HISTORIC FARMSTEADS & LANDSCAPE CHARACTER IN WEST SUSSEX

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Report

by

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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 AONB, English Heritage, Interreg and West Sussex County Council.

1.4 In addition to digistising 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 (due to report in December 2005);
- 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	Circular
	CURV	Curvilinear
	DISP	Dispersed
	LIN	Linear
	PAR	Parallel
	LP	L-plan (attached house)
	LC	Loose Courtyard
	LCL	Loose Courtyard with 2 working buildings attached creating a L-plan
	POLY	Polygonal
	RC	Regular Courtyard
	ROW	Row
Plan Type Secondary Attribute (some codes also used for Tertiary element)	1, 2, 3, 4	No. of sides to loose courtyard formed by *working* agricultural buildings
	d	Additional detached elements to main plan
	L	Regular Courtyard L-plan (detached house)
	u	Regular Courtyard U-plan
	e	Regular Courtyard E-plan
	f	Regular Courtyard F-plan
	t	Regular Courtyard T-plan
	cov	Covered yard forms an element of farmstead
	y	Presence of second yard with one main yard evident
	cl	Cluster (Used with DISP)
	dw	Driftway (Used with DISP)
	my	Multi-yard (Used with DISP)
	rmy	Regular multi-yard (Used with DISP)

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

3.2.3 Farmstead Date

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

3.2.4 Farmstead Location

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

Table 2

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

3.2.5 Farmstead Survival

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

Table 3

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

4.0 INTRODUCTION TO LANDSCAPE CHARACTER & HISTORIC LANDSCAPE CHARACTER

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

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

4.3 The Countryside Agency has published a landscape character assessment of the whole of England. This is entitled *Countryside Character: The character of 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.

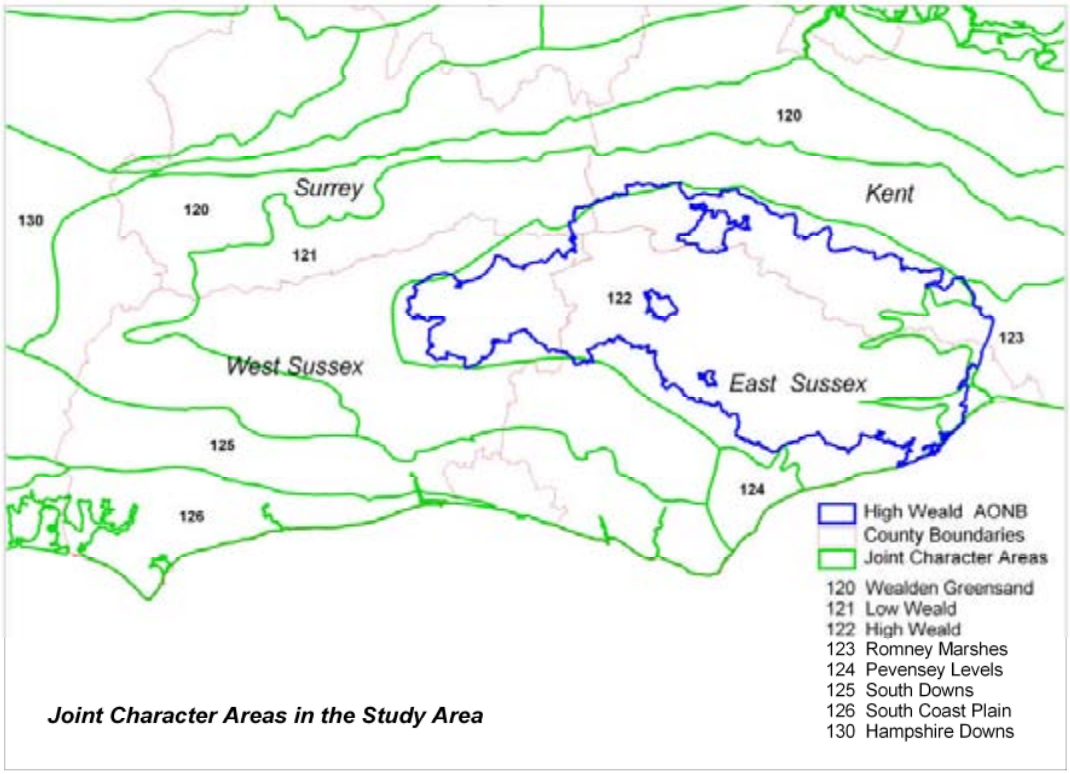


Figure 1
Joint Character Areas within the Study Area

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

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

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

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

The time periods used are:

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

As with Landscape Character Areas, the historic farmstead data can be analysed against the HLC data.

5.0 HISTORIC FARMSTEADS: NATIONAL CONTEXT by Jeremy Lake

5.1 Farmsteads in the Landscape

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

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

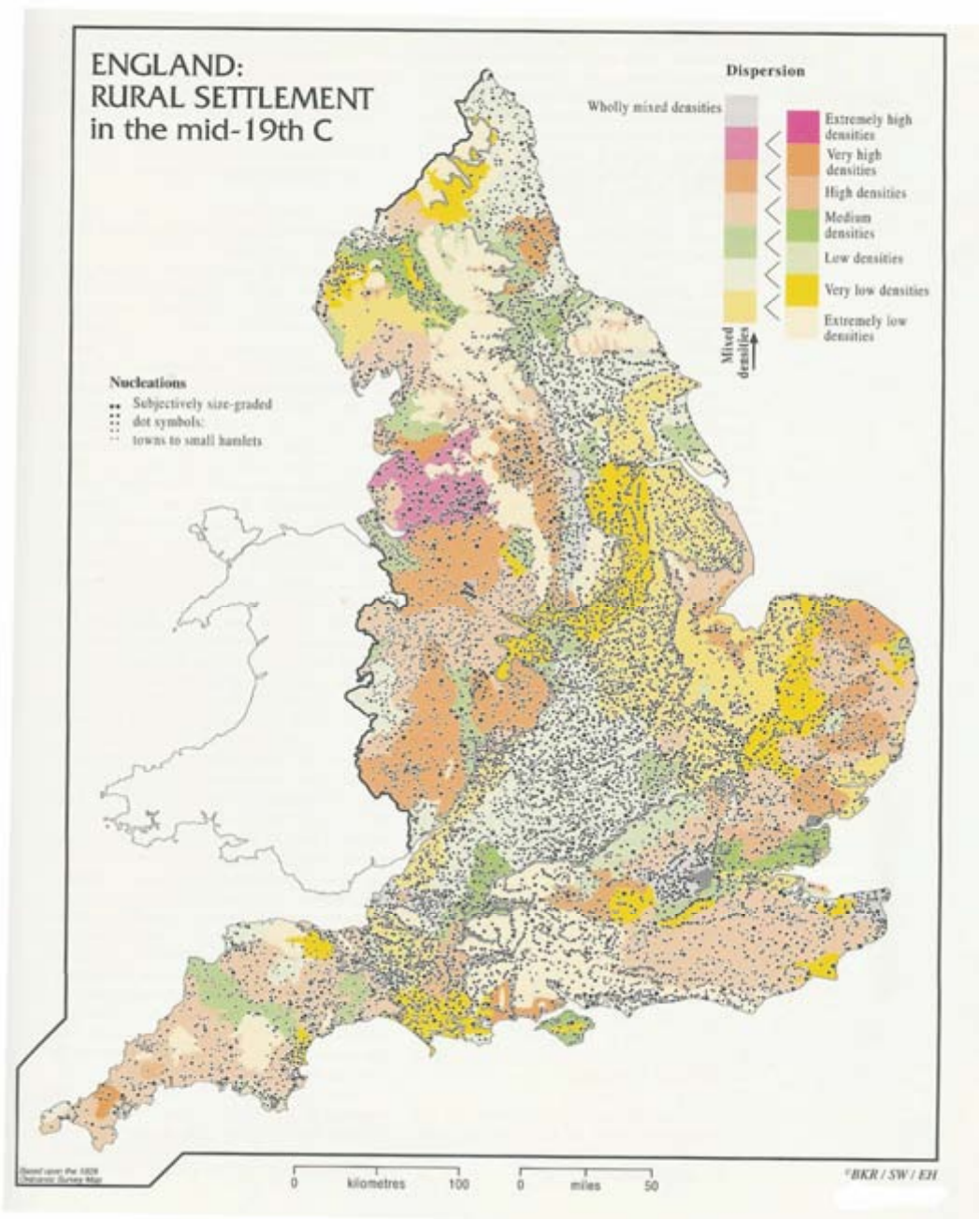


Figure 2

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

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

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

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

5.2 Farmstead Dates and Types

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

5.3 Key Dates

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

Up to 1550 (Figure 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 14th 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.

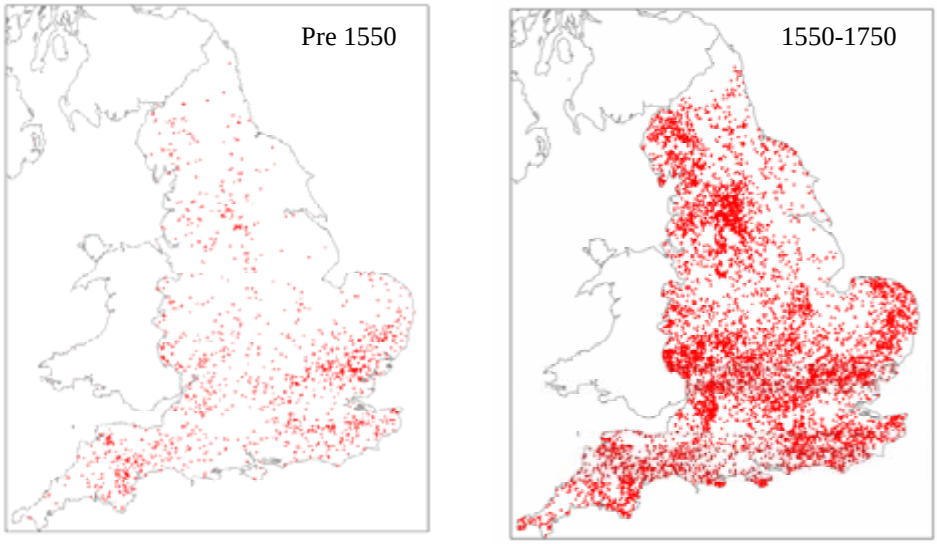


Figure 3
Distribution maps of listed barns in England, pre-1550 and 1550-1750. The great majority of substantially complete pre-1750 barns have been listed. These maps pose important questions for future research. In the pre-1550 map, the concentrations in a belt around London, the southern Pennines 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.

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

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

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

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

5.4 Building Types (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 13th and early 19th centuries. They could be very small in dairying or stock rearing areas, and away from the most specialised arable areas, combination barns could also accommodate other functions such as the housing of cattle, horses, grain, farm carts and implements. Combination barns could be on-the-level, with stabling or cow housing at one or both ends, or split level with the threshing barn on the upper floor (such as the bank barn of Cumbria and other areas). Split-level mixing barns developed in many regions from the later 18th century as a result of the widespread introduction of machinery for processing corn and fodder.
- Granaries were often built over stables and cartsheds, combined cartshed/granary ranges being found from the 18th and even later 17th centuries in parts of the south and east – where detached granaries are concentrated.
- Cartsheds - for housing carts for transporting muck to fields, the harvest to the steading and grain to market - often face away from the farmyard and may be found close to the stables and roadways, giving direct access to the fields.

Other Storage and Processing Buildings

- Some areas of the country developed a specialisation in the production of particular crops such as hops or fruit. In some cases these crops required the construction of particular buildings that are regionally characteristic such as the oast house of the South East and West Midlands and the cider house of Herefordshire, Worcestershire and the South West. Small kilns for drying corn and particularly malt for brewing have been recovered through excavation and a small number of much larger and more solidly constructed examples survive from the 17th century, especially in the North West and South West.
- The processing of corn to flour was undertaken in mills normally powered by water or wind.

- Dairies were often sited within the farmhouse (at its service end or in a rear room), located in a lean-to at the rear of the house or (rarely) in a detached structure. The sale of liquid milk and the rise of commercial cheese and butter making had become massively important in many areas by the early 20th century, leading to the abandonment of all but a handful of farmhouse dairies and cheese rooms.

Buildings for Animals and Animal Products

- Accommodation for Horses. Stables, typically with a hayloft above, needed to be well ventilated and with plenty of light for grooming and harnessing. They were given a certain level of architectural and decorative treatment, and detached examples typically predate 1750 on higher status or arable-based farms.
- Accommodation for Cattle. Any survivals before the late 18th century – commonly in combination barns, at the lower ends of longhouses or the linhays of the South West - are exceptionally rare. The folding of stock in strawed-down yards and feeding them with root crops became more general from the late 18th century, together with the subdivision of yards into smaller areas and the construction of shelter sheds, loose boxes and other distinctive building types associated with their more intensive fattening and management. In some better-planned farmsteads the root and fodder stores would be incorporated into the cattle housing, usually located close to where the cattle were stalled and access provided between the two. The most significant examples of covered yards – developed to house cattle and conserve their manure - are on the most expensively designed planned and model farms of the 1850s to 1870s. It became increasingly common from the 1880s to roof over former open yards with timber or metal-framed superstructures.

Accommodation for pigs, birds and poultry

- When accommodated on farmsteads, pigs were typically housed in cubicles with externally accessed feeding troughs and often their own yards. They were fed on by-products of dairying, and thus likely to be located 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 17th and early 18th

centuries the restrictions on keeping doves were dropped and small-scale accommodation for doves can be found built into other farm buildings.

- Hen houses were usually relatively short-lived buildings and there are few that can be described as historic. Where historic examples survive they usually form part of another building, such as a pigsty.

Outfarms and Field Barns

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

- Field barns were built for similar reasons, and to provide shelter to livestock (including yearling sheep) in more inhospitable climates. The latter are particularly common in northern upland areas, most notably in the Yorkshire Dales where they served a highly specialised dairying economy.

Other Farm Buildings

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

5.5 Farmstead Plans

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

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

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

6.0 OVERVIEW OF AGRICULTURE IN 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 county West Sussex divides into three major divisions: the Weald of Sussex in the north, the ridge of the South Downs and the low coastal plain in the south. 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 West 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 14th century, communal fields which occupied the great majority of the land area. Flanking this area are a South-Eastern Province and a Northern and Western Province where settlement is mostly dispersed.

6.3.3 The areas of earliest settlement in West Sussex were the light and easily worked soils of the Coastal Plain and the South Downs. Although the Weald is no longer considered to be have an uninhabited forest in the prehistoric period, the Weald appears to have been used as summer pasture by communities in the surrounding landscape. 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 15th or 16th centuries when there was a substantial growth in population (Everitt 1986, p.54). This process of assarting was accompanied by the creation of small farmsteads set within the newly cleared fields resulting in the widely scattered settlement of farms and hamlets that characterises 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 17th 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-18th 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 19th 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 13th and 14th 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 14th 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 14th century often only the land of lowest value was held in common. By the 16th 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 15th 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 18th and 19th 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 13th century the Wealden landscape comprised a scattering of economically viable gentry properties intermingled with a mass of small peasant holdings of up to 30 acres – although many new assarts of the period were as small as 3–5 acres – practising subsistence-level farming (Hallam 1988, pp.625–34). During the 14th century there was some depopulation, with holdings abandoned or merged and some farmers accumulating holdings of a reasonable size. Some colonisation of the woodland continued in the 15th and 16th centuries, at which time there was a considerable growth in population (Martin & Martin 1982, pp.8–9; Everitt 1986, p.54).

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 14th century Wealden farming had a greater bias towards arable. The balance between arable and pastoral farming shifted as a result of depopulation in the 14th and 15th centuries when much of the arable became pasture or rough grazing. By the mid-16th century arable was rarely mentioned in surveys although the survival of barns shows that crops were grown. The Port Books of Rye also suggest that the area could grow sufficient for its needs and also export oats. Inflation in food prices in the late 16th and early 17th centuries stimulated an increase in arable to around one third of farmland, but the average Wealden farm had only around 10 acres of arable (Thirsk 1967, p.58; Martin & Martin 1982, p.11). At this time rents increased dramatically indicating that there was plenty of demand for farms (Martin and Martin 2006 p.24). By the mid-19th 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 18th 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-19th century sheep were an important feature of the valley. In the Weald oxen continued as draught animals, often worked in teams with horses, into the late 19th century (Bosworth 1909a, p.54).

