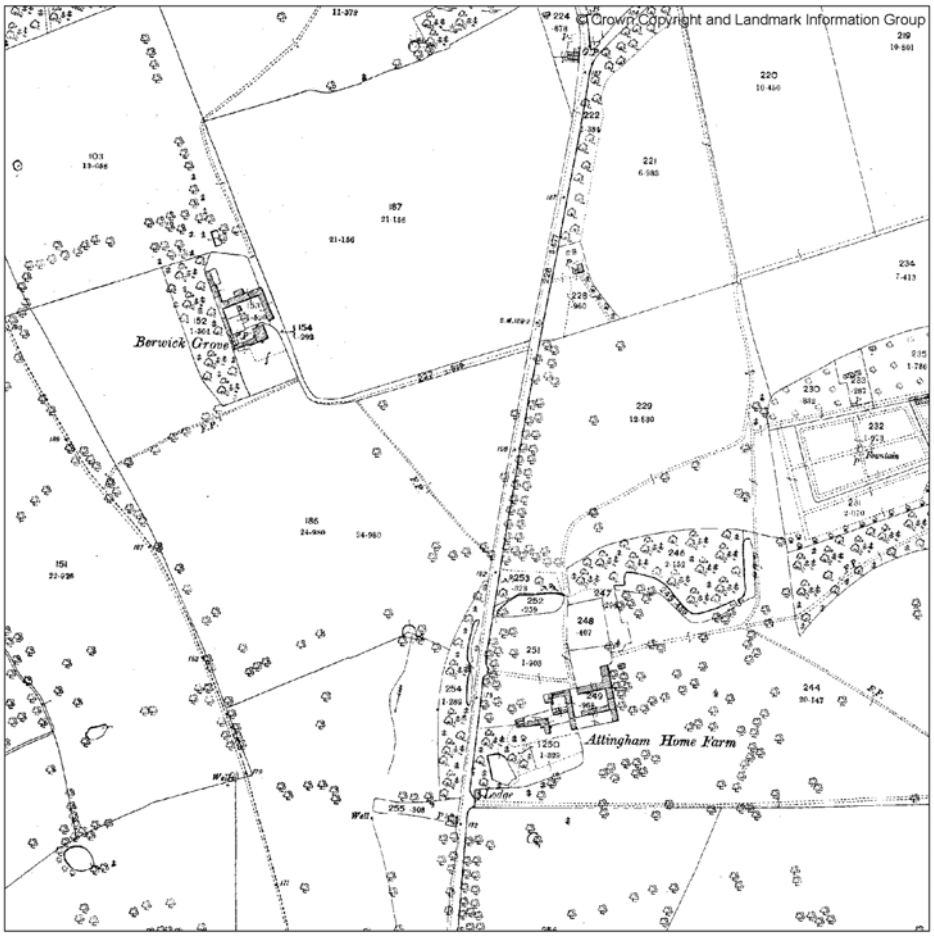
Shropshire Historic Farmsteads Characterisation Project (5560 MAIN)

THE WEST MIDLANDS FARMSTEADS AND LANDSCAPES PROJECT



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ENGLISH HERITAGE

THE WEST MIDLANDS FARMSTEADS AND LANDSCAPES PROJECT: SHROPSHIRE

COUNTY EXECUTIVE SUMMARY

County Executive Summary

1 Background

This county report focuses on the results of the mapping of farmsteads across Shropshire, which comprises the first step in the construction of an evidence base across the county. This Report is part of the West Midlands Farmsteads and Landscape Project, led by English Heritage in partnership with the region's county, metropolitan and unitary councils and with the support of Advantage West Midlands. The Project has:

1. Mapped and described the locations and characteristics of over 22,000 historic farmsteads, how they have changed over time and how they relate to the landscape.
2. Described the present use of historic farmsteads and their role in the economy of the West Midlands.
3. Developed a set of planning tools to inform spatial planning, land management, planning applications and economic development

The key products of the West Midlands Farmsteads and Landscape Project are:

GUIDANCE aimed at planners, historic environment professionals, architects and surveyors, and applicants.

A Planning Tools Report: Tools for informing change at an area and site-based scale, in the form of an *Area Assessment Framework* for use in the development of planning guidance and land management, and a *Site Assessment Framework* for identifying key issues at the earliest possible stage when adaptive reuse or new build are being considered in the context of a historic farmstead.

Farmstead Character Statements: These comprise illustrated guidance in the form of:

- A West Midlands *Farmsteads Character Statement* which outlines the character of farmsteads across the West Midlands, summarising their historical development, landscape and settlement context, the key farmstead and building types, and use of materials. It is followed by summaries of the key findings of the overall project outlining the scale, survival and use of farmsteads for individual county and local authorities as well as the National Character Areas which fall within the West Midlands.
- *Area Farmsteads Character Statements* which deepen this guidance and help the reader identify the key characteristics for the 23 National Character Areas that fall within or astride the West Midlands.

AN EVIDENCE BASE in the form of:

- *County Reports* which analyse the results of the farmsteads mapping held on each county and (within the Central Conurbation) Historic Environment Record, against the results where available of Landscape Character Assessment and Historic Landscape Characterisation.
- A *Technical Report* which provides a detailed statistical analysis of the patterns of farmstead use across the West Midlands, and their social and economic role.

The future of historic farm buildings is increasingly dependent on finding a use for which they were not originally intended. Solutions to finding a future sustainable use require an integrated approach, considering their merits as heritage assets, their role in the wider landscape and the changing structure of rural communities and economies. Research at a national level – see www.helm.org.uk/farmbuildings for work by English Heritage and its partners on farmsteads – has examined the drivers for change and the effectiveness of policy at national and international level. This has emphasised the need to develop an evidence base, and for future strategies and approaches towards the re-use of historic farmsteads and their buildings to be based upon an understanding their sensitivity to and potential for change.

Historic farmsteads are integral to the rural landscape, communities and economy of the West Midlands. Through understanding the character, condition and present day role of historic farmsteads and their traditional working buildings, policy and delivery programmes can respond appropriately in supporting their sustainable use, conserving landscape character and realising economic benefits. This informed approach responds to the structural changes in the farming industry which have hastened the redundancy of traditional farm buildings. Planning policy and guidance at a national level emphasises the importance of a positive and evidence-based approach to future change informed by a clear understanding of local needs and circumstances. This also heightens the need to:

- develop an understanding of the potential for and sensitivity to change of farmsteads in order to inform and guide future change in the form of land management and planning policy and guidance;
- help those considering adaptive reuse and new build to consider and, where relevant, capitalise upon the distinctive quality of traditional farmsteads and buildings;
- consider historic farmsteads as part of the wider landscape and in the context of the changing structure of rural communities and economies;
- use the understanding of inherited character to inform opportunities for future sustainable development and new architecture that either reinforces the existing settlement pattern or creates new settlement with a strong sense of identity.

Future change in historic farmsteads is inevitable if they are to be retained as a distinctive part of the rural landscape. The mapping and interpretation of historic farmsteads across the West Midlands offers for the first time a framework for informing this change. The context it provides will help decision-makers to evaluate what the future uses should be and how they can be achieved in ways which are based on an understanding of variations in the character and significance of farmsteads, and their sensitivity to and potential for change.

2 Results: The Historic Character of Farmsteads in Shropshire

Historic farmsteads are Heritage Assets which make a significant and highly varied contribution to the county's rural building stock, landscape character and local distinctiveness

The mapping of farmsteads across the county of Shropshire recorded 6194 farmsteads and 1764 outfarms and field barns. Of the farmsteads that survive to the present day 75.5% do not include a listed building. In view of their predominant 19th century date few are likely to meet current criteria for listing. These farmsteads will largely be unrecorded in the Historic Environment Record and their contribution to the character of the landscape and local distinctiveness has largely been over-looked. This understanding has now been deepened by interpretation of the farmsteads data against the

National Character Areas (NCAs), the Shropshire Historic Landscape Character assessment (HLC) and the Shropshire Landscape Character Assessment (LCA). The Annexe to this summary provides a short introduction to the key area distinctions within the county, and the text below summarises the key results:

Historic Farmstead and Landscape Character

- 11.5% of farmsteads are located within villages (regional average 12.6%)
- 18.9% are located within hamlets (regional average 12.2%)
- The remainder (69.6%) are isolated (regional average 75.2%).

Comparisons with both the HLC and LCA found that the density of farmsteads is intricately related to the development of the landscape over time.

- Areas with the highest densities of farmsteads typically include smaller-scale enclosed fields with large numbers of small-medium-scale farmstead types,
- Areas with lower densities of farmsteads typically include larger-scale enclosed fields with lower numbers of large-scale farmstead types.
- As time passed, fields increased in size, and where they did, holdings were amalgamated or enlarged and farmsteads became more and more spread out. The farmsteads themselves also increased in size along with their surrounding fieldscapes.

Villages, and lower densities of isolated farmsteads, are concentrated across the central Shropshire Plain, Corve Dale and the other dales in the Shropshire Hills. The highest densities of isolated farmsteads are located in the Oswestry Hills, the southern uplands and the mosslands and heaths in parts of the north of the county. In contrast the main landscape types with large-scale regular plan farmsteads and fields, mostly resulting from of 18th and 19th century farm amalgamation and improvement, are in the Estate Farmlands in north Shropshire and the broad valleys to the south, the Sandstone Estatelands to the east and the High Enclosed Plateau of the Clun, Shropshire Hills and Oswestry Uplands. In between and across most of the county are landscapes and their farmsteads that reflect a piecemeal process of development from the medieval period, with different degrees of 18th-19th century farm amalgamation and improvement.

This process of development is reflected in the evident and potential dates of surviving buildings:

1. Recorded Buildings. These are mostly based on the descriptions of houses and working buildings that have been listed, although in Shropshire additional dating information was provided by the 1981-82 Farm Building Survey of north Shropshire which identified 330 farmsteads associated with over 2100 farm buildings, and farmsteads previously recorded on the Historic Environment Record (HER) collated from unpublished grey literature reports.
2. The main concentrations of listed 18th century houses and working buildings are in the sandstone plateau and the central plain, where estates were most active and large farms developed in this period. 17th century and earlier buildings are concentrated around Shrewsbury, where large farms developed to supply its market, and across large areas of the southern hills and pastures.
3. Potential. Older farmhouses are often found in association with newer farm buildings and in some cases older working farm buildings have been encased in later brick and stone walling:

- Buildings of late 18th and 19th century appearance within settlements, and those in landscapes enclosed at an early date, are likely to include earlier timber-framed and stone cores.
- Landscapes affected by the reorganisation and enlargement of fields (reorganised piecemeal enclosure) and large-scale regular enclosure of earlier farmland are also likely to retain early buildings. Thirty-two farmsteads have working buildings that are older than their farmhouse, and on these sites the vast majority of farmhouses have been replaced in the 19th century. Of the listed 19th century farmhouses in this category, two are associated with pre-1600 farm buildings, seven with 17th century farm buildings and seventeen with 18th century farm buildings. These farmsteads are concentrated in landscapes of large-scale capital investment in the 1840-70 period, such as Area 4 (see Area Subdivisions) where the results of extensive survey on the Attingham Estate and elsewhere shows that in some cases the principal agricultural range is a recladding of an earlier timber-framed barn or animal housing.

Smallholdings are concentrated in the lowland areas of reclaimed moss and heath (in north Shropshire in particular) and in the upland areas with access to industrial by-employment in the southern Oswestry Uplands, the Clee Hills and the Western Uplands (including the Stiperstones). Small pockets of smallholding survive across the Shropshire Plain; a distribution which may once have been more extensive prior to the reorganisation and amalgamation of the landscape. Surviving examples are very rare.

Outfarms and field barns display strong localised patterns. Large outfarms are concentrated within the zones of large-scale farms, and field barns are apparent across the county but tend to cluster around the main settlement centres, with denser concentrations in the north of the county particularly in the dairying region, perhaps for sheltering cattle. These are generally not suitable for alternative use, and have been subject to high rates of loss.

Historic Farmstead Survival and Change

Across the county the rates of survival of historic farmsteads are slightly higher than the average across the West Midlands region:

- 32.7% of farmsteads have retained all of their working buildings (regional average 26.2%)
- 36.8% of farmsteads have had some loss but retained more than 50% of their historic footprint (regional average 39.6%)
- 17.6% of farmsteads have retained some working buildings but with more than 50% loss of their historic footprint (regional average 15.8%)

Across Shropshire 4.5% of farmsteads have been lost (below the regional average of 9.9%), these being concentrated in areas of 20th century settlement expansion. On 7.1% of recorded sites the house survives but the working buildings have been demolished (exceeding the regional average of 6.4%), and all the buildings on 1.9% of sites (regional average of 1.9%) have been demolished and completely rebuilt. In areas of settlement development 41.2% of the farmsteads have been lost or remain as a house only. Those that are set away from settlements have much better survival rates with only 14.2% lost or remaining just as a house. Fewer farmsteads are located in villages in the northern half of Shropshire and in most cases only the farmhouse survives or indeed the farmsteads have been lost altogether.

3 Results: Current Use of Farmsteads

Historic farmsteads are Heritage Assets which, through continued agricultural use and new uses, have significant potential to make an important contribution to the rural economy and communities away from market towns and other rural centres.

Professor Peter Bibby and Paul Brindley of the Department for Town and Regional Planning at the University of Sheffield used the data collected for Shropshire, matched against postal and business information, to reveal the present social and economic role of historic farmsteads. This is fully reported on in the Technical Report cited above. These show how, through continued agricultural and new uses, farmsteads have significant potential to make an important contribution to Shropshire's rural economy and communities away from market towns and other rural centres.

- The greatest proportion of farmsteads which remain in agricultural use are in the north western and south western parts of the county.
- The greatest proportion which have fallen out of agricultural use are situated in eastern Shropshire and within a part of southern Shropshire in a zone centred on Craven Arms.
- The greatest numbers of registered offices based within historic farmsteads are located in eastern Shropshire to the south and east of Telford.
- A broad East-West divide is apparent across the county:
    - Along the Welsh borders are large numbers of surviving farmsteads in agricultural use associated with land of high amenity and landscape value. Condition and use surveys of listed and unlisted farmsteads using the farmstead data have deepened our understanding of the high rates of structural disrepair found on listed buildings: around 30% of farm buildings require long-term or urgent maintenance to prevent decline.
    - In the southeast of the county, access to the West Midlands conurbation appears to have increased the numbers of residential conversions of traditional farm buildings.
- It is also clear that changing farming economies are leading to an accelerating demand for new working sheds whilst traditional buildings, where not in low key uses, are being considered as tools for diversifiying farm businesses and in some cases disposal onto the property market.

4 Additional Issues in Shropshire

The Agricultural Industry

A number of county level studies have shown how the drivers for change are operating within Shropshire. For example, the Shropshire Farming Study of 2002 found that, despite a 14.6% decline in the number of workers between 1981 and 2001, 2.2% of the county's workforce is employed within the agricultural sector compared to the national average of 1%. Traditional medium sized family farms of 20-99ha are currently experiencing a variety of pressures and decreased in number by 17% between 1981 and 2001. Within the same time period the number of small farms of under 20 hectares have risen by 20%. 28.5% of respondents questioned as part of this study cited the desire to increase holding size or expand farm enterprise as anticipated reasons for change to their farm businesses. In a survey of historic farmsteads on the Attingham Estate, where the mean holding size is 127.5ha, 18% of farmers viewed their traditional farm buildings as a liability as opposed the 73%

who viewed them as an asset.[1] This work also showed their increased rates of redundancy and use for general storage from 1984. A survey of historic farmsteads in the Wem area found that a greater proportion of working buildings were used for animal housing on the smaller dairy farms, but that an increasing number of farmsteads have been thrown onto the property market. Particularly vulnerable to redundancy are those farmsteads located in areas with poorly-drained soils (the Pastoral Farmlands) in contrast to the Principal Settled Farmlands with its larger farms and varied soil types. Commuters live in most of those farmsteads converted to residential use. [2]

Farmstead Condition and the Agri-Environment Issues

Work using the early results of farmsteads mapping show its potential to understand change, and inform future adaptation and grant strategies by Natural England and others. This has included an evaluation, carried out by a student from Harper Adams College, of the levels of change, conversion and condition farmsteads across North Shropshire that were surveyed by Shropshire County Council in the early 1980s. This showed that coherent and unconverted farmstead groups were concentrated to the west, in the Oswestry Hills, but were in poor condition.[3] A field-based condition survey of the Shropshire Hills National Character Area (NCA) was also commissioned by Natural England and carried out by Mercian Archaeology over Easter 2008 (Mercian Archaeology), assessing 85 farmsteads selected from 4 representative areas of the NCA's varied landscape. Combining analysis of preliminary results from Shropshire's Historic Farmstead Characterisation against this condition survey sample area data, it has been possibly to extrapolate the survey results up to NCA level. While the Photo Image Survey conducted by English Heritage (see above) reported that below 39% of listed farm buildings had been converted to residential or non-farming use in the NCA, whilst between 21-35% were derelict, this survey indicates a higher conversion rate and towards the higher end rate of dereliction. Of the working buildings surveyed, most were in a condition requiring some restoration and maintenance to ensure their survival, with some in a very poor condition. Some farm building types, especially those associated with the common-edge settlements, seem to have experienced the highest rates of conversion.

Historic Building and Designation/ Management Issues

Over 75% of the recorded farmsteads include a listed farmhouse or listed farm building. There is a high potential across the county for 18th century and earlier cores to remain behind later facades (see 2, Historic Farmstead and Landscape Character, above).

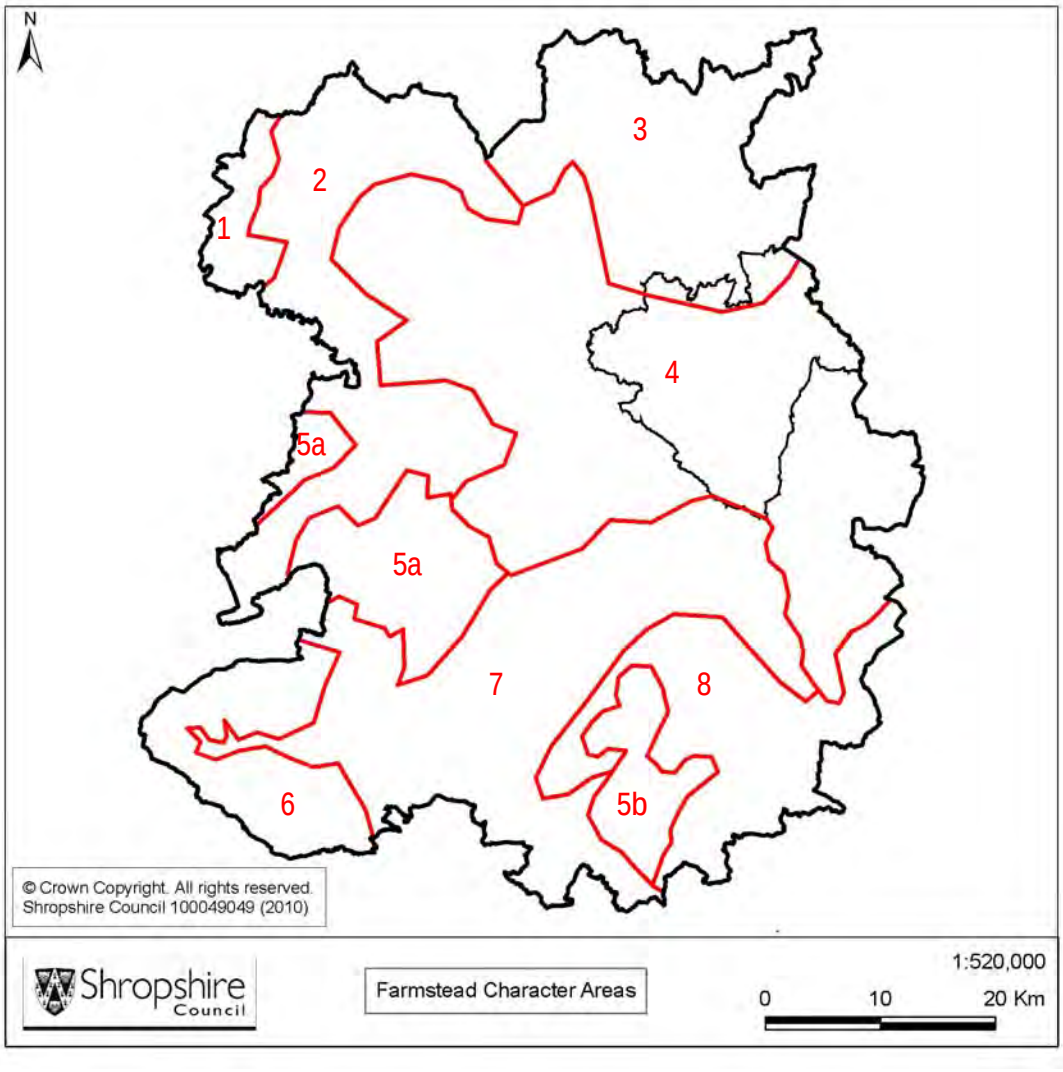
5 Area Subdivisions

The county can be further divided into Farmstead Character Areas according to the results of the farmstead data:

[1] Robinson, J. (2009) *Using the English Heritage Assessment Framework for Examining the Options for Changing the Use of Farm Buildings on Attingham Park Estate*, BSc thesis, Harper Adams University College.

[2] Griffiths, P. (2010) *Can Traditional Farm Buildings Help Regenerate the Market Town of Wem, Shropshire,* BSc thesis, Harper Adams University College.

[3] Holliday, M. (2008) *Changes in Use of Traditional Farm Buildings in Shropshire*, BSc thesis, Harper Adams University College.



1. Oswestry Uplands

- High density of dispersed very small hamlets and isolated small to medium-scale farmsteads, set within an ancient pattern of irregular enclosed fields.
- Small to medium-scale farmsteads and fields on the High Enclosed Plateau (mostly small - scale planned late 18th and 19th century enclosure).
- Smallholding landscapes to south, with very low survival of smallholding buildings.

2. North Western Shropshire

- High density of dispersed small hamlets and isolated farmsteads, particularly to the north where dairying survived longest. Irregular fields dating from the medieval period with some reorganised piecemeal and planned enclosure, associated with the larger farmsteads. Medium-scale farmsteads are concentrated within the former dairying area to the north east.

3. North East Shropshire Plain

- High density of dispersed small hamlets and isolated farmsteads, set within fields dating from the medieval clearance of woodland, marsh and heath and the later enclosure of common. There are very high densities of farmsteads in the areas of heath and former wetland such as Whixhall Moss.

- Some large nucleated settlements where survival of historic farmsteads is low and some larger farmsteads
- Planned enclosures (mostly 19th century) on heath, which has dense clusters of small farmsteads and smallholdings with some medium to large farms.
- Medium-scale farmsteads concentrated to north east dairying and stock-rearing area.

4. South/Central Shropshire Plain & Sandstone Estates

- Medium density of dispersed small hamlets and isolated farmsteads. Small-scale nucleated settlements on Shropshire Plain, with smaller number of larger nucleated settlements on Mid-Severn Sandstone Plateau
- Reorganised piecemeal and planned enclosure reflects the development of estates and large farms across this area, continuing into Ape Dale and Corve Dale. There are pockets of irregular fields, such as around former areas of common land. Includes parkland and industrialised landscapes.
- Large-scale farms reflect the reorganisation and amalgamation in the 18th/19th centuries

5a. & 5b. Shropshire Hills Western Uplands & the Clee Hills

- High density of dispersed small hamlets, isolated farms and smallholdings set within regular and irregular fields, interspersed with medium and large-scale farmsteads which also fringe the lower edges of these areas.
- Small farmsteads and smallholdings are concentrated in areas of common-edge squatter settlement, with access to by-employment in industry.

6. Clun Uplands

- Low density of isolated farmsteads, very small scatter of hamlets.
- Small--scale and irregular enclosures associated with small to medium-scale farmsteads. Large farmsteads set within regular enclosures dating from 19th century on high plateau.

7. Central Shropshire Hills, Clun Lowlands & Northern Severn Gorge

- Large farmsteads are concentrated around the valley-bottoms where larger farms developed within fields enclosed from open fields around villages. These fields were subject to later boundary removal and reorganisation.
- Increased densities of smaller-scale farmsteads in isolated farms and hamlets with fewer villages in hills and valley sides, which have smaller-scale fields with some later boundary removal.
- Small pockets of smallholdings.

8. Clee Hills Plateau and South Severn Gorge

- Medium to high density of dispersed small hamlets and isolated farms.
- Piecemeal enclosure intermixed with small irregular fields, and late regular enclosure. Teme Valley characterised by fruit growing and hopyards.
- Medium-scale farmsteads, strong underpinning of small farms and limited large farms.

Shropshire Historic Farmsteads Characterisation Project (5560 MAIN)

THE WEST MIDLANDS FARMSTEADS AND LANDSCAPES PROJECT

1.0 BACKGROUND

Farmsteads – and in particular traditional farm buildings of 19th century or earlier date - make a fundamental contribution to *local distinctiveness* and a *sense of place*, through their varied forms, use of materials and the way that they relate to the surrounding form and patterning of landscape and settlement. This is because their character has been shaped by their development as centres for the production of food from the surrounding farmland. Every part of England's farmed landscape has inherited its own distinct and recognisable characteristics, each resulting from a combination of physical and natural factors such as land form and geology, and historical processes such as how individuals and communities have worked and managed the land, in response to local and distant markets.

Funding from the Regional Development Agency, Advantage West Midlands, has enabled an evidence base for farmsteads in their landscape context – begun by English Heritage and its county partners in Shropshire, Staffordshire and Worcestershire - to be completed across an entire region for the first time. The principal aims of the project are to:

1. understand and demonstrate how the inherited character of historic farmsteads – the way that present patterns express past development and change - contributes to local distinctiveness and landscape character;
2. identify the forces for present and future change, and how historic farmsteads are contributing to the changing structure of rural economies and communities;
3. inform strategic policy and guidance, and the preparation of local policy and guidance to promote sustainable rural development and communities;
4. develop place-making tools that enable users – at the earliest stages of considering change - to understand the constraints and opportunities offered by farmstead sites in their broader context.

This evidence base is needed because structural changes in the farming industry have hastened the wholesale redundancy of historic farm buildings and the decoupling of entire farmsteads from agricultural production. As a result there is a strong but locally varied demand for their conversion to other uses, particularly housing. This, and the development of planning policy and guidance that emphasises the importance of a positive and evidence-based approach to future change informed by a clear understanding of local needs and circumstances, heightens the need to:

1. develop an understanding of the potential for and sensitivity to change of farmsteads in order to inform and guide future change in the form of land management and planning policy and guidance;
2. help those considering adaptive reuse and new build to consider and, where relevant, capitalise upon the distinctive quality of traditional farmsteads and buildings;
3. consider historic farmsteads as part of the wider landscape and in the context of the changing structure of rural communities and economies.

Readers can now find a useful summary of work completed since then, by English Heritage in association with the former Countryside Agency and other key partners on English Heritage's HELM website - under Regeneration and Design, Living & Working Countryside (www.helm.org.uk/farmbuildings). This includes an audit of the effectiveness of policy at national and

local level, and the proportion of listed buildings that have been subjected to development pressure and change of use. New policy which states that future strategies and approaches towards re-use need to align an understanding of character with sensitivity to and potential for change, is supported by much larger *Preliminary Character Statements*, consultative documents which represent an initial attempt to understand the farmsteads of each region in their national and landscape context. Guidance on the adaptive reuse of farm buildings - *The Conversion of Traditional Farm Buildings: a Guide to Good Practice* – seeks to promote high standards in design and implementation where conversion is considered as a viable and appropriate option.

New character-based tools, focused on the developing an understanding of local character in its broader context, and an assessment framework to inform change at a strategic and site-based scale, are now being developed in order to ensure that future change is informed by an understanding of farmstead character and local distinctiveness.

(See www.english-heritage.org.uk/characterisation for further details on the farmsteads mapping and other work).

Shropshire Council became a Unitary Authority in April 2009, and continued work on the West Midlands Farmstead and Landscape Project, initially started in 2008 under Shropshire County Council. The area covered by the project also includes the Unitary Authority of Telford and Wrekin. The Historic Environment Team undertaking the project is part of Development Services Directorate, responsible for a wide range of economic development and environment services. As part of Strategy and Development, the Historic Environment Team work alongside colleagues responsible for planning and economic development, working together to maintain and enhance Shropshire's environment, and natural and archaeological heritage.

In early 2010 the new Planning Policy Statement 5: Planning for the Historic Environment (PPS5) was released, setting out the Government's planning policies on the conservation of the historic environment. This holistic approach identifies elements of the historic environment worthy of consideration in the planning process as 'heritage assets', based on their architectural, historic, artistic or archaeological interest. The document states that the Local Planning Authorities should ensure they have an appropriate evidence base for the historic environment and heritage assets, and within their Local Development Frameworks, set out a positive, proactive strategy for the conservation and enjoyment of the historic environment, taking into account the variations in type and distribution of heritage asset, as well as the contribution made by the historic environment.

Within Shropshire at a local level there is an emerging plan known as a Local Development Framework (LDF), which is in the process of being prepared by the Planning Policy Team at Shropshire Council. The Shropshire wide LDF is effectively a collection of planning policy documents which consider a wide range of important planning issues such as housing, employment, retail, the environment, and transport. The LDF will play a crucial role in prioritising and shaping development in Shropshire over the next 20 years. The Planning Policy team are currently preparing the new Core Strategy for Shropshire, which will act as the lead document for the LDF. The evidence base provided by the Farmsteads Project will be used to inform the preparation of the Shropshire Core Strategy, which will ultimately set the clear long term vision, objectives and policies with which to guide future development across Shropshire. Within Shropshire's rural economy farm diversification has been identified as an expanding area of economic activity, with home based working gaining significant recognition, and the strategy aims to support this across areas in need of employment and economic

regeneration. Whilst promoting sustainable communities, the Core Strategy recognises the importance of maintaining local character and a high quality environment. The continued importance of farming and agriculture is also supported, ensuring that development proposals are appropriate in their scale and nature with the character and quality of their location. Both designated and non-designated historic buildings, sites and landscapes will be recognised for their importance to Shropshire's sense of place.

2.0 INTRODUCTION TO THE FARMSTEADS AND LANDSCAPE PROJECT

2.1 Aims

The principal aims of the Farmsteads and Landscapes Project are:

- to develop an integrated understanding - for the first time across a government region - of farmstead character, survival and current use within their landscape and settlement context;
- to understand and demonstrate how farmsteads contribute to local distinctiveness and landscape character;
- to understand the present use and social/economic role of historic farmsteads;
- to inform strategic policy and guidance, and the drafting of local policy and guidance.

The project will build on the results of several years of research, which has highlighted the importance of three principal priorities to address:

- Understanding the present inherited patterns of farmstead character.
- Understanding the forces for present and future change.
- Developing place-making tools.

2.2 Objectives

Key objective 1: enhance county Historic Environment Records through the creation of GIS-based databases recording farmstead address and location, recorded date, historic farmstead type and degree of change, obtained from modern and historic Ordnance Survey maps and other data.

Key objective 2: analyse this data in combination with a range of address and business data to provide spatial patterning of farmstead use (agriculture, economic, residential) and how farmsteads contribute to the home-based and broader regional economy.

Key objective 3: analyse this data in combination with county-level and listed building data, and Historic Landscape Character mapping and character areas/types, to demonstrate how farmsteads contribute to local distinctiveness and landscape character.

Key objective 4: provide a region-wide overview and context for strategies and guidance on targeting resources, research and monitoring, conservation, restoration or enhancement.

Key objective 5: make available tools for use in developing local planning guidance and casework.

2.3 Products

The key products will be:

- *Farmsteads Mapping*, through the creation of a GIS data set which records the spatial patterning, form, date range and survival of historic farmsteads, capable of analysis against landscape-scale datasets such as Character Areas/Types and Historic Landscape Characterisation.
- *Mapping Current Use and Context,* through the provision of work in progress on developing the evidence base and data that reveals the current social and economic role of farmsteads.
- A *character framework* in the form of regional and character area guidance that enables users to understand farmsteads in their local-regional-national context.
- *Planning tools* based on an understanding of the potential for and sensitivity to change of farmsteads and their buildings, both at a strategic and a site-based level, and that enable local authorities to develop guidance.

2.4 Applications

These products will inform at a strategic scale:

- Strategic planning, within the framework of the Regional Spatial Strategy and the proposed transition to an Integrated Regional Strategy
- Strategic land management within the framework of the ERDP, Environmental Stewardship and AONB and National Park management plans
- Inform the Sustainable Communities agenda (for example with respect to the Welsh Marches Initiative and the growth-points agenda), specifically through:
  i. examination of the role that historic farmsteads can play in the long-term future of rural communities in landscapes of different types and with differing patterns of settlement;
  ii. their potential for live/work, and research at a national level on this little-understood aspect of economic activity in rural areas.
  iii. to provide baseline data to inform SEA/SA assessments of the potential impact of growth options and site allocations on landscape character in areas with a predominantly dispersed settlement pattern
- The identification of priority features and areas, for use in designation and the targeting of funds for the Higher Level Agri-Environment Schemes
- The provision of an evidence base and contextual information to inform Local Development Frameworks and Supplementary Planning Documents

At a local and site-based scale it will facilitate:

- Consistent and evidence-based tools for pre-application discussion and development control, including the preparation of Design and Access Statements, Heritage Statements, and listed building consent;
- Place-specific guidance, including Supplementary Planning Guidance;
- The work of local communities and groups – including Leader + and Local Strategic Partnerships;
- Land use management (Farm Environmental Plans and Whole Farm Plans).

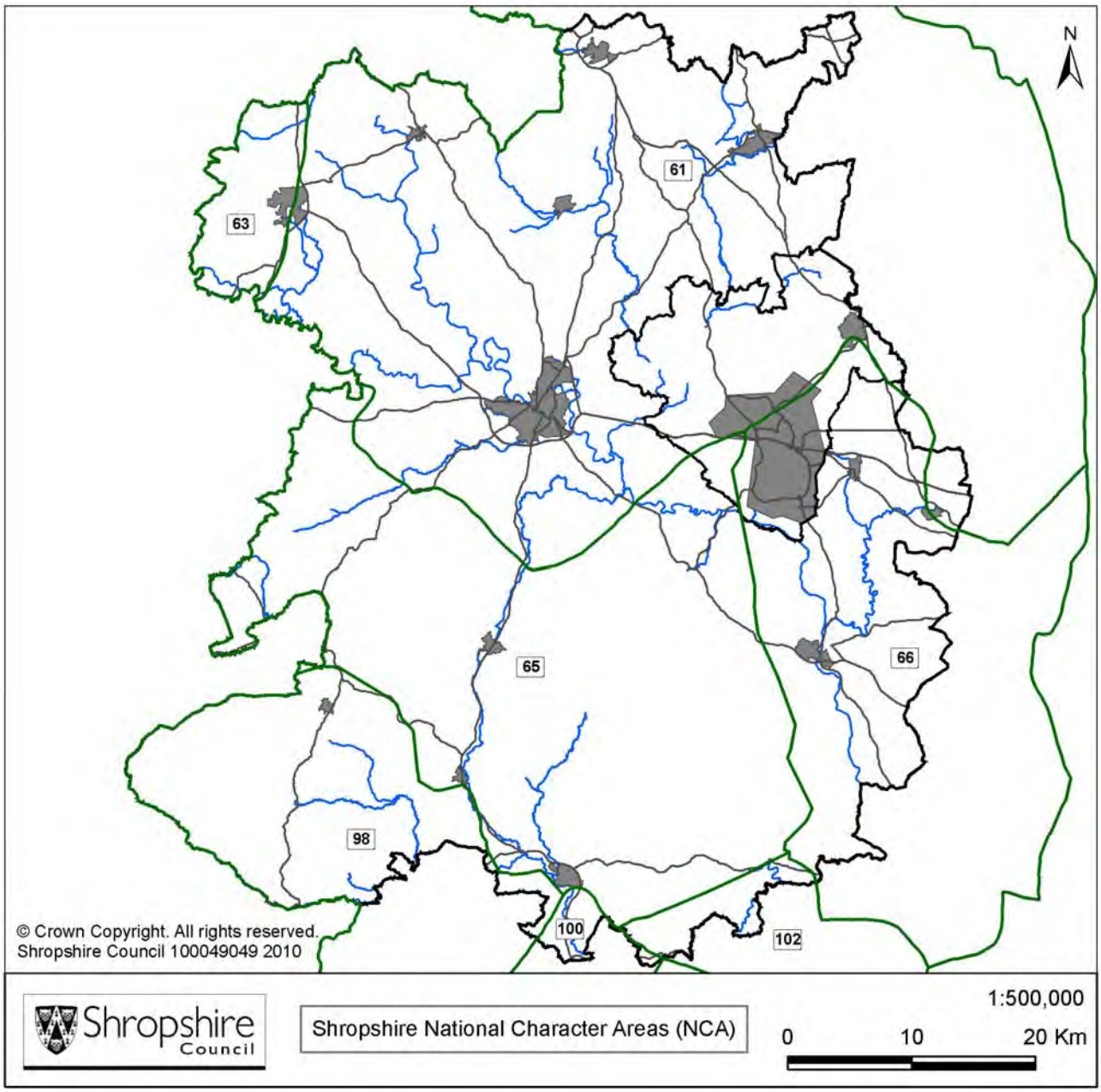


Figure 1: National Character Areas within Shropshire

NCA 61	Shropshire, Cheshire and Staffordshire Plain
NCA 63	Oswestry Uplands
NCA 65	Shropshire Hills
NCA 66	Mid Severn Sandstone Plateau
NCA 98	Clun and the North West Herefordshire Hills
NCA 100	Herefordshire Lowlands
NCA 102	Teme Valley

3.0 METHODOLOGY

3.1 Introducing Characterisation

Characterisation, as developed since the 1990s, is designed to provide context for the detailed records of individual sites and designated highlights, and inform change, planning and conservation above the scale of individual sites. It has been applied to a wide diversity of outputs outside English Heritage: examples are the Natural Areas developed in order to inform strategies for the protection of wildlife and their habitats, the National Character Areas (www.countryside.gov.uk/lar/landscape) and the development of Landscape Character Assessment as a finer-grained framework for use by local authorities and others (www.landscapecharacter.org.uk).

The National Character Areas have been modified with the assistance of English Nature and English Heritage. 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.

Historic Characterisation seeks to interpret and understand the inherited character of all places, and the evidence for change and continuity in the present environment. It is based on the need to understand and help professionals and communities to manage the *present* environment as a product of past change and the raw material for future change. It always works at an area-scale, above that of individual sites and features (protected or not) It differs from research and survey, as undertaken in the historic environment sector, by its promotion of broad and generalised approaches to understanding the historic environment. The key method promoted by English Heritage and its county-based partners (www.englishheritage.org.uk/ characterisation) is Historic Landscape Characterisation (HLC). This 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 is based upon the identification and then analysis using GIS mapping of archaeological, historical and other environmental features (attributes) such as ancient woodland, building plots and enclosed farmland. These are then grouped into land parcels ('HLC polygons' within GIS) and used to identify distinct *character types*, and *historic character areas* which are each defined by a common and/or predominant character. The techniques of Geographical Information Systems (GIS) mapping are then used to map change and time-depth in the landscape.

Throughout the West Midlands Region, English Heritage and its county-based partners are in the process of completing the GIS mapping of the inherited character of the present landscape: this process is known as Historic Landscape Characterisation (HLC). Analysing the farmstead mapping data against HLC will deepen our understanding of the degree of change and its resultant character. The Shropshire Historic Landscape Characterisation (HLC) Project was undertaken by the former Shropshire County Council between 2001 and 2004 and the results provide an understanding of how the landscape of the county has changed and evolved over time. It provides a vital starting point for those seeking to manage the direction of future landscape change and has helped inform best practices in the management of the county's historic environment, including Environmental Stewardship schemes and Farm Environment Plans. The project produced over 30,000 records and 58 different Historic Landscape Character Types, which have been imported into the Shropshire HER and will eventually be integrated with other records.

Shropshire Council has also completed and published a Landscape Character Assessment (LCA) for the county. The Landscape Character Assessment includes information about the six components that define landscape character with geology, landform and soils revealing the physical character, whilst settlement pattern, tree cover and land use inform us about the cultural dimensions of landscape. Landscape Character Assessment allows policy makers and landscape practitioners to ascertain the factors that give a locality its identity. This enables us to determine what conditions should be set for new development. In 2006 the former Shropshire County Council also combined the HLC with the Shropshire Landscape Character Assessment, resulting in the definition of a Shropshire Landscape Typology. The published reports for both the Shropshire HLC and LCA are available on the Shropshire Council website (www.shropshire.gov.uk/environment.nsf - follow links to Landscape)

3.2 Introducing Historic Farmsteads Characterisation

In 2004 English Heritage supported a pilot project in Hampshire Project, which 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 National Character Areas to individual farms. 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. Subsequently, the mapping of farmsteads across the whole of Hampshire, West Sussex, East Sussex and the High Weald AONB was carried out (Edwards 2005-8). This work further demonstrated that the mapping of farmsteads could reveal relationships between farmsteads and landscape character (Lake and Edwards 2006 and 2007). The mapping focuses on historic farmsteads, i.e. those farmsteads that pre-date the 2nd Edition Ordnance Survey mapping of the late 1890s as this is considered to be close to the end of the development of the traditional farmstead displaying vernacular forms and details and before the large-scale introduction of mass-produced sheds.

An important aspect of this project is the fact that all the partners are using a consistent methodology for mapping farmsteads so that the data can be combined to produce a regional picture of farmstead character (Lake and Edwards, 2009). A table showing the full set of attributes recorded is presented in Appendix I. Elements of this table are discussed further below.

The Shropshire Farmsteads and Landscape Project has been co-ordinated by Dr Andy Wigley, Historic Environment Countryside Advisor (HECA), with data collection undertaken by Andy Wigley and Charlotte Baxter, Historic Environment Records Assistant. The project was started in Spring 2008 and was undertaken on a periodic basis, alongside the continuing work of the Historic Environment Team. Data collection was completed for all farmsteads in winter 2009, however work on field barns, outfarm and smallholdings continues for a small remaining proportion of the county and will be integrated at a later date.

The data was collected using ESRI® ArcMap™ 9.2 GIS software, with an ArcView licence. The farmsteads data was collated in GIS point format, mapped against digitised raster maps of the 2nd addition, 1:2500 scale, and c.1900 OS maps. A range of other GIS datasets were also used to aid in identification, and enhance the information associated with each farmstead. This includes the following datasets:

- Raster data
    - 2nd addition, 1:2500/1:10,000, c1900 OS maps *(Landmark)*
    - Various modern maps, 1:50000, 1:10,000, 1:5000 *(Ordnance Survey)*
    - 1999 - 2007 Aerial photography *(Ordnance Survey)*
    - 1999 Aerial photography *(UK Perspectives)*
    - Foxall Tithe Award transcriptions *(Shropshire Council)*
    - Sites and Monuments Record scanned 1:10,000 maps *(Shropshire Council)*
- Vector data
    - Master Map modern digital mapping *(Ordnance Survey)*
    - Listed Buildings point data *(English Heritage)*
    - Shropshire Historic Environment Record (HER) point and polygon data *(Shropshire Council)*
    - Address point data *(Shropshire Council)*
    - Conversion point data *(Shropshire Council)*
    - LCA and HLC polygon data *(Shropshire Council)*
- *Websites*
    - *Bing Maps, formerly Microsoft Live Maps (www.bing.com)*
    - *Geograph (www.geograph.org.uk)*

3.3 Historic Farmstead Character Statements

One of the key products of the project is the development of Farmstead Character Statements relating to the parts of the National Character Areas (NCAs) within the county.

They will:

- Provide a summary statement which identifies the key characteristics of farmsteads within the NCA.
- Describe the key historic influences on the development of the area.
- Describe the settlement patterns (nucleated/dispersed) and key landscape characteristics including the date and type of enclosure, the presence of parkland, woodland or common.
- Identify the characteristic farmstead plan types of the area and the key building types. The area will be set within the national context with regard to the presence and time depth of listed buildings.
- Identify the building materials and details that are characteristic of the area. Traditional materials or building techniques that are becoming rare will also be identified.
- Set out the key drivers for change relating to historic farmsteads.

3.4 Historic Farmsteads Mapping

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

<u>Farmstead identification</u>

A *farmstead* is the homestead of a farm where the farmhouse and some or all of the working farm buildings are located, some farms having *field barns* or *outfarms* sited away from the main steading. Some areas have concentrations of *smallholdings* whose occupiers worked in local industries and other forms of employment.

The Shropshire Historic Environment Record (HER) includes a small number of farmsteads records previously recorded through survey work and literature.

- The 1981-1982 Farm Buildings Survey of north Shropshire identified 330 farmsteads associated with over 2100 farm buildings.
- The Shropshire HER includes an additional 37 farmsteads records, the majority collated from unpublished grey literature reports.
- 1729 individually listed farm buildings and farmhouses are also recorded on the Shropshire HER.
- The identification of farmsteads shown on the OS 2nd Edition 25" mapping dating from c.1900.
- Outfarm complexes or field barns were differentiated, where possible, from homestead complexes.
- Smallholdings were identified as individual points.

Farmstead Plan Form

Using the 2nd Edition OS map of c.1900 map as the data source plan form for each farmstead was recorded. Plan form was divided into the following principal plan types:

- Regular Courtyard
- Loose Courtyard
- Dispersed
- Linear
- L-plan (house attached)
- Parallel
- Row

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. The plan form attribute list is presented in Appendix 1. Also refer to 2008 'Historic Farmsteads; a manual for mapping' for further details on plan form.

In some farmsteads there are additional elements (beyond the primary ands secondary attributes) that also warrant recording, for example, covered yards or particular courtyard arrangements such as a regular L-plan within a multi-yard farmstead. Such additional features were recorded within a Tertiary Element field.

The position of the farmhouse in relation to the yard or whether it was attached to one of the working buildings was also recorded.

Farmstead Date

Dating information derived from a historic building point data set generated from the [NAME] Historic Environment Record (HER) was added where relevant. The date information was recorded by century except from pre-1600 buildings, which were recorded as 'MED'. Whilst some listed buildings have date ranges that appear to be more accurate, for example, 'early 18th century', in some areas many listed buildings will only be dated to a century. Additionally, the dating of agricultural buildings, particularly those earlier than the 19th century, is often imprecise. Farmsteads identified only from the

OS 2nd Edition 25" mapping were assigned a 19th century date which indicates a latest possible date of creation.

Farmstead Location
The location of the farmstead in relation to other settlement was recorded. This allows the opportunity to examine the distribution of, for example, farmsteads in villages, hamlets, loose farmstead groups and those that are in isolated positions and compare these distributions against other attributes and landscape character.

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.

Modern Sheds
The presence of modern sheds was also recorded, noting where sheds were either in the site of the historic farmstead or to the side. In either case, the presence of large sheds is a useful indicator that the farmstead may remain in agricultural use.

4.0 FRAMEWORK FOR THE STUDY

4.1 Landscape and Settlement
The size and density in the landscape of farmsteads and their fields results from the type of farming – ranging from the largest corn-producing farms to the smallest dairying or stock rearing farms – and historical patterns of settlement and land use that can reach back into the medieval period and even earlier. In areas of nucleated settlement communities have worked the land from villages and most or all isolated farmsteads were established after the enclosure of open fields or common land. At the other extreme are areas of dispersed settlement of scattered dwellings and farmsteads with few or no villages. Other areas may have a mix of settlement patterns. As a result farmsteads can be found:

- Within or on the edge of villages
- Located in isolated clusters or in hamlets
- Isolated

The fields and the patterns of roads, tracks and woodland around farmsteads reflect centuries of change. The predominant pattern is piecemeal enclosure, where successive change has removed or retained patterns of land use extending into the medieval period and beyond. Regular planned enclosure, often with straight roads and planned woodland, is found in patches, and concentrated in areas affected by later 18th and 19th century improvement – on the uplands and in lowland heaths and mosses. Also found are areas of irregular, small-scale enclosure of woodland, much of which was complete by the 14th century.

For further information on landscape character in Shropshire and across the West Midlands, refer to the Regional Character Statements (http://www.helm.org.uk/server/show/nav.19598).

4.2 Farmsteads
A farmstead is the homestead of a farm where the farmhouse and some or all of the working farm buildings are located, some farms having field barns or outfarms sited away from the main steading. A farmer's income has historically been derived from working the land, although some small farms in particular combined farming with other occupations – see Smallholdings 4.4. The scale, range and

form of working buildings reflects their functional requirements for internal space, lighting and fittings. Some can be easy to identify because they are highly specialised in function (such as dovecotes, pigsties and threshing barns) whilst the functions of other buildings or ranges of buildings may be more difficult to unravel because they are multi-functional. They all display significant variation both over time and regionally, and are closely related to the overall plan of the farmstead and the way that it functioned and developed over time. Farmsteads and buildings developed to serve the following functions up to the 20th century, which all required:

- access to and the siting of the house and its garden;
- different types and size of building and open space, and different flows of movement within and around working buildings;
- access to routes and tracks;
- the subdivision and different use of spaces within and around the farmstead – cattle yards and areas for stacking corn, hay etc, gardens, orchards, ponds, small field enclosures for milking or sorting livestock.

Historic farmsteads all contain two or more of the following components:

Housing

- The farmhouse is either attached or detached from the working buildings. It may face into or away from the main yard, and will face into or be sited to one side of its garden.
- Separate cottages may be provided for farm workers.

Barns

- Barns are the dominant building on most farmsteads.
- A barn for storing and processing the harvested corn crop over the winter months was the basic requirement of most farms, and corn could also be stacked in yards adjacent to the barn. In all cases the grain was beaten (threshed) from the harvested corn crop on an open threshing floor. Grain was stored in the barn or more usually the farmhouse.
- Barns may also be multi-functional buildings that were sub-divided with partitions and floors to allow the housing of cattle as well as the corn crop and other produce.

Cattle Yards

- Straw was taken from the barn to cattle yards and stables to be used as bedding for livestock. The resulting manure was then forked into carts and returned to fertilise the surrounding farmland.
- Ancillary buildings developed within or around cattle yards, most commonly open-fronted shelter sheds and cow houses. Internal cattle yards typically face south and east to capture sun and light, the openings being concentrated on the yard sides of the buildings.

Yards and related buildings

- Other yards – especially those with more direct access to routes and tracks - were also used to store timber and often farm vehicles and implements.
- Smaller and ancillary buildings set away from the yard are common.
- Cartsheds, sometimes stables and other ancillary buildings can be placed facing towards routes and tracks.

The historic character of farmsteads has thus been shaped by their development as centres for the production of food from and the return of manure to the surrounding farmland. Buildings served to

house the farming family and any workers, store and process harvested crops and dairy products, and shelter livestock, carts and implements. Farmsteads required access to routes and tracks, and working buildings were placed in relationship to yards and other areas for stacking crops and managing livestock. Variations in farmstead form, scale and dates reflect agricultural and local traditions, landownership, farm size and a variety of historic functions. Houses faced towards or away from the yard, and may be attached or detached from the working buildings. Most traditional farmstead buildings date from the 19th century, survivals of earlier periods being increasingly rare. Over the 20th century – and especially since the 1950's – farmstead functions have been met in all areas by standardised sheds.

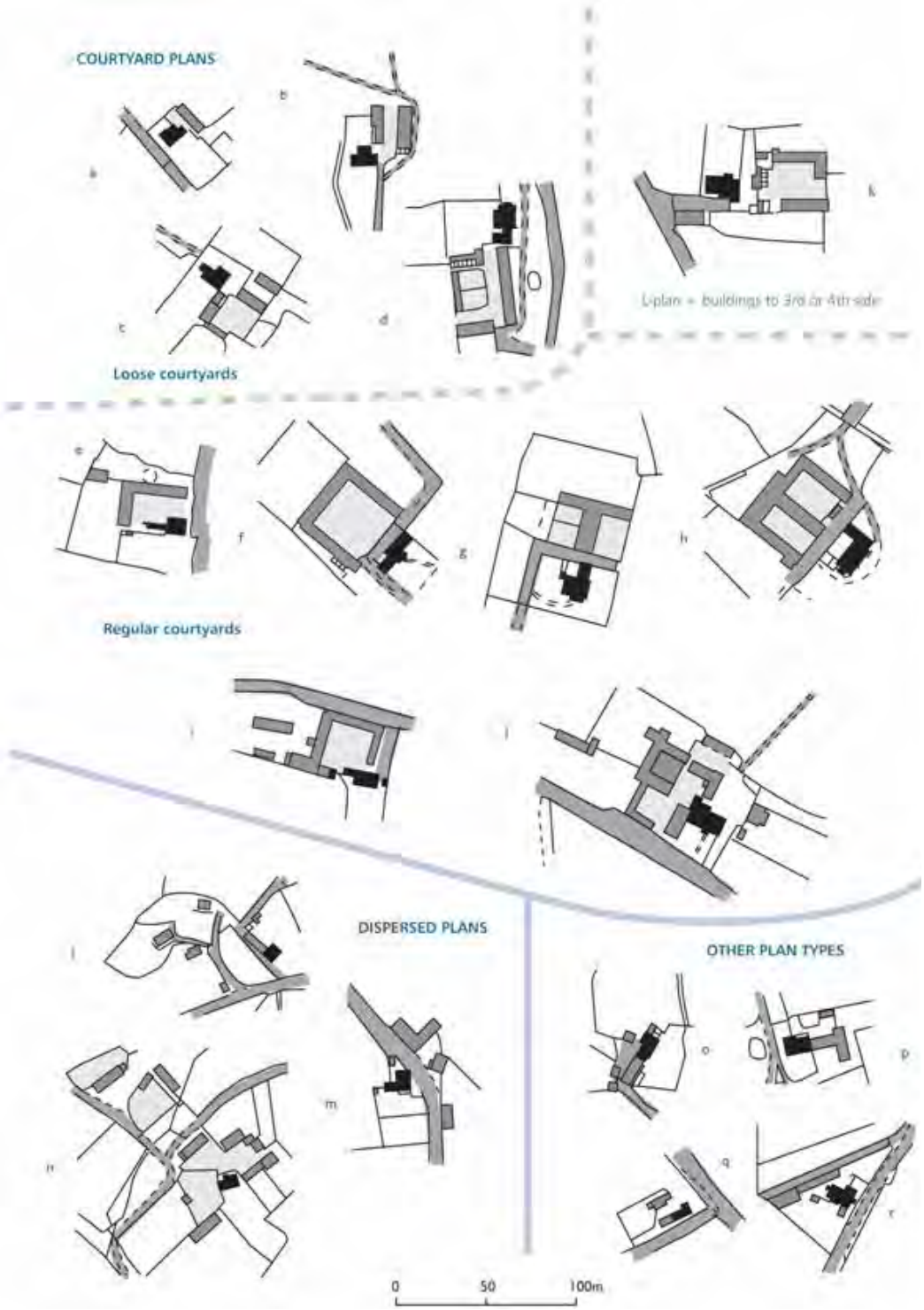


Figure 2:
Farmstead Plan Types

a Loose courtyard 1 side
b Loose courtyard 2 sides
c Loose courtyard 3 sides
d Loose courtyard 4 sides
e Regular Courtyard L-plan
f Regular Courtyard U-plan
g Regular Courtyard H-plan
h Regular Courtyard E-plan
i Full Regular Courtyard plan
j Regular Multi-yard plan
k Courtyard with L-range and buildings to other sides
l Dispersed Cluster plan
m Dispersed Driftway plan
n Dispersed Multi-yard plan
o Linear plan
p L-plan with house attached
q Parallel plan
r Row plan

The variety of farmstead plan types - the way the buildings of the farmstead are arranged within the group - reflects their past requirements for storing and processing crops, managing and housing livestock and easy access to routes and tracks. Farmsteads vary enormously in their scale and the extent to which – as a result of change over time – they incorporate elements of more than one plan type. The principal farmstead types are:

- Linear and L-shaped plans where the house and working buildings are attached and in-line, which are concentrated in the upland areas of northern and western England including of smallholdings whose occupiers were employed in local industries. These are consistently small-scale family farms, mostly of under 50 acres in size.
- Row plans, where the main range of working buildings are attached in-line and form a long row.
- Dispersed plans, where the buildings and yards are set within an open area with no clear focal yard. These display a wide range of scales, the key sub-categories being:
  - Dispersed Cluster, which includes two or more clusters of buildings within the boundary of the site, which may face working yards.
  - Dispersed Driftway, where buildings and yards are sited along a routeway.
  - Dispersed Multi-Yard, where buildings relate to a number of yards that are usually irregularly arranged and detached from one another.
- Loose Courtyard plans, A farmstead where mostly detached buildings have developed in piecemeal fashion around one or more sides of an open cattle yard. They can range from small farmsteads with a single building on one side of the yard and the farmhouse to a yard defined by working buildings to all four sides. The farmsteads with buildings to 3 or 4 sides of the yard usually display more coherent (and sometimes quite regular) layouts. The yards served various purposes – general movement and access to the working buildings and sometimes the house, the storage and collection of their manure and sometimes other products such as timber. Some yards served purely as areas for cattle, and are bordered by barns (which supplied straw which was trodden into manure), enclosed and open-fronted cattle housing.
- Regular Courtyard plans, where the buildings are carefully planned as linked ranges, and are focused around one or more working yards. Farmsteads can be arranged as a full courtyard enclosing four sides of the yard, as L- or U-shaped arrangements or on the largest farms as multi-yard complexes including E-plan arrangements. Regular Courtyard plans often conform to national ideals in efficient farmstead design, as developed in farming literature from the later 18th century and promoted by land agents, engineers and architects by the mid 19th century.

4.3 Outfarms and Field Barns

Outfarms and field barns allowed certain functions normally carried out in the farmstead to be undertaken at locations remote from the main steading.

A field barn is 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 could be:

- Shelters for sheep, typically with low doors and floor-to-ceiling heights.
- Shelters for cattle and their fodder (hay), with or without a yard.
- Threshing barns with yards.
- Combination barns with a threshing bay and storage for the crop, and housing for cattle.

An outfarm is a complex of buildings 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. A cottage for a farm worker could also be sited nearby.

The plan form of outfarms and field barns followed that of farmsteads, having a primary attribute, for example, Loose Courtyard or Regular Courtyard, and a secondary attribute recording the form. Where a field barn stands within a field with no yard it was recorded as Single building.

4.4 Smallholdings

In contrast to farmers, who derived their primary income from the pursuit of agriculture, smallholders combined small-scale subsistence farming to supplement the income derived from other (usually industrial) activities such as woodland management, quarrying, coal or lead mining or metal working. Smallholders often relied upon access to common land and woodland and typically had little or no enclosed land.

Individual smallholdings may be difficult to identify with certainty from historic mapping, and their survival or loss recorded in broad terms. Smallholdings will often be identified by their location in areas of small fields close to areas of common land and dispersed small-scale industry, whereas cottages, which may be of a similar size, will usually be set on roadsides without a clear association with fields. Historic Landscape Characterisation (HLC) can also assist in the identification of smallholdings, as these distinctive landscapes are often identified as areas of squatter enclosure.

There is clearly a degree of overlap in these areas with sites that can be mapped as farmsteads, in particular the smallest farmsteads that can be identified as linear, loose courtyard (the smallest ones in this category with a building to only one side of a yard) and dispersed cluster plans. Their size and association with smallholdings may however imply a similar small-scale subsistence farming practice coupled with other activities.

Once identified, smallholdings have been individually mapped, noting their location and survival. It has also been possible to map key areas of smallholdings, with related summary text that describes their character and degree of observable change.

5.0 FARMSTEADS AND LANDSCAPES IN SHROPSHIRE

5.1 Source Material

Some – but by no means a majority - of the results of local recorders have been entered on the National Monuments Record's AMIE database and county-based Sites and Monuments Records (now known as Historic Environment Records) (Newman 2006, 209-10). The most comprehensive data set available is the statutory List of Buildings of Special Architectural or Historic Interest, which has grown since 1947 into an archive of nearly half a million entries, including 30,000 farmhouses and an equivalent number of detached farm buildings and ranges. The great bulk of these were subject to survey and revision during the Accelerated Resurvey of Listed Buildings that took place during the 1980s. Any analysis of the statutory lists must of course be subject to a long list of caveats, prime amongst these being the resourcing, date and reliability of survey, and whether or not the investigator was able to examine the interior of buildings and check for evidence of phasing (Gaskell and Owen 2005, 42-51). Subsequent research on individual buildings has shown that many list descriptions place too late a date on them, largely because evidence was missed (for instance, if an internal inspection was not made) or concealed. This is particularly the case in landscapes

characterised by isolated farmsteads and hamlets, which were far more time-consuming to survey than areas of nucleated settlement.

Landscape-scale studies of buildings have generally viewed them within the context of geology, topography and administrative boundaries rather than as part of deeply-rooted patterns of land use and settlement. Most vernacular building studies operate at the level of individual buildings, parishes or counties, and archaeological research agendas that deal with the post-medieval period are predominantly urban and industrial in tone (Newman 2005). In the case of farmsteads, we know far less *at a landscape scale* about the working than the domestic buildings, which recent research has revealed are subject to very different processes of change, and far more about the nature and processes of change affecting hedgerows, boundary walls and woodland (Gaskell and Owen 2005, 37-8, 85-9). Moreover, the results of recording are not systematically fed into county Historic Environment Records (the former Sites and Monuments Records), a situation made worse by the fact that there is little appreciation amongst owners and local authorities of the broader value of recording and archiving (Edwards 2001; Orr 2006; Gould 2005). The consequences are ill-informed approaches to managing change of the whole building stock and directing grant aid. Unless informed by broader contextual issues, moreover, buildings may require re-evaluation after fieldwork has been completed.

5.2 Landscape and Settlement

Geology and Topography

Shropshire naturally divides in two halves. To the south and west of the River Severn is a landscape of Palaeozoic hills and ridges separated by dales and the plateau of the River Clun. By contrast to the north and east, the hills give way to a gently rolling plain of drift deposits punctuated by the exposure of the underlying sandstones, which extends into mid-Staffordshire and Cheshire. In north-west Shropshire the plain runs up to the foot hills of the Berwyn Mountains formed by Ordovician and Carboniferous limestone and milestone grit, and transforms into a distinctly Welsh upland landscape. (Victoria County History IV 5-20)

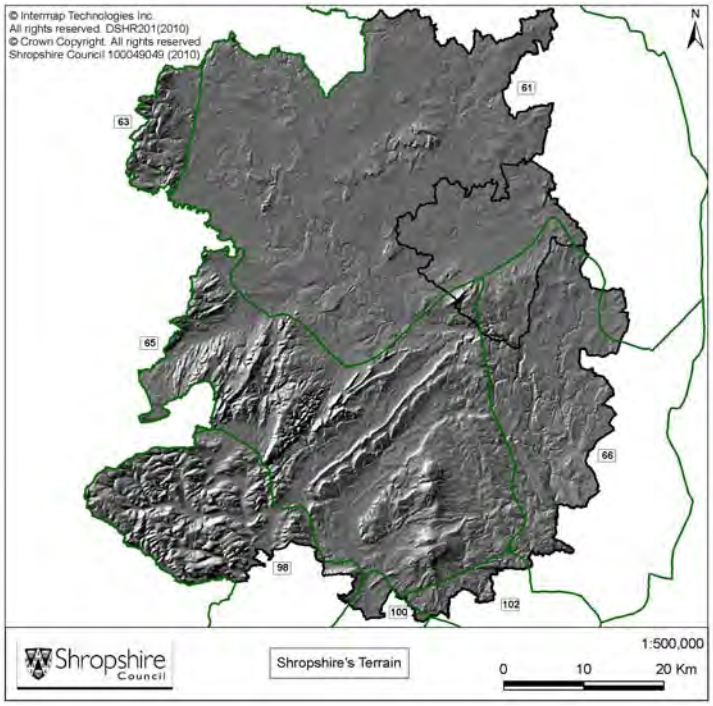


Figure 3: Shropshire Digital terrain model

Settlement

The historic county of Shropshire lies within Roberts and Wrathmell's Northern and Western Province where dispersed settlement is predominant. The county can be divided into several sub-regions on account of settlement pattern established by the mid-19th century.

Much of Shropshire is covered by the *Shropshire Hills and Severn Plain Sub-Province (WSHSP).* The Shropshire Plain is characterised by a medium to high dispersal of small hamlets and isolated farmsteads and dwellings, inter-mixed with large numbers of very small nucleated settlements. To the west in the Oswestry Uplands, settlement density becomes very low. Moated sites are found in limited numbers across much of the Shropshire Plain increasing in the north, but are largely absent around Oswestry. The north eastern extent of the Shropshire Plain falls within the *Cheshire Plain Sub-Province (WCHPL)*. Here the density of nucleated settlements is lower than in the rest of the Shropshire Plain, whilst the density of small dispersed hamlets and scattered farmsteads increases, along with the incidence of moated sites and 'green' names in common-edge locations, indicative of continuing woodland clearance and subsidiary settlement. The area is dominated by large numbers of hamlets surrounded by ancient enclosure of woodland and common. Small areas of open fields did exist with the majority enclosed by the mid 19th century. The south-east of the county is covered by the *Wye-Teme Sub Province (WWYTE)* and is characterised by low concentrations of nucleation, with high to very high levels of dispersal of small hamlets, isolated farmstead and dwellings set in intricate, anciently enclosed landscapes which still carry much timber. Where nucleated settlements do exist they tend to be fewer in number and larger than those of the Shropshire Plain and Shropshire Hills. There are also a considerable numbers of moated sites and earthwork castles. Across Shropshire, the largest settlements tend to be the market centres such as Oswestry, Whitchurch, Shrewsbury, Bridgnorth, Ludlow and Clun.

5.3 Historical Farming Development

Shropshire's population has been predominantly rural throughout history, based on a tradition of mixed husbandry. It has been widely accepted that arable farming based within the medieval open field system was undertaken on a limited basis within Shropshire. The Domesday survey revealed that only 22% of the county was under arable cultivation, compared to over 50% in much of the Midlands and East Anglia (Victoria County History IV, 48). Beyond the open fields extensive areas of woodland and open common were subject to small-scale irregular enclosure during the 12th, 13th and 14th centuries associated with the establishment of isolated farmsteads.

In the late 14th and 15th centuries there was a large-scale decline in arable cultivation, leading to the abandonment and shrinkage of settlements, the enclosure of the open field systems, and the amalgamation and growth of isolated holdings (Dyer 1991, pp. 84-5, 89-92). The majority of open fields were enclosed by the 17th century, and more importantly thousands of acres of surrounding woods, waste and common land were improved, forming the basis for the mainly pastoral economy (Victoria County History IV, 119). In the 18th and 19th centuries, rationalisation and reorganisation of the existing field pattern was undertaken in many parts of the county, with significant investments made in the drainage and enclosure of the peats and mosses, and later the less fertile and more easily tackled heathlands. During the rest of the 19th century enclosure was mainly confined to unenclosed upland.

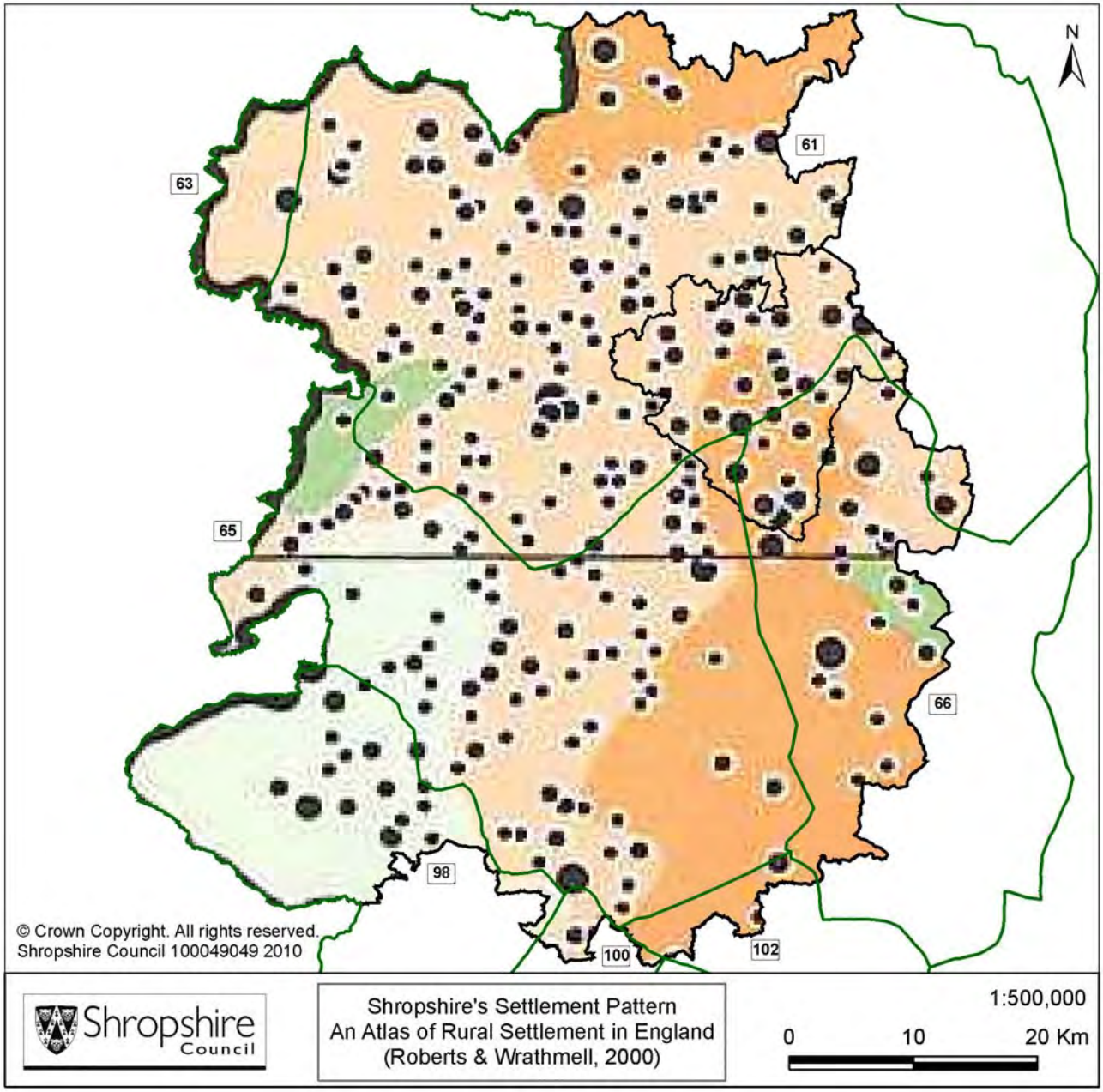


Figure 4: Shropshire Settlement pattern taken from An Atlas of Rural Settlement in England by Brian K Roberts & Stuart Wrathmell

The black circles relate to settlement nuclei, with the larger circles indicating the larger settlements and the greater degree of nucleation. Behind this the colours indicate the densities of dispersal, with the orange showing very high density of dispersal, the lighter orange indicating medium to high densities of dispersal, the green indicating medium densities of dispersal, light green low density.

So across the Mid Severn Sandstone Plateau, for example, the number of villages and hamlets is limited, although a few large nucleated settlements do exist. The density of dispersal is however high indicating increased numbers of isolated farmsteads and cottages in the area, in comparison to the south of the Shropshire Plain where the density of isolated farms and cottages decrease slightly (i.e. there are greater distances between them), and where there is a greater numbers of small hamlets and villages.

The new evidence provided by the West Midlands Historic Farmsteads Project alongside the Shropshire HLC and LCA reveal a highly varied history and pattern of enclosure. For example, the extent of the open field systems identified by the HLC is extremely varied across the county with some areas having very extensive fields and others having very few, suggesting that the overall percentage of 22% masks the great importance that arable cultivation could have in some areas of the county (e.g. the Lower Tern valley and Corve Dale). Landscapes across Shropshire can vary enormously over very short distances, reflected by the varied mix of farmsteads and fieldscapes seen across the county.

5.4 National Character Areas

Shropshire, Cheshire and Staffordshire Plain (NCA 61)

This large cross-county area comprises an extensive, gently rolling pastoral plain interrupted by sandstone ridges. Within Shropshire, mixed arable-based husbandry was concentrated in the fertile vales and flood plains of the Shropshire Plain, with the growing of corn and the fattening of yard-based cattle concentrated in the Severn and Tern valleys with access to the grain markets of Shrewsbury. During the 16th and 17th centuries arable production increased on the Severn floodplain, including the growing of barley for malting (Victoria County History IV, 144-6). It is in these areas that large-scale multi-functional pre-1750 working buildings survive, sizeable enough to survive the reorganisation and improvements of the ensuing centuries. By the early 19th century, lowland areas were frequently subject to 4 or 5 course rotations using root crops (Victoria County History IV, 182-3). The period of high farming in the mid-19th century resulted in an enthusiasm for new buildings and a massive increase in cattle numbers and after 1875 arable farming was largely confined to the centre and east of Shropshire (Victoria County History IV, 237 & 241). Small but extensive areas of open fields existed leaving a predominant pattern of piecemeal enclosure, intermixed with later boundary removal and reorganisation in the 18th and 19th centuries.

Parklands and estate landscapes developed with regular fields and planned farms, the latter resulting from the activities of improving landlords such as the Leveson-Gowers (Dukes of Sutherland). For example, the extensive valley mire systems to the north of Telford (e.g. the Weald Moors) and east of Oswestry (e.g. Baggy /Tetchill Moor) were subject to successive phases of improvement from the late 16th century onwards, culminating in the large-scale drainage and enclosure in the late 18th – early 19th century, together with the construction of new steadings. Elsewhere, land was added to existing farms with new buildings being erected on these established sites. Gradually patches of former common land, including heathland on sandier soil and mosses, were subject to piecemeal enclosure by small-scale farmers and – especially in the late 18th and 19th century – regular planned enclosure by estates. Across much of this area estates were interspersed with individual holdings of all sizes. To the north, the generally wet but mild climate favoured grass above corn and so stock and dairying were always the major elements of farming: ploughed land was often given over to the supply of feed for cattle, and there is evidence for enclosure from the 14th century being linked to the emerging dairying industry (Roberts and Wrathmell 2002, p. 99). The dairying industry was important for smaller farms under severalty, but with the increased production of feed for the growing cattle population, larger dairy farms emerged in the 17th century, along with farm amalgamation and boundary loss.

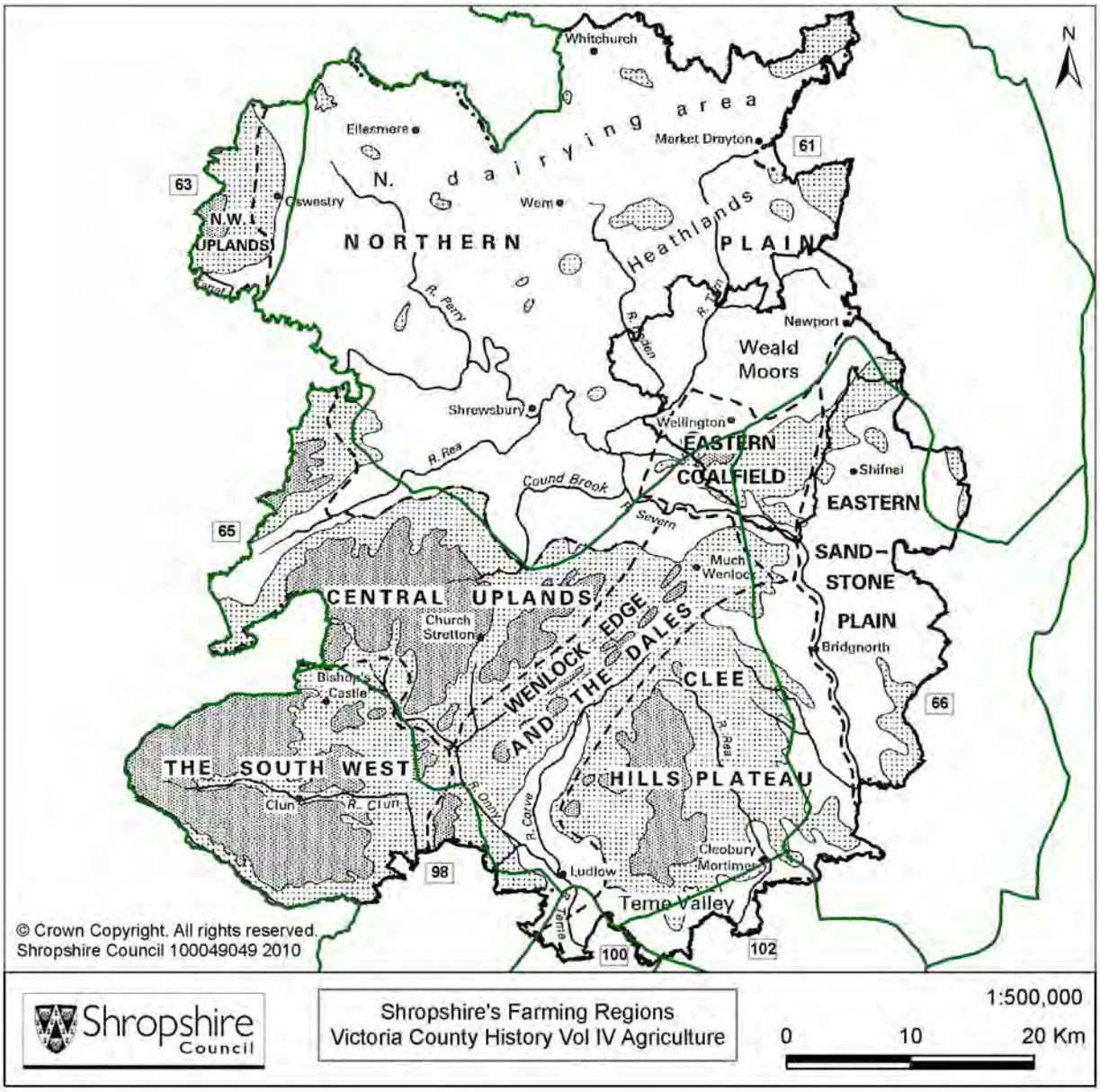


Figure 5: Shropshire Farming Regions taken from the Victoria History of Shropshire: Agriculture Vol IV

The landscape and farming regions broadly correspond to the National Character Areas, with the upland zones of the Oswestry Uplands and Shropshire Hills distinct from the gentle rolling hills of the Shropshire Plain and the plateau of the Mid-Severn Sandstone Plateau. Sub regions within the NCAs are also apparent, for example the Clee Hills Plateau is distinctive from the Wenlock Edge and the dales, not only in landscape character but farmstead types as well.

The increasing supply of liquid milk to the urban areas was also linked to the development of the railway system from the mid 19th century, which accelerated the development of large dairy farms in the extreme north of Shropshire; the rest of Shropshire was not so accessible. Small areas of open fields existed with some very late survival, but the area is dominated by ancient enclosure of woodland and common. Fields were enlarged between the 17th and 20th centuries, as dairy farms grew in size, developing an overall framework of irregular enclosure inherited from the medieval period.

Oswestry Uplands (NCA 63)

This small area of steep-sided, flat-topped hills is bounded by the Shropshire Plain to the east and Wales to the west. The upland area has a high density, strongly dispersed pattern of settlement with a mixture of isolated farmsteads associated with ancient patterns of enclosure. This pattern was generally established by the 14th century with the isolated farmsteads and small hamlets, connected by deep and winding tracks. In the valleys of the uplands small irregular enclosure, generally of medieval date, still remains along with areas of the ancient woodland. These hill farms specialised in cattle rearing, with extensive sheep grazing from the late 18th century. Large-scale planned enclosure is found on the higher ground particularly on the Selattyn Hills associated with late 18th and 19th century farmsteads. In the uplands lead and copper were being mined during the Iron Age/Romano-British period and extensive quarrying of limestone and some lead mining commenced on a large-scale in 18th century in the south. As a result squatter settlements and concentrations of smallholdings developed in association with the mining and quarrying industries in the Treflach Hills. In the lowland area to the east, Oswestry forms the main settlement focus, with the growth of the market centre focussed around the Norman Castle in the medieval period. Extensive parks and designed landscapes, such as Brogyntyn, were clustered to the west of Oswestry, reflecting the increased estate influence in this area. The predominant pattern of piecemeal and ancient enclosure is intermixed with reorganised fields created through boundary removal. Arable-based mixed agriculture developed in this area, with larger farms developing away from the villages in association with reorganised piecemeal enclosure and reflecting the growth of farm holdings by the 19th century.

Shropshire Hills (NCA 65)

This area, which lies between the Welsh border to the west and the Mid Severn Sandstone Plateau to the east, exhibits great diversity. A wide range of farm size and farmstead types are apparent across the area. Large farms are concentrated on the estate farmlands of the broad river valleys, principally the Corve Dale towards Morville, and the northern area which merges into the Shropshire Plain. Here settlement was village-based, and isolated farms mostly developed in association with the enclosure of open fields. Some isolated farmsteads relate to moated sites with 12th-14th century origins and others to shrunken medieval settlements. Parkland and designed landscapes were also established, some including fine 18th century houses such as Morville.

Cattle and corn farming predominated in the valleys, particularly the Ape Dale, the Rea Valley and the Corve Dale on the loamy soils and valley meadows. The Corve Dale was historically the richest in terms of arable cropping, with a particularly intense period during the Revolutionary and Napoleonic Wars of 1793-1815 (Victoria County History IV, 7). The development of railways which focused on the markets at Ludlow and Craven Arms, boosted corn production and stock fattening in the lower Corve Dale and the Clee Hills: underdrainage also boosted corn production and stock fattening from the 1830s (Victoria County History IV, 9). On the higher ground, farms were historically smaller and their

number has been greatly reduced through amalgamation especially over the later 18th and 19th centuries. Fewer villages are found on the higher ground, with higher densities of isolated farmsteads and hamlets associated with smaller-scale fields; the result of generally pre-17th century enclosure of common fields intermixed with the clearance of woodland in the medieval period, and later boundary removal and reorganisation. Sheep and cattle rearing formed the mainstay of the hill farms into the 20th century, much of its rough moorland being enclosed and transformed into pasture from the late 18th century. To south-east on the Clee Hills Plateau, farming was mostly small to medium-scale and pastoral, along with some corn. Where the Clee Hills Plateau blends into the Teme Valley, it is characterised by mixed farming, with fruit growing and hopyards (Victoria County History IV, 7).

In parts of the Shropshire Hills rising population from 16th century was closely linked to the increase in lead and coal mining and quarrying, particularly around the Clee Hills and on the western flanks of the Stiperstones. Chains or clusters of smallholdings and small farms, with small-scale regular and irregular fields developed on the moorland fringe particularly around the Clee Hills and the Western Uplands. Encroachments onto the moorland provided common grazing, whilst the small fields were cropped for corn and mostly hay. Larger-scale planned enclosure of the moorland was undertaken during the 18th and 19th centuries, driven by estates intending to improve pasture for cattle and secure mineral rights. In these areas smallholdings and squatter's cottages could be found fringing and Sizable tracts of heathland and rough grassland on acid soils have persisted on the higher ground, most notably on the Stiperstones, Long Mynd and Clee Hills.

