B.A. & Mingay, G.E. (2000) 'The South and East' in Collins, E.J.T. [Ed] *The Agrarian History of England and Wales 7: Part II* Cambridge University Press, London
- Hughes, A & D. Johnston (2002) *West Sussex Barns and Farm Buildings*, Dovecote Press, Wimborne
- Martin, D. & Martin, B. (1978-82) *Historic Buildings in East Sussex Rape of Hastings Architectural Survey* 7 parts
- Martin, D. & Martin, B. (2006) *Farm Buildings of the Weald 1450-1750* Institute of Archaeology University College London Field Archaeology Unit Monograph No.4 Heritage Marketing and Publications, Kings Lynn
- Pearson, S. (1994) *The Medieval Houses of Kent An Historical Analysis* RCHME/HMSO, London
- Roberts, B.K. and Wrathmell, S. (2000) *An Atlas of Rural Settlement in England*. English Heritage, London
- Thirsk, J. [Ed] (1984) *The Agrarian History of England and Wales. 1640-1750 Regional Farming Systems. V.i* Cambridge University Press, Cambridge.
- Walton, R.A.E. & I. Walton (1998) *Kentish Oasts sixteenth–20th Century: their history, construction and equipment*, Christine Swift, Egerton
- William, E. (1982) *Traditional Farm Buildings in North-East Wales*. National Museum of Wales, Caerffili
- Wooldridge, S.W. & F. Goldring (1953) *The Weald*, Collins, London
- Zell, M. (1985) 'A wood-pasture agrarian regime: the Kentish Weald in the sixteenth century' in *Southern History* 7, 69-93

APPENDIX I

TABLE OF
DATA ATTRIBUTES

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 <i>working</i> 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

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 19 th 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 <i>Aisled Barn and Combination Barn</i> .
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 19 th to the mid 20 th 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 18 th and 19 th 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 19 th 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 18 th and early 19 th 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 (<i>or</i> Threshing)	The removal of grain from the ears of corn crops. Threshing by hand involved hitting the ears with a flail.
Threshing barn	<i>See barn.</i>
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 19 th 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 12 th or 13 th 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.

APPENDIX III

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 fittings 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.

- o 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.
- o 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.
- o 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

- o 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.
- o 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.
- o 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.
- o 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.
- o 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.
- o Brick was typically used in combination with the local stone for quoins and for door and window openings.
- o 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 fittings 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.

- o 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:

- o Small loose courtyard plans are the most common plan form encountered in the Low Weald.
- o 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.
- o 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.
- o 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.
- o '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

- o Medieval timber-framed houses, including Wealden houses, survive on a considerable number of farmsteads.
- o 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.

- o 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.
- o 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.
- o 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.
- o 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.
- o 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.
- o 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

- o 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
- o 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.
- o Bricks made from the local clays contribute to the distinctive character of the Weald.
- o 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 fittings and farmsteads retaining a range of structures associated with the hop industry being rare and significant.

1 *Historical Development*

- o 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.
- o 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.
- o 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.
- o 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.
- o 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 split 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

- o 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.
- o 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.
- o 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.
- o A small number of dispersed plans with little or no evidence for planning in their arrangement are found in the area.

Building Types

- o 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.
- o Cattle buildings consist of open fronted shelter sheds and enclosed single storey cow houses, typically of 19th century date.
- o 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.
- o There are a small number of oast houses within the character area.

4 Building Materials

- o Plain clay tile is the typical roofing material for farmhouses and farm buildings.
- o Timber-framing was typically used for early houses and farm buildings with the farm buildings being clad in weatherboarding.
- o 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.

- o 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.
- o 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.
- o 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.
- o 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.
- o 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

- o 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.
- o Some large farmsteads have 'multi-yard plans' where there are a number of separate yards reflecting the management of stock. Such plans can be subdivided 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.
- o 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.
- o Linear, parallel and L-plans with the farmhouse attached are extremely rare.

Building Types

- o 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.

- o 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

- o 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.
- o 'Multi-yard plans' probably reflecting the management of stock, can be subdivided 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.
- o Dispersed clusters are found in very small numbers.
- o 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

- o 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.
- o 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.
- o 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.
- o Cart and implement sheds would have been found on most farms. They may be incorporated into one of the ranges of U-plan and regular courtyards.
- o 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.
- o Dovecotes are found on some high status farms.
- o 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.