Accompanying these agricultural enterprises were two other activities of immense importance in the Weald: timber and iron. Timber and firewood were the major exports from Sussex ports in the later 15th century (Miller 1991, p.135) whilst the iron industry, the centre of British iron making in the 16th century, also consumed massive quantities of coppice wood. These industries provided additional employment opportunities for many Wealden

farmers, until the decline of the industry towards the end of the 17th century caused by cheaper imports, the rising price of fuel, the successful development of the use of coke by Abraham Darby at Coalbrookdale in Shropshire, and the loss of naval contracts to provide cannon (Brandon 2003, pp.129–40).

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

7.0 RESULTS

7.1 Introduction

7.1.1 For the overall project the assessment of the farmstead data for East Sussex, West Sussex and the AONB has been carried out using the Joint Character Areas as the principal 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. These Farmstead Character Statements will shortly be available as illustrated PDF documents).

7.2 West Sussex Farmstead Character Statements

7.2.1 In addition to the Farmstead Character Statements for the whole of the JCAs, Character Statements that specifically dealt with the West Sussex parts of the JCAs were required. The text of these Character Statements are presented in Appendix III.

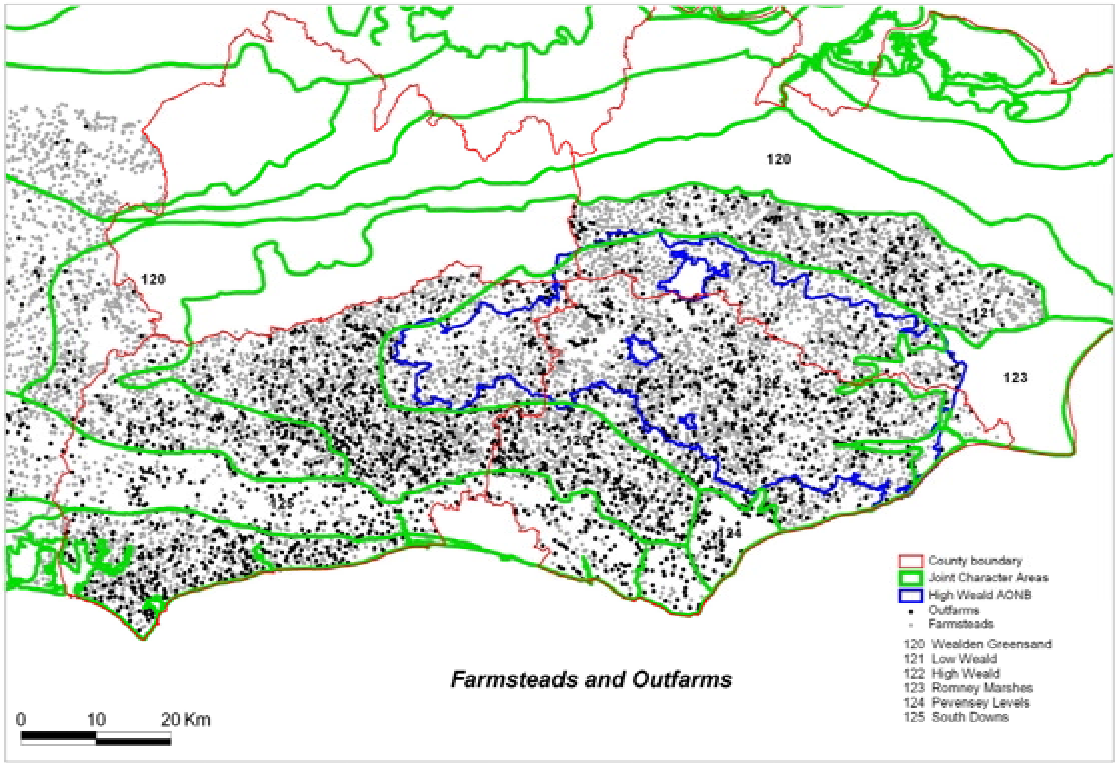


Figure 4
Distribution of all recorded farmsteads and outfarms

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.

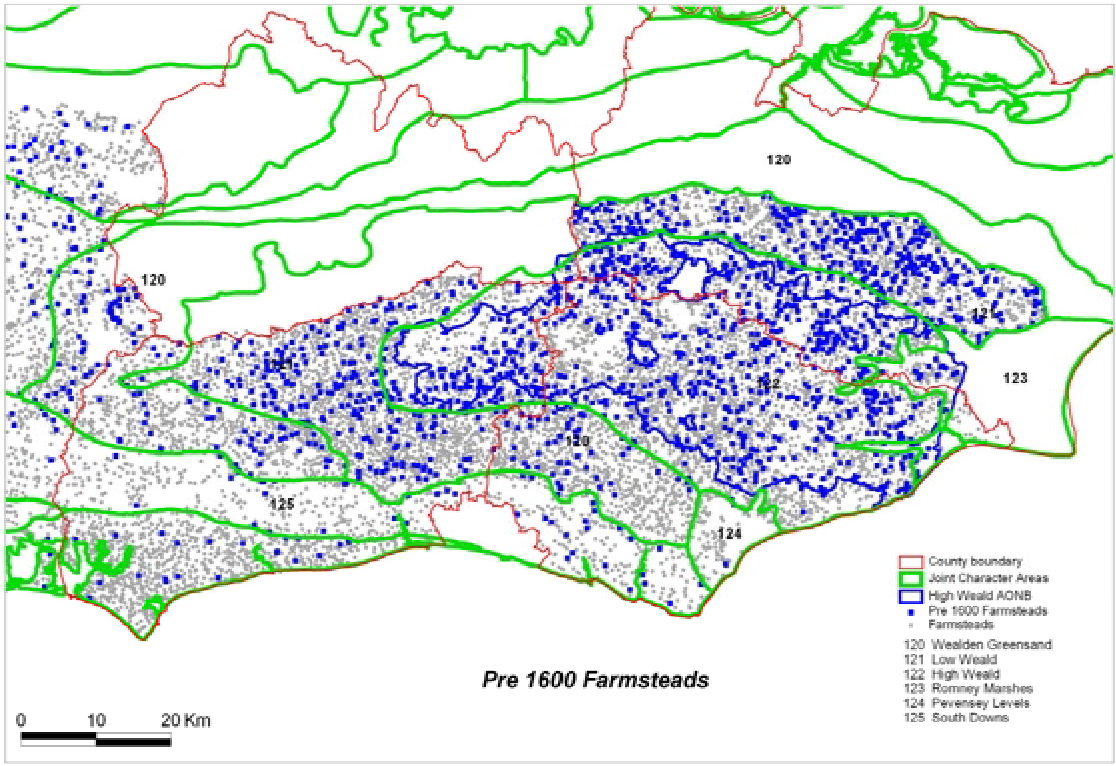
7.3.3 In contrast, the chalk ridge of the South Downs is clearly demarcated by the large areas of landscape that have few or no farmsteads compared to the Weald landscapes to the north and the South Coast Plain to the south. Whilst the South Coast Plain was an area with nucleated settlements, these were 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/km$^{2.}$ Across most the central northern part of the area there are 2.07 farmsteads per km^2 but in the western, West Sussex, part of the High Weald the figure drops to 1.6/ km$^{2.}$

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 km^2. The density decreases towards the western part of the Low Weald and into the Wealden Greensand with a density of 1.85/km^2 but in the south-eastern part of the Low Weald, where the character area extends into East Sussex, the density drops to 1.65/ km^2.

7.3.7 In the South Downs the density is very low, with 0.55/km^2 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/km^2 but the greatest concentration of farmsteads is in the area to the south of Chichester where the density increases to 2.0/ km^2.



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, 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 West Sussex farmsteads retaining at least one surviving pre-1600 building are concentrated in the southern part of the area of the High Weald JCA that extends into the county. In this area the density of pre-1600 farmsteads is very high, even by the standards of the High Weald generally with 25% of steadings having a recorded pre-1600 building. The concentration extends into the adjacent areas of the Low Weald but the density gradually decreases towards the west so that within the West Sussex Low Weald pre-1600

farmsteads represent almost 18% of the total farmsteads. Within the West Sussex part of the Wealden Greensand JCA the density of pre-1600 farmsteads is markedly lower than both the High or Low Weald JCAs with a little under 10% of farmsteads being dated to pre-1600. This figure is slightly lower than the 11% of pre-1600 farmsteads recorded across the parts of the character area studied which includes part of Hampshire where there are small clusters of early farmsteads around areas of heath such as Bordon Heath.

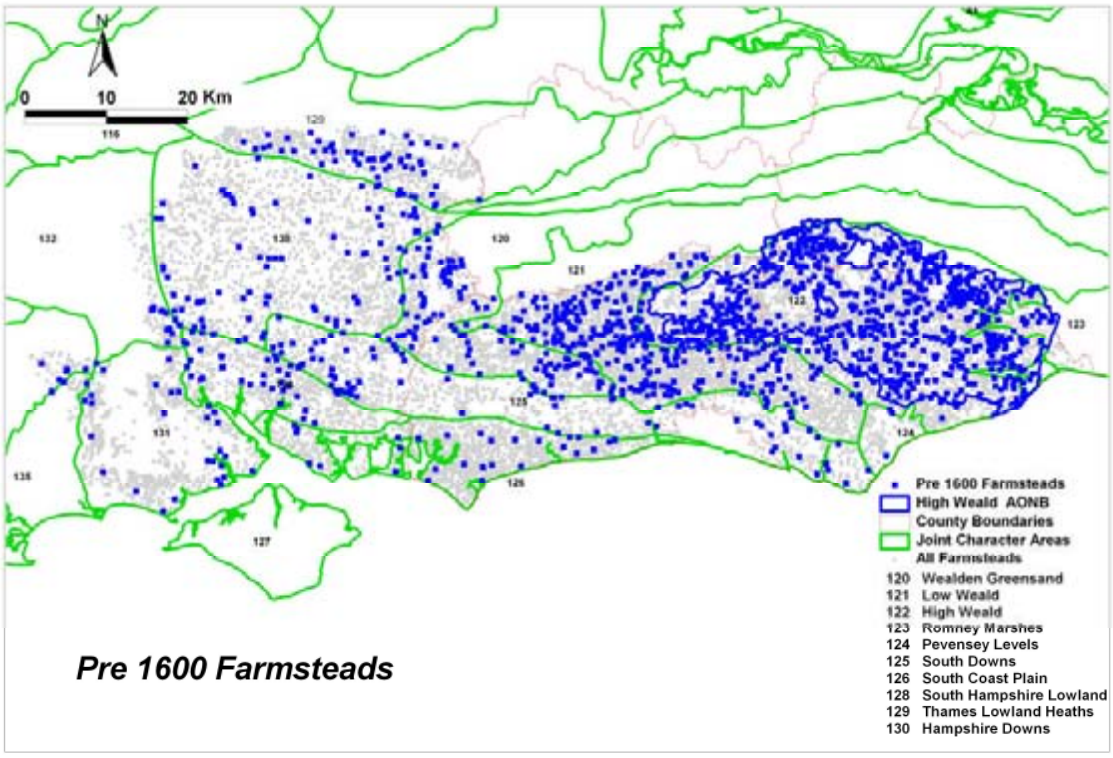


Figure 6
Distribution of Pre 1600 Farmsteads recorded across Hampshire and Sussex

7.4.3 The high survival of early buildings within the High Weald and much of 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 19th 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 possible that the densities of farmsteads in the High Weald and the surrounding Low Weald are not constant.

7.4.4 Analysis against the West Sussex HLC indicates that many of these 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 county is examined. The coverage of medieval landscape and density of pre-1600 farmsteads simultaneously decrease from north to south. 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.

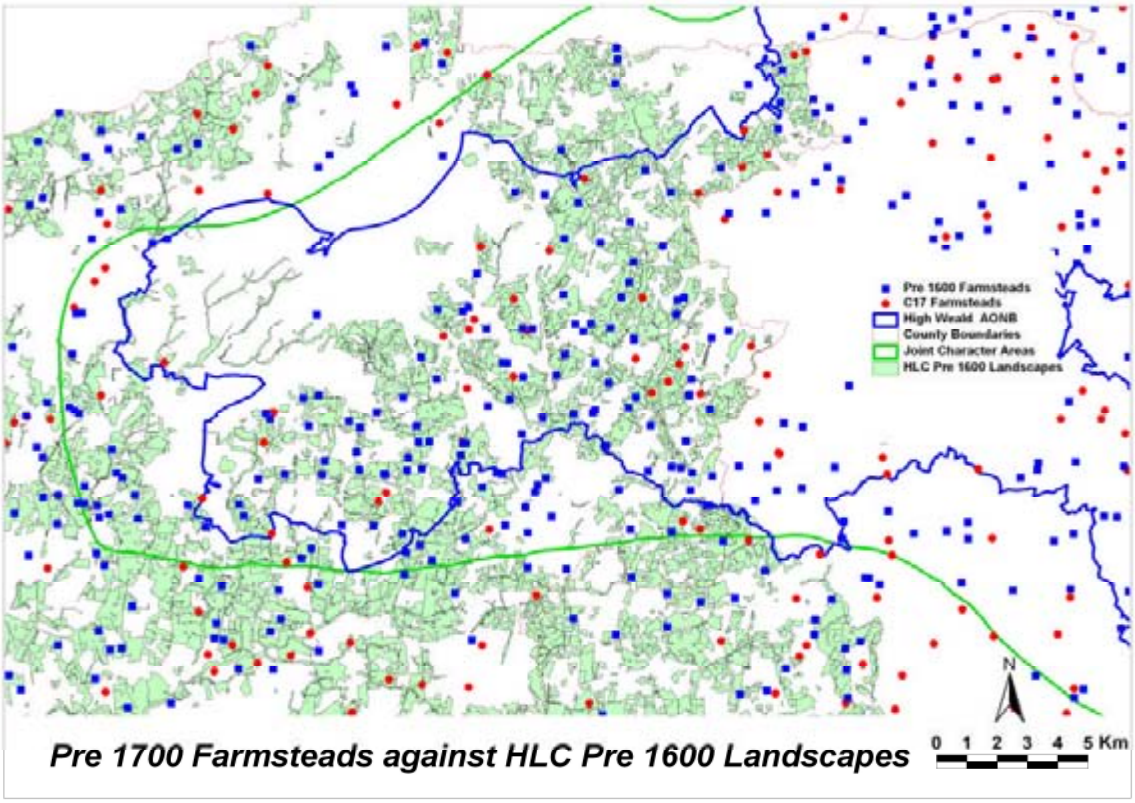


Figure 7
Distribution of Pre-1700 Farmsteads (Pre-1600 and 17th century farmsteads) against areas defined as retaining the character of medieval and early post-medieval landscapes in the West Sussex HLC in the western part of the AONB

7.4.4 Within the West Sussex part of the South Downs JCA there are very few farmsteads that retain pre-1600 buildings (22 out of 250 recorded farmsteads or 8.8%). Those recorded are typically village based and are either found along the edges of the character area, particularly along the foot of the north scarp slope, or within the valleys that cut across the area. This pattern within the South Downs does not mean that there are no medieval buildings but that many of the medieval houses that do survive are former farmhouses that became detached from agriculture at an early date – some as early as the fifteenth or sixteenth century – and were relegated to the cottages of labourers. At the same time a few farmsteads developed into large or very large farms by national standards and on these steadings the need for greater capacity meant that many farm buildings were replaced and the status of these farms often meant that the houses were re-built in the eighteenth or nineteenth century. This pattern of the early growth of large farms at the expense of smaller farmsteads is also seen in other chalk downland areas such as the Hampshire Downs JCA. Whilst the central area of the South Downs within West Sussex has very few pre-1600 farmsteads, the numbers of such farmsteads increases within the western and eastern parts of the character area.

7.4.5 On the South Coast Plain JCA there are also small numbers of pre-1600 farmsteads (22/614 recorded farmsteads or 3.5%). This area, as with the South Downs, was an area of capital intensive farming where the rich arable land allowed farmers sufficient profit to invest in buildings in the eighteenth and nineteenth centuries. Where earlier farm buildings survive they are either structures such as barns that were of a sufficient size to continue to serve the needs of the farm or were well-built farmhouses.