Clun and North West Herefordshire Hills (NCA 98)

This area lies within the counties of Shropshire and Herefordshire, and is bounded to the north and west by the Welsh border. The hilltops are sparsely populated, becoming more domesticated and settled on the hill sides and in the valleys. The predominant pattern is a mix of small-scale and irregular enclosures on the hill sides around farmsteads and hamlets and larger communal open fields around nucleated settlements in the lower valleys. In the hills sheep and cattle rearing formed the mainstay of agriculture into the 20th century, and where crops were grown on a subsistence basis only (Thirsk 1984, p.193; Whetham 1979, p.32). The settlement pattern here is predominantly formed of a low density isolated farmsteads and wayside cottages with a small scatter of hamlets, increasing in density around the southern and eastern fringes. On the higher ground regular enclosure of the 19th century was restricted to areas of open heath where, in some cases, small planned farmsteads were created. For example in the early 19th century 12,000 acres of Clun Forest was reclaimed (Plymley 1813, p.144). To the south west the large areas of planned enclosure date to the mid-late 19th century, where significant areas of heathland, rough pasture and blocks of ancient and later woodland still remain. In the lower valleys of the Clun Hills, planned late 11th-13th century settlements were often strategically sited at river crossings and ranged from planted boroughs such as Bishop's Castle and Clun to linear-plan villages. Low densities of isolated farmsteads are found in the valleys which are dominated by estate farmlands and village-based settlement. They are sited within landscapes of piecemeal and regular enclosure from open fields and common land.

Mid Severn Sandstone Plateau (NCA 66)

The area is an intensively farmed, rolling estate landscape, together with wooded landscapes in the Severn Gorge and Wyre Forest and the post-industrial landscapes of the eastern coalfields. The sandstone plateau has always been dominated by arable farming with the fine, dry, sandy soil suitable for growing rye and barley within medieval open fields (Hey 1984, p.156) surrounding the

mainly village-based settlements. Arable farming continued after widespread settlement desertion in the 14th/15th centuries, with isolated farms developing in association with the enclosure of the open fields and extensive commons. In the 16th and 17th centuries arable production increased, including the growing of corn and barley for malting (Victoria County History IV, 144-6). After 1875 arable farming was largely confined to the east and the centre of Shropshire (Victoria County History IV, 237 & 241). The development of larger-scale farms in this area is reflected in areas of large-scale planned and reorganised piecemeal enclosure, often intermixed with pockets of irregular fields reclaimed from woodland. The thin soils of the high ground were influenced by the activities of improving estates from the later 18th century, with some heath and common remaining amongst the predominant pattern of regular and large-scale enclosure. To the west of the Severn gorge the scale of farming was generally smaller than east of the Severn and focused on stock rearing and fattening, within a landscape that retained large blocks of woodland and common within a varied hilly topography.

The east Shropshire coalfield to the north-west is an industrialised area, where coal mining, iron working and other industries developed from the 17th century from an early medieval wood-pasture landscape. Here the development of smallholdings around commons and small-scale dairy farming was associated with a wide range of industrial activity that exploited the woodland for charcoal production. These have been mostly absorbed into the post-1960s development of Telford. Across the rest of the Mid-Severn Sandstone Plateau, industry had a different role to play. The area was well-suited to the export of produce along the River Severn, especially to the rising industrial populations in the Black Country and Birmingham.

Herefordshire and Worcestershire Lowlands and Valleys

This area includes the Herefordshire Lowlands (NCA 100) and the Teme Valley (NCA 102) which both stretch into small areas of south Shropshire. The area has a complex landscape of mostly ancient enclosure with larger nucleated settlements, the extensive open field systems being largely enclosed by the 18th century. Extensive orchards grown for cider making developed from at least the 14th century, and together with the hop industry developed on an increasingly intensive scale from the late 17th century. Orchards and hops were typically planted on the valley floor and intermixed with arable, with mixed farming and pasture on the slopes.

6.0 RESULTS

6.1 Historic Farmstead Records

Classification	FARMSTEAD	Farmstead with house
Primary	OUTFARM	Outfarm or field barn
Attribute	SMALLHOLDING	Smallholding

9724 farmsteads, smallholdings, field barns and outfarms were recorded during the West Midlands Farmstead and Landscape project, creating 9278 new sites for the Shropshire Historic Environment Record (HER).

Farmsteads

373 farmsteads were previously recorded on the Shropshire HER, the majority resulting from the 1982-3 Farm Building Survey in North Shropshire. The West Midlands Farmstead and Landscape Project has now added a further 5821 farmstead records, giving a total 6194 historic farmstead records across Shropshire, including Telford and Wrekin.

Smallholdings

Only 15 smallholdings were previously recorded on the Shropshire HER. The West Midlands Farmstead and Landscape Project has added a further 1751 smallholding records, giving a total 1766 historic smallholdings across Shropshire, including Telford and Wrekin, with further areas mapped as polygons in northern Shropshire and the Shropshire coalfields.

Field Barns and Outfarms

22 outfarms and field barns were previously recorded on the Shropshire HER. The West Midlands Farmstead and Landscape Project has added a further 1742 field barn and outfarm records, giving a total 1764 across Shropshire, including Telford and Wrekin.

Census Data

The total of 6194 farmsteads in (Shropshire, out of a total of 205, 717 for England) compares to a figure of 5396 given in the 1851 Agricultural Census Reports, which enumerated heads of households who gave farming as their principal occupation (Shaw-Taylor 2005, 169). In 1871 the number of farms in England had slightly risen to 208, 980, and the census recorded an additional 160, 000 whose primary occupation was not farming (Shaw-Taylor 2005, 167). In contrast the Agricultural Returns that date from 1866 record all holdings but are of limited use as a guide to the number of farms.

The farmsteads mapping data is important in this respect, as it similarly indicates the location of farming complexes which required buildings for the housing and processing of animals and harvested produce. In all cases the mapping data exceeds the numbers given in the 1851 census, the remaining sum serving as an indication of those smaller farms and smallholdings whose occupants were engaged in small-scale subsistence agriculture, often in combination with other sources of income. Linear, dispersed cluster and smaller loose courtyard plans (typically with one working building) comprise the smallest-scale farmstead types which fall into this category and which are the dominant type in small-scale farming and smallholder landscapes. The issue of farm size, and its relationship to farmstead plan, is further explored in section 6.6.

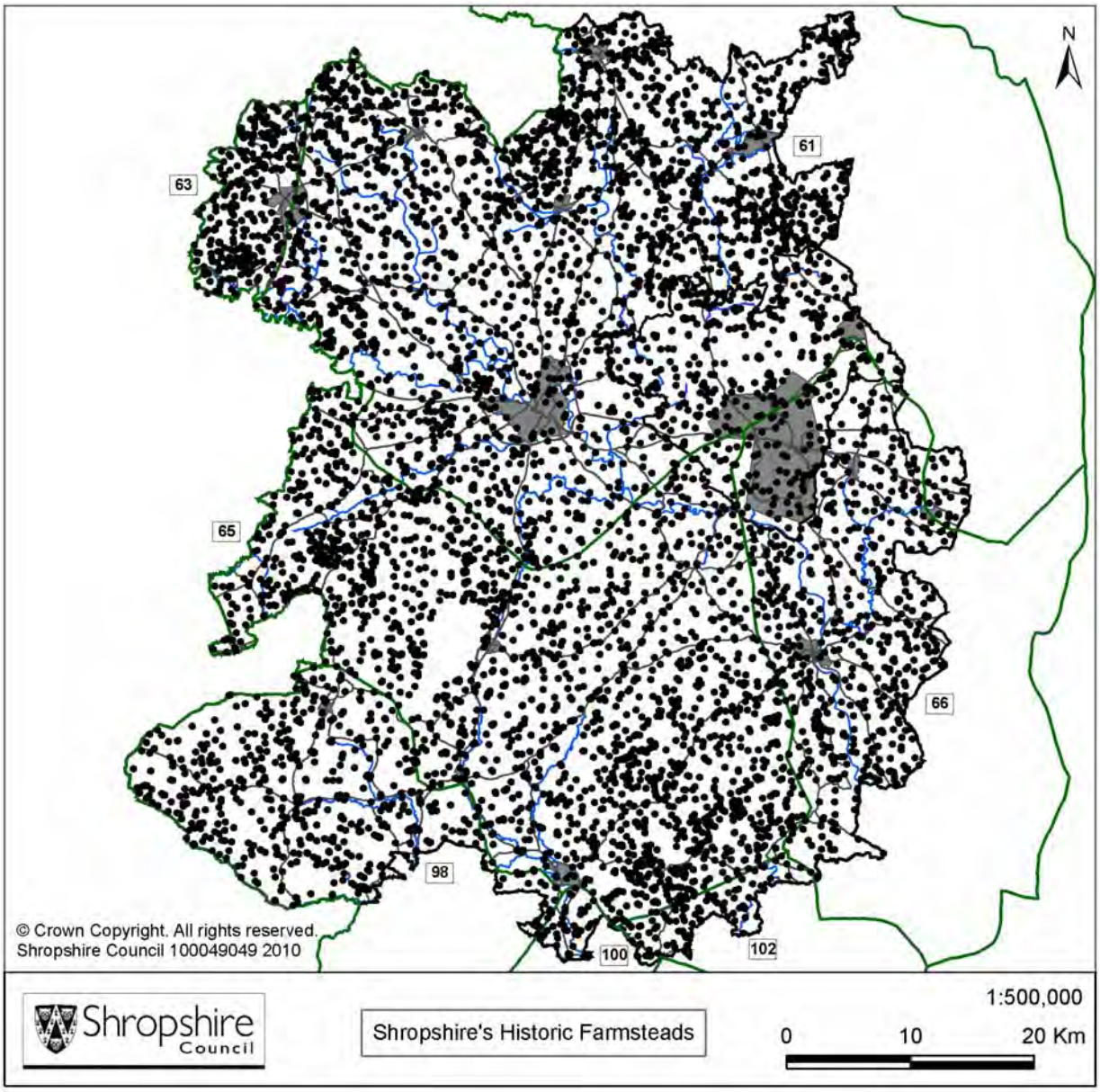


Figure 6: The Historic Farmsteads Data

Map showing the distribution of the 6194 farmsteads across Shropshire. The denser concentrations visible on the map often indicate areas of smaller farmsteads in less agriculturally viable or restrictive landscapes, or industrial areas associated with smallholdings.

6.2 Historic Farmsteads: Landscape and Settlement Context

The historic patterns of settlement

Location Primary Attribute	VILL	Village location, larger in scale and/or identified through the presence of a church forming the focus of the village. Can often include other amenities such as a school or public house. A significant number of non-agricultural buildings and dwellings are also present
	HAM	Hamlet location, smaller in scale and often identified by the presence of a close group of farmsteads and/or a small number of non-agricultural buildings and dwellings. A church or another amenity can be present (though usually one). Hamlets usually have settlement names.
	FC	Loose farmstead cluster. This term represents small loose groups of farmsteads where they are not sufficiently grouped to be regarded as a hamlet. A guide of c.300m between farmsteads has been used to date. In areas with a high density of small farmsteads the guide distance may be insufficient to identify farmstead clusters. The farmsteads will probably be linked by roads, tracks or paths. This has also been used when a farmstead is located less than 300m from a settlement, but is not an integral part of the settlement.
	ISO	Isolated position. Isolated. Used where a farmstead is located in an isolated position in relation to other farmsteads and settlement.
	PARK	Located within a park
	SMV	Shrunken village site
	CM	Church and Manor Farm group (or other high status farmstead)
	URB	Urban

Although the farmsteads have been assigned the above attributes for location, it has become clear that the settlement pattern in Shropshire is extremely varied, and does not always conform to these predefined categories. Villages can comprise nucleated settlements as well as loose poly-focal arrangements. Hamlets can range from a tight cluster of three or four farmsteads, to a sinuous arrangement of farms and wayside cottages strung along a road. In some cases two farms can develop either side of a road, neither being characteristic of a hamlet or a loose farmstead cluster. In a few cases loose farmstead clusters can be named like hamlets and villages but appear as groups of individual farmsteads surrounded by their own small fields and enclosures interspersed by cottages and inter-connected by trackways. Isolated farmsteads can be extremely dense with farmsteads no more than a few metres beyond the 300m threshold.

The location of farmsteads has been mapped against the 2nd edition OS map of c.1900 date and comparisons with 19th century HLC settlement HLC data provides some indication of the variations in understanding Shropshire's settlement pattern. For example, of the 2500 farmsteads set within 19th century HLC settlement polygons 273 are marked as isolated farmsteads and 428 are marked as Loose Farmstead Clusters. This highlights the need to better understand Shropshire's settlement pattern, and provides an opportunity to both refine the farmsteads data and the HLC settlement data allowing a fuller understanding of the evidence base.

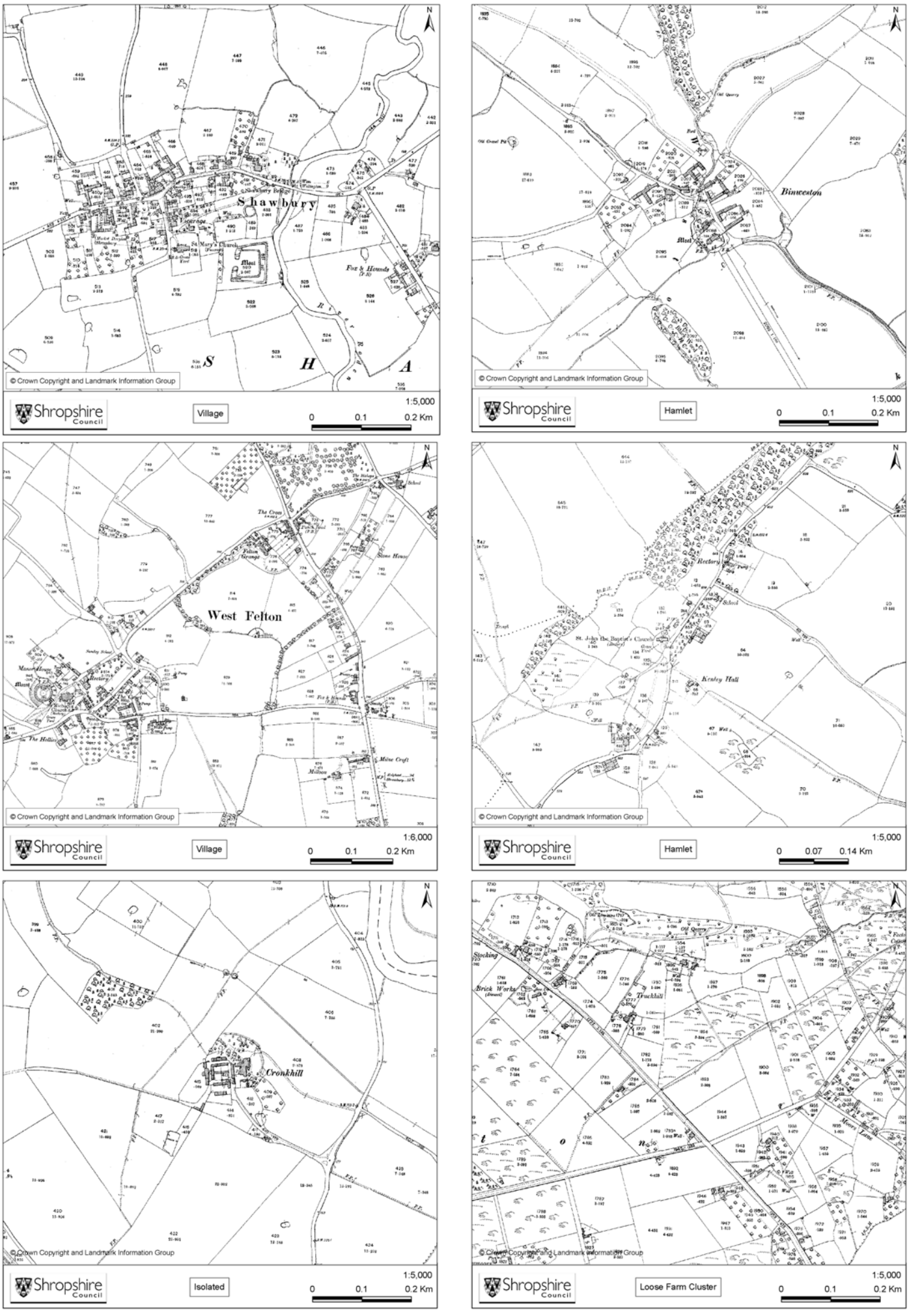


Figure 7: 2nd edition OS historic mapping showing variations in settlement pattern seen across Shropshire

National Character Areas			
Name	No of Farmsteads	Km/Sq	Av Den Km/Sq
61 Shropshire, Cheshire and Staffordshire Plain	2601	3662.47	0.71
63 Oswestry Uplands	279	99.81	2.80
65 Shropshire Hills	1951	1079.88	1.81
66 Mid Severn Sandstone Plateau	669	888.03	0.75
98 Clun and North West Herefordshire Hills	562	624.7	0.90
100 Hereford Lowlands	45	192.98	0.23
102 Teme Valley	84	886.8	0.09

Table 1: National Character Areas and farmstead density

Patterns in the data conform to broad differences in Shropshire's historic settlement pattern.

Isolated Farmstead

36.9% (2287) of farmsteads are recorded as isolated. Different levels of dispersal are however apparent across the region, with figure 8 showing the density of isolated farms increasing in the southern half of Shropshire, and in the north west, particularly in upland areas. Both the Oswestry Uplands NCA and the Shropshire Hills NCA contain the highest densities of farms with an average of 2.8 farms per km² and 1.81 farms per km² respectively (Table 1, below). These same areas are dominated by smaller plan types and therefore smaller land holdings.

Greater distances between farms are evident across the Shropshire Plain NCA and the Mid Severn Sandstone Plateau NCA, borne out by an average of 0.71 farms per km² in the Shropshire, Cheshire and Staffordshire Plain NCA and 0.75 farm per km² in the Mid Severn Plateau NCA (Table 1, above). These landscapes witnessed greater large-scale capital investment in the 1840-70 period, characterised by the reorganisation of the landscape, accompanied by increased numbers of the larger planned farmsteads and larger land holdings. Denser clusters still exist in these areas, but they generally relate to the medium to smaller farmstead types, often associated with small pockets of residual common.

Loose Farmstead Clusters

24.2% (1497) of farms are part of loose farmstead clusters, which are most apparent in upland areas, but also heavily featured on the lowland commons. In upland areas these clusters commonly comprise areas of small farms intermixed with smallholdings, associated with irregular squatter enclosure and industrial areas. In the Shropshire Plain NCA loose clusters of small farms are evident across the enclosed lowland heaths and lowland moors, where they form components of an ordered, small -scale, rectilinear landscape encroaching onto lighter, impoverished soils. The larger farmsteads in this category often comprise a single farmstead set on the edge of a settlement. Loose farmstead clusters are not as apparent on the Clun Hills, where smallholdings are less frequent and isolated farms predominate.

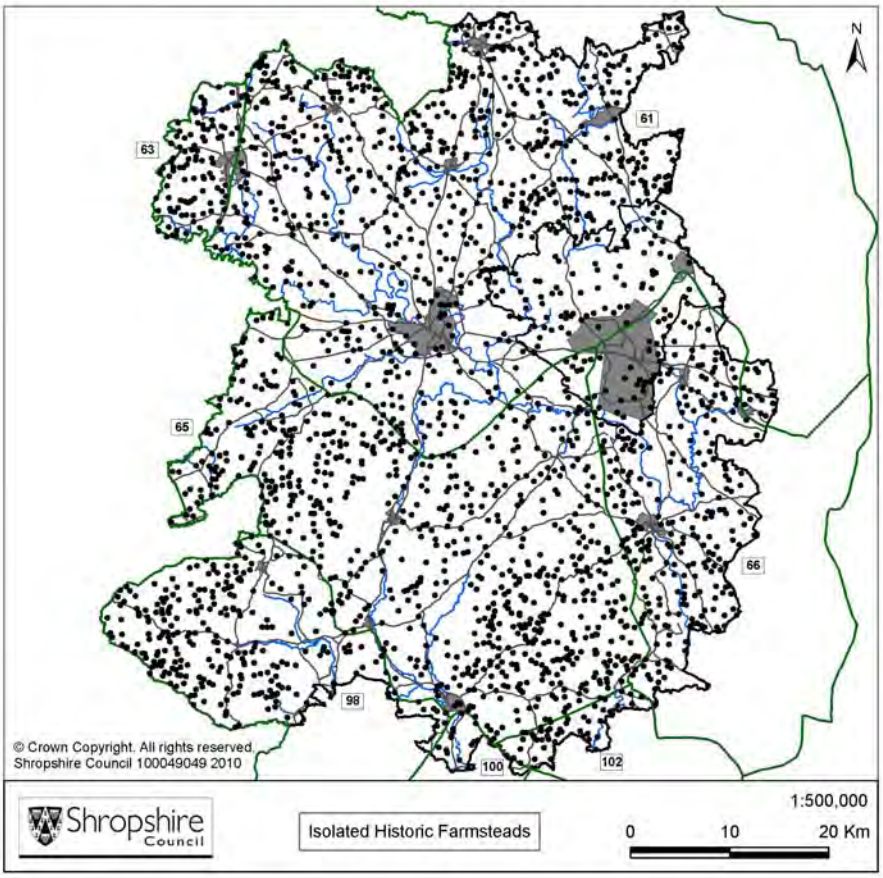
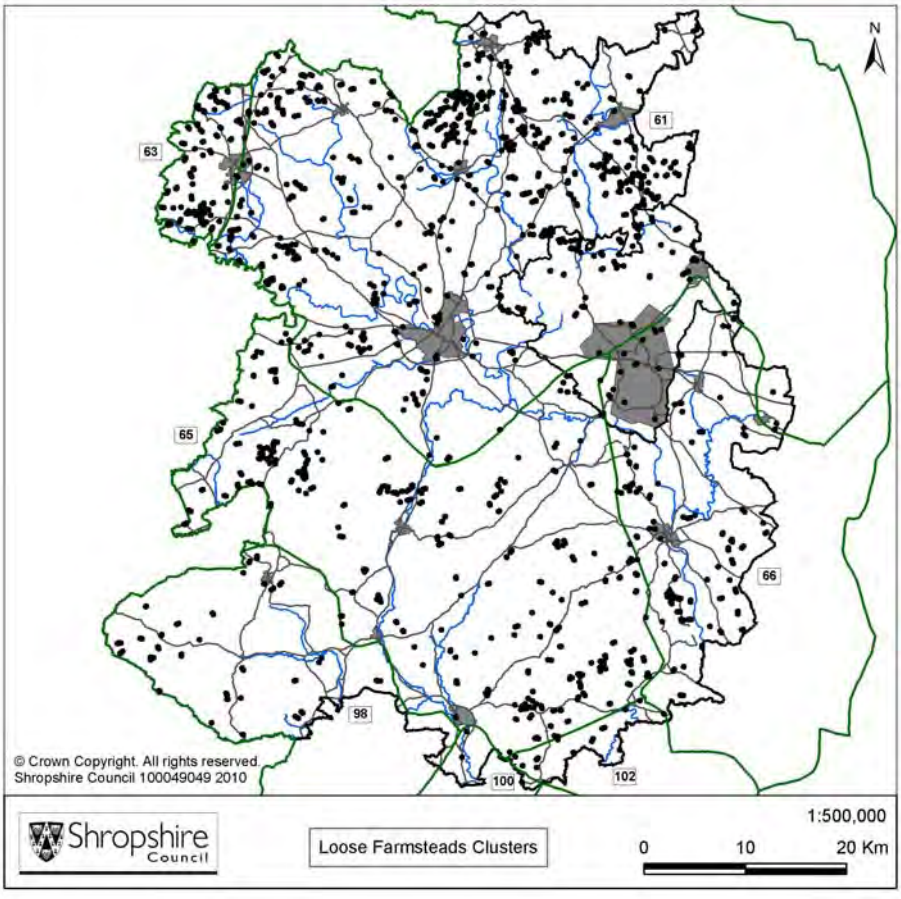


Figure 8: Historic Farmsteads located in isolated positions

Figure 9: Historic Farmsteads located in Loose Farm Clusters

Loose Farm Cluster correspond to the denser distributions of isolated farms



Hamlets

18.9% (1172) farmsteads are located within hamlets. They are found across much of the county in both upland and lowland locations. As figure 10 below shows, hamlets are less prevalent along the northern boundary of Shropshire, across the uplands plateau of the Clun Hills NCA and in the Oswestry Uplands NCA. There are also limited numbers of farmstead in hamlets on the timbered plateau farmland E of the Clee Hills. Clusters of hamlets also correlate with areas of smallholdings and industrial activity around the Clee Hills and Stiperstones, where they have usually developed from the loose farm clusters.

Villages and Shrunken Village Sites

Only 11.5% (714) of farmsteads are located in villages, and there appears to be a greater survival of farmsteads in villages in the southern half of the county. Fewer farmsteads are located in villages in the northern half of Shropshire and in most cases only the farmhouse survives or indeed the farmsteads have been lost altogether. In the south villages remained as farming communities; to the north they have become service and residential centres. The shrinkage and abandonment of villages is also highlighted by the 3.1% (190) of farmsteads associated with shrunken village sites, with distributions concentrating along the Corve Dale, around the Clee Hills, to the south and southwest of Shrewsbury, and along the boundary between the Shropshire Hills and the Shropshire Plain. Some of these farms now reside in smaller hamlets whilst others sit entirely isolated.

Located within a park

The vast majority of the 167 farmsteads located within parks are found across the Shropshire Plain and the Mid Severn Sandstone Plateau, where estate landscapes predominate. Similarly the 150 farmsteads associated with churches or high status buildings focus on these same estate landscapes, usually within hamlets and villages. Farmsteads located in parks or in association with high status sites have the best survival rates, probably as a result of their continuity of function.

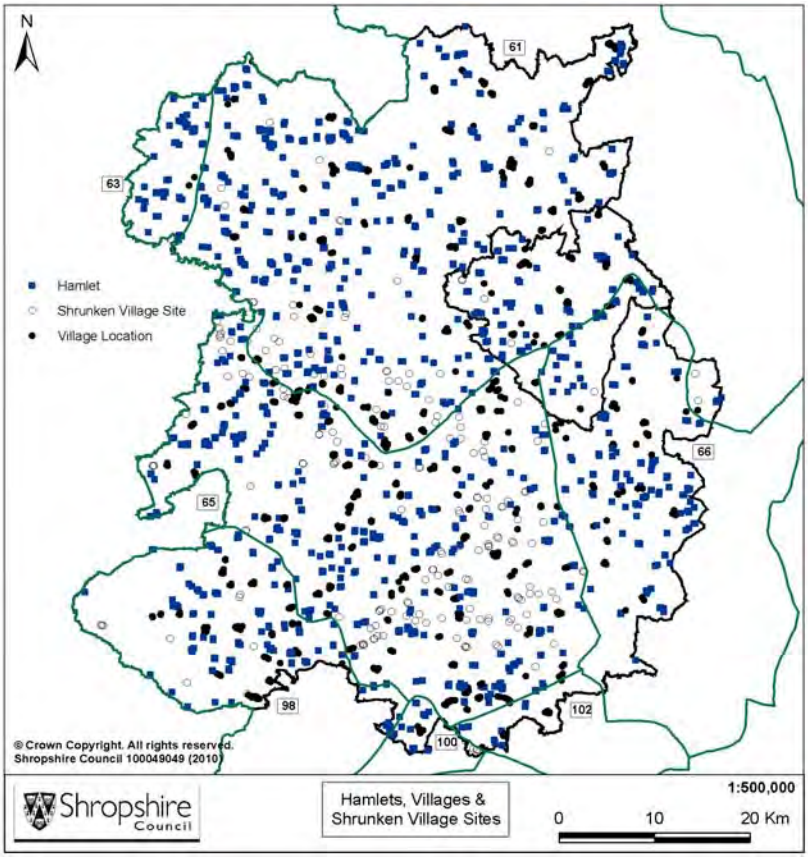


Figure 10: Historic Farmsteads located in Villages, Hamlets & Shrunken Medieval Villages

The present patterns of settlement

The expansion and redevelopment of settlement is one of the key factors influencing the loss of historic farmsteads. Table 2 below, illustrates survival rates against recorded location in c.1900, and suggest that within the historic cores of settlements, survival is relatively good; with far more survive in one form or another than have been completely lost. This is comparable to HLC data for late 19th century settlement pattern (Table 3: *Historic Core & pre-1880*) where most farms have encountered little or no loss to historic fabric. It is very reassuring to see that total loss within the historic cores of settlements is exceptionally low.

Location	EXT	ALT	ALTS	HOUS	LOST
Isolated Farmstead	726 (32.2%)	852 (37.8%)	417 (18.5%)	141 (6.3%)	116 (5.2%)
Loose Farmstead Clusters	553 (37.5%)	471 (32.0%)	190 (12.9%)	159 (10.8%)	100 (6.8%)
Hamlet	391 (33.5%)	437 (37.5%)	228 (19.6%)	75 (6.4%)	35 (3.0%)
Village	225 (31.7%)	289 (40.5%)	124 (17.4%)	59 (8.3%)	16 (2.2%)
Shrunken Medieval Village	44 (23.2%)	85 (44.7%)	51 (26.8%)	3 (1.6%)	7 (3.7%)
Park	47 (28.3%)	77 (46.4%)	36 (21.7%)	5 (3.0%)	1 (0.6%)
Church, Manor or High Status	35 (23.3%)	66 (44.0%)	41 (27.3%)	6 (4.0%)	2 (1.3%)

Table 2 showing the survival rates in the different locations

However when comparing farmstead survival data to areas of redeveloped pre-1880 settlement and to the expansion of post-1880 settlement, the rate of loss increase drastically. In redeveloped areas of 19th century settlement the house is often the one thing that survives, with the rest having been considerably altered or lost altogether. In post 1880 expansion a large proportion of the farmsteads have also been lost, however it appears survival is often much better, and far more farm buildings have been integrated into later settlement development.

HLC Types	EXT	ALT	ALTS	HOUS	LOST
Historic Core & pre-1880	771 (32.6%)	994 (42.0%)	465 (19.7%)	120 (5.1%)	15 (0.6%)
Redeveloped pre-1880s	10 (8.4%)	16 (13.4%)	28 (23.5%)	36 (30.3%)	29 (24.4%)
Post-1880s	49 (29.7%)	47 (28.5%)	17 (10.3%)	16 (9.7%)	36 (21.8%)
Non-Settlement	1197 (35.3%)	1129 (33.3%)	580 (17.1%)	279 (8.2%)	203 (6.0%)

Table 3 showing the survival rates of farmstead associated with Settlement and Non-settlement HLC types

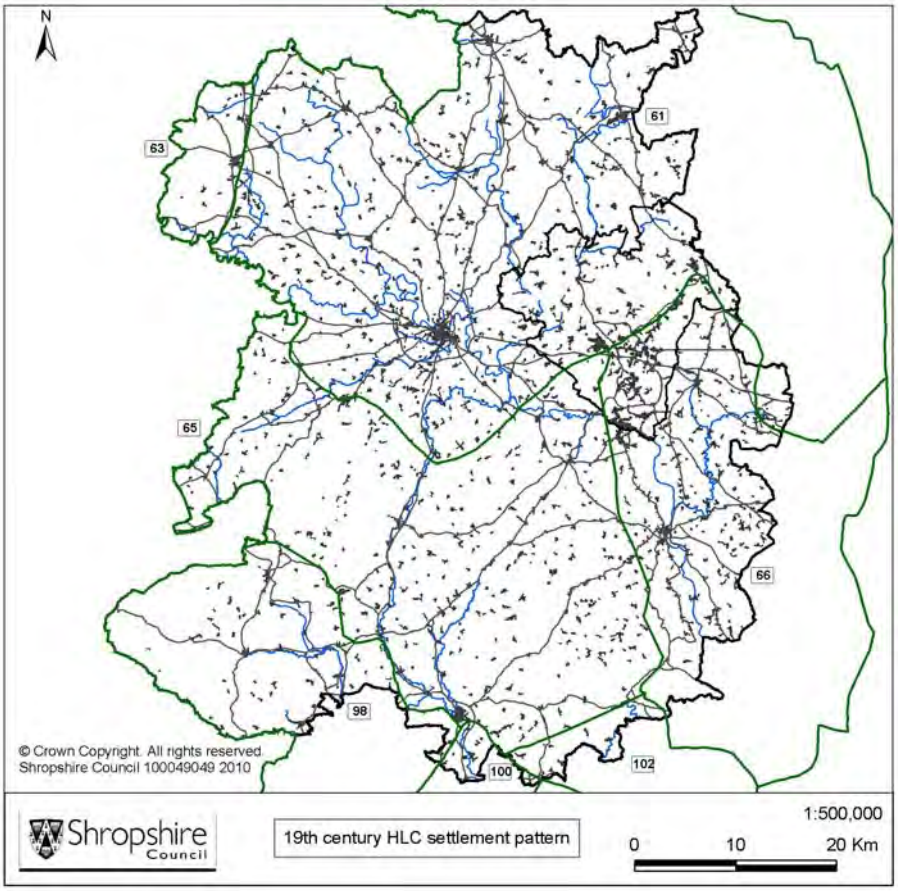


Figure 11: Map showing the extent of the 19th century settlement pattern as defined by HLC settlement types.

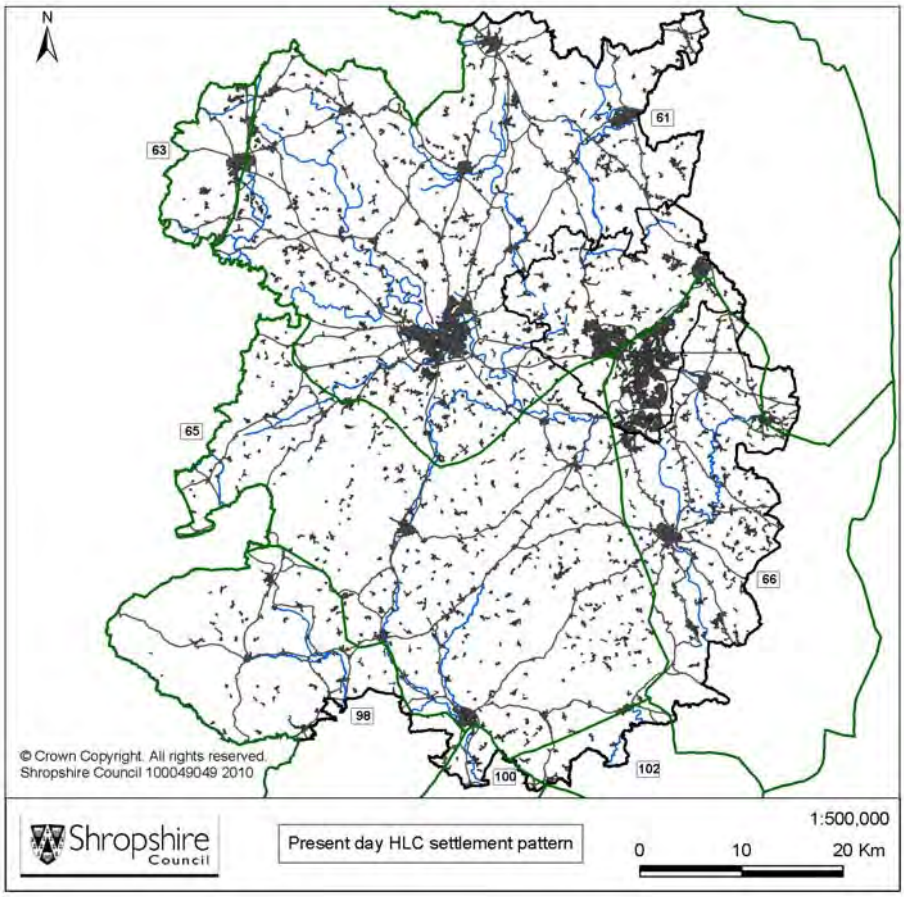


Figure 12: Map showing the extent of the present day settlement pattern as defined by HLC settlement types

Historic Landscape Character

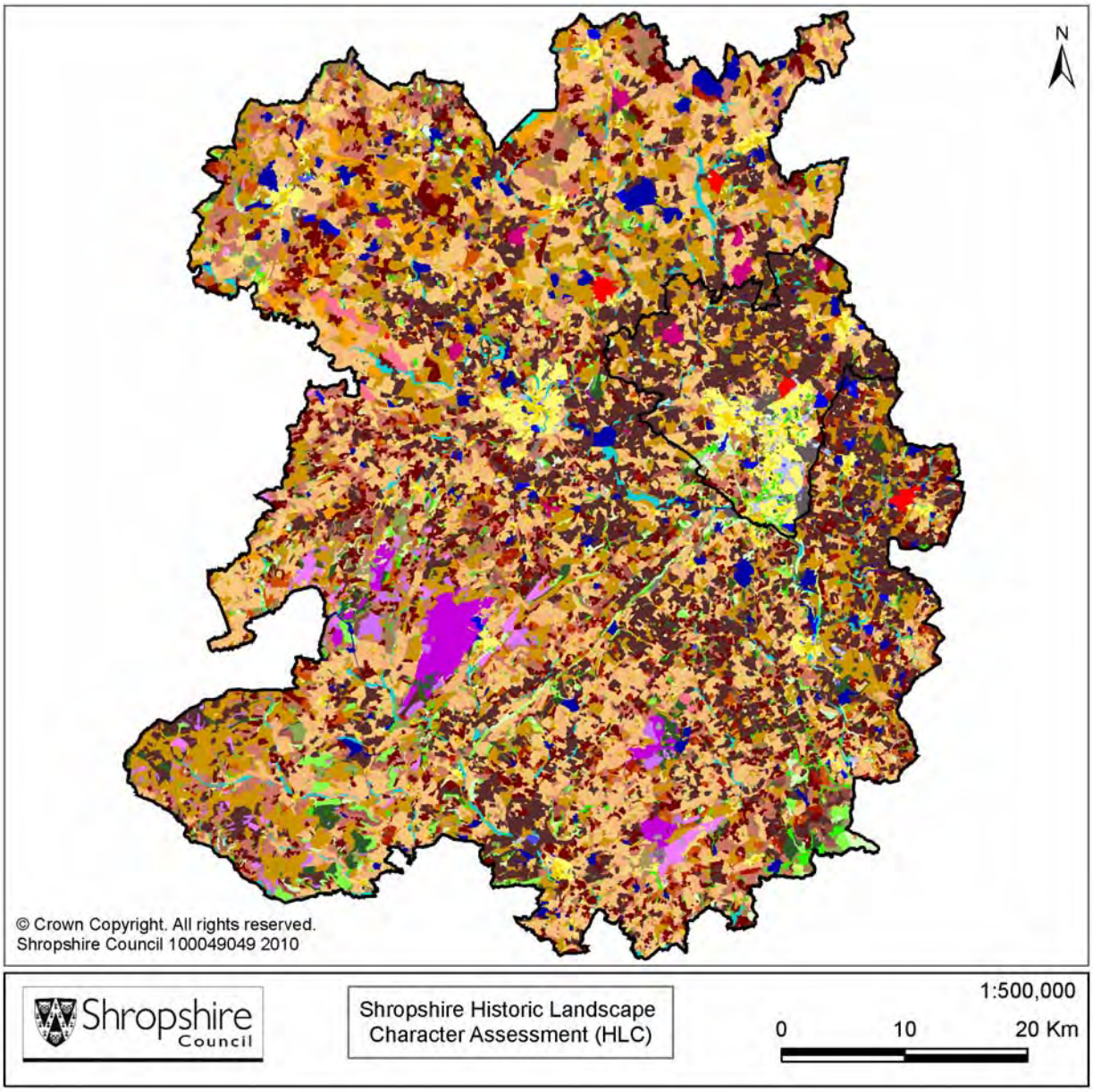


Figure 13 Shropshire Historic Landscape Character Assessment

The Shropshire Historic Landscape Character Assessment is available online on the Shropshire Council website. Extracts of the particular HLC types discussed in this report are included in the annex 2.

Despite the visual complexity of the Shropshire Historic Landscape Character Assessment, the farmsteads data shows significant correlations with the historic landscape types in terms of distribution and density, and in section 6.7 the relative times depths of each type. As a result the relationship between the HLC and the farmstead date allows us to assess in much greater detail the development of Shropshire's diverse landscape.

HLC Code	HLC Type	No of Farmsteads	Km/Sq	Av Den Km/Sq
34	Irregular squatter enclosure	287	25.23	11.38
35	Rectilinear squatter enclosure	146	13.46	10.85
37	Small assarts	150	47.92	3.13
40	Small irregular fields	853	315.44	2.7
44	Planned enclosure	588	467.02	1.26
41	Piecemeal enclosure	272	236.59	1.15
42	Reorganised piecemeal enclosure	319	518.45	0.62
47	Large irregular fields	149	307.07	0.49
48	Very large post-war fields	138	571.08	0.24

Table 4: The Historic Landscape Character Assessment (LCA) shown against the average density of farmsteads

When the farmsteads data is compared to the Shropshire's HLC it becomes clear that the density of farmsteads is intricately related to the development of the landscape over time. Shropshire's fieldscapes ranges from ancient small-scale irregular fields and piecemeal enclosure, to post-medieval common edge encroachments, and 18th and 19th century reorganised piecemeal enclosure, and finally planned and large-scale post-war field systems. It becomes clear that as time passed, fields increased in size, and where they did, holdings were amalgamated or enlarged and farmsteads became more and more spread out. The farmsteads themselves also increase in size along with their surrounding fieldscapes.

The greatest densities of farmsteads tend to be found in areas of post-medieval squatter encroachment on commons and upland fringes. The combination of small-scale subsistence farming, supplemented by the income derived from other activities such as woodland management, quarrying, coal or lead mining or metal working, results in clusters of small farms and smallholdings focused on specific areas. These developed from the 16th to 19th centuries, with earlier examples often being more irregular in appearance and the later being more rectilinear.

Medium to high densities of farmsteads are also found area of small irregular and small assarted fields, which comprise some of the oldest enclosure patterns in Shropshire. Many of these fields were created through the incremental clearance and enclosure of woodland, common and waste between the medieval and earlier post-medieval periods, with the majority of farmsteads being relatively small and where the land is likely to have been held in severalty from the outset. The density of farmsteads decreases in areas of piecemeal enclosure, where the open field systems surrounding the settlements were gradually enclosed from the 15th century onwards. This created small to medium irregular or rectilinear fields, with farmsteads either remaining in the villages and hamlets or newly established on isolated sites.

Much lower densities of farmstead are also evident in the areas of reorganised piecemeal enclosure, where fields were amalgamated and enlarged in the 18th and 19th centuries. Holdings were rationalised, farmsteads were enlarged, and brand new planned farmsteads were established, set within large irregular or rectilinear fields. Areas with planned field systems, created through Parliamentary Enclosure of commons or the rationalisation of ancient field patterns between the 17th and 19th century, also tend to have lower densities of farmsteads. However, these areas display significant variation in terms of the size and distribution of the related farmsteads. For example, areas

with small planned allotment fields on former heathlands tend to correlate with small clusters of farmsteads linked by straight roads. However, within areas of Parliamentary Enclosure in the uplands substantial isolated planned farmsteads were constructed in the middle of extensive areas of large planned enclosure, leading to an average medium density for the distribution of these farmsteads, although extremes exist. The lowest densities of farmsteads occur in areas with the highest levels of field amalgamation and boundary losses in the later 20th century, often resulting in the creation of very large 'prairie' fields ('very large post-war fields' HLC type).

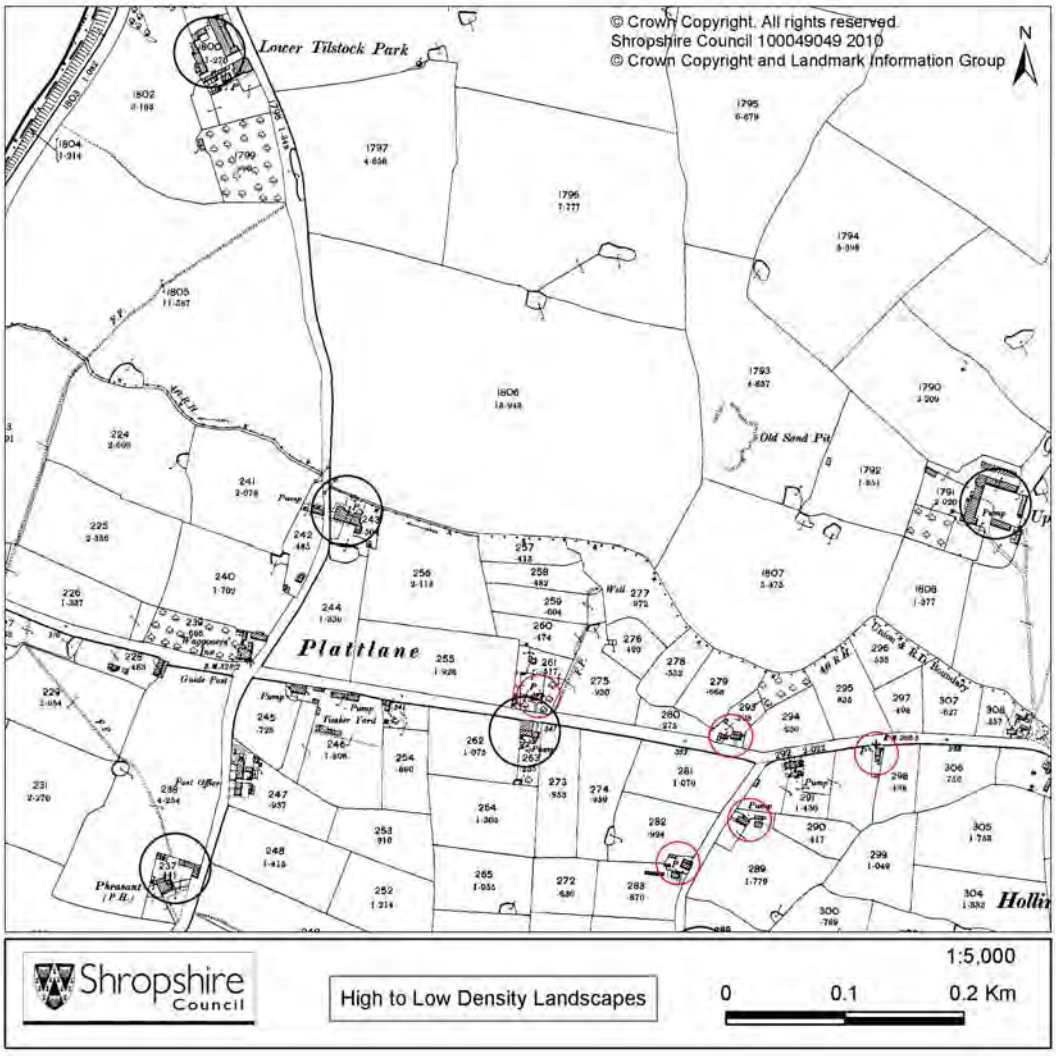


Figure 14 Farmstead density and the diversity of the landscape over short distances

The diversity of Shropshire's landscape over short distances is one of the region's key characteristics. Here the two large planned farms are set within the former Deer Park of Tilstock Park, enclosed by small to medium irregular fields and reflecting the medium densities seen in these fieldscapes.

The Parish boundary forms a definite line between this and the small planned enclosures and squatter enclosure to the south (smallholdings highlighted in red). Here settlement is much denser as encroachment were made on to the moors and wetlands around Whixhall Moss, with the highest densities associated with the irregular squatter enclosure.

Landscape Character Areas

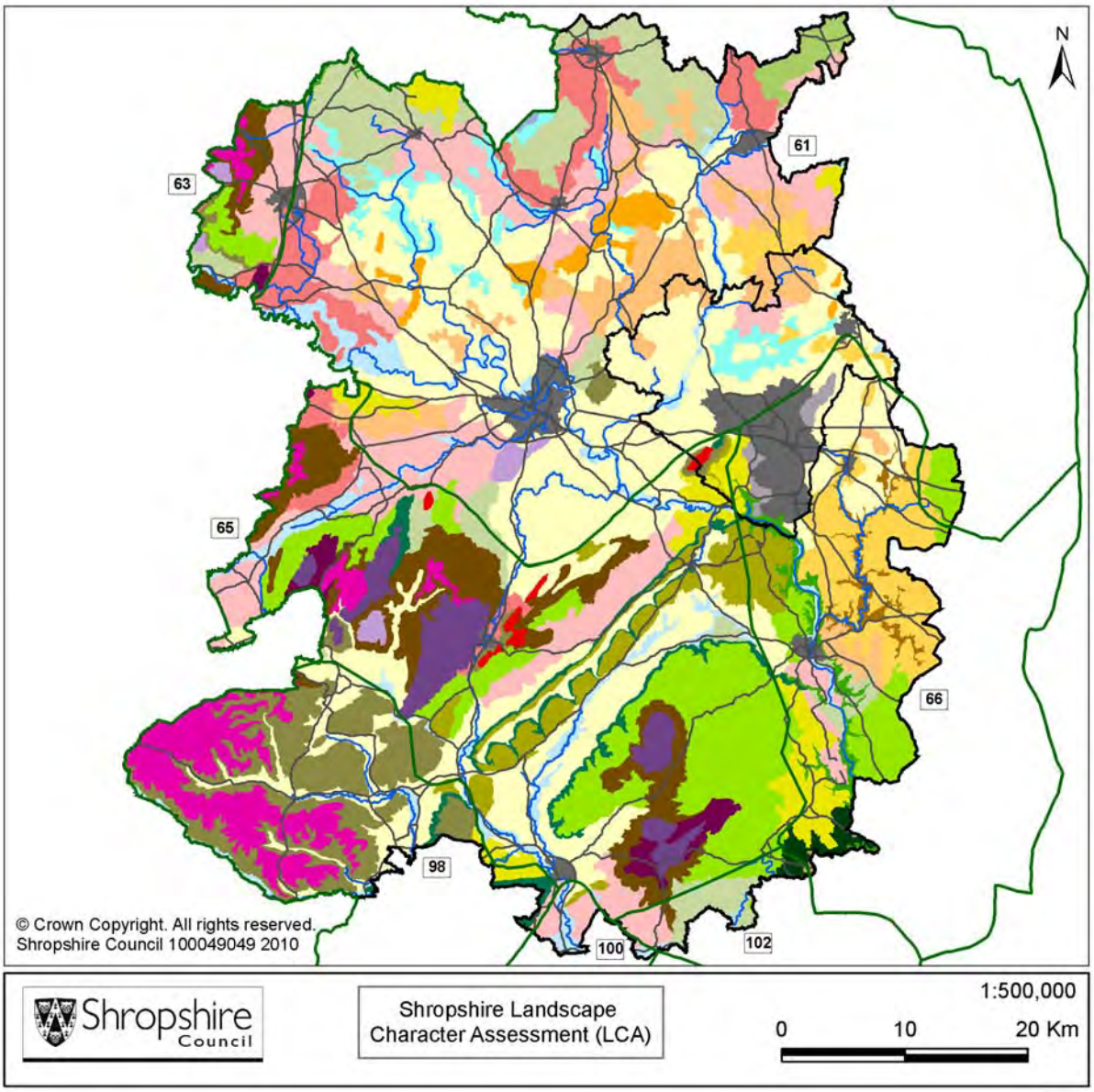


Figure 15: Landscape Character Assessment across Shropshire.

The full Shropshire Landscape Character Assessment report in available to download from Shropshire's Council website. Further extracts relating to the LCA types noted in this report are included in the annex 3

- 1 - High open moorland
- 2 - High enclosed plateau
- 3 - High volcanic hills & slopes
- 4 - Upland smallholdings
- 5 - Upstanding enclosed commons
- 9 - Pasture hills
- 6 - Principal wooded hills
- 8 - Wooded river gorge
- 7 - Wooded hills & farmlands
- 10 - Wooded hills & estatelands
- 11 - Sandstone hills
- 14 - Sandstone estatelands
- 29 - Incised sandstone valleys
- 12 - Wooded forest
- 13 - Forest smallholdings
- 15 - Timbered plateau farmlands
- 17 - Principal timbered farmlands
- 18 - Timbered pastures
- 19 - Wooded estatelands
- 20 - Estate farmlands
- 21 - Settled Pastoral Farmlands
- 22 - Principal settled farmlands
- 23 - Enclosed lowland heaths
- 24 - Lowland moors
- 25 - Riverside meadows
- 26 - Lowland moss
- 27 - Coalfields
- 28 - Urban

LCA Code	LCA Type	No of Farmsteads	Km/Sq	Av Den Km/Sq
4	Upland Smallholdings	145	47.15	3.08
23	Enclosed Lowland Heaths	373	167.30	2.23
21	Settled Pastoral Farmlands	332	174.09	1.91
22	Principal Settled Farmlands	793	423.70	1.87
20	Estate Farmlands	1383	888.96	1.56
2	High Enclosed Plateau	137	155.43	0.88

Table 5: The Landscape Character Assessment (LCA) shown against the average density of farmsteads

This understanding is deepened when the farmsteads data is compared to The Shropshire Landscape Typology which brings together the mapping (including HLC) and extensive survey of the county's geology, land cover, landscape context, in terms of landscape development, settlement pattern and the fieldscapes. It has been demonstrated that these are closely linked to the key HLC types of common edge encroachment landscapes, ancient landscapes and 18th and 19th century landscapes.

The Upland Smallholdings LCA Type around the fringes of high moorland has one of the highest densities of farmsteads. This correlates with the Shropshire HLC, and specifically those areas characterised by small irregular fields and squatter enclosures related to mineral wealth. Similarly the Enclosed Lowland Heaths type has a relatively high farmstead density, characterised by ordered patterns of small to medium planned fields of the 18th and 19th centuries, with earlier small irregular fields around the fringe.

Settled Pastoral Farmlands have a medium to high density of farmsteads. Some fields are derived from the informal, piecemeal enclosure of open fields during the late medieval and early modern period, while most derive from a mixture of woodland clearance, together with intakes and encroachment in areas of former common rough pasture. The larger size of farms within the Principal Settled Farmlands is reflected in medium densities of farmsteads, relating to areas of 18th and 19th century rationalisation interspersed with earlier patterns of relatively small, sub-regular fields.

The Estate Farmland underwent extensive rationalisation of pre-existing field patterns resulting in the development of much larger holdings, and lower densities of farmsteads. The High Enclosed Plateau exhibits one of the lowest farmstead densities. Although some common edge encroachments exist on the lower slopes, the higher ground is dominated by large geometric field patterns resulting from planned enclosure during the late 18th and 19th centuries, and is therefore associated with large isolated regular planned farmsteads, surrounded by extensive holdings.

6.3 20th Century Change

The end of the 19th century falls at the end of the last phase of investment in traditional farmstead plans and buildings. The rising costs of labour, feeds and other inputs, combined with the decline in prices and rising levels of imports, ensured that little was invested in fixed capital in the period up to the Second World War, although the rates of investment were subject to regional variation. Arrears in rent characterised the period, even in years of relative recovery (such as after 1936 in arable areas). As a consequence there was little fresh investment in farm buildings other than repair and modification, and any buildings constructed tended to be of the cheapest materials. Many, such as Dutch barns, were prefabricated, and concrete and corrugated iron or asbestos sheet were being increasingly used for the refitting of cow and dairy units and the repair of traditional roofs. National and local surveys, such as the 1910 Land Tax Survey, attest to the growing levels of disrepair, especially of pre-improvement farm buildings using traditional materials such as thatch and timber.

The continued promotion of scientifically based agriculture was matched by the application of new ideas on ventilation and farm hygiene to farm buildings, such as the regulations for dairying introduced in 1885. This was affected mostly through the conversion of existing buildings (especially stabling into dairies). In the inter-war period, cereal, poultry and dairy farmers, and pig producers using imported US feed, were in the vanguard of cost-cutting innovation that had a strong impact on post-war developments. County Councils entered the scene as a builder of new farmsteads, built in mass-produced materials but in traditional form, in response to the Government's encouragement of smallholdings of up to 50 acres (20 hectares).

The 1937 Agriculture Act anticipated the need to increase self-sufficiency, and the Second World War witnessed a 60% rise in productivity, the result of the growth in livestock numbers, increasing scientific and government control and guidance, more specialised systems of management and the conversion to arable of permanent pasture. The Agriculture Act of 1947 heralded the intensification and increased specialisation of farming in the post-war period, accompanied by the development of government and industry research and guidance. From the mid-1950s, strongly influenced by American models, there emerged a growing body of trade and advisory literature. The first of these, produced in 1956, highlighted the dilemma of 'old buildings too good to pull down but not suitable for their new purposes' (Benoy 1956). The Government provided grants to cover the capital cost of new building under the Farm Improvement Scheme (introduced 1957). The introduction of wide-span multi-purpose sheds in concrete, steel and asbestos met increasing requirements for machinery and for the environmental control of livestock and on-farm production, particularly of milk. The national stock of farm buildings grew by a quarter between 1945 and 1960 alone. The Agricultural Research Council's *Farm Buildings Survey of England* (published 1967) estimated that the average farmstead contained 6 pre-1914 buildings, 2.4 from 1918–45 and 2.5 built since 1945.

Change to Historic Farmstead Form

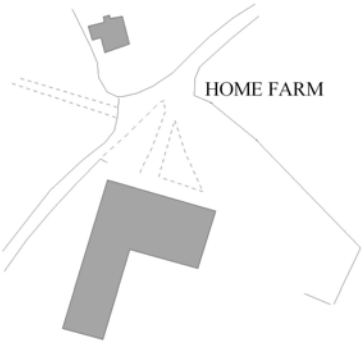
Each farmstead was assigned to one of six categories below:

Survival	EXT	Extant – no apparent alteration
	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

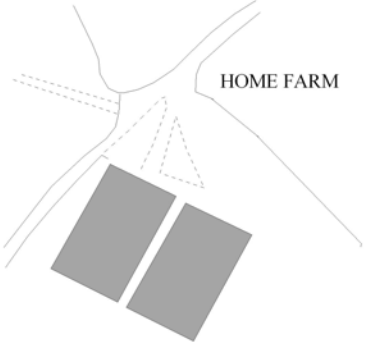
EXT - No change from Late C19

ALT - Less than 50% loss since Late C19

ALTS - More than 50% loss since Late C19
SIDE - Modern shed to side of Late C19 footprint



HOUS - Only farmhouse survives from Late C19 (either as part of a farmstead or alone)
SITE - Modern shed on footprint of Late C19 farmstead



DEM - Farmstead survives but no surviving features from Late C19
SITE - Modern sheds on footprint of Late C19 farmstead

LOST - Farmstead completely lost from landscape through redevelopment or demolition

NCA	EXT	ALT	ALTS	HOUS	LOST
Area 61 Shropshire, Cheshire and Staffordshire Plain	882 (33.9%)	932 (35.8%)	429 (16.5%)	211 (8.1%)	115 (4.4%)
Area 63 Oswestry Uplands	139 (49.8%)	96 (34.4%)	18 (6.5%)	15 (5.4%)	11 (3.9%)
Area 65 Shropshire Hills	624 (32.0%)	722 (36.9%)	376 (19.3%)	141 (7.2%)	71 (3.6%)
Area 66 Mid Severn Sandstone Plateau	172 (25.7%)	258 (38.6%)	137 (20.5%)	41 (6.1%)	55 (8.2%)
Area 98 Clun and North West Herefordshire Hills	177 (31.5%)	209 (37.2%)	103 (18.3%)	36 (6.4%)	28 (5.0%)
Area 100 Hereford Lowlands	3 (6.7%)	25 (55.6%)	13 (28.9%)	4 (8.9%)	0 (0.0%)
Area 102 Teme Valley	28 (33.3%)	37 (44.0%)	14 (16.7%)	7 (3.6%)	2 (2.4%)
Total (% of all farmsteads)	2025 (32.6%)	2279 (36.7%)	1090 (17.6%)	451 (7.3%)	282 (4.6%)

Table 6 Farmstead Survival *(percentages against total number of farmsteads in each NCA)*

Analysis of the results, provided in table 2 above, shows that farmsteads within some NCAs have been more susceptible to change than others on the basis of the percentage of farmsteads that were recorded within the two categories of least change - EXT, little or no discernable change since the late 19th century or ALT, less than 50% loss of buildings since the late 19th century. On average the survival rate across Shropshire is 71% of farmsteads have little or no change to their historic footprint, 25% have had significant alteration or only have the house remaining, and 4% have been lost.

The Oswestry Uplands NCA and the Teme Valley NCA stand out as having greater survival of farmsteads with 84.2% and 77.3% of farmsteads falling into EXT and ALT categories, although the Teme Valley NCA sample is relatively small and the majority falls outside of Shropshire.
There is a slight drop to the next three, with the Shropshire, Cheshire and Staffordshire Plain NCA (69.7%), the Shropshire Hills NCA (68.9%) and the Clun and North West Herefordshire Hills (68.7%), all having similar levels of survival, still at relatively high percentages.

In contrast two NCAs showed markedly lower levels of farmsteads survival within these categories of least change: Mid Severn Sandstone Plateau (64.3%) and the Hereford Lowlands (62.3%). The distribution of lost farmsteads shows that the major factor that has resulted in the removal of farmsteads is urban development. For example, on the Mid Severn Sandstone Plateau the expansion of Telford has resulted in the loss of many farmsteads. With the Hereford Lowlands, it should be noted that the sample is relatively small, and the majority of the character area lies outside of the county.

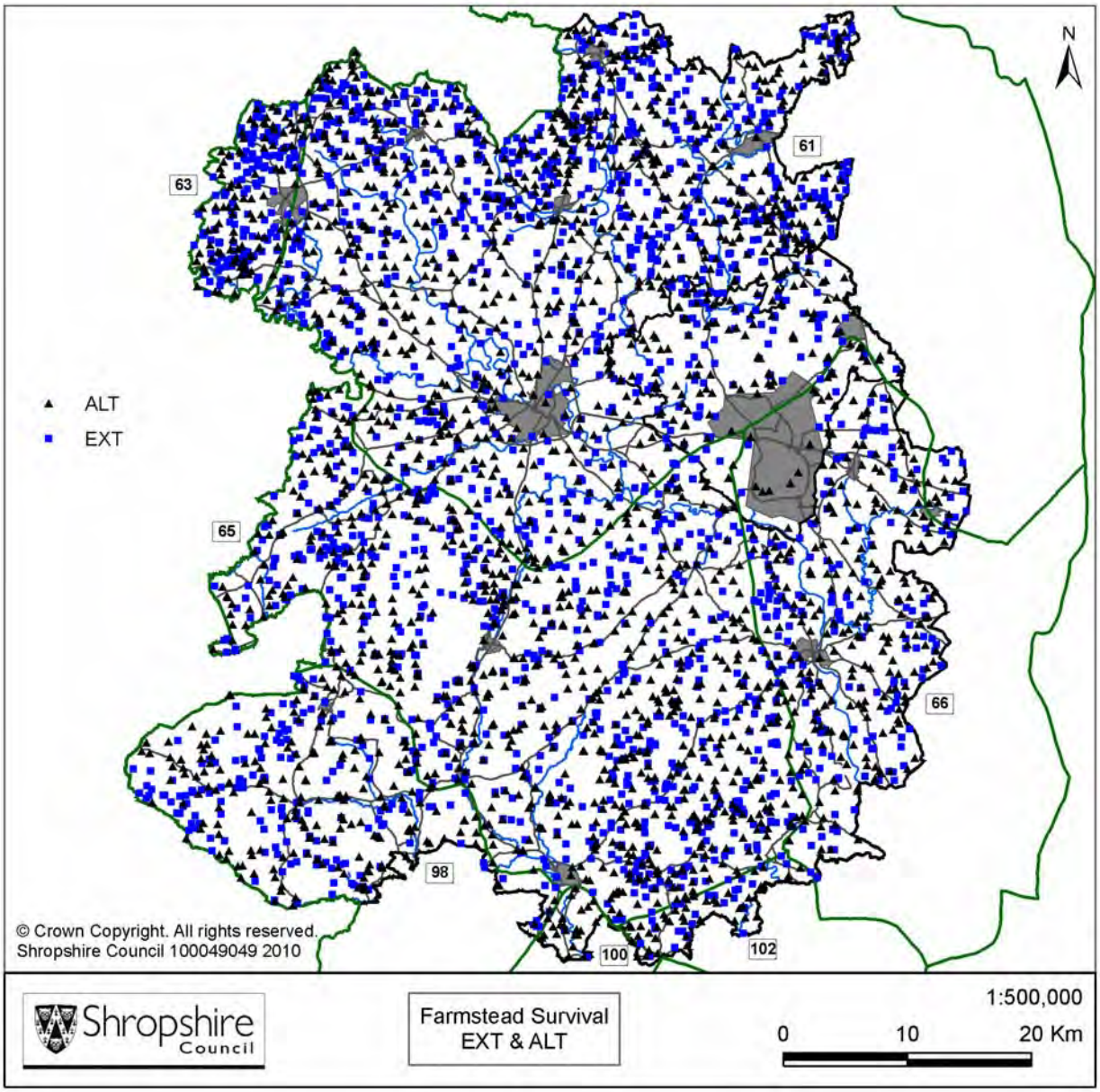
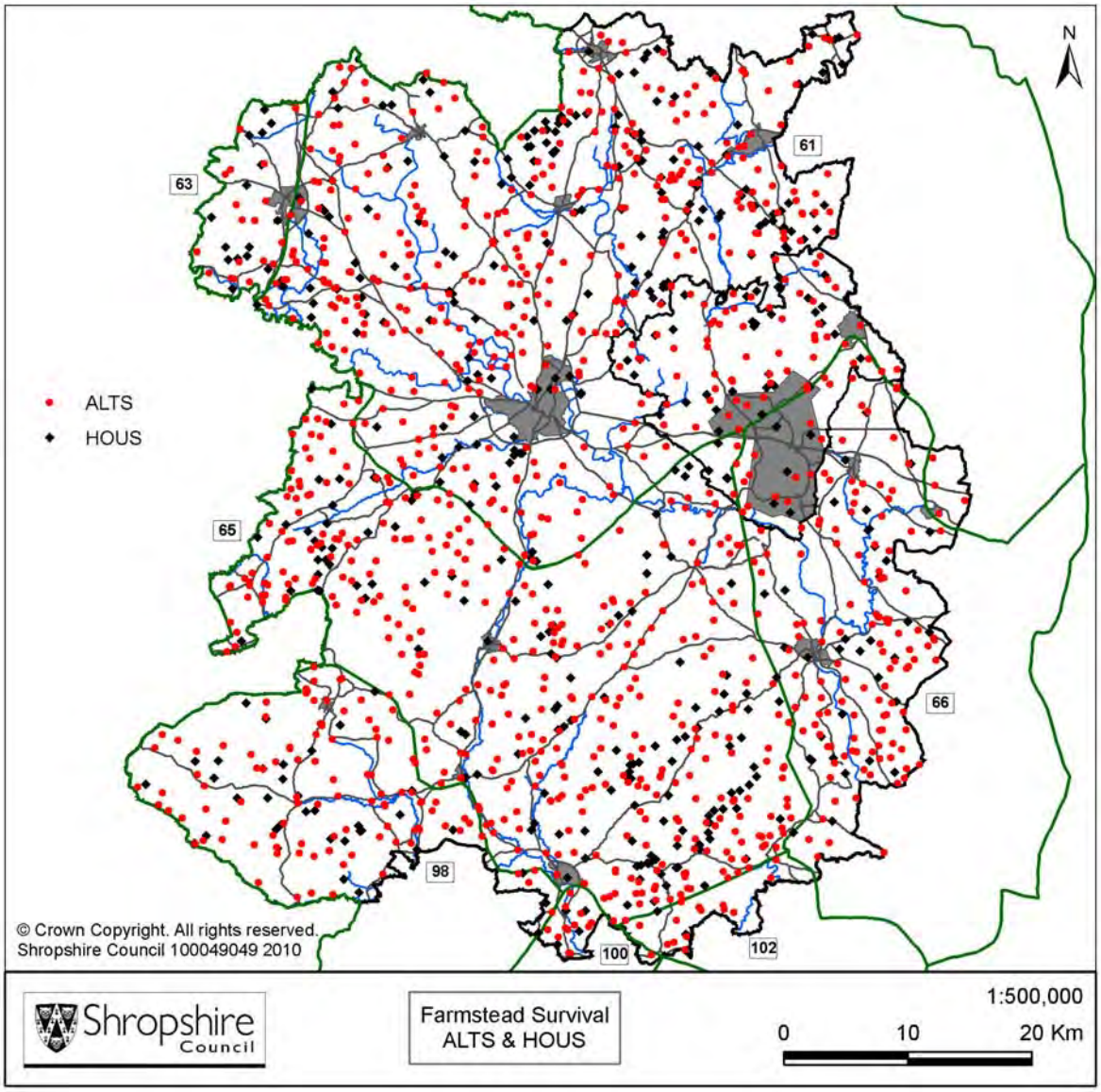
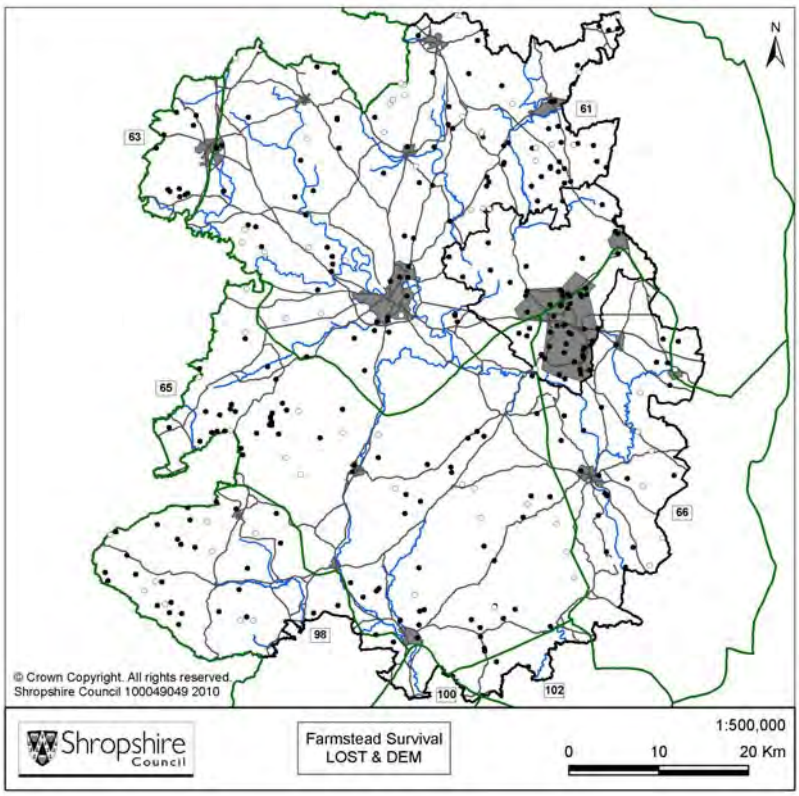


Figure 16 Distribution of EXT - little or no discernable change since the late 19th century and ALT, less than 50% loss of buildings since the late 19th century.



Above, Figure 17

Map showing the distribution of farmsteads that have undergone considerable change in the 20th century. Denser distributions are apparent in upland locations, or within the less agriculturally viable lands such as heath, both associated with smaller farms. Away from these areas, the southern end of the Mid-Severn Sandstone Plateau and the south eastern extent of the Clee Hills plateau appear to be the focus for much change. With well connected route ways to the midlands conurbation, the area is fast becoming a prized location for commuters.



Right, Figure 18

Map showing the distribution of farmsteads that have been lost or entirely replaced by modern farms (DEM) in the 20th century. Note the significant number of lost farmsteads in the Telford area.

PLAN	EXT	ALT	ALTS	HOUS	LOST
LC1	54.8%	19.5%	6.7%	12.6%	6.4%
LC2	35.7%	30.4%	18.4%	10.5%	5.0%
LC3	24.7%	45.6%	21.5%	5.1%	3.2%
LC4	24.4%	48.7%	21.8%	3.8%	1.3%
LCL3	25.0%	52.0%	16.7%	4.9%	1.5%
LCL4	24.5%	39.6%	24.5%	5.7%	5.7%
RCL	44.6%	30.8%	13.0%	8.1%	3.4%
RCL3	34.9%	42.6%	18.0%	4.0%	0.5%
RCL4	21.5%	48.6%	22.4%	3.7%	3.7%
RCu	36.4%	36.0%	18.2%	7.0%	2.3%
RCe	26.7%	41.7%	27.5%	2.5%	1.7%
RCf	27.0%	46.0%	23.0%	1.0%	3.0%
RCt	21.0%	44.8%	21.0%	8.6%	4.8%
RCh	11.1%	44.4%	44.4%	0.0%	0.0%
RCz	32.0%	36.0%	28.0%	4.0%	0.0%
RC	25.6%	45.2%	24.7%	2.6%	1.9%
RCmy	16.8%	52.6%	24.9%	3.4%	2.3%
DISPcl	9.9%	33.7%	28.7%	22.8%	5.0%
DISPdw	31.1%	32.9%	22.2%	9.0%	4.8%
DISPmy	14.4%	49.2%	31.6%	3.2%	1.6%
LIN	46.2%	23.7%	4.6%	10.9%	14.5%
LP	44.9%	29.9%	9.3%	9.3%	6.5%
PAR	50.0%	19.2%	3.8%	25.0%	1.9%
ROW	42.3%	23.1%	26.9%	5.8%	1.9%

Table 7: Plan types and Change

Of the plan types, the linear farmstead has encountered the most loss in comparison to any other plan form. Those that have been lost are often found in upland locations, associated with areas of squatter enclosure. Smaller plan forms, such as the LINs, LPs, LC1, and the Dispersed driftways and clusters were worst affected by the total loss of the farmstead during the 20th century. These are likely to be the least agriculturally viable plan forms, unable to deal with modern farming practices. They are more likely to have become agriculturally redundant in the early 20th century and are therefore the type of farmsteads to be absorbed into larger farms. During the rationalisation of the 18th and 19th centuries it is likely that these were also the type of farms that were removed during the reorganisation of the landscape. It is therefore likely that the number and distribution of the smaller farmsteads was far more extensive across Shropshire, particularly in northern and eastern areas where rationalisation is most evident.

However of the farmsteads that do survive, the smaller farms are among those least affected by change i.e. EXT - little or no discernable change or ALT, less than 50% loss of buildings. Farmstead plans such as the RCL (75.5%), the LP (74.8%) and the LC1 (74.3%) have some of the best survival rates, although it should be noted that the farmsteads in these categories have the least numbers of buildings to lose. Despite this, the farmstead plans with the highest survival rates are the RCL3 and LCL3 plan forms, at 77.5% and 77.0% respectively. This may therefore suggest that many of these farmsteads, generally thought of to be of a medium size, can in fact be relatively small. This is further reinforced by the high rate of total loss of these plans.

The plan forms that have experienced the most change are those assigned to the ALTS category - significant loss with more than 50% alteration or HOUS, where the farmhouse only survives. Dispersed Clusters have a combined percentage of 51.5% and Dispersed multi-yards 34.8%. For the smaller Dispersed Clusters, their poorer survival rate may relate their limited 'adaptability' for modern large-scale farming practices. For Dispersed Multi-yards, as we will see in the next section, large modern sheds have often been placed on the footprints of historic working building to convert them to covered yards to house stock. It is therefore possible that survival rates for these farms may in fact be better than anticipated.

Sheds

Recording the presence of large modern sheds provides information regarding the present-day character of the farmstead and is a good indication as to whether a farmstead had remained in agricultural use after 1950, when these sheds were widely adopted by the agricultural industry. A differentiation is made between examples where the large shed stand on the site of the historic farmstead or to the side.

Sheds	SITE	Large modern sheds on site of historic farmstead – may have destroyed historic buildings or may obscure them
	SIDE	Large modern sheds to side of historic farmstead – suggests farmstead probably still in agricultural use

Whilst the presence of a modern shed on part or all of the footprint of the historic farmstead may imply the loss of the earlier buildings, this is not always the case; historic ranges, particularly cattle housing, may have been retained when yards were covered. Thus the presence of large sheds on the site can act as a warning that there may be a lesser degree of change than is suggested by the mapping.

NCA	No. (%) of farmsteads with Sheds to SIDE	No. (%) of farmsteads with Sheds on SITE
Area 61 Shropshire, Cheshire and Staffordshire Plain	784 (30.1%)	390 (15.0%)
Area 63 Oswestry Uplands	69 (24.7%)	16 (5.7%)
Area 65 Shropshire Hills	618 (31.7%)	377 (19.3%)
Area 66 Mid Severn Sandstone Plateau	176 (26.3%)	86 (12.9%)
Area 98 Clun and North West Herefordshire Hills	160 (28.5%)	110 (19.6%)
Area 100 Hereford Lowlands	3 (6.7%)	11 (24.4%)
Area 102 Teme Valley	24 (28.6%)	9 (10.7%)

Table 8: Distribution of large modern sheds
(Percentage according to number of farmsteads in each NCA)

The highest proportion of farmsteads with sheds located to the side of historic farmsteads is found in the Shropshire Hills NCA with 31.7% of farms in that area. This is closely followed by the Shropshire Plain NCA, where 30.1% of farms have sheds to the side. Farmstead mapping reveals that sheds located to the side feature heavily in stock rearing and mixed farming areas rather than arable, suggesting these sheds are used to house livestock. This is particularity evident in the north of Shropshire where the dairying industry is widespread. It must however be noted that in arable areas cattle yards could be covered and sheds, used for fodder and equipment, could be located away from the steading.

Although the Herefordshire Lowlands has the lowest number of sheds found to the side, it has the greatest number found on the site of historic farm buildings, reflecting the higher rates of change seen in this area. After this there is a drop in the number of sheds found on site, to 19.6% of farms found in the Clun and North West Herefordshire Hills NCA and 19.3% of those in the Shropshire Hills NCA. The Oswestry Uplands NCA has the fewest number of sheds in total, with only 5.6% of the farms having sheds on the site of historic buildings, reflecting the higher rate of survival seen in this area.

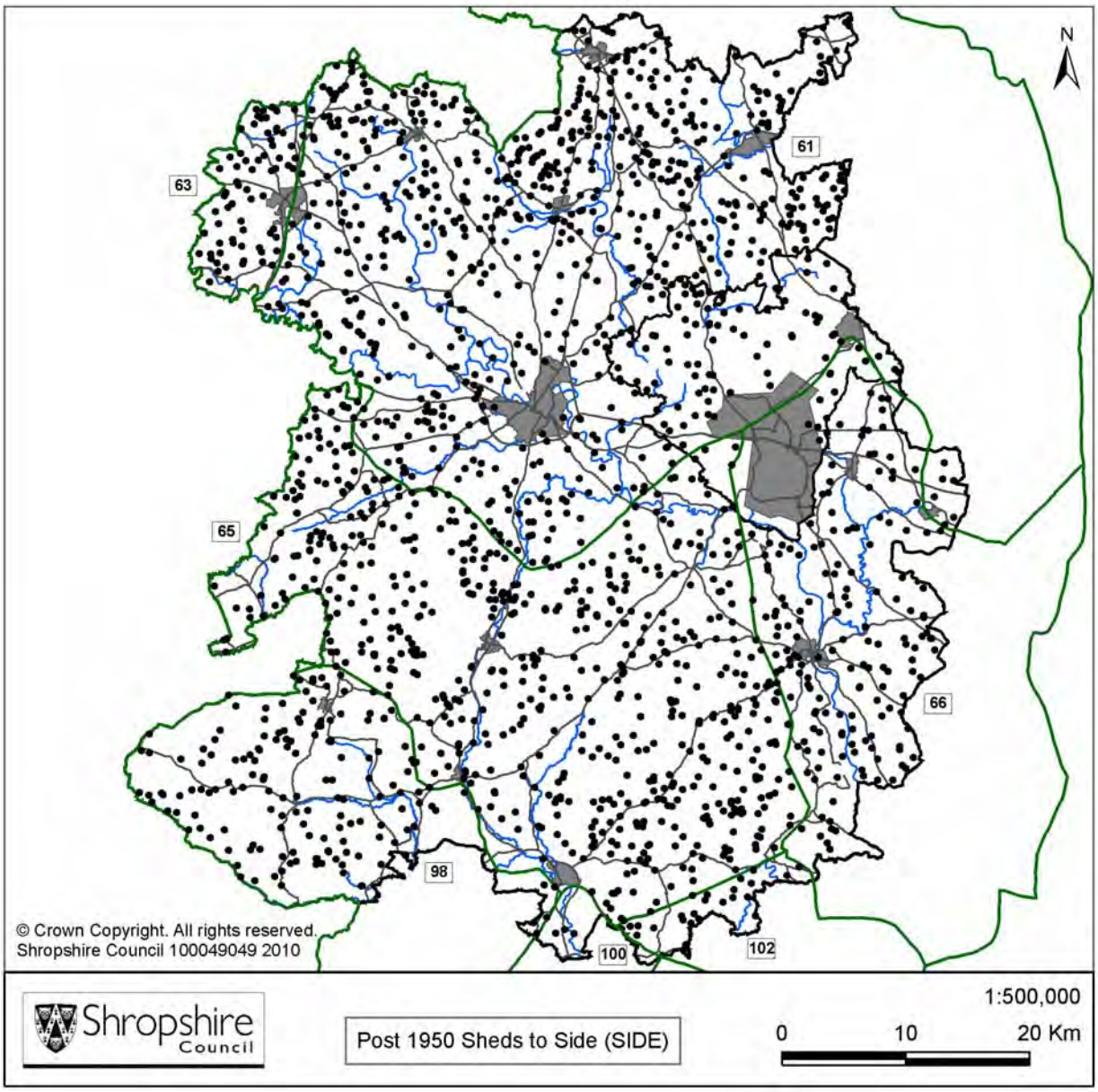


Figure 19: Distribution of Sheds found to the side of historic farmsteads (SIDE)

The plan types most commonly associated with sheds to the side are the RCL3, LCL3, LC3 and the RCu, all generally viewed as medium sized farmsteads. The RCL3, LCL3, LC3 all feature heavily in the northern dairying region along side the smaller RCL plans, which have the highest proportion of sheds to the side compared to any other small plan type. As the dairying industry expanded, modern sheds were needed to house cattle on small to medium sized farms as the historic cattle yards were no longer fit for purpose. Unlike larger farms it was not appropriate to cover over the historic cattle yards due to their smaller size, so new sheds were built to the side. This corresponds to the better rates of survival seen for these farms.

The plan types most commonly affected by sheds on the site of the farmstead are the larger plan forms, with RCmy being most affected, followed by RCe, DISPmy and full RC. These plan types are all characterised by their large cattle yards.