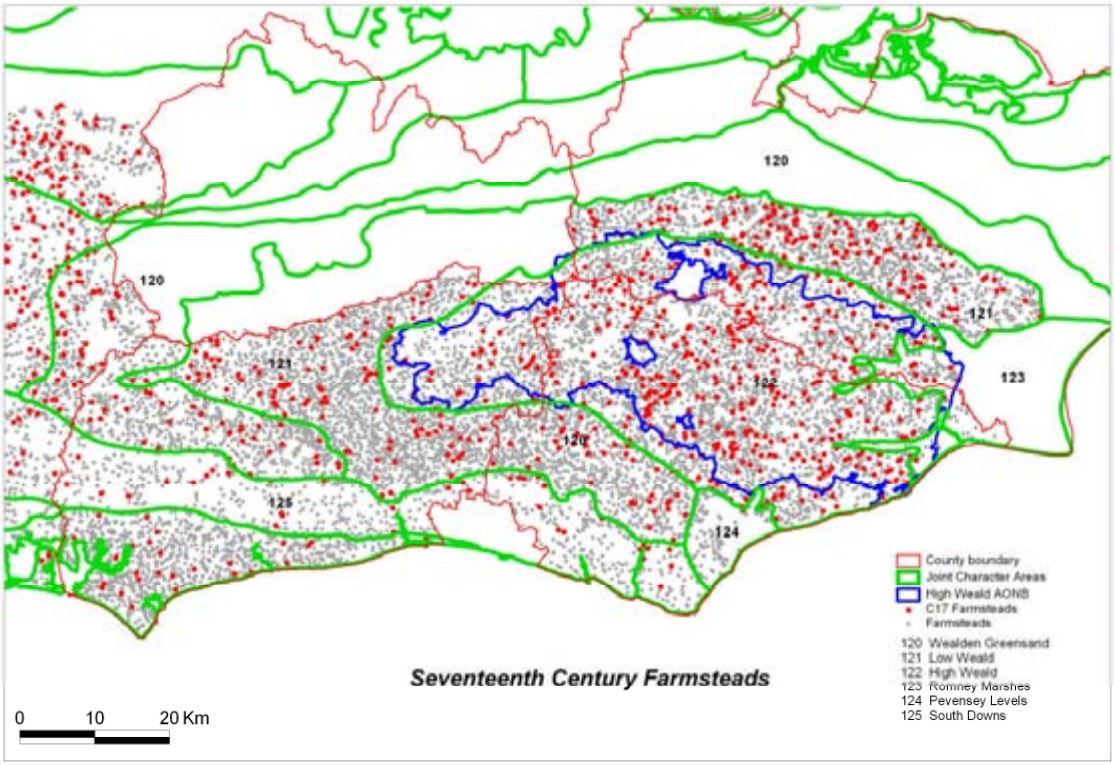


Figure 8
Distribution of Seventeenth Century Farmsteads

7.5 Farmsteads by Date – 17th Century

7.5.1 Farmsteads with their earliest recorded fabric dating from the seventeenth century are more evenly distributed across the study area generally (Figure 8). Within all of the West Sussex parts of the JCAs farmsteads dated to the seventeenth century form around 7-8% of the recorded resource except in the South Coast Plain JCA where they form only 4.1%.

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, few seventeenth century farmsteads recorded in the south part of the West Sussex High Weald where there was a high concentration of pre-1600.

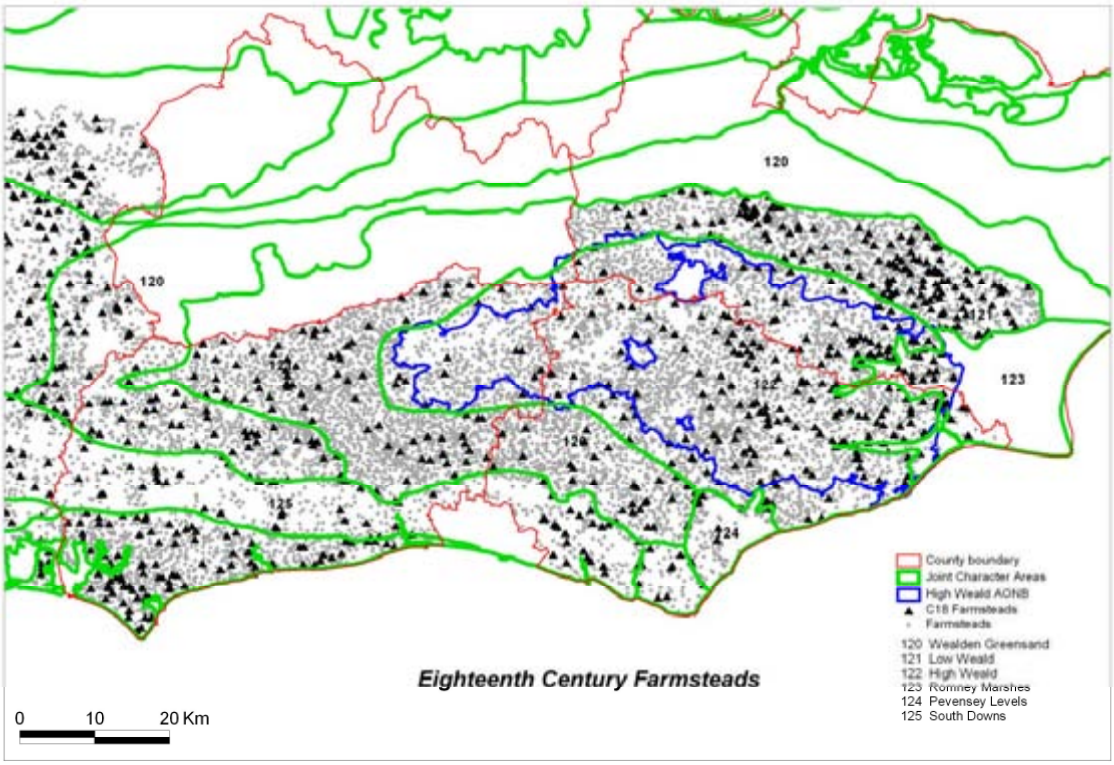


Figure 9
Distribution of Eighteenth Century Farmsteads

7.6 Farmsteads by Date – 18th Century

7.6.1 This distribution does not map eighteenth century buildings but only farmsteads where the earliest surviving building dates from the eighteenth century. Therefore, these farmsteads are either on pre-1700 sites but have experienced a degree of change that has removed any earlier fabric or they are post 1700 creations.

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 in the 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 (3% of West Sussex High Weald farmsteads are eighteenth century). Numbers increase to the west with 8.6% of farmsteads in the West Sussex Wealden Greensand being dated to this period, probably reflecting larger farms and the presence of estates.

7.6.3 Higher proportions of eighteenth century farmsteads are recorded within the South Downs (15.2%) and on the South Coastal Plain (16%), especially in the area south of Chichester. 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.

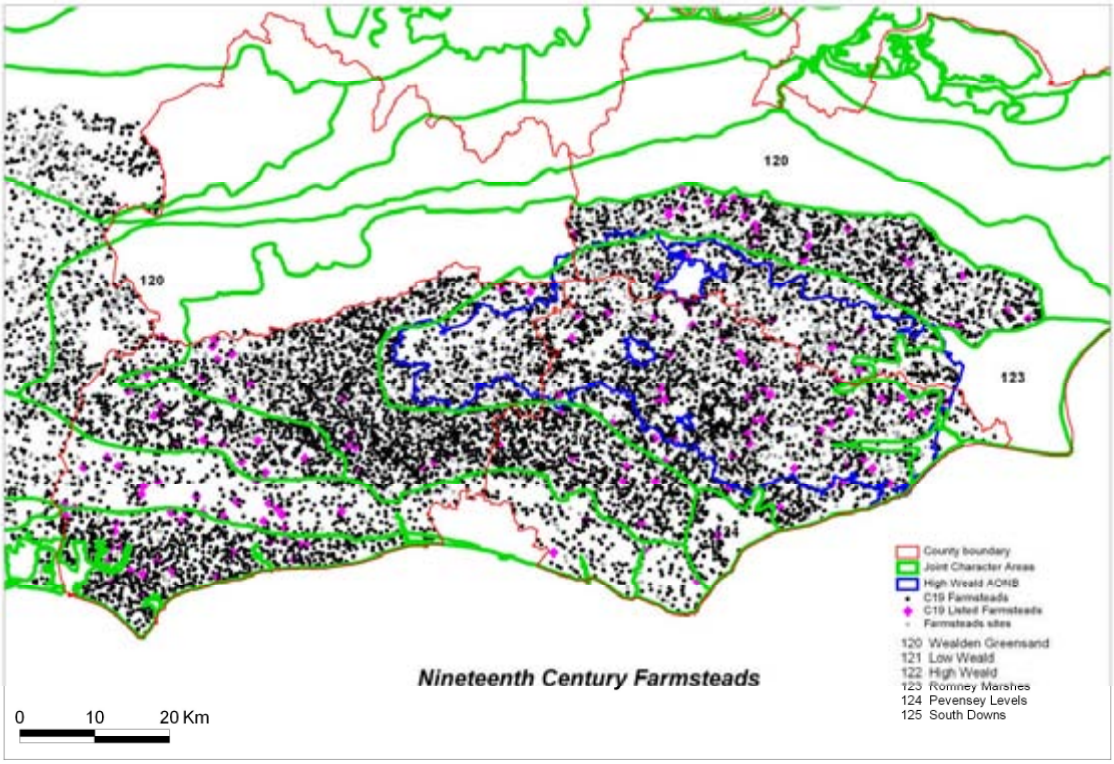


Figure 10
Distribution of Nineteenth Century Farmsteads

7.7 Farmsteads by Date – 19th 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 when analysed by date (2208 or 67%).

7.7.2 There are only 76 farmsteads across West Sussex that have a listed nineteenth century building as the earliest dated building on the steading. The distribution of these dated farmsteads in West Sussex shows a definite bias to the south and west with very few in the High Weald or across most of the Low Weald JCAs within the county. This is of interest as in the western High Weald there is a concentration of farmsteads that include improved farming features such as covered yards and regular courtyard plans, some of which incorporated stationery steam engines, some of which were built by estates involved in improvement of areas such as St Leonard's Forest.

7.7.3 Although the mostly estate constructed farmsteads of the High Weald and large areas of the Low Weald have rarely been listed, it is probable that many of the farmsteads dated to the nineteenth century by the presence of a listed

building were estate farms in the agriculturally richer Wealden Greensand, South Downs and South Coast Plains areas of the county.

7.8 Farmsteads by Plan Form – Loose Courtyard Plans

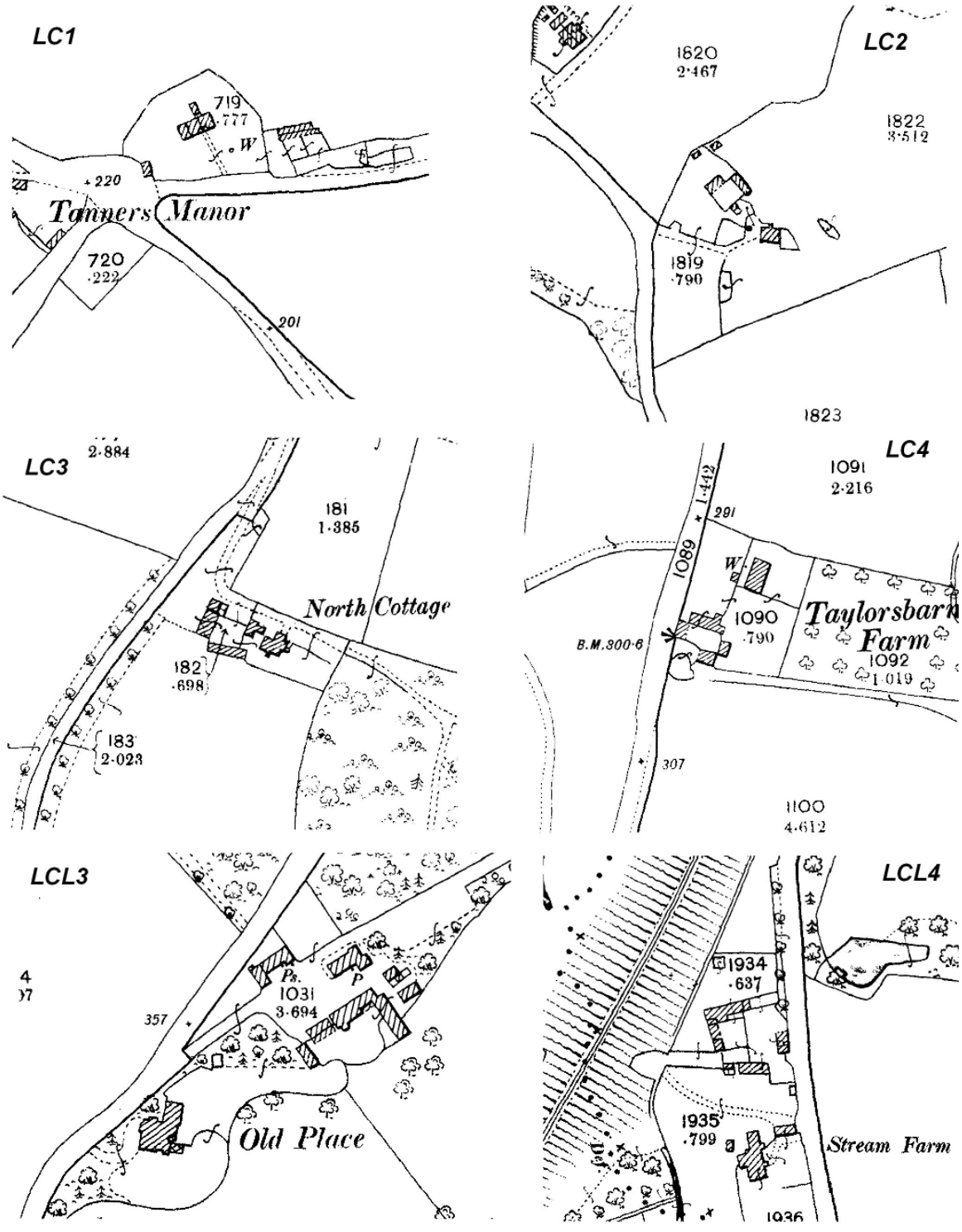
7.8.1 Examination of the data shows that the most common plan form of farmsteads across West Sussex, in common with most of South East England, is the loose courtyard where detached buildings are group on one or more sides of a yard, sometimes with the farmhouse also facing into the yard (Figures 12-15).

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 47% of the farmstead plan types recorded across the county. Whilst loose courtyards are the most common plan type in all JCAs there are variations between the character areas: in the Wealden Greensand all loose courtyards account for over 49% of all plans whereas in the South Downs the percentage drops to a little over 41%.

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 408 recorded in total within West Sussex. This figures compares to 209 LC1 plans and 290 LC3 plans.

7.8.4 The LC4 plan type was recorded on only 71 farmsteads. No particular pattern in the distribution is evident (Figure 4).