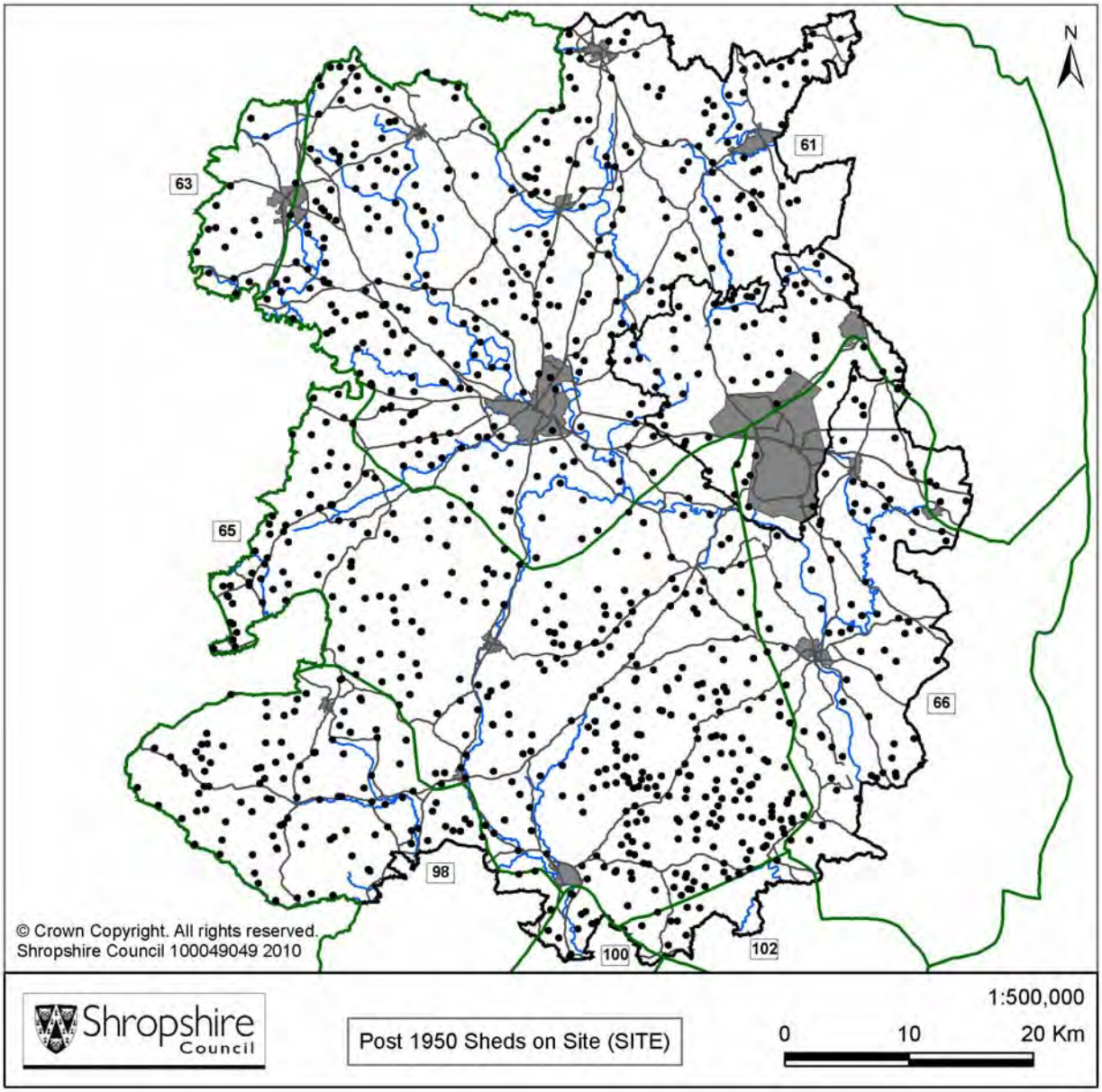


Figure 20: Distribution of Sheds found on the site of historic farmsteads (SITE)

Larger plan forms are far more adaptable, and allow for existing historic yards to be covered over, rather than establishing new ones to the side. This therefore implies that the survival of the historic fabric on farms with sheds on site could be far greater than desk-based mapping can reveal. Although sheds to the side are far more common than sheds on site, the only plan forms where there are more sheds on site than to the side are the RCmy and the LC4.

Large modern sheds can indicate the continuation of farming practice on the site of historic farmsteads, indicating (and not surprisingly) that medium to larger farms are far more capable of being adapted to new agricultural practices. Not surprisingly smaller farms are far less likely to have continued in agricultural use, for example 90% of parallel farmstead and 85% of linear having no associated modern shed. It must however be born in mind that in some cases modern sheds can be completely detached from their associated historic farmstead.

6.4 Dating Evidence for Recorded Historic Farmsteads

The existing stock of traditional farm buildings results from centuries of change and development. As a general rule, farmhouses pre-date farm buildings, even in areas of 18th- and 19th-century enclosure. Larger-scale and higher-status buildings, which were consistently used for the same purpose or capable of being adapted to later uses, generally have the greatest chance of survival. It follows that barns are the overwhelming type of building to have survived from before 1750, and that steadings adapted or built anew in the later 18th and 19th centuries have retained evidence for a greater diversity of functions.

By utilising date information held within listed building and Historic Environment Record data, farmsteads can be assigned a date representing the earliest surviving building within the group. The date of the farmhouse and any listed agricultural buildings was recorded separately. This enables the patterns of inherited farmstead character (including survival and change) to be assessed in relationship to our understanding to the historic character of the landscapes around them.

Date_Cent		Earliest century date based on presence of listed building or map evidence (Codes as per Date_HM below)
Date_HM (Date of House based on presence of dated building or Map evidence)	MED C17 C18 C19L C19	Pre-1600 17th century 18th century 19th century (based on presence of a listed building dated to 19th century) 19th century (based on presence on historic map)
Date_WB (Date of Working Building based on presence of dated building)	MED C17 C18 C19L	Pre-1600 17th century 18th century 19th century (based on presence of a listed building dated to 19th century)

Farmsteads by Date	*Recorded Date (combined)*	*%*	*Recorded Date: House*	*Recorded Date: Working Building*	*Recorded Date House & Working Buildings*
Pre 1600	384	6.6%	352	18	14
C17	668	11.4%	496	106	66
C18	475	8.1%	304	122	49
C19L	143	2.4%	125	10	8
C19	4176	71.4%	4176	-	

Table 9: Date of surviving farmsteads according to earliest dated fabric on site

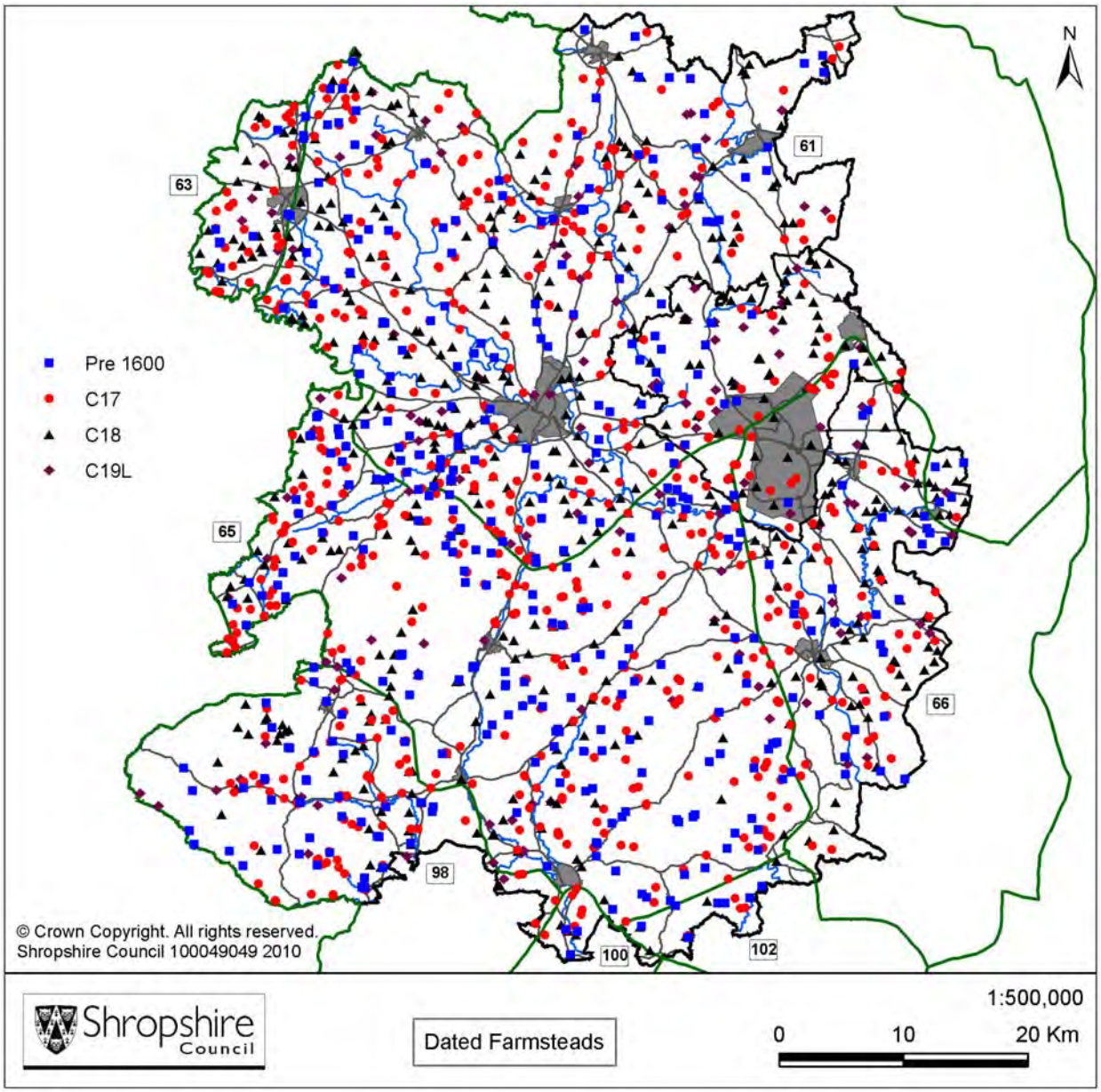


Figure 21: Distribution of all farmsteads, dated by the earliest building on site

32 farmsteads have working buildings older than their farmhouse. Of these the vast majority of farmhouses have been replaced in the 19th century. Of the listed 19th century farmhouse in this category, 2 are associated with pre-1600 farm buildings, 7 with 17th century farm buildings and 17 with 18th century farm buildings. These farmsteads focus in landscapes of large-scale capital investment in the 1840-70 period.

Working Building

Farmhouse	**Med**	**C17**	**C18**	**C19L**
Pre-1600	14	46	24	3
C17	2	66	37	7
C18	4	27	49	5
C19L	0	7	17	8
C19	0	9	20	4

Table 10: Correlation of Farmsteads, where both the Farmhouse and the working buildings is dated

Farmsteads by Date	*Recorded Date: House*	*Recorded Date: Working Building*
Pre-1600	369	32
C17	570	218
C18	386	235
C19L	159	33
C19	4543	-

Table 11: Total number of all individually dated buildings

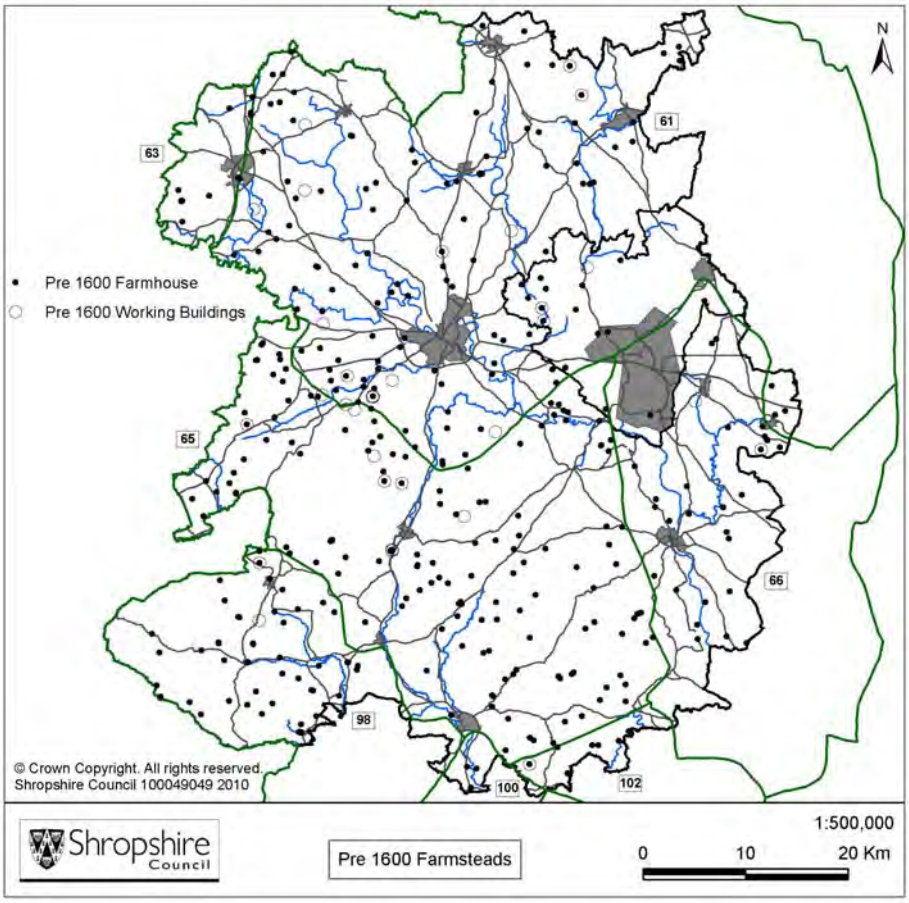
Analysis by NCA

	Med	C17	C18	C19L	C19
Area 61 Shropshire, Cheshire and Staffordshire Plain	134 (5.2%)	245 (9.4%)	228 (11.1%)	67 (2.6%)	1927 (74.1%)
Area 63 Oswestry Uplands	11 (3.9%)	25 (9.0%)	22 (7.9%)	6 (2.2%)	215 (77.1%)
Area 65 Shropshire Hills	150 (7.7%)	238 (12.2%)	102 (5.2%)	33 (1.7%)	1433 (73.2%)
Area 66 Mid Severn Sandstone Plateau	30 (4.5%)	68 (10.1%)	79 (11.7%)	23 (3.4%)	470 (70.1%)
Area 98 Clun and North West Herefordshire Hills	51 (9.1%)	85 (15.1%)	39 (6.9%)	15 (2.7%)	372 (66.2%)
Area 100 Hereford Lowlands	3 (6.6%)	8 (17.8%)	4 (8.8%)	0 (0.0%)	30 (66.7%)
Area 102 Teme Valley	8 (9.5%)	5 (5.9%)	6 (7.1%)	0 (0.0%)	65 (77.4%)

Table 12: Date of all farmsteads according to earliest dated fabric on site

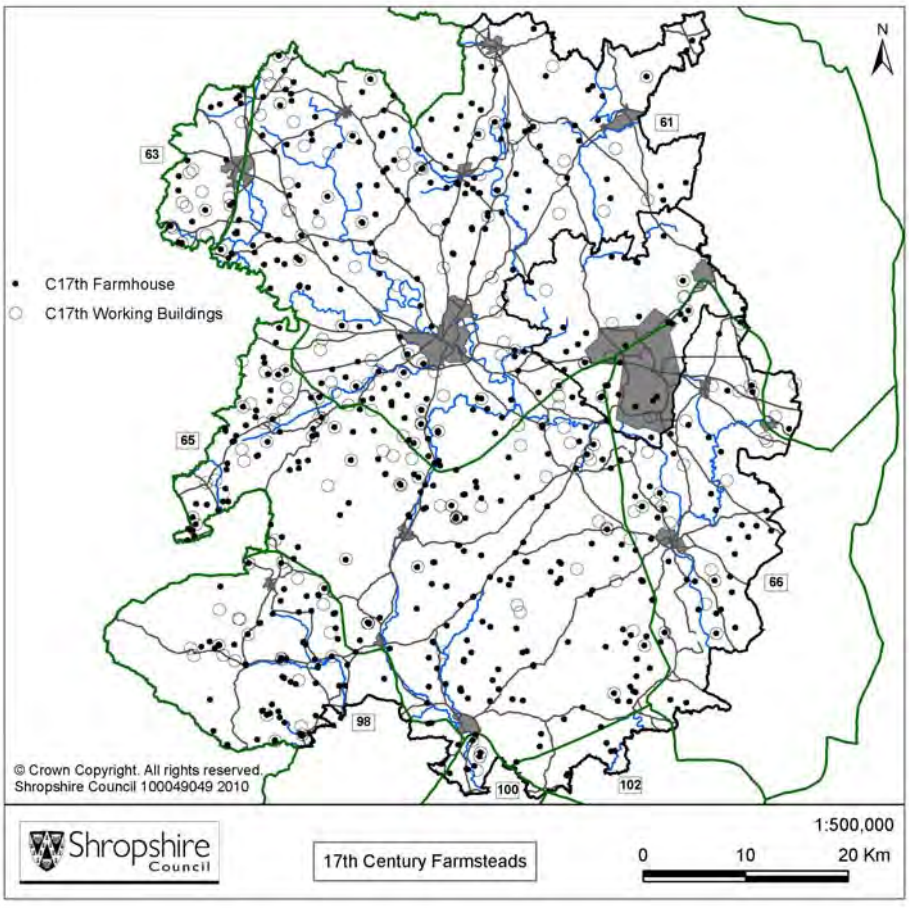
The Shropshire, Cheshire and Staffordshire Plain character area exhibits significant time depth with large numbers of farms dating from pre-1600 right through to the 19th century. Although the difference is slight, 18th century farmsteads have the highest percentage in the area. It also has the second highest percentage of 19th century farmsteads, with the Mid Severn Sandstone Plateau having the highest. Large areas of the plain were subject to large-scale reorganisation and improvement during the 18th and particularly 19th centuries, and this is reflected by capital investment in new farmsteads and the rationalisation and improvement of the wider landscape. Well established farmsteads were also improved, so that older farmhouses are often found in association with newer farm buildings and in some cases older working farm buildings have been encased in later brick buildings.

Within the Oswestry Uplands NCA the majority of dated farmsteads are attributed to the 17th and 18th centuries. In comparison to the rest of Shropshire, it has the smallest percentage of pre-1600 farmsteads, reflecting the relative lack of recorded medieval settlement evidence in the area. Where they do occur, they are located in lowland areas around Oswestry and to the north, or in the southern upland area where they are associated with a long history of cattle rearing on hill farms. In most cases they are either associated with small irregular fields or piecemeal enclosure, previously part of the open medieval field systems. The distribution of 17th and 18th century farmsteads reflects the colonisation of the uplands, with several of these farms associated with extensive areas of planned enclosure.



Left, Figure 22: Map showing the distribution of pre-1600 farmhouses and pre-1600 farm buildings

Right, Figure 23: Map showing the distribution of 17th century farmhouses and 17th century farm buildings

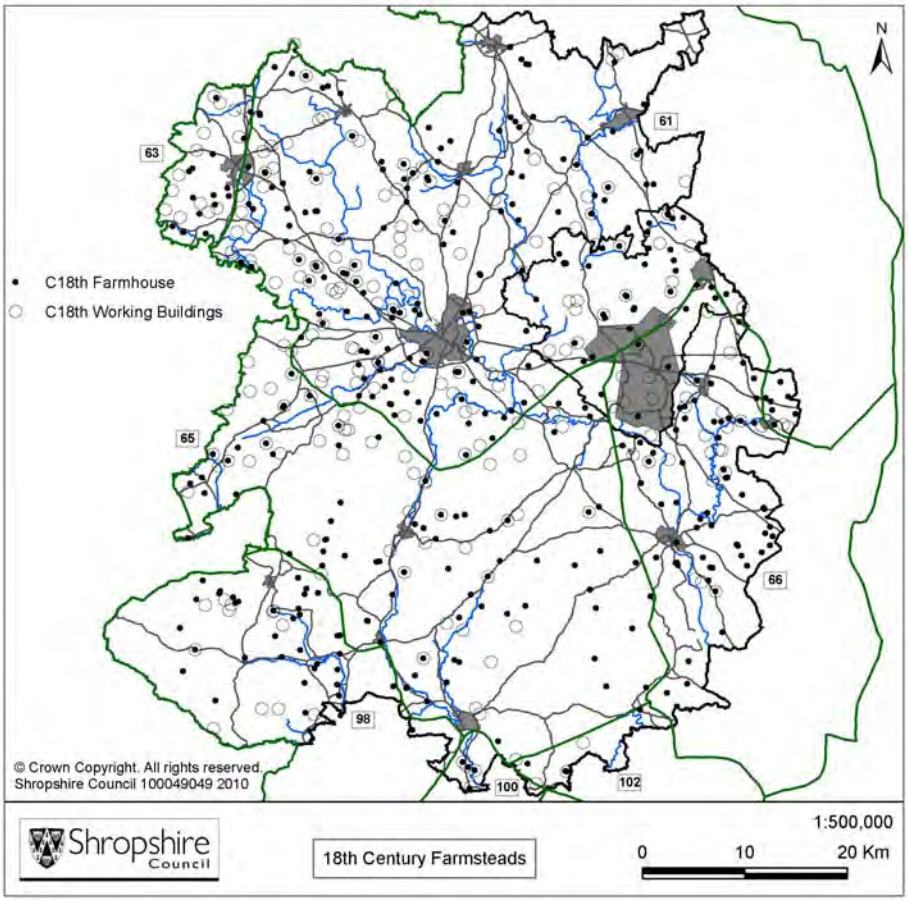


Significant growth is also apparent around the southern Treflach hills, associated with the mining and quarrying industries that commenced large-scale production in the 18th century. There are also significant concentrations in lowland areas where mixed arable-based agriculture developed, particularity to the north. The uplands were subject to further improvement in the 19th century, and listed 19th farmsteads are evident surrounded by planned field systems. In the eastern lowland zone larger farms developed away from the villages in association with reorganised piecemeal enclosure, reflecting the growth of farm holdings by the 19th century.

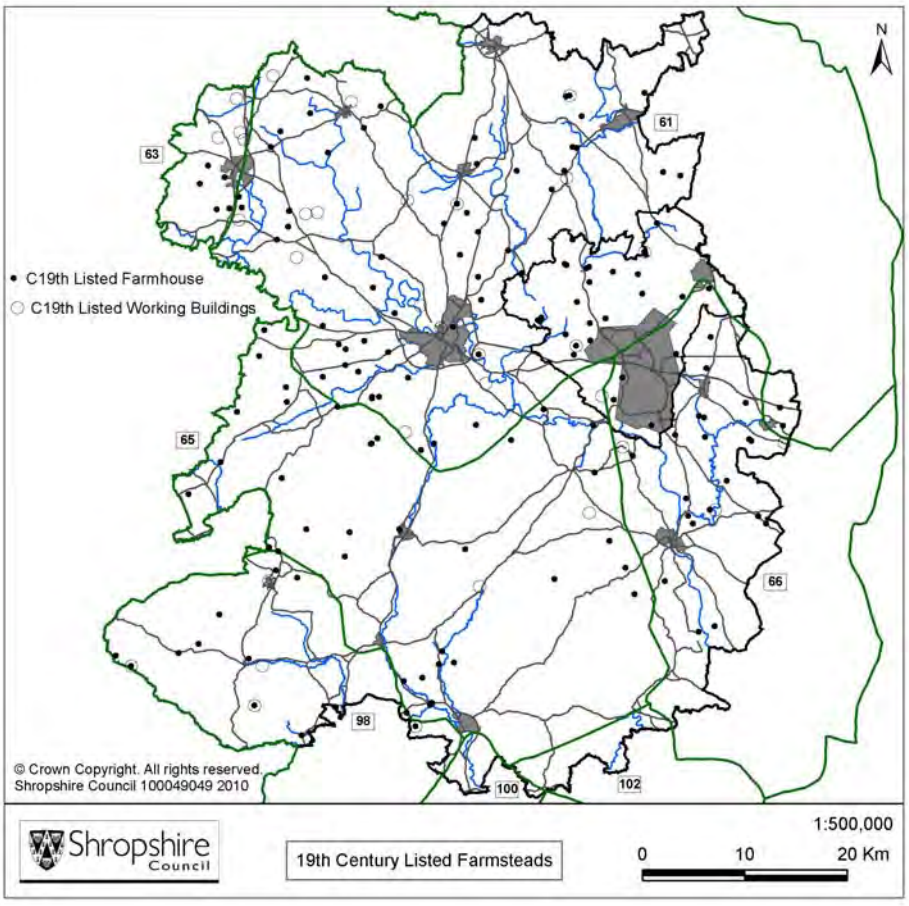
The Shropshire Hills NCA has the higher percentages of pre-1600 and 17th century farmsteads, with fewer 18th and 19th century farmsteads. The majority of early farmsteads focus along the vales and the pasture hills where the earliest settlements were established. Here the vast majority are associated with small irregular fields or the piecemeal enclosure of the open fields. Rising population from the 16th century onwards was closely linked to the increase in lead and coal mining and quarrying, with pre-1600 and particularly 17th century farmsteads apparent in the moorland edge areas where these industries developed - particularly the Clee Hills and on the western flanks of the Stiperstones. 18th and 19th century farmsteads are generally found in the vales, and on the plateau farmland or high in the uplands; they are far less evident on the pasture hills. Along the vales the 18th and 19th century farmsteads are often associated with areas of reorganised piecemeal enclosure, and in the uplands with areas of larger-scale planned enclosure driven by estates wanting to improve pasture for cattle and/or secure mineral rights.

The Mid-Severn Sandstone Plateau has the highest percentage of 19th century farmsteads. Despite this pre-1600 farmsteads survive along the valleys, taking advantage of both the arable land in the former open field systems and the common grazing on the higher ground. The latter areas were gradually enclosed, and by the 17th century further expansion onto the sandstone plateau is evident by the wider distribution of farmsteads of this date, located on the edge of piecemeal enclosure and often associated with small irregular field systems. The estate influence on the Sandstone plateau is very evident as landowners improved their wider estates during the 18th and 19th centuries. Large numbers of 18th century farmsteads are evident on the sandstone plateau east of the Severn Gorge, often dated by large 18th century threshing barns reflect the predominantly arable-based agriculture in this area. To the west of the Severn Gorge and in the southern part of the character area, there are fewer 18th and 19th century farmsteads. Here the survival of earlier farmsteads is slightly better and their distribution falls more in line with that of the plateau farmland of the Shropshire Hills. Many farms have been lost in the Shropshire Coal fields due to the expansion of Telford. Of those that do remain the majority are of 18th century date reflecting the height of industry during this period.

The Clun and Northwest Herefordshire Hills have greater number of pre-1600 and particularly 17th century farmsteads, concentrated in the valleys and estate farmlands. Higher up the slopes they sit of the edge of the high plateau, as common edge encroachments surrounded by small irregular fields. These areas have some of the oldest field patterns, particularly along the south west side of the uplands along the Teme Valley. These areas have been far less affected by the re-organisation of land in the valley estatelands and the planned enclosure of the high plateau above in the 18th and 19th centuries. The 18th and 19th century farmsteads are focused in the valleys or on the high plateau, where they are largely associated with areas of planned enclosure. Surprisingly only a small proportion of these are associated with the reorganisation of the piecemeal enclosure.



Left, Figure 24: Map showing the distribution of 18th century farmhouses and 18th century farm buildings



Right, Figure 25: Map showing the distribution of Listed 19th century farmhouses and Listed 19th century farm buildings

Date Analysis by HLC

	HLC Type	Farm Count	Area/Sq km	Average per km	Farmhouse			Working		
					Med	C17	C18	Med	C17	C18
Assarting										
37	Small assarts	150	47.92	3.13	8	13	7		6	3
38	Large assarts with sinuous boundaries	10	10.46	0.96		1	3			1
39	Late clearance/ assarts	42	24.85	1.69		5	1		2	
Small Fields										
40	Small irregular fields	853	315.44	2.7	44	72	39	2	30	34
45	Other small rectilinear fields	167	74.83	2.23	4	11	5		6	2
Piecemeal										
41	Piecemeal enclosure	272	236.59	1.15	16	17	10	2	6	6
42	Reorganised piecemeal enclosure	319	518.45	0.62	14	17	16	2	7	16
Large Fields										
46	Other large rectilinear fields	9	42.27	0.21	1		2		1	3
47	Large irregular fields	149	307.07	0.49	6	7	5		7	4
Planned										
44	Planned enclosure	588	467.02	1.26	10	16	18	1	5	12
48	Very large post-war fields	138	571.08	0.24	4	7	7	1	2	3

Table 13 shows the correlation between farmstead dates and the Historic Landscape Characterisation, focusing on field patterns.

By looking at the relative percentages of the number of 18th century or older farmstead in each type of field pattern, it becomes clear the greater emphasis and better survival there is of earlier farmsteads in the smaller and more ancient field systems. So although there appears to be a considerable time depth on the planned enclosure, you are still far less likely to find earlier buildings in these landscapes that you are in areas of small assarting and the small irregular fields.

18.7% of farmhouses are 18th century or older on small assarts
18.2% of farmhouses are 18th century or older within small irregular fields
15.8% of farmhouses are 18th century or older within piecemeal enclosure
14.7% of farmhouses are 18th century or older within reorganised piecemeal enclosure
12.1% of farmhouses are 18th century or older within large irregular fields
7.4% of farmhouses are 18th century or older within planned enclosure

Small Fields

Small irregular fields, small rectilinear fields and small assarts often show a long time-depth, with significant numbers dating from the medieval period, peaking during the 17th century. Some of the small fields are likely to be medieval in areas beyond the common open fields, having been enclosed directly from woodland, forming the basis for the mainly pastoral economy (Victoria County History IV, 119). In the 14th century increasing numbers of licences were issued to enclose pasture and meadow away from the common fields, for specialist livestock farming (Victoria County History IV, 83-4). The rest will have been enclosed during the 17th and early 18th century as thousands of acres of woods, waste and common land were improved. These fields often escaped the improvements and reorganisation under the estates in the 18th and 19th centuries, reflecting the higher proportion of small individual holdings in these areas, and the likely pastoral nature of the economy where there was less need to enlarge fields. Despite the small nature of the field pattern, the plan forms exhibit

significant variation, with the majority of dated farmsteads generally of a medium to larger size, suggesting a long process of enlargement for a minority of the farms set within small-scale field systems. For example in the north of Shropshire several medium size farms include linear plan arrangements, a possibly indication of their original form, before enlarging as the dairying industry flourished in the area.

Piecemeal enclosure

Areas of piecemeal enclosure derived from the enclosure of medieval open fields systems. They are typically associated with greater numbers of farmsteads dating to the medieval and 17th century. The farmsteads often remained in the villages and hamlets which these fields surrounded or were established on new sites within the fields. These fields are generally larger, most often located in mixed arable based areas, resulting in fewer farms than the smaller fields, and often larger farmsteads.

Reorganised piecemeal enclosure

Reorganisation of piecemeal enclosure into larger fields occurred in the 18th and mainly 19th centuries. Whilst these field patterns have similar origins to the piecemeal enclosure field systems, they are frequently associated with later farmsteads of 18th and 19th century date. New farm buildings were added to older sites, or completely new farmsteads were built, as landowners set about improving their wider estates. There areas are dominated by the larger plan forms, particularly the planned regular farmsteads.

Large fields

Although the field systems within these categories have varied origins, many result from rationalisation and improvement in the 18th and 19th century, again resulting in fewer larger farmsteads set within these fields. Some however may have been enclosed directly from common and waste by the end of the 17th century.

Planned enclosure

Planned field systems usually exist in areas that were enclosed by Parliamentary Act or private agreement between the late 17th and 19th centuries. In some instances, planned enclosure patterns were also created where earlier, ancient field patterns were completely reorganised during this period. For example the landscape around Sandford Hall has been completely replanned from small irregular fields, originally improved from heathland. In these areas pre-1600 and 17th century farmsteads are likely to remain. The last areas to be enclosed in the 19th century were often the poorest agricultural lands. Large-scale investment was often needed to improve the land, and these estate lead ventures resulted in large planned 19th century farmsteads and large-scale planned enclosure. Heathland areas were much easier to enclose, but much less profitable resulting in the greater numbers of smaller farm holdings and smaller planned enclosure.

6.5 Farmstead Types

The Position of the Farmhouse

The development of the farmhouse has been the subject of regional and national studies (Barley 1961, for example). The dating, planning and scale of farmhouses can tell us much about the former prosperity and development of rural areas. Houses developed from the medieval period as 3-unit plans, with a central hall/kitchen separated by a cross-passage from the service rooms and with an inner room that usually served as a parlour. There are high concentrations by national standards of houses and barns built for an emerging class of wealthier farmer dating from the 15th century and in some very rare instances the 14th century. Some had cross-wings built at one or even both ends. Smaller farms had 2-unit houses, and the smallest – including smallholdings – simply one unit. There is evidence along the Welsh border, and especially in the south of the region and across into Wales, for longhouses where cattle used the same entrance and were housed in the outer room: these date from the 15th and 16th centuries. By the 17th century, farmhouses in most areas of England (except in the extreme south west and the north) had been built or adapted into storeyed houses with chimneystacks. The most common form of arrangement was the one whereby the stack was inserted against the cross-passage, hence the distinctive outward appearance of an axial stack set to one side of a door. By this period parts of the West Midlands (especially Shropshire) and adjacent parts of Wales had adopted the lobby-entry plan, where the main entrance is sited opposite the stack thus making a lobby providing access into the rooms either side (Smith 1975, 456-62).

From the later 17th century (roughly around 1650), services in some areas were being accommodated in lean-tos (outshots) or rear wings: by around 1700 the stair was housed in a rear lean-to or wing also. They have a distinctive outward appearance as the stacks are sited on the gable ends and the door may be either central or off-centre: symmetry is more prized as the 18th century progresses and is commonplace from around 1750.

Houses faced towards or away from the yard, and may be attached or detached from the working buildings. Local tradition and status were the principal reasons for whether the house was accessed through the yard and buildings were attached, or whether the house looked toward or away from the yard. Farmhouses included, or were placed very close to, areas for brewing and dairying, and pigsties were often placed close to the houses. As a general rule, farms over 70 acres needed to look beyond the family for additional labour, and so rooms for live-in farm labourers – usually in the attic or back wing of the house – became a feature of many farmhouses.

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 (cannot identify which is farmhouse)

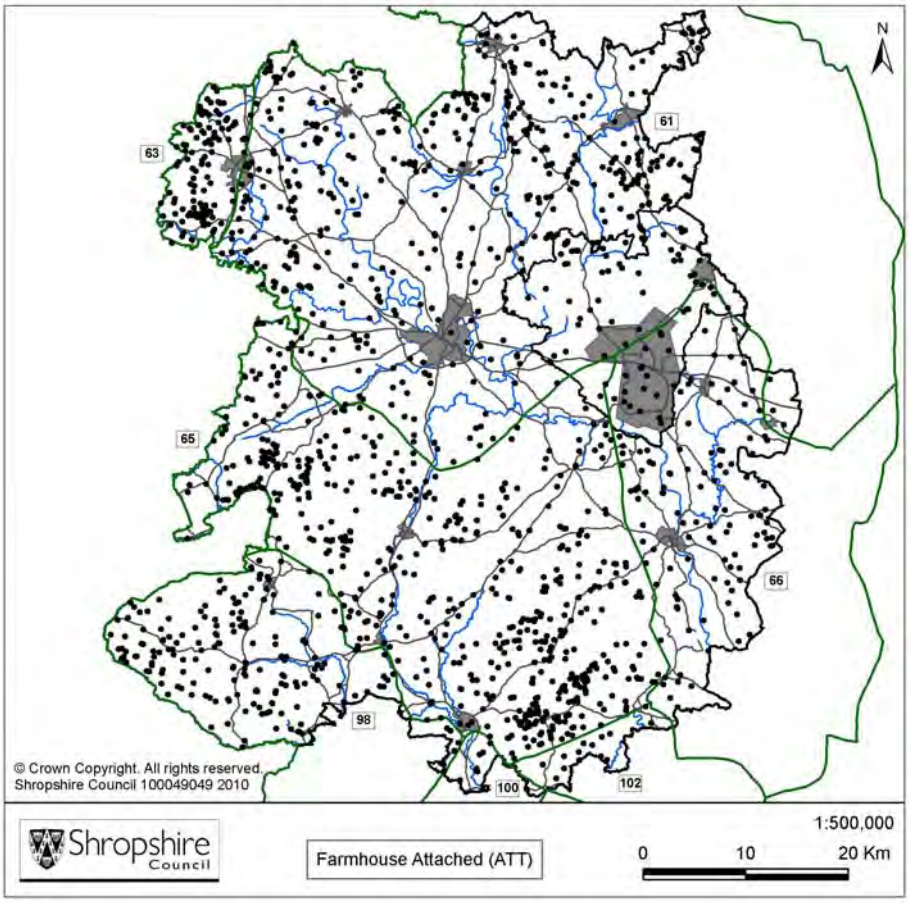
NCA	ATT	LONG	GAB	DET	UNC
Area 61 Shropshire, Cheshire and Staffordshire Plain	546 (21.0%)	620 (23.8%)	444 (17.1%)	943 (36.3%)	48 (1.8%)
Area 63 Oswestry Uplands	120 (43.0%)	57 (20.4%)	38 (13.6%)	61 (21.9%)	3 (1.1%)
Area 65 Shropshire Hills	589 (30.2%)	502 (25.8%)	266 (13.6%)	537 (27.6%)	55 (2.8%)
Area 66 Mid Severn Sandstone Plateau	138 (20.6%)	124 (18.5%)	70 (10.5%)	319 (47.7%)	18 (2.7%)
Area 98 Clun and North West Herefordshire Hills	184 (32.7%)	133 (23.7%)	74 (13.2%)	145 25.8%)	26 (4.6%)
Area 100 Hereford Lowlands	8 (17.8%)	6 (13.3%)	8 (17.8%)	23 51.1%)	0 (0.0%)
Area 102 Teme Valley	14 (16.7%)	21 (25.0%)	18 (21.4%)	30 (35.7%)	1 (1.2%)
Total	1599 (25.8%)	1463 (23.6%)	918 (14.8%)	2058 (33.2%)	151 (2.4%)

Table 14: Farmhouse positions against NCA areas

Farmsteads with farmhouses attached to a farm building (ATT) are concentrated in the south western half of the county, within the Oswestry Uplands, The Shropshire Hills, and the Clun and north west Herefordshire Hills NCAs. The Oswestry Uplands has the highest percentage of attached farmhouses compared to other farms in the area, proportionally higher than any other NCA at 43%, compared with the mean of 25.8% for the entire county. This pattern running along the Welsh borderlands correlates to the dominant pattern of attached farmhouse in Wales. Significant concentrations of attached farmhouses are also apparent in the Shropshire, Cheshire and Staffordshire Plain NCA, particularly across the enclosed lowland heath, and around the mires and mosses around Whixall Moss. The majority of these farmsteads are Linear and L-plan farmstead types making up 55.9 % of all plan types with an attached farmhouse. Therefore the majority of these farmsteads are small and are typically located in isolated upland and common edge locations, or associated with smallholdings and industrial areas in loose farmstead clusters. Most date to the 17th and 18th century, but include a significant number of pre-1600 farmsteads. Larger plan types with attached farmhouses such as the full regular courtyard form a minority of farmsteads with attached farmhouses.

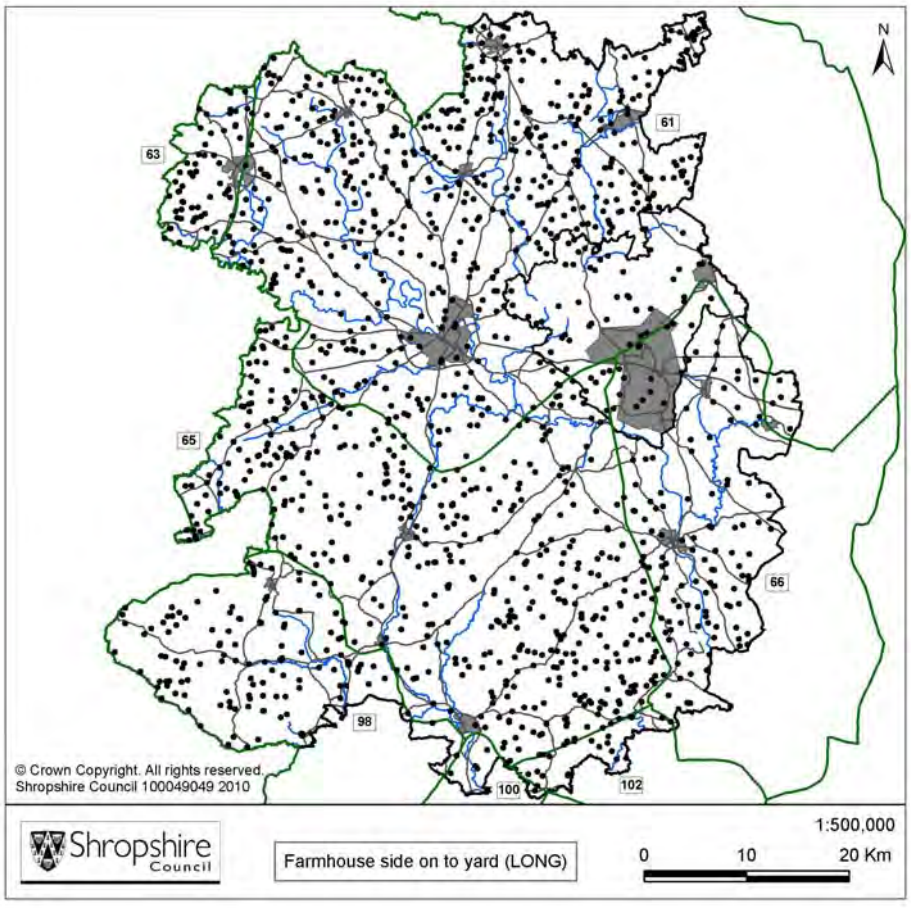
Farmhouse Position	ATT	LONG	GAB	DET	UNC
Pre-1600	59 (15.2%)	104 (26.9%)	54 (13.9%)	167 (43.1%)	3 (0.8%)
C17	123 (18.2%)	168 (24.9%)	114 (16.9%)	262 (38.8%)	7 (1.0%)
C18	87 (18.1%)	112 (23.4%)	62 (12.9%)	213 (44.4%)	5 (1.0%)
C19L	19 (13.2%)	26 (18.1%)	25 (17.5%)	69 (48.2%)	4 (2.8%)
C19	1313 (29.1%)	1053 (23.3%)	662 (14.7%)	1349 (29.9%)	131 (2.9%)

Table 15 Farmhouse location against Date



Left, Figure 26
Map showing the distribution of farmsteads that have farmhouses attached to a working building (ATT)

Right, Figure 27
Map showing the distribution of farmsteads that have farmhouses sited side on to the yard (LONG)



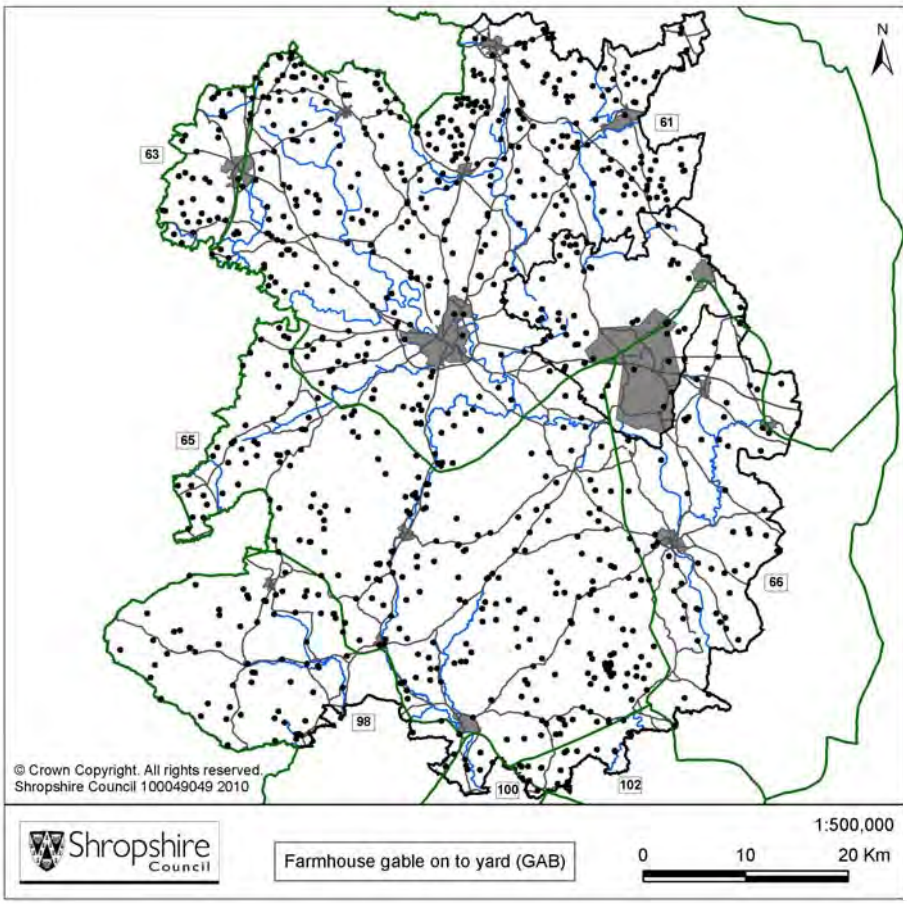
The largest proportion of farmhouses positioned side on to the farm yard (LONG) are found in the Shropshire Hills NCA (25.8%). Further significant concentrations occur in the southern end of the Mid Severn Sandstone Plateau NCA where more restricted settlement and small-scale land reclamation predominates, and the northern extent of the Shropshire, Cheshire and Staffordshire Plain NCA, concentrating in the dairying areas. Farmhouses gable on to the yard (GAB) are the least common arrangement in Shropshire. Concentrations are found in the north eastern part of the Shropshire, Cheshire and Staffordshire Plain NCA, particularly across the enclosed lowland heaths and within the dairying region of Shropshire. It is also often associated with common edge encroachments and smallholdings in much of the rest of Shropshire.

Farmstead with LONG and GAB arrangements are most often associated with pre-1600 and 17th century farmsteads, suggesting that farmhouses which are more intimately connected to the farmyard tend to develop over a greater period of time, and have the potential to be of earlier date. This is reinforced by the fact that LONG arrangements are the most common plan form found in association with deserted or shrunken medieval village sites. For the most part the pre-1600 and 17th century farmsteads are found in the south western half of the county, to the south of Shrewsbury, with the 18th and listed 19th century farmsteads focused in the north and east. Similarly, Loose Courtyard plans and those including L-ranges (RCL, RCL3/4, LCL3/4) are most often associated with the LONG and GAB farmhouse arrangement, suggesting a link to small to medium farms that often developed in a piecemeal fashion. A significant number of Regular Courtyard Multi-yards also follow this arrangement, perhaps indicating that they developed in several phases over an extended period of time. Plan forms most likely to have been constructed in a single phase are generally less likely to have this farmhouse arrangement, the main exception being the RCu which lends itself to having the farmhouse on the fourth side of the yard.

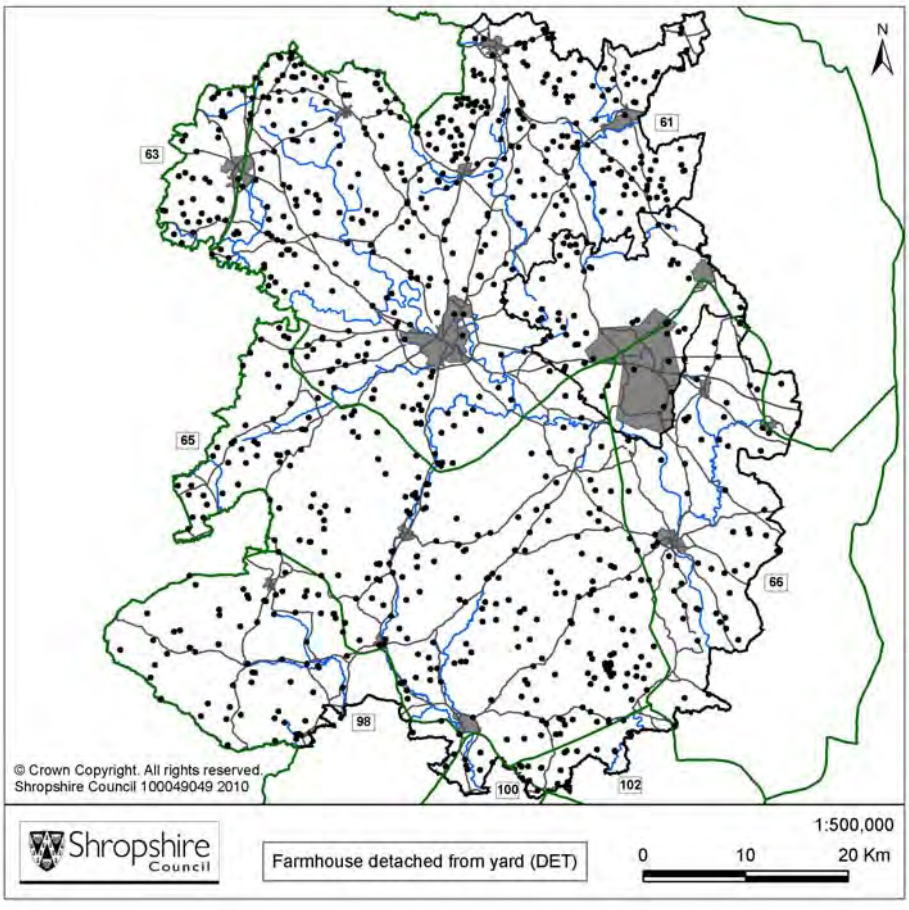
	ATT	LONG	GAB	DET	UNC
VILL	156 (21.4%)	158 (21.7%)	136 (18.7%)	244 (33.5%)	34 (4.7%)
HAM	277 (23.5%)	278 (23.6%)	203 (17.2%)	395 (33.5%)	27 (2.3%)
FC	535 (35.1%)	316 (20.7%)	229 (15.0%)	416 (27.3%)	28 (1.8%)
ISO	561 (24.1%)	623 (26.8%)	298 (12.8%)	791 (34.1%)	50 (2.2%)
PARK	18 (12.7%)	22 (15.5%)	8 (5.6%)	89 (62.7%)	5 (3.5%)
SMV	36 (18.9%)	53 (27.9%)	31 (16.3%)	66 (34.7%)	4 (2.1%)
CM	9 (10.3%)	10 (11.5%)	10 (11.5%)	56 (64.4%)	2 (2.3%)
URB	7 (41.2%)	3 (17.6%)	3 (17.6%)	1 (5.9%)	3 (17.6%)

Table 16 Farmhouse location against Farmstead Location

Farmsteads where the house is fully detached from the yard increase in number on the eastern side of the county, with one of the highest percentages (47.7%) found in the Mid Severn Sandstone Plateau NCA. The highest proportion (51.1%) is found within the small area of the Herefordshire



Left, Figure 28
Map showing the distribution of farmsteads that have farmhouses with their gable on to the yard (GAB)



Right, Figure 29
Map showing the distribution of farmsteads that have farmhouses entirely detached from the yard.

Lowlands in the south of the county, the majority associated with larger farmstead complexes. Detached farmhouses are most often associated with 18th and listed 19th century farmsteads reflecting the changing perceptions of the time, where owners attempted to disassociate themselves with the working buildings, and wished to demonstrate their increasing status and prestige. These detached farmhouses often face away from the working yard, into the garden with separate access, and overlook a 'prospect' of improved or newly-enclosed landscapes. There are still significant numbers of earlier farmsteads where the house is detached and these are often associated with high status halls and manor sites, where newer farm buildings have been built away from the main house. It is therefore not surprising that the majority of farmsteads located within parks, or associated with high status sites, have the house separated from the working buildings. Most often it is the larger plan types that have this arrangement and in particular those which are likely to be of one phase of building, such as the Full Regular Courtyard, the E-, F- and H-plans. The vast majority of Loose Courtyards with four working buildings also have detached farmhouses, reinforcing their strong relationship with the more planned farmstead types.

Plan	ATT	LONG	GAB	DET	UNC
DISPcl	8	19	12	53	9
DISPdw	36	56	26	43	10
DISPmy	24	64	45	112	7
LC1	13	150	121	119	10
LC2	102	213	133	230	21
LC3	68	92	49	96	8
LC4	13	17	9	35	3
LC L3/4	47	83	59	124	3
RCL	30	143	122	197	6
RC L3/4	77	120	75	204	12
RCu	59	138	77	187	15
RCe	10	36	9	63	2
RCf	7	29	16	43	3
RCt	23	22	18	40	4
RCh	1	2	1	5	0
RCz	3	4	7	11	0
RC	86	32	17	171	8
RCmy	93	180	105	268	13
LIN	669	0	0	0	0
LP	225	0	0	0	0
PAR	1	51	0	0	0
ROW	3	11	12	26	1

Table 17: Plan types against Farmhouse position

Farmstead Plan Types

Table showing the primary and secondary attributes used to characterise each farmstead.

Plan Type Primary Attribute	DISP LC LIN LP PAR RC ROW UNC	Dispersed Loose Courtyard Linear L-plan (attached house) Parallel Regular Courtyard Row Plan Uncertain
Plan Type Secondary Attribute	1, 2, 3, 4 L3 or L4 L u e f h t z cl dw my cov	No. of sides to Loose Courtyard formed by *working* agricultural buildings Yard with an L-plan range plus detached buildings to the third and/or fourth side of the yard (may be used with LC or RC dependent on overall character) Regular Courtyard L-plan (detached house) Regular Courtyard U-plan Regular Courtyard E-plan Regular Courtyard F-plan Regular Courtyard H-plan Regular Courtyard T-plan Regular Courtyard Z-plan Cluster (Used with DISP) Driftway (Used with DISP) Multi-yard (Used with DISP or RC) Covered yard forms an element of farmstead
Tertiary Attribute	 d y	Codes as per Secondary Attribute table e.g. cov or combination of Primary and Secondary Attributes e.g. RCL notes presence of a prominent Regular L-plan within a dispersed multi-yard group. And in addition: Additional detached elements to main plan Presence of small second yard with one main yard evident

Table showing the key farmsteads types across Shropshire and comparative results found across the West Midlands region.

Plan Types	Statistics	Definition
Loose Courtyard 1 LC1	6.5% Shropshire 7.3% WM Region	These are very small in scale with a working building to only one side of the yard.
Loose Courtyard 2 LC2	11.0% Shropshire 12.2% WM Region	These are usually small in scale with a working building to only one side of the yard.
Loose Courtyard 3 LC3	5% Shropshire 7.7% WM Region	These are medium in scale with a working building to only one side of the yard.
Loose Courtyard 4 LC4	1.3% Shropshire 2% WM Region	These have working buildings to four sides of the yard, and tend to be large-scale and formal in their layouts. They are concentrated in arable vale landscapes.

Plan Types	Statistics	Definition and Sub-Types
Loose Courtyard with L-shaped ranges with additional buildings to 3rd side LCL3	3.3% Shropshire 2.9% WM Region	These are courtyard farms which have buildings to 3 or 4 sides of the yard, but one range (to two sides of the yard) is L-shaped in plan. There is a tendency for those with buildings to 3 sides of the yard to be regular as opposed to loose in form.
Loose Courtyard with L-shaped ranges with additional buildings to 3rd & 4th sides LCL4	1.7% Shropshire 1.3% WM Region	These are courtyard farms which have buildings to 3 or 4 sides of the yard, but one range (to two sides of the yard) is L-shaped in plan. There is a tendency for those with buildings to 3 sides of the yard to be regular as opposed to loose in form.
Regular Courtyard with L-shaped ranges with additional buildings to 3rd side RCL3	6.2% Shropshire 8.5% WM Region	These are courtyard farms which have buildings to 3 or 4 sides of the yard, but one range (to two sides of the yard) is L-shaped in plan. There is a tendency for those with buildings to 3 sides of the yard to be regular as opposed to loose in form.
Regular Courtyard with L-shaped ranges with additional buildings to 3rd & 4th sides RCL4	1.7% Shropshire 2.2% WM Region	These are courtyard farms which have buildings to 3 or 4 sides of the yard, but one range (to two sides of the yard) is L-shaped in plan. There is a tendency for those with buildings to 3 sides of the yard to be regular as opposed to loose in form.
Regular Courtyard L-plan RCL	10.1% WM Region 7.9% Shropshire	Regular courtyard farmsteads where the buildings are arranged as two linked ranges to create an L-shape. They can comprise a barn and attached shelter shed to a cattle yard, or an interlinked cattle housing and fodder range. Additional buildings are typically small-scale, and not sited facing the yard.
Regular Courtyard U Plans RCu	7.6% Shropshire 8% WM Region	Regular courtyard farmsteads where the buildings are arranged around three sides of a yard which is open to one side.
Regular Courtyard T RCT	1.7% Shropshire 1.3% WM Region	Regular courtyard farmsteads where the buildings are arranged as a T-shaped around one or two cattle yards. Cattle housing and stabling typically extend as two ranges from the longer main range which includes a barn or mixing house.
Regular Multi-Yard Plans RCmy	10.5% Shropshire 9.7% WM Region	These are the largest-scale regular courtyard plans, with cattle housing and stabling around two or more yards. The longer main range typically includes a barn or mixing house with a granary and sometimes cartsheds and stabling.
Regular Courtyard T RCe	1.9% Shropshire 1.5% WM Region	Regular Courtyard E-shaped plans where the buildings are planned around two yards.
Regular Courtyard T RCh	0.1% Shropshire 0.1% WM Region	Regular Courtyard H-shaped farmsteads where the buildings are planned around two yards.
Regular Courtyard F RCF	1.6% Shropshire 1.3% WM Region	Regular courtyard farmsteads where the buildings are arranged as an F-shaped plan around one or two cattle yards. Cattle housing and stabling typically extend as two ranges from the longer main range which includes a barn or mixing house.

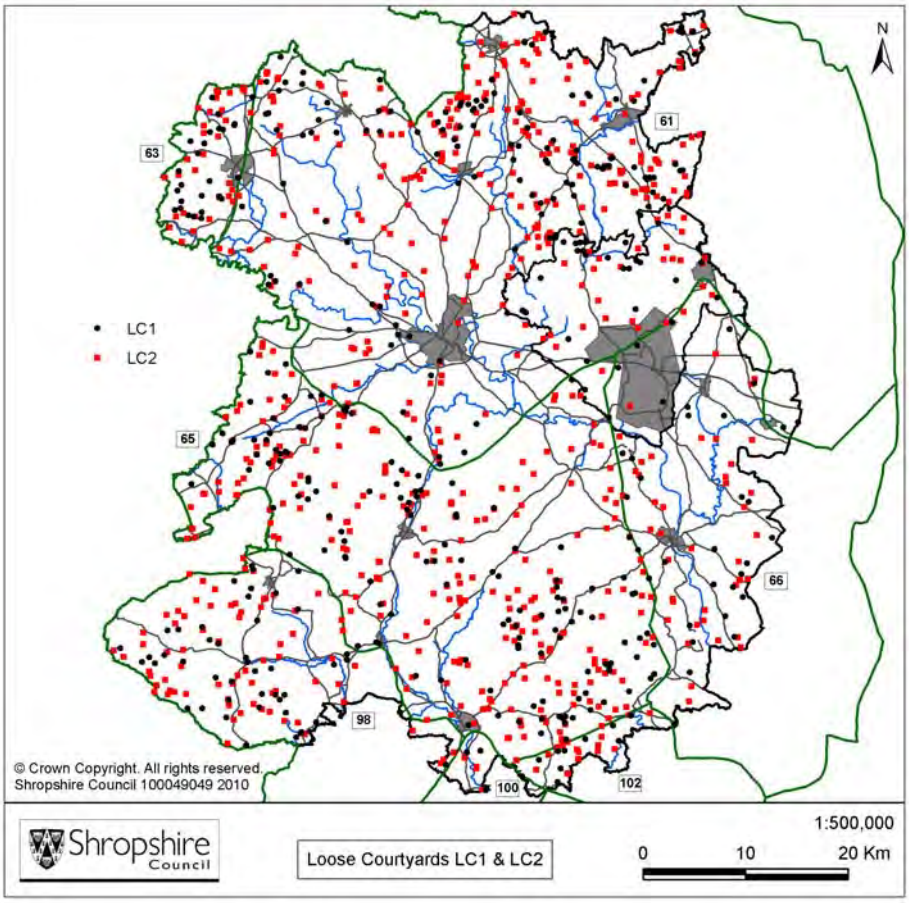
Plan Types	Statistics	Definition and Sub-Types
Linear LIN	10.7% Shropshire 7.3% WM Region	A farmstead where houses and working buildings are attached and in-line. Any detached buildings (in more than 50% of mapped sites) are typically small-scale, such as pigsties and calf houses.
L-plan (attached) LP	3.6% Shropshire 3.1% WM Region	A linear farmstead, extended or planned with additional working buildings to make an L-shaped range. More than 50% have additional detached buildings.
Dispersed Cluster DISPcl	1.7% Shropshire 2.8% WM Region	A dispersed farmstead which includes two or more clusters of buildings within the boundary of the site, which may face working yards. There is no focal yard area.
Dispersed Driftway DISPdw	2.7% Shropshire 1.2% WM Region	A dispersed farmstead where buildings and yards (regular or irregular in their form) are sited along a routeway. There is no focal yard area.
Dispersed Multi-yard DISPmy	4.0% Shropshire 2.6% WM Region	A dispersed farmstead where buildings relate to a number of yards (regular or irregular in their form). There is no focal yard area.
Parallel PAR	0.8% Shropshire 0.6% WM Region	A farmstead, often of linear plan, where the working buildings are placed opposite and parallel to the house and attached working buildings. Around half have additional detached buildings.
Row ROW	0.9% Shropshire 0.7% WM Region	A farmstead where the main range of working buildings are attached in-line and form a long row.

Loose courtyard plans by secondary attribute

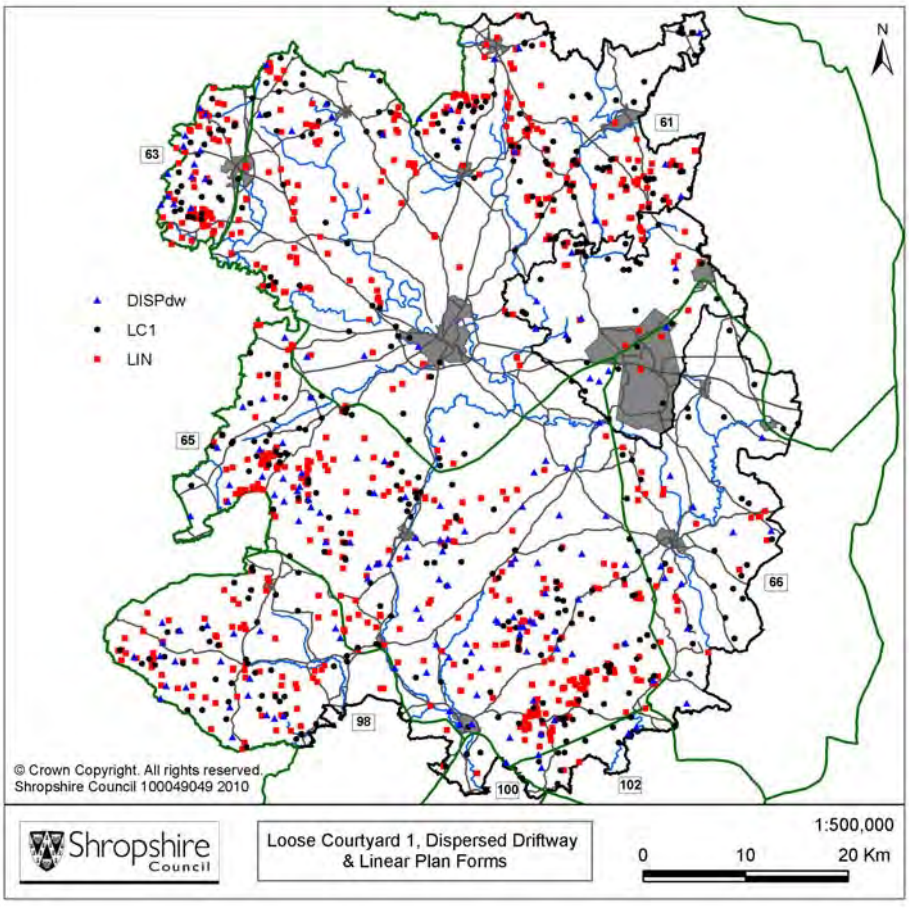
Loose Courtyard Plans are often the product of piecemeal development and can range from small farmsteads with a single building on one side of the yard and the farmhouse (LC1) to a yard defined by working buildings to all four sides (LC4). Loose Courtyard plans form 29.3% (1816) of all recorded plan types. Of the Loose Courtyards 1109/1816 (61.1%) are the smaller LC1 or LC2 types (Figure 30).

Loose courtyard with one working building

Very definite patterns emerge from the distribution of LC1 plans (6.5% of county), which are principally found in upland areas in south-western half of the county, in the Shropshire and Clun Hills, and in common edge locations in the Oswestry Uplands in the north-west. In the Shropshire Hills and Oswestry Uplands in particular they are clustered around industrial areas, where it is likely that small-scale farmers supplemented their income working in the quarrying and mining industries. There are also significant concentrations in the north-eastern corner of the county where extensive areas of heathland and wetlands cover the Shropshire Plain. Other small-scale farmstead plan types are often found in association, including linear plans, L-plans (house attached) and dispersed driftways particularly in the Oswestry Uplands and Regular L-plans in areas of heath.



Left, Figure 30
Map showing the distribution of loose Courtyard farmstead with working buildings to one and two sides
LC1 & LC2



Right, Figure 31
Map showing the distribution of Loose Courtyard Farmsteads with working buildings to one side, Linear Farmsteads and Dispersed Driftway Farmsteads

NCA	LC1	LC2	LC3	LC4	LCL3/4
Area 61 Shropshire, Cheshire and Staffordshire Plain	157	271	129	31	127
Area 63 Oswestry Uplands	26	33	10	5	14
Area 65 Shropshire Hills	139	249	106	27	81
Area 66 Mid Severn Sandstone Plateau	32	46	24	7	47
Area 98 Clun and North West Herefordshire Hills	46	76	36	6	36
Area 100 Hereford Lowlands	4	4	3	2	4
West Midlands Region	7.3%	12.2%	7.7%	2.0%	2.9%
Shropshire	6.5%	11.0%	5.0%	1.3%	5.0%

Loose courtyard with two working building

The LC2 plans comprise the most common loose courtyard plan form, making up 11.0% of all plan types. They also share the same pattern as LC1 in association with other small farms, but have a much wider distribution beyond these areas, including significant numbers in the estate landscapes of the Shropshire plain. The distribution is comparable to RCL. Beyond the common edge and industrial areas the LC2 are comparable to the larger LC3 farmsteads, possibly suggesting that some of the latter plans may have developed from LC2 as farmers prospered in the more agriculturally rich landscapes.

Loose courtyard with three or four working building

The loose courtyards with buildings to three or four sides (LC3, LC4) are generally larger in size. These often appear to exhibit a degree of planning, particularly in the north and east of the county in areas dominated by larger regular courtyard plans. Larger loose courtyard plan types are far less common making up 21.5% of the loose courtyards across the county and 6.3% of all plans. Most still sit within small irregular field systems, with a small number in industrial areas. They still however maintain common edge locations, in both lowland and upland areas. Clusters are apparent around Baggy Moor and the Weald Moors in the Shropshire Plain NCA. In the Mid Severn Plateau NCA they cluster along the Severn gorge river valleys and settlements taking advantage of both upland pasture and arable land by virtue of their location, but still set away from the main agricultural land of the sandstone plateau.

The smaller loose courtyards are concentrated in areas of small farms in landscapes of small irregular fields; often small-scale irregular and assarted fields enclosed directly from woodland and common pasture. Significant numbers of the smaller loose courtyard farms are also found in common edge locations associated with smallholdings and squatter enclosure. The larger loose courtyard plans are generally positioned along the valleys and as a result are set within landscapes of ancient and piecemeal enclosure.

Loose courtyards including L-plan ranges

Loose courtyard plans which incorporate an L plan range make up the remaining 17.2% of loose courtyard plans found across the county. Whilst their number is similar to that of the larger loose courtyard farms, their distribution is more readily comparable to the small LC2 plan types. They occur in slightly larger numbers in the northern western half of Shropshire Plain, associated with the dairying areas and also in areas of the Shropshire Hills particularly around the Clee Hills. Their distribution also appears to avoid the main estate lands across the central Shropshire Plain, away from areas of the most profound landscape change. There is however a significant distribution of the larger LCL4 on the Sandstone Plateau.

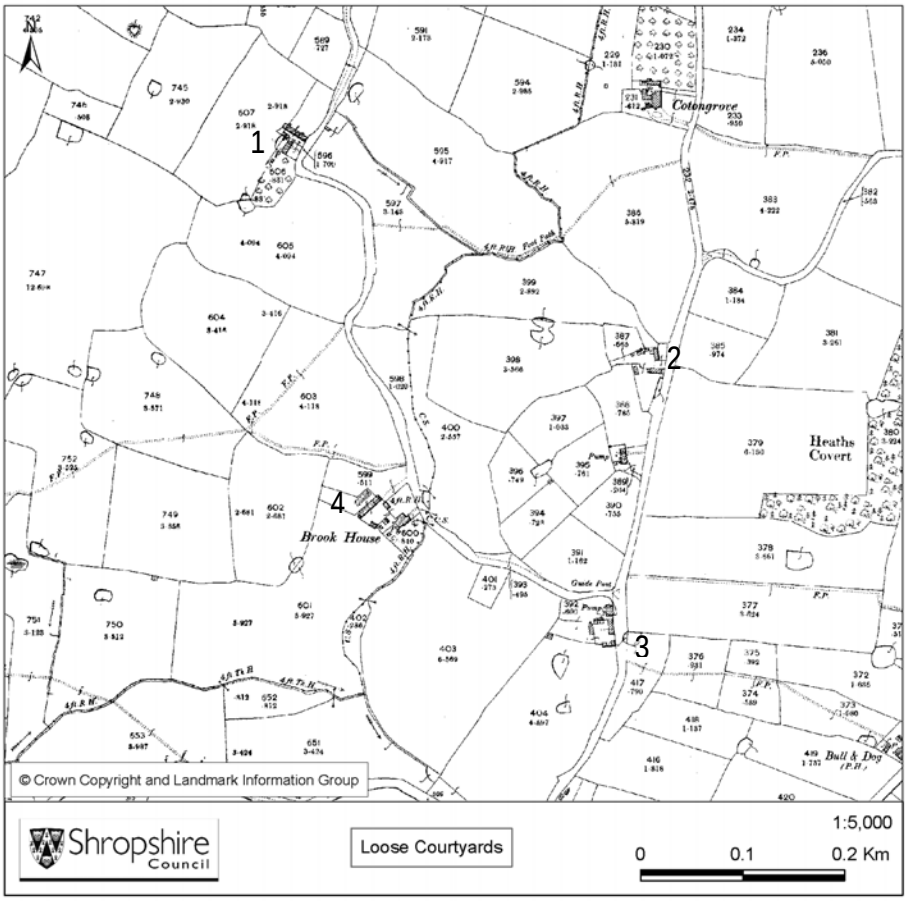


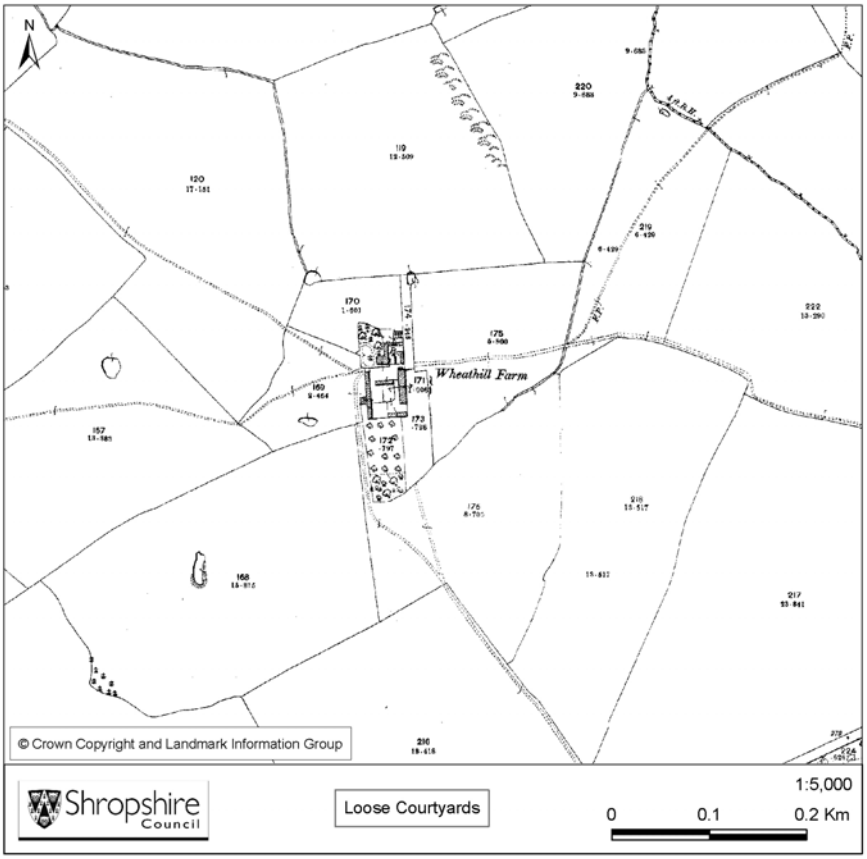
Figure 32

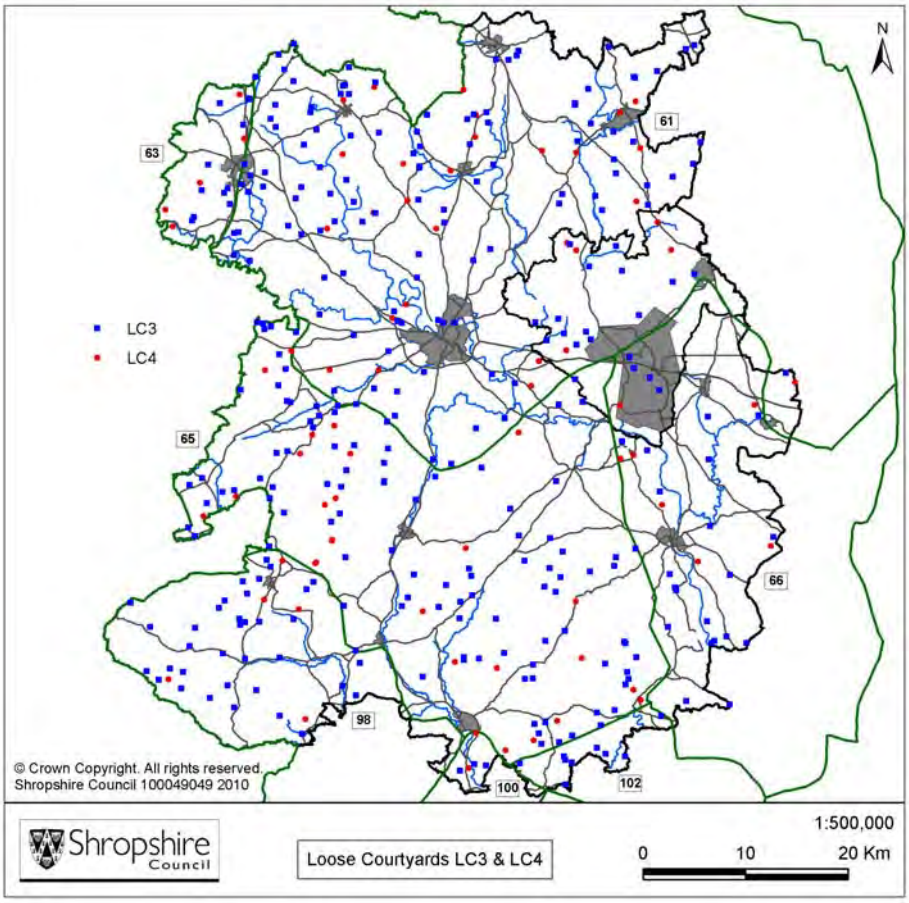
Set within a landscape of small assarts are some examples of small/medium loose courtyards. Within this small area Lower House Farm (1) forms an LC1, Yew Tree Farm (2) forms an LC2, Brook House Farm (3) forms an LC3, and White Lion Farm (4) forms an LC4.

Figure 33

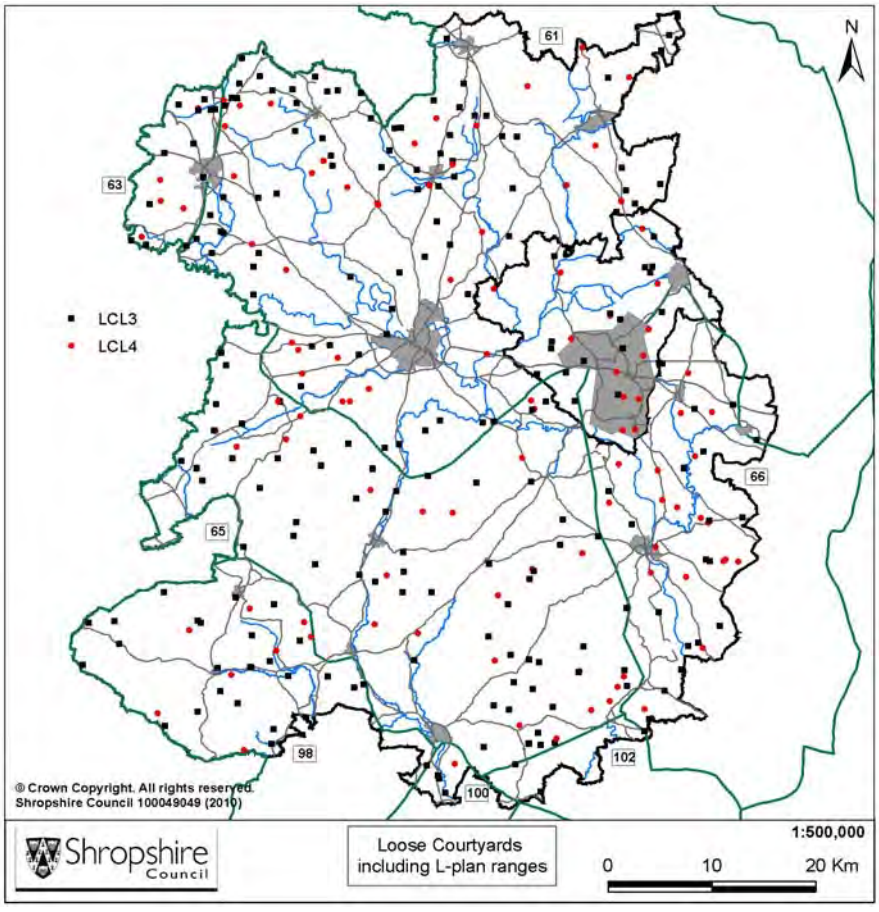
Here set within reorganised piecemeal enclosure Wheathill Farm is organised into a fairly substantial LC4 with the house set away from the main yard.

It must therefore be borne in mind that although broad distinctions in size can be made with the individual plan types, at a local level it is often the landscape which reflects the size of the farm.





Left, Figure 34
Map showing the distribution of loose Courtyard farmstead with working buildings to three and four sides LC3 & LC4



Right, Figure 35
Map showing the distribution of Loose Courtyard Farmsteads which include L-ranges and buildings to the third and fourth side (LCL3 & LCL4)

Regular plans by secondary attribute

Regular courtyard plans can be arranged as full courtyard, L-, U-, and E-plan arrangements, always with one or more yards for the collection of manure. Buildings are carefully planned as linked ranges and often result from a single phase of building. They often display greater consistency in the use of materials and constructional detail, often employing more non-local materials like Welsh slate, than other farmstead types.

NCA	RCL	RCL3/4	RCu	RCe	RCf	RCt	RCh	RCz	RC	RCmy
Area 61 Shropshire, Cheshire and Staffordshire Plain	270	208	183	62	39	43	3	10	147	354
Area 63 Oswestry Uplands	15	10	13	1	5	2	0	2	7	14
Area 65 Shropshire Hills	125	191	167	24	31	34	5	10	71	141
Area 66 Mid Severn Sandstone Plateau	48	54	74	30	16	16	1	2	66	83
Area 98 Clun and North West Herefordshire Hills	31	19	27	3	6	7	0	1	17	54
Area 100 Hereford Lowlands	3	2	4	0	2	3	0	0	4	4
West Midlands Region	10.1%	8.5%	8.0%	1.5%	1.3%	1.3%	0.1%	-	2.0%	9.7%
Shropshire	7.9%	7.9%	7.6%	1.9%	1.6%	1.7%	0.1%	0.4%	7.6%	10.5%

Regular Courtyard L plans

Regular Courtyard plans of all types form the dominant farm type in the county, representing 45.5% (2816) of recorded farmsteads compared to the 29.3% of Loose Courtyards. In general the smallest regular courtyard plan is the RCL forming 7.9% of all plan types across Shropshire and making up 17.5 % of all regular courtyard plan forms. They can comprise a barn and attached shelter shed to a cattle yard, or more usually an interlinked cattle housing and fodder range. They can be either organic in their development or planned and of one phase, resulting in a range in size. This size range is reflected in their wider distribution across the county in areas of both small and large farms.

The distribution of Regular L- types is quite even across most of the county with clustering apparent, often associated with areas of smallholdings and smaller farms. In the northern half of the Shropshire Plain however the concentrations of RCL increase significantly, particularly around Dudleston Heath and Wixhall Moss. In the north of the NCA these farmsteads invariably comprise a cowhouse/fodder range related to the small-scale dairying industries within these areas. In the mixed farming areas, where the plan form is less apparent, they are more likely to comprise either a barn and shelter shed, two attached barns, or a multi-functional early-mid C19 range.

Regular Courtyard L-plans with a detached building to the third or fourth side of the yard (RCL3 and RCL4) make up 7.9% of all plan forms, and 17.2% of regular courtyard plans. Whilst they are found in similar numbers to the RCL type they have slightly different distribution. Although there is an increase in density in the northern half of the Shropshire Plain, particularly to the north east, this is not as marked as the RCL plans. Their density is also markedly lower in the Oswestry upland, and they are almost entirely absent from the Clun Hills. Their distribution however looks far denser and more evenly spread across the Shropshire Hills (which contains the highest number), with a slight increase in number to the east of the Clee Hills and south of the sandstone estatelands. Their distribution also appears to avoid the main estate lands across the central Shropshire Plain.