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

Figure 11
Examples of Loose Courtyard Farmstead

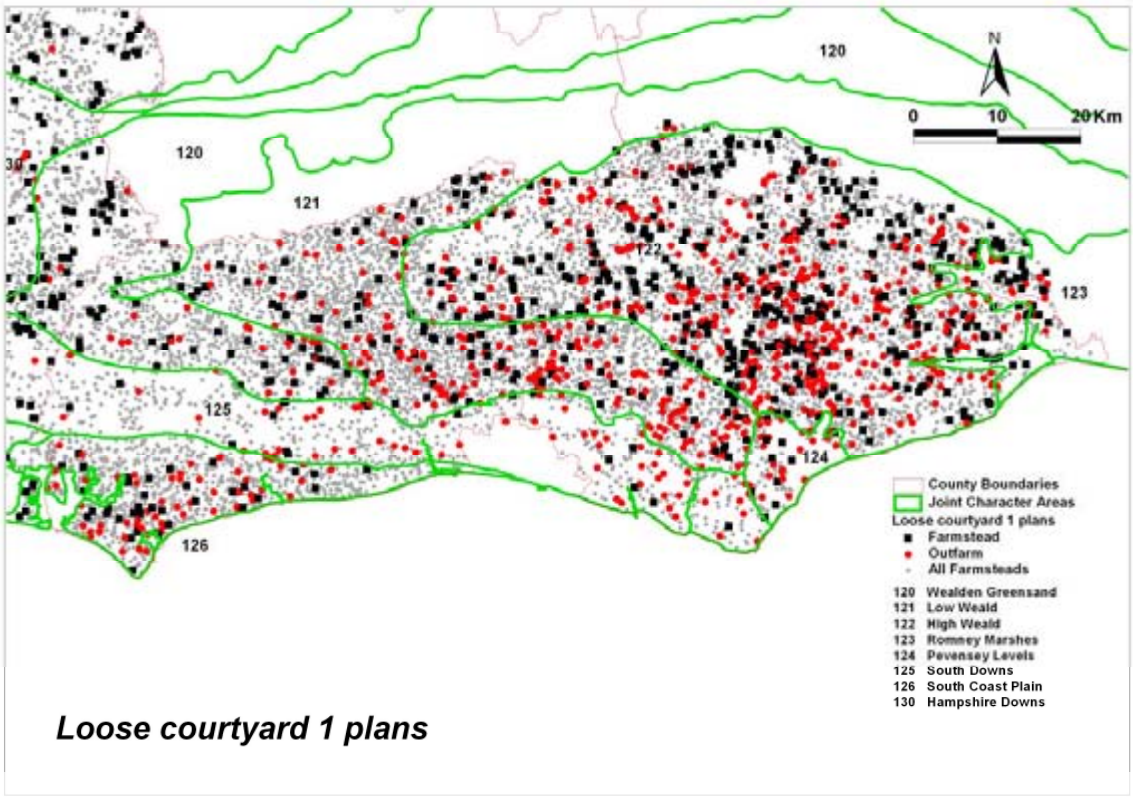


Figure 12 Distribution of Loose Courtyard 1 Plans

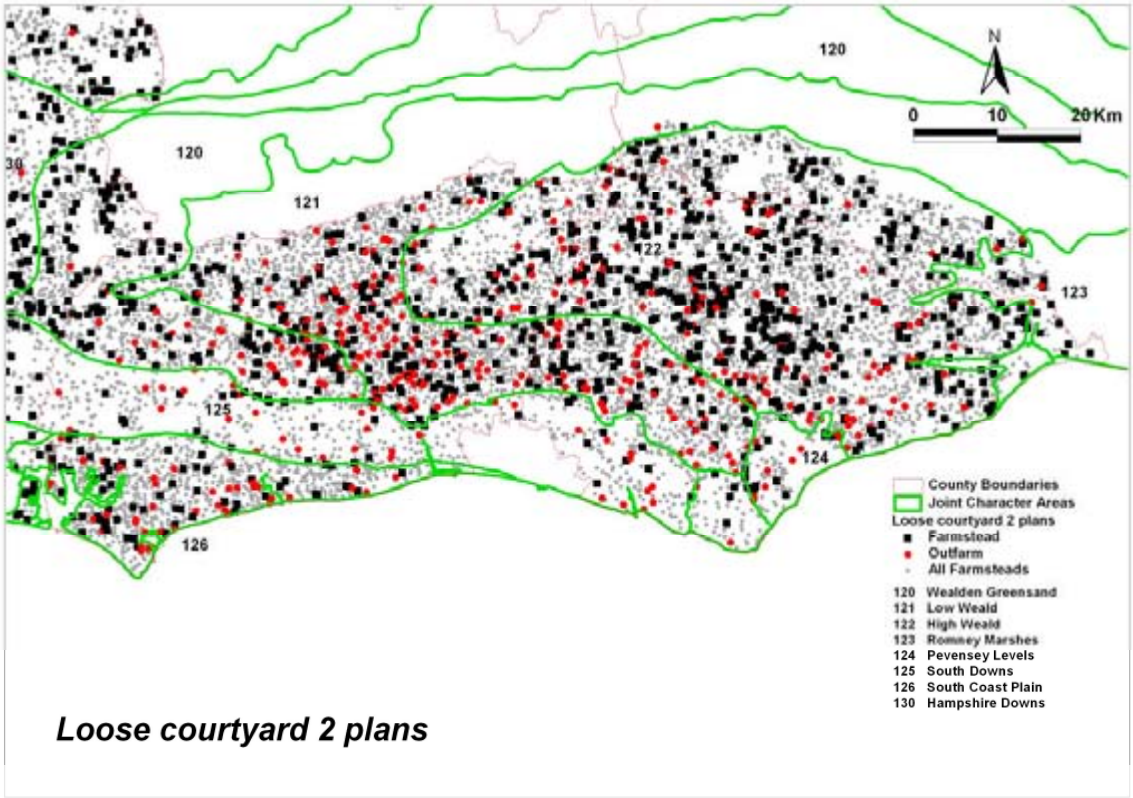


Figure 13 Distribution of Loose Courtyard 2 Plans

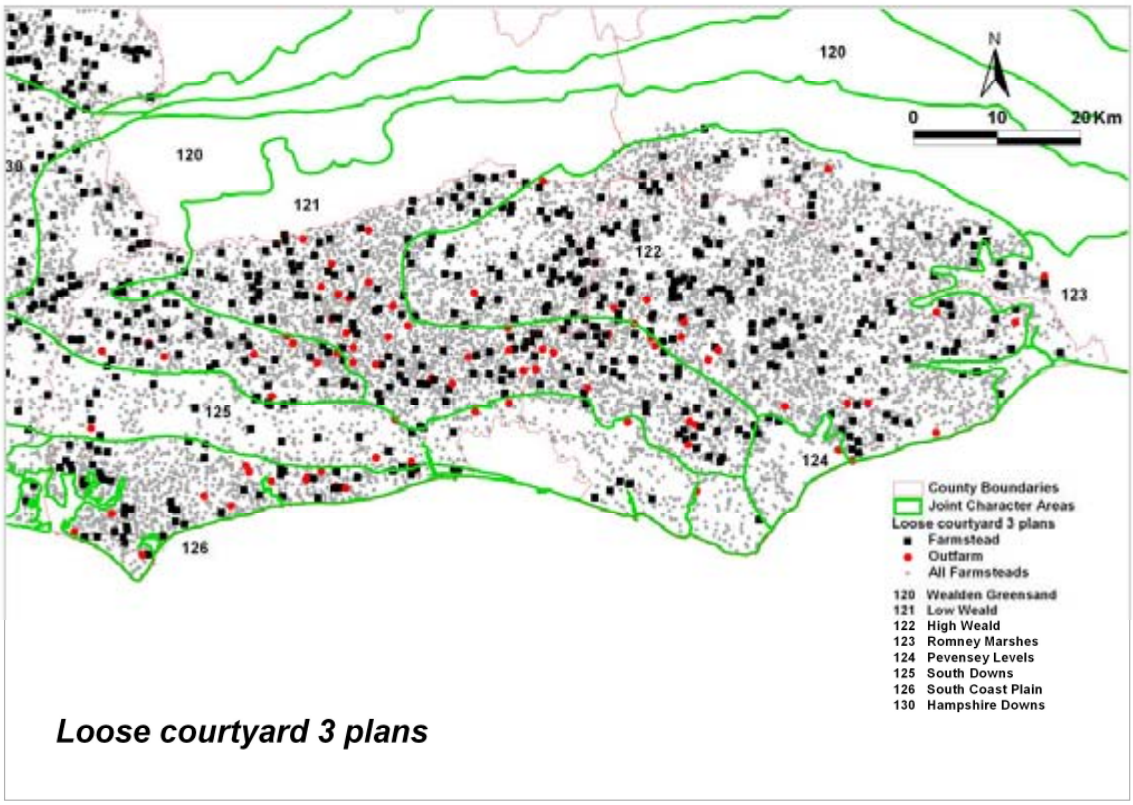


Figure 14 Distribution of Loose Courtyard 3 Plans

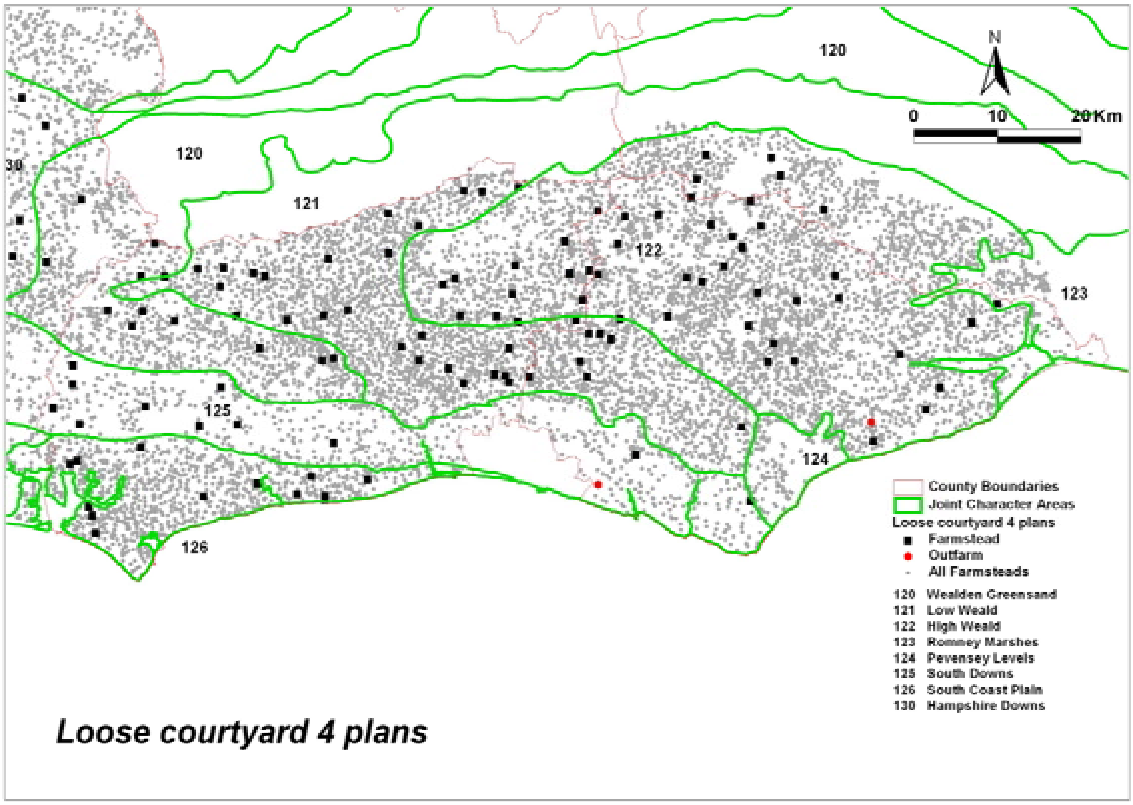


Figure 15 Distribution of Loose Courtyard 4 Plans

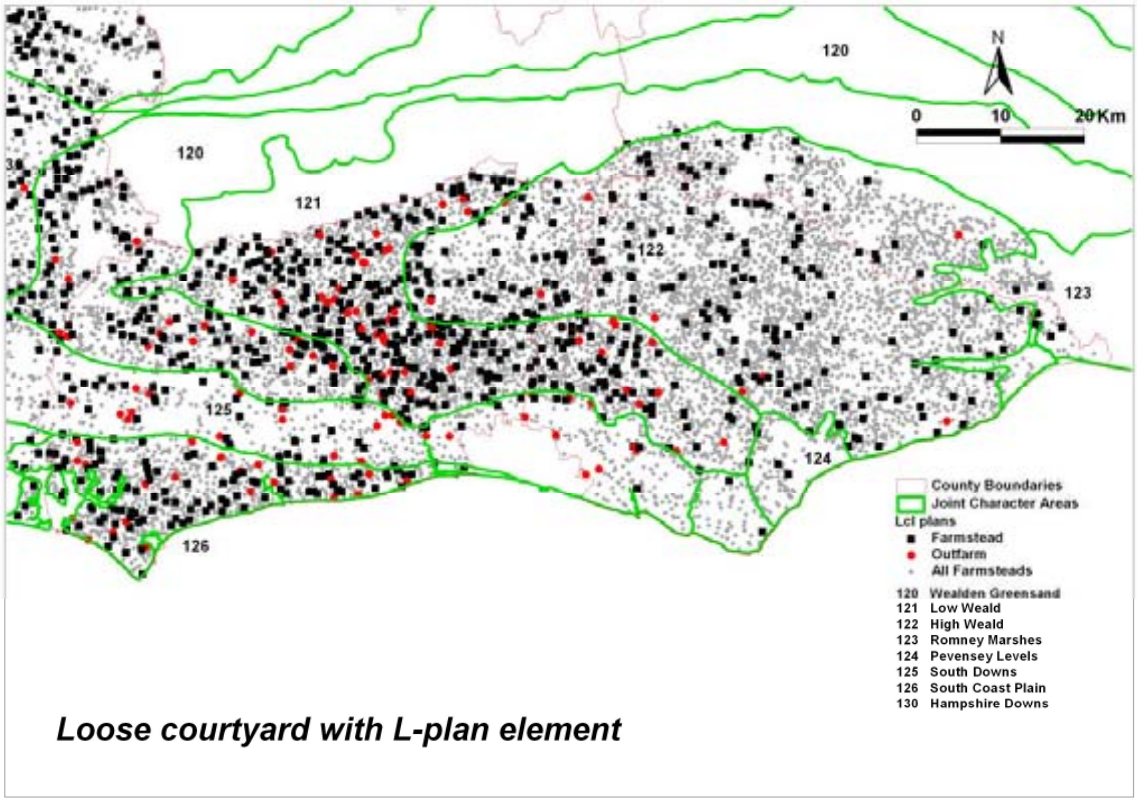


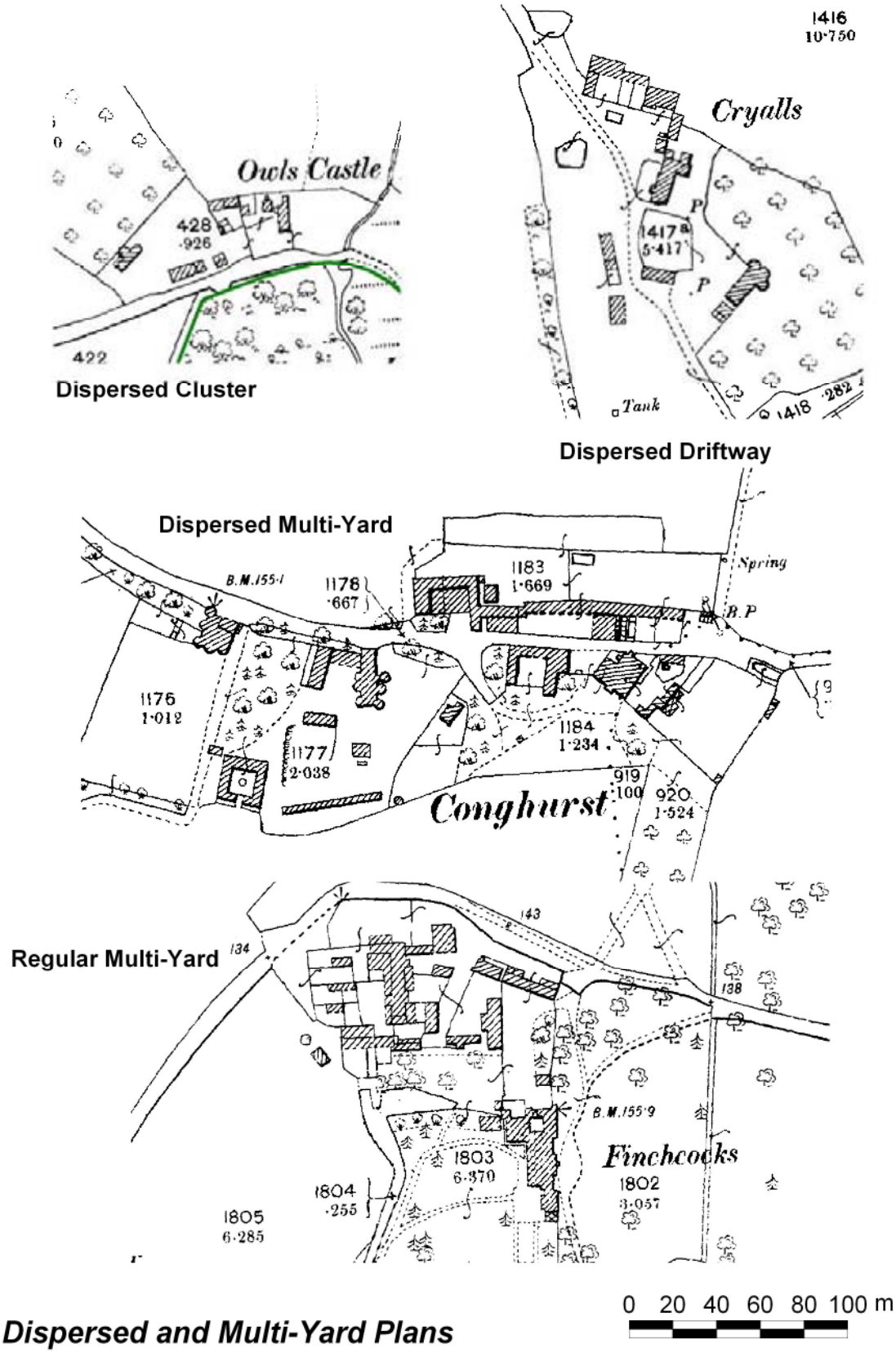
Figure 16
Distribution of Loose Courtyard Plans with an L-plan Element

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.