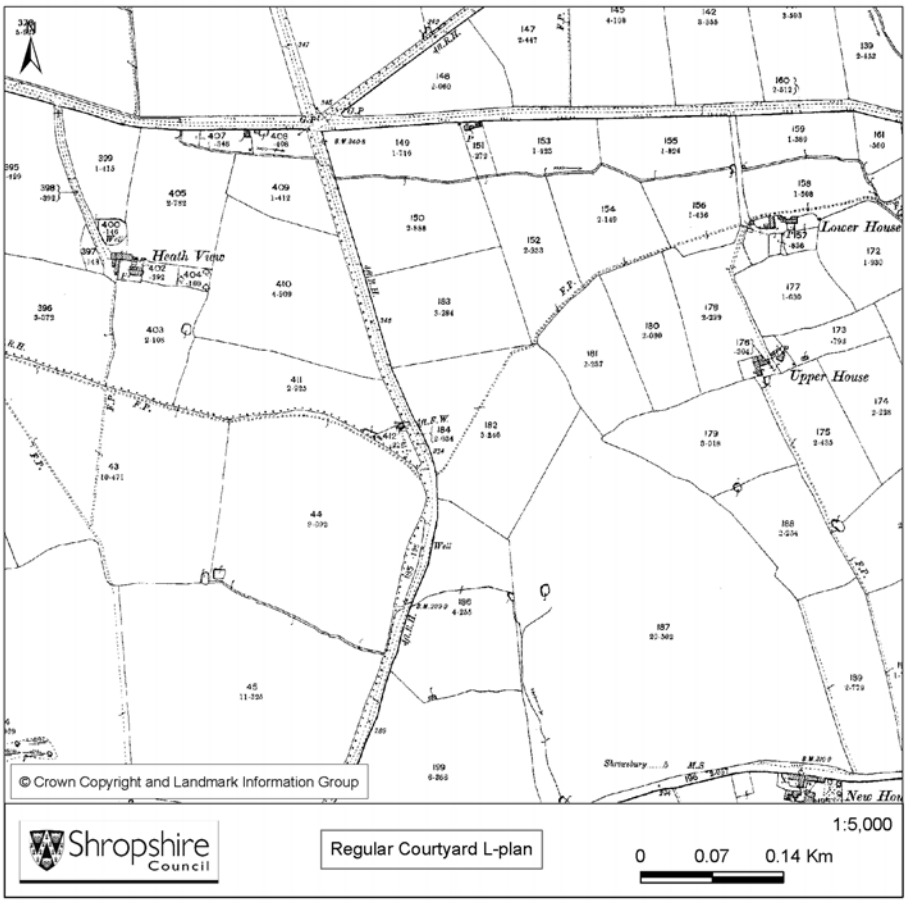


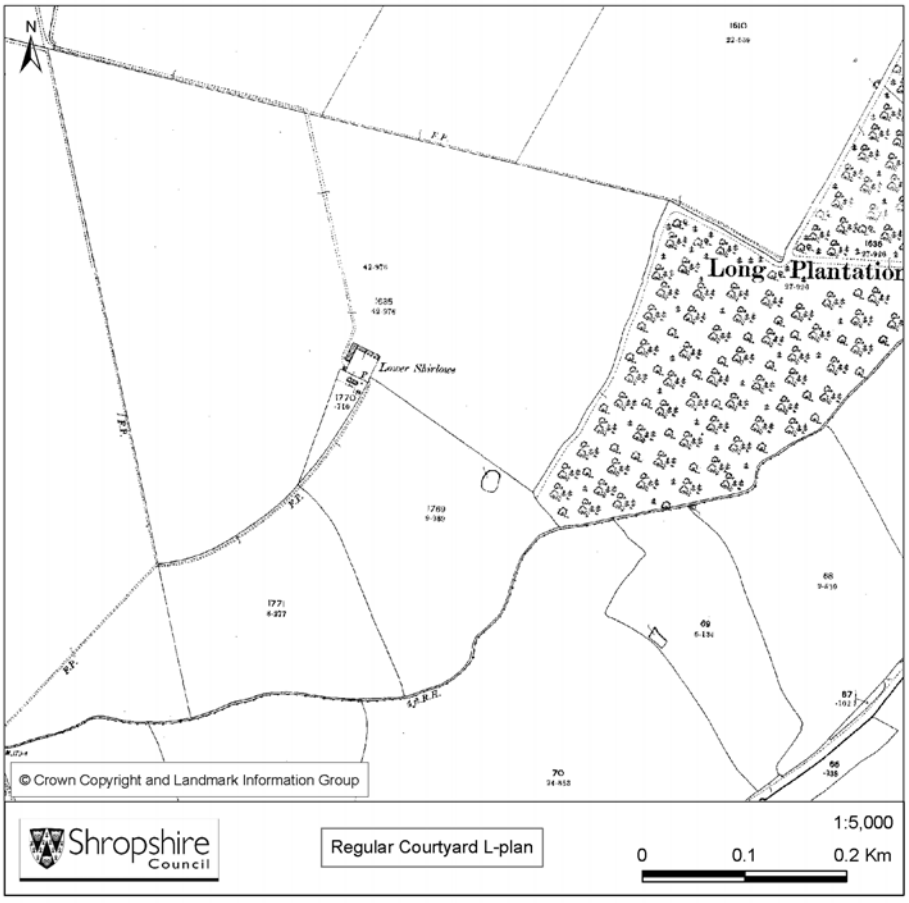
Figure 36

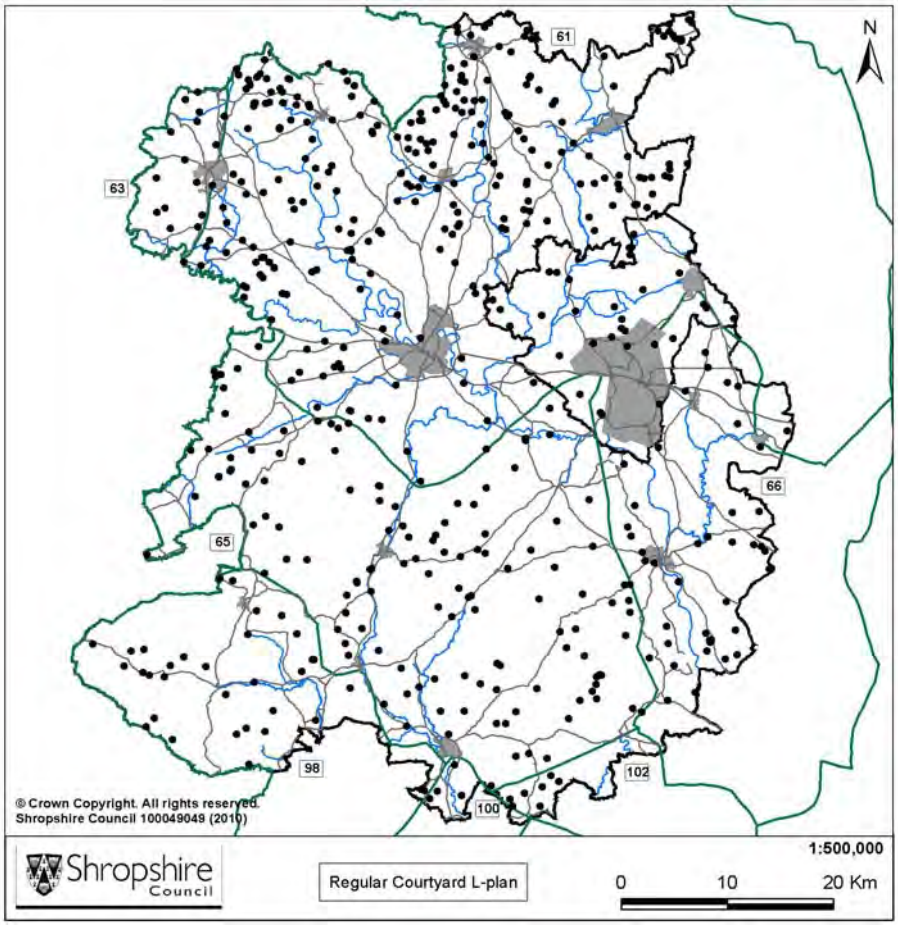
Both Heath Farm and Upper House Farm are relatively small regular courtyard L-plans set within small irregular fields.

Figure 37

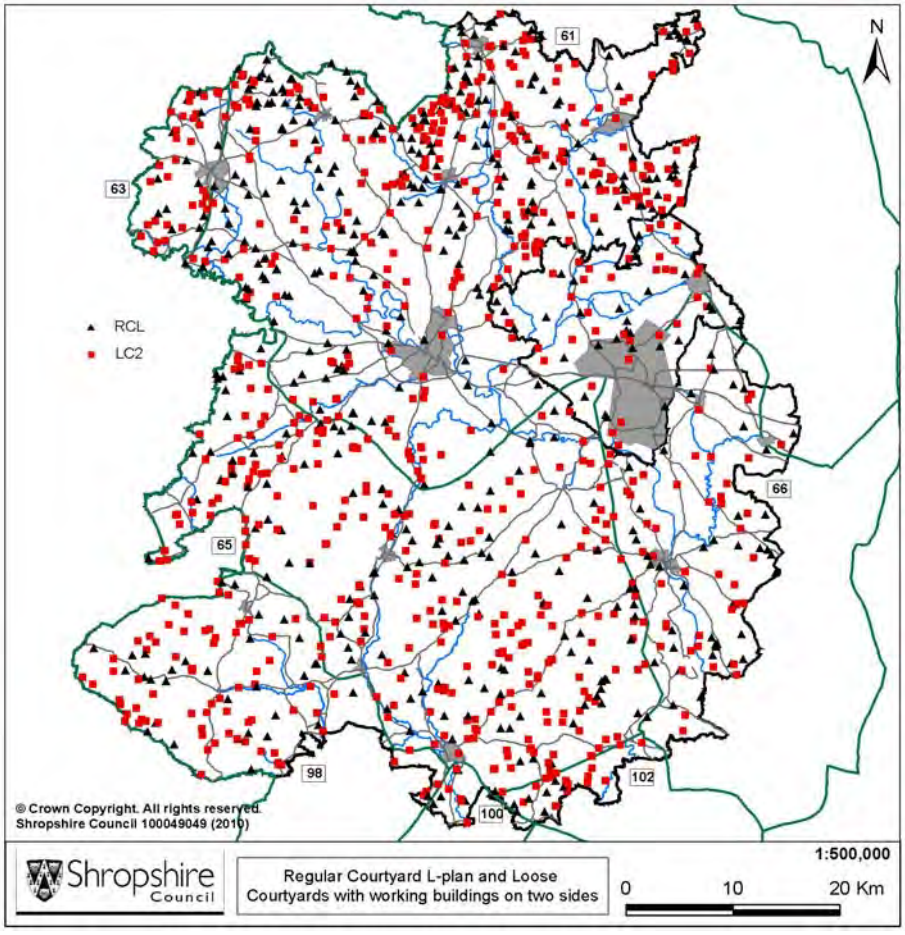
Set within reorganised piecemeal enclosure the Regular Courtyard L-plan of Lower Shirlowe Farm (now lost through 20th century reorganisation) is far larger and appears more planned

It is still however small in comparison to the large regular planned farmsteads such as the RC E- F- and multi-yard plans.





Left, Figure 38
Map showing the distribution of Regular Courtyard L-plans



Right, Figure 39
Map showing the distribution Regular Courtyard L-plans against the distribution of Loose Courtyards with working building on two sides.

Davies (1952, 99) noted that the L-plan tends to disappear as the farm increases in size over 100 acres, and that L-plans were most strongly associated with 50-100 acre farms. This correlates with both RCL and RCL3/4 plans which are less evident on the estate farmland across the Shropshire Plain and east of the Severn on the sandstone plateau associated with larger farms, and are often found clustered with other small to medium size farms of other types.

Regular Courtyard U plans

Regular courtyard U plans have buildings arranged around three sides of a yard which is open to one side. RCu plans represent 7.6% of all plan types across Shropshire and 16.6% of all regular courtyards. They occur in greater numbers in the south east of the county, on the timbered plateau farmlands surrounding the Clee Hills and bounded by the river Severn to the east. These areas possess more fertile soils than the uplands to the west, and the production of corn and hay on the plateau would have encouraged the growth of these larger farms. The Timbered Plateau Farmland type extends across the river into the Alverley area, into which the high density of RCu plans extends, highlighting the distinctive correlation between these farmstead types and their landscape. The RCus appear to be less strongly associated with the improved arable vales with the largest farms than they do with reorganised piecemeal and planned enclosure associated with improving estates in both lowland and improved upland areas. Of all the regular courtyard plans they are the most dominant form in the planned steadings in surveyed enclosure landscapes in the uplands. These farmstead types are generally associated with farms of 100-200 acres (Davies 1952, 102) giving them a medium size.

Regular Courtyard T Plans

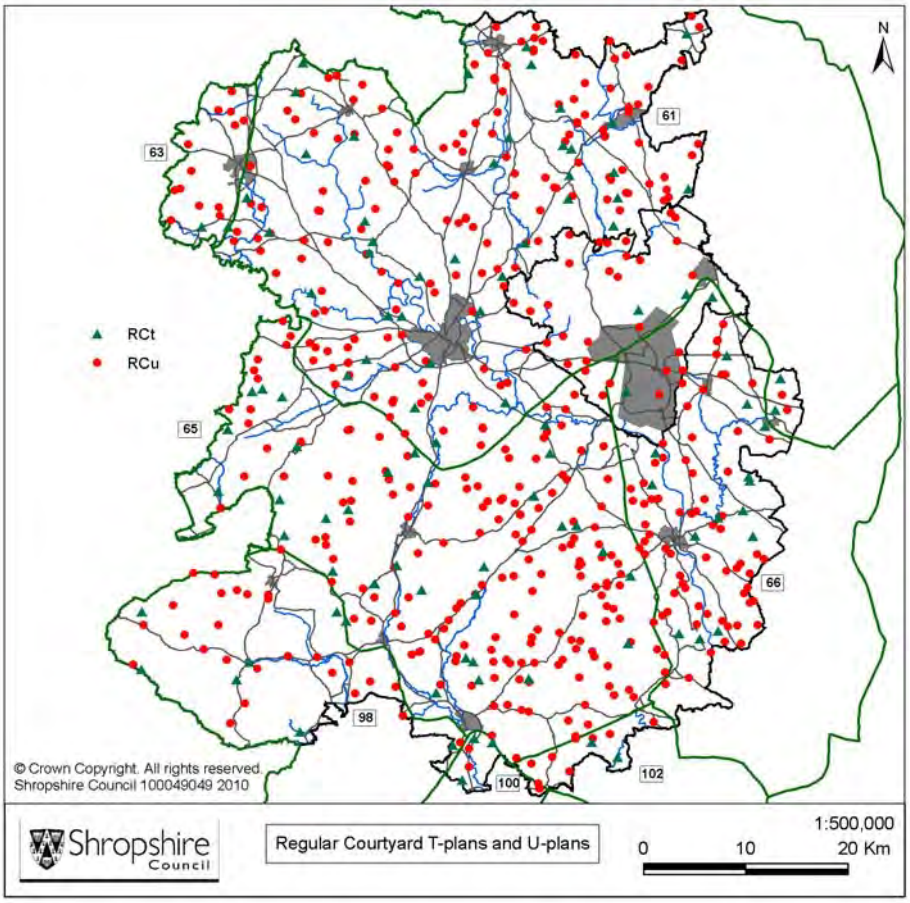
Regular courtyard farmsteads have buildings arranged as two ranges at right angles to each other, and are also generally of a medium to large size. RCt plans represent only 1.7% of all plan types and 3.8% of all regular courtyards. Their distribution is fairly sparse and for the most part evenly spread across the county with the exception of the Clun Hills and Oswestry Uplands. They exhibit a slight bias toward the estate farmland, focused along the valleys in the mixed farming areas. In these arable vales they are more likely to comprise cattle housing facing cattle yards with a projecting mixing barn (for preparing fodder). Although the RCt is a common type in Cheshire on mid-late C19 dairying farms, there is no distinctive pattern occurring along the northern border of Shropshire within the dairying areas, to reflect this model. Where they do occur in the north they are likely to comprise a cowhouse/fodder range with a projecting hay barn.

Regular Courtyard Z Plans

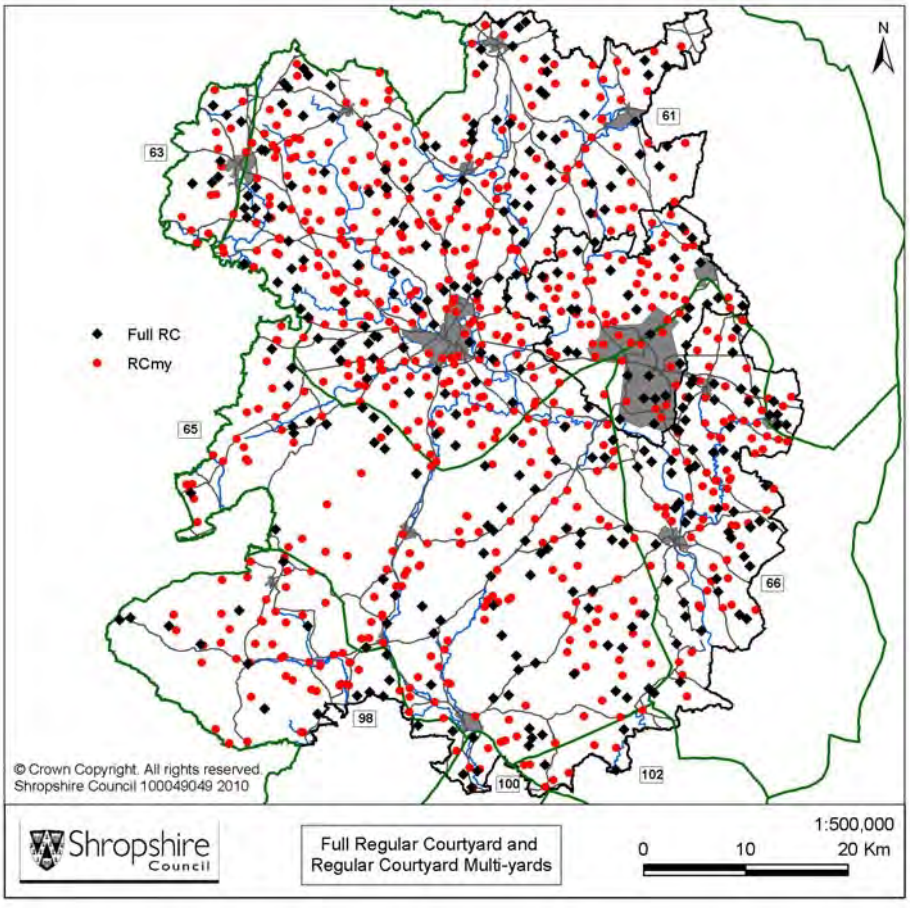
RCz is uncommon form of regular courtyard farmsteads where the buildings are arranged in a Z-shaped form. Within Shropshire they represent only 0.4% of all plan types and 0.9% of all regular courtyards. They are generally medium in size, and in many cases are of multiphase construction. A small majority sit within the principal settled farmlands and the settled pastoral farmlands, and they are generally set away from the estate lands. Most are associated with small irregular fields rather than piecemeal and reorganised piecemeal enclosure

Full Regular Courtyard Plans

Full Regular Courtyards, where generally linked ranges are set around all four sides of the courtyard, represent 5.1% of all recorded farmsteads and 11.2% of all regular courtyard types. They are usually of a medium to larger size and can include the large complex steadings of large estates. They are also sometimes found as a tertiary element in Regular Multi-yard farmsteads.



Left, Figure 40
Map showing the distribution of Regular Courtyard T-plans, Regular Courtyard U-plans and Regular Courtyard Z-plans



Right, Figure 41
Map showing the distribution of Full Regular Courtyard plans against Regular Courtyard Multi-yards

The distribution follows that of the other larger Regular Courtyard plans, with a central band running diagonally across the county following the Severn flood plain. This plan type is synonymous with the classic model farm format of the 1750-1870s period, so it is not surprising that the majority are set within the estate lands of the Shropshire Plain, the Mid Severn Sandstone Plateau and along the Corve Dale. They were also established in areas away from the estatelands where drainage was possible. Several of these are purpose built listed 19th century farm building ranges, some including earlier farm buildings that were improved and incorporated into the full regular courtyard plan. Many of the sites are also associated with manors or parkland, suggesting their status as estate centres. A strong distribution is also apparent on the timbered plateau farmlands, following a similar distribution to the RCu. It is possible that some may have evolved from u-plan layouts. Across the rest of Shropshire the distribution in the Oswestry Uplands, the Clun Hills and the Shropshire Hills, and to a certain extent the north eastern area of the Shropshire Plain, are relatively sparse in comparison. Here full regular courtyards are often associated with 19th century planned enclosure of the uplands and lowland heath.

Regular Courtyard Multi-Yard Plans

The largest of the Regular Courtyard plans are those with more than one yard, namely the RCmy, RCh, RCe, and the RCf. They are strongly indicative of farmsteads with holdings of 300 acres or over and sited in landscapes subject to intense capital investment in the 19th century (especially c1840-1870s). They are predominantly associated with cattle yards for store cattle/ fattening and the production of manure using large quantities of straw (a by-product of the corn harvest), imported feed and hay, with the possible exception of the F plan which may include cowhouse/ hay barn ranges in dairying areas. Regular courtyard multi-yards are farmstead with multiple yards which are grouped together and regularly arranged (other than the defined F- E- H- T- or Z-plans, although these can be incorporated as tertiary elements). RCmy plans represent 10.6% of all plan types, second only to linear farmsteads, and make up 23.4% of all regular courtyard plan forms. Their association with the estate lands is clearly visible, dominating the central Shropshire Plain, the sandstone estate land of the Mid Severn Plateau, and following the estate land running through the Corve Dale, the Bishops Castle basin and the valleys of the Clun Hills. They also feature heavily on the principal settled farmlands where drainage was possible, along the Ape Dale, the Rea Valley and the lowland areas of the Oswestry Hills, they are second only to dispersed multi-yards in these areas. A significant although more dispersed distribution is also apparent on the timbered plateau farmlands east of the Clee Hills. There is a sparser distribution in the dairying areas in the northern Shropshire, the most notable scatter in this area being between Whitchurch and Market Drayton to the east where large mixed farms developed.

Regular courtyard F-plans where the buildings are arranged around one or two cattle yards follow a similar distribution to the Regular courtyard multi-yards (9 of which include a tertiary RCf element). The vast majority lie within the estate lands and some on the principal settled farmlands. On the northern boundary with Cheshire they again focus on the dairying area between Whitchurch and Market Drayton. Regular courtyard E-plan where the buildings are arranged around two cattle yards, have a stronger concentrations on the eastern side of the county, again focusing on the estate lands, principal settled farmlands, and between Whitchurch and Market Drayton. There is also a notable cluster around the Weald Moors, related to estate improvements, and continuing north towards the lowland heaths. A further 16 RCe are featured as a tertiary elements to the RCmy plan. Regular courtyard farmsteads where the buildings are most commonly arranged with cattle housing to two or more cattle yards are the least common of the multiple yard plan regular forms. A further 4 RCh are featured as a tertiary elements to the RCmy plan.

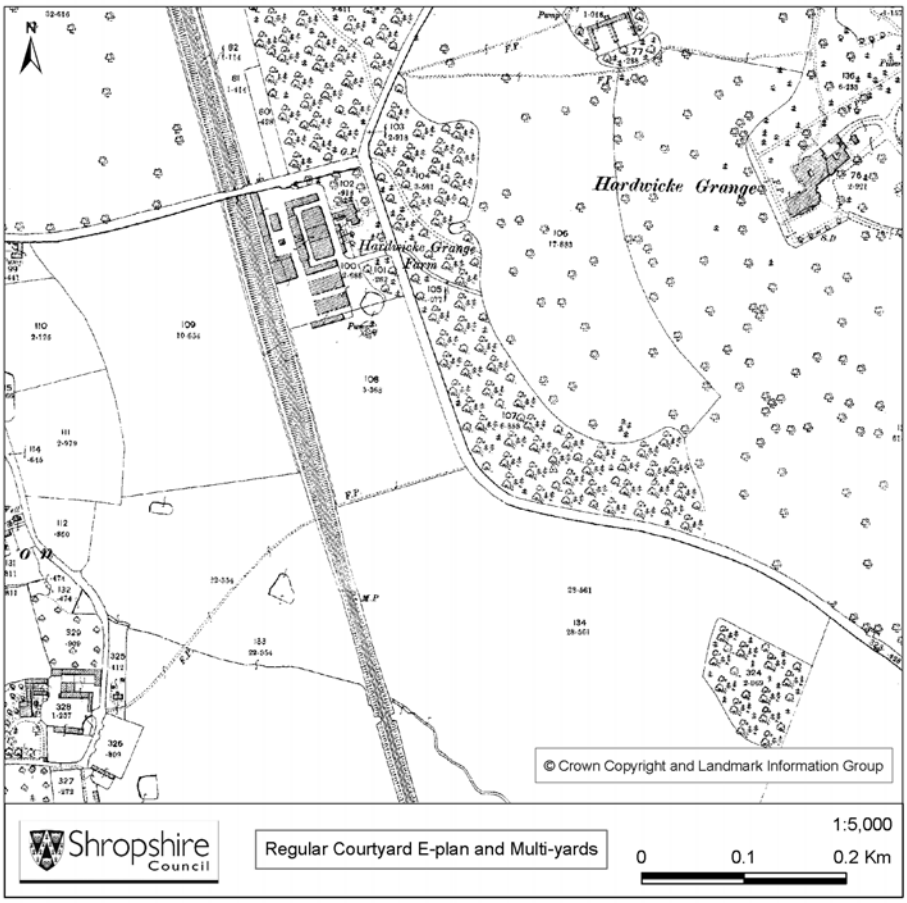


Figure 42

Large regular planned farmsteads including two regular multi-yards, substantial covered yards and an E-plan outfarm complex. These are set within a parkland landscape, surrounded by reorganised piecemeal and planned enclosure.

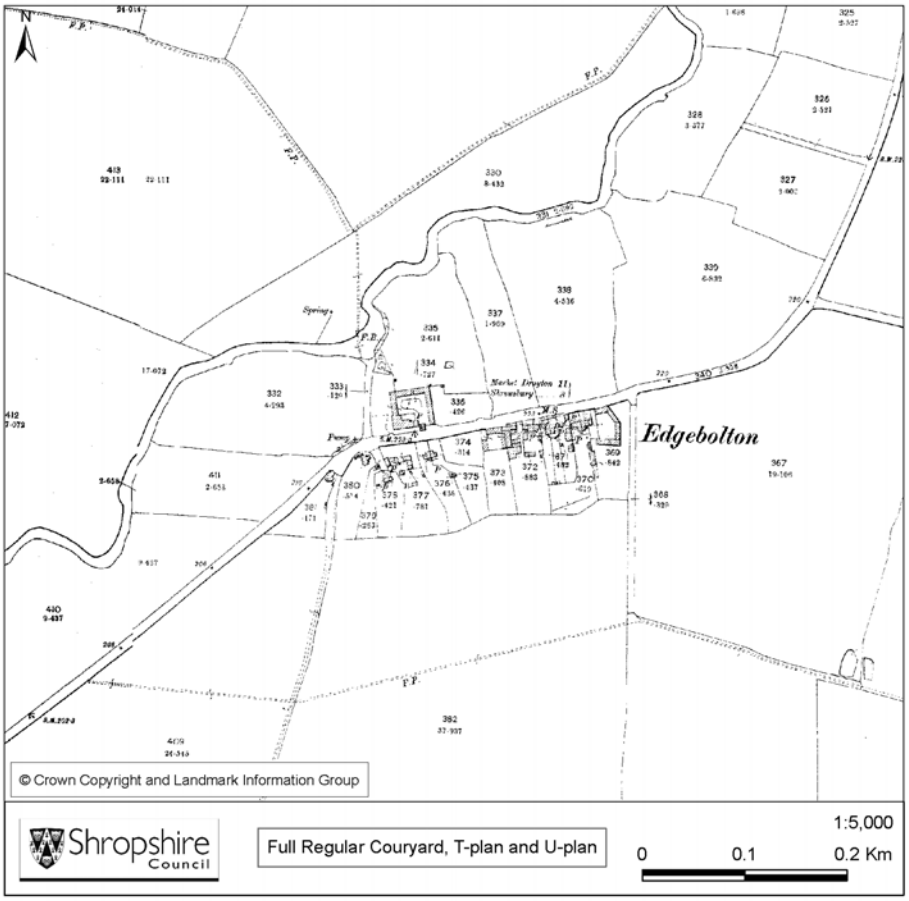
Figure 43

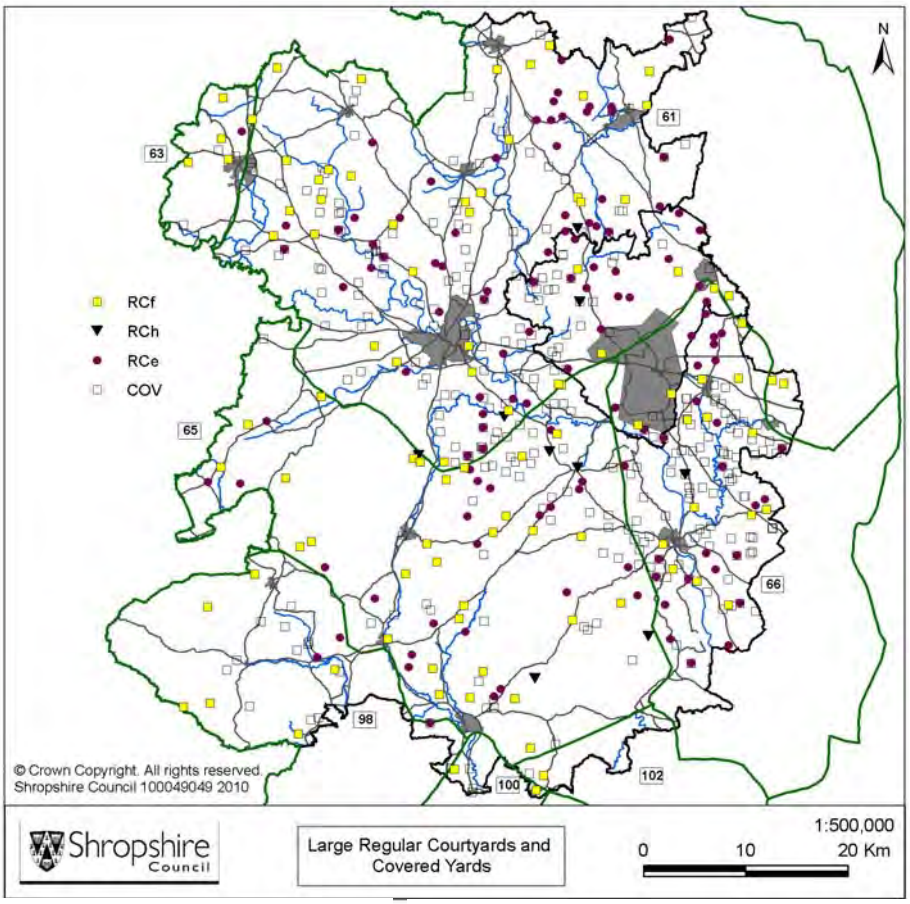
The full regular courtyard of Edgebolton Farm sits on the north side of the hamlet of Edgebolton.

In the centre is Middle Farm House forming a Regular courtyard T-plan developed through incremental growth.

To the east is Two Hoots Farm forming an Regular Courtyard U-plan.

The hamlet and farmsteads are set within a landscape of piecemeal and reorganised piecemeal enclosure to the south and large-scale planned enclosure to the north.



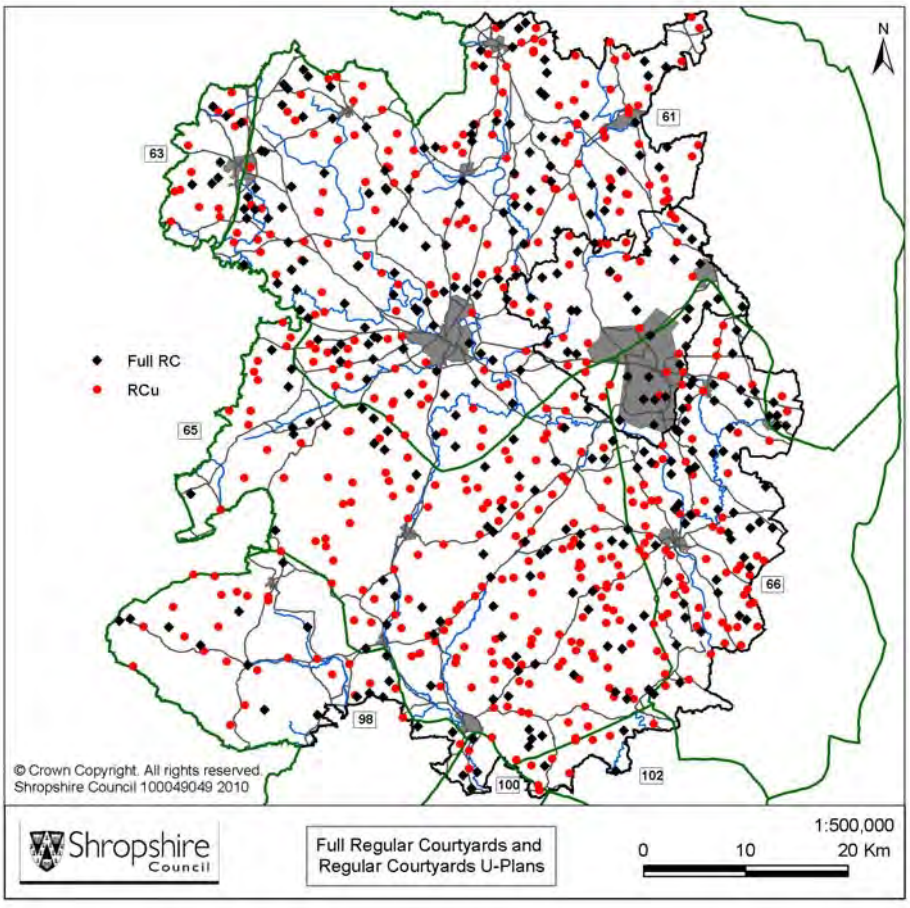


Left, Figure 44

Map showing the distribution of Regular Courtyard F-plans, Regular Courtyard H-plans, Regular Courtyard E-plans and Covered Yards

Covered Yards

Covered yards are most strongly associated with regular plans. The earliest date from the 1850s and they are either whole new-builds (usually of the 1850s to late 1870s, when capital to invest in building projects dried up on the whole) or more commonly post-1870s adaptations to earlier farmsteads. The latter are found in the angle of Regular Courtyard L-ranges including those with additional working buildings to the third and forth side or within cattle yards in larger Regular Courtyard farmsteads. Covered yards are rarely associated with loose courtyards and dispersed plan forms.



Right, Figure 45

Map showing the distribution of Full Regular Courtyard plans against Regular Courtyard U-plans.

Dispersed plans by secondary attribute

These are farmsteads where the farm buildings and farmhouse are loosely grouped together within the farmstead boundary but with no central yard area. They indicate the need to flexibly manage livestock within the boundary of the steading.

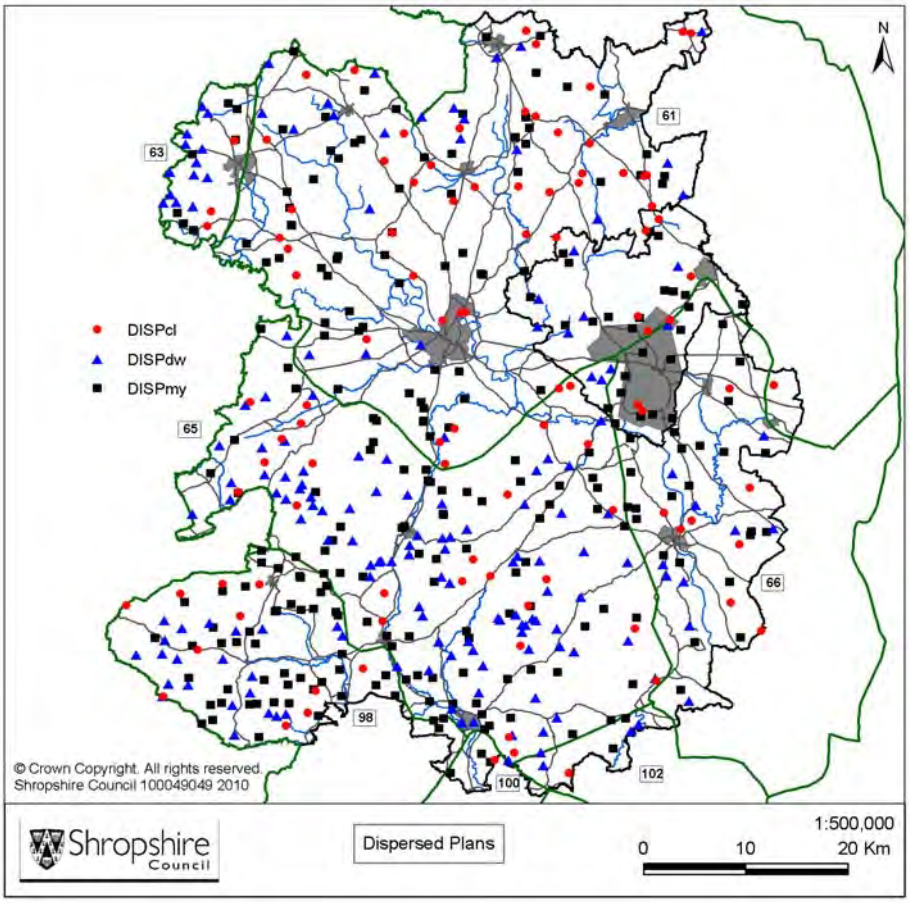
NCA	DISPcl	DISPdw	DISPmy
Area 61 Shropshire, Cheshire and Staffordshire Plain	49	29	80
Area 63 Oswestry Uplands	3	13	7
Area 65 Shropshire Hills	25	93	74
Area 66 Mid Severn Sandstone Plateau	11	11	34
Area 98 Clun and North West Herefordshire Hills	11	22	52
Area 100 Hereford Lowlands	1	0	3
West Midlands Region	2.8%	1.2%	2.6%
Shropshire	1.7%	2.7%	4.0%

Dispersed Cluster

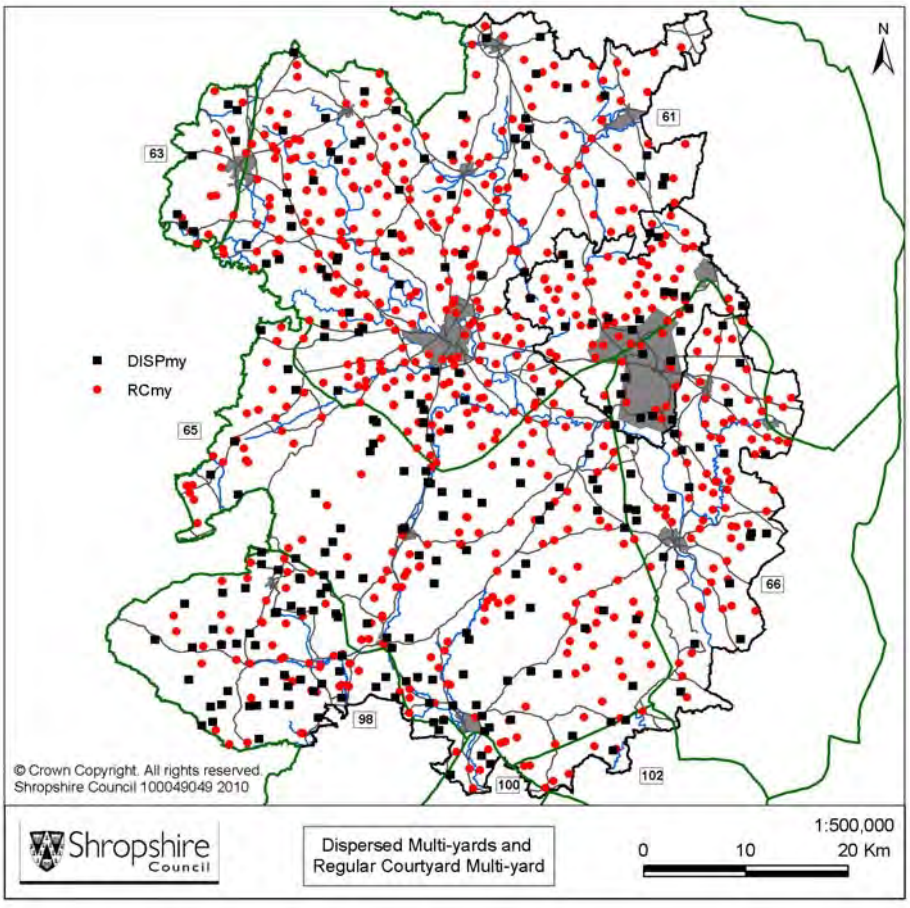
Dispersed clusters are plans where there is a group of buildings which are not focused on a defined yard area. Many of these farmsteads are small steadings with a farmhouse and just one or two buildings set in an enclosure designed for holding stock. These types of farmsteads have a paddock-like feel, set in enclosed areas within which the house and any working buildings are sited and livestock are fenced in. Their plan form and location is intimately related to the movement of livestock and people to seasonal grazing grounds (transhumance). Their distribution is fairly sparse across Shropshire, though it is possibly to see a greater concentration in the north east of the county in the lowland heath areas and in small pockets on the uplands of the Shropshire and Clun Hills. They are generally associated with other small farmstead types (LC1, LC2, LINs) as well as smallholdings, and are mainly associated with stock rearing areas. They tend be situated within small-scale irregular fields, and sitting on the edge of the later planned enclosure, enclosing what were the former common lands.

Dispersed Driftway Plan

Dispersed driftway farmsteads have buildings and yards (regular or loose courtyard in their form) sited next to a route way. In Shropshire their distribution is heavily focused on upland areas fringing the moors, particularly in the Oswestry Uplands, Clun Hills and the Shropshire Hills. This is not surprising given that their plan form is directly related to the movement of cattle onto common pasture. They are closely associated with areas of dispersed settlement with small farms, often linked by small lanes and route ways giving access to areas of common grazing. As a result they tend be situated within small irregular fields, sitting on the edge of the later planned enclosure of areas of former common rough grazing land. They also appear in greater density in areas of smallholdings and industry, particularly the Clee Hills and the Stiperstones. Although generally associated with smaller farms, their size can vary, and in some cases they can form medium-sized steadings.



Left, Figure 46
Map showing the distribution of Dispersed Farmstead types



Right, Figure 47
Map showing the distribution of Dispersed Multi-yards against Regular Courtyard Multi-yards

Dispersed Multi Yard Plan

A dispersed multi-yard farmstead comprises buildings related to a number of yards (regular or loose courtyard in their form), with the yards irregularly arranged and detached from one another. DISPmy plans represent 4.1% of all plan types in Shropshire and 8.9% of all dispersed plan forms, making them the most common type within the dispersed group. Although less prevalent than Regular Courtyard multi-yards, they follow a similar pattern. 71 DISPmy farmsteads include a regular courtyard element, and these are almost exclusively present in the mixed arable lowland areas and in the estate landscapes –across the central band of the Shropshire plain around Shrewsbury, along the Corve and Ape Dale, and in the valleys of the Clun Hills. In these parts of the county the DISPmy form can be relatively organised and have separate yard areas divided, for example, by a road. It is possible that such farmsteads were the result of incremental development and may exhibit ranges and yards of different dates built in response to factors such as the increase in size of holding as an alternative to the re-building of a large new single Regular Courtyard group or the need to retain earlier landscapes.

A significant change in the distribution of DISPmy is evident in the Clun Hills where there is a considerably higher density. Unlike the rest of the county here the relative numbers of DISP and RC multi-yard types are more or less equal in number. As well as in the lowland areas, there are significant numbers situated within or on the edge of the upland plateau particularly to the south. They are however less apparent in the Clun Forest where greater numbers of regular planned farmsteads associated with planned enclosure are situated. The Powys estate influence within the Clun Forest may have encouraged greater development here whereas to the south smaller-scale landowners may have expanded on a more incremental basis. The population decline caused by the agricultural depression may also have allowed those who did remain in the area to expand and prosper.

Linear, L-plan, Parallel and Row plans

NCA	LIN	LP	PAR	ROW
Area 61 Shropshire, Cheshire and Staffordshire Plain	233	81	36	35
Area 63 Oswestry Uplands	66	26	5	2
Area 65 Shropshire Hills	266	62	10	8
Area 66 Mid Severn Sandstone Plateau	25	23	1	5
Area 98 Clun and North West Herefordshire Hills	73	30	0	2
Area 100 Hereford Lowlands	1	0	0	1
West Midlands Region	7.3%	3.1%	0.6%	0.7%
Shropshire	10.7%	3.6%	0.8%	0.9%

Linear and L-plan (house attached) Farmsteads

This plan group, where the principal characteristic is the farmhouse being attached in-line or at a right angle to a farm building is the third most common group encountered in Shropshire, representing 14.4% (891) of recorded farmsteads. The majority of these plans (667) are Linear with the house attached in line to a farm building. Linear plans are usually considered to be a characteristic plan form of upland areas due to their suitability for construction in hilly areas and were also economical to build.

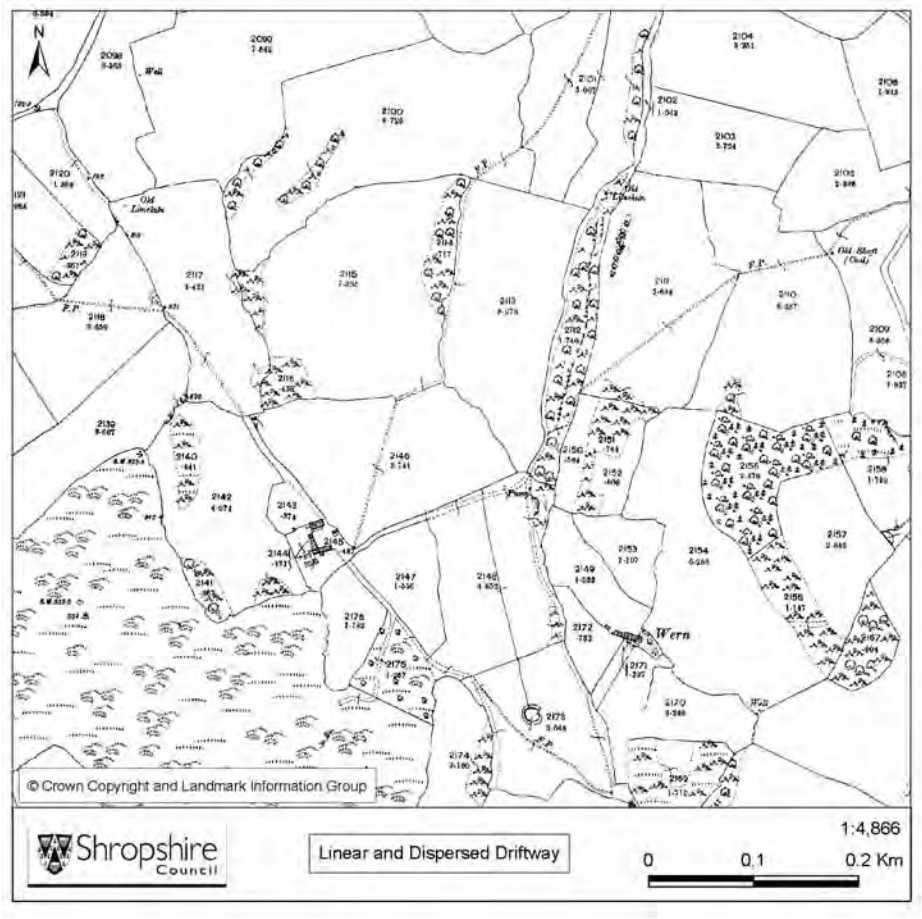


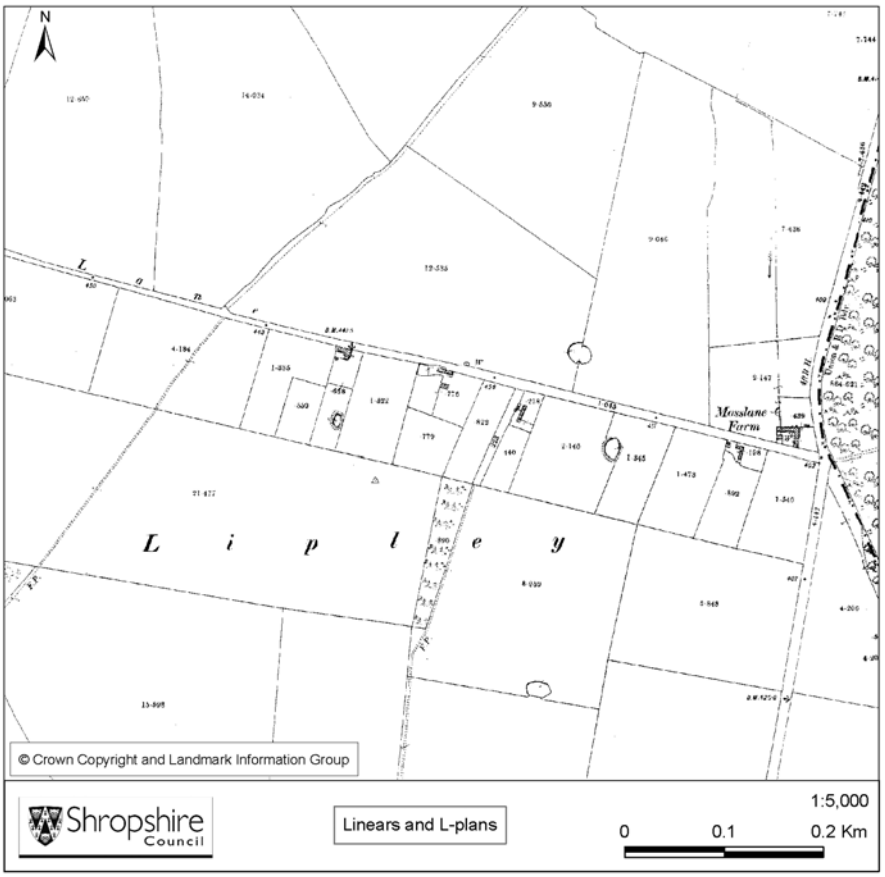
Figure 48

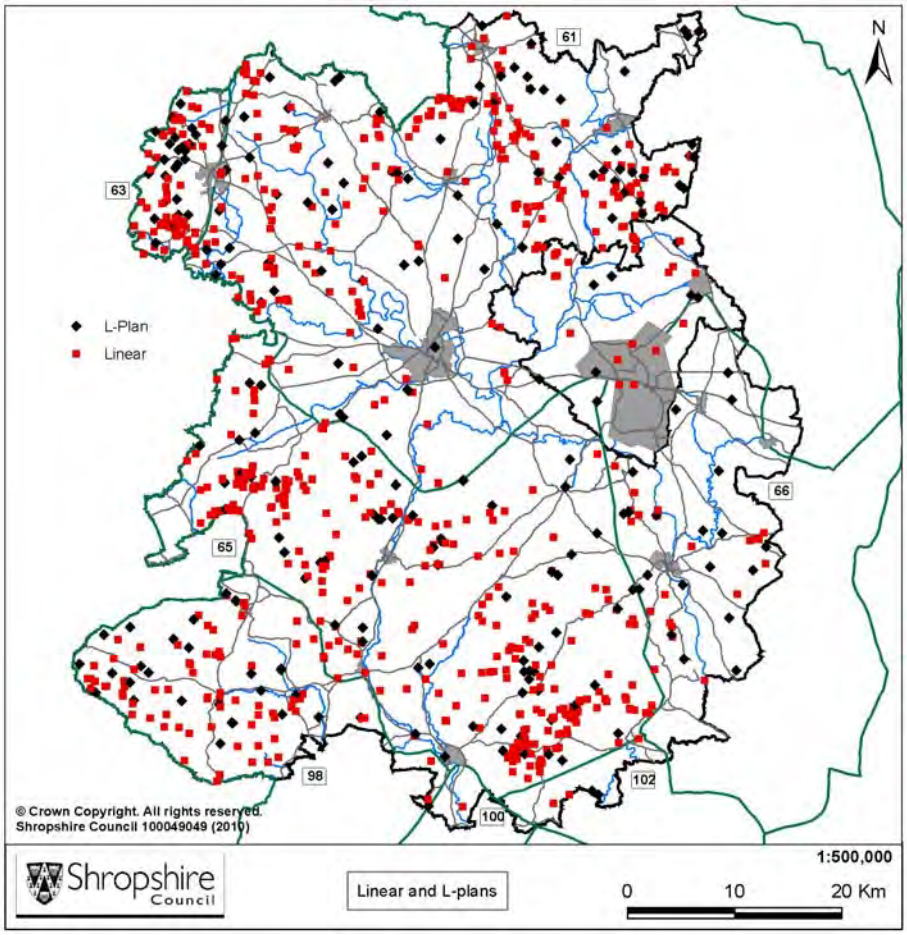
The Dispersed Driftway of Moelydd Ucha Farm and the linear plan of Wern Farm are set within a landscape of small irregular fields.

A small area of unimproved open hill pasture is apparent to the southwest where livestock would have been put to graze.

Figure 49

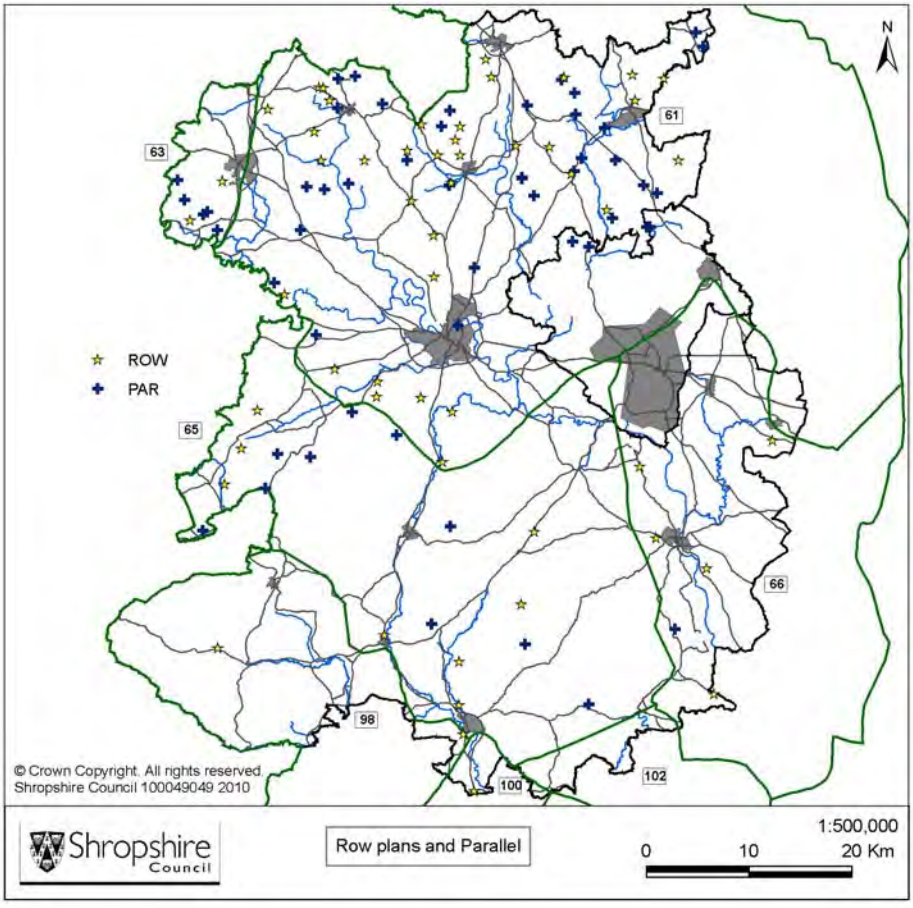
Small Linear and L-plan (house attached) farmsteads set within small planned enclosure. The slightly larger Mosslane Farm, forming an L-plan is likely to be associated with the larger fields.





Left, Figure 50
Map showing the distribution of Linear and L-plan farmsteads

Right, Figure 51
Map showing the distribution of Row and Parallel farmstead plans



The high density of such plans in the southern and north western part of the county is therefore not unexpected. There is a strong correlation with industrial areas, such as the Clee Hills, the Stiperstones, Llanymynech and the Shirlet Forest. As with other small farmsteads in these areas, the distribution possibly reflects the presence of small farmers who found by-employment in industry. The upland location of many Linear farmsteads is further confirmed by the strong presence in the Clun Hills and in the northern extent of the Oswestry uplands where the draw of industry was not a factor. The majority lie on hill slopes set within smaller field patterns and common edge enclosure, part of more ancient landscapes, with a small minority occurring within 19th century planned enclosure.

Perhaps less expected is the number of linear plans within the lowland part of Shropshire, particularly on the enclosed lowland heathland and moors of the of the north west Shropshire Plain. In the lowland heaths the linear farms are set within a fieldscape of ordered rectilinear fields associated with clusters of small farmstead and hamlets. This landscape was formed in the 18th to 19th centuries following large-scale improvement, making the farmstead in this area relatively recent in date. Further north of the edge of the wetland of Whixall Moss, the lowland moors are part of a more ancient field pattern of common edge encroachment, assarting and small planned enclosure developing from the 16th century onwards. The linear farmsteads sit on the roadside on the border of the mosses and the ancient enclosure.

L-plans with the house forming part of an L-shaped range are also concentrated in the southern and north western part of the county, focussing on upland areas. However the concentrations of Linears in the Shropshire Plain are not mirrored by the L-plans. There is a general scatter along the northern border, in the predominantly dairying areas.

When set against HLC there is an apparent correlation between Linear and L-Plan (house attached) farmsteads and Squatter Enclosures. This is particularly the case in the Shropshire Hills and in the small pockets remaining in the Shropshire Plain. Away from the industrial areas many of these have proven to be Medieval or 17th century in date. These small enclosure patterns were most vulnerable across areas such as the Shropshire Plain, where most reorganisation occurred, so the mapped examples are likely to be remnants of an enclosure and farmstead type that was once more widespread.

Parallel Plans

Parallel plans are related to the Linear L-plan (house attached) and small loose courtyards by their general small size and frequent association with smallholdings. The distribution of the small number of this plan type (52) shows these plans as being concentrated in the northern part of the county, in common edge locations and on the lowland heaths and moors. The plan type does not have a strong correlation with upland areas. Those that do are almost exclusively associated with the industrial areas; consequentially none have been mapped across the Clun Hills.

Row Plans

Row plans, farmsteads which have a particularly long range of buildings, probably incorporating different functions are focussed in lowland areas and with increasing numbers in the north of the county, within the dairying region of Shropshire.

6.6 Farmstead Size

Generally, larger holdings were more likely to be provided with larger and/or more buildings, with the prominent exception of sheep farms which required few buildings but could be very extensive. In the 18th and 19th centuries, the 'contemporary rule of thumb was that a man was needed for every 25 or 30 acres of arable and every 50 or 60 of pasture' (Mingay 1989, 953). Statistics on the numbers of farms by size can be misleading: although 71% of holdings were under 50 acres as late as 1880 (Howkins 1994, 53), the proportion of land area taken up by small farms was much smaller and regionally very varied. The smallest farms were concentrated in upland areas, on the edges of mosslands and heathland, in areas with by-employment in industry and trades and in areas with easy access to urban markets. By the 1850s, medium-size farms – typically mixed arable holdings in the 100- to 300-acre (4-120 hectares) bracket – comprised 30% of all 134, 700 holdings and 44.6% of the acreage; those in the 5-100 acre bracket comprised 62.5% of all farms and 21.6% of the acreage and those over 300 acres comprised only 7.5% of all farms but over 33.6% of the acreage (Mingay 1989, 948-50). The largest farms had greater access to capital and were usually associated with corn production, which typically demanded more labour for carting, harvesting and threshing, and increasingly for yard and stock management (for example in strawing-down yards, lifting the heavy manure-laden straw into middens and carts and for spreading it on the fields). Smaller farms, typically found in dairying, fruit growing and stock-rearing areas, required fewer large buildings and were less likely to have the capital to expend on rebuilding farmsteads to fit with developing agricultural practice. The smallest (of under 50 acres) thrived in fruit-growing and market-gardening areas (often clustered around urban sites), and in areas where farmers supplemented their incomes through by-employment, for example local industries (Mingay 1989, 940). Across West Midlands the average farm size in 1851 was between 100 and 139 acres, with the exception of Warwickshire which formed part of the zone of largest farms extending into southern England (excluding the south-west) (Shaw-Taylor 2005, 196). Between 1875 and 1914, the percentage of holdings under 50 acres (20 hectares) as a proportion of all holdings fell across the region, being highest in Staffordshire and Warwickshire where small-scale farming was sustained by proximity to urban markets (Collins 2000, 1833). The range of farmstead plan types are broadly indicative of the size of individual farmsteads, serving to deepen our historical understanding of the development of farms below regional and county level. There is a broad distinction between the farmstead plans as shown in the distribution maps below.

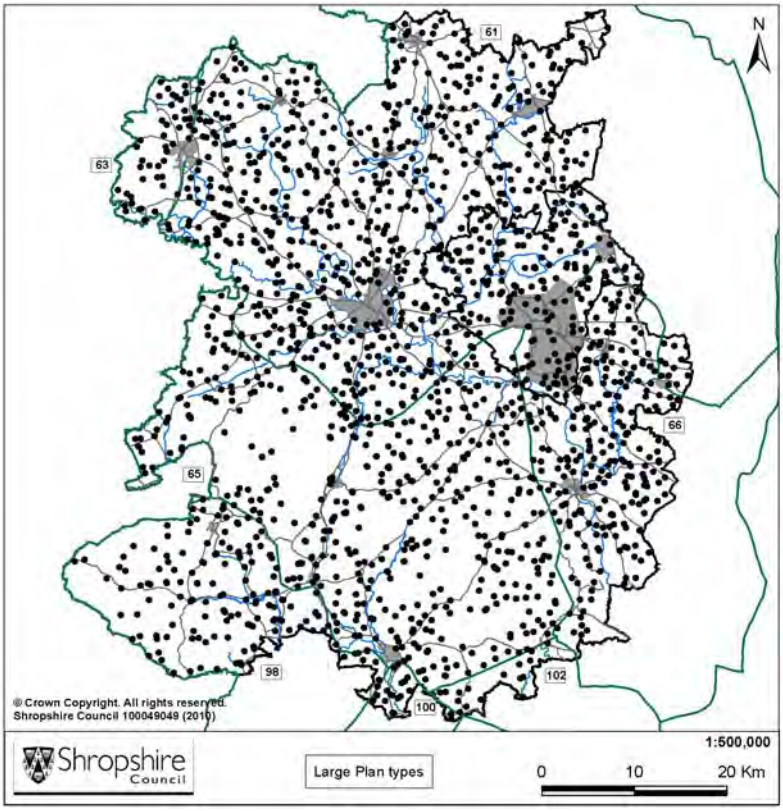
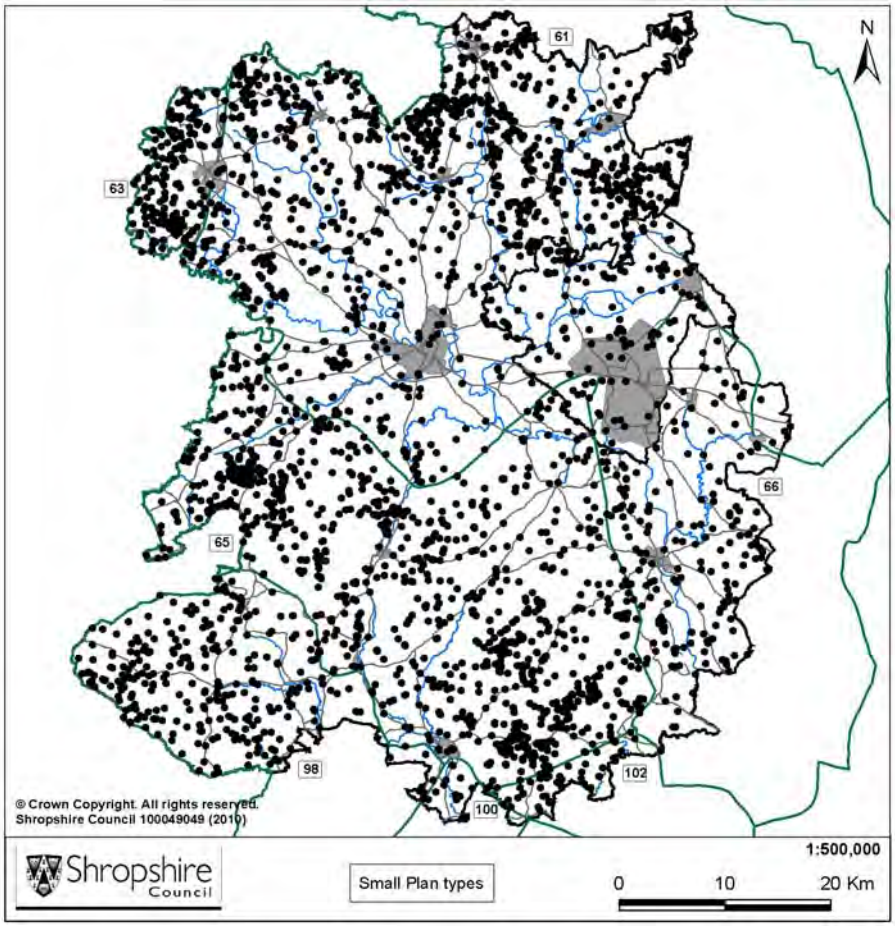


Figure 52 Map showing the distribution of large sized farmsteads

Large-scale farms comprising:

- Loose courtyard with buildings to four sides
- Full regular courtyard plans with buildings enclosed to all sides of the yard
- Regular multi-yard plans, E- H and F plans



Left, Figure 53

Map showing the distribution of small farmstead plans

Small-scale farms, comprising:

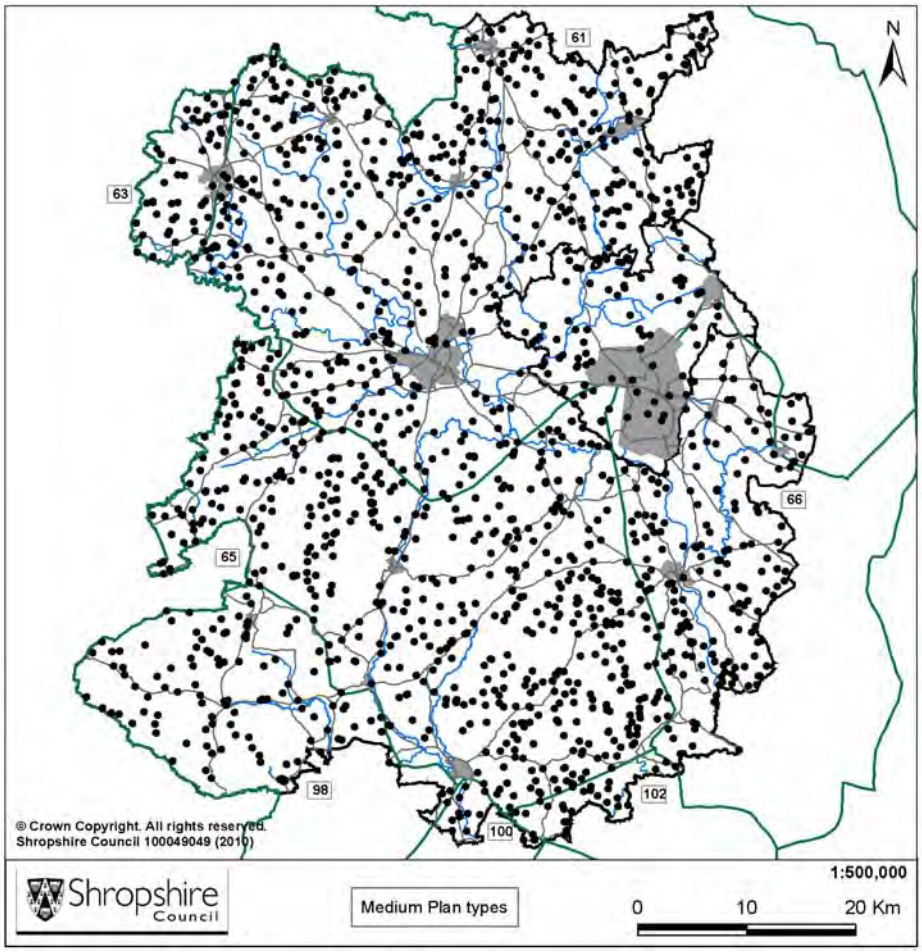
- Loose courtyard plans with buildings to one and two sides of the yard
- Linear plans
- L-plans with the house attached
- Parallel plans
- Dispersed Clusters
- Dispersed Driftways

Right, Figure 54

Map showing the distribution of Medium sized farmstead

Medium-scale farms comprising:

- Loose courtyard and regular courtyard plans with buildings three sides of the yard
- Regular L plans and those with building to third side
- Loose courtyard L plans with building to third side
- U, T and Z plans.

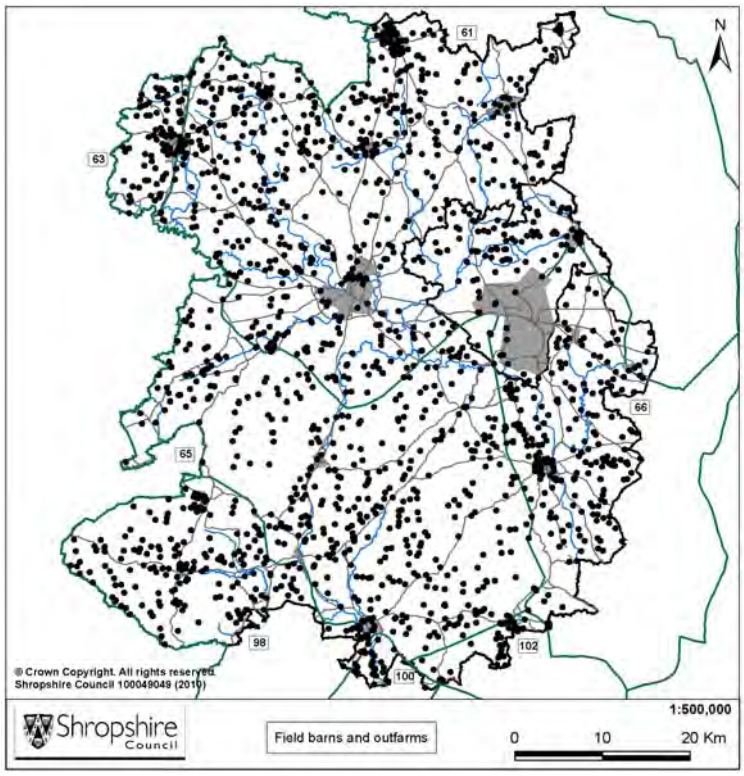


6.7 Outfarms and Field Barns

Although the data set for field barns and outfarms is not yet complete, the majority of the county has been surveyed and distinctive patterns area apparent.

Both the field barns (single building or building with a yard) and outfarms (two building or more around a yard) have a distribution that appears to roughly correlates to the larger farmsteads. Out of the 1642 field barns and outfarms twenty-five are dated; three are pre-1600, six are 17th century, fifteen are 18th century and one is listed 19th century. With the majority later in date, this does suggest a link to later and larger farmsteads; perhaps with larger land holdings it was more practical to have field barns and outfarms in the wider estates. However it must also be recognised that later field barns are more likely to survive; the reorganisation of the 18th and 19th centuries would have removed a large number of earlier field barns. The majority of outfarms with well planned large Regular courtyard types are associated with the estate lands. Of note there is a particular distribution in the estate woodlands of Wenlock Edge. Dense distributions are also evident along the northern extent of the county into the Oswestry Uplands where dairying and livestock rearing dominated. Many of the field barns and outfarms will have been used as livestock shelters. Significant numbers of LC1 are present here, likely to be a cattle house and yard. In more mixed farming areas, these plan types could possibly be a barn and cattle yard.

Significant clusters of single field barns are also scattered around the major urban centres including Whitchurch, Wem, Oswestry, Shrewsbury, Bridgnorth and Ludlow. Smaller concentrations are also present around the smaller settlements. The majority are set within the piecemeal enclosure of the former open field systems. With greater number of individuals holding land outside the settlements, this could indicate the difficulties encountered in amalgamating these land holdings, and suggests that alternative farming practices where in use in these areas.



Above, Figure 55
Map showing the distribution of field barns and outfarms

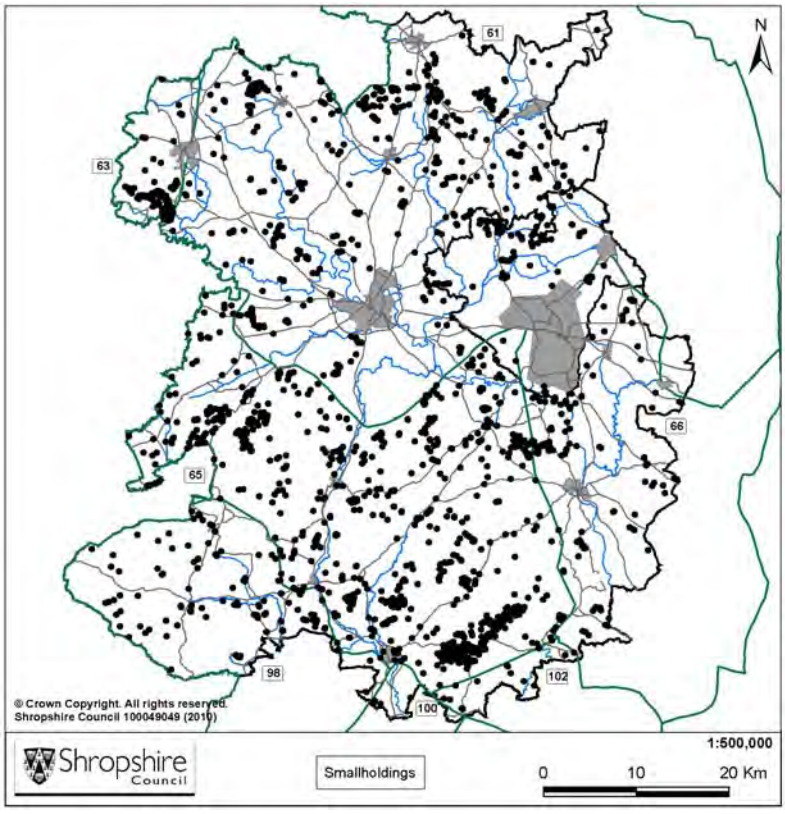
However, whilst field barns appear to be more prevalent in the north and eastern half of the county outfarms which have building to more than one side of a yard increase in number in the southern half of the county with significant numbers in the Clun Hills and in the south eastern extent of the Shropshire Hills. Significant numbers of field barns are found in the northern extent of the Shropshire Plain. The vast majority of field barns do not survive, being no longer practical for modern farming practices, the best survival is so far evident in the south, though it much be borne in mind that this is an incomplete data set.

6.8 Smallholdings

Smallholdings play a very significant role in the character of Shropshire's landscape, dominating areas of industrial activity and upland encroachments. The largest densities are found in the Shropshire Hills particularly in the Clee Hills and Western Uplands, although few of these remain in agricultural use. Significant concentrations are evident around the Stiperstones, Cordon Hill, dispersed around the edge of the Long Mynd and dense concentrations on the Clee Hills. In the Mid-Severn Sandstone Plateau the densest concentrations were within the eastern coalfield; very few now survive following the expansion of the Telford. The Shirlett Forest was another focus for smallholding activity with charcoal burning and coal mining present in the area. In the Oswestry uplands the industry of the Treflach hills drew the smallholder in.

Small pockets of smallholdings are present across the Shropshire Plain, associated with squatter encroachments onto remaining areas of common. In these areas the small-scale subsistence farming could be supplemented by working the land of the larger estates. The estates themselves had varied policies with regard to housing labourers. The poorest were often in small settlements, whilst other had purpose built cottages. In other areas squatter encroachments were viewed as a blot on the landscape and clearance was undertaken as was the case in Lea where squatter cottages were totally demolished (VCH IV, 226-30). The majority of smallholdings in the Shropshire Plain were established on the poorer soils of the enclosed lowland heaths. As has been discussed previously, the majority of smallholdings are associated with the small plan types such as loose courtyards with one or two farm buildings, linear and L-plans (house attached) and Dispersed clusters and driftways.

Survival of smallholdings is relatively poor. The vast majority are no longer in agricultural use, with the majority surviving as the house only. A good proportion have also been lost, the majority located in the industrial areas. Of note if is likely that small holding were farm more extensive in the Shropshire plain along with smaller farms. However the reorganisation of the 18th and 19th century likely resulted in a significant loss of smallholdings, long before the 2nd edition OS map was completed.



Right, Figure 56
Map showing the distribution of Smallholdings.

7.0 CONCLUSIONS AND RESEARCH QUESTIONS

8.1 Key Findings

- Farmsteads in Shropshire are an integral part of how landscapes have changed to the present day.
- The project has deepened our understanding of Shropshire's landscape, and the patterns of local distinctiveness.
- It has highlighted the diversity of Shropshire's landscape over very short distances
- Farmstead plan form and size are intricately linked to the fieldscapes and wider landscape they sit within.
- The best farmstead survival is across the Oswestry Uplands and along the northern border of the Shropshire, where small to medium farms have developed. Correlating with sheds located to the side of historic farmsteads
- Moderate to good survival of larger farms is still apparent. Sheds on the site of these can indicate greater survival than desk based mapping can reveal.
- Pre-1600 farmsteads are recorded in almost all parts of the county, with the most significant concentrations found in the south
- The Clun and North West Herefordshire Hills that has one of the highest percentages of 17th century farmsteads
- The greatest concentration of 18th and 19th century farmsteads are in the north and east of the county spread across the Shropshire, Cheshire and Staffordshire Plain NCA and the Mid-Severn Sandstone Plateau
- It has highlighted the lack of understanding of Shropshire's historic settlement pattern, and the need for further research in this area.
- Smallholdings play a very significant role in Shropshire industrial landscape, with more in-depth analysis is needed.

8.2 Landscape Context

The density of farmsteads is intricately related to the development of the landscape over time. Areas with the highest densities of farmsteads typically include smaller-scale enclosed fields with large numbers of small-medium-scale farmstead types, and at the other end of the spectrum are areas with larger-scale enclosed fields with low densities of large-scale farmstead types. It becomes clear that as time passed, fields increased in size, and where they did, holdings were amalgamated or enlarged and farmsteads became more and more spread out. The farmsteads themselves also increased in size along with their surrounding fieldscapes.

The location and distribution of farmsteads is heavily influenced by patterns of land use and management over centuries. These are reflected in the scales and patterning of fields, the extent of land cover (including woodland and boundary trees/species diversity). When the farmsteads data is compared to the Shropshire's LCA it becomes clear that the density of farmsteads is intricately related to the development of landscape context, in terms of landscape development, settlement pattern and the fieldscapes. It has been demonstrated that these are closely linked to the key HLC types of common edge encroachment landscapes, ancient landscapes and 18th and 19th century landscapes.

The main landscape types with small-scale farms and fields are:

- *The Upland Smallholdings* around the fringes of high moorland has one of the highest densities of farmsteads. This correlates with the Shropshire HLC, and specifically those areas characterised by small irregular fields and squatter enclosures related to mineral wealth.
- Similarly the *Enclosed Lowland Heaths* have a relatively high farmstead density, characterised by ordered patterns of small to medium planned fields of the 18th and 19th centuries, with earlier common edge encroachments in places.

The main landscape types with medium-scale farms and fields are:

- *Settled Pastoral Farmlands, Principal Timbered Farmland* and *Timbered Plateau Farmland* have a medium to high density of farmsteads, relating to a dominant pattern of dispersed settlement with some small villages. Some fields are derived from the informal, piecemeal enclosure of open fields during the late medieval and early modern period, while most derive from a mixture of woodland clearance, together with intakes and encroachment in areas of former common rough pasture.
- *The Pasture Hills and Wooded Hills of Estates and Farmlands* of the hills, valley slopes and upland fringe areas of Shropshire are characterised by dispersed settlement and the fields resulting from piecemeal and ancient enclosure interspersed with woodland.
- The *Principal Settled Farmlands* has medium densities of farmsteads. This reflects a mix of larger fields, resulting from 18th-19th century farm amalgamation and improvement, interspersed with earlier patterns of relatively small, sub-regular fields.

These are predominantly ancient landscapes with a greater prevalence of ancient species rich hedgerows and hedgerow trees. Consequently, these are often smaller-scale landscapes offering more filtered views through trees.

The main landscape types with large-scale farms and fields, mostly resulting from of 18th and 19th century farm amalgamation and improvement, are:

- The *Estate Farmlands* and the *Sandstone Estatelands*, both areas of village-based settlement where isolated farms relate to piecemeal enclosure of open fields and commons. There is more large-scale regular enclosure in the Sandstone Estatelands, the result of the taking in of large areas of heathland for new farms.
- The *High Enclosed Plateau* of the Clun, Shropshire Hills and Oswestry Uplands, which exhibit one of the lowest farmstead densities. Although some common edge encroachments exist on the lower slopes, the higher ground is dominated by large geometric field patterns resulting from planned enclosure during the late 18th and 19th centuries, and in association with large isolated regular planned farmsteads, surrounded by extensive holdings.

These ‘improvement landscapes’ tend to have greater numbers of thorn hedgerows and with lower numbers of hedgerow trees, creating a sense of a larger-scale, more open landscape.

8.3 Farmstead Character Areas

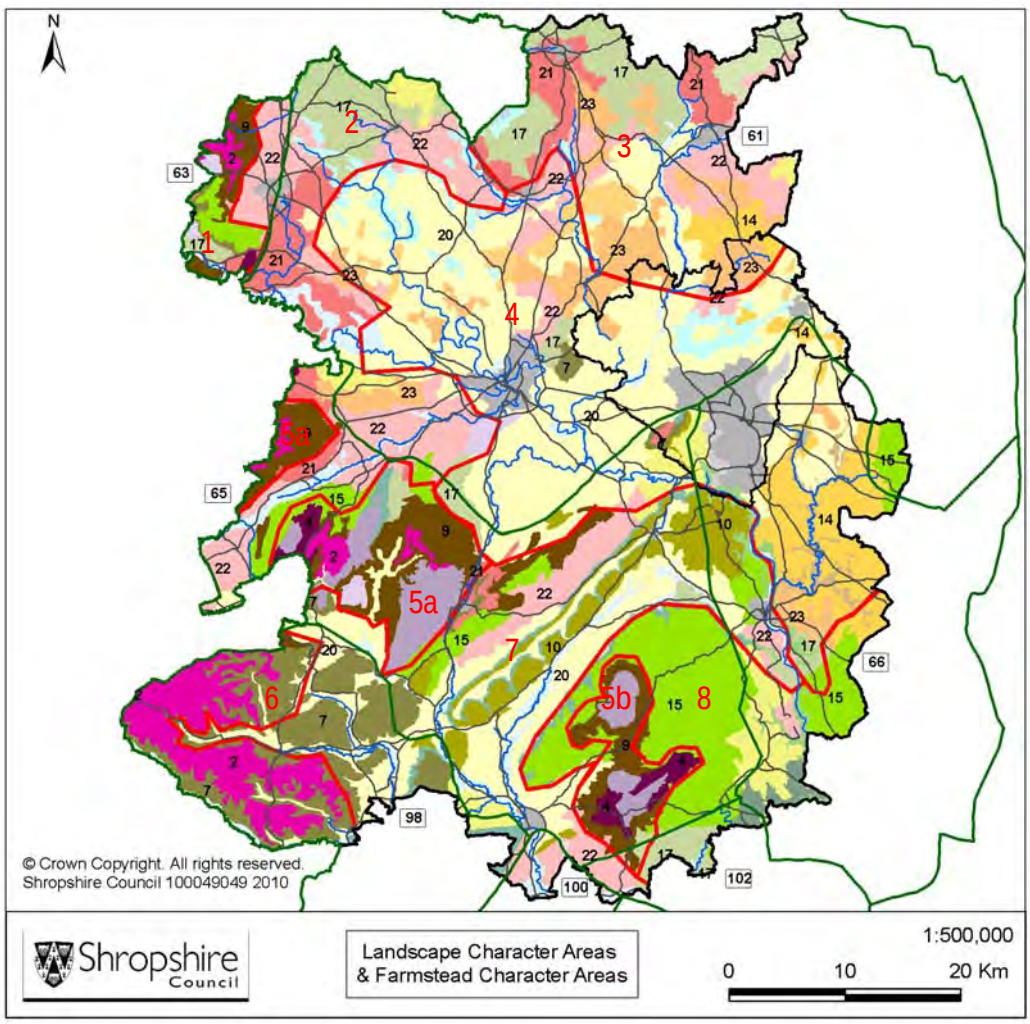


Figure 1: Landscape Character Areas (LCA) and the Farmstead Character Areas

LCA Code	LCA Type	No of Farmsteads	Km/Sq	Av Den Km/Sq
4	Upland Smallholdings	145	47.15	3.08
23	Enclosed Lowland Heaths	373	167.30	2.23
21	Settled Pastoral Farmlands	332	174.09	1.91
22	Principal Settled Farmlands	793	423.70	1.87
17	Principal Timbered Farmlands	483	262.61	1.84
9	Pasture Hills	431	235.87	1.83
20	Estate Farmlands	1383	888.96	1.56
7	Wooded Hills and Farmlands	306	202.73	1.51
15	Timbered Plateau Farmlands	616	423.41	1.45
10	Wooded Hills and Estatelands	132	96.26	1.37
14	Sandstone Estatelands	257	205.69	1.25
2	High Enclosed Plateau	137	155.43	0.88

1. Oswestry Uplands

Landscape and Settlement

- High density of dispersed very small hamlets and isolated farmsteads.
- Medium-scale enclosures to the Pasture Hills and Timbered Plateau Farmland, small-scale to the High Enclosed Plateau
- Cattle rearing, with extensive sheep grazing from the late 18th century

Farmstead Types

- Small to medium-scale farmsteads
- High Enclosed Plateau mainly dominated by small farms.

2. North Western Shropshire

Landscape and Settlement

- High density of dispersed small hamlets and isolated and clustered farmsteads intermixed with medium numbers of small to medium nucleated settlements, increasing in size to the north.
- Livestock and dairying within Principal Timbered Farmland to the north, where small to medium--scale irregular fields result from the enclosure of common and the clearance of woodland
- Mixed arable (cattle and corn), which developed within a landscape of piecemeal and planned enclosure.

Farmstead Types

- General pattern of medium-scale farms, with a weighting towards smaller farms in the north and larger farms to the south-west of Shrewsbury and along the Rea Valley.

3. North East Shropshire Plain

Landscape and Settlement

- High density of dispersed small hamlets and isolated and clustered farmsteads intermixed with a small numbers of large nucleated settlements.
- Landscape with a strong mixture of small to medium-scale enclosures comprising Enclosed Lowland Heath to south west; Principal Timbered Farmland, Settled Pastoral Farmland, Principal Settled Farmland to north east
- Mixed arable and sheep farming to south west; dairying and stock rearing to north east

Farmsteads

- Predominately small--scale farmsteads with medium--scale farms more dominant to the northeast. Limited numbers of large-scale farms within areas of larger enclosure.
- In heathland dense clusters of small farmsteads and smallholdings interspersed by medium to large farms.
- To north east high density of dispersed and isolated medium-size farms, with some large farms and low numbers of small farms and smallholdings.

4. South/Central Shropshire Plain & Sandstone Estates

Shropshire Plain Landscape and Settlement

- Medium density of dispersed small hamlets and isolated farmsteads, inter-mixed with large numbers of very small nucleated settlements
- Mixed arable (cattle and corn) developed within a landscape of piecemeal, reorganised piecemeal and planned enclosure, with pockets of small to large irregular fields on Estate Farmlands and Principal Settled Farmland, continuing down into the Ape and Corve Dale
- Parklands landscapes.

Farmstead Types

- Predominately large-scale farmsteads reflect the reorganisation and amalgamation in the 18th/19th centuries
- Smaller number medium--scale farmsteads increasing along boundary into the more mixed farm areas
- Limited small-scale farmsteads, most in clusters often associated with incremental encroachment onto common land and often associated with smallholdings.

Mid-Severn Sandstone Plateau Landscape and Settlement

- Medium density of dispersed hamlets and isolated farmsteads intermixed with small numbers of large nucleated settlements.
- Arable based Sandstone Estates of large--scale planned and reorganised piecemeal enclosure intermixed with pockets of irregular fields.
- Parklands landscapes.
- Includes industrialised Eastern Coalfields, with small--scale dairy farming

Plateau Farmstead Types

- Predominantly large-scale farmsteads intermixed with fewer medium-scale farmsteads and very limited numbers of small-scale farmsteads in clusters
- Eastern Coalfields predominately large farms interspersed with high numbers of smallholdings, mostly absorbed into the post-1960s development of Telford.

5a. *Shropshire Hills Western Uplands*

Landscape and Settlement

- High density of dispersed small hamlets, isolated farms and chains or clusters of smallholdings and small farms.
- Small--scale regular and irregular fields on Pasture Hills and squatter encroachments (Upland Smallholdings) around unenclosed upland, with some small and large areas of planned enclosure.
- Small--scale subsistence farming with common grazing on moorland and small fields cropped for corn and hay.
- Supplementary income derived from industry.

Farmstead Types

- Predominantly small farmsteads and smallholdings
- Interspersed with small number of medium and large farms

5b. *Clee Hills*

Landscape and Settlement

- High density of dispersed small hamlets, isolated farms and chains or clusters of smallholdings and small farms.
- Small--scale regular and irregular fields on Pasture Hills and squatter encroachments (Upland Smallholdings) around unenclosed upland, with some small and large areas of planned enclosure.
- Small--scale subsistence farming with common grazing on moorland and small fields cropped for corn and hay.
- Supplementary income derived from industry.

Farmstead Types

- Predominantly small farmsteads and smallholdings
- Small number of medium and large farms around the edge of the Clee Hills Plateau

6. *Clun Uplands*

Landscape and Settlement

- Low density of isolated farmsteads with very small scatter of hamlets, increasing in density around the southern and eastern fringes.
- Small--scale and irregular enclosure on Wooded Hills and Farmland, with large regular enclosure on High Enclosed Plateau
- Predominantly sheep and cattle rearing, with crops mainly grown on a subsistence basis.
- Few smallholdings in area.

Farmstead Types

- Small farmsteads predominated, interspersed with medium farmstead on the slopes and upland fringe.
- Large farms predominately mainly on the High Enclosed Plateau

7. *Central Shropshire Hills, Clun Lowlands & Northern Severn Gorge*

Landscape and Settlement

Mixed densities of settlement with a mixture of small, medium and large farms across the area. There are broad distinctions between:

The Valleys and Valley Sides

- Village-based, and isolated farms associated with the enclosure of open fields in the valleys.
- Predominantly mixed arable (cattle and corn) on Estate Farmlands, Principal Settled Farmland of the valleys.
- Predominantly piecemeal enclosure and some regular enclosure with later boundary removal and reorganisation.

The Hills

- Increased densities of isolated farmsteads and hamlets with some villages.
- Mainly sheep and cattle rearing on the Pasture Hills and Wooded Hills of both the estates and other farmland.
- Smaller--scale fields enclosed from common fields intermixed with the clearance of woodland on the hills. Some later boundary removal and reorganisation is also apparent.
- Large blocks of woodland and common retained within a varied hilly topography.

Farmstead Types

- Large farms are concentrated around the valley bottoms
- Medium farms are spread across the area
- Small farms predominantly occur among the smaller enclosures of the hills and valley slopes with some set within settlements.
- Small pockets of smallholdings

8. Clee Hills Plateau and South Severn Gorge

Landscape and Settlement

- Medium to high density of dispersed small hamlets and isolated farms.
- Dominance of Timbered Plateau Farmland and Wooded Estatelands reflect a pattern of predominately ancient piecemeal enclosure intermixed with small irregular fields, and small areas of late regular enclosure.
- Large blocks of woodland and common retained within a varied hilly topography.

- Small-scale farming focused on stock rearing and fattening, interspersed with some medium-scale arable-based farms
- Where the Clee Hills plateau blends into the Teme Valley, it is characterised by mixed farming, with fruit growing and hopyards

Farmstead Types

- Predominantly medium--scale farmsteads (regular courtyard U-shaped plans predominate) with a strong underpinning element of small farms and a limited number of large farms.

8.4 Research Questions

- Need to understand the variation, chronology and character of Shropshire's rural settlement patterns.

- Need to further understand the distribution, chronology and character of dated farmsteads, along with the enhancement of the dating evidence for the remaining farmsteads, with 71.4% dated to the 19th century due to lack of substantiating evidence.

- Need to further understand the relationship with farmsteads within their landscape context, in particular detailed analysis between the farmsteads results and the Shropshire HLC and LCA.

- Need to understand the potential for older buildings encased by later 18th and 19th century farmsteads; their date, distribution, character and their potential within different farmstead and landscape types.

- Need to develop further understanding of the social and economic factors affecting farmsteads, their present and future character, and their survival with Shropshire.

- Distribution of individual farms building within farmsteads: the different types, their dates and their distribution, from granaries to barns, and from cart sheds to sheds for cattle or sheep.

- Need to understand the patterns, variation, chronology and character of smallholdings which are a highly vulnerable element of the built environment.

- Further understanding of outfarms and field barns which are a highly vulnerable element of the built environment.

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9.0 ANNEX

9.1 Structure and coding for Data Capture

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
Classification Primary Attribute	FARMSTEAD OUTFARM SMALLHOLDING	Farmstead with house Outfarm or field barn Sites that are, by their form, association with areas of industrial activity or location within areas of small fields (often encroachment onto common) are likely to have been smallholdings
Date_Cent		Earliest century date based on presence of listed building or map evidence (Codes as per Date_HM below)
Date_HM (Date of House based on presence of dated building or Map evidence)	MED C17 C18 C19L C19	Pre 1600 17th century 18th century 19th century (based on presence of a listed building dated to 19th century) 19th century (based on presence on historic map)
Date_WB (Date of Working Building based on presence of dated building)	MED C17 C18 C19L	Pre 1600 17th century 18th century 19th century (based on presence of a listed building dated to 19th century)
Plan Type		Combination of Primary and Secondary Plan Attributes e.g. LC3; RCe etc. (see below)
Plan Type Primary Attribute	DISP LC LIN LP PAR RC ROW UNC	Dispersed Loose Courtyard Linear L-plan (attached house) Parallel Regular Courtyard Row Plan Uncertain

Plan Type Secondary Attribute	1, 2, 3, 4 L3 or L4 L u e f h t z cl dw my cov d y	No. of sides to loose courtyard formed by *working* agricultural buildings Yard with an L-plan range plus detached buildings to the third and/or fourth side of the yard (may be used with LC or RC dependent on overall character) Regular Courtyard L-plan (detached house) Regular Courtyard U-plan Regular Courtyard E-plan Regular Courtyard F-plan Regular Courtyard H-plan Regular Courtyard T-plan Regular Courtyard Z-plan Cluster (Used with DISP) Driftway (Used with DISP) Multi-yard (Used with DISP or RC) Covered yard forms an element of farmstead Additional detached elements to main plan Presence of small second yard with one main yard evident
Tertiary Attribute		Codes as per Secondary Attribute table e.g. cov or combination of Primary and Secondary Attributes e.g. RCL notes presence of a prominent Regular L-plan within a dispersed multi-yard group (DISPmy)
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 (cannot identify which is farmhouse)
Location Primary Attribute	VILL HAM FC ISO PARK SMV CM URB	Village location Hamlet Loose farmstead cluster Isolated position Located within a park Shrunken village site Church and Manor Farm group (or other high status farmstead) Urban
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
HER Record	UID	Cross reference to existing HER number
Converted buildings?	Yes/No	Note presence of converted buildings based on address point data
Confidence	H M L	High Medium Low
Notes		Free text field to add notes relating to the character or identification

9.2 Historic Landscape Character

HLC Code	HLC Type	No of Farmsteads	Km/Sq	Av Den Km/Sq
29	Pre-1880s settlement	2356	61.93	38.04
31	Pre-1880s orchard	19	1.6	11.88
34	Irregular squatter enclosure	287	25.23	11.38
35	Rectilinear squatter enclosure	146	13.46	10.85
50	Redeveloped pre-1880s settlement	120	11.8	10.17
28	Historic settlement core	25	4.87	5.13
37	Small assarts	150	47.92	3.13
40	Small irregular fields	853	315.44	2.7
45	Other small rectilinear fields	167	74.83	2.23
30	Post-1880s settlement	166	93.7	1.77
39	Late clearance/ assarts	42	24.85	1.69
32	Post-1880s orchard	1	0.65	1.54
23	Parks and gardens	138	90.58	1.52
44	Planned enclosure	588	467.02	1.26
41	Piecemeal enclosure	272	236.59	1.15
38	Large assarts with sinuous boundaries	10	10.46	0.96
42	Reorganised piecemeal enclosure	319	518.45	0.62
27	Other parklands, gardens and recreational	7	11.78	0.59
47	Large irregular fields	149	307.07	0.49
48	Very large post-war fields	138	571.08	0.24
46	Other large rectilinear fields	9	42.27	0.21

<u>High Density Areas</u>

The pre-1880 settlement HLC type has the highest density of farmsteads, with a combined average of 31.8 farms per km². However it is the fieldscapes patterns that reveal the most about the location and distribution of farmsteads in their landscapes, and together can be used to refine the fieldscape types.

Irregular squatter enclosure

- 11.38 farms per km²
- Small irregular fields with sinuous or curvilinear boundaries.
- Unordered, often amorphous appearance.
- Dense dispersal of small cottages, with networks of lanes and trackways
- Can occur as 'islands' within tracts of unimproved land.
- Often associated with mining, quarrying or other industrial activity.

Irregular squatter enclosure usually represent encroachments onto commons, established between the 16th and beginning of the 19th century. They are characterised by dense concentrations of small farms and smallholdings, in loose farmstead clusters.

Medium Density Areas

Small assarts

- 3.13 farms per km²
- Field patterns consisting of small-medium, irregular or sub-rectangular fields
- Dispersed settlement pattern of older farmsteads and a winding road network.
- Often lie adjacent to small areas of broadleaved woodland or occur around the edges of larger blocks of semi-natural ancient woodland.

Historically these fields were created through the clearance and enclosure of woodland and waste between the medieval and earlier post medieval periods, with the majority of farmsteads relatively small.

Small irregular fields

- 2.7 farms per km²
- Small-medium irregular fields
- Includes small meadows and closes away from settlement and 'intakes' from former commons and waste.

Such field patterns are likely to vary considerably in date, although the oldest examples probably date to at least the medieval period.

Medium to Low Density Areas

Planned enclosure

- 1.26 farms per km²
- Small to large geometric, planned fields
- Dispersed farmsteads associated with very straight roads
- Improvement and re-planning of older enclosure
- Parliamentary Enclosure of common land

Often the enclosure was by formal agreement during the late 17th and 19th centuries. Planned field systems can be areas that have been improved and replanned. They are usually associated with a more irregular, sinuous road network, which reflects their evolution from older enclosure patterns. Planned enclosure also includes the19th century Parliamentary Enclosure which although relatively insignificant in Shropshire compared with other counties, still resulted in the enclosure of approximately 25,800 ha (or 7.5% of the county) of predominantly common land (Baugh and Hill 1989: 171). In some areas there planned enclosure can be quite small, and associated with dense numbers of farmsteads, with the average lowered by the much more substantial areas of parliamentary enclosure.

Piecemeal enclosure

- 1.15 farms per km²
- small irregular or rectilinear fields
- Boundaries have 's-curve' or 'dog-leg' morphology follow the boundaries of former medieval field strips.

Piecemeal enclosure are the fields patterns created by the gradual enclosure of medieval open fields, through sales and informal private agreements between farmers seeking to consolidate their holdings (Johnson 1996). Within Shropshire this process was under way by the late medieval period, and a number of 16th century commentators regarded the county as largely enclosed (Kettle 1989: 84). The farmsteads often remained in the villages and hamlets which these fields surrounded or where established in isolation away from these fields.

Low Density Areas

Reorganised piecemeal enclosure

- 0.62 farms per km²
- Small -large irregular or rectilinear fields
- Boundaries have ‘s-curve’ or ‘dog-leg’ morphology follow the boundaries of former medieval field strips.
- Rationalisation and straightening of some boundaries
- field amalgamations and enlargements

This processes of reorganisation produced the field systems that include the improvement of estatelands in the 18th and 19th centuries and, in many cases, agricultural intensification in the later 20th century.

Large irregular fields

- 0.49 farms per km²
- Areas of large irregular fields that have a significant number of sinuous boundaries

These field patterns include some field patterns that have been created through the amalgamation of fields in the period since the publication of the 1st ed. 6” OS map.

9.3 Landscape Character Areas

LCA Code	LCA Type	No of Farmsteads	Km/Sq	Av Den Km/Sq
1	High Open Moorland	69	74.41	0.93
2	High Enclosed Plateau	137	155.43	0.88
3	High Volcanic Hills and Slopes	5	8.49	0.59
4	Upland Smallholdings	145	47.15	3.08
5	Upstanding Enclosed Commons	27	21.07	1.28
6	Principal Wooded Hills	47	78.17	0.60
7	Wooded Hills and Farmlands	306	202.73	1.51
8	Wooded River Gorge	18	45.25	0.40
9	Pasture Hills	431	235.87	1.83
10	Wooded Hills and Estatelands	132	96.26	1.37
11	Sandstone Hills	63	37.13	1.70
12	Wooded Forest	4	23.03	0.17
13	Forest Smallholdings	4	6.97	0.57
14	Sandstone Estatelands	257	205.69	1.25
15	Timbered Plateau Farmlands	616	423.41	1.45
17	Principal Timbered Farmlands	483	262.61	1.84
18	Timbered Pastures	52	37.81	1.38
19	Wooded Estatelands	169	124.72	1.36
20	Estate Farmlands	1383	888.96	1.56
21	Settled Pastoral Farmlands	332	174.09	1.91
22	Principal Settled Farmlands	793	423.70	1.87
23	Enclosed Lowland Heaths	373	167.30	2.23
24	Lowland Moors	45	74.01	0.61
25	Riverside Meadows	122	220.80	0.55
26	Lowland Moss	0	7.35	0.00
27	Coalfields	9	10.28	0.88
28	Urban	138	110.60	1.25
29	Incised Sandstone Valleys	31	20.44	1.52

Low Density Areas

The High Open Moorland

- 0.93 farms per km²
- Upland plateau and slopes with extensive tracts of heathland
- Largely unenclosed landscape with few signs of habitation
- impoverished soils, localised bogs
- Narrow, steep sided valleys
- Industrial areas

The landscape has never been enclosed and the limited number of small farmsteads and smallholdings are located on the edge of these landscapes, typically found in close isolation or in loose farm clusters. At least one farm has been dated to the medieval period suggesting that these small irregular common edge encroachments were taking place in the later medieval and early modern periods.

High Enclosed Plateau

- 0.88 farms per km²
- Regular, planned field pattern
- Small irregular fields on lower slopes
- Dispersed settlement pattern
- pastoral farming

On the lower slopes the field systems is similar to the High Open Moorland with common edge encroachments dating to the later medieval and early modern periods. However the higher ground is dominated by geometric field patterns resulting from planned enclosure during the late 18th and 19th centuries, associated with large isolated regular planned farmsteads, surrounded by extensive holdings.

Low/Medium Density Areas

Sandstone estatelands

- 1.25 farms per km²
- Arable farming
- Regular field patterns
- Parkland with associated country houses
- Clustered settlement pattern
- Medium – large scale, open landscapes

Successive phases of agricultural improvements meant that the extensive areas of heathland that once dominated these areas were gradually reduced. Between the mid 18th and later 19th centuries in particular, landowners invested considerable sums into the agricultural improvement of their wider estates and in some places earlier, more irregular field systems were also reorganised producing the pattern of regular fields and larger land holdings.

Estate Farmland

- 1.56 farms per km²
- Mixed farming landuse
- Clustered settlement pattern
- Large country houses with associated parklands
- Planned woodland character
- Medium to large scale landscapes with framed views

As part of the earliest settled landscapes the estate farmlands exhibits some of the strongest settlement nucleation and some of the most extensive open field systems in the county. The extensive rationalisation of pre-existing field patterns and the formal enclosure of the remaining areas of unenclosed rough grazing lands allowed for the development of much larger holdings, in the richer agricultural lands. Significant numbers of farmsteads dating from the medieval period right through to the 19th century are apparent in the area.

Medium Density Areas

Principal Settled Farmlands

- 1.87 farms per km²
- Mixed farming land use
- Varied pattern of sub-regular, hedged fields
- Medium scale landscapes

These are settled lowland landscapes of small villages and hamlets, scattered farms and relict commons, with the relatively small, sub-regular fields. The 18th and 19th century saw the rationalisation of pre-existing field systems in some areas, but was not as extensive as the seen in estatelands. The relatively small field pattern and the less extensive reorganisations,

coupled with the higher densities of farmsteads suggest in these areas land holding were of a medium size.

Settled Pastoral Farmlands

- 1.91 farms per km²
- Heavy, poorly drained soils
- Pastoral land use
- Scattered hedgerow trees
- Irregular field pattern
- Small to medium scale landscapes

These are lowland agricultural landscapes, traditionally associated with livestock farming resulting in small to medium, sub-regular field pattern being retained in most places, and small to medium farmstead holdings. Some fields were derived from the informal, piecemeal enclosure of open fields during the late medieval and early modern period, while most derives from a mixture of woodland clearance, together with intakes and encroachment in areas of former common rough pasture.

High Density Areas

Enclosed Lowland Heaths

- 2.23 farms per km²
- Undulating lowland
- Impoverished, freely draining soils
- Planned woodland character
- Dispersed settlement pattern

These are lowland landscapes in areas with predominantly sandy, impoverished soils, characterised by an ordered pattern of medium to small rectilinear fields of 18th and 19th centuries with small areas of earlier irregular field patterns. Scatters of farmsteads are associated blocks of smallholdings and smaller farms.

Upland Smallholdings

- 3.08 farms per km²
- Prominent, sloping topography
- Dispersed settlement pattern of wayside cottages
- Small hedged pasture fields
- Areas of unenclosed moorland

These landscapes mainly occur around the fringes of high moorland and are characterised by small irregular fields, mainly used for pastoral farming, and small areas of planned enclosure. The mineral wealth of many of these areas was exploited in the medieval and early modern period, and those employed within them began to establish smallholdings and small farms which peak in the 18th and 19th centuries.

9.4 Farmstead Character Areas

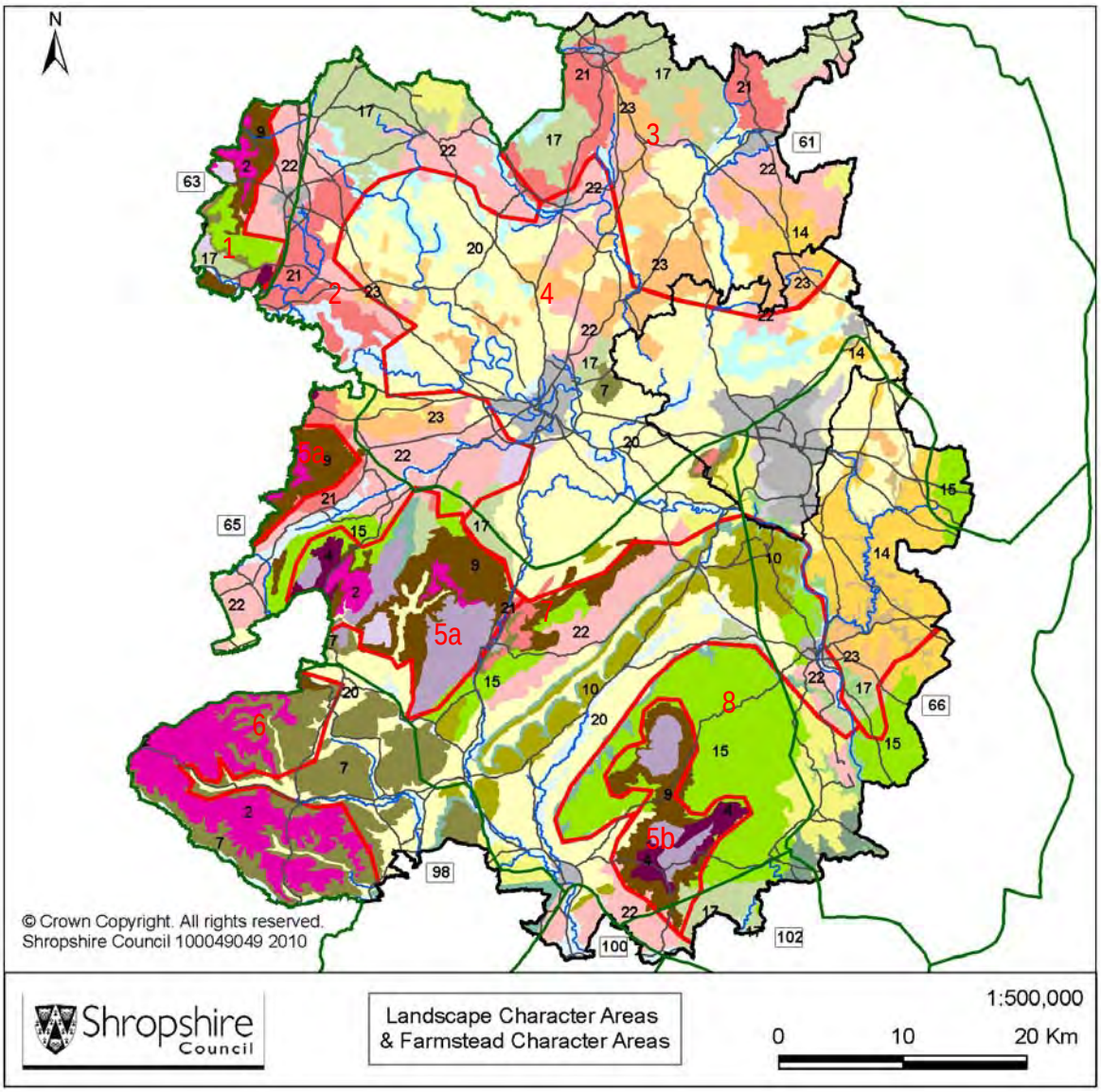

Figure 57: Landscape Character Areas (LCA) and the Farmstead Character Areas

LCA Code	LCA Type	No of Farmsteads	Km/Sq	Av Den Km/Sq
4	Upland Smallholdings	145	47.15	3.08
23	Enclosed Lowland Heaths	373	167.30	2.23
21	Settled Pastoral Farmlands	332	174.09	1.91
22	Principal Settled Farmlands	793	423.70	1.87
17	Principal Timbered Farmlands	483	262.61	1.84
9	Pasture Hills	431	235.87	1.83
20	Estate Farmlands	1383	888.96	1.56
7	Wooded Hills and Farmlands	306	202.73	1.51
15	Timbered Plateau Farmlands	616	423.41	1.45
10	Wooded Hills and Estatelands	132	96.26	1.37
14	Sandstone Estatelands	257	205.69	1.25
2	High Enclosed Plateau	137	155.43	0.88

1. Oswestry Uplands

Landscape and Settlement

- High density of dispersed very small hamlets and isolated farmsteads.
- Medium-scale enclosures to the Pasture Hills and Timbered Plateau Farmland, Small-scale to the High Enclosed Plateau.
- Cattle rearing, with extensive sheep grazing from the late 18th century

Farmsteads

- Small to medium-scale farmsteads with larger planned farmsteads on the High Enclosed Plateau to the north
- LIN predominate around Llanymynech and industrial areas to south with lighter concentrations seen elsewhere along with LP farmstead, mainly in Pasture Hills.
- A second concentration of LIN and LP farmsteads, although less dense, are apparent along the High Enclosed Plateau.
- LC1 & LC2 predominate in the Pasture Hills and upland areas to the north and in association with squatter enclosure to the south. More spread out distribution in the Timbered Plateau Farmlands.
- Medium sized RCu & RCt more predominant in the Timbered Plateau Farmlands.
- LC3 & LC4 are found on the lower slopes
- Dense concentrations of smallholdings around Llanymynech and industrial areas to south. Very little elsewhere.

2. North Western Shropshire

Landscape and Settlement

- High density of dispersed small hamlets and isolated and clustered farmsteads intermixed with medium numbers of small to medium nucleated settlements, increasing in size to the north.
- Livestock and dairying within Principal Timbered Farmland to the north, where small to medium--scale irregular fields result from the enclosure of common and the clearance of woodland
- Mixed arable (cattle and corn) on the Settled Pastoral Farmlands and Principal Settled Farmlands, which developed within a landscape of piecemeal and planned enclosure.

Farmstead Types

- General pattern of medium-scale farms, with a weighting towards smaller farms in the north and larger farms to the south-west of Shrewsbury and along the Rea Valley.
    - RCL3 and RCL4 predominate across area with higher concentrations of RCLs to the north, particularly on the Principal Timbered Farmland and in dairying areas. RCLs less evident of the Principal Settled Farmland
    - LCL3 manly to Settled Pastoral Farmland and the Principal Timbered Farmland with higher concentrations to the north. Greater number of LCL4 in Principal Settled Farmland.
    - RCu concentrate between Oswestry and Shrewsbury, fewer to north and along the Rea Valley
    - RCmy across area excluding the Principal Timbered Farmland to the north
    - Full RC mainly found away from the Rea Valley, with concentration in the Principal Timbered Farmland as well
    - Limited numbers of RCh-, f-, and e-plans, mainly found in Principal Settled Farmlands. To the north the density of these plans decrease.

- LIN and LP mainly to Settled Pastoral Farmland and the Principal Timbered Farmland to north; often associated with incremental encroachment onto common land and often associated with smallholdings, particularly around Whixall Moss.
- LC1 most common to north in the dairying areas across Principal Timbered Farmland.
- LC2, LC3 & LC4s found across area.
- Larger number of pre-1600, 17th and 18th century farmhouses and farm buildings, with significant concentration around the south and west of Shrewsbury.

3. North East Shropshire Plain

Landscape and Settlement

- High density of dispersed small hamlets and isolated and clustered farmsteads, intermixed with a small numbers of large nucleated settlements
- Extensive areas of Enclosed Lowland Heath associated with mixed arable and sheep farming, set within small ancient irregular enclosure, and later small--scale 19th century planned enclosure.
- To the north east, Timbered Pastures, Settled Pastoral Farmland and Principal Settled Farmland are associated with dairying and stock rearing, set within piecemeal enclosure, intermixed with small to medium irregular fields and assarted landscapes
- North West includes area of wet land around Whixhall Moss

Farmsteads

- Predominately small--scale farmsteads with medium--scale farms more dominant to the northeast. Limited numbers of large-scale farms within areas of larger enclosure.
- In heathland and mires and mosses dense clusters of small farmsteads and smallholdings interspersed by medium to large farms.
- To north east high density of dispersed and isolated medium-size farms, with some large farms and low numbers of small farms and smallholdings.
    - RCL mainly on the Settled Pastoral Farmland and the Principal Timbered Farmland in the dairying areas, although some found in the heathlands and mosses
    - LIN, LC1, LC2 and to a lesser extent LP and DISPdw are evident across the Enclosed Lowland Heath and the mires and mosses to the north west of the area.
    - LC1 are most commonly found in the northern extent of the Shropshire Plain within this area.
    - RCL3, LC3, RCu and RCt mainly within dairying areas to the far north east
    - Mix of RCmy and Full RC across area
    - RCe and RCf focus on Settled Pastoral Farmland and the Principal Timbered Farmland

4. South/Central Shropshire Plain & Sandstone Estates

Shropshire Plain Landscape and Settlement

- Medium density of dispersed small hamlets and isolated farmsteads, inter-mixed with large numbers of very small nucleated settlements
- Mixed arable (cattle and corn) developed within a landscape of piecemeal, reorganised piecemeal and planned enclosure, with pockets of small to large irregular fields on

Estate Farmlands and Principal Settled Farmland, continuing down into the Ape and Corve Dale
- Parklands landscapes.

Farmstead Types
- Predominately large-scale farmsteads reflect the reorganisation and amalgamation in the 18th/19th centuries
- Smaller number medium--scale farmsteads increasing along boundary into the more mixed farm areas
- Limited small-scale farmsteads, most in clusters often associated with incremental encroachment onto common land and often associated with smallholdings.

Mid-Severn Sandstone Plateau Landscape and Settlement
- Medium density of dispersed hamlets and isolated farmsteads intermixed with small numbers of large nucleated settlements.
- Arable based Sandstone Estates of large--scale planned and reorganised piecemeal enclosure intermixed with pockets of irregular fields.
- Parklands landscapes.
- Includes industrialised Eastern Coalfields, with small--scale dairy farming

Plateau Farmstead Types
- Predominantly large-scale farmsteads intermixed with fewer medium-scale farmsteads and very limited numbers of small-scale farmsteads in clusters
- Eastern Coalfields predominately large farms interspersed with high numbers of smallholdings, mostly absorbed into the post-1960s development of Telford.
    - Regular courtyard plans dominate and multi-yards plans most evident
    - Farmsteads with historic Covered Yards dominate the area.
    - Full RC slightly fewer in number, with increased distribution across the Sandstone Estates.
    - Highest density of RCf, RCe and RCh seen within area, more than any other part of the county.
    - Moderate number of DISPmy, many with regular tertiary elements.
    - Moderate number of RCu with general distribution across the entire area.
    - Limited number of RCt across area with slight increase to the eastern side of the sandstone plateau
    - LC3 found across area, with fewer within the Sandstone Estate. Some with very formal layouts.
    - Moderate number of RCL evident across the area, with even fewer RCL3 and LCL3. RCL3 for a greater proportion than the LCL3. In the Sandstone plateau often found along valleys, on the edge of settlement
    - LIN and LP found in pockets often associated with incremental encroachment onto common land and often associated with smallholdings. Greater numbers in the northwest of the area towards more mixed distributions.
    - Very sparse distribution of LC1, some appear to be multi-functional ranges, and can be quite large.
    - Significant numbers of smallholdings associated Eastern Coal fields between the 17th and 19th century, interspersed by RCmy and RCu.

5a. Shropshire Hills Western Uplands

Landscape and Settlement
- High density of dispersed small hamlets, isolated farms and chains or clusters of smallholdings and small farms.

- Small--scale regular and irregular fields on Pasture Hills and squatter encroachments (Upland Smallholdings) around unenclosed upland, with some small and large areas of planned enclosure.
- Small--scale subsistence farming with common grazing on moorland and small fields cropped for corn and hay.
- Supplementary income derived from industry.

Farmstead Types

- Predominantly small farmsteads and smallholdings
- Interspersed with small number of medium. Large farms almost completely absent from area
    - Extensive Smallholdings and squatter encroachments
    - Often associated with LIN and LPs. LINs predominate with significant concentration around the Stiperstones, Cordon Hill, and dispersed around the edge of the Long Mynd
    - DISPdw & DISPcl also very evident with access to unenclosed uplands
    - LC1 and LC2s (the latter being the most dominant form) are often found in association with areas of smallholding and squatter enclosure.
    - RCL further down the slopes on the Pasture Hills.
    - RCL3/4 have increased numbers to the RCL plan forms with similar distribution.
    - LCL3/4 in more upland areas, though not as marked as the Clee Hills
    - Some regular courtyard u-plans are found on Pasture Hills.
    - LC3s and LC4s are more dispersed across the area and are generally much less common
    - One large RCmy set within planned enclosure on the High Enclosed Plateau. A few Full RCs skirt the very edge of the Farmstead Character Area, on the lower slopes and plateau, likely to be more akin to surrounding farmstead character areas.

5b. Clee Hills

Landscape and Settlement

- High density of dispersed small hamlets, isolated farms and chains or clusters of smallholdings and small farms.
- Small--scale regular and irregular fields on Pasture Hills and squatter encroachments (Upland Smallholdings) around unenclosed upland, with some small and large areas of planned enclosure.
- Small--scale subsistence farming with common grazing on moorland and small fields cropped for corn and hay.
- Supplementary income derived from industry.

Farmstead Types

- Predominantly small farmsteads and smallholdings
- Small number of medium and large farms around the edge of the Clee Hills Plateau
    - Extensive Smallholdings and squatter encroachments
    - Often associated with LIN and LPs, with LINs predominating.
    - DISPdw also very evident with access to unenclosed uplands, mainly away from the Upland Smallholdings areas to south.
    - LC1 and LC2s (the latter being the most dominant form) are often found across area and in association with areas of smallholding and squatter enclosure.

- RCL further down the slopes on the Pasture Hills and Upland Smallholdings.
- RCL3 and LCL3 have increased numbers to the RCL plan forms with similar distribution.
- Some regular courtyard u-plans are found on Pasture Hills.
- LC3s and LC4s are more dispersed across the area and are generally much less common
- RCu found on the Pasture Hills and in more upland locations associated with planned enclosure.
- A few large farms skirt the very edge of the Farmstead Character Area, on the lower slopes and plateau, likely to be more akin to surrounding farmstead character areas.

6. Clun Uplands

Landscape and Settlement

- Low density of isolated farmsteads with very small scatter of hamlets, increasing in density around the southern and eastern fringes.
- Small--scale and irregular enclosure on Wooded Hills and Farmland, with large regular enclosure on High Enclosed Plateau
- Predominantly sheep and cattle rearing, with crops mainly grown on a subsistence basis.
- Few smallholdings in area.

Farmstead Types

- Small farmsteads predominated, interspersed with medium farmstead on the slopes and upland fringe.
- Large farms predominately mainly on the High Enclosed Plateau
  - LC1 mainly on the Wooded Hills and Farmland and on the edge of the upland plateau; significantly less within the Clun Forest area than to the south. Often associated with limited areas of squatter enclosure.
  - Increased numbers of LC2 to LC1, although away from squatter enclosure and appear in a range of sizes and shapes.
  - LINs, LPs, and DISPdw predominate in the Wooded Hills and Farmland area on the edge of the high enclosed plateau, in the SW the majority associated with squatter enclosures or set within smaller field patterns. A small minority do occur within planned enclosure in the Clun Forest.
  - RCL Wooded Hill and Farmland
  - DISPdw and DISPcl mainly to upland areas. Tend to sit on the edge of the planned enclosure.
  - Significant concentration of LC1, LC2 and LINS on the SW side of the High Enclosed Plateau, along the Teme Valley.
  - RCu, RCt and RCz cluster around the edge of the High Enclosed Plateau to the SW within the wooded farmland hills.
  - Greater proportion LCL3/4 to RCL3/4. Both tend towards the Wooded Hills and Farmland areas and higher ground. Only LCL3/4 appear within the Clun Forest.
  - Full RC and RCmy plans within the Clun forest in association with planned enclosure, in contrast to their significant absence within the planned enclosure to the south.

- DISPmy situated within or on the edge of the upland plateau to the south, and not within the Clun Forest. These sit on the edge of the later planned enclosure.

7. Central Shropshire Hills, Clun Lowlands & Northern Severn Gorge

Landscape and Settlement

Mixed densities of settlement with a mixture of small, medium and large farms across the area. There are broad distinctions between:

The Valleys and Valley Sides

- Village-based, and isolated farms associated with the enclosure of open fields in the valleys.
- Predominantly mixed arable (cattle and corn) on Estate Farmlands, Principal Settled Farmland of the valleys.
- Predominantly piecemeal enclosure and some regular enclosure with later boundary removal and reorganisation.

The Hills – specify

- Increased densities of isolated farmsteads and hamlets with some villages.
- Mainly sheep and cattle rearing on the Pasture Hills and Wooded Hills of both the estates and other farmland.
- Smaller--scale fields enclosed from common fields intermixed with the clearance of woodland on the hills. Some later boundary removal and reorganisation is also apparent.
- Large blocks of woodland and common retained within a varied hilly topography.

Farmstead Types

- Large farms are concentrated around the valley bottoms
- Medium farms are spread across the area
- Small farms predominantly occur among the smaller enclosures of the hills and valley slopes with some set with settlements.
- Small pockets of smallholdings
    - RCmy, Full RC, RCf, RCe and RCh plans strongly correlate to the valleys and particularly to the Estate Farmlands.
    - DISPmy on the lower slopes, valley bottom and west of the Severn Gorge; similar distribution to RCmy but to a lesser extent. Several include more regular plan elements. Increased number in the Clun valleys
    - RCu, sit on the edge of the valley bottom and on the edge of Estate Farmland as is the case along Wenlock Edge. Noticeable concentration around Easthope and Hughley along the Ape Dale.
    - LC3s and LC4s are more dispersed across the area and are generally much less common.
    - RCL3/4 along the Ape Dale on the Principal Settled Farmland and Settled Pastoral Farmland, less on Estate Farmlands of the Corve Dale
    - Far fewer LCL3/4 which are generally in upland areas. In the Clun valleys LCL3/4 and RCL3/4 are often set within hamlets or villages
    - RCL most evident higher up the valley slopes on the pasture hills with a small concentration at the south-eastern end of the Corve Dale.

- LC1 and LC2s mainly in upland areas. Where they do appear in the valleys, they are concentrated along the Ape Dale rather than the Corve Dale. In the Clun valleys LC2 are often found associated with settlements
- Significant numbers of smallholdings associated with Shirlett Forest enclosed between the 16th and 18th centuries. LIN association with smallholding areas mainly to W

8. Clee Hills Plateau and South Severn Gorge

Landscape and Settlement

- Medium to high density of dispersed small hamlets, isolated farms.
- Dominance of Timbered Plateau Farmland and Wooded Estatelands reflect a pattern of predominately ancient piecemeal enclosure intermixed with small irregular fields, and small areas of late regular enclosure.
- Large blocks of woodland and common retained within a varied hilly topography.
- Small-scale farming focused on stock rearing and fattening, interspersed with some medium-scale arable-based farms
- Where the Clee Hills plateau blends into the Teme Valley, it is characterised by mixed farming, with fruit growing and hopyards

Farmstead Types

- Predominantly medium--scale farmsteads (regular courtyard U-shaped plans predominate) with a strong underpinning element of small farms and a limited number of large farms.
    - RCu and RCL3 dominate the Timbered Plateau Farmland.
    - RCL are found across the area to a lesser extent, fewer towards the Teme Valley and cluster along valley slopes of the Severn Gorge.
    - LC 1 and LC2 concentrated along east and southern boundary towards the Teme Valley
    - LCL3, LC3 on the northern and southern boundary of the farmstead character area.
    - In the Severn Gorge LC2 & LC3 cluster along river valleys, and on the edge of settlement, taking advantage of both upland pasture and arable land
    - Full RC and RCmy in a central band E of the Clee Hills
    - Concentration of RCe to E of area, moving onto the Wooded Estatelands and east of the gorge.

Shropshire Historic Farmsteads Characterisation Project (5560 MAIN)

THE WEST MIDLANDS FARMSTEADS AND LANDSCAPES PROJECT

Version 1.2

Prepared by Charlotte Baxter
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ENGLISH HERITAGE

THE WEST MIDLANDS FARMSTEADS AND LANDSCAPES PROJECT: SHROPSHIRE

County Executive Summary

1 Background

This county report focuses on the results of the mapping of farmsteads across Shropshire, which comprises the first step in the construction of an evidence base across the county. This Report is part of the West Midlands Farmsteads and Landscape Project, led by English Heritage in partnership with the region's county, metropolitan and unitary councils and with the support of Advantage West Midlands. The Project has:

1. Mapped and described the locations and characteristics of over 22,000 historic farmsteads, how they have changed over time and how they relate to the landscape.
2. Described the present use of historic farmsteads and their role in the economy of the West Midlands.
3. Developed a set of planning tools to inform spatial planning, land management, planning applications and economic development

The key products of the West Midlands Farmsteads and Landscape Project are:

GUIDANCE aimed at planners, historic environment professionals, architects and surveyors, and applicants.

A Planning Tools Report: Tools for informing change at an area and site-based scale, in the form of an *Area Assessment Framework* for use in the development of planning guidance and land management, and a *Site Assessment Framework* for identifying key issues at the earliest possible stage when adaptive reuse or new build are being considered in the context of a historic farmstead.

Farmstead Character Statements: These comprise illustrated guidance in the form of:

- A West Midlands *Farmsteads Character Statement* which outlines the character of farmsteads across the West Midlands, summarising their historical development, landscape and settlement context, the key farmstead and building types, and use of materials. It is followed by summaries of the key findings of the overall project outlining the scale, survival and use of farmsteads for individual county and local authorities as well as the National Character Areas which fall within the West Midlands.
- *Area Farmsteads Character Statements* which deepen this guidance and help the reader identify the key characteristics for the 23 National Character Areas that fall within or astride the West Midlands.

AN EVIDENCE BASE in the form of:

- *County Reports* which analyse the results of the farmsteads mapping held on each county and (within the Central Conurbation) Historic Environment Record, against the results where available of Landscape Character Assessment and Historic Landscape Characterisation.
- A *Technical Report* which provides a detailed statistical analysis of the patterns of farmstead use across the West Midlands, and their social and economic role.

The future of historic farm buildings is increasingly dependent on finding a use for which they were not originally intended. Solutions to finding a future sustainable use require an integrated approach, considering their merits as heritage assets, their role in the wider landscape and the changing structure of rural communities and economies. Research at a national level – see www.helm.org.uk/farmbuildings for work by English Heritage and its partners on farmsteads – has examined the drivers for change and the effectiveness of policy at national and international level. This has emphasised the need to develop an evidence base, and for future strategies and approaches towards the re-use of historic farmsteads and their buildings to be based upon an understanding their sensitivity to and potential for change.

Historic farmsteads are integral to the rural landscape, communities and economy of the West Midlands. Through understanding the character, condition and present day role of historic farmsteads and their traditional working buildings, policy and delivery programmes can respond appropriately in supporting their sustainable use, conserving landscape character and realising economic benefits. This informed approach responds to the structural changes in the farming industry which have hastened the redundancy of traditional farm buildings. Planning policy and guidance at a national level emphasises the importance of a positive and evidence-based approach to future change informed by a clear understanding of local needs and circumstances. This also heightens the need to:

- develop an understanding of the potential for and sensitivity to change of farmsteads in order to inform and guide future change in the form of land management and planning policy and guidance;
- help those considering adaptive reuse and new build to consider and, where relevant, capitalise upon the distinctive quality of traditional farmsteads and buildings;
- consider historic farmsteads as part of the wider landscape and in the context of the changing structure of rural communities and economies;
- use the understanding of inherited character to inform opportunities for future sustainable development and new architecture that either reinforces the existing settlement pattern or creates new settlement with a strong sense of identity.

Future change in historic farmsteads is inevitable if they are to be retained as a distinctive part of the rural landscape. The mapping and interpretation of historic farmsteads across the West Midlands offers for the first time a framework for informing this change. The context it provides will help decision-makers to evaluate what the future uses should be and how they can be achieved in ways which are based on an understanding of variations in the character and significance of farmsteads, and their sensitivity to and potential for change.

2 Results: The Historic Character of Farmsteads in Shropshire

Historic farmsteads are Heritage Assets which make a significant and highly varied contribution to the county's rural building stock, landscape character and local distinctiveness

The mapping of farmsteads across the county of Shropshire recorded 6194 farmsteads and 1764 outfarms and field barns. Of the farmsteads that survive to the present day 75.5% do not include a listed building. In view of their predominant 19th century date few are likely to meet current criteria for listing. These farmsteads will largely be unrecorded in the Historic Environment Record and their contribution to the character of the landscape and local distinctiveness has largely been over-looked. This understanding has now been deepened by interpretation of the farmsteads data against the

National Character Areas (NCAs), the Shropshire Historic Landscape Character assessment (HLC) and the Shropshire Landscape Character Assessment (LCA). The Annexe to this summary provides a short introduction to the key area distinctions within the county, and the text below summarises the key results:

Historic Farmstead and Landscape Character

- 11.5% of farmsteads are located within villages (regional average 12.6%)
- 18.9% are located within hamlets (regional average 12.2%)
- The remainder (69.6%) are isolated (regional average 75.2%).

Comparisons with both the HLC and LCA found that the density of farmsteads is intricately related to the development of the landscape over time.

- Areas with the highest densities of farmsteads typically include smaller-scale enclosed fields with large numbers of small-medium-scale farmstead types,
- Areas with lower densities of farmsteads typically include larger-scale enclosed fields with lower numbers of large-scale farmstead types.
- As time passed, fields increased in size, and where they did, holdings were amalgamated or enlarged and farmsteads became more and more spread out. The farmsteads themselves also increased in size along with their surrounding fieldscapes.

Villages, and lower densities of isolated farmsteads, are concentrated across the central Shropshire Plain, Corve Dale and the other dales in the Shropshire Hills. The highest densities of isolated farmsteads are located in the Oswestry Hills, the southern uplands and the mosslands and heaths in parts of the north of the county. In contrast the main landscape types with large-scale regular plan farmsteads and fields, mostly resulting from of 18th and 19th century farm amalgamation and improvement, are in the Estate Farmlands in north Shropshire and the broad valleys to the south, the Sandstone Estatelands to the east and the High Enclosed Plateau of the Clun, Shropshire Hills and Oswestry Uplands. In between and across most of the county are landscapes and their farmsteads that reflect a piecemeal process of development from the medieval period, with different degrees of 18th-19th century farm amalgamation and improvement.

This process of development is reflected in the evident and potential dates of surviving buildings:

1. Recorded Buildings. These are mostly based on the descriptions of houses and working buildings that have been listed, although in Shropshire additional dating information was provided by the 1981-82 Farm Building Survey of north Shropshire which identified 330 farmsteads associated with over 2100 farm buildings, and farmsteads previously recorded on the Historic Environment Record (HER) collated from unpublished grey literature reports.
2. The main concentrations of listed 18th century houses and working buildings are in the sandstone plateau and the central plain, where estates were most active and large farms developed in this period. 17th century and earlier buildings are concentrated around Shrewsbury, where large farms developed to supply its market, and across large areas of the southern hills and pastures.
3. Potential. Older farmhouses are often found in association with newer farm buildings and in some cases older working farm buildings have been encased in later brick and stone walling:

- Buildings of late 18th and 19th century appearance within settlements, and those in landscapes enclosed at an early date, are likely to include earlier timber-framed and stone cores.
- Landscapes affected by the reorganisation and enlargement of fields (reorganised piecemeal enclosure) and large-scale regular enclosure of earlier farmland are also likely to retain early buildings. Thirty-two farmsteads have working buildings that are older than their farmhouse, and on these sites the vast majority of farmhouses have been replaced in the 19th century. Of the listed 19th century farmhouses in this category, two are associated with pre-1600 farm buildings, seven with 17th century farm buildings and seventeen with 18th century farm buildings. These farmsteads are concentrated in landscapes of large-scale capital investment in the 1840-70 period, such as Area 4 (see Area Subdivisions) where the results of extensive survey on the Attingham Estate and elsewhere shows that in some cases the principal agricultural range is a recladding of an earlier timber-framed barn or animal housing.

Smallholdings are concentrated in the lowland areas of reclaimed moss and heath (in north Shropshire in particular) and in the upland areas with access to industrial by-employment in the southern Oswestry Uplands, the Clee Hills and the Western Uplands (including the Stiperstones). Small pockets of smallholding survive across the Shropshire Plain; a distribution which may once have been more extensive prior to the reorganisation and amalgamation of the landscape. Surviving examples are very rare.

Outfarms and field barns display strong localised patterns. Large outfarms are concentrated within the zones of large-scale farms, and field barns are apparent across the county but tend to cluster around the main settlement centres, with denser concentrations in the north of the county particularly in the dairying region, perhaps for sheltering cattle. These are generally not suitable for alternative use, and have been subject to high rates of loss.

Historic Farmstead Survival and Change

Across the county the rates of survival of historic farmsteads are slightly higher than the average across the West Midlands region:

- 32.7% of farmsteads have retained all of their working buildings (regional average 26.2%)
- 36.8% of farmsteads have had some loss but retained more than 50% of their historic footprint (regional average 39.6%)
- 17.6% of farmsteads have retained some working buildings but with more than 50% loss of their historic footprint (regional average 15.8%)

Across Shropshire 4.5% of farmsteads have been lost (below the regional average of 9.9%), these being concentrated in areas of 20th century settlement expansion. On 7.1% of recorded sites the house survives but the working buildings have been demolished (exceeding the regional average of 6.4%), and all the buildings on 1.9% of sites (regional average of 1.9%) have been demolished and completely rebuilt. In areas of settlement development 41.2% of the farmsteads have been lost or remain as a house only. Those that are set away from settlements have much better survival rates with only 14.2% lost or remaining just as a house. Fewer farmsteads are located in villages in the northern half of Shropshire and in most cases only the farmhouse survives or indeed the farmsteads have been lost altogether.

3 Results: Current Use of Farmsteads

Historic farmsteads are Heritage Assets which, through continued agricultural use and new uses, have significant potential to make an important contribution to the rural economy and communities away from market towns and other rural centres.

Professor Peter Bibby and Paul Brindley of the Department for Town and Regional Planning at the University of Sheffield used the data collected for Shropshire, matched against postal and business information, to reveal the present social and economic role of historic farmsteads. This is fully reported on in the Technical Report cited above. These show how, through continued agricultural and new uses, farmsteads have significant potential to make an important contribution to Shropshire's rural economy and communities away from market towns and other rural centres.

- The greatest proportion of farmsteads which remain in agricultural use are in the north western and south western parts of the county.
- The greatest proportion which have fallen out of agricultural use are situated in eastern Shropshire and within a part of southern Shropshire in a zone centred on Craven Arms.
- The greatest numbers of registered offices based within historic farmsteads are located in eastern Shropshire to the south and east of Telford.
- A broad East-West divide is apparent across the county:
    - Along the Welsh borders are large numbers of surviving farmsteads in agricultural use associated with land of high amenity and landscape value. Condition and use surveys of listed and unlisted farmsteads using the farmstead data have deepened our understanding of the high rates of structural disrepair found on listed buildings: around 30% of farm buildings require long-term or urgent maintenance to prevent decline.
    - In the southeast of the county, access to the West Midlands conurbation appears to have increased the numbers of residential conversions of traditional farm buildings.
- It is also clear that changing farming economies are leading to an accelerating demand for new working sheds whilst traditional buildings, where not in low key uses, are being considered as tools for diversifiying farm businesses and in some cases disposal onto the property market.

4 Additional Issues in Shropshire

The Agricultural Industry

A number of county level studies have shown how the drivers for change are operating within Shropshire. For example, the Shropshire Farming Study of 2002 found that, despite a 14.6% decline in the number of workers between 1981 and 2001, 2.2% of the county's workforce is employed within the agricultural sector compared to the national average of 1%. Traditional medium sized family farms of 20-99ha are currently experiencing a variety of pressures and decreased in number by 17% between 1981 and 2001. Within the same time period the number of small farms of under 20 hectares have risen by 20%. 28.5% of respondents questioned as part of this study cited the desire to increase holding size or expand farm enterprise as anticipated reasons for change to their farm businesses. In a survey of historic farmsteads on the Attingham Estate, where the mean holding size is 127.5ha, 18% of farmers viewed their traditional farm buildings as a liability as opposed the 73%

who viewed them as an asset.[1] This work also showed their increased rates of redundancy and use for general storage from 1984. A survey of historic farmsteads in the Wem area found that a greater proportion of working buildings were used for animal housing on the smaller dairy farms, but that an increasing number of farmsteads have been thrown onto the property market. Particularly vulnerable to redundancy are those farmsteads located in areas with poorly-drained soils (the Pastoral Farmlands) in contrast to the Principal Settled Farmlands with its larger farms and varied soil types. Commuters live in most of those farmsteads converted to residential use. [2]

Farmstead Condition and the Agri-Environment Issues

Work using the early results of farmsteads mapping show its potential to understand change, and inform future adaptation and grant strategies by Natural England and others. This has included an evaluation, carried out by a student from Harper Adams College, of the levels of change, conversion and condition farmsteads across North Shropshire that were surveyed by Shropshire County Council in the early 1980s. This showed that coherent and unconverted farmstead groups were concentrated to the west, in the Oswestry Hills, but were in poor condition.[3] A field-based condition survey of the Shropshire Hills National Character Area (NCA) was also commissioned by Natural England and carried out by Mercian Archaeology over Easter 2008 (Mercian Archaeology), assessing 85 farmsteads selected from 4 representative areas of the NCA's varied landscape. Combining analysis of preliminary results from Shropshire's Historic Farmstead Characterisation against this condition survey sample area data, it has been possibly to extrapolate the survey results up to NCA level. While the Photo Image Survey conducted by English Heritage (see above) reported that below 39% of listed farm buildings had been converted to residential or non-farming use in the NCA, whilst between 21-35% were derelict, this survey indicates a higher conversion rate and towards the higher end rate of dereliction. Of the working buildings surveyed, most were in a condition requiring some restoration and maintenance to ensure their survival, with some in a very poor condition. Some farm building types, especially those associated with the common-edge settlements, seem to have experienced the highest rates of conversion.

Historic Building and Designation/ Management Issues

Over 75% of the recorded farmsteads include a listed farmhouse or listed farm building. There is a high potential across the county for 18th century and earlier cores to remain behind later facades (see 2, Historic Farmstead and Landscape Character, above).

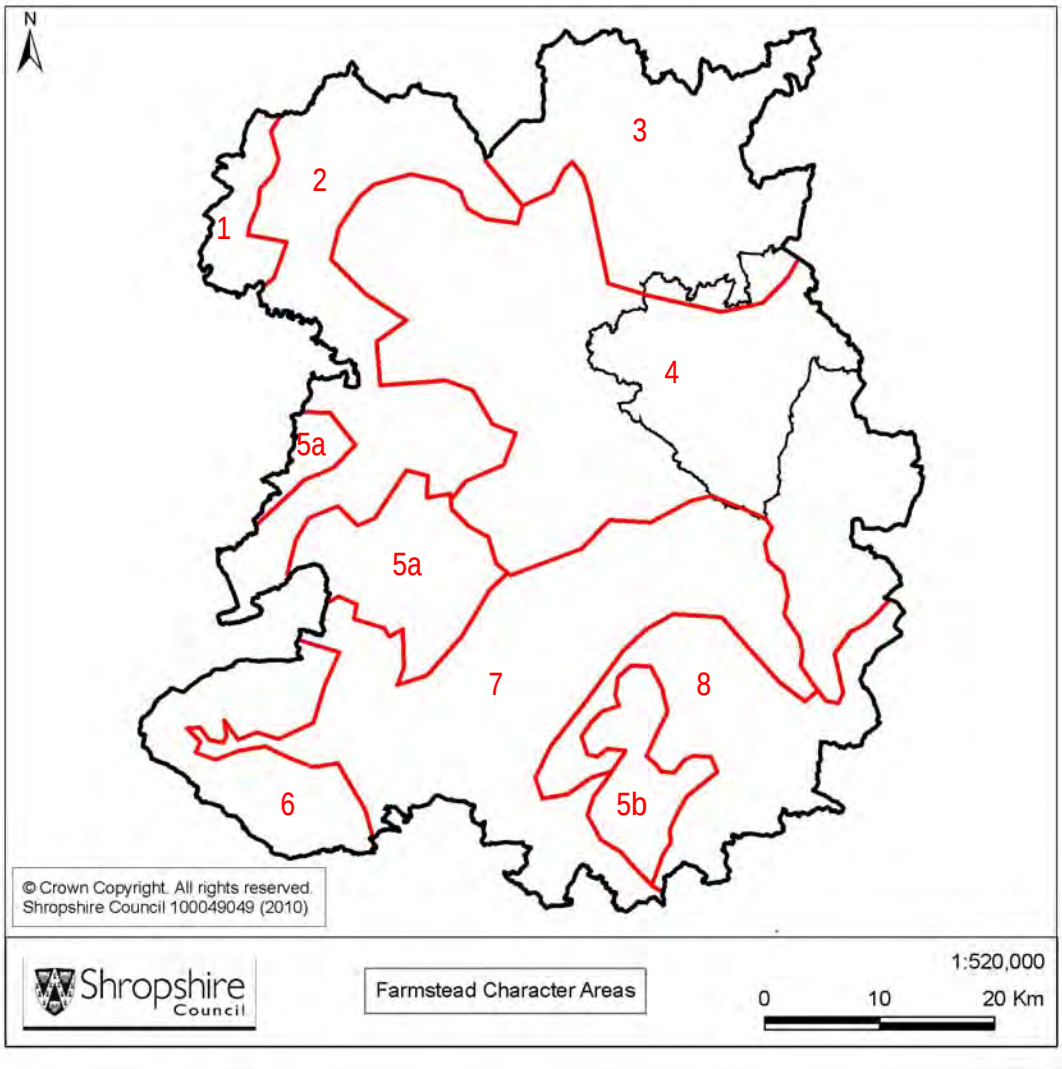
5 Area Subdivisions

The county can be further divided into Farmstead Character Areas according to the results of the farmstead data:

[1] Robinson, J. (2009) *Using the English Heritage Assessment Framework for Examining the Options for Changing the Use of Farm Buildings on Attingham Park Estate*, BSc thesis, Harper Adams University College.

[2] Griffiths, P. (2010) *Can Traditional Farm Buildings Help Regenerate the Market Town of Wem, Shropshire,* BSc thesis, Harper Adams University College.

[3] Holliday, M. (2008) *Changes in Use of Traditional Farm Buildings in Shropshire*, BSc thesis, Harper Adams University College.



1. Oswestry Uplands

- High density of dispersed very small hamlets and isolated small to medium-scale farmsteads, set within an ancient pattern of irregular enclosed fields.
- Small to medium-scale farmsteads and fields on the High Enclosed Plateau (mostly small - scale planned late 18th and 19th century enclosure).
- Smallholding landscapes to south, with very low survival of smallholding buildings.

2. North Western Shropshire

- High density of dispersed small hamlets and isolated farmsteads, particularly to the north where dairying survived longest. Irregular fields dating from the medieval period with some reorganised piecemeal and planned enclosure, associated with the larger farmsteads. Medium-scale farmsteads are concentrated within the former dairying area to the north east.

3. North East Shropshire Plain

- High density of dispersed small hamlets and isolated farmsteads, set within fields dating from the medieval clearance of woodland, marsh and heath and the later enclosure of common. There are very high densities of farmsteads in the areas of heath and former wetland such as Whixhall Moss.

- Some large nucleated settlements where survival of historic farmsteads is low and some larger farmsteads
- Planned enclosures (mostly 19th century) on heath, which has dense clusters of small farmsteads and smallholdings with some medium to large farms.
- Medium-scale farmsteads concentrated to north east dairying and stock-rearing area.

4. South/Central Shropshire Plain & Sandstone Estates

- Medium density of dispersed small hamlets and isolated farmsteads. Small-scale nucleated settlements on Shropshire Plain, with smaller number of larger nucleated settlements on Mid-Severn Sandstone Plateau
- Reorganised piecemeal and planned enclosure reflects the development of estates and large farms across this area, continuing into Ape Dale and Corve Dale. There are pockets of irregular fields, such as around former areas of common land. Includes parkland and industrialised landscapes.
- Large-scale farms reflect the reorganisation and amalgamation in the 18th/19th centuries

5a. & 5b. Shropshire Hills Western Uplands & the Clee Hills

- High density of dispersed small hamlets, isolated farms and smallholdings set within regular and irregular fields, interspersed with medium and large-scale farmsteads which also fringe the lower edges of these areas.
- Small farmsteads and smallholdings are concentrated in areas of common-edge squatter settlement, with access to by-employment in industry.

6. Clun Uplands

- Low density of isolated farmsteads, very small scatter of hamlets.
- Small--scale and irregular enclosures associated with small to medium-scale farmsteads. Large farmsteads set within regular enclosures dating from 19th century on high plateau.

7. Central Shropshire Hills, Clun Lowlands & Northern Severn Gorge

- Large farmsteads are concentrated around the valley-bottoms where larger farms developed within fields enclosed from open fields around villages. These fields were subject to later boundary removal and reorganisation.
- Increased densities of smaller-scale farmsteads in isolated farms and hamlets with fewer villages in hills and valley sides, which have smaller-scale fields with some later boundary removal.
- Small pockets of smallholdings.

8. Clee Hills Plateau and South Severn Gorge

- Medium to high density of dispersed small hamlets and isolated farms.
- Piecemeal enclosure intermixed with small irregular fields, and late regular enclosure. Teme Valley characterised by fruit growing and hopyards.
- Medium-scale farmsteads, strong underpinning of small farms and limited large farms.

Shropshire Historic Farmsteads Characterisation Project (5560 MAIN)

THE WEST MIDLANDS FARMSTEADS AND LANDSCAPES PROJECT

1.0 BACKGROUND

Farmsteads – and in particular traditional farm buildings of 19th century or earlier date - make a fundamental contribution to *local distinctiveness* and a *sense of place*, through their varied forms, use of materials and the way that they relate to the surrounding form and patterning of landscape and settlement. This is because their character has been shaped by their development as centres for the production of food from the surrounding farmland. Every part of England's farmed landscape has inherited its own distinct and recognisable characteristics, each resulting from a combination of physical and natural factors such as land form and geology, and historical processes such as how individuals and communities have worked and managed the land, in response to local and distant markets.

Funding from the Regional Development Agency, Advantage West Midlands, has enabled an evidence base for farmsteads in their landscape context – begun by English Heritage and its county partners in Shropshire, Staffordshire and Worcestershire - to be completed across an entire region for the first time. The principal aims of the project are to:

1. understand and demonstrate how the inherited character of historic farmsteads – the way that present patterns express past development and change - contributes to local distinctiveness and landscape character;
2. identify the forces for present and future change, and how historic farmsteads are contributing to the changing structure of rural economies and communities;
3. inform strategic policy and guidance, and the preparation of local policy and guidance to promote sustainable rural development and communities;
4. develop place-making tools that enable users – at the earliest stages of considering change - to understand the constraints and opportunities offered by farmstead sites in their broader context.

This evidence base is needed because structural changes in the farming industry have hastened the wholesale redundancy of historic farm buildings and the decoupling of entire farmsteads from agricultural production. As a result there is a strong but locally varied demand for their conversion to other uses, particularly housing. This, and the development of planning policy and guidance that emphasises the importance of a positive and evidence-based approach to future change informed by a clear understanding of local needs and circumstances, heightens the need to:

1. develop an understanding of the potential for and sensitivity to change of farmsteads in order to inform and guide future change in the form of land management and planning policy and guidance;
2. help those considering adaptive reuse and new build to consider and, where relevant, capitalise upon the distinctive quality of traditional farmsteads and buildings;
3. consider historic farmsteads as part of the wider landscape and in the context of the changing structure of rural communities and economies.

Readers can now find a useful summary of work completed since then, by English Heritage in association with the former Countryside Agency and other key partners on English Heritage's HELM website - under Regeneration and Design, Living & Working Countryside (www.helm.org.uk/farmbuildings). This includes an audit of the effectiveness of policy at national and

local level, and the proportion of listed buildings that have been subjected to development pressure and change of use. New policy which states that future strategies and approaches towards re-use need to align an understanding of character with sensitivity to and potential for change, is supported by much larger *Preliminary Character Statements*, consultative documents which represent an initial attempt to understand the farmsteads of each region in their national and landscape context. Guidance on the adaptive reuse of farm buildings - *The Conversion of Traditional Farm Buildings: a Guide to Good Practice* – seeks to promote high standards in design and implementation where conversion is considered as a viable and appropriate option.

New character-based tools, focused on the developing an understanding of local character in its broader context, and an assessment framework to inform change at a strategic and site-based scale, are now being developed in order to ensure that future change is informed by an understanding of farmstead character and local distinctiveness.

(See www.english-heritage.org.uk/characterisation for further details on the farmsteads mapping and other work).

Shropshire Council became a Unitary Authority in April 2009, and continued work on the West Midlands Farmstead and Landscape Project, initially started in 2008 under Shropshire County Council. The area covered by the project also includes the Unitary Authority of Telford and Wrekin. The Historic Environment Team undertaking the project is part of Development Services Directorate, responsible for a wide range of economic development and environment services. As part of Strategy and Development, the Historic Environment Team work alongside colleagues responsible for planning and economic development, working together to maintain and enhance Shropshire's environment, and natural and archaeological heritage.

In early 2010 the new Planning Policy Statement 5: Planning for the Historic Environment (PPS5) was released, setting out the Government's planning policies on the conservation of the historic environment. This holistic approach identifies elements of the historic environment worthy of consideration in the planning process as 'heritage assets', based on their architectural, historic, artistic or archaeological interest. The document states that the Local Planning Authorities should ensure they have an appropriate evidence base for the historic environment and heritage assets, and within their Local Development Frameworks, set out a positive, proactive strategy for the conservation and enjoyment of the historic environment, taking into account the variations in type and distribution of heritage asset, as well as the contribution made by the historic environment.

Within Shropshire at a local level there is an emerging plan known as a Local Development Framework (LDF), which is in the process of being prepared by the Planning Policy Team at Shropshire Council. The Shropshire wide LDF is effectively a collection of planning policy documents which consider a wide range of important planning issues such as housing, employment, retail, the environment, and transport. The LDF will play a crucial role in prioritising and shaping development in Shropshire over the next 20 years. The Planning Policy team are currently preparing the new Core Strategy for Shropshire, which will act as the lead document for the LDF. The evidence base provided by the Farmsteads Project will be used to inform the preparation of the Shropshire Core Strategy, which will ultimately set the clear long term vision, objectives and policies with which to guide future development across Shropshire. Within Shropshire's rural economy farm diversification has been identified as an expanding area of economic activity, with home based working gaining significant recognition, and the strategy aims to support this across areas in need of employment and economic

regeneration. Whilst promoting sustainable communities, the Core Strategy recognises the importance of maintaining local character and a high quality environment. The continued importance of farming and agriculture is also supported, ensuring that development proposals are appropriate in their scale and nature with the character and quality of their location. Both designated and non-designated historic buildings, sites and landscapes will be recognised for their importance to Shropshire's sense of place.

2.0 INTRODUCTION TO THE FARMSTEADS AND LANDSCAPE PROJECT

2.1 Aims

The principal aims of the Farmsteads and Landscapes Project are:

- to develop an integrated understanding - for the first time across a government region - of farmstead character, survival and current use within their landscape and settlement context;
- to understand and demonstrate how farmsteads contribute to local distinctiveness and landscape character;
- to understand the present use and social/economic role of historic farmsteads;
- to inform strategic policy and guidance, and the drafting of local policy and guidance.

The project will build on the results of several years of research, which has highlighted the importance of three principal priorities to address:

- Understanding the present inherited patterns of farmstead character.
- Understanding the forces for present and future change.
- Developing place-making tools.

2.2 Objectives

Key objective 1: enhance county Historic Environment Records through the creation of GIS-based databases recording farmstead address and location, recorded date, historic farmstead type and degree of change, obtained from modern and historic Ordnance Survey maps and other data.

Key objective 2: analyse this data in combination with a range of address and business data to provide spatial patterning of farmstead use (agriculture, economic, residential) and how farmsteads contribute to the home-based and broader regional economy.

Key objective 3: analyse this data in combination with county-level and listed building data, and Historic Landscape Character mapping and character areas/types, to demonstrate how farmsteads contribute to local distinctiveness and landscape character.

Key objective 4: provide a region-wide overview and context for strategies and guidance on targeting resources, research and monitoring, conservation, restoration or enhancement.

Key objective 5: make available tools for use in developing local planning guidance and casework.

2.3 Products

The key products will be:

- *Farmsteads Mapping*, through the creation of a GIS data set which records the spatial patterning, form, date range and survival of historic farmsteads, capable of analysis against landscape-scale datasets such as Character Areas/Types and Historic Landscape Characterisation.
- *Mapping Current Use and Context,* through the provision of work in progress on developing the evidence base and data that reveals the current social and economic role of farmsteads.
- A *character framework* in the form of regional and character area guidance that enables users to understand farmsteads in their local-regional-national context.
- *Planning tools* based on an understanding of the potential for and sensitivity to change of farmsteads and their buildings, both at a strategic and a site-based level, and that enable local authorities to develop guidance.

2.4 Applications

These products will inform at a strategic scale:

- Strategic planning, within the framework of the Regional Spatial Strategy and the proposed transition to an Integrated Regional Strategy
- Strategic land management within the framework of the ERDP, Environmental Stewardship and AONB and National Park management plans
- Inform the Sustainable Communities agenda (for example with respect to the Welsh Marches Initiative and the growth-points agenda), specifically through:
  i. examination of the role that historic farmsteads can play in the long-term future of rural communities in landscapes of different types and with differing patterns of settlement;
  ii. their potential for live/work, and research at a national level on this little-understood aspect of economic activity in rural areas.
  iii. to provide baseline data to inform SEA/SA assessments of the potential impact of growth options and site allocations on landscape character in areas with a predominantly dispersed settlement pattern
- The identification of priority features and areas, for use in designation and the targeting of funds for the Higher Level Agri-Environment Schemes
- The provision of an evidence base and contextual information to inform Local Development Frameworks and Supplementary Planning Documents

At a local and site-based scale it will facilitate:

- Consistent and evidence-based tools for pre-application discussion and development control, including the preparation of Design and Access Statements, Heritage Statements, and listed building consent;
- Place-specific guidance, including Supplementary Planning Guidance;
- The work of local communities and groups – including Leader + and Local Strategic Partnerships;
- Land use management (Farm Environmental Plans and Whole Farm Plans).

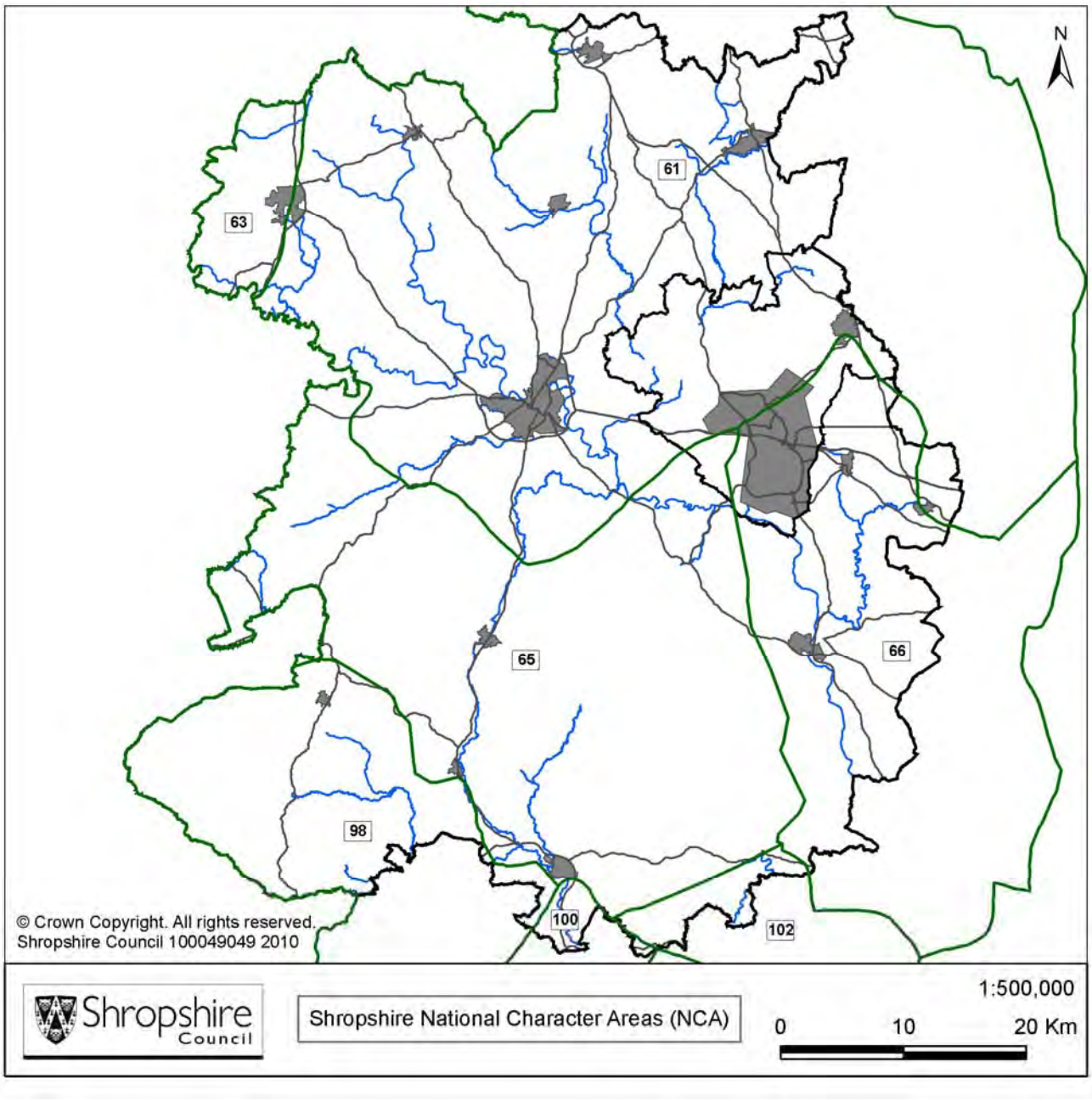


Figure 1: National Character Areas within Shropshire

NCA 61	Shropshire, Cheshire and Staffordshire Plain
NCA 63	Oswestry Uplands
NCA 65	Shropshire Hills
NCA 66	Mid Severn Sandstone Plateau
NCA 98	Clun and the North West Herefordshire Hills
NCA 100	Herefordshire Lowlands
NCA 102	Teme Valley

3.0 METHODOLOGY

3.1 Introducing Characterisation

Characterisation, as developed since the 1990s, is designed to provide context for the detailed records of individual sites and designated highlights, and inform change, planning and conservation above the scale of individual sites. It has been applied to a wide diversity of outputs outside English Heritage: examples are the Natural Areas developed in order to inform strategies for the protection of wildlife and their habitats, the National Character Areas (www.countryside.gov.uk/lar/landscape) and the development of Landscape Character Assessment as a finer-grained framework for use by local authorities and others (www.landscapecharacter.org.uk).

The National Character Areas have been modified with the assistance of English Nature and English Heritage. 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.

Historic Characterisation seeks to interpret and understand the inherited character of all places, and the evidence for change and continuity in the present environment. It is based on the need to understand and help professionals and communities to manage the *present* environment as a product of past change and the raw material for future change. It always works at an area-scale, above that of individual sites and features (protected or not) It differs from research and survey, as undertaken in the historic environment sector, by its promotion of broad and generalised approaches to understanding the historic environment. The key method promoted by English Heritage and its county-based partners (www.englishheritage.org.uk/ characterisation) is Historic Landscape Characterisation (HLC). This 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 is based upon the identification and then analysis using GIS mapping of archaeological, historical and other environmental features (attributes) such as ancient woodland, building plots and enclosed farmland. These are then grouped into land parcels ('HLC polygons' within GIS) and used to identify distinct *character types*, and *historic character areas* which are each defined by a common and/or predominant character. The techniques of Geographical Information Systems (GIS) mapping are then used to map change and time-depth in the landscape.

Throughout the West Midlands Region, English Heritage and its county-based partners are in the process of completing the GIS mapping of the inherited character of the present landscape: this process is known as Historic Landscape Characterisation (HLC). Analysing the farmstead mapping data against HLC will deepen our understanding of the degree of change and its resultant character. The Shropshire Historic Landscape Characterisation (HLC) Project was undertaken by the former Shropshire County Council between 2001 and 2004 and the results provide an understanding of how the landscape of the county has changed and evolved over time. It provides a vital starting point for those seeking to manage the direction of future landscape change and has helped inform best practices in the management of the county's historic environment, including Environmental Stewardship schemes and Farm Environment Plans. The project produced over 30,000 records and 58 different Historic Landscape Character Types, which have been imported into the Shropshire HER and will eventually be integrated with other records.

Shropshire Council has also completed and published a Landscape Character Assessment (LCA) for the county. The Landscape Character Assessment includes information about the six components that define landscape character with geology, landform and soils revealing the physical character, whilst settlement pattern, tree cover and land use inform us about the cultural dimensions of landscape. Landscape Character Assessment allows policy makers and landscape practitioners to ascertain the factors that give a locality its identity. This enables us to determine what conditions should be set for new development. In 2006 the former Shropshire County Council also combined the HLC with the Shropshire Landscape Character Assessment, resulting in the definition of a Shropshire Landscape Typology. The published reports for both the Shropshire HLC and LCA are available on the Shropshire Council website (www.shropshire.gov.uk/environment.nsf - follow links to Landscape)

3.2 Introducing Historic Farmsteads Characterisation

In 2004 English Heritage supported a pilot project in Hampshire Project, which 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 National Character Areas to individual farms. 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. Subsequently, the mapping of farmsteads across the whole of Hampshire, West Sussex, East Sussex and the High Weald AONB was carried out (Edwards 2005-8). This work further demonstrated that the mapping of farmsteads could reveal relationships between farmsteads and landscape character (Lake and Edwards 2006 and 2007). The mapping focuses on historic farmsteads, i.e. those farmsteads that pre-date the 2nd Edition Ordnance Survey mapping of the late 1890s as this is considered to be close to the end of the development of the traditional farmstead displaying vernacular forms and details and before the large-scale introduction of mass-produced sheds.

An important aspect of this project is the fact that all the partners are using a consistent methodology for mapping farmsteads so that the data can be combined to produce a regional picture of farmstead character (Lake and Edwards, 2009). A table showing the full set of attributes recorded is presented in Appendix I. Elements of this table are discussed further below.

The Shropshire Farmsteads and Landscape Project has been co-ordinated by Dr Andy Wigley, Historic Environment Countryside Advisor (HECA), with data collection undertaken by Andy Wigley and Charlotte Baxter, Historic Environment Records Assistant. The project was started in Spring 2008 and was undertaken on a periodic basis, alongside the continuing work of the Historic Environment Team. Data collection was completed for all farmsteads in winter 2009, however work on field barns, outfarm and smallholdings continues for a small remaining proportion of the county and will be integrated at a later date.