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

7.9.1 When the first phase of digitising farmsteads within this project commenced with the Kent part of the High Weald AONB 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.
- Drift-way plans. A characteristic feature of many Wealden farmsteads are the route-ways that link farmsteads. In some farmsteads these route-ways widen, giving sufficient space for the track with buildings and sometimes small yards alongside.
- Dispersed multi-yards. These plans may be similar to clusters but the defining characteristic is the presence of two or more defined yards that usually stand detached from each other. The yards may be loose courtyard plans or regular courtyards. Dispersed multi-yard plans may be associated with a drift-way.
- Regular multi-yards. Regular multi-yard farmsteads tend not to have a single yard that is clearly the main yard but will have a block of yards that may be edged or divided by buildings. Regular multi-yards differ from the dispersed multi-yards in that the yards are grouped together, and there is often a suggestion of some organisation in the layout although they rarely appear to be highly regular courtyards. The impression of organisation moves this plan form away from the Dispersed plan types.



Dispersed and Multi-Yard Plans

Figure 17
Examples of Dispersed Farmstead Plans

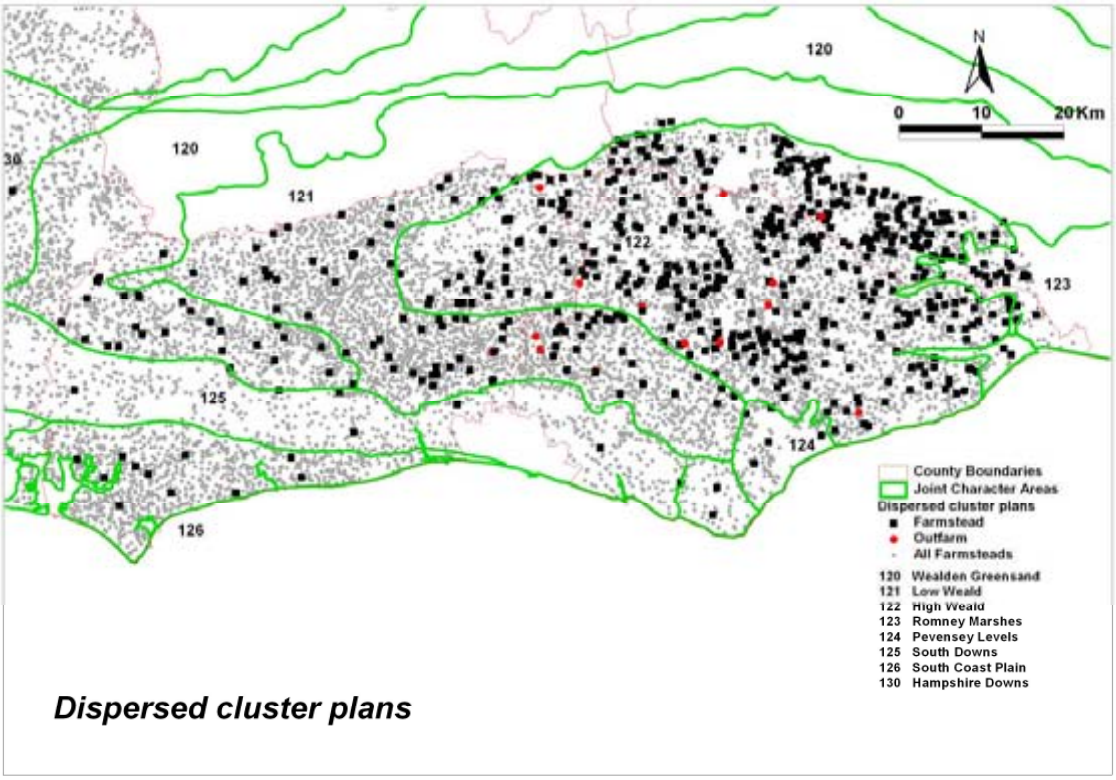


Figure 18
Distribution of Dispersed Cluster Farmstead Plans

7.10 Dispersed Clusters

7.10.1 The distribution of Dispersed Cluster plans shows that they are a particularly characteristic plan type of the High Weald JCA where they represent 14% of the recorded farmstead plans. The distribution is not even – the highest numbers are seen across the north-eastern edge of the area and in the central southern section of the character area so that in the West Sussex part of the High Weald Dispersed Cluster plans represent only 8.6% of farmstead plans. Dispersed Clusters were also recorded in the West Sussex Low Weald but within that part of the character area they only represent 4.2% of recorded plans.

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

predominant plan type of the Weald. Very few Dispersed Cluster plans were associated with large farmsteads.

7.10.3 Analysis of the survival of Dispersed Cluster plans suggests that they have been more susceptible to change compared to most other plan types in West Sussex. Across the county the average farmstead Survival recorded in the top two categories (Extant and Altered) is 60% but for Dispersed Clusters only 36% were recorded in these categories. This is possibly because they were small steadings that have become detached from agriculture and the farm buildings have been removed or farmstead re-organisation has altered the plan, possibly with the addition of a yard to an earlier barn and the rationalisation of smaller buildings into new ranges also focused on the yard area.

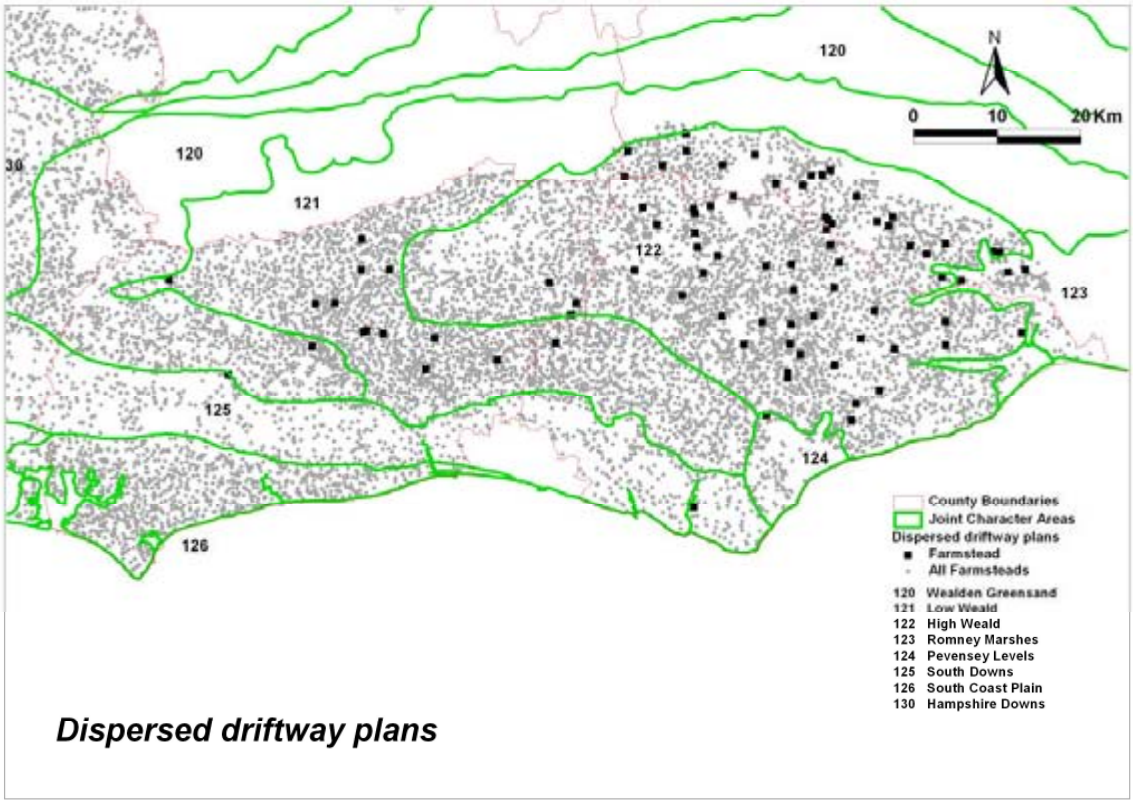


Figure 19
Distribution of Dispersed Driftway Farmstead Plans

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. The majority of farmsteads of this plan form are located within the High Weald JCA. There are a few Dispersed Driftway plans recorded in the western, West Sussex, part of the JCA and the distribution extends to the west into the West Sussex part of the Low Weald with two records in the Wealden Greensand JCA. It is notable that there are no recorded Dispersed Driftway plans in the East Sussex part of the Low Weald.

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 dispersed farmsteads 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 The West Sussex examples do not have as high a proportion of pre-1600 buildings (29.4%) compared to the farmsteads of the High Weald (44%) but the sample size is small with only 17 examples recorded in West Sussex.

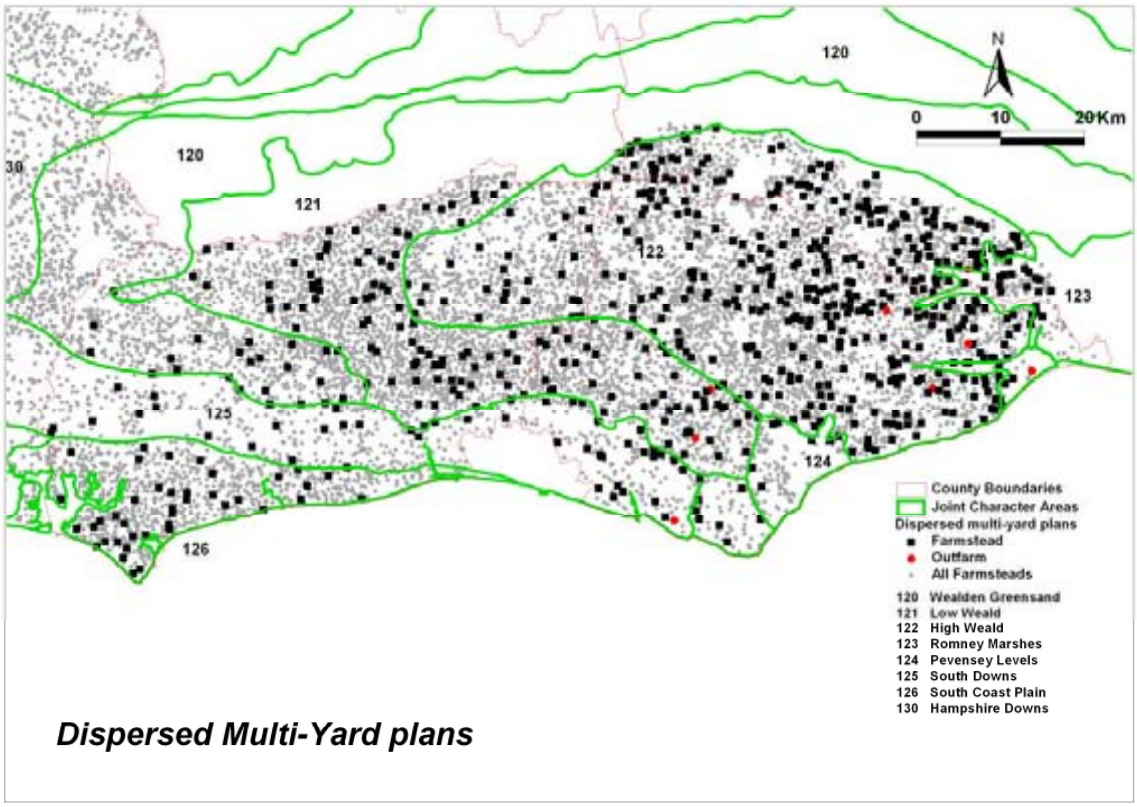


Figure 20
Distribution of Dispersed Multi-Yard Farmstead Plans

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 lower numbers in the West Sussex part of the character area. There are 200 recorded examples representing 6% of the farmstead total for the county.

7.12.2 A high proportion (35.5%) of Dispersed Multi-Yard plan farmsteads retain buildings that pre-date 1700, 2/3rds of which have at least one pre-1600 building. This is not as high as the High Weald (53%) but is significantly higher than other plan types in West Sussex. The relatively good survival rate of this plan type (60% in the top two Survival categories) means that they are an important group in terms of the character of farmsteads in the West Sussex Weald and, to a lesser extent, the South Coast Plain.

7.12.3 Beyond the High and Low Weald areas the numbers of Dispersed Multi-Yard plans falls with few of these plans recorded in the South Downs although there is a slight concentration on the South Coast Plain area south of Chichester.

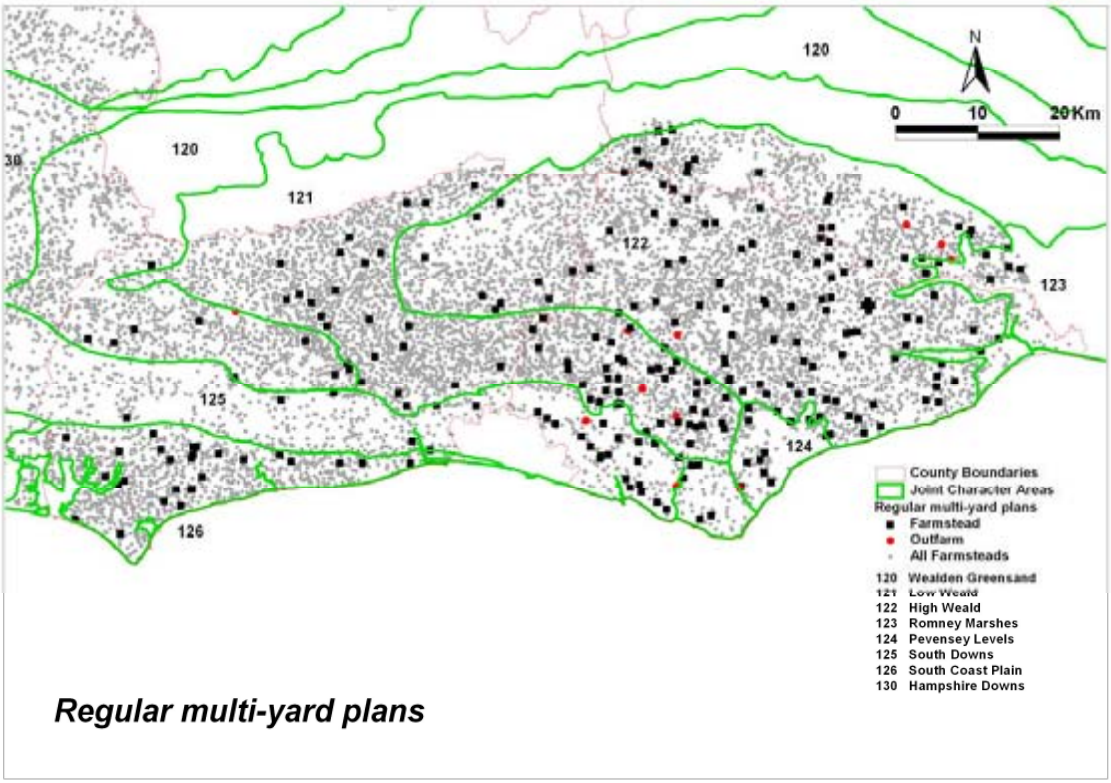


Figure 21
Distribution of Regular Multi Yard Farmstead Plans

7.13 Regular Multi-Yard Plans

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

7.13.2 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. 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. There are a few examples of this plan type in the Wealden Greensand character area.

7.13.3 There also appears to be a difference in the distribution between the areas of the South Downs west and east 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 The South Coast Plain also contained a scatter of farmsteads of this plan type although they are mostly located along the northern edge of the area close to the foot of the dip slope of the South Downs with few on the flat southern part of the character area.

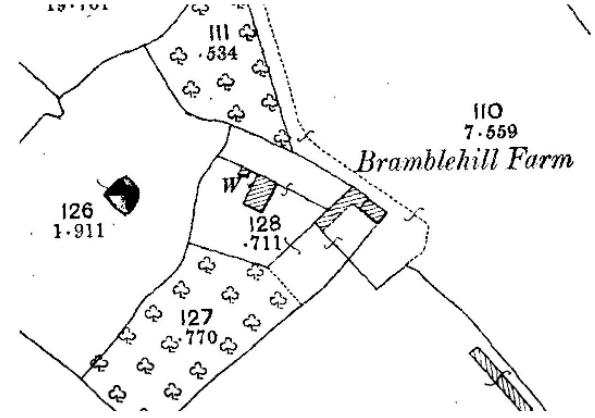
7.14 Farmsteads by Plan Form – Regular Courtyard Plans

7.14.1 Regular courtyard plans form 35% of recorded farmstead plans in West Sussex, significantly higher than the 18% of regular courtyard plans recorded in the High Weald. However, this figure includes the regular L-plan which is the most common regular form (15.5%) and is a plan often associated with small farmsteads. Even so, this leaves 20% compared to 8% regular courtyard in the High Weald after subtracting the L-plan yards. Additionally, the L-plan is a problematic plan form in terms of understanding its origins from historic mapping alone in that it may represent an older barn that has had a cow shed or shelter shed attached at a later date, or may be a single phase regular range of mixing house and cow house.