The data was collected using ESRI® ArcMap™ 9.2 GIS software, with an ArcView licence. The farmsteads data was collated in GIS point format, mapped against digitised raster maps of the 2nd addition, 1:2500 scale, and c.1900 OS maps. A range of other GIS datasets were also used to aid in identification, and enhance the information associated with each farmstead. This includes the following datasets:

- Raster data
    - 2nd addition, 1:2500/1:10,000, c1900 OS maps *(Landmark)*
    - Various modern maps, 1:50000, 1:10,000, 1:5000 *(Ordnance Survey)*
    - 1999 - 2007 Aerial photography *(Ordnance Survey)*
    - 1999 Aerial photography *(UK Perspectives)*
    - Foxall Tithe Award transcriptions *(Shropshire Council)*
    - Sites and Monuments Record scanned 1:10,000 maps *(Shropshire Council)*
- Vector data
    - Master Map modern digital mapping *(Ordnance Survey)*
    - Listed Buildings point data *(English Heritage)*
    - Shropshire Historic Environment Record (HER) point and polygon data *(Shropshire Council)*
    - Address point data *(Shropshire Council)*
    - Conversion point data *(Shropshire Council)*
    - LCA and HLC polygon data *(Shropshire Council)*
- *Websites*
    - *Bing Maps, formerly Microsoft Live Maps (www.bing.com)*
    - *Geograph (www.geograph.org.uk)*

3.3 Historic Farmstead Character Statements

One of the key products of the project is the development of Farmstead Character Statements relating to the parts of the National Character Areas (NCAs) within the county.

They will:

- Provide a summary statement which identifies the key characteristics of farmsteads within the NCA.
- Describe the key historic influences on the development of the area.
- Describe the settlement patterns (nucleated/dispersed) and key landscape characteristics including the date and type of enclosure, the presence of parkland, woodland or common.
- Identify the characteristic farmstead plan types of the area and the key building types. The area will be set within the national context with regard to the presence and time depth of listed buildings.
- Identify the building materials and details that are characteristic of the area. Traditional materials or building techniques that are becoming rare will also be identified.
- Set out the key drivers for change relating to historic farmsteads.

3.4 Historic Farmsteads Mapping

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

<u>Farmstead identification</u>

A *farmstead* is the homestead of a farm where the farmhouse and some or all of the working farm buildings are located, some farms having *field barns* or *outfarms* sited away from the main steading. Some areas have concentrations of *smallholdings* whose occupiers worked in local industries and other forms of employment.

The Shropshire Historic Environment Record (HER) includes a small number of farmsteads records previously recorded through survey work and literature.

- The 1981-1982 Farm Buildings Survey of north Shropshire identified 330 farmsteads associated with over 2100 farm buildings.
- The Shropshire HER includes an additional 37 farmsteads records, the majority collated from unpublished grey literature reports.
- 1729 individually listed farm buildings and farmhouses are also recorded on the Shropshire HER.
- The identification of farmsteads shown on the OS 2nd Edition 25" mapping dating from c.1900.
- Outfarm complexes or field barns were differentiated, where possible, from homestead complexes.
- Smallholdings were identified as individual points.

Farmstead Plan Form

Using the 2nd Edition OS map of c.1900 map as the data source plan form for each farmstead was recorded. Plan form was divided into the following principal plan types:

- Regular Courtyard
- Loose Courtyard
- Dispersed
- Linear
- L-plan (house attached)
- Parallel
- Row

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. The plan form attribute list is presented in Appendix 1. Also refer to 2008 'Historic Farmsteads; a manual for mapping' for further details on plan form.

In some farmsteads there are additional elements (beyond the primary ands secondary attributes) that also warrant recording, for example, covered yards or particular courtyard arrangements such as a regular L-plan within a multi-yard farmstead. Such additional features were recorded within a Tertiary Element field.

The position of the farmhouse in relation to the yard or whether it was attached to one of the working buildings was also recorded.

Farmstead Date

Dating information derived from a historic building point data set generated from the [NAME] Historic Environment Record (HER) was added where relevant. The date information was recorded by century except from pre-1600 buildings, which were recorded as 'MED'. Whilst some listed buildings have date ranges that appear to be more accurate, for example, 'early 18th century', in some areas many listed buildings will only be dated to a century. Additionally, the dating of agricultural buildings, particularly those earlier than the 19th century, is often imprecise. Farmsteads identified only from the

OS 2nd Edition 25" mapping were assigned a 19th century date which indicates a latest possible date of creation.

Farmstead Location
The location of the farmstead in relation to other settlement was recorded. This allows the opportunity to examine the distribution of, for example, farmsteads in villages, hamlets, loose farmstead groups and those that are in isolated positions and compare these distributions against other attributes and landscape character.

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.

Modern Sheds
The presence of modern sheds was also recorded, noting where sheds were either in the site of the historic farmstead or to the side. In either case, the presence of large sheds is a useful indicator that the farmstead may remain in agricultural use.

4.0 FRAMEWORK FOR THE STUDY

4.1 Landscape and Settlement
The size and density in the landscape of farmsteads and their fields results from the type of farming – ranging from the largest corn-producing farms to the smallest dairying or stock rearing farms – and historical patterns of settlement and land use that can reach back into the medieval period and even earlier. In areas of nucleated settlement communities have worked the land from villages and most or all isolated farmsteads were established after the enclosure of open fields or common land. At the other extreme are areas of dispersed settlement of scattered dwellings and farmsteads with few or no villages. Other areas may have a mix of settlement patterns. As a result farmsteads can be found:

- Within or on the edge of villages
- Located in isolated clusters or in hamlets
- Isolated

The fields and the patterns of roads, tracks and woodland around farmsteads reflect centuries of change. The predominant pattern is piecemeal enclosure, where successive change has removed or retained patterns of land use extending into the medieval period and beyond. Regular planned enclosure, often with straight roads and planned woodland, is found in patches, and concentrated in areas affected by later 18th and 19th century improvement – on the uplands and in lowland heaths and mosses. Also found are areas of irregular, small-scale enclosure of woodland, much of which was complete by the 14th century.

For further information on landscape character in Shropshire and across the West Midlands, refer to the Regional Character Statements (http://www.helm.org.uk/server/show/nav.19598).

4.2 Farmsteads
A farmstead is the homestead of a farm where the farmhouse and some or all of the working farm buildings are located, some farms having field barns or outfarms sited away from the main steading. A farmer's income has historically been derived from working the land, although some small farms in particular combined farming with other occupations – see Smallholdings 4.4. The scale, range and

form of working buildings reflects their functional requirements for internal space, lighting and fittings. Some can be easy to identify because they are highly specialised in function (such as dovecotes, pigsties and threshing barns) whilst the functions of other buildings or ranges of buildings may be more difficult to unravel because they are multi-functional. They all display significant variation both over time and regionally, and are closely related to the overall plan of the farmstead and the way that it functioned and developed over time. Farmsteads and buildings developed to serve the following functions up to the 20th century, which all required:

- access to and the siting of the house and its garden;
- different types and size of building and open space, and different flows of movement within and around working buildings;
- access to routes and tracks;
- the subdivision and different use of spaces within and around the farmstead – cattle yards and areas for stacking corn, hay etc, gardens, orchards, ponds, small field enclosures for milking or sorting livestock.

Historic farmsteads all contain two or more of the following components:

Housing

- The farmhouse is either attached or detached from the working buildings. It may face into or away from the main yard, and will face into or be sited to one side of its garden.
- Separate cottages may be provided for farm workers.

Barns

- Barns are the dominant building on most farmsteads.
- A barn for storing and processing the harvested corn crop over the winter months was the basic requirement of most farms, and corn could also be stacked in yards adjacent to the barn. In all cases the grain was beaten (threshed) from the harvested corn crop on an open threshing floor. Grain was stored in the barn or more usually the farmhouse.
- Barns may also be multi-functional buildings that were sub-divided with partitions and floors to allow the housing of cattle as well as the corn crop and other produce.

Cattle Yards

- Straw was taken from the barn to cattle yards and stables to be used as bedding for livestock. The resulting manure was then forked into carts and returned to fertilise the surrounding farmland.
- Ancillary buildings developed within or around cattle yards, most commonly open-fronted shelter sheds and cow houses. Internal cattle yards typically face south and east to capture sun and light, the openings being concentrated on the yard sides of the buildings.

Yards and related buildings

- Other yards – especially those with more direct access to routes and tracks - were also used to store timber and often farm vehicles and implements.
- Smaller and ancillary buildings set away from the yard are common.
- Cartsheds, sometimes stables and other ancillary buildings can be placed facing towards routes and tracks.

The historic character of farmsteads has thus been shaped by their development as centres for the production of food from and the return of manure to the surrounding farmland. Buildings served to

house the farming family and any workers, store and process harvested crops and dairy products, and shelter livestock, carts and implements. Farmsteads required access to routes and tracks, and working buildings were placed in relationship to yards and other areas for stacking crops and managing livestock. Variations in farmstead form, scale and dates reflect agricultural and local traditions, landownership, farm size and a variety of historic functions. Houses faced towards or away from the yard, and may be attached or detached from the working buildings. Most traditional farmstead buildings date from the 19th century, survivals of earlier periods being increasingly rare. Over the 20th century – and especially since the 1950's – farmstead functions have been met in all areas by standardised sheds.

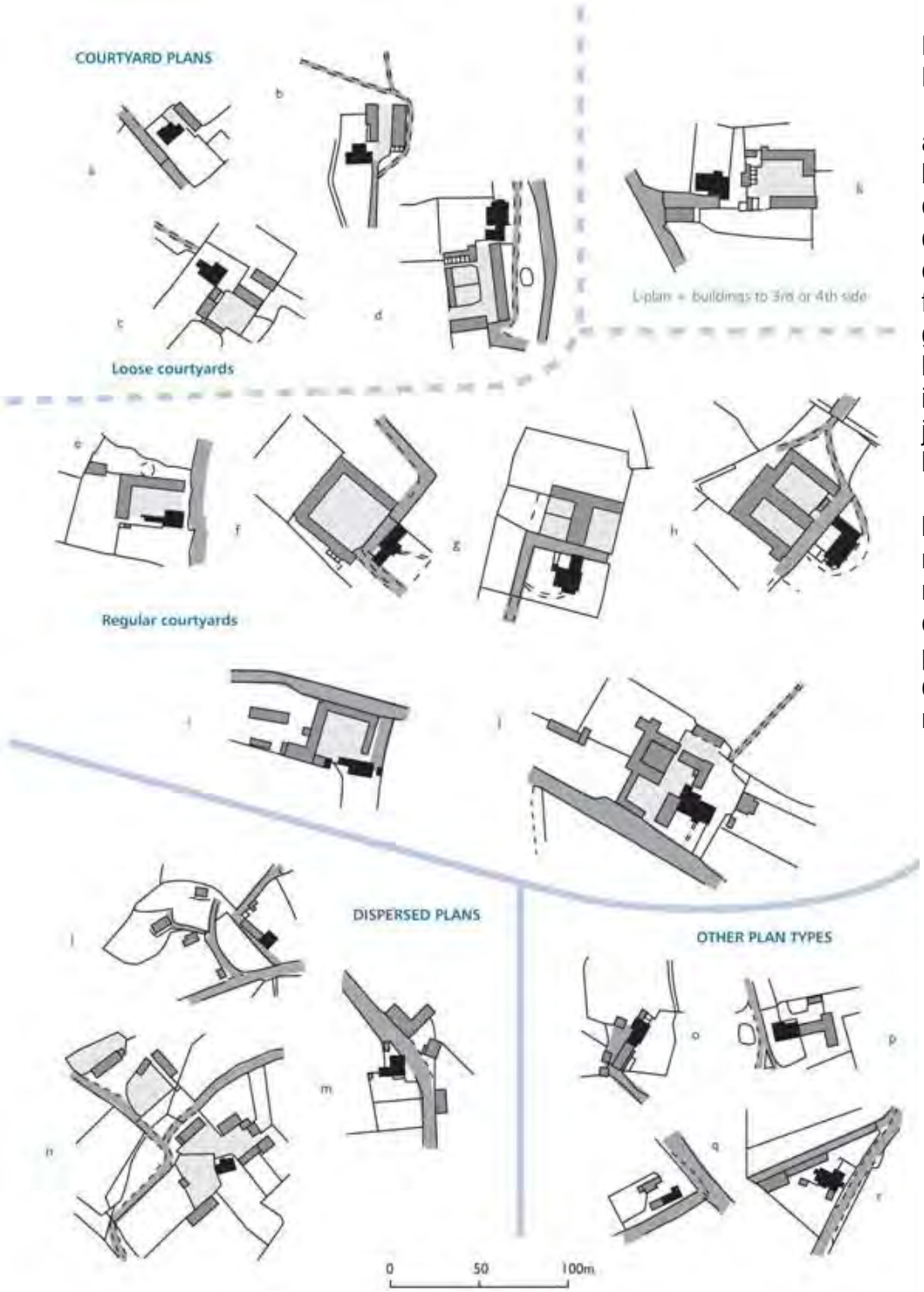


Figure 2:
Farmstead Plan Types

a Loose courtyard 1 side
b Loose courtyard 2 sides
c Loose courtyard 3 sides
d Loose courtyard 4 sides
e Regular Courtyard L-plan
f Regular Courtyard U-plan
g Regular Courtyard H-plan
h Regular Courtyard E-plan
i Full Regular Courtyard plan
j Regular Multi-yard plan
k Courtyard with L-range and buildings to other sides
l Dispersed Cluster plan
m Dispersed Driftway plan
n Dispersed Multi-yard plan
o Linear plan
p L-plan with house attached
q Parallel plan
r Row plan

The variety of farmstead plan types - the way the buildings of the farmstead are arranged within the group - reflects their past requirements for storing and processing crops, managing and housing livestock and easy access to routes and tracks. Farmsteads vary enormously in their scale and the extent to which – as a result of change over time – they incorporate elements of more than one plan type. The principal farmstead types are:

- Linear and L-shaped plans where the house and working buildings are attached and in-line, which are concentrated in the upland areas of northern and western England including of smallholdings whose occupiers were employed in local industries. These are consistently small-scale family farms, mostly of under 50 acres in size.
- Row plans, where the main range of working buildings are attached in-line and form a long row.
- Dispersed plans, where the buildings and yards are set within an open area with no clear focal yard. These display a wide range of scales, the key sub-categories being:
  Dispersed Cluster, which includes two or more clusters of buildings within the boundary of the site, which may face working yards.
  Dispersed Driftway, where buildings and yards are sited along a routeway.
  Dispersed Multi-Yard, where buildings relate to a number of yards that are usually irregularly arranged and detached from one another.
- Loose Courtyard plans, A farmstead where mostly detached buildings have developed in piecemeal fashion around one or more sides of an open cattle yard. They can range from small farmsteads with a single building on one side of the yard and the farmhouse to a yard defined by working buildings to all four sides. The farmsteads with buildings to 3 or 4 sides of the yard usually display more coherent (and sometimes quite regular) layouts. The yards served various purposes – general movement and access to the working buildings and sometimes the house, the storage and collection of their manure and sometimes other products such as timber. Some yards served purely as areas for cattle, and are bordered by barns (which supplied straw which was trodden into manure), enclosed and open-fronted cattle housing.
- Regular Courtyard plans, where the buildings are carefully planned as linked ranges, and are focused around one or more working yards. Farmsteads can be arranged as a full courtyard enclosing four sides of the yard, as L- or U-shaped arrangements or on the largest farms as multi-yard complexes including E-plan arrangements. Regular Courtyard plans often conform to national ideals in efficient farmstead design, as developed in farming literature from the later 18th century and promoted by land agents, engineers and architects by the mid 19th century.

4.3 Outfarms and Field Barns

Outfarms and field barns allowed certain functions normally carried out in the farmstead to be undertaken at locations remote from the main steading.

A field barn is 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 could be:

- Shelters for sheep, typically with low doors and floor-to-ceiling heights.
- Shelters for cattle and their fodder (hay), with or without a yard.
- Threshing barns with yards.
- Combination barns with a threshing bay and storage for the crop, and housing for cattle.

An outfarm is a complex of buildings 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. A cottage for a farm worker could also be sited nearby.

The plan form of outfarms and field barns followed that of farmsteads, having a primary attribute, for example, Loose Courtyard or Regular Courtyard, and a secondary attribute recording the form. Where a field barn stands within a field with no yard it was recorded as Single building.

4.4 Smallholdings

In contrast to farmers, who derived their primary income from the pursuit of agriculture, smallholders combined small-scale subsistence farming to supplement the income derived from other (usually industrial) activities such as woodland management, quarrying, coal or lead mining or metal working. Smallholders often relied upon access to common land and woodland and typically had little or no enclosed land.

Individual smallholdings may be difficult to identify with certainty from historic mapping, and their survival or loss recorded in broad terms. Smallholdings will often be identified by their location in areas of small fields close to areas of common land and dispersed small-scale industry, whereas cottages, which may be of a similar size, will usually be set on roadsides without a clear association with fields. Historic Landscape Characterisation (HLC) can also assist in the identification of smallholdings, as these distinctive landscapes are often identified as areas of squatter enclosure.

There is clearly a degree of overlap in these areas with sites that can be mapped as farmsteads, in particular the smallest farmsteads that can be identified as linear, loose courtyard (the smallest ones in this category with a building to only one side of a yard) and dispersed cluster plans. Their size and association with smallholdings may however imply a similar small-scale subsistence farming practice coupled with other activities.

Once identified, smallholdings have been individually mapped, noting their location and survival. It has also been possible to map key areas of smallholdings, with related summary text that describes their character and degree of observable change.

5.0 FARMSTEADS AND LANDSCAPES IN SHROPSHIRE

5.1 Source Material

Some – but by no means a majority - of the results of local recorders have been entered on the National Monuments Record's AMIE database and county-based Sites and Monuments Records (now known as Historic Environment Records) (Newman 2006, 209-10). The most comprehensive data set available is the statutory List of Buildings of Special Architectural or Historic Interest, which has grown since 1947 into an archive of nearly half a million entries, including 30,000 farmhouses and an equivalent number of detached farm buildings and ranges. The great bulk of these were subject to survey and revision during the Accelerated Resurvey of Listed Buildings that took place during the 1980s. Any analysis of the statutory lists must of course be subject to a long list of caveats, prime amongst these being the resourcing, date and reliability of survey, and whether or not the investigator was able to examine the interior of buildings and check for evidence of phasing (Gaskell and Owen 2005, 42-51). Subsequent research on individual buildings has shown that many list descriptions place too late a date on them, largely because evidence was missed (for instance, if an internal inspection was not made) or concealed. This is particularly the case in landscapes

characterised by isolated farmsteads and hamlets, which were far more time-consuming to survey than areas of nucleated settlement.

Landscape-scale studies of buildings have generally viewed them within the context of geology, topography and administrative boundaries rather than as part of deeply-rooted patterns of land use and settlement. Most vernacular building studies operate at the level of individual buildings, parishes or counties, and archaeological research agendas that deal with the post-medieval period are predominantly urban and industrial in tone (Newman 2005). In the case of farmsteads, we know far less *at a landscape scale* about the working than the domestic buildings, which recent research has revealed are subject to very different processes of change, and far more about the nature and processes of change affecting hedgerows, boundary walls and woodland (Gaskell and Owen 2005, 37-8, 85-9). Moreover, the results of recording are not systematically fed into county Historic Environment Records (the former Sites and Monuments Records), a situation made worse by the fact that there is little appreciation amongst owners and local authorities of the broader value of recording and archiving (Edwards 2001; Orr 2006; Gould 2005). The consequences are ill-informed approaches to managing change of the whole building stock and directing grant aid. Unless informed by broader contextual issues, moreover, buildings may require re-evaluation after fieldwork has been completed.

5.2 Landscape and Settlement

Geology and Topography

Shropshire naturally divides in two halves. To the south and west of the River Severn is a landscape of Palaeozoic hills and ridges separated by dales and the plateau of the River Clun. By contrast to the north and east, the hills give way to a gently rolling plain of drift deposits punctuated by the exposure of the underlying sandstones, which extends into mid-Staffordshire and Cheshire. In north-west Shropshire the plain runs up to the foot hills of the Berwyn Mountains formed by Ordovician and Carboniferous limestone and milestone grit, and transforms into a distinctly Welsh upland landscape. (Victoria County History IV 5-20)

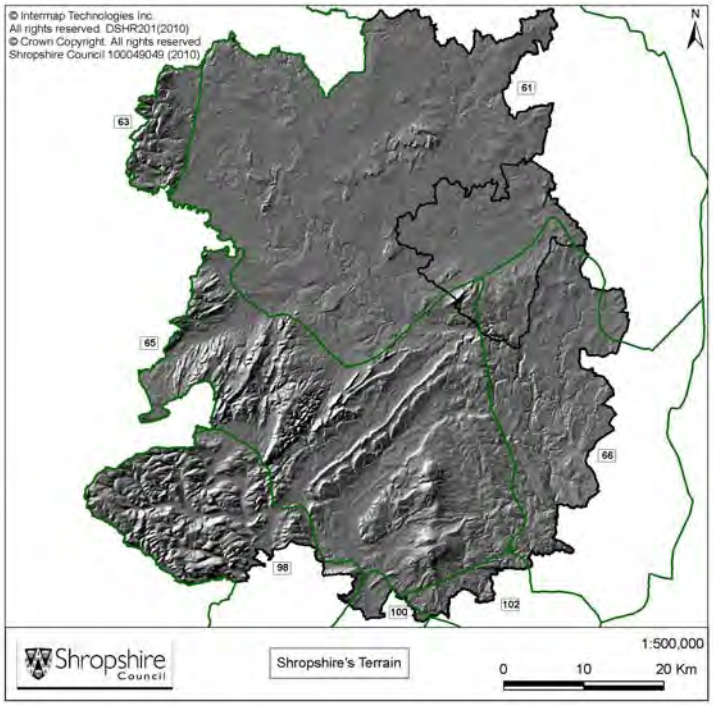


Figure 3: Shropshire Digital terrain model

Settlement

The historic county of Shropshire lies within Roberts and Wrathmell's Northern and Western Province where dispersed settlement is predominant. The county can be divided into several sub-regions on account of settlement pattern established by the mid-19th century.

Much of Shropshire is covered by the *Shropshire Hills and Severn Plain Sub-Province (WSHSP).* The Shropshire Plain is characterised by a medium to high dispersal of small hamlets and isolated farmsteads and dwellings, inter-mixed with large numbers of very small nucleated settlements. To the west in the Oswestry Uplands, settlement density becomes very low. Moated sites are found in limited numbers across much of the Shropshire Plain increasing in the north, but are largely absent around Oswestry. The north eastern extent of the Shropshire Plain falls within the *Cheshire Plain Sub-Province (WCHPL)*. Here the density of nucleated settlements is lower than in the rest of the Shropshire Plain, whilst the density of small dispersed hamlets and scattered farmsteads increases, along with the incidence of moated sites and 'green' names in common-edge locations, indicative of continuing woodland clearance and subsidiary settlement. The area is dominated by large numbers of hamlets surrounded by ancient enclosure of woodland and common. Small areas of open fields did exist with the majority enclosed by the mid 19th century. The south-east of the county is covered by the *Wye-Teme Sub Province (WWYTE)* and is characterised by low concentrations of nucleation, with high to very high levels of dispersal of small hamlets, isolated farmstead and dwellings set in intricate, anciently enclosed landscapes which still carry much timber. Where nucleated settlements do exist they tend to be fewer in number and larger than those of the Shropshire Plain and Shropshire Hills. There are also a considerable numbers of moated sites and earthwork castles. Across Shropshire, the largest settlements tend to be the market centres such as Oswestry, Whitchurch, Shrewsbury, Bridgnorth, Ludlow and Clun.

5.3 Historical Farming Development

Shropshire's population has been predominantly rural throughout history, based on a tradition of mixed husbandry. It has been widely accepted that arable farming based within the medieval open field system was undertaken on a limited basis within Shropshire. The Domesday survey revealed that only 22% of the county was under arable cultivation, compared to over 50% in much of the Midlands and East Anglia (Victoria County History IV, 48). Beyond the open fields extensive areas of woodland and open common were subject to small-scale irregular enclosure during the 12th, 13th and 14th centuries associated with the establishment of isolated farmsteads.

In the late 14th and 15th centuries there was a large-scale decline in arable cultivation, leading to the abandonment and shrinkage of settlements, the enclosure of the open field systems, and the amalgamation and growth of isolated holdings (Dyer 1991, pp. 84-5, 89-92). The majority of open fields were enclosed by the 17th century, and more importantly thousands of acres of surrounding woods, waste and common land were improved, forming the basis for the mainly pastoral economy (Victoria County History IV, 119). In the 18th and 19th centuries, rationalisation and reorganisation of the existing field pattern was undertaken in many parts of the county, with significant investments made in the drainage and enclosure of the peats and mosses, and later the less fertile and more easily tackled heathlands. During the rest of the 19th century enclosure was mainly confined to unenclosed upland.

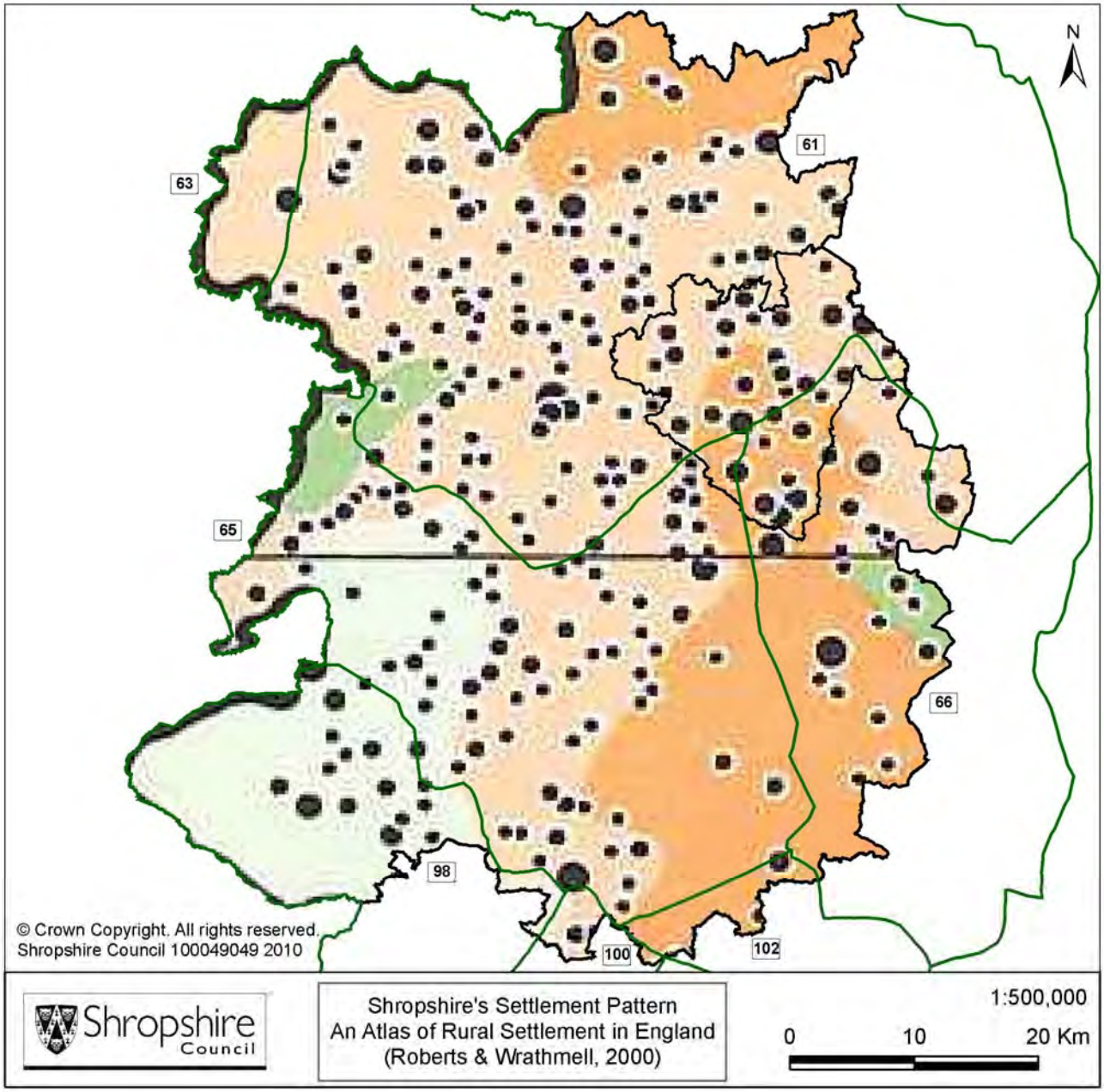


Figure 4: Shropshire Settlement pattern taken from An Atlas of Rural Settlement in England by Brian K Roberts & Stuart Wrathmell

The black circles relate to settlement nuclei, with the larger circles indicating the larger settlements and the greater degree of nucleation. Behind this the colours indicate the densities of dispersal, with the orange showing very high density of dispersal, the lighter orange indicating medium to high densities of dispersal, the green indicating medium densities of dispersal, light green low density.

So across the Mid Severn Sandstone Plateau, for example, the number of villages and hamlets is limited, although a few large nucleated settlements do exist. The density of dispersal is however high indicating increased numbers of isolated farmsteads and cottages in the area, in comparison to the south of the Shropshire Plain where the density of isolated farms and cottages decrease slightly (i.e. there are greater distances between them), and where there is a greater numbers of small hamlets and villages.

The new evidence provided by the West Midlands Historic Farmsteads Project alongside the Shropshire HLC and LCA reveal a highly varied history and pattern of enclosure. For example, the extent of the open field systems identified by the HLC is extremely varied across the county with some areas having very extensive fields and others having very few, suggesting that the overall percentage of 22% masks the great importance that arable cultivation could have in some areas of the county (e.g. the Lower Tern valley and Corve Dale). Landscapes across Shropshire can vary enormously over very short distances, reflected by the varied mix of farmsteads and fieldscapes seen across the county.

5.4 National Character Areas

Shropshire, Cheshire and Staffordshire Plain (NCA 61)

This large cross-county area comprises an extensive, gently rolling pastoral plain interrupted by sandstone ridges. Within Shropshire, mixed arable-based husbandry was concentrated in the fertile vales and flood plains of the Shropshire Plain, with the growing of corn and the fattening of yard-based cattle concentrated in the Severn and Tern valleys with access to the grain markets of Shrewsbury. During the 16th and 17th centuries arable production increased on the Severn floodplain, including the growing of barley for malting (Victoria County History IV, 144-6). It is in these areas that large-scale multi-functional pre-1750 working buildings survive, sizeable enough to survive the reorganisation and improvements of the ensuing centuries. By the early 19th century, lowland areas were frequently subject to 4 or 5 course rotations using root crops (Victoria County History IV, 182-3). The period of high farming in the mid-19th century resulted in an enthusiasm for new buildings and a massive increase in cattle numbers and after 1875 arable farming was largely confined to the centre and east of Shropshire (Victoria County History IV, 237 & 241). Small but extensive areas of open fields existed leaving a predominant pattern of piecemeal enclosure, intermixed with later boundary removal and reorganisation in the 18th and 19th centuries.

Parklands and estate landscapes developed with regular fields and planned farms, the latter resulting from the activities of improving landlords such as the Leveson-Gowers (Dukes of Sutherland). For example, the extensive valley mire systems to the north of Telford (e.g. the Weald Moors) and east of Oswestry (e.g. Baggy /Tetchill Moor) were subject to successive phases of improvement from the late 16th century onwards, culminating in the large-scale drainage and enclosure in the late 18th – early 19th century, together with the construction of new steadings. Elsewhere, land was added to existing farms with new buildings being erected on these established sites. Gradually patches of former common land, including heathland on sandier soil and mosses, were subject to piecemeal enclosure by small-scale farmers and – especially in the late 18th and 19th century – regular planned enclosure by estates. Across much of this area estates were interspersed with individual holdings of all sizes. To the north, the generally wet but mild climate favoured grass above corn and so stock and dairying were always the major elements of farming: ploughed land was often given over to the supply of feed for cattle, and there is evidence for enclosure from the 14th century being linked to the emerging dairying industry (Roberts and Wrathmell 2002, p. 99). The dairying industry was important for smaller farms under severalty, but with the increased production of feed for the growing cattle population, larger dairy farms emerged in the 17th century, along with farm amalgamation and boundary loss.

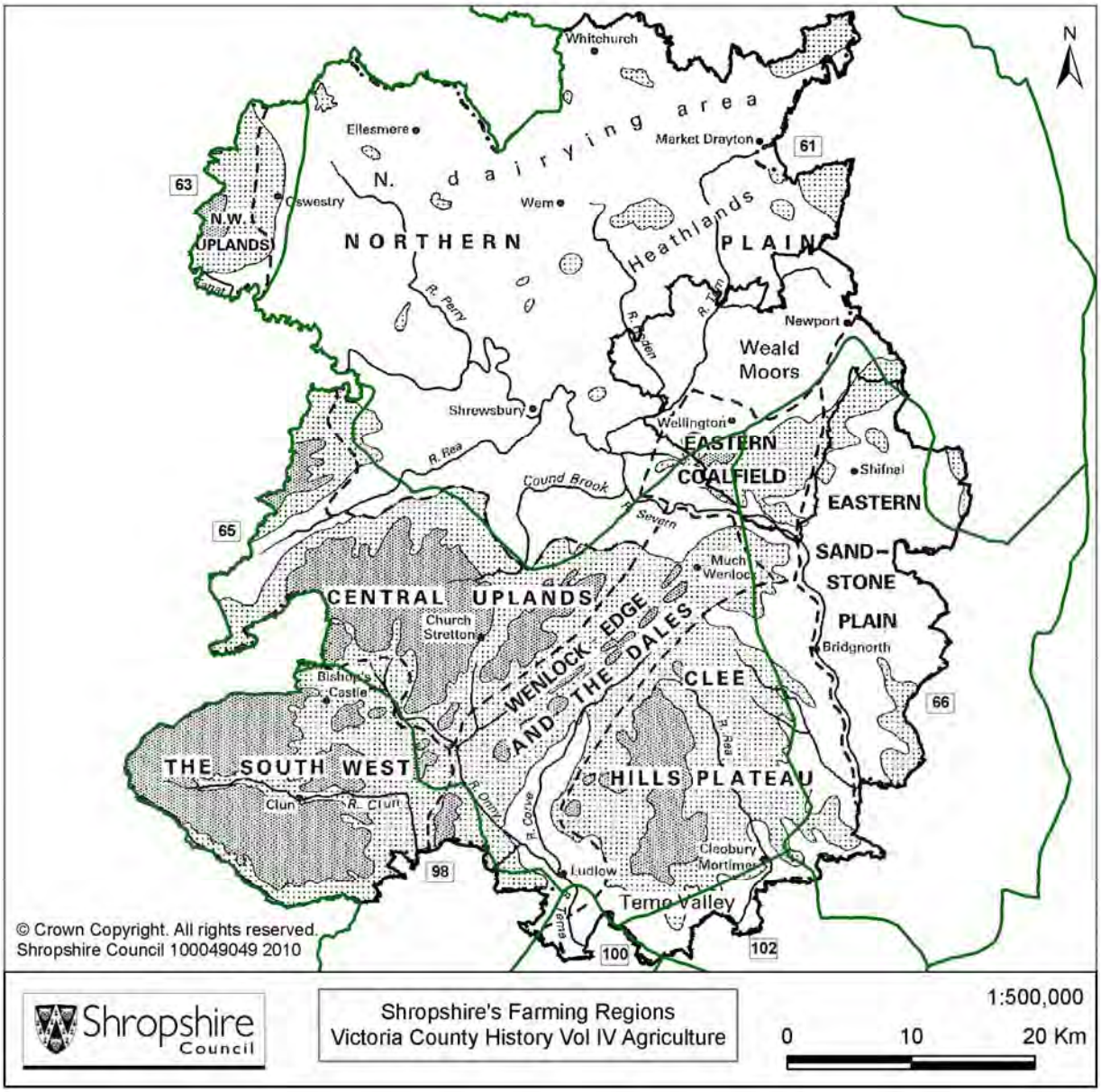


Figure 5: Shropshire Farming Regions taken from the Victoria History of Shropshire: Agriculture Vol IV

The landscape and farming regions broadly correspond to the National Character Areas, with the upland zones of the Oswestry Uplands and Shropshire Hills distinct from the gentle rolling hills of the Shropshire Plain and the plateau of the Mid-Severn Sandstone Plateau. Sub regions within the NCAs are also apparent, for example the Clee Hills Plateau is distinctive from the Wenlock Edge and the dales, not only in landscape character but farmstead types as well.

The increasing supply of liquid milk to the urban areas was also linked to the development of the railway system from the mid 19th century, which accelerated the development of large dairy farms in the extreme north of Shropshire; the rest of Shropshire was not so accessible. Small areas of open fields existed with some very late survival, but the area is dominated by ancient enclosure of woodland and common. Fields were enlarged between the 17th and 20th centuries, as dairy farms grew in size, developing an overall framework of irregular enclosure inherited from the medieval period.

Oswestry Uplands (NCA 63)

This small area of steep-sided, flat-topped hills is bounded by the Shropshire Plain to the east and Wales to the west. The upland area has a high density, strongly dispersed pattern of settlement with a mixture of isolated farmsteads associated with ancient patterns of enclosure. This pattern was generally established by the 14th century with the isolated farmsteads and small hamlets, connected by deep and winding tracks. In the valleys of the uplands small irregular enclosure, generally of medieval date, still remains along with areas of the ancient woodland. These hill farms specialised in cattle rearing, with extensive sheep grazing from the late 18th century. Large-scale planned enclosure is found on the higher ground particularly on the Selattyn Hills associated with late 18th and 19th century farmsteads. In the uplands lead and copper were being mined during the Iron Age/Romano-British period and extensive quarrying of limestone and some lead mining commenced on a large-scale in 18th century in the south. As a result squatter settlements and concentrations of smallholdings developed in association with the mining and quarrying industries in the Treflach Hills. In the lowland area to the east, Oswestry forms the main settlement focus, with the growth of the market centre focussed around the Norman Castle in the medieval period. Extensive parks and designed landscapes, such as Brogyntyn, were clustered to the west of Oswestry, reflecting the increased estate influence in this area. The predominant pattern of piecemeal and ancient enclosure is intermixed with reorganised fields created through boundary removal. Arable-based mixed agriculture developed in this area, with larger farms developing away from the villages in association with reorganised piecemeal enclosure and reflecting the growth of farm holdings by the 19th century.

Shropshire Hills (NCA 65)

This area, which lies between the Welsh border to the west and the Mid Severn Sandstone Plateau to the east, exhibits great diversity. A wide range of farm size and farmstead types are apparent across the area. Large farms are concentrated on the estate farmlands of the broad river valleys, principally the Corve Dale towards Morville, and the northern area which merges into the Shropshire Plain. Here settlement was village-based, and isolated farms mostly developed in association with the enclosure of open fields. Some isolated farmsteads relate to moated sites with 12th-14th century origins and others to shrunken medieval settlements. Parkland and designed landscapes were also established, some including fine 18th century houses such as Morville.

Cattle and corn farming predominated in the valleys, particularly the Ape Dale, the Rea Valley and the Corve Dale on the loamy soils and valley meadows. The Corve Dale was historically the richest in terms of arable cropping, with a particularly intense period during the Revolutionary and Napoleonic Wars of 1793-1815 (Victoria County History IV, 7). The development of railways which focused on the markets at Ludlow and Craven Arms, boosted corn production and stock fattening in the lower Corve Dale and the Clee Hills: underdrainage also boosted corn production and stock fattening from the 1830s (Victoria County History IV, 9). On the higher ground, farms were historically smaller and their

number has been greatly reduced through amalgamation especially over the later 18th and 19th centuries. Fewer villages are found on the higher ground, with higher densities of isolated farmsteads and hamlets associated with smaller-scale fields; the result of generally pre-17th century enclosure of common fields intermixed with the clearance of woodland in the medieval period, and later boundary removal and reorganisation. Sheep and cattle rearing formed the mainstay of the hill farms into the 20th century, much of its rough moorland being enclosed and transformed into pasture from the late 18th century. To south-east on the Clee Hills Plateau, farming was mostly small to medium-scale and pastoral, along with some corn. Where the Clee Hills Plateau blends into the Teme Valley, it is characterised by mixed farming, with fruit growing and hopyards (Victoria County History IV, 7).

In parts of the Shropshire Hills rising population from 16th century was closely linked to the increase in lead and coal mining and quarrying, particularly around the Clee Hills and on the western flanks of the Stiperstones. Chains or clusters of smallholdings and small farms, with small-scale regular and irregular fields developed on the moorland fringe particularly around the Clee Hills and the Western Uplands. Encroachments onto the moorland provided common grazing, whilst the small fields were cropped for corn and mostly hay. Larger-scale planned enclosure of the moorland was undertaken during the 18th and 19th centuries, driven by estates intending to improve pasture for cattle and secure mineral rights. In these areas smallholdings and squatter's cottages could be found fringing and Sizable tracts of heathland and rough grassland on acid soils have persisted on the higher ground, most notably on the Stiperstones, Long Mynd and Clee Hills.

Clun and North West Herefordshire Hills (NCA 98)

This area lies within the counties of Shropshire and Herefordshire, and is bounded to the north and west by the Welsh border. The hilltops are sparsely populated, becoming more domesticated and settled on the hill sides and in the valleys. The predominant pattern is a mix of small-scale and irregular enclosures on the hill sides around farmsteads and hamlets and larger communal open fields around nucleated settlements in the lower valleys. In the hills sheep and cattle rearing formed the mainstay of agriculture into the 20th century, and where crops were grown on a subsistence basis only (Thirsk 1984, p.193; Whetham 1979, p.32). The settlement pattern here is predominantly formed of a low density isolated farmsteads and wayside cottages with a small scatter of hamlets, increasing in density around the southern and eastern fringes. On the higher ground regular enclosure of the 19th century was restricted to areas of open heath where, in some cases, small planned farmsteads were created. For example in the early 19th century 12,000 acres of Clun Forest was reclaimed (Plymley 1813, p.144). To the south west the large areas of planned enclosure date to the mid-late 19th century, where significant areas of heathland, rough pasture and blocks of ancient and later woodland still remain. In the lower valleys of the Clun Hills, planned late 11th-13th century settlements were often strategically sited at river crossings and ranged from planted boroughs such as Bishop's Castle and Clun to linear-plan villages. Low densities of isolated farmsteads are found in the valleys which are dominated by estate farmlands and village-based settlement. They are sited within landscapes of piecemeal and regular enclosure from open fields and common land.

Mid Severn Sandstone Plateau (NCA 66)

The area is an intensively farmed, rolling estate landscape, together with wooded landscapes in the Severn Gorge and Wyre Forest and the post-industrial landscapes of the eastern coalfields. The sandstone plateau has always been dominated by arable farming with the fine, dry, sandy soil suitable for growing rye and barley within medieval open fields (Hey 1984, p.156) surrounding the

mainly village-based settlements. Arable farming continued after widespread settlement desertion in the 14th/15th centuries, with isolated farms developing in association with the enclosure of the open fields and extensive commons. In the 16th and 17th centuries arable production increased, including the growing of corn and barley for malting (Victoria County History IV, 144-6). After 1875 arable farming was largely confined to the east and the centre of Shropshire (Victoria County History IV, 237 & 241). The development of larger-scale farms in this area is reflected in areas of large-scale planned and reorganised piecemeal enclosure, often intermixed with pockets of irregular fields reclaimed from woodland. The thin soils of the high ground were influenced by the activities of improving estates from the later 18th century, with some heath and common remaining amongst the predominant pattern of regular and large-scale enclosure. To the west of the Severn gorge the scale of farming was generally smaller than east of the Severn and focused on stock rearing and fattening, within a landscape that retained large blocks of woodland and common within a varied hilly topography.

The east Shropshire coalfield to the north-west is an industrialised area, where coal mining, iron working and other industries developed from the 17th century from an early medieval wood-pasture landscape. Here the development of smallholdings around commons and small-scale dairy farming was associated with a wide range of industrial activity that exploited the woodland for charcoal production. These have been mostly absorbed into the post-1960s development of Telford. Across the rest of the Mid-Severn Sandstone Plateau, industry had a different role to play. The area was well-suited to the export of produce along the River Severn, especially to the rising industrial populations in the Black Country and Birmingham.

Herefordshire and Worcestershire Lowlands and Valleys

This area includes the Herefordshire Lowlands (NCA 100) and the Teme Valley (NCA 102) which both stretch into small areas of south Shropshire. The area has a complex landscape of mostly ancient enclosure with larger nucleated settlements, the extensive open field systems being largely enclosed by the 18th century. Extensive orchards grown for cider making developed from at least the 14th century, and together with the hop industry developed on an increasingly intensive scale from the late 17th century. Orchards and hops were typically planted on the valley floor and intermixed with arable, with mixed farming and pasture on the slopes.

6.0 RESULTS

6.1 Historic Farmstead Records

Classification	FARMSTEAD	Farmstead with house
Primary	OUTFARM	Outfarm or field barn
Attribute	SMALLHOLDING	Smallholding

9724 farmsteads, smallholdings, field barns and outfarms were recorded during the West Midlands Farmstead and Landscape project, creating 9278 new sites for the Shropshire Historic Environment Record (HER).

Farmsteads

373 farmsteads were previously recorded on the Shropshire HER, the majority resulting from the 1982-3 Farm Building Survey in North Shropshire. The West Midlands Farmstead and Landscape Project has now added a further 5821 farmstead records, giving a total 6194 historic farmstead records across Shropshire, including Telford and Wrekin.

Smallholdings

Only 15 smallholdings were previously recorded on the Shropshire HER. The West Midlands Farmstead and Landscape Project has added a further 1751 smallholding records, giving a total 1766 historic smallholdings across Shropshire, including Telford and Wrekin, with further areas mapped as polygons in northern Shropshire and the Shropshire coalfields.

Field Barns and Outfarms

22 outfarms and field barns were previously recorded on the Shropshire HER. The West Midlands Farmstead and Landscape Project has added a further 1742 field barn and outfarm records, giving a total 1764 across Shropshire, including Telford and Wrekin.

Census Data

The total of 6194 farmsteads in (Shropshire, out of a total of 205, 717 for England) compares to a figure of 5396 given in the 1851 Agricultural Census Reports, which enumerated heads of households who gave farming as their principal occupation (Shaw-Taylor 2005, 169). In 1871 the number of farms in England had slightly risen to 208, 980, and the census recorded an additional 160, 000 whose primary occupation was not farming (Shaw-Taylor 2005, 167). In contrast the Agricultural Returns that date from 1866 record all holdings but are of limited use as a guide to the number of farms.

The farmsteads mapping data is important in this respect, as it similarly indicates the location of farming complexes which required buildings for the housing and processing of animals and harvested produce. In all cases the mapping data exceeds the numbers given in the 1851 census, the remaining sum serving as an indication of those smaller farms and smallholdings whose occupants were engaged in small-scale subsistence agriculture, often in combination with other sources of income. Linear, dispersed cluster and smaller loose courtyard plans (typically with one working building) comprise the smallest-scale farmstead types which fall into this category and which are the dominant type in small-scale farming and smallholder landscapes. The issue of farm size, and its relationship to farmstead plan, is further explored in section 6.6.

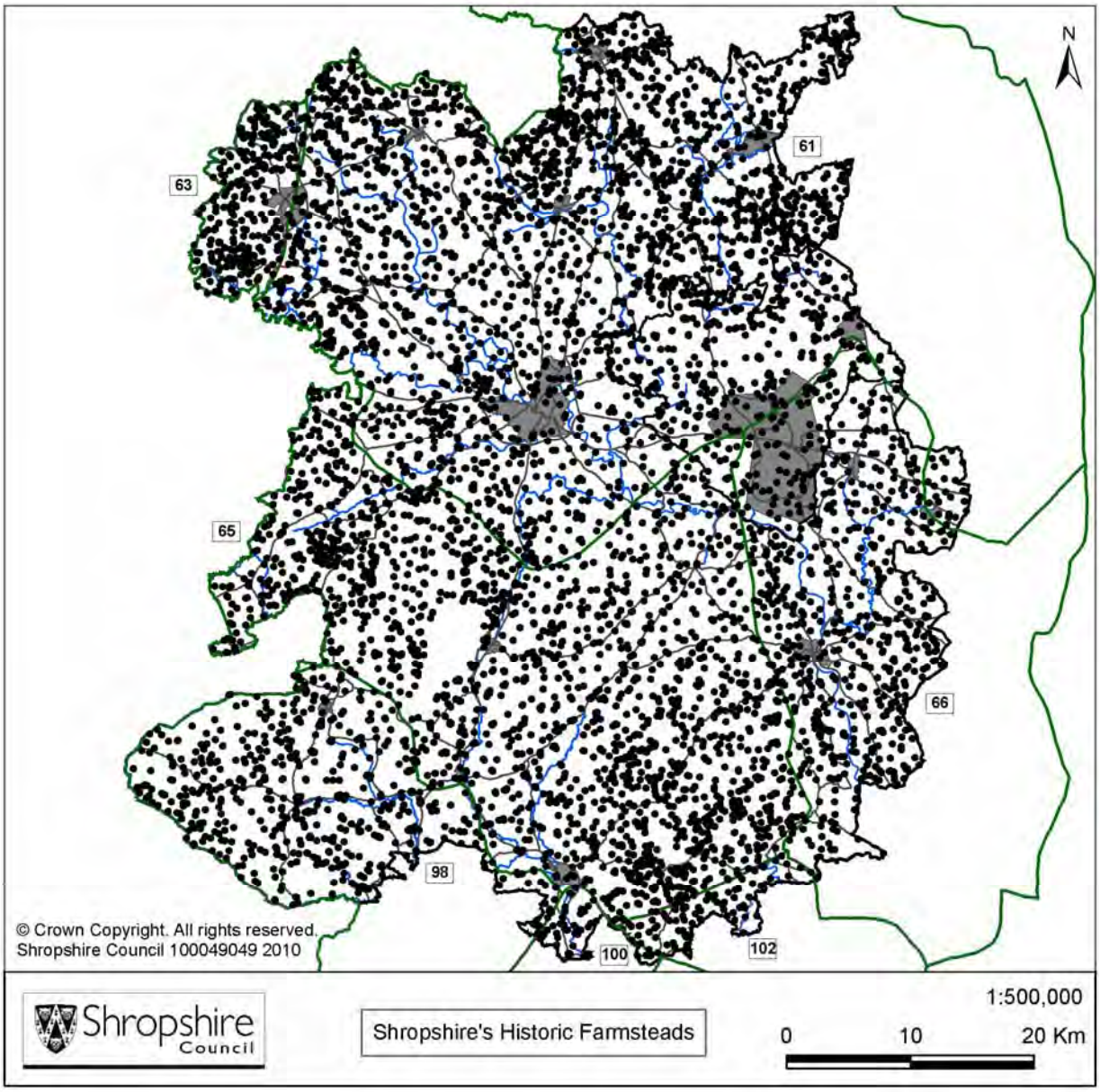


Figure 6: The Historic Farmsteads Data

Map showing the distribution of the 6194 farmsteads across Shropshire. The denser concentrations visible on the map often indicate areas of smaller farmsteads in less agriculturally viable or restrictive landscapes, or industrial areas associated with smallholdings.

6.2 Historic Farmsteads: Landscape and Settlement Context

The historic patterns of settlement

Location Primary Attribute	VILL	Village location, larger in scale and/or identified through the presence of a church forming the focus of the village. Can often include other amenities such as a school or public house. A significant number of non-agricultural buildings and dwellings are also present
	HAM	Hamlet location, smaller in scale and often identified by the presence of a close group of farmsteads and/or a small number of non-agricultural buildings and dwellings. A church or another amenity can be present (though usually one). Hamlets usually have settlement names.
	FC	Loose farmstead cluster. This term represents small loose groups of farmsteads where they are not sufficiently grouped to be regarded as a hamlet. A guide of c.300m between farmsteads has been used to date. In areas with a high density of small farmsteads the guide distance may be insufficient to identify farmstead clusters. The farmsteads will probably be linked by roads, tracks or paths. This has also been used when a farmstead is located less than 300m from a settlement, but is not an integral part of the settlement.
	ISO	Isolated position. Isolated. Used where a farmstead is located in an isolated position in relation to other farmsteads and settlement.
	PARK	Located within a park
	SMV	Shrunken village site
	CM	Church and Manor Farm group (or other high status farmstead)
	URB	Urban

Although the farmsteads have been assigned the above attributes for location, it has become clear that the settlement pattern in Shropshire is extremely varied, and does not always conform to these predefined categories. Villages can comprise nucleated settlements as well as loose poly-focal arrangements. Hamlets can range from a tight cluster of three or four farmsteads, to a sinuous arrangement of farms and wayside cottages strung along a road. In some cases two farms can develop either side of a road, neither being characteristic of a hamlet or a loose farmstead cluster. In a few cases loose farmstead clusters can be named like hamlets and villages but appear as groups of individual farmsteads surrounded by their own small fields and enclosures interspersed by cottages and inter-connected by trackways. Isolated farmsteads can be extremely dense with farmsteads no more than a few metres beyond the 300m threshold.

The location of farmsteads has been mapped against the 2nd edition OS map of c.1900 date and comparisons with 19th century HLC settlement HLC data provides some indication of the variations in understanding Shropshire's settlement pattern. For example, of the 2500 farmsteads set within 19th century HLC settlement polygons 273 are marked as isolated farmsteads and 428 are marked as Loose Farmstead Clusters. This highlights the need to better understand Shropshire's settlement pattern, and provides an opportunity to both refine the farmsteads data and the HLC settlement data allowing a fuller understanding of the evidence base.

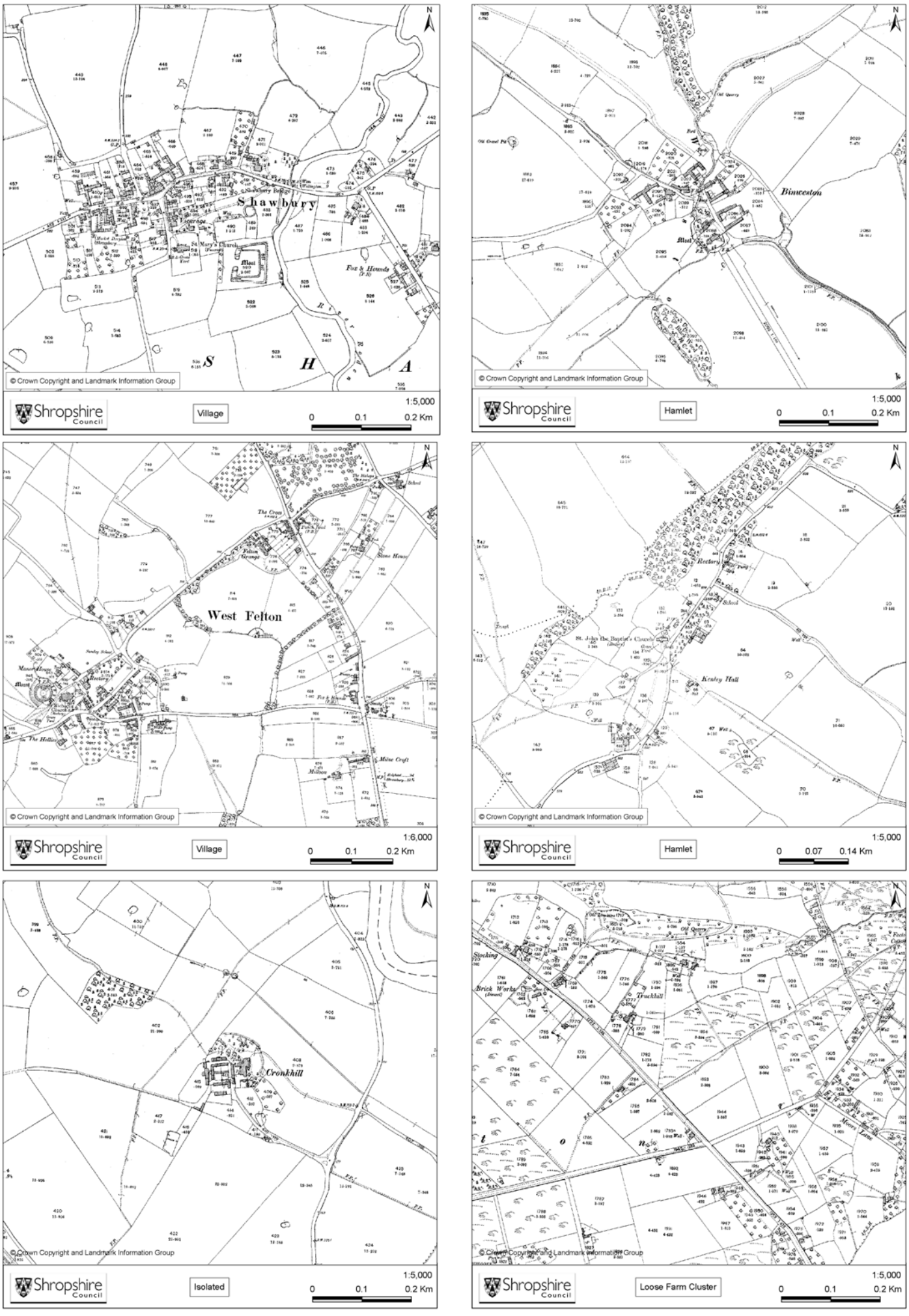


Figure 7: 2nd edition OS historic mapping showing variations in settlement pattern seen across Shropshire

National Character Areas			
Name	No of Farmsteads	Km/Sq	Av Den Km/Sq
61 Shropshire, Cheshire and Staffordshire Plain	2601	3662.47	0.71
63 Oswestry Uplands	279	99.81	2.80
65 Shropshire Hills	1951	1079.88	1.81
66 Mid Severn Sandstone Plateau	669	888.03	0.75
98 Clun and North West Herefordshire Hills	562	624.7	0.90
100 Hereford Lowlands	45	192.98	0.23
102 Teme Valley	84	886.8	0.09

Table 1: National Character Areas and farmstead density

Patterns in the data conform to broad differences in Shropshire's historic settlement pattern.

Isolated Farmstead

36.9% (2287) of farmsteads are recorded as isolated. Different levels of dispersal are however apparent across the region, with figure 8 showing the density of isolated farms increasing in the southern half of Shropshire, and in the north west, particularly in upland areas. Both the Oswestry Uplands NCA and the Shropshire Hills NCA contain the highest densities of farms with an average of 2.8 farms per km² and 1.81 farms per km² respectively (Table 1, below). These same areas are dominated by smaller plan types and therefore smaller land holdings.

Greater distances between farms are evident across the Shropshire Plain NCA and the Mid Severn Sandstone Plateau NCA, borne out by an average of 0.71 farms per km² in the Shropshire, Cheshire and Staffordshire Plain NCA and 0.75 farm per km² in the Mid Severn Plateau NCA (Table 1, above). These landscapes witnessed greater large-scale capital investment in the 1840-70 period, characterised by the reorganisation of the landscape, accompanied by increased numbers of the larger planned farmsteads and larger land holdings. Denser clusters still exist in these areas, but they generally relate to the medium to smaller farmstead types, often associated with small pockets of residual common.

Loose Farmstead Clusters

24.2% (1497) of farms are part of loose farmstead clusters, which are most apparent in upland areas, but also heavily featured on the lowland commons. In upland areas these clusters commonly comprise areas of small farms intermixed with smallholdings, associated with irregular squatter enclosure and industrial areas. In the Shropshire Plain NCA loose clusters of small farms are evident across the enclosed lowland heaths and lowland moors, where they form components of an ordered, small -scale, rectilinear landscape encroaching onto lighter, impoverished soils. The larger farmsteads in this category often comprise a single farmstead set on the edge of a settlement. Loose farmstead clusters are not as apparent on the Clun Hills, where smallholdings are less frequent and isolated farms predominate.

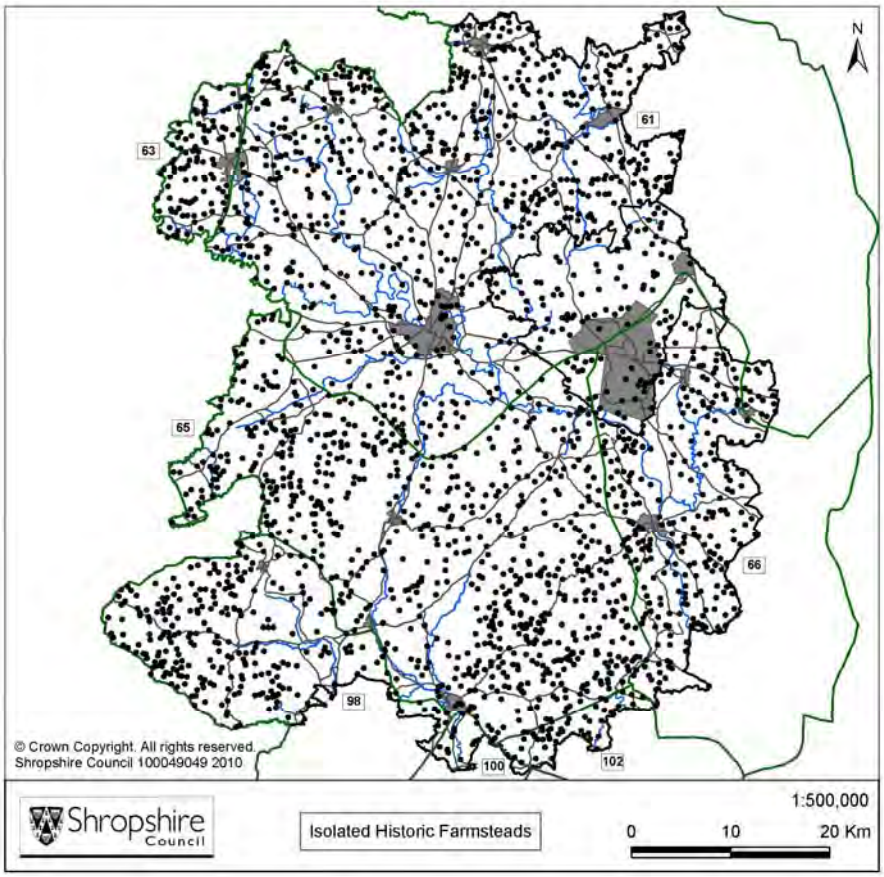
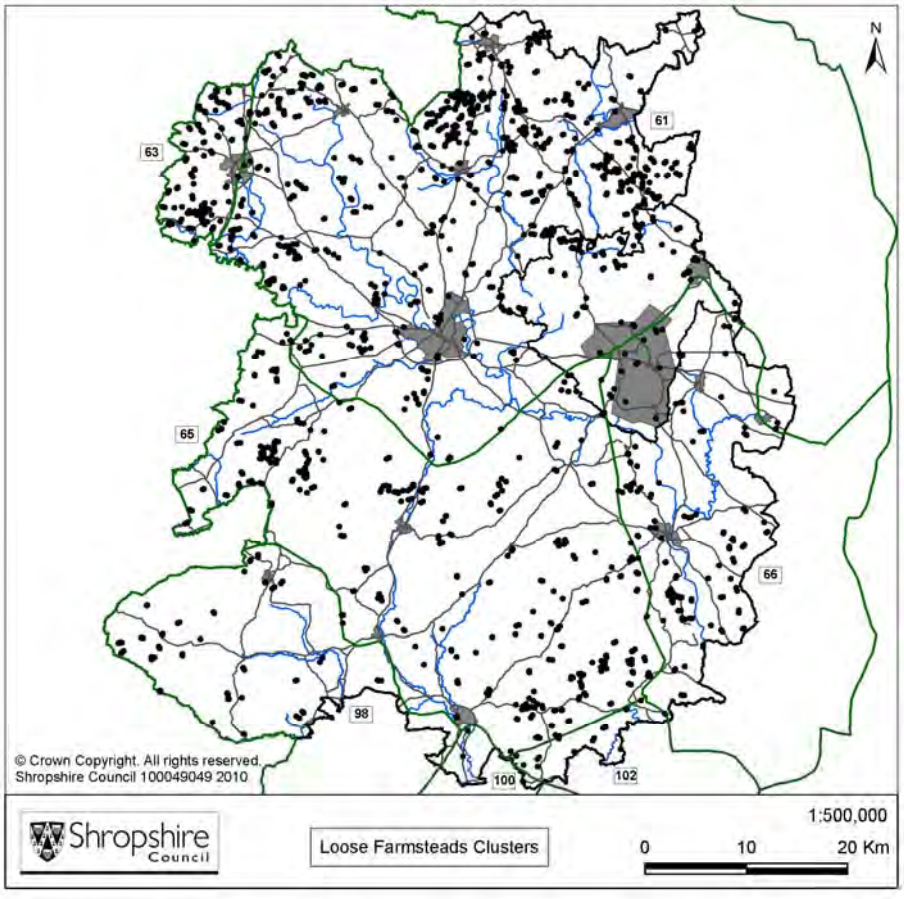


Figure 8: Historic Farmsteads located in isolated positions

Figure 9: Historic Farmsteads located in Loose Farm Clusters

Loose Farm Cluster correspond to the denser distributions of isolated farms



Hamlets

18.9% (1172) farmsteads are located within hamlets. They are found across much of the county in both upland and lowland locations. As figure 10 below shows, hamlets are less prevalent along the northern boundary of Shropshire, across the uplands plateau of the Clun Hills NCA and in the Oswestry Uplands NCA. There are also limited numbers of farmstead in hamlets on the timbered plateau farmland E of the Clee Hills. Clusters of hamlets also correlate with areas of smallholdings and industrial activity around the Clee Hills and Stiperstones, where they have usually developed from the loose farm clusters.

Villages and Shrunken Village Sites

Only 11.5% (714) of farmsteads are located in villages, and there appears to be a greater survival of farmsteads in villages in the southern half of the county. Fewer farmsteads are located in villages in the northern half of Shropshire and in most cases only the farmhouse survives or indeed the farmsteads have been lost altogether. In the south villages remained as farming communities; to the north they have become service and residential centres. The shrinkage and abandonment of villages is also highlighted by the 3.1% (190) of farmsteads associated with shrunken village sites, with distributions concentrating along the Corve Dale, around the Clee Hills, to the south and southwest of Shrewsbury, and along the boundary between the Shropshire Hills and the Shropshire Plain. Some of these farms now reside in smaller hamlets whilst others sit entirely isolated.

Located within a park

The vast majority of the 167 farmsteads located within parks are found across the Shropshire Plain and the Mid Severn Sandstone Plateau, where estate landscapes predominate. Similarly the 150 farmsteads associated with churches or high status buildings focus on these same estate landscapes, usually within hamlets and villages. Farmsteads located in parks or in association with high status sites have the best survival rates, probably as a result of their continuity of function.

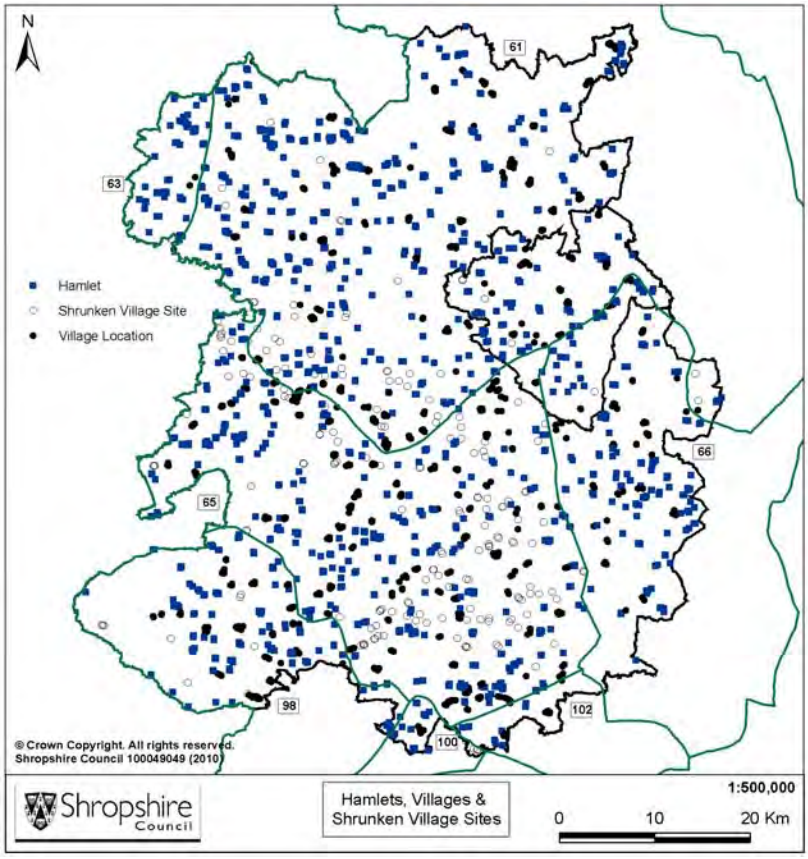


Figure 10: Historic Farmsteads located in Villages, Hamlets & Shrunken Medieval Villages

The present patterns of settlement

The expansion and redevelopment of settlement is one of the key factors influencing the loss of historic farmsteads. Table 2 below, illustrates survival rates against recorded location in c.1900, and suggest that within the historic cores of settlements, survival is relatively good; with far more survive in one form or another than have been completely lost. This is comparable to HLC data for late 19th century settlement pattern (Table 3: *Historic Core & pre-1880*) where most farms have encountered little or no loss to historic fabric. It is very reassuring to see that total loss within the historic cores of settlements is exceptionally low.

Location	EXT	ALT	ALTS	HOUS	LOST
Isolated Farmstead	726 (32.2%)	852 (37.8%)	417 (18.5%)	141 (6.3%)	116 (5.2%)
Loose Farmstead Clusters	553 (37.5%)	471 (32.0%)	190 (12.9%)	159 (10.8%)	100 (6.8%)
Hamlet	391 (33.5%)	437 (37.5%)	228 (19.6%)	75 (6.4%)	35 (3.0%)
Village	225 (31.7%)	289 (40.5%)	124 (17.4%)	59 (8.3%)	16 (2.2%)
Shrunken Medieval Village	44 (23.2%)	85 (44.7%)	51 (26.8%)	3 (1.6%)	7 (3.7%)
Park	47 (28.3%)	77 (46.4%)	36 (21.7%)	5 (3.0%)	1 (0.6%)
Church, Manor or High Status	35 (23.3%)	66 (44.0%)	41 (27.3%)	6 (4.0%)	2 (1.3%)

Table 2 showing the survival rates in the different locations

However when comparing farmstead survival data to areas of redeveloped pre-1880 settlement and to the expansion of post-1880 settlement, the rate of loss increase drastically. In redeveloped areas of 19th century settlement the house is often the one thing that survives, with the rest having been considerably altered or lost altogether. In post 1880 expansion a large proportion of the farmsteads have also been lost, however it appears survival is often much better, and far more farm buildings have been integrated into later settlement development.

HLC Types	EXT	ALT	ALTS	HOUS	LOST
Historic Core & pre-1880	771 (32.6%)	994 (42.0%)	465 (19.7%)	120 (5.1%)	15 (0.6%)
Redeveloped pre-1880s	10 (8.4%)	16 (13.4%)	28 (23.5%)	36 (30.3%)	29 (24.4%)
Post-1880s	49 (29.7%)	47 (28.5%)	17 (10.3%)	16 (9.7%)	36 (21.8%)
Non-Settlement	1197 (35.3%)	1129 (33.3%)	580 (17.1%)	279 (8.2%)	203 (6.0%)

Table 3 showing the survival rates of farmstead associated with Settlement and Non-settlement HLC types

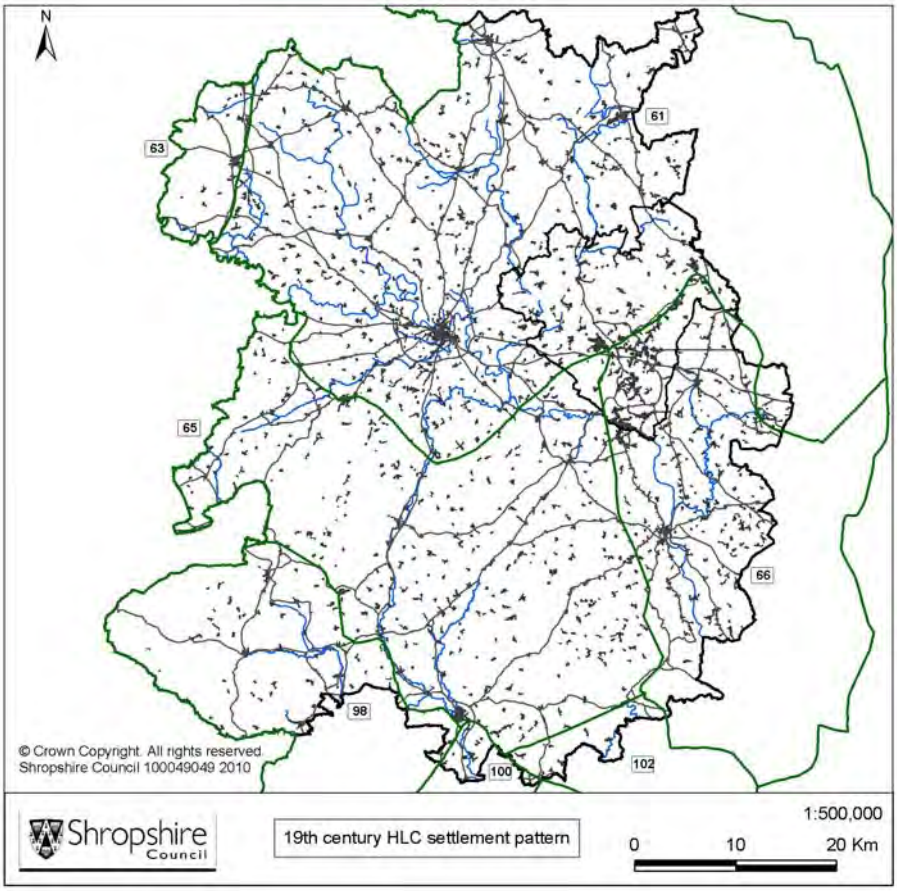


Figure 11: Map showing the extent of the 19th century settlement pattern as defined by HLC settlement types.

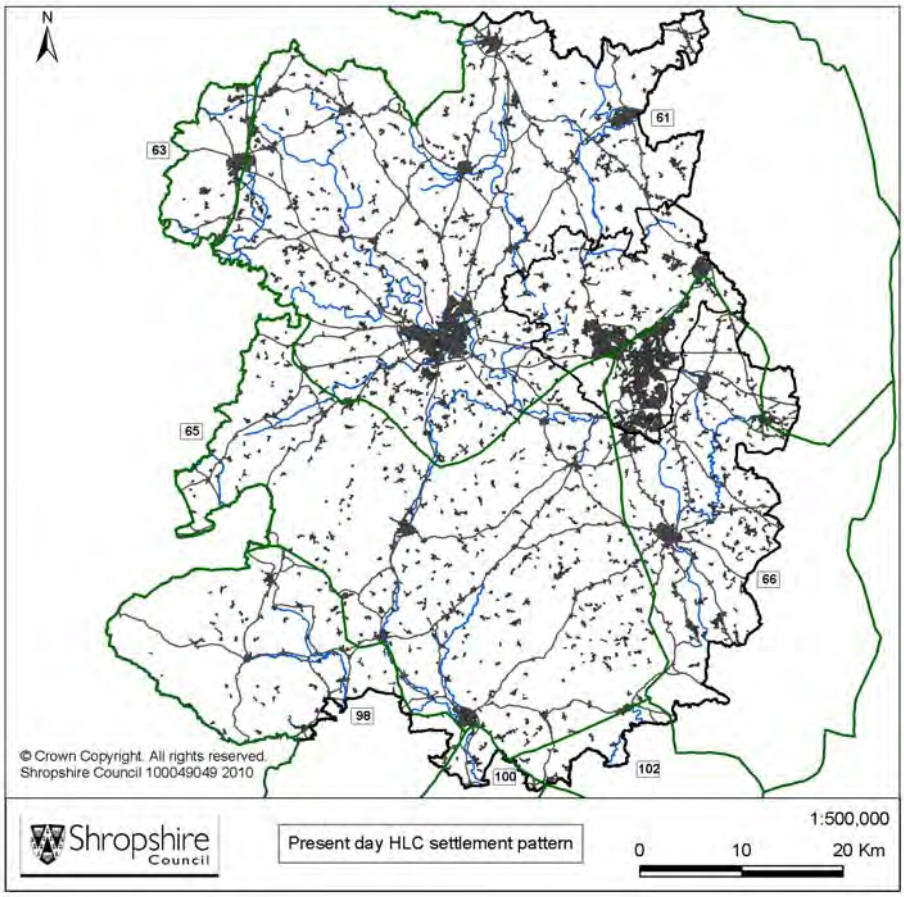


Figure 12: Map showing the extent of the present day settlement pattern as defined by HLC settlement types

Historic Landscape Character

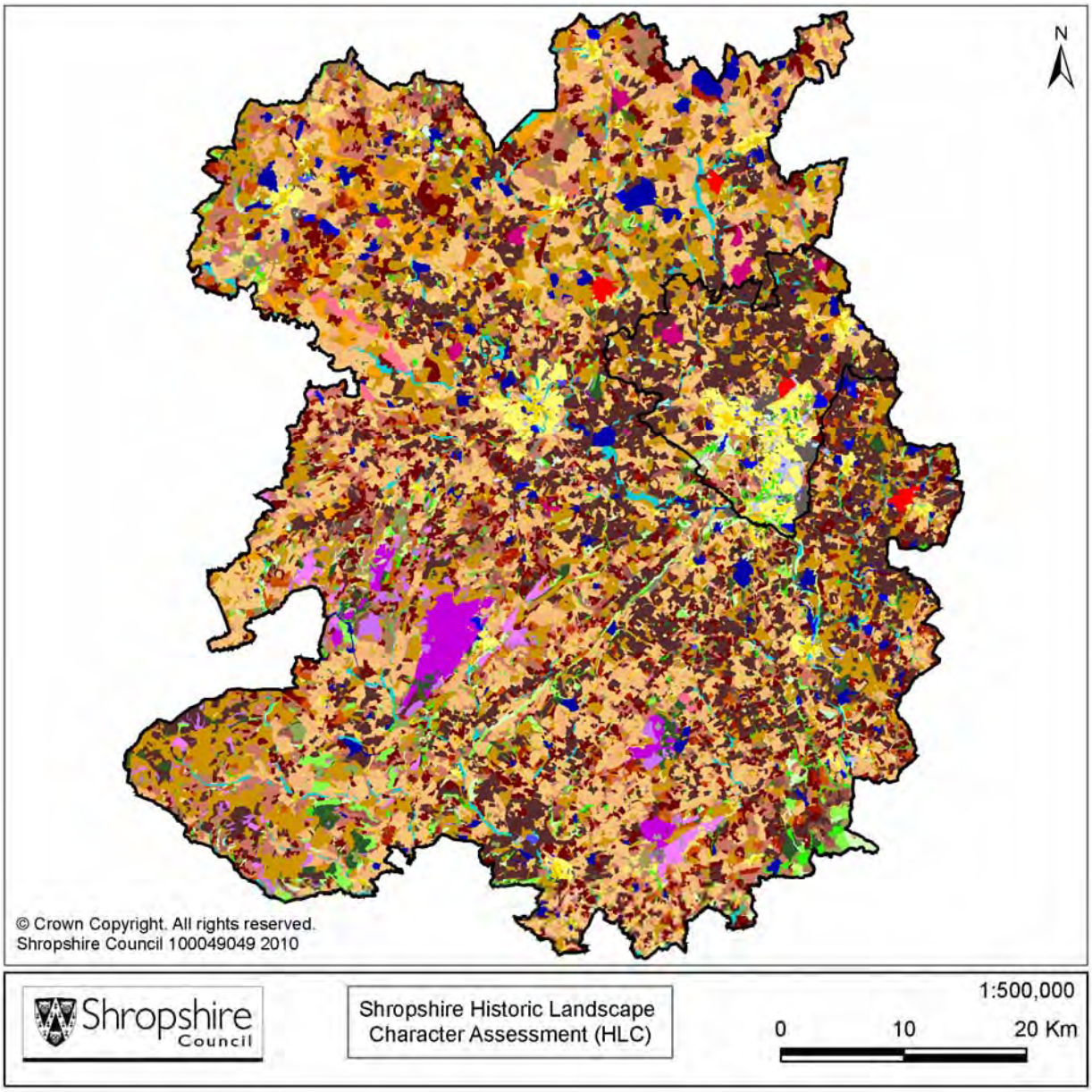


Figure 13 Shropshire Historic Landscape Character Assessment

The Shropshire Historic Landscape Character Assessment is available online on the Shropshire Council website. Extracts of the particular HLC types discussed in this report are included in the annex 2.

Despite the visual complexity of the Shropshire Historic Landscape Character Assessment, the farmsteads data shows significant correlations with the historic landscape types in terms of distribution and density, and in section 6.7 the relative times depths of each type. As a result the relationship between the HLC and the farmstead date allows us to assess in much greater detail the development of Shropshire's diverse landscape.

HLC Code	HLC Type	No of Farmsteads	Km/Sq	Av Den Km/Sq
34	Irregular squatter enclosure	287	25.23	11.38
35	Rectilinear squatter enclosure	146	13.46	10.85
37	Small assarts	150	47.92	3.13
40	Small irregular fields	853	315.44	2.7
44	Planned enclosure	588	467.02	1.26
41	Piecemeal enclosure	272	236.59	1.15
42	Reorganised piecemeal enclosure	319	518.45	0.62
47	Large irregular fields	149	307.07	0.49
48	Very large post-war fields	138	571.08	0.24

Table 4: The Historic Landscape Character Assessment (LCA) shown against the average density of farmsteads

When the farmsteads data is compared to the Shropshire's HLC it becomes clear that the density of farmsteads is intricately related to the development of the landscape over time. Shropshire's fieldscapes ranges from ancient small-scale irregular fields and piecemeal enclosure, to post-medieval common edge encroachments, and 18th and 19th century reorganised piecemeal enclosure, and finally planned and large-scale post-war field systems. It becomes clear that as time passed, fields increased in size, and where they did, holdings were amalgamated or enlarged and farmsteads became more and more spread out. The farmsteads themselves also increase in size along with their surrounding fieldscapes.

The greatest densities of farmsteads tend to be found in areas of post-medieval squatter encroachment on commons and upland fringes. The combination of small-scale subsistence farming, supplemented by the income derived from other activities such as woodland management, quarrying, coal or lead mining or metal working, results in clusters of small farms and smallholdings focused on specific areas. These developed from the 16th to 19th centuries, with earlier examples often being more irregular in appearance and the later being more rectilinear.

Medium to high densities of farmsteads are also found area of small irregular and small assarted fields, which comprise some of the oldest enclosure patterns in Shropshire. Many of these fields were created through the incremental clearance and enclosure of woodland, common and waste between the medieval and earlier post-medieval periods, with the majority of farmsteads being relatively small and where the land is likely to have been held in severalty from the outset. The density of farmsteads decreases in areas of piecemeal enclosure, where the open field systems surrounding the settlements were gradually enclosed from the 15th century onwards. This created small to medium irregular or rectilinear fields, with farmsteads either remaining in the villages and hamlets or newly established on isolated sites.

Much lower densities of farmstead are also evident in the areas of reorganised piecemeal enclosure, where fields were amalgamated and enlarged in the 18th and 19th centuries. Holdings were rationalised, farmsteads were enlarged, and brand new planned farmsteads were established, set within large irregular or rectilinear fields. Areas with planned field systems, created through Parliamentary Enclosure of commons or the rationalisation of ancient field patterns between the 17th and 19th century, also tend to have lower densities of farmsteads. However, these areas display significant variation in terms of the size and distribution of the related farmsteads. For example, areas

with small planned allotment fields on former heathlands tend to correlate with small clusters of farmsteads linked by straight roads. However, within areas of Parliamentary Enclosure in the uplands substantial isolated planned farmsteads were constructed in the middle of extensive areas of large planned enclosure, leading to an average medium density for the distribution of these farmsteads, although extremes exist. The lowest densities of farmsteads occur in areas with the highest levels of field amalgamation and boundary losses in the later 20th century, often resulting in the creation of very large 'prairie' fields ('very large post-war fields' HLC type).

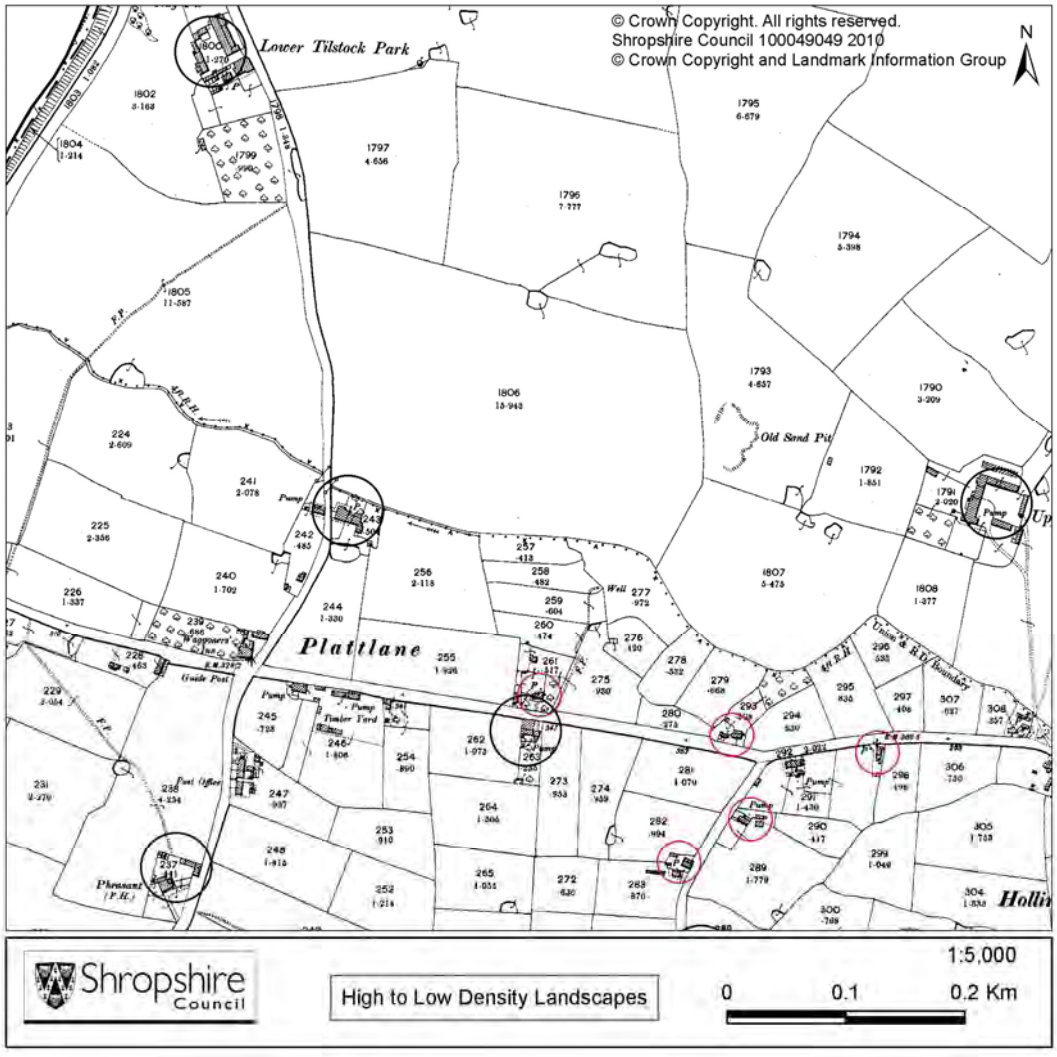


Figure 14 Farmstead density and the diversity of the landscape over short distances

The diversity of Shropshire's landscape over short distances is one of the region's key characteristics. Here the two large planned farms are set within the former Deer Park of Tilstock Park, enclosed by small to medium irregular fields and reflecting the medium densities seen in these fieldscapes.

The Parish boundary forms a definite line between this and the small planned enclosures and squatter enclosure to the south (smallholdings highlighted in red). Here settlement is much denser as encroachment were made on to the moors and wetlands around Whixhall Moss, with the highest densities associated with the irregular squatter enclosure.

Landscape Character Areas

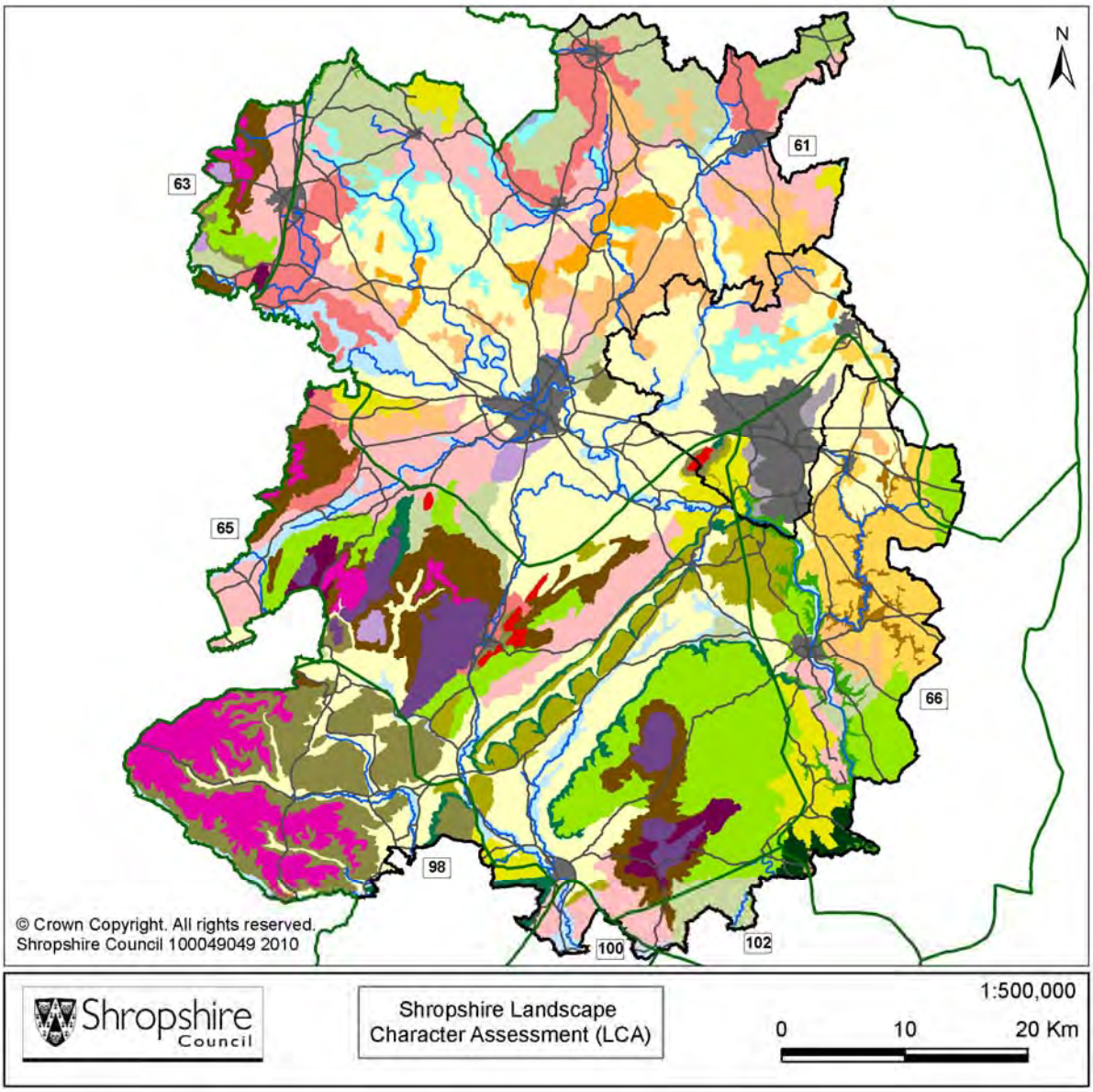


Figure 15: Landscape Character Assessment across Shropshire.

The full Shropshire Landscape Character Assessment report in available to download from Shropshire's Council website. Further extracts relating to the LCA types noted in this report are included in the annex 3

- 1 - High open moorland
- 2 - High enclosed plateau
- 3 - High volcanic hills & slopes
- 4 - Upland smallholdings
- 5 - Upstanding enclosed commons
- 9 - Pasture hills
- 6 - Principal wooded hills
- 8 - Wooded river gorge
- 7 - Wooded hills & farmlands
- 10 - Wooded hills & estatelands
- 11 - Sandstone hills
- 14 - Sandstone estatelands
- 29 - Incised sandstone valleys
- 12 - Wooded forest
- 13 - Forest smallholdings
- 15 - Timbered plateau farmlands
- 17 - Principal timbered farmlands
- 18 - Timbered pastures
- 19 - Wooded estatelands
- 20 - Estate farmlands
- 21 - Settled Pastoral Farmlands
- 22 - Principal settled farmlands
- 23 - Enclosed lowland heaths
- 24 - Lowland moors
- 25 - Riverside meadows
- 26 - Lowland moss
- 27 - Coalfields
- 28 - Urban

LCA Code	LCA Type	No of Farmsteads	Km/Sq	Av Den Km/Sq
4	Upland Smallholdings	145	47.15	3.08
23	Enclosed Lowland Heaths	373	167.30	2.23
21	Settled Pastoral Farmlands	332	174.09	1.91
22	Principal Settled Farmlands	793	423.70	1.87
20	Estate Farmlands	1383	888.96	1.56
2	High Enclosed Plateau	137	155.43	0.88

Table 5: The Landscape Character Assessment (LCA) shown against the average density of farmsteads

This understanding is deepened when the farmsteads data is compared to The Shropshire Landscape Typology which brings together the mapping (including HLC) and extensive survey of the county's geology, land cover, landscape context, in terms of landscape development, settlement pattern and the fieldscapes. It has been demonstrated that these are closely linked to the key HLC types of common edge encroachment landscapes, ancient landscapes and 18th and 19th century landscapes.

The Upland Smallholdings LCA Type around the fringes of high moorland has one of the highest densities of farmsteads. This correlates with the Shropshire HLC, and specifically those areas characterised by small irregular fields and squatter enclosures related to mineral wealth. Similarly the Enclosed Lowland Heaths type has a relatively high farmstead density, characterised by ordered patterns of small to medium planned fields of the 18th and 19th centuries, with earlier small irregular fields around the fringe.

Settled Pastoral Farmlands have a medium to high density of farmsteads. Some fields are derived from the informal, piecemeal enclosure of open fields during the late medieval and early modern period, while most derive from a mixture of woodland clearance, together with intakes and encroachment in areas of former common rough pasture. The larger size of farms within the Principal Settled Farmlands is reflected in medium densities of farmsteads, relating to areas of 18th and 19th century rationalisation interspersed with earlier patterns of relatively small, sub-regular fields.

The Estate Farmland underwent extensive rationalisation of pre-existing field patterns resulting in the development of much larger holdings, and lower densities of farmsteads. The High Enclosed Plateau exhibits one of the lowest farmstead densities. Although some common edge encroachments exist on the lower slopes, the higher ground is dominated by large geometric field patterns resulting from planned enclosure during the late 18th and 19th centuries, and is therefore associated with large isolated regular planned farmsteads, surrounded by extensive holdings.

6.3 20th Century Change

The end of the 19th century falls at the end of the last phase of investment in traditional farmstead plans and buildings. The rising costs of labour, feeds and other inputs, combined with the decline in prices and rising levels of imports, ensured that little was invested in fixed capital in the period up to the Second World War, although the rates of investment were subject to regional variation. Arrears in rent characterised the period, even in years of relative recovery (such as after 1936 in arable areas). As a consequence there was little fresh investment in farm buildings other than repair and modification, and any buildings constructed tended to be of the cheapest materials. Many, such as Dutch barns, were prefabricated, and concrete and corrugated iron or asbestos sheet were being increasingly used for the refitting of cow and dairy units and the repair of traditional roofs. National and local surveys, such as the 1910 Land Tax Survey, attest to the growing levels of disrepair, especially of pre-improvement farm buildings using traditional materials such as thatch and timber.

The continued promotion of scientifically based agriculture was matched by the application of new ideas on ventilation and farm hygiene to farm buildings, such as the regulations for dairying introduced in 1885. This was affected mostly through the conversion of existing buildings (especially stabling into dairies). In the inter-war period, cereal, poultry and dairy farmers, and pig producers using imported US feed, were in the vanguard of cost-cutting innovation that had a strong impact on post-war developments. County Councils entered the scene as a builder of new farmsteads, built in mass-produced materials but in traditional form, in response to the Government's encouragement of smallholdings of up to 50 acres (20 hectares).

The 1937 Agriculture Act anticipated the need to increase self-sufficiency, and the Second World War witnessed a 60% rise in productivity, the result of the growth in livestock numbers, increasing scientific and government control and guidance, more specialised systems of management and the conversion to arable of permanent pasture. The Agriculture Act of 1947 heralded the intensification and increased specialisation of farming in the post-war period, accompanied by the development of government and industry research and guidance. From the mid-1950s, strongly influenced by American models, there emerged a growing body of trade and advisory literature. The first of these, produced in 1956, highlighted the dilemma of 'old buildings too good to pull down but not suitable for their new purposes' (Benoy 1956). The Government provided grants to cover the capital cost of new building under the Farm Improvement Scheme (introduced 1957). The introduction of wide-span multi-purpose sheds in concrete, steel and asbestos met increasing requirements for machinery and for the environmental control of livestock and on-farm production, particularly of milk. The national stock of farm buildings grew by a quarter between 1945 and 1960 alone. The Agricultural Research Council's *Farm Buildings Survey of England* (published 1967) estimated that the average farmstead contained 6 pre-1914 buildings, 2.4 from 1918–45 and 2.5 built since 1945.

Change to Historic Farmstead Form

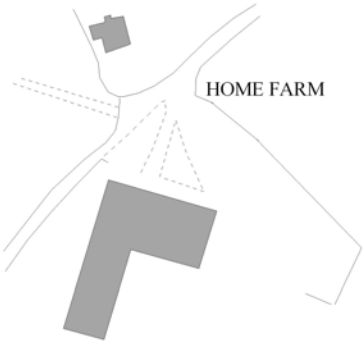
Each farmstead was assigned to one of six categories below:

Survival	EXT	Extant – no apparent alteration
	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

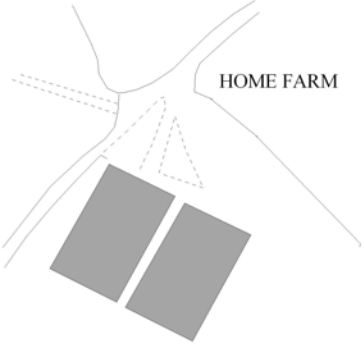
EXT - No change from Late C19

ALT - Less than 50% loss since Late C19

ALTS - More than 50% loss since Late C19
SIDE - Modern shed to side of Late C19 footprint



HOUS - Only farmhouse survives from Late C19 (either as part of a farmstead or alone)
SITE - Modern shed on footprint of Late C19 farmstead



DEM - Farmstead survives but no surviving features from Late C19
SITE - Modern sheds on footprint of Late C19 farmstead

LOST - Farmstead completely lost from landscape through redevelopment or demolition

NCA	EXT	ALT	ALTS	HOUS	LOST
Area 61 Shropshire, Cheshire and Staffordshire Plain	882 (33.9%)	932 (35.8%)	429 (16.5%)	211 (8.1%)	115 (4.4%)
Area 63 Oswestry Uplands	139 (49.8%)	96 (34.4%)	18 (6.5%)	15 (5.4%)	11 (3.9%)
Area 65 Shropshire Hills	624 (32.0%)	722 (36.9%)	376 (19.3%)	141 (7.2%)	71 (3.6%)
Area 66 Mid Severn Sandstone Plateau	172 (25.7%)	258 (38.6%)	137 (20.5%)	41 (6.1%)	55 (8.2%)
Area 98 Clun and North West Herefordshire Hills	177 (31.5%)	209 (37.2%)	103 (18.3%)	36 (6.4%)	28 (5.0%)
Area 100 Hereford Lowlands	3 (6.7%)	25 (55.6%)	13 (28.9%)	4 (8.9%)	0 (0.0%)
Area 102 Teme Valley	28 (33.3%)	37 (44.0%)	14 (16.7%)	7 (3.6%)	2 (2.4%)
Total (% of all farmsteads)	2025 (32.6%)	2279 (36.7%)	1090 (17.6%)	451 (7.3%)	282 (4.6%)

Table 6 Farmstead Survival *(percentages against total number of farmsteads in each NCA)*

Analysis of the results, provided in table 2 above, shows that farmsteads within some NCAs have been more susceptible to change than others on the basis of the percentage of farmsteads that were recorded within the two categories of least change - EXT, little or no discernable change since the late 19th century or ALT, less than 50% loss of buildings since the late 19th century. On average the survival rate across Shropshire is 71% of farmsteads have little or no change to their historic footprint, 25% have had significant alteration or only have the house remaining, and 4% have been lost.

The Oswestry Uplands NCA and the Teme Valley NCA stand out as having greater survival of farmsteads with 84.2% and 77.3% of farmsteads falling into EXT and ALT categories, although the Teme Valley NCA sample is relatively small and the majority falls outside of Shropshire.
There is a slight drop to the next three, with the Shropshire, Cheshire and Staffordshire Plain NCA (69.7%), the Shropshire Hills NCA (68.9%) and the Clun and North West Herefordshire Hills (68.7%), all having similar levels of survival, still at relatively high percentages.

In contrast two NCAs showed markedly lower levels of farmsteads survival within these categories of least change: Mid Severn Sandstone Plateau (64.3%) and the Hereford Lowlands (62.3%). The distribution of lost farmsteads shows that the major factor that has resulted in the removal of farmsteads is urban development. For example, on the Mid Severn Sandstone Plateau the expansion of Telford has resulted in the loss of many farmsteads. With the Hereford Lowlands, it should be noted that the sample is relatively small, and the majority of the character area lies outside of the county.

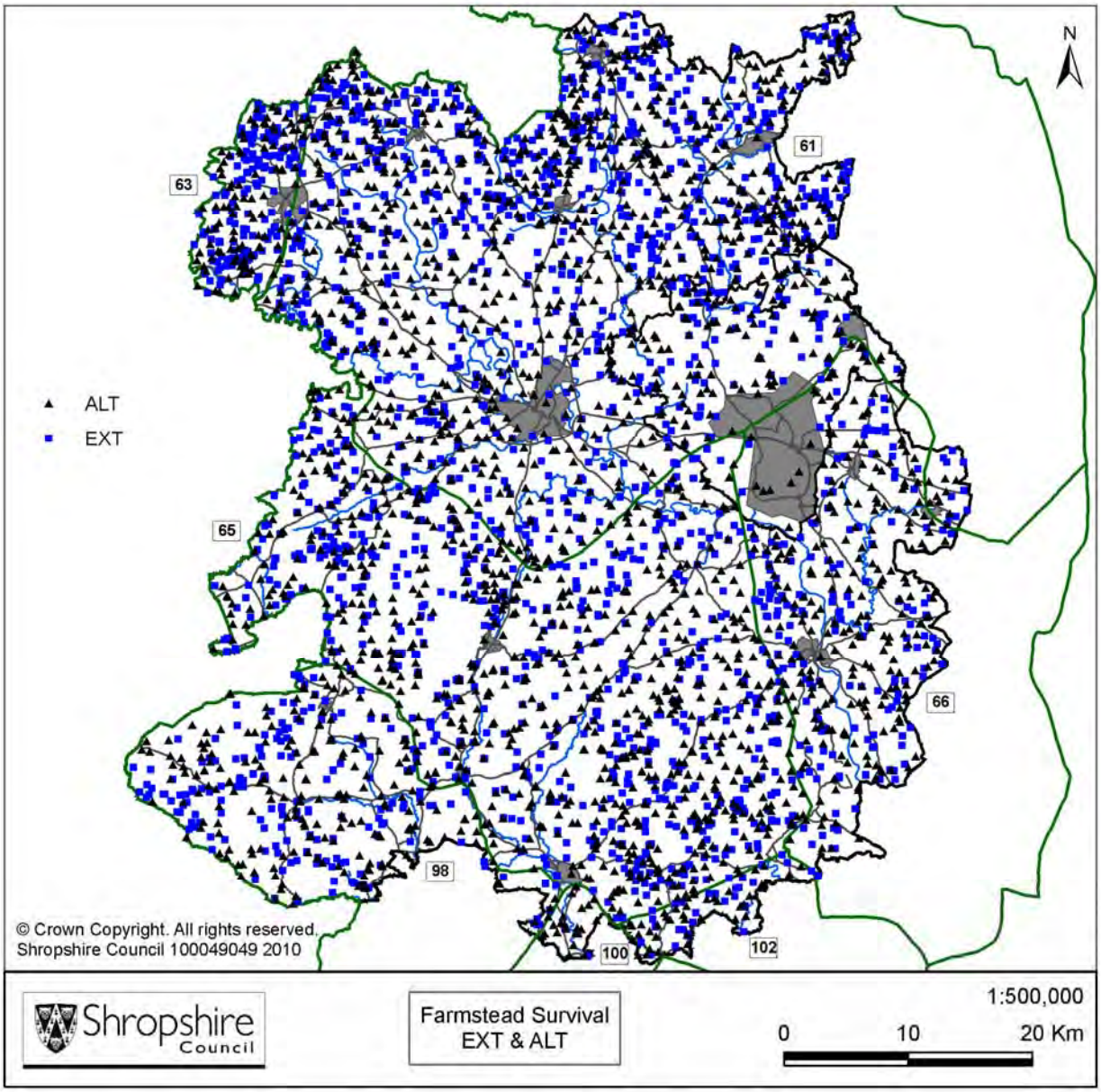
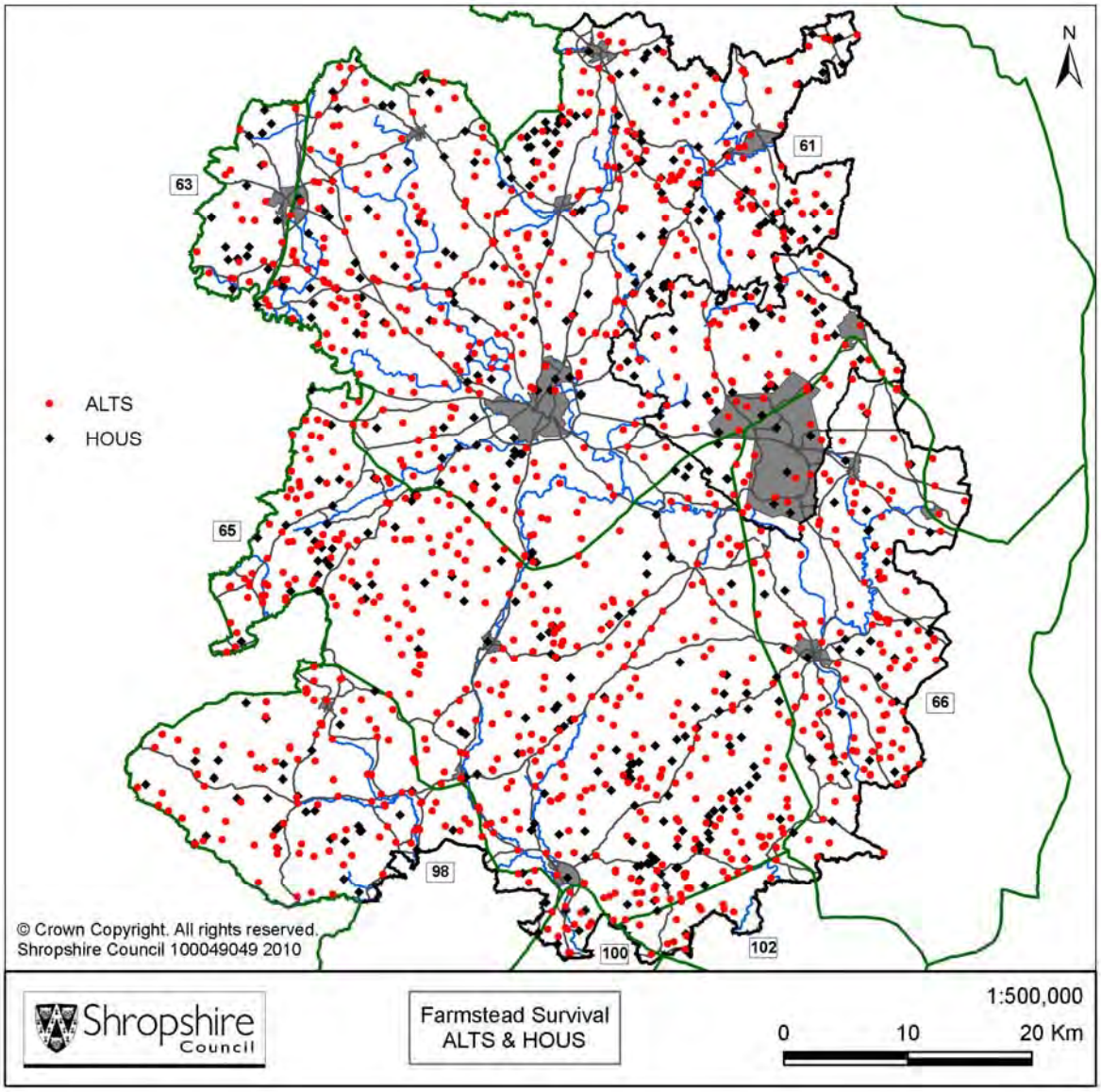
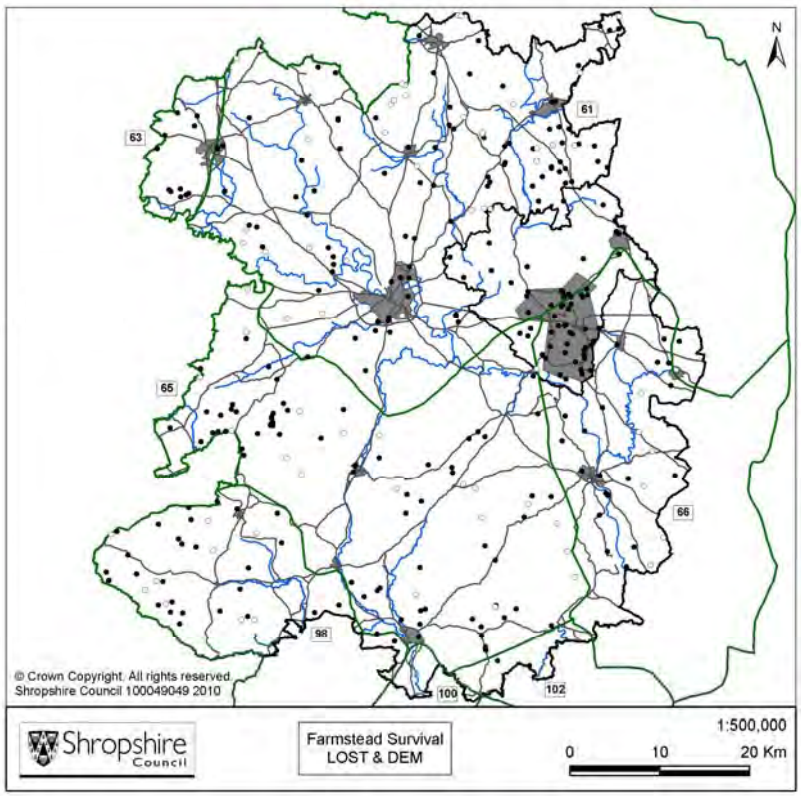


Figure 16 Distribution of EXT - little or no discernable change since the late 19th century and ALT, less than 50% loss of buildings since the late 19th century.



Above, Figure 17

Map showing the distribution of farmsteads that have undergone considerable change in the 20th century. Denser distributions are apparent in upland locations, or within the less agriculturally viable lands such as heath, both associated with smaller farms. Away from these areas, the southern end of the Mid-Severn Sandstone Plateau and the south eastern extent of the Clee Hills plateau appear to be the focus for much change. With well connected route ways to the midlands conurbation, the area is fast becoming a prized location for commuters.



Right, Figure 18

Map showing the distribution of farmsteads that have been lost or entirely replaced by modern farms (DEM) in the 20th century. Note the significant number of lost farmsteads in the Telford area.

PLAN	EXT	ALT	ALTS	HOUS	LOST
LC1	54.8%	19.5%	6.7%	12.6%	6.4%
LC2	35.7%	30.4%	18.4%	10.5%	5.0%
LC3	24.7%	45.6%	21.5%	5.1%	3.2%
LC4	24.4%	48.7%	21.8%	3.8%	1.3%
LCL3	25.0%	52.0%	16.7%	4.9%	1.5%
LCL4	24.5%	39.6%	24.5%	5.7%	5.7%
RCL	44.6%	30.8%	13.0%	8.1%	3.4%
RCL3	34.9%	42.6%	18.0%	4.0%	0.5%
RCL4	21.5%	48.6%	22.4%	3.7%	3.7%
RCu	36.4%	36.0%	18.2%	7.0%	2.3%
RCe	26.7%	41.7%	27.5%	2.5%	1.7%
RCf	27.0%	46.0%	23.0%	1.0%	3.0%
RCt	21.0%	44.8%	21.0%	8.6%	4.8%
RCh	11.1%	44.4%	44.4%	0.0%	0.0%
RCz	32.0%	36.0%	28.0%	4.0%	0.0%
RC	25.6%	45.2%	24.7%	2.6%	1.9%
RCmy	16.8%	52.6%	24.9%	3.4%	2.3%
DISPcl	9.9%	33.7%	28.7%	22.8%	5.0%
DISPdw	31.1%	32.9%	22.2%	9.0%	4.8%
DISPmy	14.4%	49.2%	31.6%	3.2%	1.6%
LIN	46.2%	23.7%	4.6%	10.9%	14.5%
LP	44.9%	29.9%	9.3%	9.3%	6.5%
PAR	50.0%	19.2%	3.8%	25.0%	1.9%
ROW	42.3%	23.1%	26.9%	5.8%	1.9%

Table 7: Plan types and Change

Of the plan types, the linear farmstead has encountered the most loss in comparison to any other plan form. Those that have been lost are often found in upland locations, associated with areas of squatter enclosure. Smaller plan forms, such as the LINs, LPs, LC1, and the Dispersed driftways and clusters were worst affected by the total loss of the farmstead during the 20th century. These are likely to be the least agriculturally viable plan forms, unable to deal with modern farming practices. They are more likely to have become agriculturally redundant in the early 20th century and are therefore the type of farmsteads to be absorbed into larger farms. During the rationalisation of the 18th and 19th centuries it is likely that these were also the type of farms that were removed during the reorganisation of the landscape. It is therefore likely that the number and distribution of the smaller farmsteads was far more extensive across Shropshire, particularly in northern and eastern areas where rationalisation is most evident.

However of the farmsteads that do survive, the smaller farms are among those least affected by change i.e. EXT - little or no discernable change or ALT, less than 50% loss of buildings. Farmstead plans such as the RCL (75.5%), the LP (74.8%) and the LC1 (74.3%) have some of the best survival rates, although it should be noted that the farmsteads in these categories have the least numbers of buildings to lose. Despite this, the farmstead plans with the highest survival rates are the RCL3 and LCL3 plan forms, at 77.5% and 77.0% respectively. This may therefore suggest that many of these farmsteads, generally thought of to be of a medium size, can in fact be relatively small. This is further reinforced by the high rate of total loss of these plans.

The plan forms that have experienced the most change are those assigned to the ALTS category - significant loss with more than 50% alteration or HOUS, where the farmhouse only survives. Dispersed Clusters have a combined percentage of 51.5% and Dispersed multi-yards 34.8%. For the smaller Dispersed Clusters, their poorer survival rate may relate their limited 'adaptability' for modern large-scale farming practices. For Dispersed Multi-yards, as we will see in the next section, large modern sheds have often been placed on the footprints of historic working building to convert them to covered yards to house stock. It is therefore possible that survival rates for these farms may in fact be better than anticipated.

Sheds

Recording the presence of large modern sheds provides information regarding the present-day character of the farmstead and is a good indication as to whether a farmstead had remained in agricultural use after 1950, when these sheds were widely adopted by the agricultural industry. A differentiation is made between examples where the large shed stand on the site of the historic farmstead or to the side.

Sheds	SITE	Large modern sheds on site of historic farmstead – may have destroyed historic buildings or may obscure them
	SIDE	Large modern sheds to side of historic farmstead – suggests farmstead probably still in agricultural use

Whilst the presence of a modern shed on part or all of the footprint of the historic farmstead may imply the loss of the earlier buildings, this is not always the case; historic ranges, particularly cattle housing, may have been retained when yards were covered. Thus the presence of large sheds on the site can act as a warning that there may be a lesser degree of change than is suggested by the mapping.

NCA	No. (%) of farmsteads with Sheds to SIDE	No. (%) of farmsteads with Sheds on SITE
Area 61 Shropshire, Cheshire and Staffordshire Plain	784 (30.1%)	390 (15.0%)
Area 63 Oswestry Uplands	69 (24.7%)	16 (5.7%)
Area 65 Shropshire Hills	618 (31.7%)	377 (19.3%)
Area 66 Mid Severn Sandstone Plateau	176 (26.3%)	86 (12.9%)
Area 98 Clun and North West Herefordshire Hills	160 (28.5%)	110 (19.6%)
Area 100 Hereford Lowlands	3 (6.7%)	11 (24.4%)
Area 102 Teme Valley	24 (28.6%)	9 (10.7%)

Table 8: Distribution of large modern sheds
(Percentage according to number of farmsteads in each NCA)

The highest proportion of farmsteads with sheds located to the side of historic farmsteads is found in the Shropshire Hills NCA with 31.7% of farms in that area. This is closely followed by the Shropshire Plain NCA, where 30.1% of farms have sheds to the side. Farmstead mapping reveals that sheds located to the side feature heavily in stock rearing and mixed farming areas rather than arable, suggesting these sheds are used to house livestock. This is particularity evident in the north of Shropshire where the dairying industry is widespread. It must however be noted that in arable areas cattle yards could be covered and sheds, used for fodder and equipment, could be located away from the steading.

Although the Herefordshire Lowlands has the lowest number of sheds found to the side, it has the greatest number found on the site of historic farm buildings, reflecting the higher rates of change seen in this area. After this there is a drop in the number of sheds found on site, to 19.6% of farms found in the Clun and North West Herefordshire Hills NCA and 19.3% of those in the Shropshire Hills NCA. The Oswestry Uplands NCA has the fewest number of sheds in total, with only 5.6% of the farms having sheds on the site of historic buildings, reflecting the higher rate of survival seen in this area.

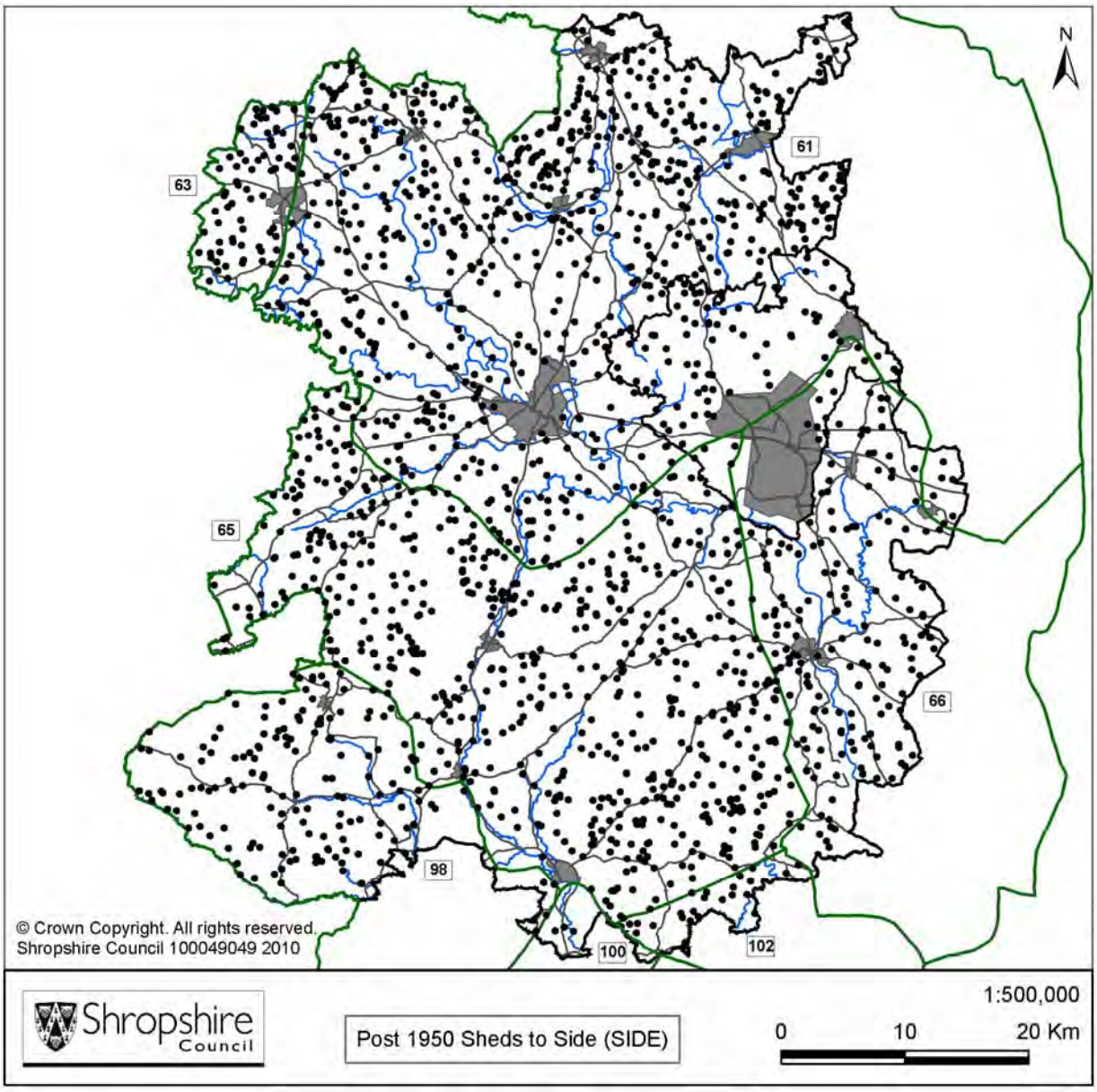


Figure 19: Distribution of Sheds found to the side of historic farmsteads (SIDE)

The plan types most commonly associated with sheds to the side are the RCL3, LCL3, LC3 and the RCu, all generally viewed as medium sized farmsteads. The RCL3, LCL3, LC3 all feature heavily in the northern dairying region along side the smaller RCL plans, which have the highest proportion of sheds to the side compared to any other small plan type. As the dairying industry expanded, modern sheds were needed to house cattle on small to medium sized farms as the historic cattle yards were no longer fit for purpose. Unlike larger farms it was not appropriate to cover over the historic cattle yards due to their smaller size, so new sheds were built to the side. This corresponds to the better rates of survival seen for these farms.

The plan types most commonly affected by sheds on the site of the farmstead are the larger plan forms, with RCmy being most affected, followed by RCe, DISPmy and full RC. These plan types are all characterised by their large cattle yards.

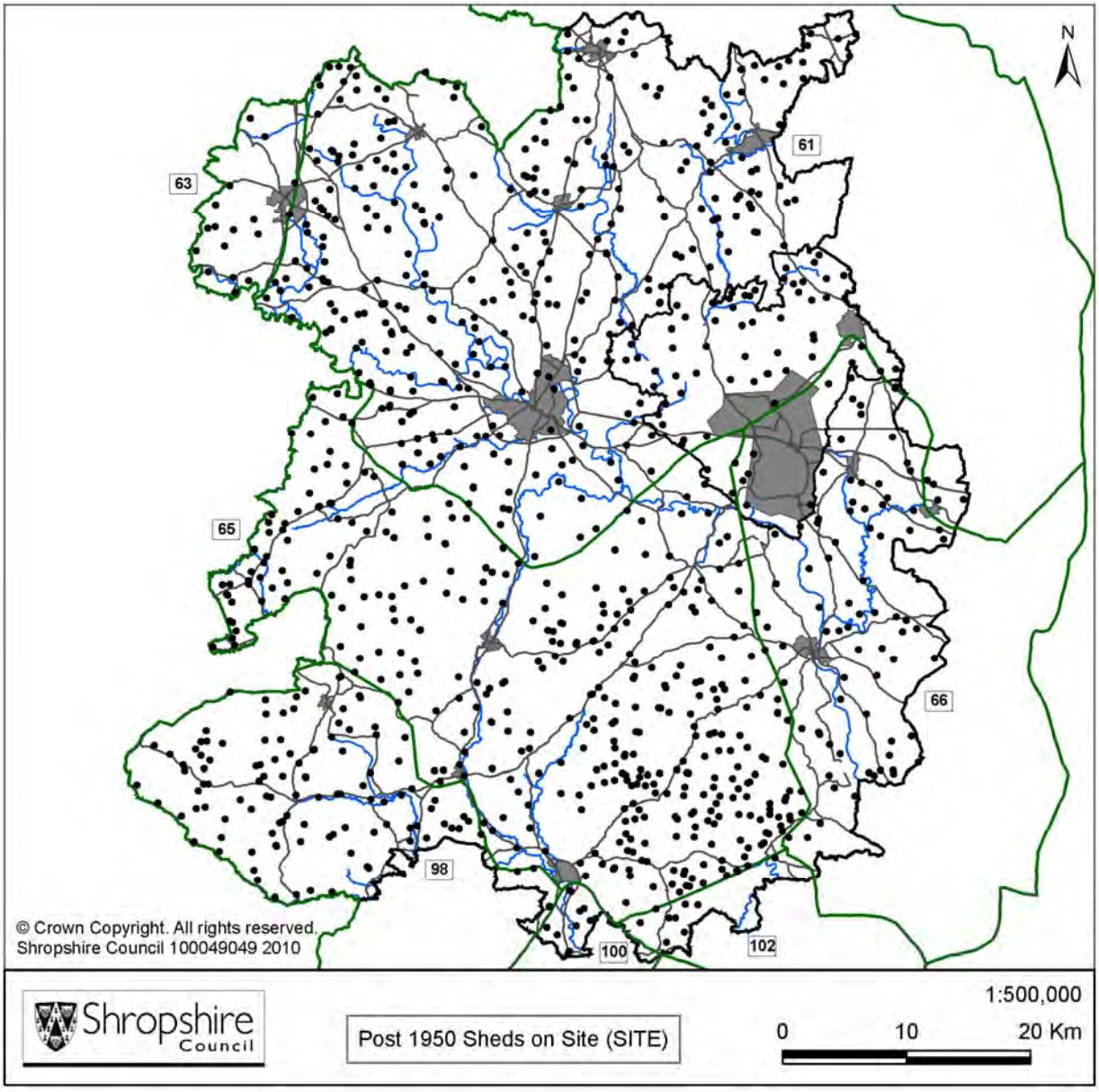


Figure 20: Distribution of Sheds found on the site of historic farmsteads (SITE)

Larger plan forms are far more adaptable, and allow for existing historic yards to be covered over, rather than establishing new ones to the side. This therefore implies that the survival of the historic fabric on farms with sheds on site could be far greater than desk-based mapping can reveal. Although sheds to the side are far more common than sheds on site, the only plan forms where there are more sheds on site than to the side are the RCmy and the LC4.

Large modern sheds can indicate the continuation of farming practice on the site of historic farmsteads, indicating (and not surprisingly) that medium to larger farms are far more capable of being adapted to new agricultural practices. Not surprisingly smaller farms are far less likely to have continued in agricultural use, for example 90% of parallel farmstead and 85% of linear having no associated modern shed. It must however be born in mind that in some cases modern sheds can be completely detached from their associated historic farmstead.

6.4 Dating Evidence for Recorded Historic Farmsteads

The existing stock of traditional farm buildings results from centuries of change and development. As a general rule, farmhouses pre-date farm buildings, even in areas of 18th- and 19th-century enclosure. Larger-scale and higher-status buildings, which were consistently used for the same purpose or capable of being adapted to later uses, generally have the greatest chance of survival. It follows that barns are the overwhelming type of building to have survived from before 1750, and that steadings adapted or built anew in the later 18th and 19th centuries have retained evidence for a greater diversity of functions.

By utilising date information held within listed building and Historic Environment Record data, farmsteads can be assigned a date representing the earliest surviving building within the group. The date of the farmhouse and any listed agricultural buildings was recorded separately. This enables the patterns of inherited farmstead character (including survival and change) to be assessed in relationship to our understanding to the historic character of the landscapes around them.

Date_Cent		Earliest century date based on presence of listed building or map evidence (Codes as per Date_HM below)
Date_HM (Date of House based on presence of dated building or Map evidence)	MED C17 C18 C19L C19	Pre-1600 17th century 18th century 19th century (based on presence of a listed building dated to 19th century) 19th century (based on presence on historic map)
Date_WB (Date of Working Building based on presence of dated building)	MED C17 C18 C19L	Pre-1600 17th century 18th century 19th century (based on presence of a listed building dated to 19th century)

Farmsteads by Date	*Recorded Date (combined)*	*%*	*Recorded Date: House*	*Recorded Date: Working Building*	*Recorded Date House & Working Buildings*
Pre 1600	384	6.6%	352	18	14
C17	668	11.4%	496	106	66
C18	475	8.1%	304	122	49
C19L	143	2.4%	125	10	8
C19	4176	71.4%	4176	-	

Table 9: Date of surviving farmsteads according to earliest dated fabric on site

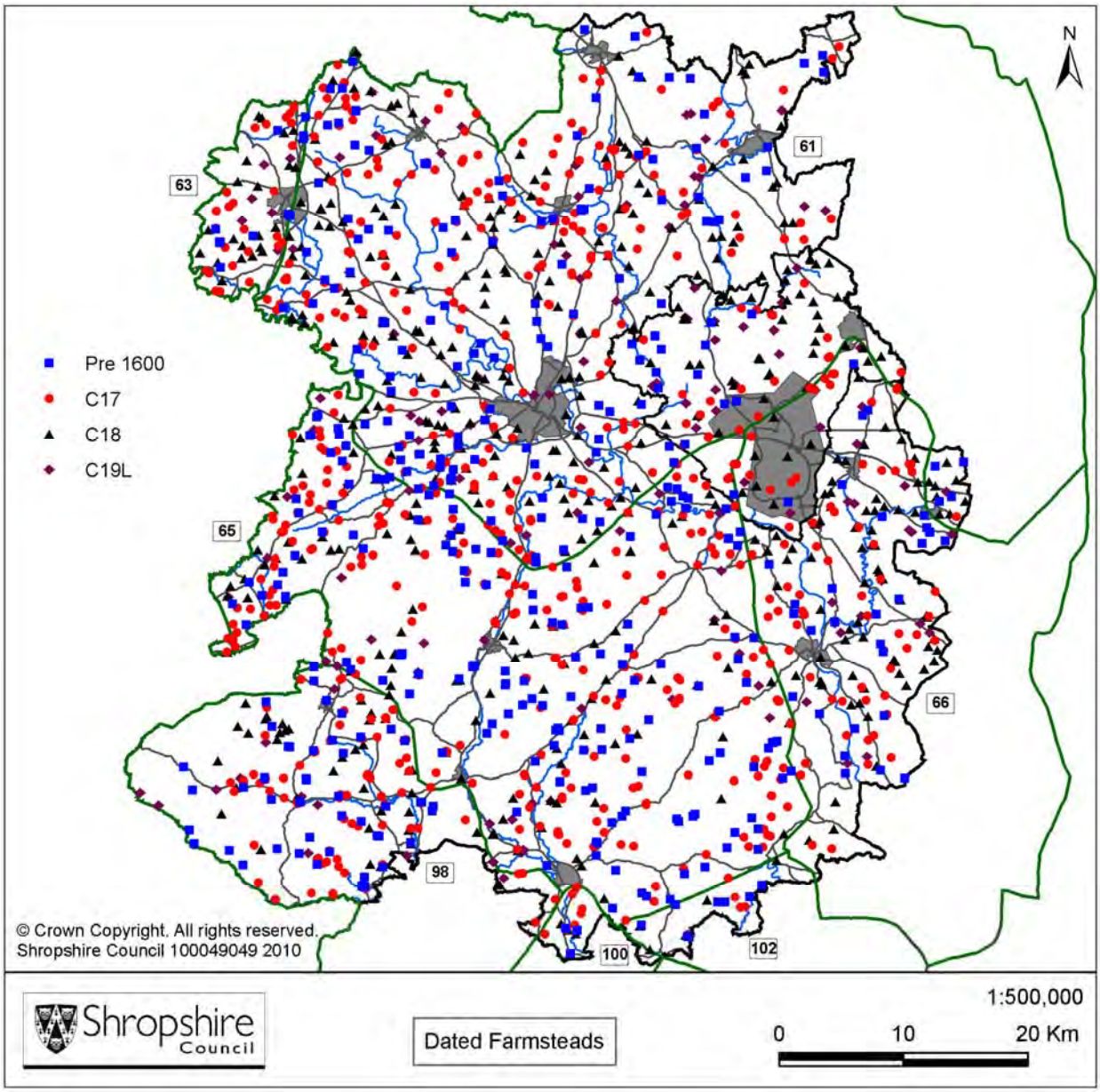


Figure 21: Distribution of all farmsteads, dated by the earliest building on site

32 farmsteads have working buildings older than their farmhouse. Of these the vast majority of farmhouses have been replaced in the 19th century. Of the listed 19th century farmhouse in this category, 2 are associated with pre-1600 farm buildings, 7 with 17th century farm buildings and 17 with 18th century farm buildings. These farmsteads focus in landscapes of large-scale capital investment in the 1840-70 period.

Working Building

Farmhouse	**Med**	**C17**	**C18**	**C19L**
Pre-1600	14	46	24	3
C17	2	66	37	7
C18	4	27	49	5
C19L	0	7	17	8
C19	0	9	20	4

Table 10: Correlation of Farmsteads, where both the Farmhouse and the working buildings is dated

Farmsteads by Date	*Recorded Date: House*	*Recorded Date: Working Building*
Pre-1600	369	32
C17	570	218
C18	386	235
C19L	159	33
C19	4543	-

Table 11: Total number of all individually dated buildings

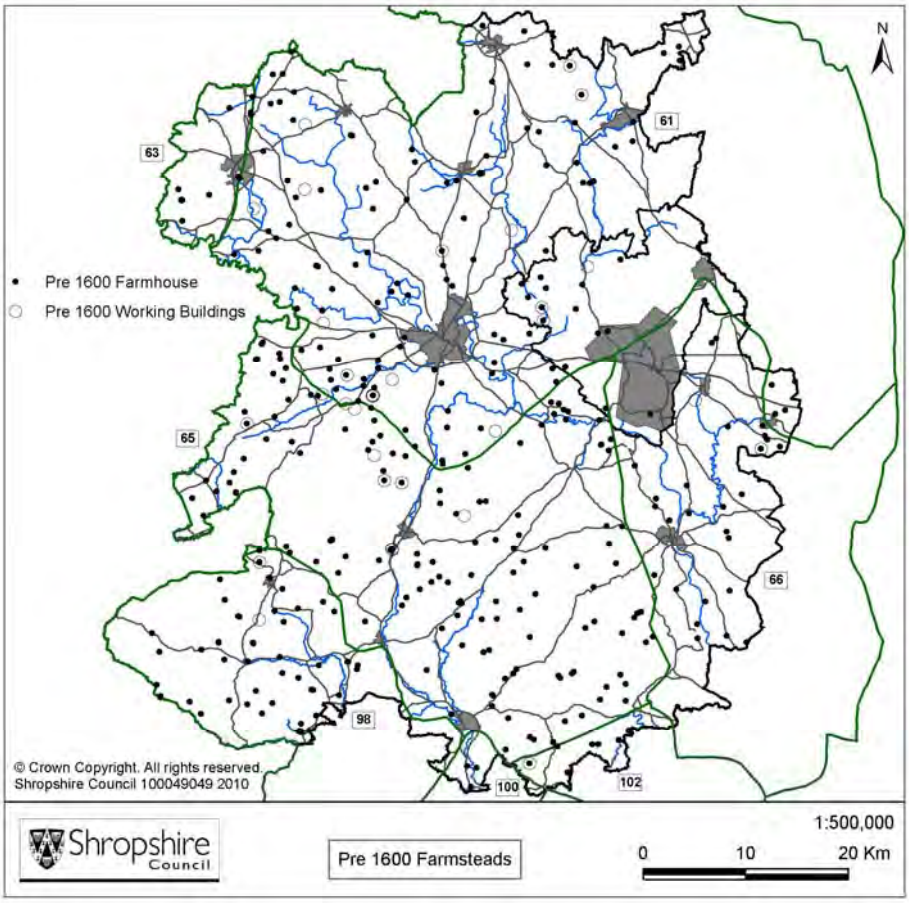
Analysis by NCA

	Med	C17	C18	C19L	C19
Area 61 Shropshire, Cheshire and Staffordshire Plain	134 (5.2%)	245 (9.4%)	228 (11.1%)	67 (2.6%)	1927 (74.1%)
Area 63 Oswestry Uplands	11 (3.9%)	25 (9.0%)	22 (7.9%)	6 (2.2%)	215 (77.1%)
Area 65 Shropshire Hills	150 (7.7%)	238 (12.2%)	102 (5.2%)	33 (1.7%)	1433 (73.2%)
Area 66 Mid Severn Sandstone Plateau	30 (4.5%)	68 (10.1%)	79 (11.7%)	23 (3.4%)	470 (70.1%)
Area 98 Clun and North West Herefordshire Hills	51 (9.1%)	85 (15.1%)	39 (6.9%)	15 (2.7%)	372 (66.2%)
Area 100 Hereford Lowlands	3 (6.6%)	8 (17.8%)	4 (8.8%)	0 (0.0%)	30 (66.7%)
Area 102 Teme Valley	8 (9.5%)	5 (5.9%)	6 (7.1%)	0 (0.0%)	65 (77.4%)

Table 12: Date of all farmsteads according to earliest dated fabric on site

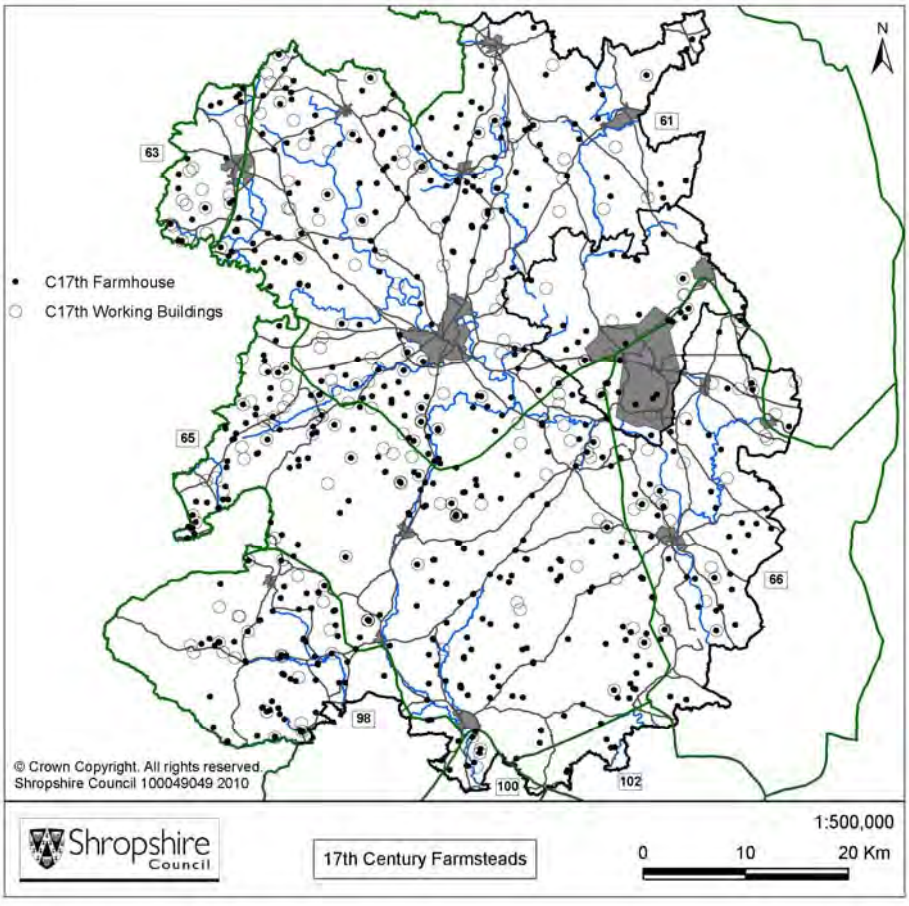
The Shropshire, Cheshire and Staffordshire Plain character area exhibits significant time depth with large numbers of farms dating from pre-1600 right through to the 19th century. Although the difference is slight, 18th century farmsteads have the highest percentage in the area. It also has the second highest percentage of 19th century farmsteads, with the Mid Severn Sandstone Plateau having the highest. Large areas of the plain were subject to large-scale reorganisation and improvement during the 18th and particularly 19th centuries, and this is reflected by capital investment in new farmsteads and the rationalisation and improvement of the wider landscape. Well established farmsteads were also improved, so that older farmhouses are often found in association with newer farm buildings and in some cases older working farm buildings have been encased in later brick buildings.

Within the Oswestry Uplands NCA the majority of dated farmsteads are attributed to the 17th and 18th centuries. In comparison to the rest of Shropshire, it has the smallest percentage of pre-1600 farmsteads, reflecting the relative lack of recorded medieval settlement evidence in the area. Where they do occur, they are located in lowland areas around Oswestry and to the north, or in the southern upland area where they are associated with a long history of cattle rearing on hill farms. In most cases they are either associated with small irregular fields or piecemeal enclosure, previously part of the open medieval field systems. The distribution of 17th and 18th century farmsteads reflects the colonisation of the uplands, with several of these farms associated with extensive areas of planned enclosure.



Left, Figure 22: Map showing the distribution of pre-1600 farmhouses and pre-1600 farm buildings

Right, Figure 23: Map showing the distribution of 17th century farmhouses and 17th century farm buildings

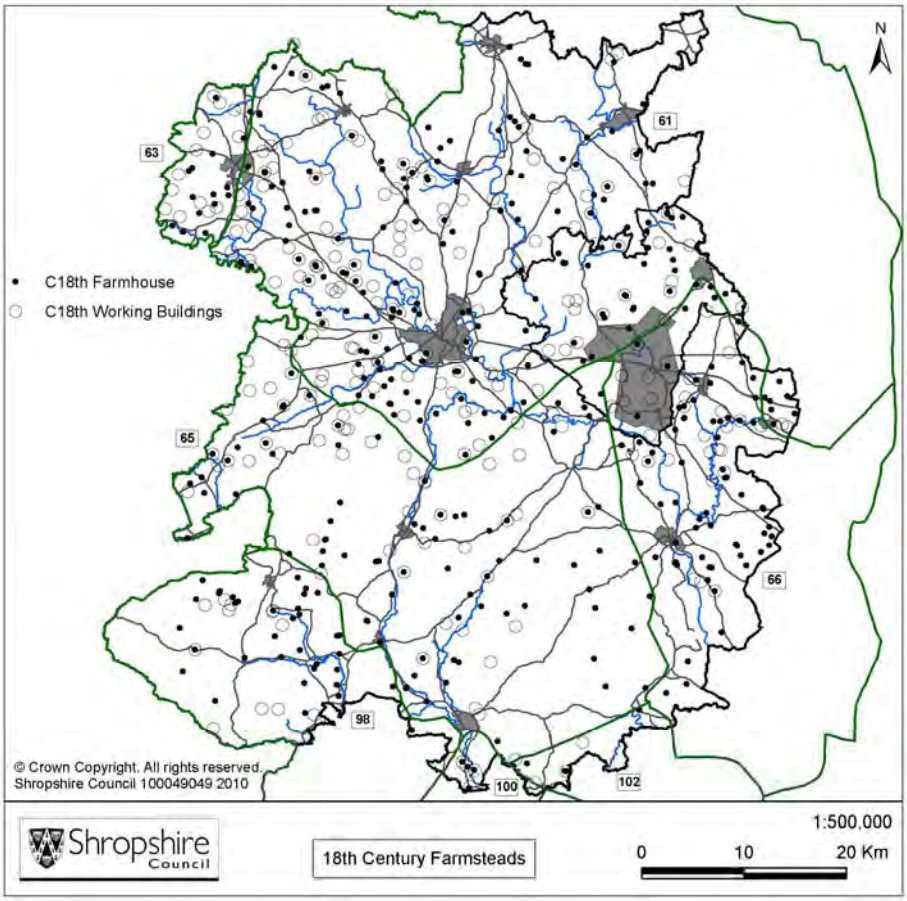


Significant growth is also apparent around the southern Treflach hills, associated with the mining and quarrying industries that commenced large-scale production in the 18th century. There are also significant concentrations in lowland areas where mixed arable-based agriculture developed, particularity to the north. The uplands were subject to further improvement in the 19th century, and listed 19th farmsteads are evident surrounded by planned field systems. In the eastern lowland zone larger farms developed away from the villages in association with reorganised piecemeal enclosure, reflecting the growth of farm holdings by the 19th century.

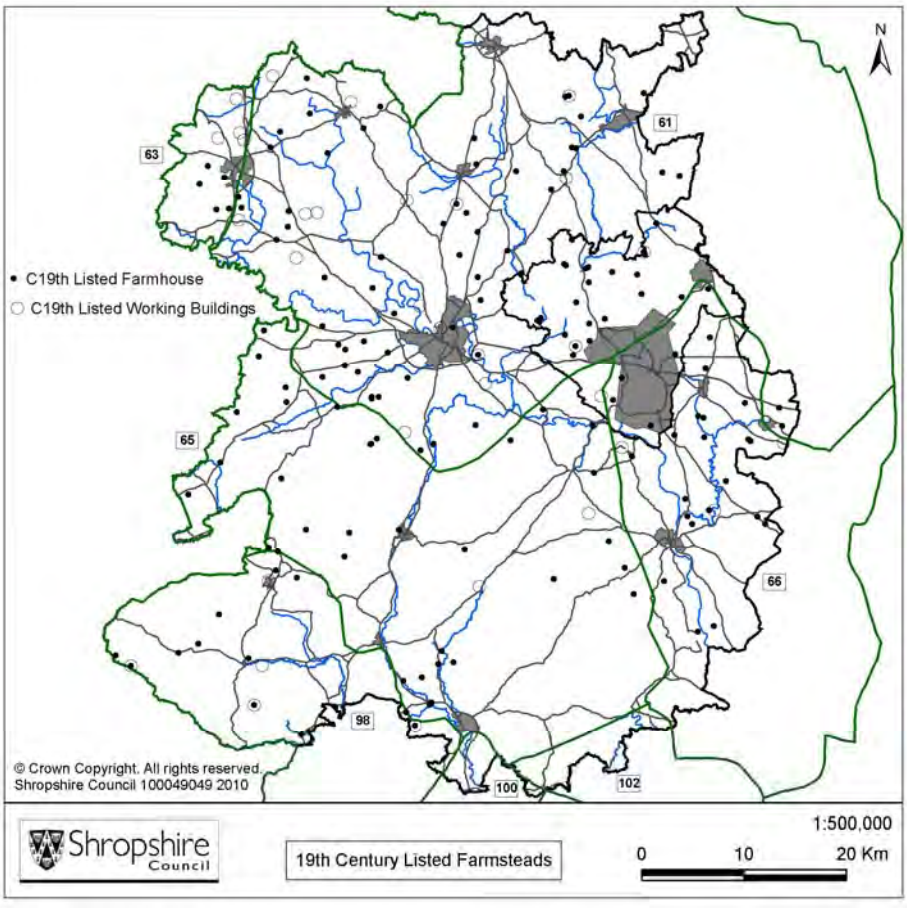
The Shropshire Hills NCA has the higher percentages of pre-1600 and 17th century farmsteads, with fewer 18th and 19th century farmsteads. The majority of early farmsteads focus along the vales and the pasture hills where the earliest settlements were established. Here the vast majority are associated with small irregular fields or the piecemeal enclosure of the open fields. Rising population from the 16th century onwards was closely linked to the increase in lead and coal mining and quarrying, with pre-1600 and particularly 17th century farmsteads apparent in the moorland edge areas where these industries developed - particularly the Clee Hills and on the western flanks of the Stiperstones. 18th and 19th century farmsteads are generally found in the vales, and on the plateau farmland or high in the uplands; they are far less evident on the pasture hills. Along the vales the 18th and 19th century farmsteads are often associated with areas of reorganised piecemeal enclosure, and in the uplands with areas of larger-scale planned enclosure driven by estates wanting to improve pasture for cattle and/or secure mineral rights.

The Mid-Severn Sandstone Plateau has the highest percentage of 19th century farmsteads. Despite this pre-1600 farmsteads survive along the valleys, taking advantage of both the arable land in the former open field systems and the common grazing on the higher ground. The latter areas were gradually enclosed, and by the 17th century further expansion onto the sandstone plateau is evident by the wider distribution of farmsteads of this date, located on the edge of piecemeal enclosure and often associated with small irregular field systems. The estate influence on the Sandstone plateau is very evident as landowners improved their wider estates during the 18th and 19th centuries. Large numbers of 18th century farmsteads are evident on the sandstone plateau east of the Severn Gorge, often dated by large 18th century threshing barns reflect the predominantly arable-based agriculture in this area. To the west of the Severn Gorge and in the southern part of the character area, there are fewer 18th and 19th century farmsteads. Here the survival of earlier farmsteads is slightly better and their distribution falls more in line with that of the plateau farmland of the Shropshire Hills. Many farms have been lost in the Shropshire Coal fields due to the expansion of Telford. Of those that do remain the majority are of 18th century date reflecting the height of industry during this period.

The Clun and Northwest Herefordshire Hills have greater number of pre-1600 and particularly 17th century farmsteads, concentrated in the valleys and estate farmlands. Higher up the slopes they sit of the edge of the high plateau, as common edge encroachments surrounded by small irregular fields. These areas have some of the oldest field patterns, particularly along the south west side of the uplands along the Teme Valley. These areas have been far less affected by the re-organisation of land in the valley estatelands and the planned enclosure of the high plateau above in the 18th and 19th centuries. The 18th and 19th century farmsteads are focused in the valleys or on the high plateau, where they are largely associated with areas of planned enclosure. Surprisingly only a small proportion of these are associated with the reorganisation of the piecemeal enclosure.



Left, Figure 24: Map showing the distribution of 18th century farmhouses and 18th century farm buildings



Right, Figure 25: Map showing the distribution of Listed 19th century farmhouses and Listed 19th century farm buildings

Date Analysis by HLC

	HLC Type	Farm Count	Area/Sq km	Average per km	Farmhouse			Working		
					Med	C17	C18	Med	C17	C18
Assarting										
37	Small assarts	150	47.92	3.13	8	13	7		6	3
38	Large assarts with sinuous boundaries	10	10.46	0.96		1	3			1
39	Late clearance/ assarts	42	24.85	1.69		5	1		2	
Small Fields										
40	Small irregular fields	853	315.44	2.7	44	72	39	2	30	34
45	Other small rectilinear fields	167	74.83	2.23	4	11	5		6	2
Piecemeal										
41	Piecemeal enclosure	272	236.59	1.15	16	17	10	2	6	6
42	Reorganised piecemeal enclosure	319	518.45	0.62	14	17	16	2	7	16
Large Fields										
46	Other large rectilinear fields	9	42.27	0.21	1		2		1	3
47	Large irregular fields	149	307.07	0.49	6	7	5		7	4
Planned										
44	Planned enclosure	588	467.02	1.26	10	16	18	1	5	12
48	Very large post-war fields	138	571.08	0.24	4	7	7	1	2	3

Table 13 shows the correlation between farmstead dates and the Historic Landscape Characterisation, focusing on field patterns.

By looking at the relative percentages of the number of 18th century or older farmstead in each type of field pattern, it becomes clear the greater emphasis and better survival there is of earlier farmsteads in the smaller and more ancient field systems. So although there appears to be a considerable time depth on the planned enclosure, you are still far less likely to find earlier buildings in these landscapes that you are in areas of small assarting and the small irregular fields.

18.7% of farmhouses are 18th century or older on small assarts
18.2% of farmhouses are 18th century or older within small irregular fields
15.8% of farmhouses are 18th century or older within piecemeal enclosure
14.7% of farmhouses are 18th century or older within reorganised piecemeal enclosure
12.1% of farmhouses are 18th century or older within large irregular fields
7.4% of farmhouses are 18th century or older within planned enclosure

Small Fields

Small irregular fields, small rectilinear fields and small assarts often show a long time-depth, with significant numbers dating from the medieval period, peaking during the 17th century. Some of the small fields are likely to be medieval in areas beyond the common open fields, having been enclosed directly from woodland, forming the basis for the mainly pastoral economy (Victoria County History IV, 119). In the 14th century increasing numbers of licences were issued to enclose pasture and meadow away from the common fields, for specialist livestock farming (Victoria County History IV, 83-4). The rest will have been enclosed during the 17th and early 18th century as thousands of acres of woods, waste and common land were improved. These fields often escaped the improvements and reorganisation under the estates in the 18th and 19th centuries, reflecting the higher proportion of small individual holdings in these areas, and the likely pastoral nature of the economy where there was less need to enlarge fields. Despite the small nature of the field pattern, the plan forms exhibit

significant variation, with the majority of dated farmsteads generally of a medium to larger size, suggesting a long process of enlargement for a minority of the farms set within small-scale field systems. For example in the north of Shropshire several medium size farms include linear plan arrangements, a possibly indication of their original form, before enlarging as the dairying industry flourished in the area.

Piecemeal enclosure

Areas of piecemeal enclosure derived from the enclosure of medieval open fields systems. They are typically associated with greater numbers of farmsteads dating to the medieval and 17th century. The farmsteads often remained in the villages and hamlets which these fields surrounded or were established on new sites within the fields. These fields are generally larger, most often located in mixed arable based areas, resulting in fewer farms than the smaller fields, and often larger farmsteads.

Reorganised piecemeal enclosure

Reorganisation of piecemeal enclosure into larger fields occurred in the 18th and mainly 19th centuries. Whilst these field patterns have similar origins to the piecemeal enclosure field systems, they are frequently associated with later farmsteads of 18th and 19th century date. New farm buildings were added to older sites, or completely new farmsteads were built, as landowners set about improving their wider estates. There areas are dominated by the larger plan forms, particularly the planned regular farmsteads.

Large fields

Although the field systems within these categories have varied origins, many result from rationalisation and improvement in the 18th and 19th century, again resulting in fewer larger farmsteads set within these fields. Some however may have been enclosed directly from common and waste by the end of the 17th century.

Planned enclosure

Planned field systems usually exist in areas that were enclosed by Parliamentary Act or private agreement between the late 17th and 19th centuries. In some instances, planned enclosure patterns were also created where earlier, ancient field patterns were completely reorganised during this period. For example the landscape around Sandford Hall has been completely replanned from small irregular fields, originally improved from heathland. In these areas pre-1600 and 17th century farmsteads are likely to remain. The last areas to be enclosed in the 19th century were often the poorest agricultural lands. Large-scale investment was often needed to improve the land, and these estate lead ventures resulted in large planned 19th century farmsteads and large-scale planned enclosure. Heathland areas were much easier to enclose, but much less profitable resulting in the greater numbers of smaller farm holdings and smaller planned enclosure.

6.5 Farmstead Types

The Position of the Farmhouse

The development of the farmhouse has been the subject of regional and national studies (Barley 1961, for example). The dating, planning and scale of farmhouses can tell us much about the former prosperity and development of rural areas. Houses developed from the medieval period as 3-unit plans, with a central hall/kitchen separated by a cross-passage from the service rooms and with an inner room that usually served as a parlour. There are high concentrations by national standards of houses and barns built for an emerging class of wealthier farmer dating from the 15th century and in some very rare instances the 14th century. Some had cross-wings built at one or even both ends. Smaller farms had 2-unit houses, and the smallest – including smallholdings – simply one unit. There is evidence along the Welsh border, and especially in the south of the region and across into Wales, for longhouses where cattle used the same entrance and were housed in the outer room: these date from the 15th and 16th centuries. By the 17th century, farmhouses in most areas of England (except in the extreme south west and the north) had been built or adapted into storeyed houses with chimneystacks. The most common form of arrangement was the one whereby the stack was inserted against the cross-passage, hence the distinctive outward appearance of an axial stack set to one side of a door. By this period parts of the West Midlands (especially Shropshire) and adjacent parts of Wales had adopted the lobby-entry plan, where the main entrance is sited opposite the stack thus making a lobby providing access into the rooms either side (Smith 1975, 456-62).

From the later 17th century (roughly around 1650), services in some areas were being accommodated in lean-tos (outshots) or rear wings: by around 1700 the stair was housed in a rear lean-to or wing also. They have a distinctive outward appearance as the stacks are sited on the gable ends and the door may be either central or off-centre: symmetry is more prized as the 18th century progresses and is commonplace from around 1750.

Houses faced towards or away from the yard, and may be attached or detached from the working buildings. Local tradition and status were the principal reasons for whether the house was accessed through the yard and buildings were attached, or whether the house looked toward or away from the yard. Farmhouses included, or were placed very close to, areas for brewing and dairying, and pigsties were often placed close to the houses. As a general rule, farms over 70 acres needed to look beyond the family for additional labour, and so rooms for live-in farm labourers – usually in the attic or back wing of the house – became a feature of many farmhouses.

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 (cannot identify which is farmhouse)

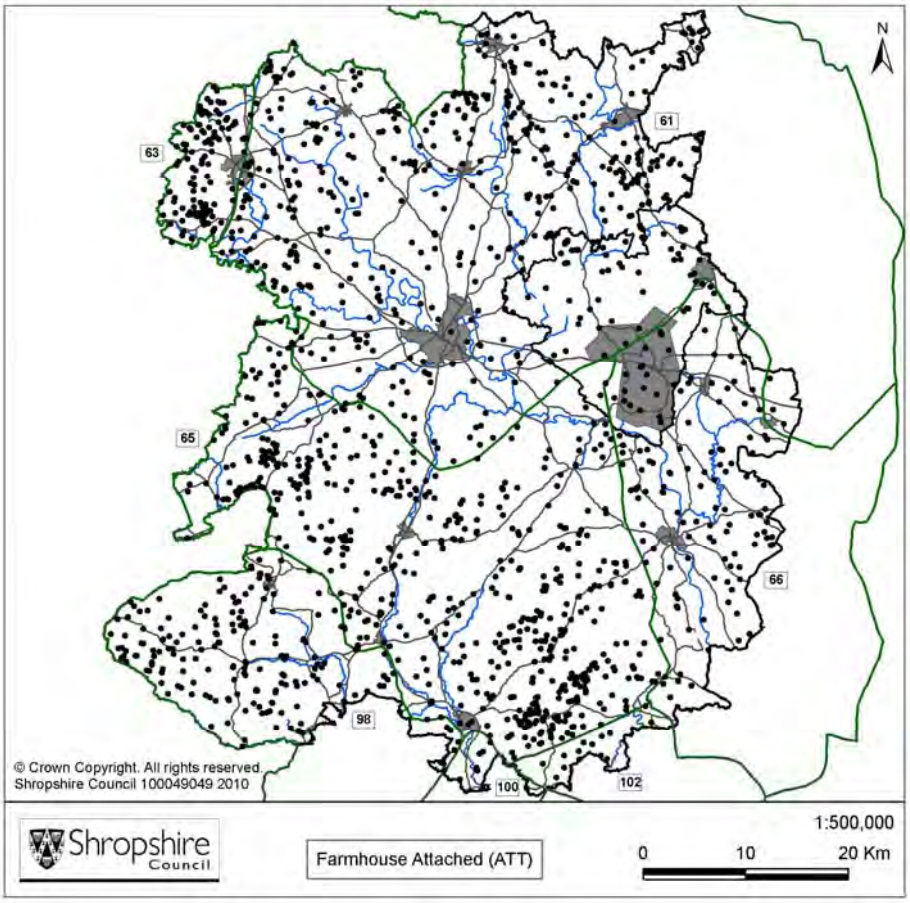
NCA	ATT	LONG	GAB	DET	UNC
Area 61 Shropshire, Cheshire and Staffordshire Plain	546 (21.0%)	620 (23.8%)	444 (17.1%)	943 (36.3%)	48 (1.8%)
Area 63 Oswestry Uplands	120 (43.0%)	57 (20.4%)	38 (13.6%)	61 (21.9%)	3 (1.1%)
Area 65 Shropshire Hills	589 (30.2%)	502 (25.8%)	266 (13.6%)	537 (27.6%)	55 (2.8%)
Area 66 Mid Severn Sandstone Plateau	138 (20.6%)	124 (18.5%)	70 (10.5%)	319 (47.7%)	18 (2.7%)
Area 98 Clun and North West Herefordshire Hills	184 (32.7%)	133 (23.7%)	74 (13.2%)	145 25.8%)	26 (4.6%)
Area 100 Hereford Lowlands	8 (17.8%)	6 (13.3%)	8 (17.8%)	23 51.1%)	0 (0.0%)
Area 102 Teme Valley	14 (16.7%)	21 (25.0%)	18 (21.4%)	30 (35.7%)	1 (1.2%)
Total	1599 (25.8%)	1463 (23.6%)	918 (14.8%)	2058 (33.2%)	151 (2.4%)

Table 14: Farmhouse positions against NCA areas

Farmsteads with farmhouses attached to a farm building (ATT) are concentrated in the south western half of the county, within the Oswestry Uplands, The Shropshire Hills, and the Clun and north west Herefordshire Hills NCAs. The Oswestry Uplands has the highest percentage of attached farmhouses compared to other farms in the area, proportionally higher than any other NCA at 43%, compared with the mean of 25.8% for the entire county. This pattern running along the Welsh borderlands correlates to the dominant pattern of attached farmhouse in Wales. Significant concentrations of attached farmhouses are also apparent in the Shropshire, Cheshire and Staffordshire Plain NCA, particularly across the enclosed lowland heath, and around the mires and mosses around Whixall Moss. The majority of these farmsteads are Linear and L-plan farmstead types making up 55.9 % of all plan types with an attached farmhouse. Therefore the majority of these farmsteads are small and are typically located in isolated upland and common edge locations, or associated with smallholdings and industrial areas in loose farmstead clusters. Most date to the 17th and 18th century, but include a significant number of pre-1600 farmsteads. Larger plan types with attached farmhouses such as the full regular courtyard form a minority of farmsteads with attached farmhouses.

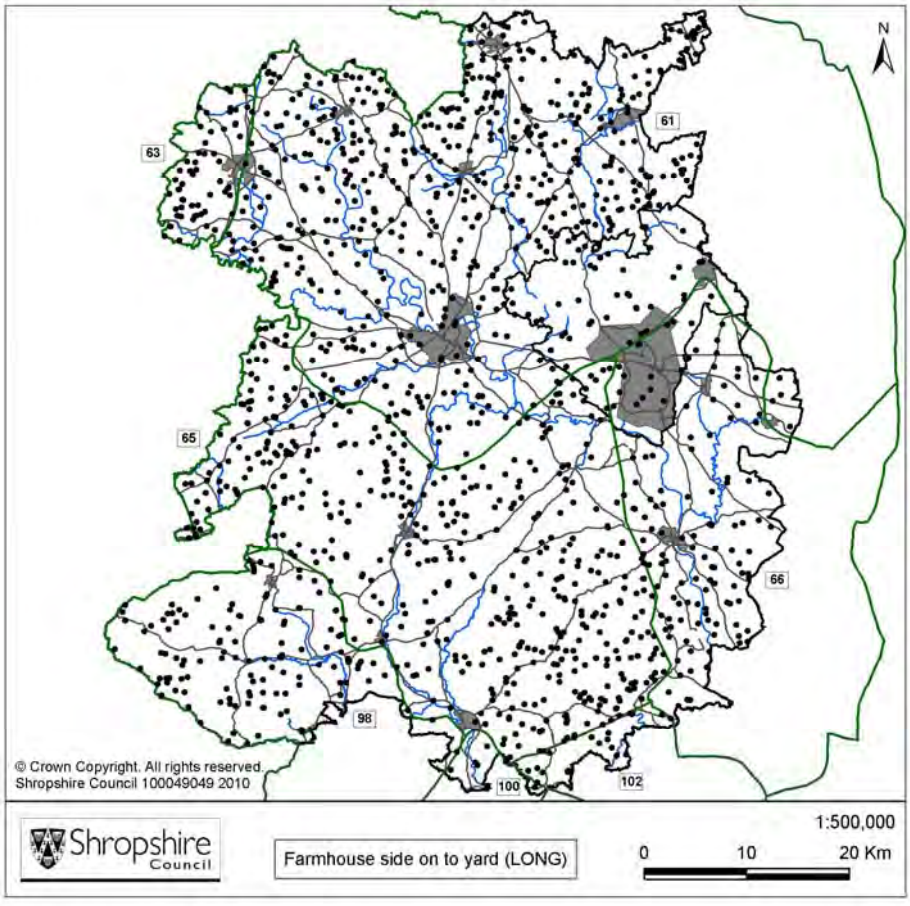
Farmhouse Position	ATT	LONG	GAB	DET	UNC
Pre-1600	59 (15.2%)	104 (26.9%)	54 (13.9%)	167 (43.1%)	3 (0.8%)
C17	123 (18.2%)	168 (24.9%)	114 (16.9%)	262 (38.8%)	7 (1.0%)
C18	87 (18.1%)	112 (23.4%)	62 (12.9%)	213 (44.4%)	5 (1.0%)
C19L	19 (13.2%)	26 (18.1%)	25 (17.5%)	69 (48.2%)	4 (2.8%)
C19	1313 (29.1%)	1053 (23.3%)	662 (14.7%)	1349 (29.9%)	131 (2.9%)

Table 15 Farmhouse location against Date



Left, Figure 26
Map showing the distribution of farmsteads that have farmhouses attached to a working building (ATT)

Right, Figure 27
Map showing the distribution of farmsteads that have farmhouses sited side on to the yard (LONG)



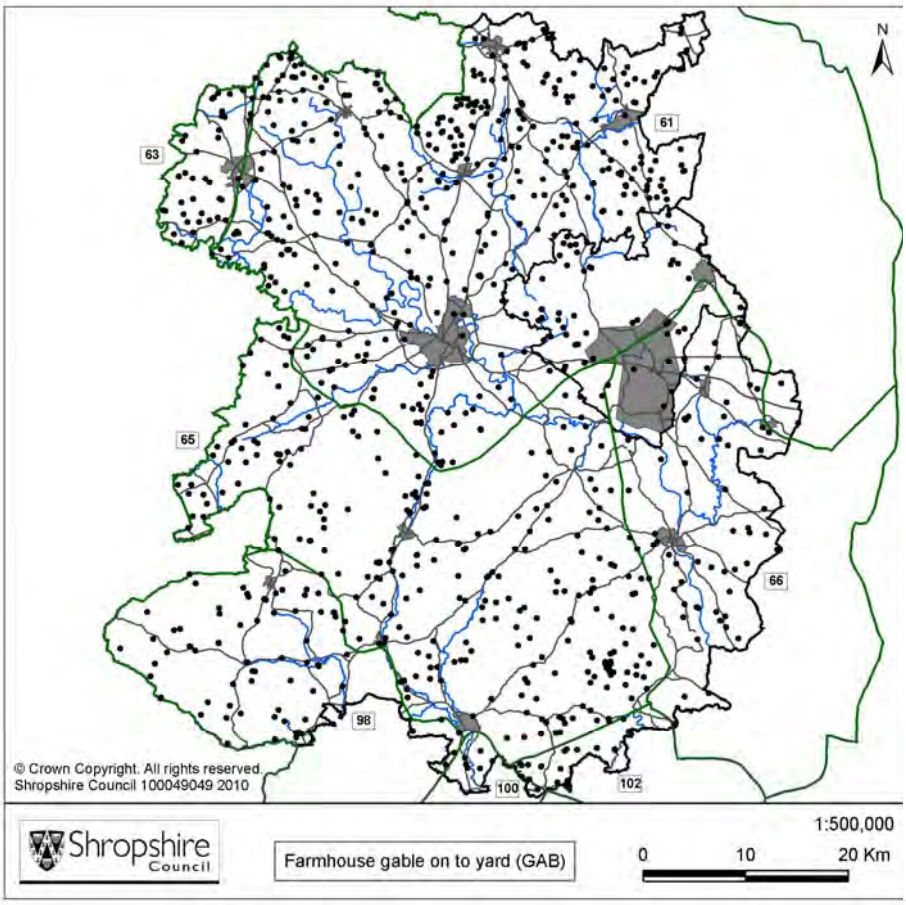
The largest proportion of farmhouses positioned side on to the farm yard (LONG) are found in the Shropshire Hills NCA (25.8%). Further significant concentrations occur in the southern end of the Mid Severn Sandstone Plateau NCA where more restricted settlement and small-scale land reclamation predominates, and the northern extent of the Shropshire, Cheshire and Staffordshire Plain NCA, concentrating in the dairying areas. Farmhouses gable on to the yard (GAB) are the least common arrangement in Shropshire. Concentrations are found in the north eastern part of the Shropshire, Cheshire and Staffordshire Plain NCA, particularly across the enclosed lowland heaths and within the dairying region of Shropshire. It is also often associated with common edge encroachments and smallholdings in much of the rest of Shropshire.