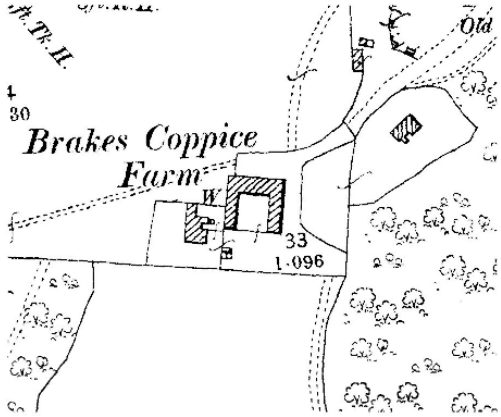
7.14.2 U-plans, where linked buildings enclose three sides of a yard represent a little over 10% of the total of plan types whilst full regular courtyard plans, usually with buildings to all four sides of the yard but also including large regular planned steadings, were recorded on 5.5% of all farmsteads.

7.14.3 The larger regular courtyard plans: E-plans and F-plans represent just over 1% of recorded farmsteads with only 43 such farmsteads recorded from historic mapping.

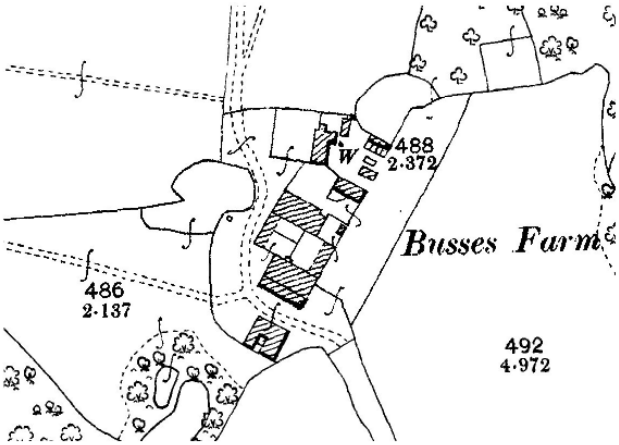
7.14.4 West Sussex contains a number of very large estates including several extending to over 10,000 acres, some of which were provided with planned farmsteads, but it is not a county recognised for having high numbers of planned and model farms (Wade Martins 2002, 220). Whilst there may not be many true ‘model farms’ the following distribution maps (Figures 23-**) show that West Sussex was clearly an area where regular courtyard farmsteads were often provided.



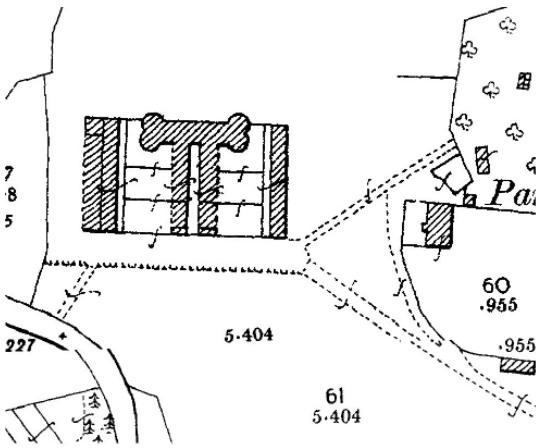
Regular L-plan



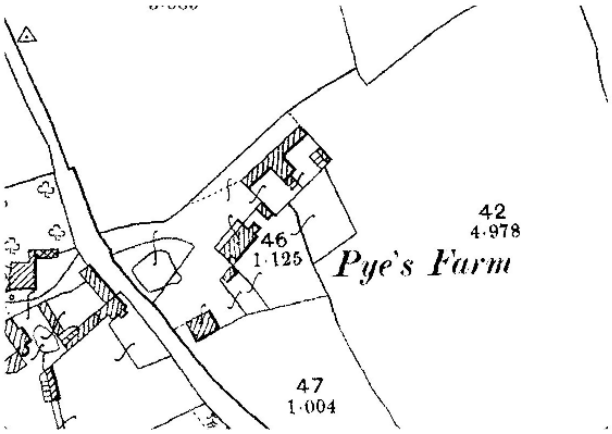
Regular U-plan



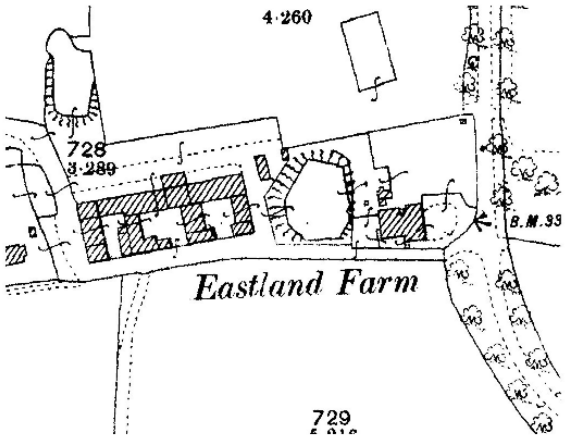
Regular Courtyard



Regular Courtyard - large



Regular T-plan



Regular E-plan

0 20 40 60 80 100 m

Regular Courtyard Plans

Figure 22 Examples of Regular Courtyard Farmstead Plans

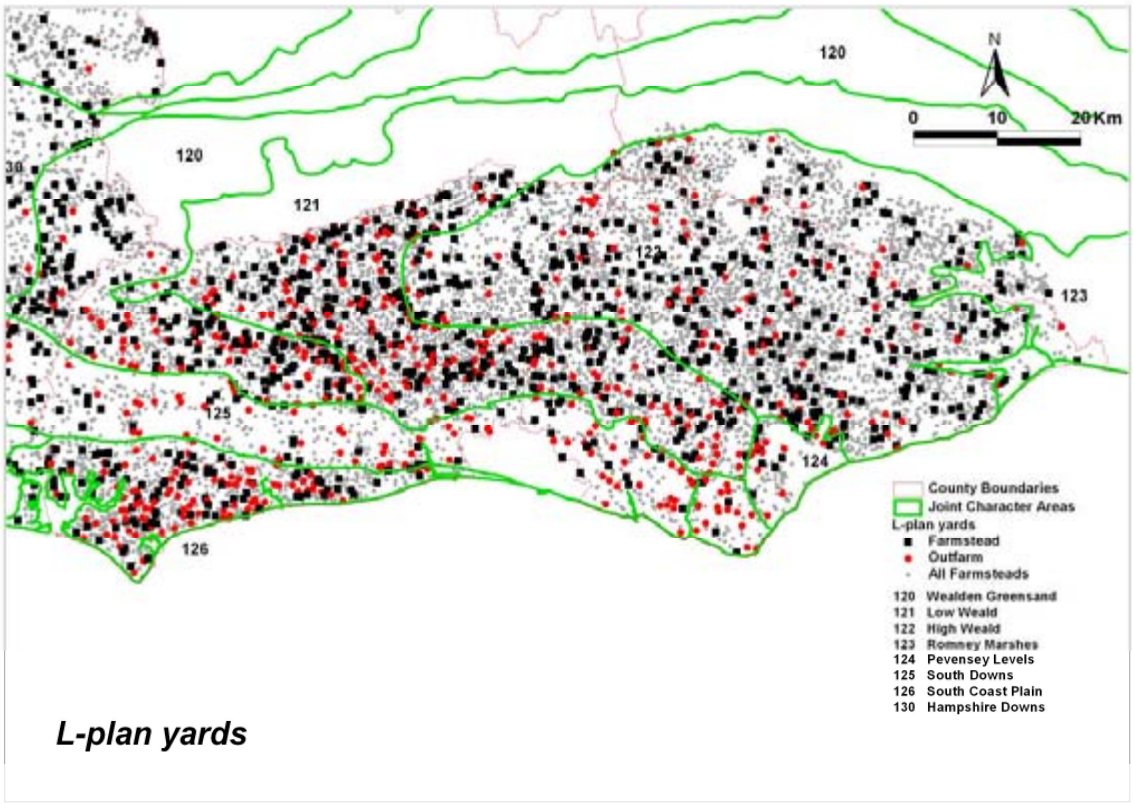


Figure 23
Distribution of Regular L-Plan Plans

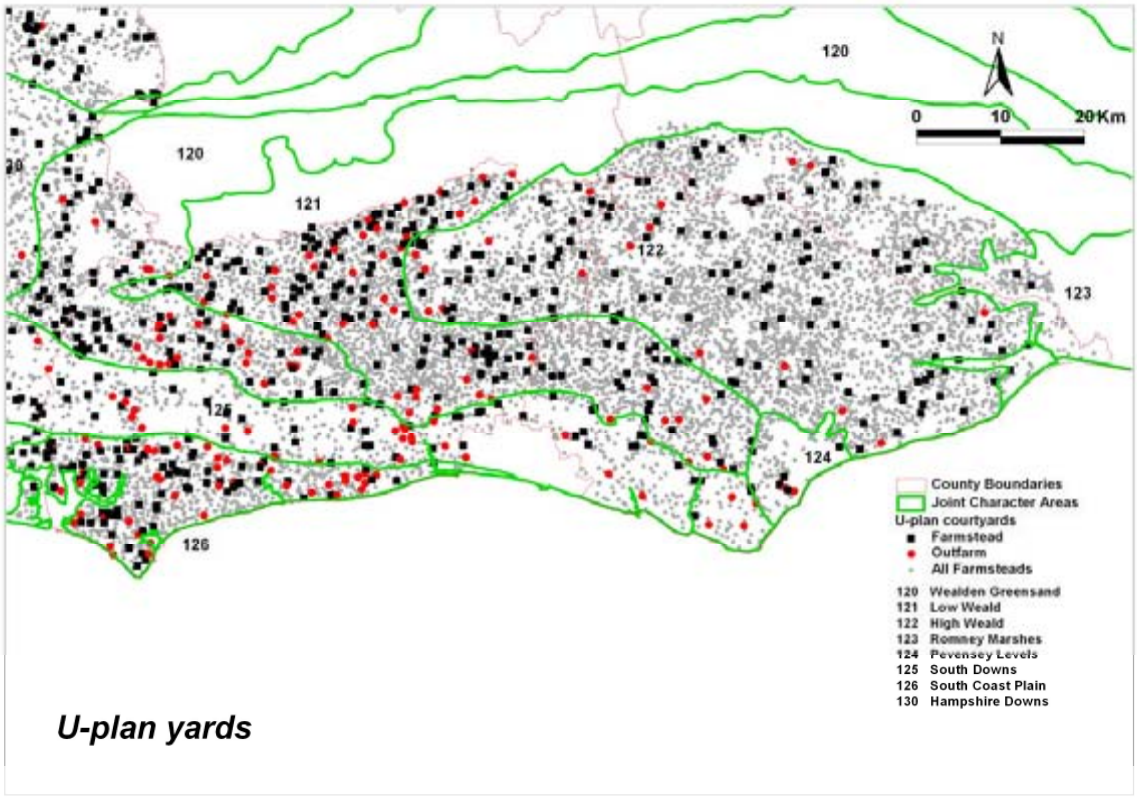


Figure 24
Distribution of Regular U-plan Plans

7.15 Regular L- and U-plan Yards

7.15.1 The distribution maps for L-plan and U-plans (Figures 23 and 24) show that these plan types are concentrated within the West Sussex Low Weald and Wealden Greensand areas, with U-plans particularly clustered in the north part of the Low Weald character area. The contrast in the distribution of L-plan yards between the Low Weald and the High Weald is notable.

7.15.2 Overall there are 336 U-plan yards representing 10.3% of recorded farmsteads. When the figures are analysed by character area it is shown that the percentage of U-plans remains fairly constant across the county – even in the South Downs where the distribution appears thin U-plan farmsteads represent 14% of recorded plans. The area where there appears to be a distinction in the distribution of U-plan yards is between the High Weald and the area of the Low Weald immediately to the west. Within the West Sussex High Weald 7.2% of farmsteads have U-plans compared to 10.2% in the West Sussex Low Weald. Given that the distribution of U-plans within the Low Weald appears to be biased to the north of the area, the distinction between the western High Weald and the adjacent Low Weald is more marked.

7.15.3 Regular U-plan yards appear to have a relatively high survival rate – 70% of recorded examples are within the top two Survival categories. This compares to an overall figure of 60%.

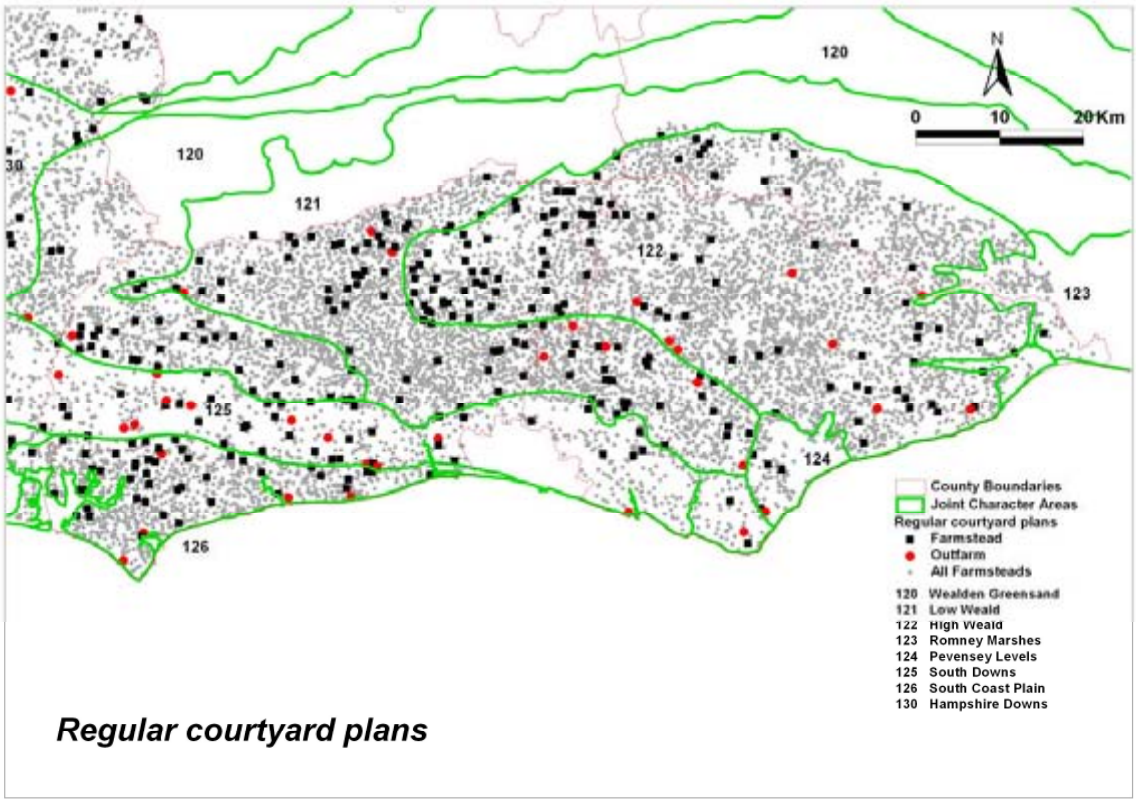


Figure 25
Distribution of Regular Courtyard Plans

7.16 Regular Courtyard Plans

7.16.1 Full Regular Courtyards, where generally linked buildings face all four sides of the yard (although this also includes farmsteads where the ranges may not be linked but are clearly of planned origin), represent less than 6% of recorded farmsteads across West Sussex. Whilst this plan type is seen in all character areas there is a concentration within the West Sussex part of the High Weald, in contrast to the central and eastern parts of the High Weald JCA, and the concentration continues into the adjacent Low Weald to the west (Figure 25). The Low Weald pattern does not continue, however, into the south-eastern part of the West Sussex low Weald. This distribution is also reflected in the maps showing Covered Yards and, less strongly, in the Regular E- and F-plans, below.

7.16.2 In terms of their dating, the Regular Courtyard Plan farmsteads of West Sussex have a slightly lower proportion of sites that have pre-1700 buildings compared to the larger loose courtyards and dispersed plans.

7.16.3 Over 69% of the Regular Courtyard plans in West Sussex fall within the top two Survival categories and so can be considered to have retained a high degree of their character.

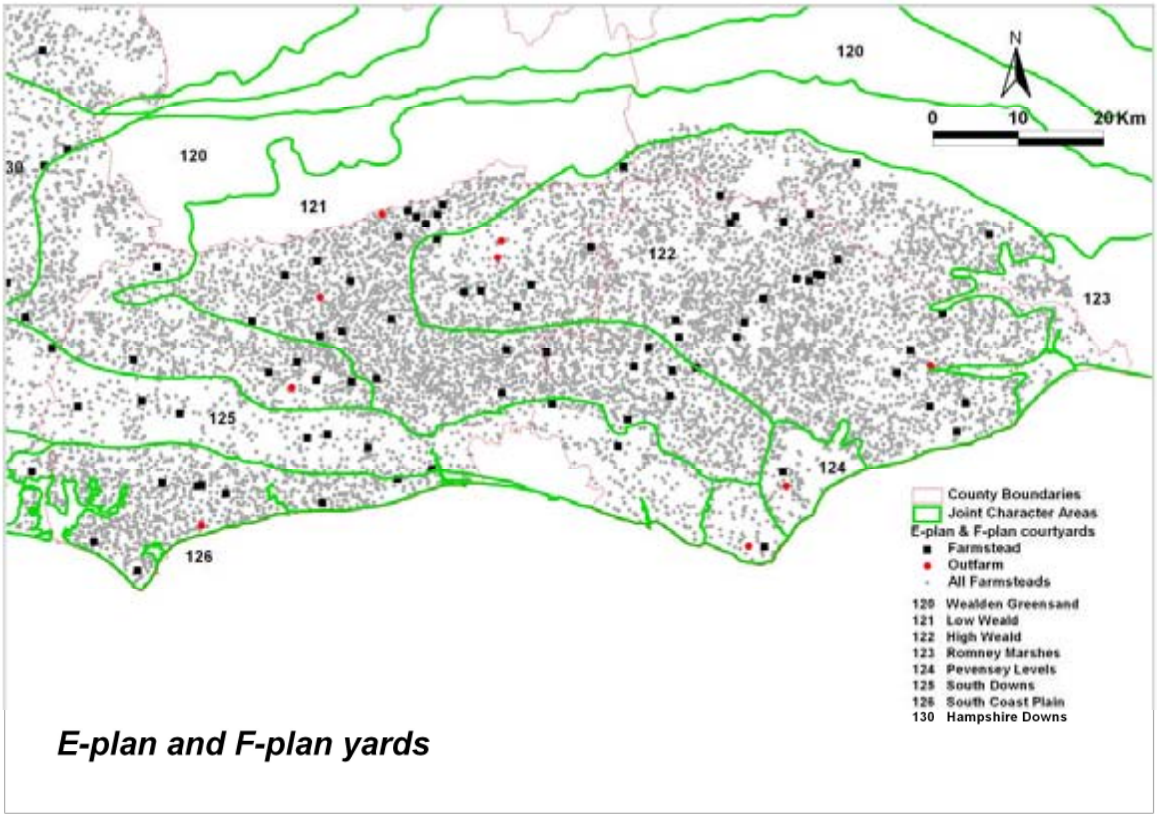


Figure 26
Regular E- and F-Plans

7.17 E-plan and F-plan yards

7.17.1 Across West Sussex there are 43 E-plans and F-plan farmsteads, a little over 1% of recorded farmsteads. The sample of these types is relatively small and examples are scattered across all character areas in West Sussex (Figure 26). There is a small cluster in the northern part of the Low Weald to the north west of the western end of the High Weald. The clustering in this area corresponds with the general concentration of other regular courtyard plan farmsteads in this area.

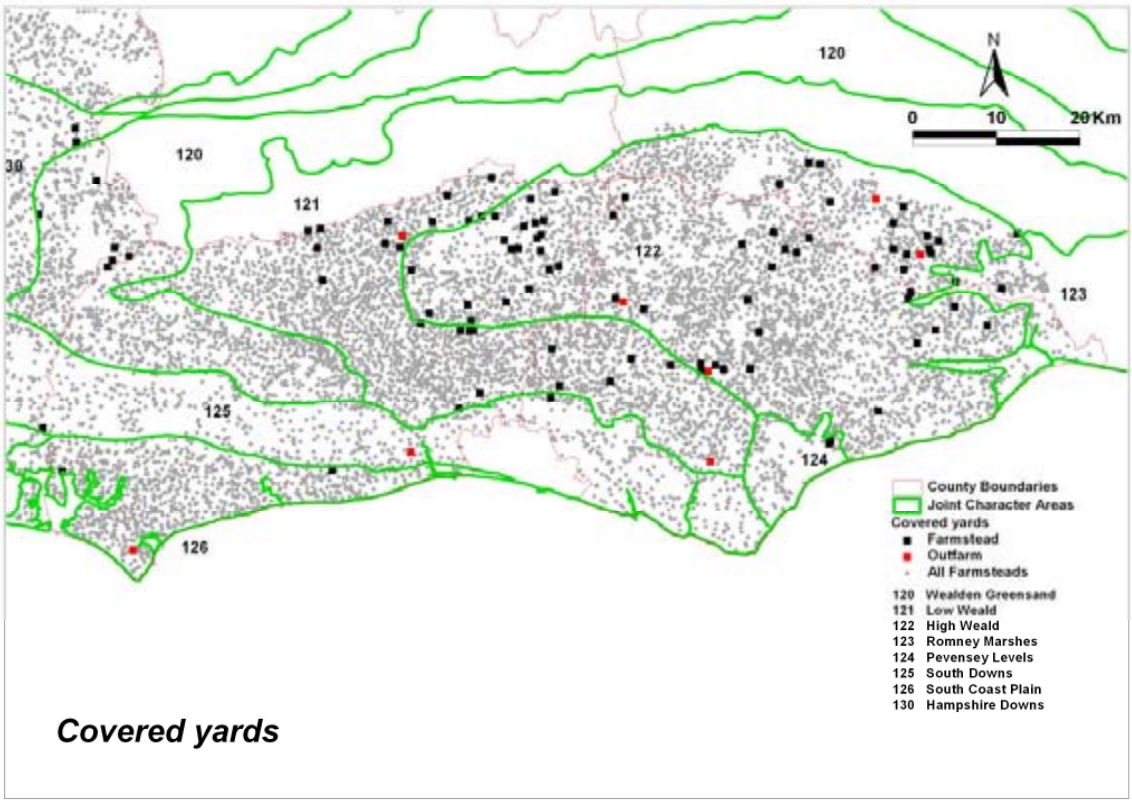
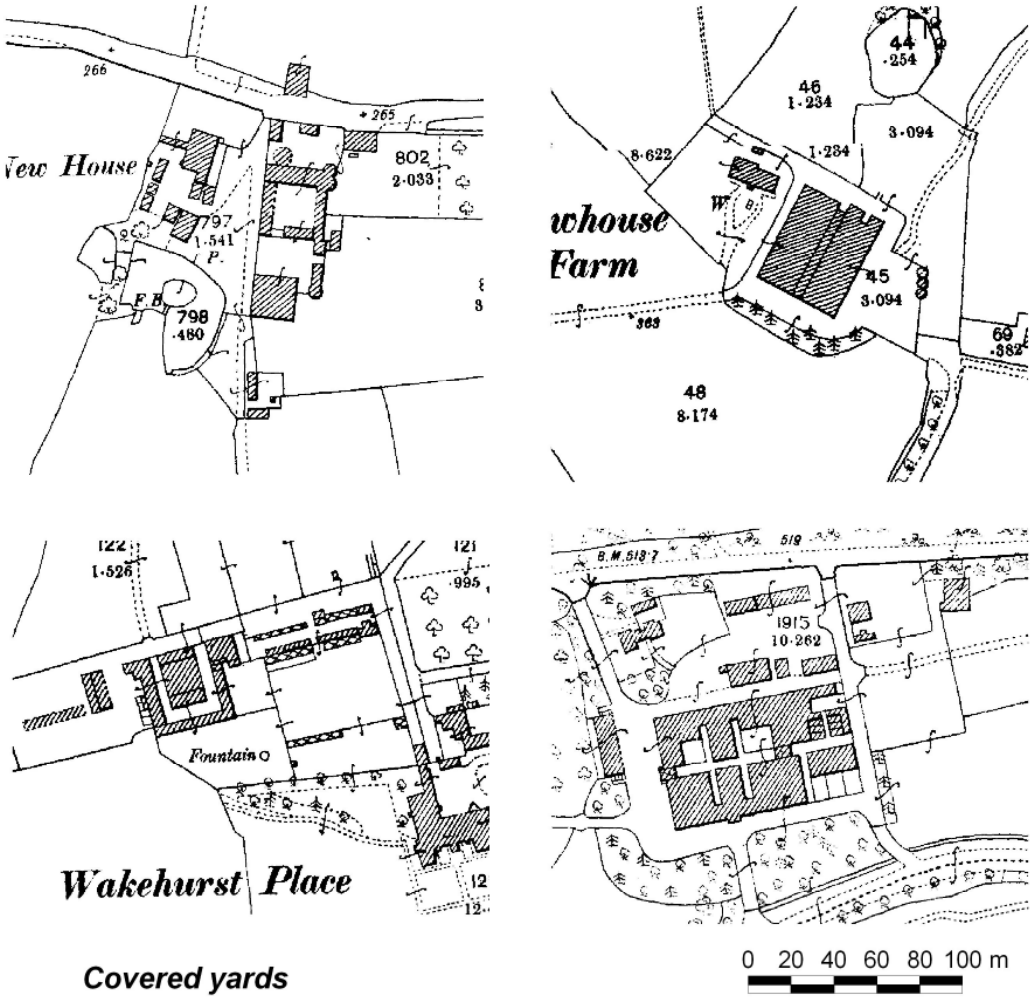


Figure 27
Distribution of Covered Yards

7.18 Covered yards and large cattle sheds

7.18.1 Although proportionally farmsteads with covered yards and particularly large sheds represents just over 1% of the total farmstead plans the distribution of these features is interesting. One of the two principal areas where they occur is in the West Sussex part of the High Weald JCA with the distribution extending across the character area boundary into the Low Weald (Figure 27). Covered yards are also generally scattered across the north-east of the High Weald with a concentration close to the JCA boundary with the Romney Marshes.

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

Figure 28
Examples of Covered Yards

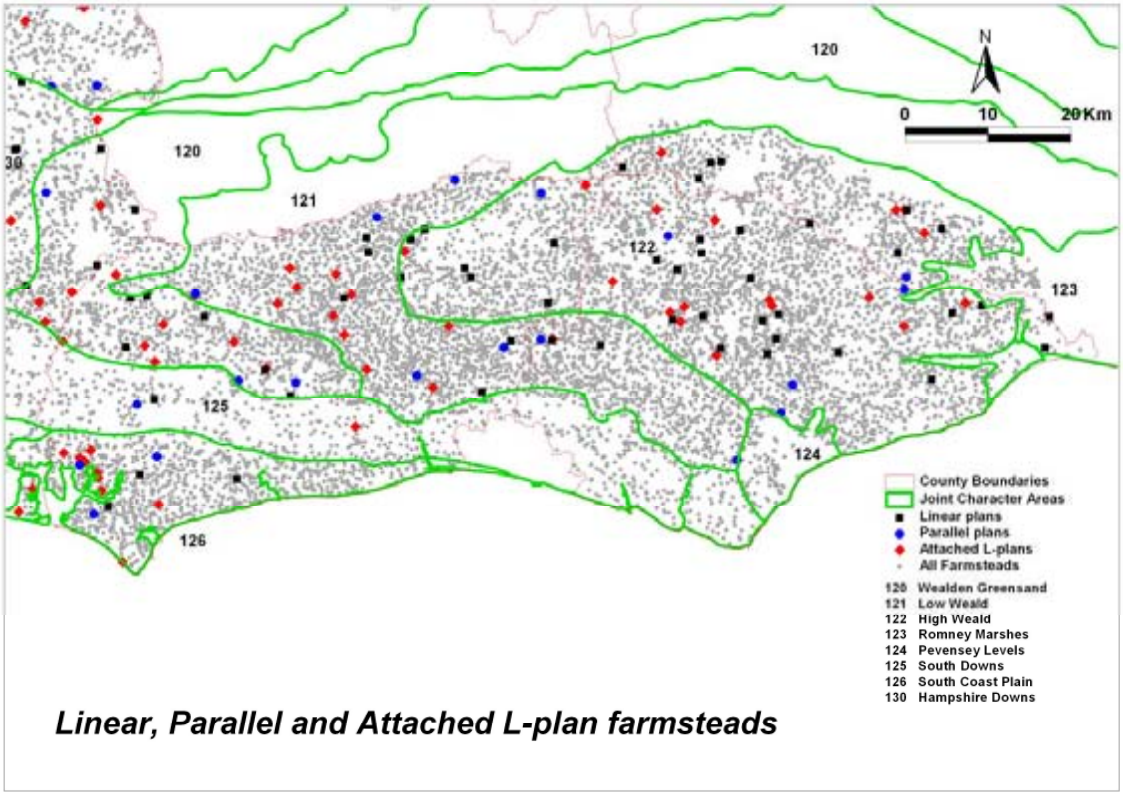


Figure 29
Distribution of Linear, Parallel and Attached L-Plan Farmsteads

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 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 West Sussex with 23 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 almost entirely absent in the South Downs (Figure 29).

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 30 examples were recorded across West Sussex, mostly in the Low Weald, Wealden Greensand and a cluster near Chichester Harbour . As with linear plans attached L-plans are extremely rare in the South Downs and the West Sussex part of the High Weald.

7.19.3 Only 12 possible parallel plans were recorded in West 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 the High Weald do not appear to display particularly greater time depth although linear plans have a slightly greater proportion of pre-1700 buildings (26% compared to the average of 21.5%) but with such a small sample sizes care must be taken over any conclusion drawn from the data.

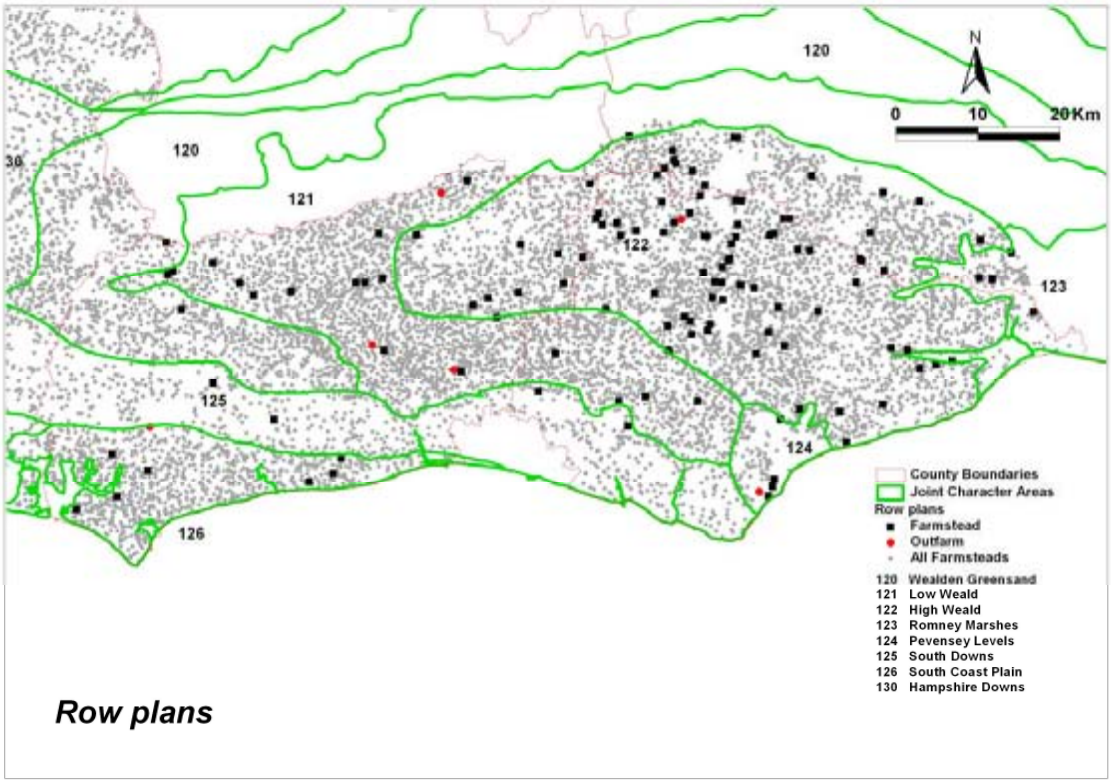
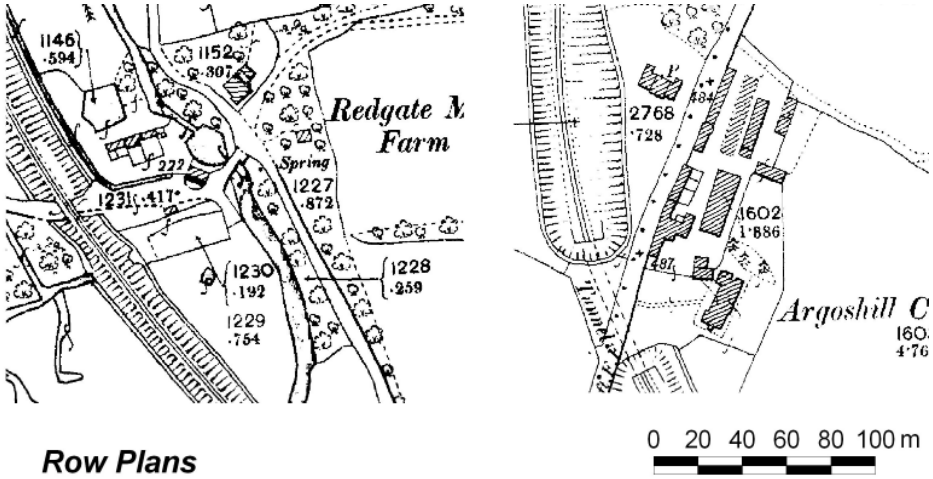


Figure 30
Distribution of Row Plans

7.20 Farmsteads by Plan Form – Row Plans

7.20.1 As with dispersed plans, row plans are considerably more common is the High Weald than in 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

Figure 31
Examples of Row Plans

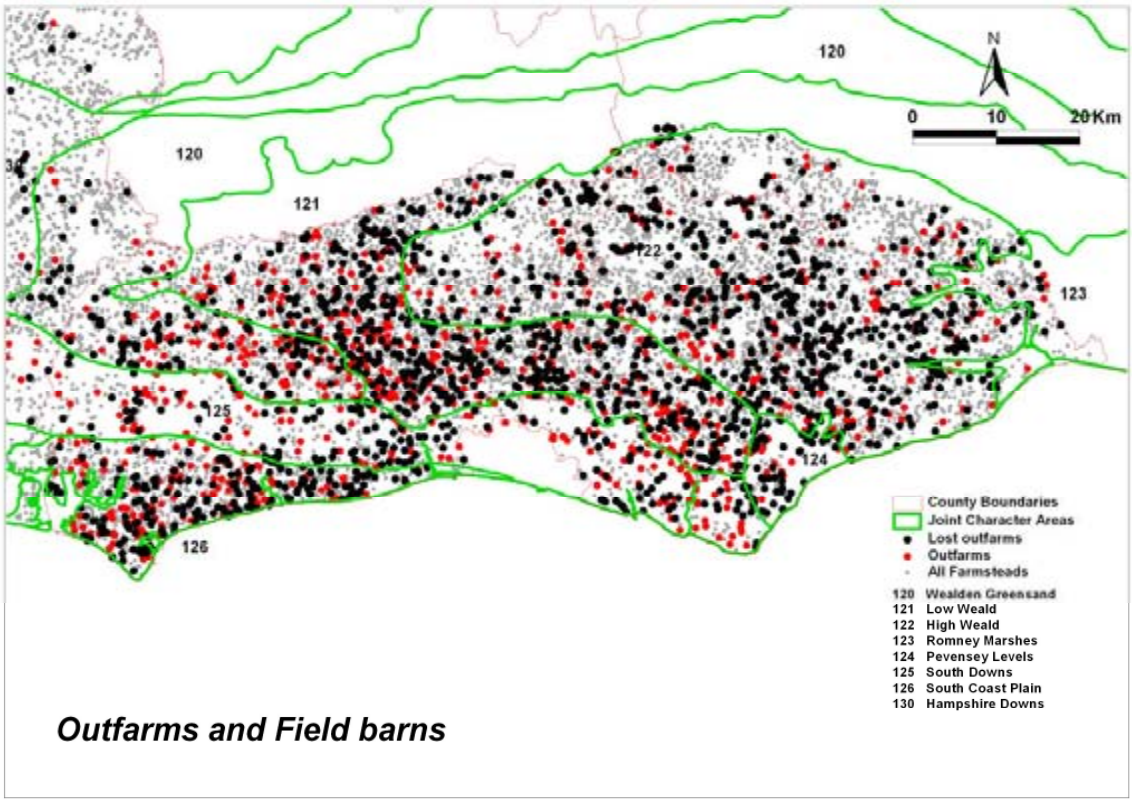


Figure32
Distribution of Outfarms and Field Barns

7.21 Outfarms and Field Barns

7.21.1 Field barns were clearly an important feature of the West Sussex landscape (Figure 32) especially in the Low Weald and on the South Coast Plain at the end of the nineteenth century with 1208 outfarms and field barns being recorded across the county. All but 14 of these are dated from mapping – two have a nineteenth century listed building, six have eighteenth century buildings, three have a seventeenth century building and three include a pre-1600 listed building.

7.21.2 By far the majority of outfarms and field barns were LC1, LC2 or single buildings. Together these plans were recorded on over 45% of outfarms. Regular courtyard plans were used on almost 42% of outfarms and a greater proportion of these were larger regular plan types such as U-plans than is the case within the High Weald JCA generally .

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 West Sussex data – almost 63% of sites recorded have been lost from the landscape or replaced by

modern farm buildings. This figure is, however, lower than the 78% loss recorded in the High Weald.

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 West 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 19th century, presenting a pattern of farmsteads that is not possible through any other existing data. The distribution of surviving farmsteads of 19th century date, predominantly consisting of farmsteads with no listed buildings, demonstrates the high numbers of farmsteads in the landscape that were previously invisible through Historic Environment Records. These farmsteads contribute to the character of the landscape: recording their presence will enable them to be considered more fully in decisions about the management of landscape character. 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 The opportunity to examine the farmstead data against HLC suggests 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. 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.

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

GLOSSARY OF TERMS

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

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

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

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

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

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

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 generally well wooded.

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 at the western edge of the area, unconverted examples retaining internal fitments and farmsteads retaining a range of structures associated with the hop industry being rare and significant.

1 Historical Development

- The variability of the soils, from fertile greensand to intractable clays, within relatively short distances made this an area of mixed farming but the balance can differ locally with elements such as dairying having greater dominance in certain areas such as in the Rother Valley where cheese making was important.

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 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).
- 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 - a common feature of the Rother valley.
- There was little formal regular enclosure in the area.

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. Within the West Sussex part of the character area pre-1600 farmsteads are concentrated in the eastern part of the area.

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.
- Regular courtyard plans are also a feature of the area with a concentration in the west of the county.
- Dispersed plan farmsteads (which have a cluster of buildings with little or no evidence for formal planning in their arrangement) are found in the West Sussex 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 in the eastern part of the area. 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. 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.
- Stables are found on many farms and are typically stone- or brick-built and date from the 18th or 19th centuries although occasionally timber-framed examples may survive.
- Buildings for cattle include open-fronted shelter sheds often found attached to a barn, or single storey enclosed cow houses. Most cattle buildings date from the 19th century.
- Outfarms and field barns were once a common feature of the landscape but many have been lost from the landscape. Often outfarms consisted of a typical 5 bay timber-framed barn with a shelter shed attached at right angles. The surviving field barns are an important remnant of a once widespread building type.

4 Building Materials

- In the western part of the area there is some straw thatch but generally plain clay tile is the characteristic roofing material. Welsh slate is found on some 19th century buildings.
- Timber-framing was typically used for medieval houses and barns with the barns being clad in weatherboarding. Timber-framing continued in use for some farm buildings into the 19th century often combined with local stone for the plinth and weatherboarding for the wall covering.
- The greensand stone available in the area changes in character across the area with, in the west, malmstone, a soft creamy coloured greensand being widely used and harder, darker greensand being used in the central and eastern parts of the character area. 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.
- Galleting, the insertion of small pieces of dark carstone in the mortar between the stonework, is a characteristic of the area although it is not as strong a feature of the area compared to the Wealden Greensand in Surrey.
- In areas adjacent to the chalk downs flint was used, typically combined with brick. Flint walling may also be galleted with small flakes of flint.
- Brick was typically used in combination with the local stone for quoins and for door and window openings.
- Many farmhouses are clad in painted weatherboard or plain clay tile.

JCA 121 Low Weald

SUMMARY

The Low Weald is a broad clay vale adjoining the Greensand of the High Weald extending through Sussex, Surrey and Kent. It forms a low-lying, rural well-wooded landscape in contrast to the adjacent landscapes of the High Weald and South Downs.

The 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.

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.
- 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.
- 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.
- 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. 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:

- Loose courtyard plans with farm buildings to 2 or 3 sides of a farmyard are the most common plan form encountered in the Low Weald.
- Small L-plan steadings with a barn and a later cattle shed attached at right angles are a major characteristic of the West Sussex Low Weald. Loose courtyard farmsteads with an L-plan element are strongly associated with the West Sussex Low Weald. There is a marked contrast in the distribution of the density of these plans between the Low Weald and the High Weald.
- Regular U-plan courtyards, mostly of the mid-late 19th century, are a strong characteristic of the farmsteads of the western part of the character area where some full regular courtyard, E- and F-plans and covered yards, are also often found. Beyond this part of the character area the larger regular plan types are rarely encountered.
- Dispersed plans are a characteristic of West Sussex Low Weald farmsteads, particularly in the southern part of the JCA, although not to the same extent as in the High Weald. Such plans include clusters of buildings with little or no evidence for planning in their arrangement and a limited number of plans where buildings are ranged alongside a routeway leading to the farmstead. The density of dispersed plans falls markedly towards the western part of the character area.
- 'Multi-yard plans' where there are a number of separate yards reflecting the careful management of stock are a major characteristic of the Wealden landscape, including the Low Weald. Such plans can be sub-divided into those where the yards are largely dispersed and detached from one another and those where the yards are mostly grouped together (Regular Multi-Yards) The distribution of Regular Multi-Yards is concentrated on the south-eastern section of the Low Weald.

Building Types

- Medieval timber-framed houses survive on a considerable number of farmsteads.
- Barns, typically of 3-5 bays, were often aisled to at least one side resulting in low eaves-lines, emphasising the mass of the roof over walling. The earlier barns of the area tend to be unaisled. Hipped roofs are characteristic. Many barns retain evidence for being combination buildings in that they housed both animals and crops. The majority of barns in the area date from the 17th and 18th centuries.
- Granaries, either free-standing buildings on staddle stones or forming part of combination buildings such as granary/cart sheds are relatively uncommon. It is probable that grain was stored within the farmhouse or in a loft in the barn. A small number of granaries date from before 1700 but most are of 18th and 19th century date.
- The importance of cattle on Low Weald farms is reflected in shelter sheds and cow houses. These may be found added to an earlier barn or detached and associated with individual yard areas.
- Whilst oxen were often used for ploughing stables for working oxen have rarely been identified. Any surviving examples of stabling for oxen would be highly significant.
- Pigs were a key feature of the farming economy and pigsties would have been common to most farmsteads. Small stone or brick-built pigsties, including 19th century examples, are becoming increasingly rare.

- Field barns were once a common feature but many have been lost from the landscape. The surviving field barns are an important remnant of a once widespread building type.

4 Building Materials

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

JCA 122 High Weald

SUMMARY

The High Weald is at the core of the Wealden anticline comprising a central area of sandstone dissected by numerous rivers, the headwaters of which have cut steep sided ghylls now often densely wooded. It is a highly distinctive area with a mosaic of small hedged fields and sunken lanes which together with the wooded relief and comparative inaccessibility, provides a sense of remoteness rare within lowland England.

The key farmstead characteristics are:

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

1 Historical Development

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

2 Landscape and Settlement

The landscape of the West Sussex part of the High Weald JCA is a contrast between anciently-enclosed landscapes and late-enclosed heathland areas. Both have a predominantly dispersed settlement pattern of isolated farmsteads and hamlets.

- In anciently enclosed landscapes there is a 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. The close correlation between surviving ancient-enclosure landscapes and farmsteads with pre-1600 and 17th century buildings is nationally highly significant.
- 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 St Leonard's Forest were enclosed in the 19th century creating regular, medium-sized, fields. Here there is a lower density of farmsteads.

3 Farmstead Plan, Buildings and Dating

In the anciently-enclosed landscapes of the area there is 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.
- Whilst dispersed plans are a major characteristic of High Weald farmsteads generally, they are a less dominant characteristic in the West Sussex part of the character area. Dispersed cluster plans are the most numerous of the dispersed plan types followed by dispersed multi-yard plans. There are few dispersed driftway plans which are a feature of the East Sussex part of the high Weald JCA.
- Multi-yard plans, where there are a number of separate yards, reflect 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.
- Regular U-plan and full regular courtyard plan farmsteads are a major features of the West Sussex 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. This is in marked contrast to the rest of the High Weald where regular plans are relatively uncommon.
- 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 that 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. Some yards would have been used for the working oxen that were widely used for ploughing. In the later 19th century some larger farms provided covered yards or large sheds for cattle.
- Stables are typically small buildings, usually brick-built, and mostly date from the 18th or 19th centuries.
- There are a very few oast houses in the West Sussex part of the High Weald JCA. Most oasts date from the late 18th or 19th century. Few, if any, survive unconverted.
- Field barns were once a feature of the anciently enclosed landscapes of the West Sussex High Weald. A high proportion of outfarms have been lost from the landscape. Most surviving examples 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.
- Sandstone capable of being spilt into slates is 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.

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.

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 Bishop of 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.
- The chalk downs of southern England developed capitalist farming from an early date with the development of large farms being created by amalgamating smaller holdings.
- 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 very low density of settlement in the West Sussex part of the South Downs. The density is lower than the adjacent parts of the JCA in Hampshire and East Sussex.
- Settlement is mainly concentrated in small to medium sized villages, many of which lie along the river valleys. 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.
- Most farms in this character area were large by national standards, although in West Sussex farmsteads tended to be smaller than those in the areas east of the River Adur.

- Some of the large downland farmsteads represent the sites of medieval hamlets where the small farms have been amalgamated into one holding. Settlement earthworks around these steadings may survive.
- Some isolated farmsteads are associated with the surviving cottages of farm labourers, generally of 19th century date.

3 Farmstead Plan, Buildings and Dating

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

Farmstead Types

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

Building Types

- Barns, typically of 5 or more bays, were often aisled with hipped roofs resulting in low eaves-lines, emphasising the mass of the roof over walling. The re-use of timbers from earlier buildings was common-place making the dating of some barns particularly difficult.
- Stables for working horses and, on larger farms, a separate stable for the riding horses are typical. In the Sussex part of the South Downs the use of oxen for ploughing continued into the late 19th and, occasionally, early 20th century and so stabling for oxen may also be found although few examples have been identified to date.
- Granaries were provided on most farmsteads. These may be free-standing buildings, typically timber-framed and raised on staddle stones, or be incorporated into another building such as a loft in a barn or above a cart shed.
- Buildings for cattle typically date from the 19th century and include open-fronted shelter sheds and cow houses arranged around yards and often connected to earlier barns.
- Cart sheds were a feature of the majority of farmsteads which would have required several wagons and other implements associated with arable cultivation.
- Pigsties were found on many farms, especially where dairying became a part of the farming enterprise in the 19th century. Many pigsties have been lost and so good surviving examples are becoming rare.
- Sheep were rarely provided with buildings in the farmstead as the yards and shelter sheds could be used for shearing or lambing. Pens and shelters for rams were occasionally provided and are now extremely rare.
- Large isolated downland farms often included a number of ancillary buildings and structures such as a smithy, a carpenter's workshop or a well head.

- Outfarms and field barns associated with enclosure of higher downland were once common but many have now been demolished or are derelict. There has been a particularly high loss of outfarms in the areas adjacent to the Adur river. 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.
- Flint and cobbles were used more widely in Sussex for farm buildings from the medieval period than in the Hampshire part of the South Downs JCA.
- Flint combined with brick for quoins, dressings to windows and as banding within the flintwork is particularly characteristic of the 18th and 19th centuries.
- Timber-framing was used for some farm buildings, particularly barns, although timber-framing is less common that solid walled construction. Timber-faming continued in use until the 19th century.
- 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.

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 plain provided some of the most fertile, productive land in the Region. Along the south coast of West 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 supplying the London market in particular. Horticultural activity remains an important element of the character area.

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.
- The field patterns appear to largely be a product of 20th century amalgamation and re-organisation with relatively small areas of mainly 18th to 19th century fields.
- 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. Areas where development pressure has been lower support intensive arable farming, dairying and stock rearing and horticulture.

3 Farmstead Plan, Buildings and Dating

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

Farmstead Types

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

Building Types

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

4 Building Materials

- The extensive arable of the area provided straw for thatching and so this was the traditional roofing material. Thatch survives on a small number of farm buildings and this tradition should be maintained. Thatch is more commonly seen on houses within the character area.
- Plain clay tiles produced in the adjacent clay lowlands to the north-west 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 was largely replaced by cobbles or brick from the 18th century.
- 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. Greensand may have been brought from north of the South Downs and it is possible that some stone was imported from the Isle of Wight. 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.