Farmstead with LONG and GAB arrangements are most often associated with pre-1600 and 17th century farmsteads, suggesting that farmhouses which are more intimately connected to the farmyard tend to develop over a greater period of time, and have the potential to be of earlier date. This is reinforced by the fact that LONG arrangements are the most common plan form found in association with deserted or shrunken medieval village sites. For the most part the pre-1600 and 17th century farmsteads are found in the south western half of the county, to the south of Shrewsbury, with the 18th and listed 19th century farmsteads focused in the north and east. Similarly, Loose Courtyard plans and those including L-ranges (RCL, RCL3/4, LCL3/4) are most often associated with the LONG and GAB farmhouse arrangement, suggesting a link to small to medium farms that often developed in a piecemeal fashion. A significant number of Regular Courtyard Multi-yards also follow this arrangement, perhaps indicating that they developed in several phases over an extended period of time. Plan forms most likely to have been constructed in a single phase are generally less likely to have this farmhouse arrangement, the main exception being the RCu which lends itself to having the farmhouse on the fourth side of the yard.

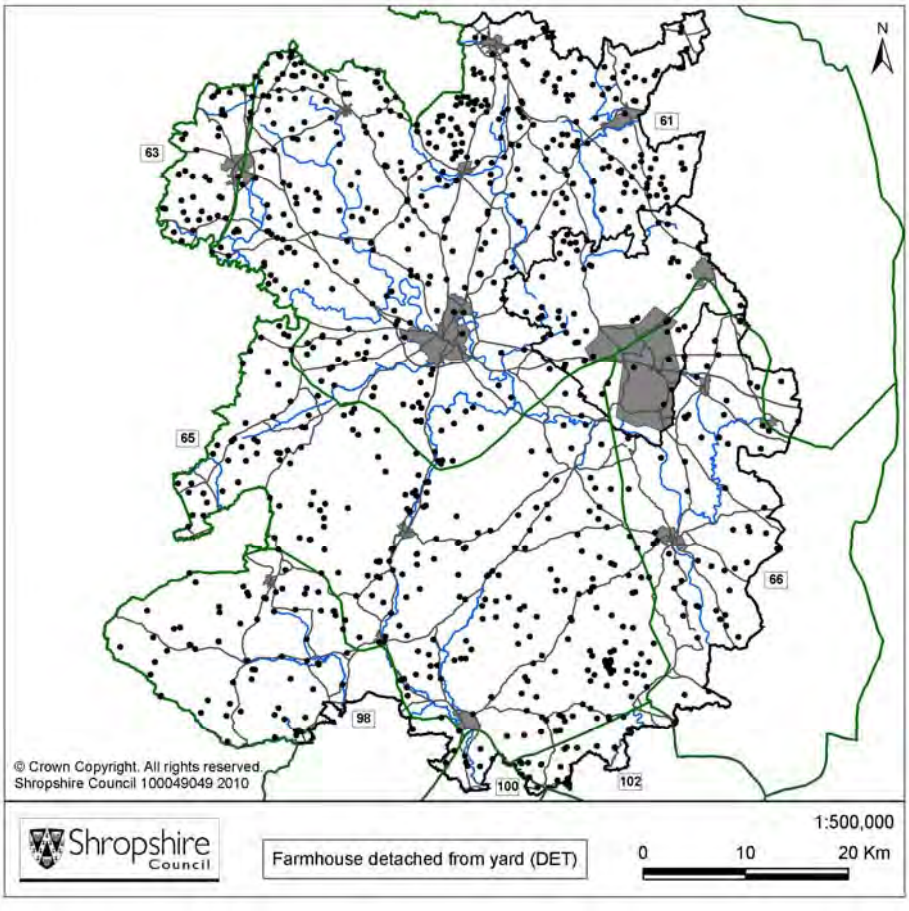
	ATT	LONG	GAB	DET	UNC
VILL	156 (21.4%)	158 (21.7%)	136 (18.7%)	244 (33.5%)	34 (4.7%)
HAM	277 (23.5%)	278 (23.6%)	203 (17.2%)	395 (33.5%)	27 (2.3%)
FC	535 (35.1%)	316 (20.7%)	229 (15.0%)	416 (27.3%)	28 (1.8%)
ISO	561 (24.1%)	623 (26.8%)	298 (12.8%)	791 (34.1%)	50 (2.2%)
PARK	18 (12.7%)	22 (15.5%)	8 (5.6%)	89 (62.7%)	5 (3.5%)
SMV	36 (18.9%)	53 (27.9%)	31 (16.3%)	66 (34.7%)	4 (2.1%)
CM	9 (10.3%)	10 (11.5%)	10 (11.5%)	56 (64.4%)	2 (2.3%)
URB	7 (41.2%)	3 (17.6%)	3 (17.6%)	1 (5.9%)	3 (17.6%)

Table 16 Farmhouse location against Farmstead Location

Farmsteads where the house is fully detached from the yard increase in number on the eastern side of the county, with one of the highest percentages (47.7%) found in the Mid Severn Sandstone Plateau NCA. The highest proportion (51.1%) is found within the small area of the Herefordshire



Left, Figure 28
Map showing the distribution of farmsteads that have farmhouses with their gable on to the yard (GAB)



Right, Figure 29
Map showing the distribution of farmsteads that have farmhouses entirely detached from the yard.

Lowlands in the south of the county, the majority associated with larger farmstead complexes. Detached farmhouses are most often associated with 18th and listed 19th century farmsteads reflecting the changing perceptions of the time, where owners attempted to disassociate themselves with the working buildings, and wished to demonstrate their increasing status and prestige. These detached farmhouses often face away from the working yard, into the garden with separate access, and overlook a 'prospect' of improved or newly-enclosed landscapes. There are still significant numbers of earlier farmsteads where the house is detached and these are often associated with high status halls and manor sites, where newer farm buildings have been built away from the main house. It is therefore not surprising that the majority of farmsteads located within parks, or associated with high status sites, have the house separated from the working buildings. Most often it is the larger plan types that have this arrangement and in particular those which are likely to be of one phase of building, such as the Full Regular Courtyard, the E-, F- and H-plans. The vast majority of Loose Courtyards with four working buildings also have detached farmhouses, reinforcing their strong relationship with the more planned farmstead types.

Plan	ATT	LONG	GAB	DET	UNC
DISPcl	8	19	12	53	9
DISPdw	36	56	26	43	10
DISPmy	24	64	45	112	7
LC1	13	150	121	119	10
LC2	102	213	133	230	21
LC3	68	92	49	96	8
LC4	13	17	9	35	3
LC L3/4	47	83	59	124	3
RCL	30	143	122	197	6
RC L3/4	77	120	75	204	12
RCu	59	138	77	187	15
RCe	10	36	9	63	2
RCf	7	29	16	43	3
RCt	23	22	18	40	4
RCh	1	2	1	5	0
RCz	3	4	7	11	0
RC	86	32	17	171	8
RCmy	93	180	105	268	13
LIN	669	0	0	0	0
LP	225	0	0	0	0
PAR	1	51	0	0	0
ROW	3	11	12	26	1

Table 17: Plan types against Farmhouse position

Farmstead Plan Types

Table showing the primary and secondary attributes used to characterise each farmstead.

Plan Type Primary Attribute	DISP	Dispersed
	LC	Loose Courtyard
	LIN	Linear
	LP	L-plan (attached house)
	PAR	Parallel
	RC	Regular Courtyard
	ROW	Row Plan
	UNC	Uncertain
Plan Type Secondary Attribute	1, 2, 3, 4	No. of sides to Loose Courtyard formed by *working* agricultural buildings
	L3 or L4	Yard with an L-plan range plus detached buildings to the third and/or fourth side of the yard (may be used with LC or RC dependent on overall character)
	L	Regular Courtyard L-plan (detached house)
	u	Regular Courtyard U-plan
	e	Regular Courtyard E-plan
	f	Regular Courtyard F-plan
	h	Regular Courtyard H-plan
	t	Regular Courtyard T-plan
	z	Regular Courtyard Z-plan
	cl	Cluster (Used with DISP)
	dw	Driftway (Used with DISP)
	my	Multi-yard (Used with DISP or RC)
	cov	Covered yard forms an element of farmstead
Tertiary Attribute		Codes as per Secondary Attribute table e.g. cov or combination of Primary and Secondary Attributes e.g. RCL notes presence of a prominent Regular L-plan within a dispersed multi-yard group.
	d	And in addition:
	y	Additional detached elements to main plan
		Presence of small second yard with one main yard evident

Table showing the key farmsteads types across Shropshire and comparative results found across the West Midlands region.

Plan Types	Statistics	Definition
Loose Courtyard 1 LC1	6.5% Shropshire 7.3% WM Region	These are very small in scale with a working building to only one side of the yard.
Loose Courtyard 2 LC2	11.0% Shropshire 12.2% WM Region	These are usually small in scale with a working building to only one side of the yard.
Loose Courtyard 3 LC3	5% Shropshire 7.7% WM Region	These are medium in scale with a working building to only one side of the yard.
Loose Courtyard 4 LC4	1.3% Shropshire 2% WM Region	These have working buildings to four sides of the yard, and tend to be large-scale and formal in their layouts. They are concentrated in arable vale landscapes.

Plan Types	Statistics	Definition and Sub-Types
Loose Courtyard with L-shaped ranges with additional buildings to 3rd side LCL3	3.3% Shropshire 2.9% WM Region	These are courtyard farms which have buildings to 3 or 4 sides of the yard, but one range (to two sides of the yard) is L-shaped in plan. There is a tendency for those with buildings to 3 sides of the yard to be regular as opposed to loose in form.
Loose Courtyard with L-shaped ranges with additional buildings to 3rd & 4th sides LCL4	1.7% Shropshire 1.3% WM Region	These are courtyard farms which have buildings to 3 or 4 sides of the yard, but one range (to two sides of the yard) is L-shaped in plan. There is a tendency for those with buildings to 3 sides of the yard to be regular as opposed to loose in form.
Regular Courtyard with L-shaped ranges with additional buildings to 3rd side RCL3	6.2% Shropshire 8.5% WM Region	These are courtyard farms which have buildings to 3 or 4 sides of the yard, but one range (to two sides of the yard) is L-shaped in plan. There is a tendency for those with buildings to 3 sides of the yard to be regular as opposed to loose in form.
Regular Courtyard with L-shaped ranges with additional buildings to 3rd & 4th sides RCL4	1.7% Shropshire 2.2% WM Region	These are courtyard farms which have buildings to 3 or 4 sides of the yard, but one range (to two sides of the yard) is L-shaped in plan. There is a tendency for those with buildings to 3 sides of the yard to be regular as opposed to loose in form.
Regular Courtyard L-plan RCL	10.1% WM Region 7.9% Shropshire	Regular courtyard farmsteads where the buildings are arranged as two linked ranges to create an L-shape. They can comprise a barn and attached shelter shed to a cattle yard, or an interlinked cattle housing and fodder range. Additional buildings are typically small-scale, and not sited facing the yard.
Regular Courtyard U Plans RCu	7.6% Shropshire 8% WM Region	Regular courtyard farmsteads where the buildings are arranged around three sides of a yard which is open to one side.
Regular Courtyard T RCT	1.7% Shropshire 1.3% WM Region	Regular courtyard farmsteads where the buildings are arranged as a T-shaped around one or two cattle yards. Cattle housing and stabling typically extend as two ranges from the longer main range which includes a barn or mixing house.
Regular Multi-Yard Plans RCmy	10.5% Shropshire 9.7% WM Region	These are the largest-scale regular courtyard plans, with cattle housing and stabling around two or more yards. The longer main range typically includes a barn or mixing house with a granary and sometimes cartsheds and stabling.
Regular Courtyard T RCe	1.9% Shropshire 1.5% WM Region	Regular Courtyard E-shaped plans where the buildings are planned around two yards.
Regular Courtyard T RCh	0.1% Shropshire 0.1% WM Region	Regular Courtyard H-shaped farmsteads where the buildings are planned around two yards.
Regular Courtyard F RCF	1.6% Shropshire 1.3% WM Region	Regular courtyard farmsteads where the buildings are arranged as an F-shaped plan around one or two cattle yards. Cattle housing and stabling typically extend as two ranges from the longer main range which includes a barn or mixing house.

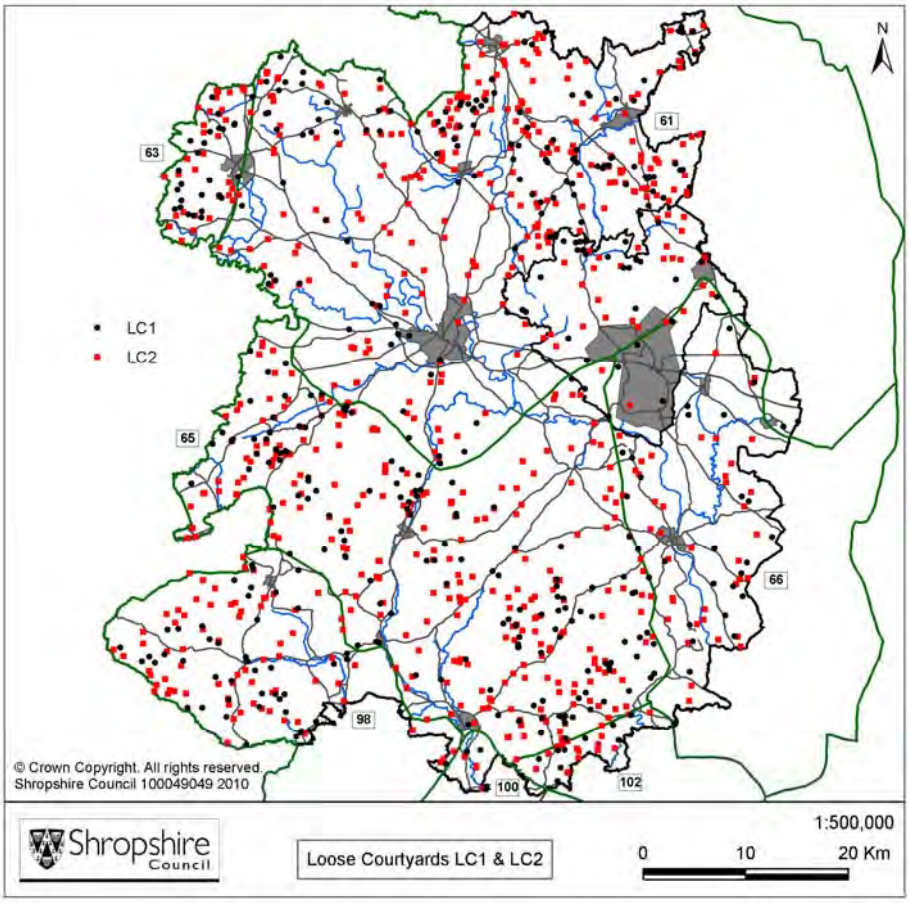
Plan Types	Statistics	Definition and Sub-Types
Linear LIN	10.7% Shropshire 7.3% WM Region	A farmstead where houses and working buildings are attached and in-line. Any detached buildings (in more than 50% of mapped sites) are typically small-scale, such as pigsties and calf houses.
L-plan (attached) LP	3.6% Shropshire 3.1% WM Region	A linear farmstead, extended or planned with additional working buildings to make an L-shaped range. More than 50% have additional detached buildings.
Dispersed Cluster DISPcl	1.7% Shropshire 2.8% WM Region	A dispersed farmstead which includes two or more clusters of buildings within the boundary of the site, which may face working yards. There is no focal yard area.
Dispersed Driftway DISPdw	2.7% Shropshire 1.2% WM Region	A dispersed farmstead where buildings and yards (regular or irregular in their form) are sited along a routeway. There is no focal yard area.
Dispersed Multi-yard DISPmy	4.0% Shropshire 2.6% WM Region	A dispersed farmstead where buildings relate to a number of yards (regular or irregular in their form). There is no focal yard area.
Parallel PAR	0.8% Shropshire 0.6% WM Region	A farmstead, often of linear plan, where the working buildings are placed opposite and parallel to the house and attached working buildings. Around half have additional detached buildings.
Row ROW	0.9% Shropshire 0.7% WM Region	A farmstead where the main range of working buildings are attached in-line and form a long row.

Loose courtyard plans by secondary attribute

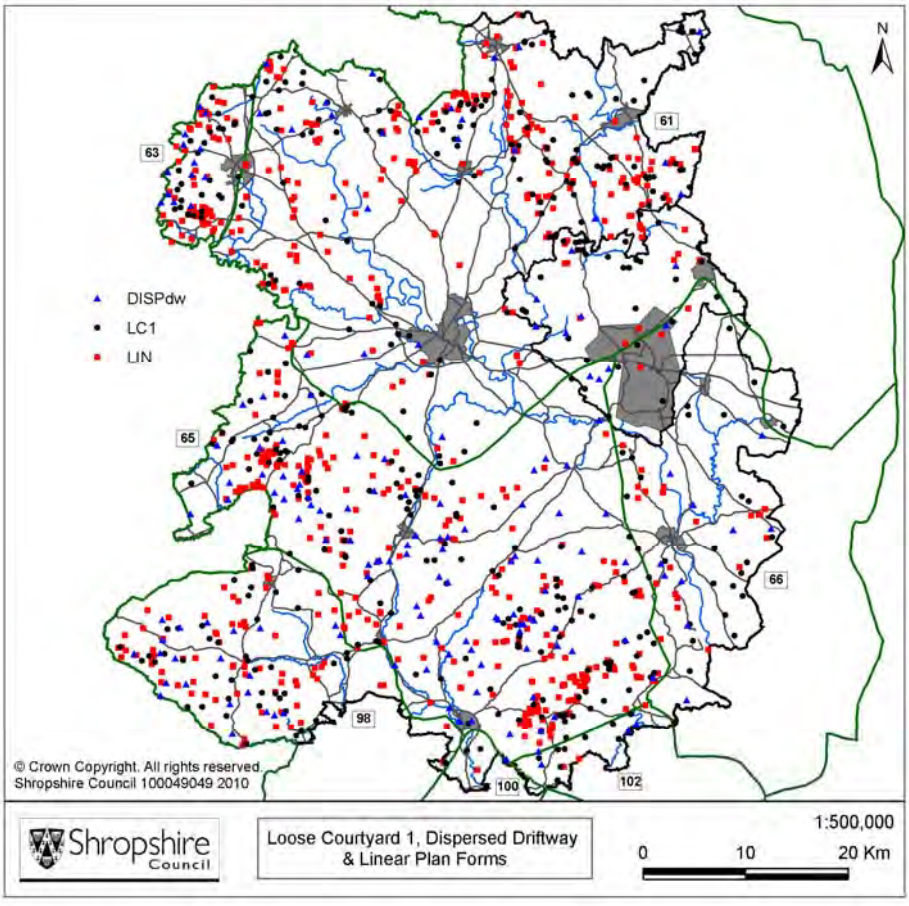
Loose Courtyard Plans are often the product of piecemeal development and can range from small farmsteads with a single building on one side of the yard and the farmhouse (LC1) to a yard defined by working buildings to all four sides (LC4). Loose Courtyard plans form 29.3% (1816) of all recorded plan types. Of the Loose Courtyards 1109/1816 (61.1%) are the smaller LC1 or LC2 types (Figure 30).

Loose courtyard with one working building

Very definite patterns emerge from the distribution of LC1 plans (6.5% of county), which are principally found in upland areas in south-western half of the county, in the Shropshire and Clun Hills, and in common edge locations in the Oswestry Uplands in the north-west. In the Shropshire Hills and Oswestry Uplands in particular they are clustered around industrial areas, where it is likely that small-scale farmers supplemented their income working in the quarrying and mining industries. There are also significant concentrations in the north-eastern corner of the county where extensive areas of heathland and wetlands cover the Shropshire Plain. Other small-scale farmstead plan types are often found in association, including linear plans, L-plans (house attached) and dispersed driftways particularly in the Oswestry Uplands and Regular L-plans in areas of heath.



Left, Figure 30
Map showing the distribution of loose Courtyard farmstead with working buildings to one and two sides
LC1 & LC2



Right, Figure 31
Map showing the distribution of Loose Courtyard Farmsteads with working buildings to one side, Linear Farmsteads and Dispersed Driftway Farmsteads

NCA	LC1	LC2	LC3	LC4	LCL3/4
Area 61 Shropshire, Cheshire and Staffordshire Plain	157	271	129	31	127
Area 63 Oswestry Uplands	26	33	10	5	14
Area 65 Shropshire Hills	139	249	106	27	81
Area 66 Mid Severn Sandstone Plateau	32	46	24	7	47
Area 98 Clun and North West Herefordshire Hills	46	76	36	6	36
Area 100 Hereford Lowlands	4	4	3	2	4
West Midlands Region	7.3%	12.2%	7.7%	2.0%	2.9%
Shropshire	6.5%	11.0%	5.0%	1.3%	5.0%

Loose courtyard with two working building

The LC2 plans comprise the most common loose courtyard plan form, making up 11.0% of all plan types. They also share the same pattern as LC1 in association with other small farms, but have a much wider distribution beyond these areas, including significant numbers in the estate landscapes of the Shropshire plain. The distribution is comparable to RCL. Beyond the common edge and industrial areas the LC2 are comparable to the larger LC3 farmsteads, possibly suggesting that some of the latter plans may have developed from LC2 as farmers prospered in the more agriculturally rich landscapes.

Loose courtyard with three or four working building

The loose courtyards with buildings to three or four sides (LC3, LC4) are generally larger in size. These often appear to exhibit a degree of planning, particularly in the north and east of the county in areas dominated by larger regular courtyard plans. Larger loose courtyard plan types are far less common making up 21.5% of the loose courtyards across the county and 6.3% of all plans. Most still sit within small irregular field systems, with a small number in industrial areas. They still however maintain common edge locations, in both lowland and upland areas. Clusters are apparent around Baggy Moor and the Weald Moors in the Shropshire Plain NCA. In the Mid Severn Plateau NCA they cluster along the Severn gorge river valleys and settlements taking advantage of both upland pasture and arable land by virtue of their location, but still set away from the main agricultural land of the sandstone plateau.

The smaller loose courtyards are concentrated in areas of small farms in landscapes of small irregular fields; often small-scale irregular and assarted fields enclosed directly from woodland and common pasture. Significant numbers of the smaller loose courtyard farms are also found in common edge locations associated with smallholdings and squatter enclosure. The larger loose courtyard plans are generally positioned along the valleys and as a result are set within landscapes of ancient and piecemeal enclosure.

Loose courtyards including L-plan ranges

Loose courtyard plans which incorporate an L plan range make up the remaining 17.2% of loose courtyard plans found across the county. Whilst their number is similar to that of the larger loose courtyard farms, their distribution is more readily comparable to the small LC2 plan types. They occur in slightly larger numbers in the northern western half of Shropshire Plain, associated with the dairying areas and also in areas of the Shropshire Hills particularly around the Clee Hills. Their distribution also appears to avoid the main estate lands across the central Shropshire Plain, away from areas of the most profound landscape change. There is however a significant distribution of the larger LCL4 on the Sandstone Plateau.

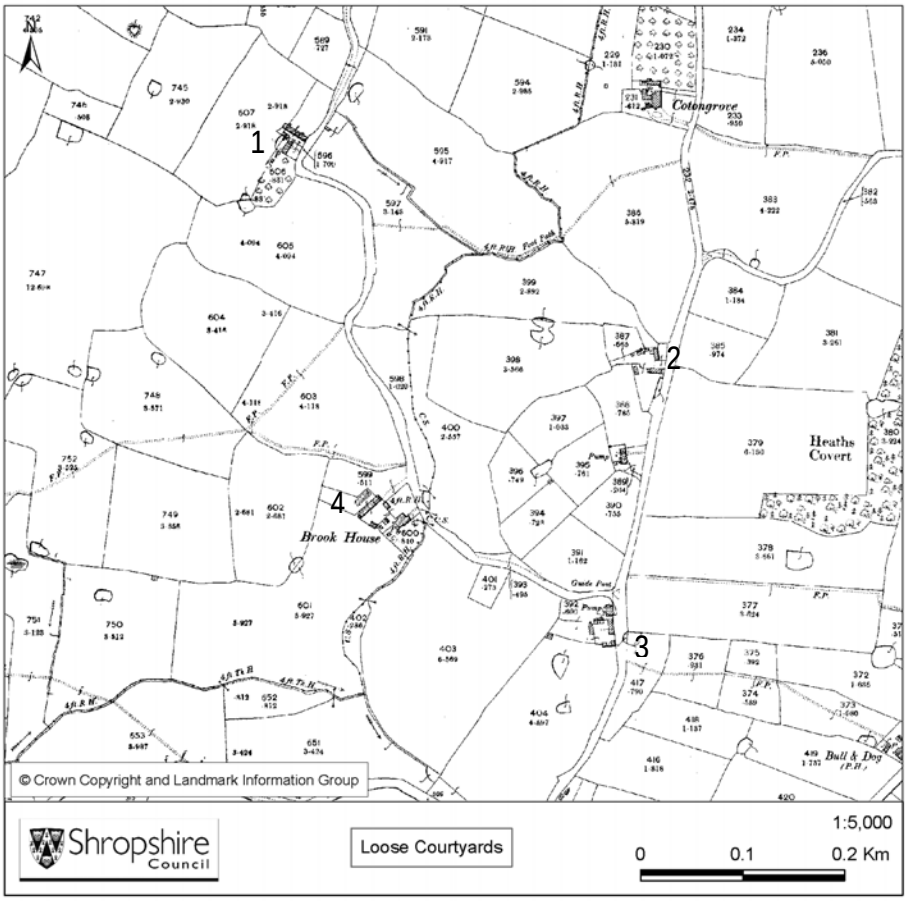


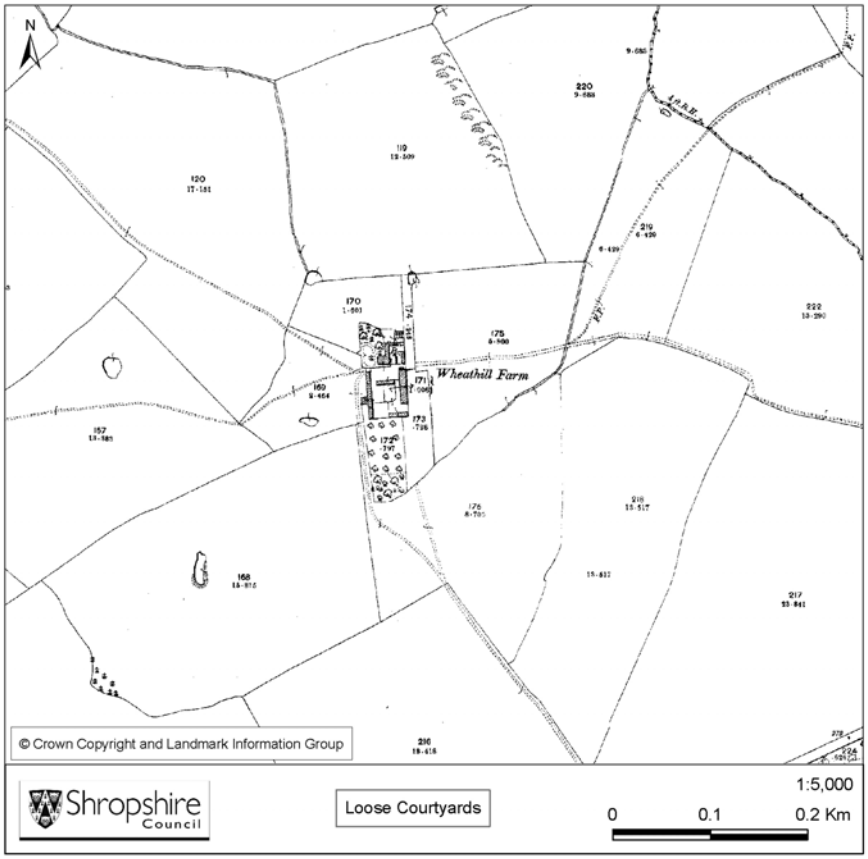
Figure 32

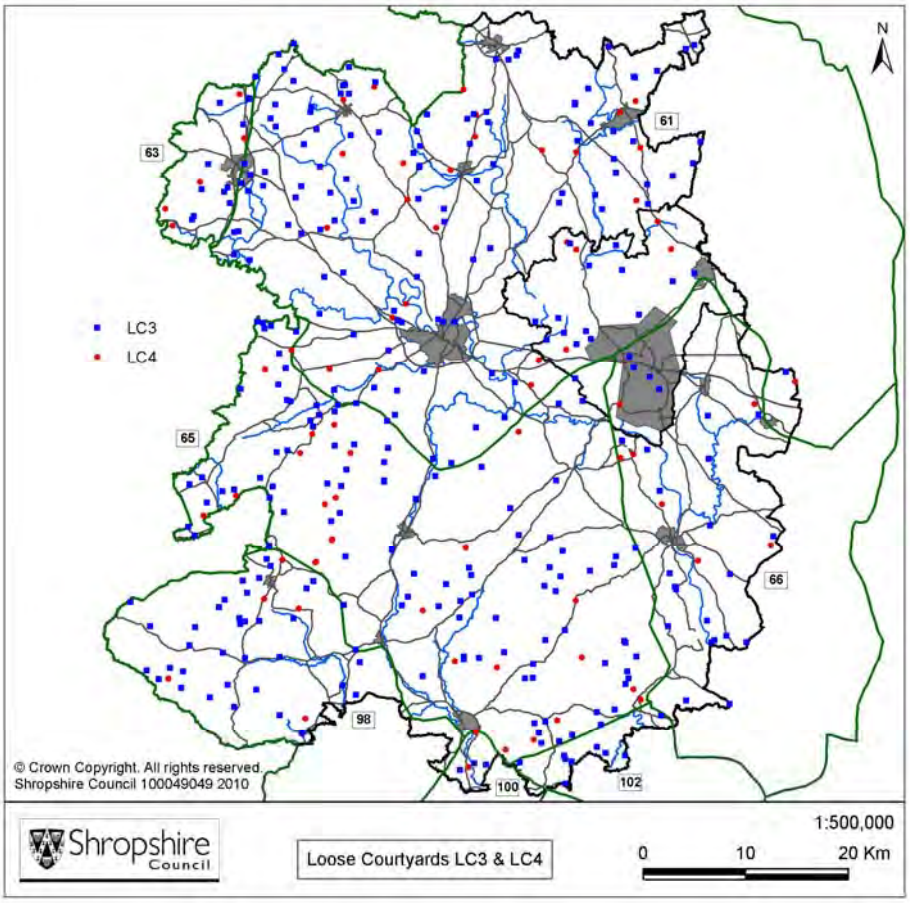
Set within a landscape of small assarts are some examples of small/medium loose courtyards. Within this small area Lower House Farm (1) forms an LC1, Yew Tree Farm (2) forms an LC2, Brook House Farm (3) forms an LC3, and White Lion Farm (4) forms an LC4.

Figure 33

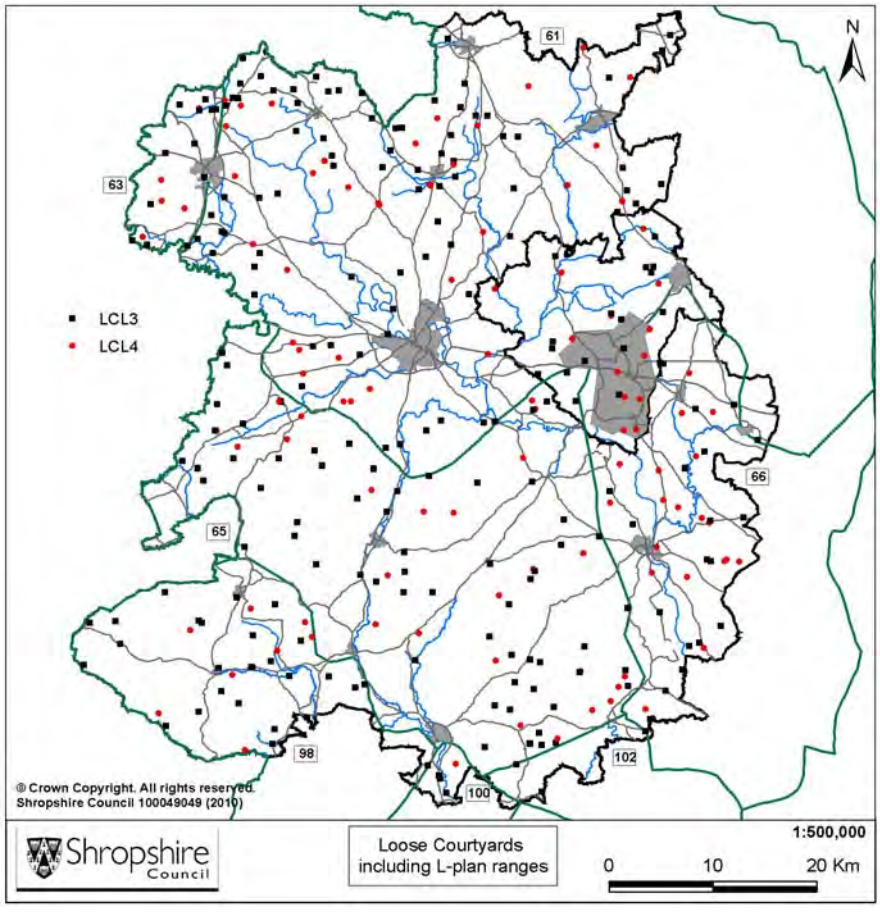
Here set within reorganised piecemeal enclosure Wheathill Farm is organised into a fairly substantial LC4 with the house set away from the main yard.

It must therefore be borne in mind that although broad distinctions in size can be made with the individual plan types, at a local level it is often the landscape which reflects the size of the farm.





Left, Figure 34
Map showing the distribution of loose Courtyard farmstead with working buildings to three and four sides LC3 & LC4



Right, Figure 35
Map showing the distribution of Loose Courtyard Farmsteads which include L-ranges and buildings to the third and fourth side (LCL3 & LCL4)

Regular plans by secondary attribute

Regular courtyard plans can be arranged as full courtyard, L-, U-, and E-plan arrangements, always with one or more yards for the collection of manure. Buildings are carefully planned as linked ranges and often result from a single phase of building. They often display greater consistency in the use of materials and constructional detail, often employing more non-local materials like Welsh slate, than other farmstead types.

NCA	RCL	RCL3/4	RCu	RCe	RCf	RCt	RCh	RCz	RC	RCmy
Area 61 Shropshire, Cheshire and Staffordshire Plain	270	208	183	62	39	43	3	10	147	354
Area 63 Oswestry Uplands	15	10	13	1	5	2	0	2	7	14
Area 65 Shropshire Hills	125	191	167	24	31	34	5	10	71	141
Area 66 Mid Severn Sandstone Plateau	48	54	74	30	16	16	1	2	66	83
Area 98 Clun and North West Herefordshire Hills	31	19	27	3	6	7	0	1	17	54
Area 100 Hereford Lowlands	3	2	4	0	2	3	0	0	4	4
West Midlands Region	10.1%	8.5%	8.0%	1.5%	1.3%	1.3%	0.1%	-	2.0%	9.7%
Shropshire	7.9%	7.9%	7.6%	1.9%	1.6%	1.7%	0.1%	0.4%	7.6%	10.5%

Regular Courtyard L plans

Regular Courtyard plans of all types form the dominant farm type in the county, representing 45.5% (2816) of recorded farmsteads compared to the 29.3% of Loose Courtyards. In general the smallest regular courtyard plan is the RCL forming 7.9% of all plan types across Shropshire and making up 17.5 % of all regular courtyard plan forms. They can comprise a barn and attached shelter shed to a cattle yard, or more usually an interlinked cattle housing and fodder range. They can be either organic in their development or planned and of one phase, resulting in a range in size. This size range is reflected in their wider distribution across the county in areas of both small and large farms.

The distribution of Regular L- types is quite even across most of the county with clustering apparent, often associated with areas of smallholdings and smaller farms. In the northern half of the Shropshire Plain however the concentrations of RCL increase significantly, particularly around Dudleston Heath and Wixhall Moss. In the north of the NCA these farmsteads invariably comprise a cowhouse/fodder range related to the small-scale dairying industries within these areas. In the mixed farming areas, where the plan form is less apparent, they are more likely to comprise either a barn and shelter shed, two attached barns, or a multi-functional early-mid C19 range.

Regular Courtyard L-plans with a detached building to the third or fourth side of the yard (RCL3 and RCL4) make up 7.9% of all plan forms, and 17.2% of regular courtyard plans. Whilst they are found in similar numbers to the RCL type they have slightly different distribution. Although there is an increase in density in the northern half of the Shropshire Plain, particularly to the north east, this is not as marked as the RCL plans. Their density is also markedly lower in the Oswestry upland, and they are almost entirely absent from the Clun Hills. Their distribution however looks far denser and more evenly spread across the Shropshire Hills (which contains the highest number), with a slight increase in number to the east of the Clee Hills and south of the sandstone estatelands. Their distribution also appears to avoid the main estate lands across the central Shropshire Plain.

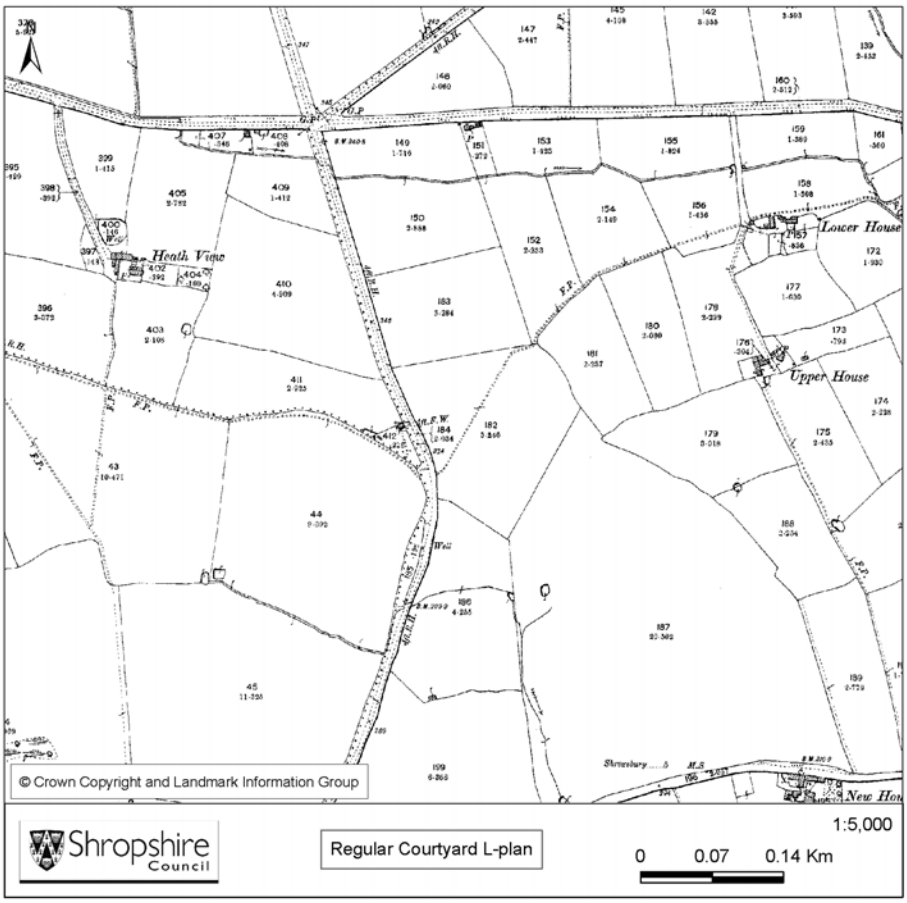


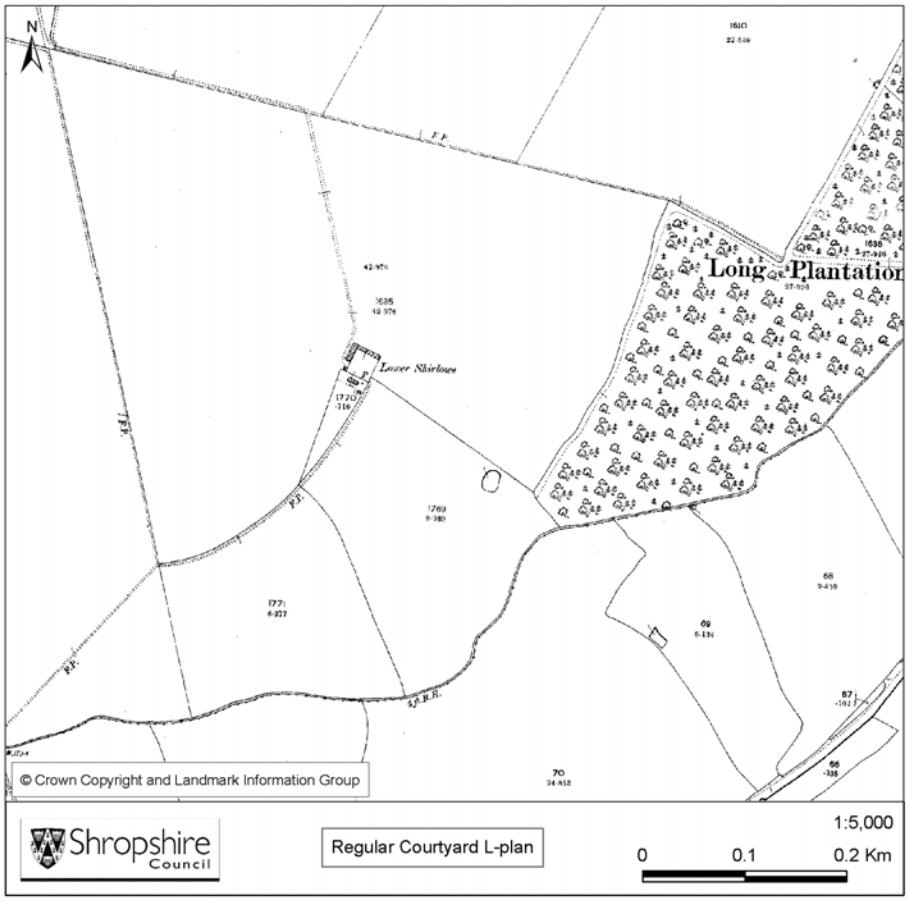
Figure 36

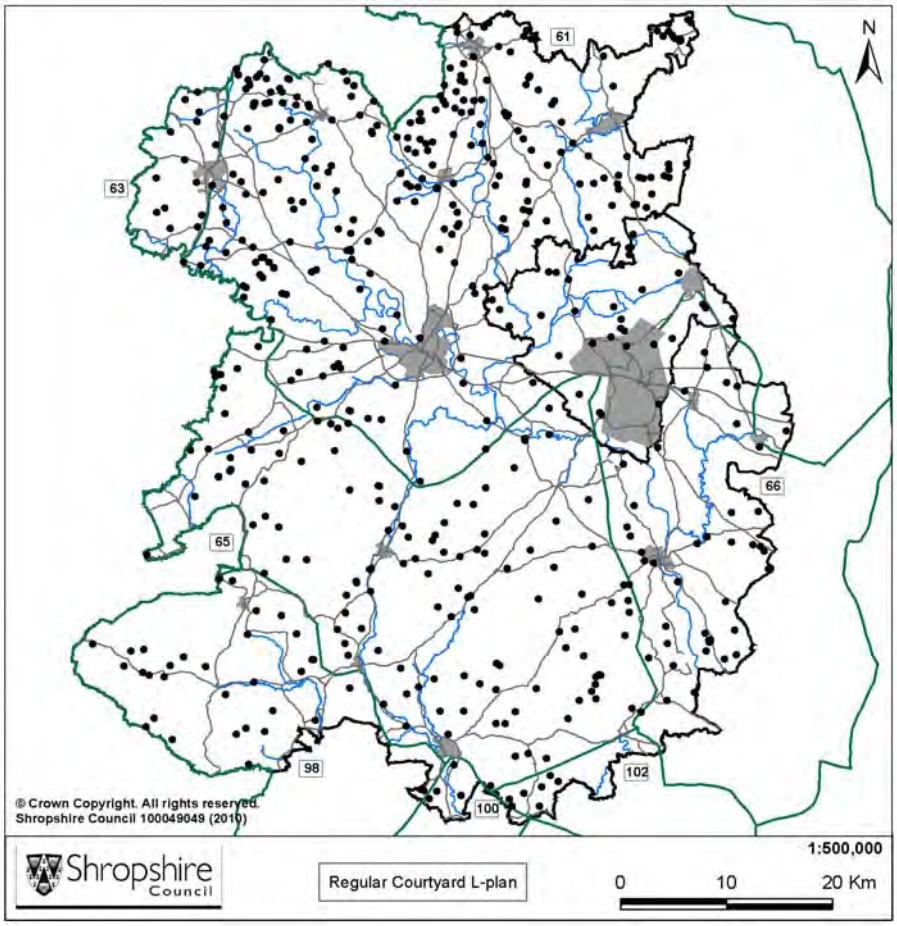
Both Heath Farm and Upper House Farm are relatively small regular courtyard L-plans set within small irregular fields.

Figure 37

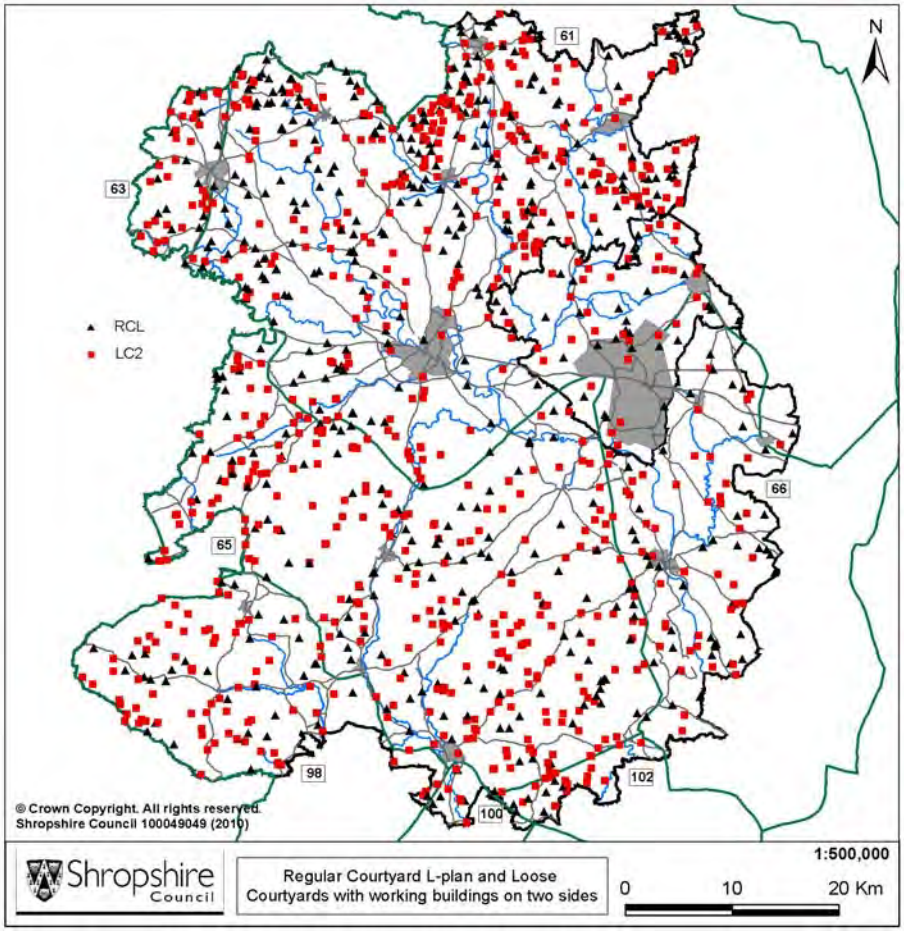
Set within reorganised piecemeal enclosure the Regular Courtyard L-plan of Lower Shirlowe Farm (now lost through 20th century reorganisation) is far larger and appears more planned

It is still however small in comparison to the large regular planned farmsteads such as the RC E- F- and multi-yard plans.





Left, Figure 38
Map showing the distribution of Regular Courtyard L-plans



Right, Figure 39
Map showing the distribution Regular Courtyard L-plans against the distribution of Loose Courtyards with working building on two sides.

Davies (1952, 99) noted that the L-plan tends to disappear as the farm increases in size over 100 acres, and that L-plans were most strongly associated with 50-100 acre farms. This correlates with both RCL and RCL3/4 plans which are less evident on the estate farmland across the Shropshire Plain and east of the Severn on the sandstone plateau associated with larger farms, and are often found clustered with other small to medium size farms of other types.

Regular Courtyard U plans

Regular courtyard U plans have buildings arranged around three sides of a yard which is open to one side. RCu plans represent 7.6% of all plan types across Shropshire and 16.6% of all regular courtyards. They occur in greater numbers in the south east of the county, on the timbered plateau farmlands surrounding the Clee Hills and bounded by the river Severn to the east. These areas possess more fertile soils than the uplands to the west, and the production of corn and hay on the plateau would have encouraged the growth of these larger farms. The Timbered Plateau Farmland type extends across the river into the Alverley area, into which the high density of RCu plans extends, highlighting the distinctive correlation between these farmstead types and their landscape. The RCus appear to be less strongly associated with the improved arable vales with the largest farms than they do with reorganised piecemeal and planned enclosure associated with improving estates in both lowland and improved upland areas. Of all the regular courtyard plans they are the most dominant form in the planned steadings in surveyed enclosure landscapes in the uplands. These farmstead types are generally associated with farms of 100-200 acres (Davies 1952, 102) giving them a medium size.

Regular Courtyard T Plans

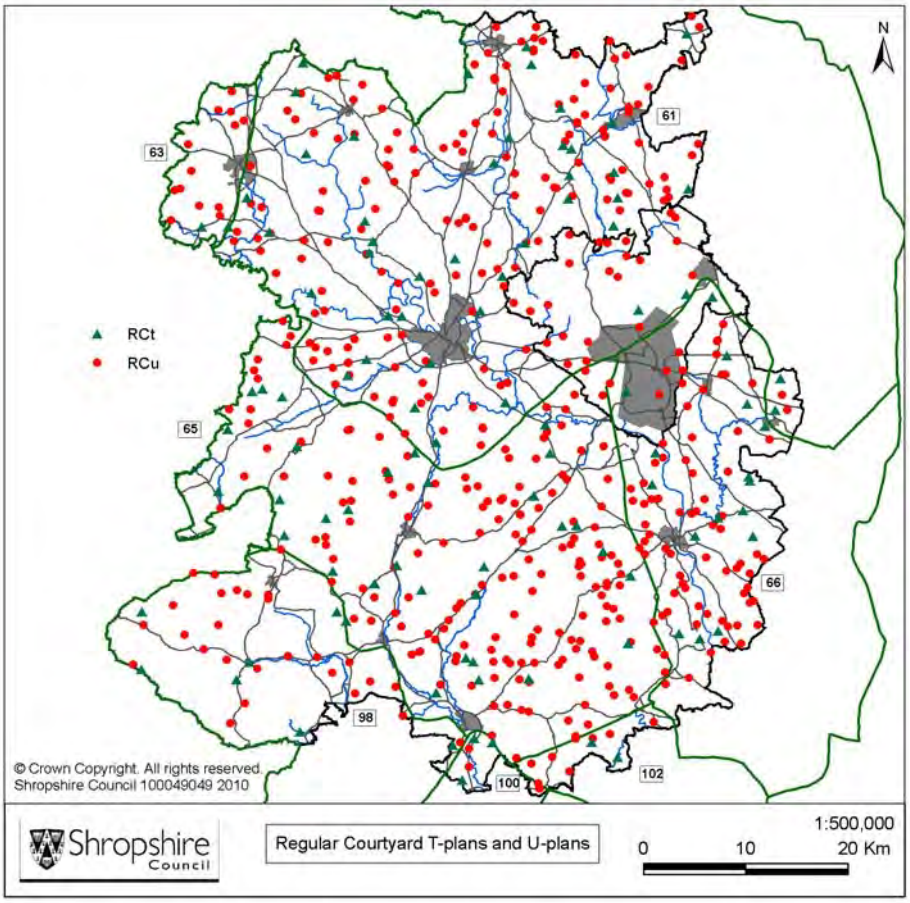
Regular courtyard farmsteads have buildings arranged as two ranges at right angles to each other, and are also generally of a medium to large size. RCt plans represent only 1.7% of all plan types and 3.8% of all regular courtyards. Their distribution is fairly sparse and for the most part evenly spread across the county with the exception of the Clun Hills and Oswestry Uplands. They exhibit a slight bias toward the estate farmland, focused along the valleys in the mixed farming areas. In these arable vales they are more likely to comprise cattle housing facing cattle yards with a projecting mixing barn (for preparing fodder). Although the RCt is a common type in Cheshire on mid-late C19 dairying farms, there is no distinctive pattern occurring along the northern border of Shropshire within the dairying areas, to reflect this model. Where they do occur in the north they are likely to comprise a cowhouse/fodder range with a projecting hay barn.

Regular Courtyard Z Plans

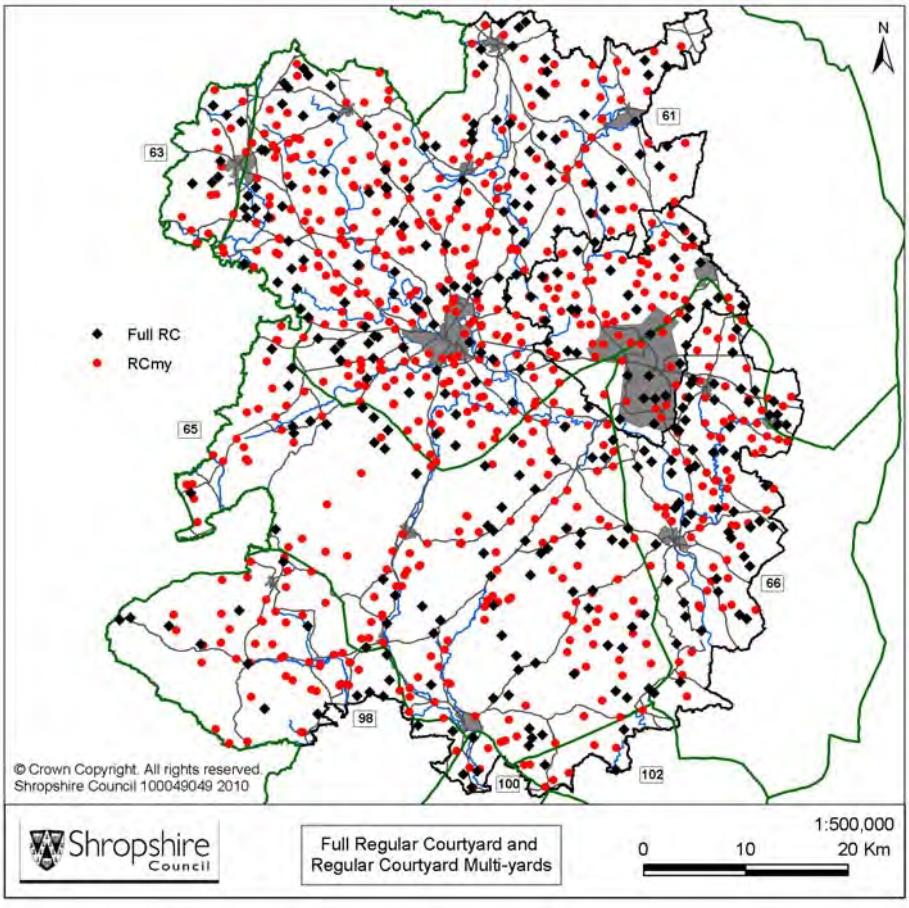
RCz is uncommon form of regular courtyard farmsteads where the buildings are arranged in a Z-shaped form. Within Shropshire they represent only 0.4% of all plan types and 0.9% of all regular courtyards. They are generally medium in size, and in many cases are of multiphase construction. A small majority sit within the principal settled farmlands and the settled pastoral farmlands, and they are generally set away from the estate lands. Most are associated with small irregular fields rather than piecemeal and reorganised piecemeal enclosure

Full Regular Courtyard Plans

Full Regular Courtyards, where generally linked ranges are set around all four sides of the courtyard, represent 5.1% of all recorded farmsteads and 11.2% of all regular courtyard types. They are usually of a medium to larger size and can include the large complex steadings of large estates. They are also sometimes found as a tertiary element in Regular Multi-yard farmsteads.



Left, Figure 40
Map showing the distribution of Regular Courtyard T-plans, Regular Courtyard U-plans and Regular Courtyard Z-plans



Right, Figure 41
Map showing the distribution of Full Regular Courtyard plans against Regular Courtyard Multi-yards

The distribution follows that of the other larger Regular Courtyard plans, with a central band running diagonally across the county following the Severn flood plain. This plan type is synonymous with the classic model farm format of the 1750-1870s period, so it is not surprising that the majority are set within the estate lands of the Shropshire Plain, the Mid Severn Sandstone Plateau and along the Corve Dale. They were also established in areas away from the estatelands where drainage was possible. Several of these are purpose built listed 19th century farm building ranges, some including earlier farm buildings that were improved and incorporated into the full regular courtyard plan. Many of the sites are also associated with manors or parkland, suggesting their status as estate centres. A strong distribution is also apparent on the timbered plateau farmlands, following a similar distribution to the RCu. It is possible that some may have evolved from u-plan layouts. Across the rest of Shropshire the distribution in the Oswestry Uplands, the Clun Hills and the Shropshire Hills, and to a certain extent the north eastern area of the Shropshire Plain, are relatively sparse in comparison. Here full regular courtyards are often associated with 19th century planned enclosure of the uplands and lowland heath.

Regular Courtyard Multi-Yard Plans

The largest of the Regular Courtyard plans are those with more than one yard, namely the RCmy, RCh, RCe, and the RCf. They are strongly indicative of farmsteads with holdings of 300 acres or over and sited in landscapes subject to intense capital investment in the 19th century (especially c1840-1870s). They are predominantly associated with cattle yards for store cattle/ fattening and the production of manure using large quantities of straw (a by-product of the corn harvest), imported feed and hay, with the possible exception of the F plan which may include cowhouse/ hay barn ranges in dairying areas. Regular courtyard multi-yards are farmstead with multiple yards which are grouped together and regularly arranged (other than the defined F- E- H- T- or Z-plans, although these can be incorporated as tertiary elements). RCmy plans represent 10.6% of all plan types, second only to linear farmsteads, and make up 23.4% of all regular courtyard plan forms. Their association with the estate lands is clearly visible, dominating the central Shropshire Plain, the sandstone estate land of the Mid Severn Plateau, and following the estate land running through the Corve Dale, the Bishops Castle basin and the valleys of the Clun Hills. They also feature heavily on the principal settled farmlands where drainage was possible, along the Ape Dale, the Rea Valley and the lowland areas of the Oswestry Hills, they are second only to dispersed multi-yards in these areas. A significant although more dispersed distribution is also apparent on the timbered plateau farmlands east of the Clee Hills. There is a sparser distribution in the dairying areas in the northern Shropshire, the most notable scatter in this area being between Whitchurch and Market Drayton to the east where large mixed farms developed.

Regular courtyard F-plans where the buildings are arranged around one or two cattle yards follow a similar distribution to the Regular courtyard multi-yards (9 of which include a tertiary RCf element). The vast majority lie within the estate lands and some on the principal settled farmlands. On the northern boundary with Cheshire they again focus on the dairying area between Whitchurch and Market Drayton. Regular courtyard E-plan where the buildings are arranged around two cattle yards, have a stronger concentrations on the eastern side of the county, again focusing on the estate lands, principal settled farmlands, and between Whitchurch and Market Drayton. There is also a notable cluster around the Weald Moors, related to estate improvements, and continuing north towards the lowland heaths. A further 16 RCe are featured as a tertiary elements to the RCmy plan. Regular courtyard farmsteads where the buildings are most commonly arranged with cattle housing to two or more cattle yards are the least common of the multiple yard plan regular forms. A further 4 RCh are featured as a tertiary elements to the RCmy plan.

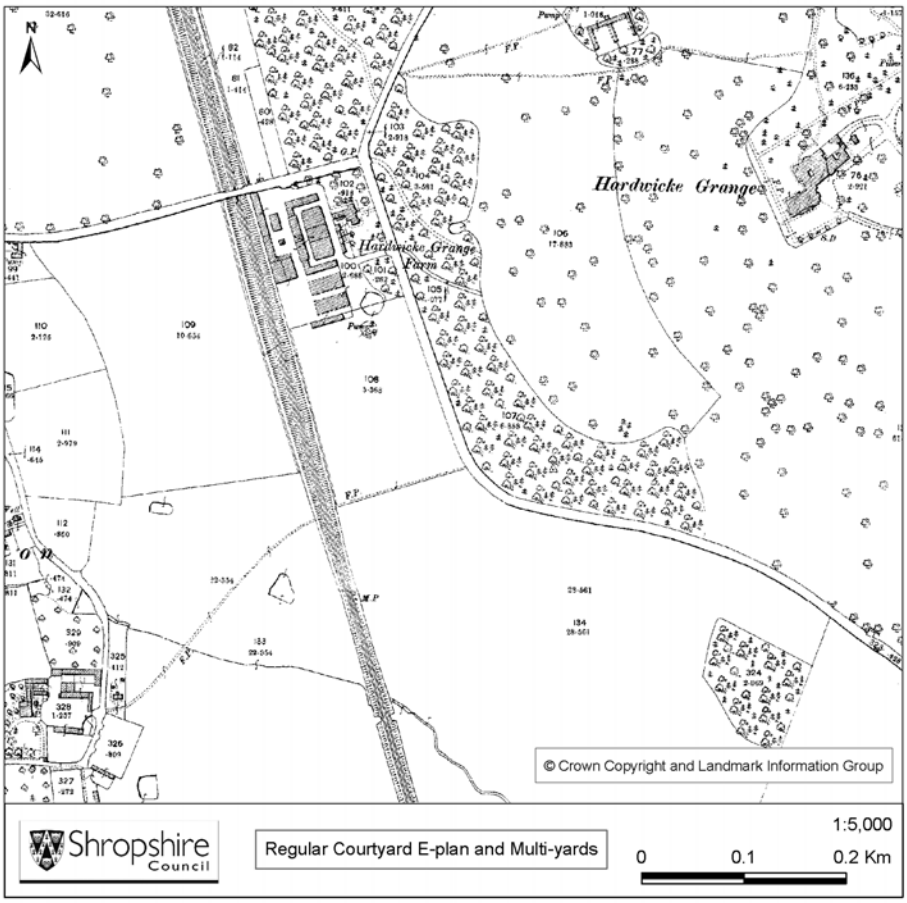


Figure 42

Large regular planned farmsteads including two regular multi-yards, substantial covered yards and an E-plan outfarm complex. These are set within a parkland landscape, surrounded by reorganised piecemeal and planned enclosure.

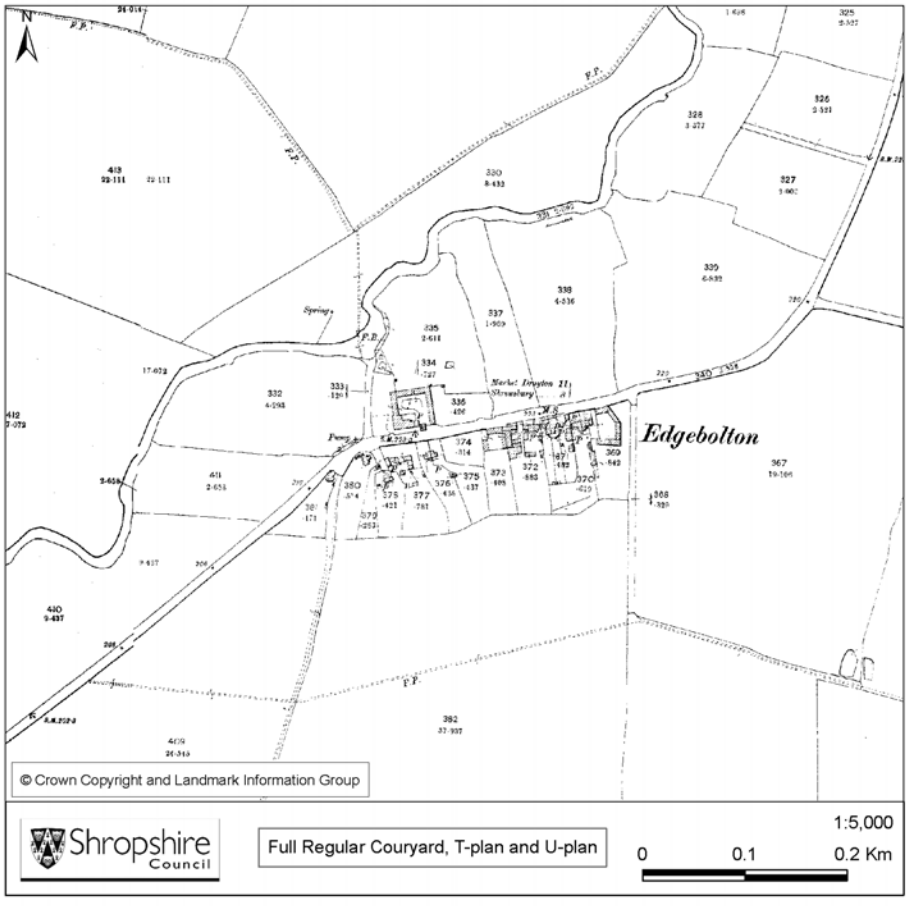
Figure 43

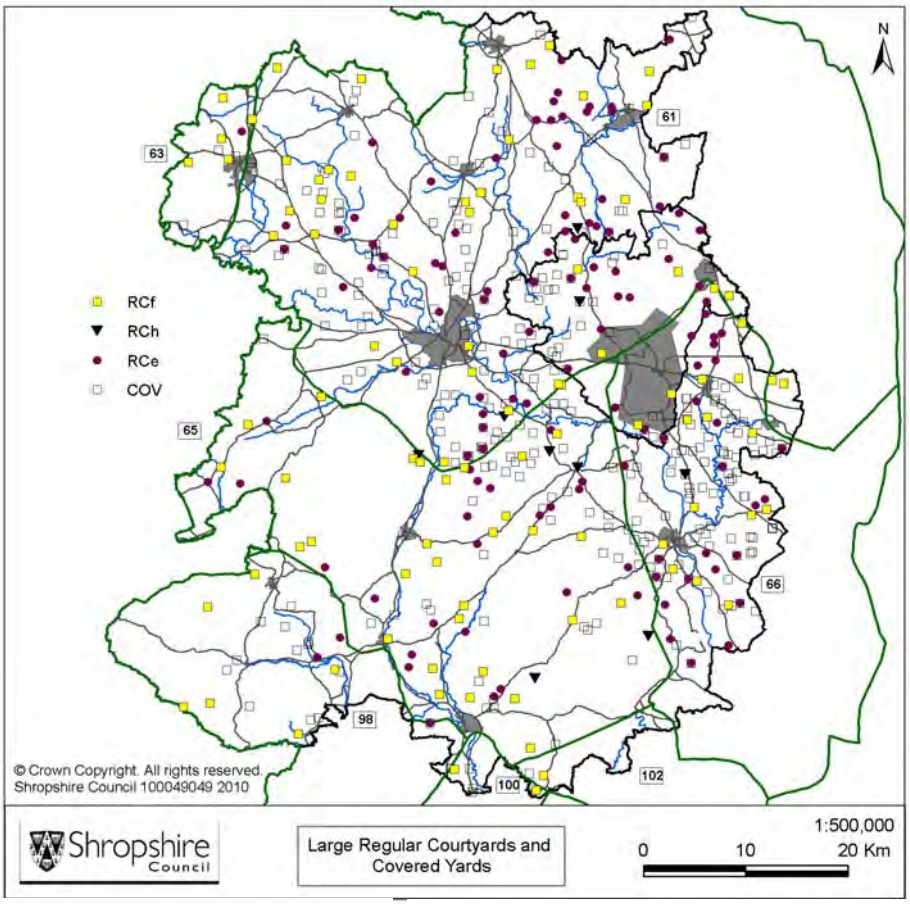
The full regular courtyard of Edgebolton Farm sits on the north side of the hamlet of Edgebolton.

In the centre is Middle Farm House forming a Regular courtyard T-plan developed through incremental growth.

To the east is Two Hoots Farm forming an Regular Courtyard U-plan.

The hamlet and farmsteads are set within a landscape of piecemeal and reorganised piecemeal enclosure to the south and large-scale planned enclosure to the north.



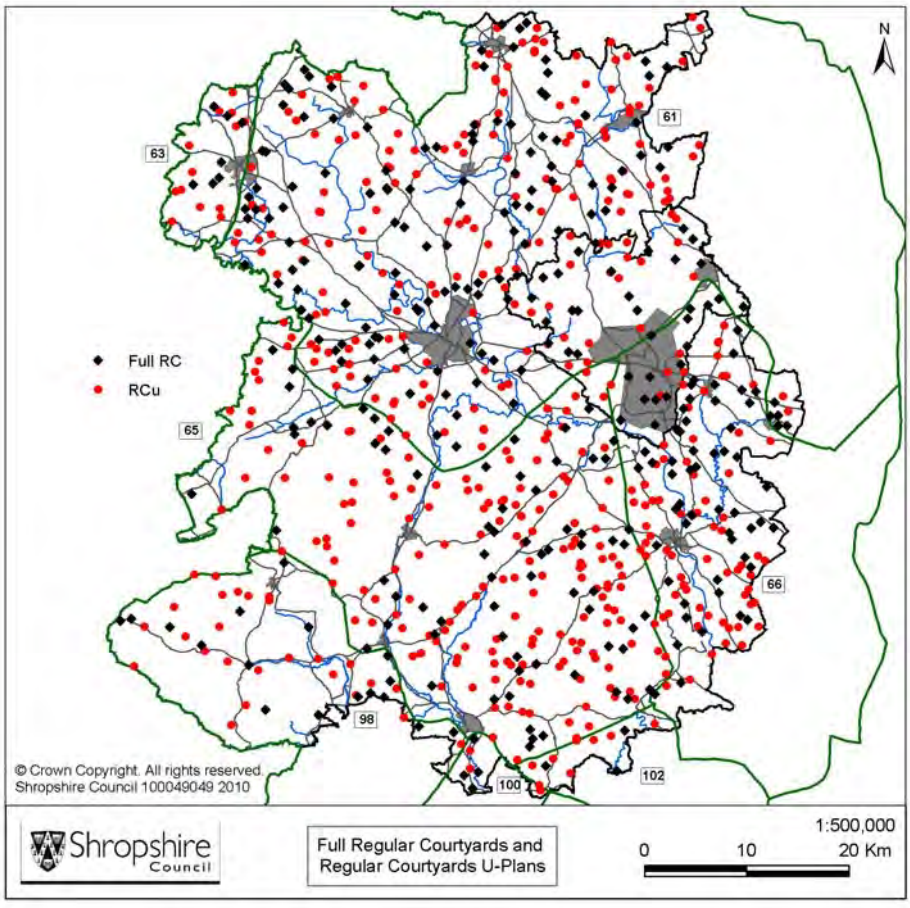


Left, Figure 44

Map showing the distribution of Regular Courtyard F-plans, Regular Courtyard H-plans, Regular Courtyard E-plans and Covered Yards

Covered Yards

Covered yards are most strongly associated with regular plans. The earliest date from the 1850s and they are either whole new-builds (usually of the 1850s to late 1870s, when capital to invest in building projects dried up on the whole) or more commonly post-1870s adaptations to earlier farmsteads. The latter are found in the angle of Regular Courtyard L-ranges including those with additional working buildings to the third and forth side or within cattle yards in larger Regular Courtyard farmsteads. Covered yards are rarely associated with loose courtyards and dispersed plan forms.



Right, Figure 45

Map showing the distribution of Full Regular Courtyard plans against Regular Courtyard U-plans.

Dispersed plans by secondary attribute

These are farmsteads where the farm buildings and farmhouse are loosely grouped together within the farmstead boundary but with no central yard area. They indicate the need to flexibly manage livestock within the boundary of the steading.

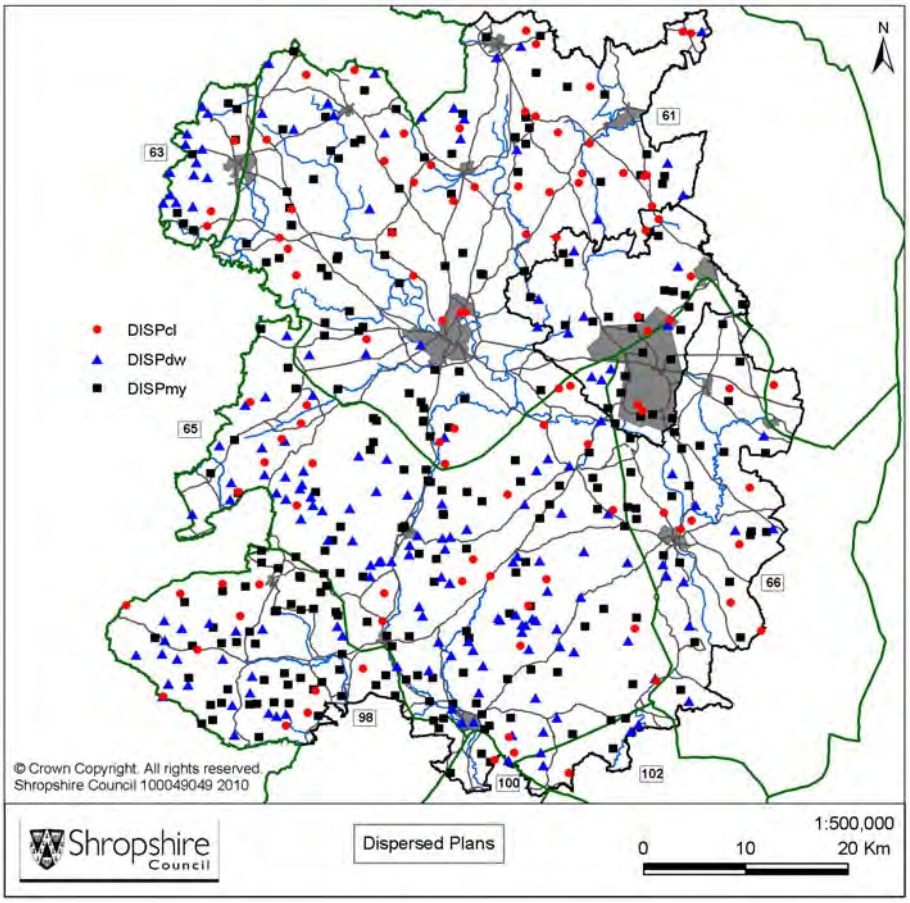
NCA	DISPcl	DISPdw	DISPmy
Area 61 Shropshire, Cheshire and Staffordshire Plain	49	29	80
Area 63 Oswestry Uplands	3	13	7
Area 65 Shropshire Hills	25	93	74
Area 66 Mid Severn Sandstone Plateau	11	11	34
Area 98 Clun and North West Herefordshire Hills	11	22	52
Area 100 Hereford Lowlands	1	0	3
West Midlands Region	2.8%	1.2%	2.6%
Shropshire	1.7%	2.7%	4.0%

Dispersed Cluster

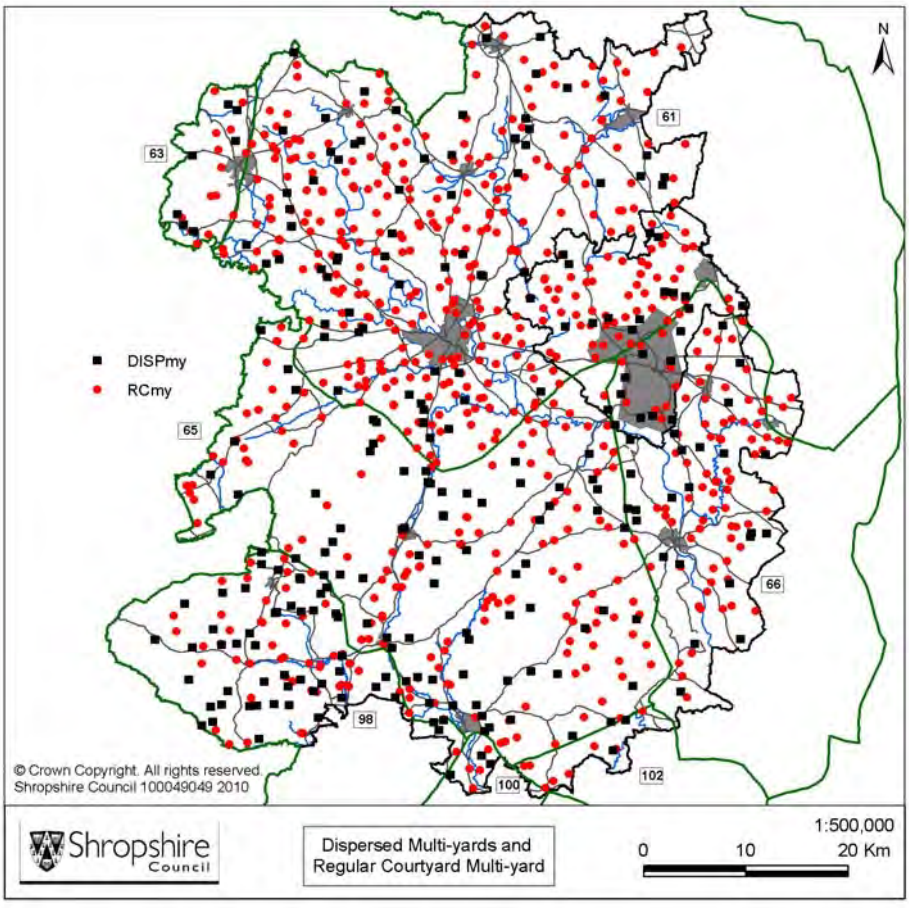
Dispersed clusters are plans where there is a group of buildings which are not focused on a defined yard area. Many of these farmsteads are small steadings with a farmhouse and just one or two buildings set in an enclosure designed for holding stock. These types of farmsteads have a paddock-like feel, set in enclosed areas within which the house and any working buildings are sited and livestock are fenced in. Their plan form and location is intimately related to the movement of livestock and people to seasonal grazing grounds (transhumance). Their distribution is fairly sparse across Shropshire, though it is possibly to see a greater concentration in the north east of the county in the lowland heath areas and in small pockets on the uplands of the Shropshire and Clun Hills. They are generally associated with other small farmstead types (LC1, LC2, LINs) as well as smallholdings, and are mainly associated with stock rearing areas. They tend be situated within small-scale irregular fields, and sitting on the edge of the later planned enclosure, enclosing what were the former common lands.

Dispersed Driftway Plan

Dispersed driftway farmsteads have buildings and yards (regular or loose courtyard in their form) sited next to a route way. In Shropshire their distribution is heavily focused on upland areas fringing the moors, particularly in the Oswestry Uplands, Clun Hills and the Shropshire Hills. This is not surprising given that their plan form is directly related to the movement of cattle onto common pasture. They are closely associated with areas of dispersed settlement with small farms, often linked by small lanes and route ways giving access to areas of common grazing. As a result they tend be situated within small irregular fields, sitting on the edge of the later planned enclosure of areas of former common rough grazing land. They also appear in greater density in areas of smallholdings and industry, particularly the Clee Hills and the Stiperstones. Although generally associated with smaller farms, their size can vary, and in some cases they can form medium-sized steadings.



Left, Figure 46
Map showing the distribution of Dispersed Farmstead types



Right, Figure 47
Map showing the distribution of Dispersed Multi-yards against Regular Courtyard Multi-yards

Dispersed Multi Yard Plan

A dispersed multi-yard farmstead comprises buildings related to a number of yards (regular or loose courtyard in their form), with the yards irregularly arranged and detached from one another. DISPmy plans represent 4.1% of all plan types in Shropshire and 8.9% of all dispersed plan forms, making them the most common type within the dispersed group. Although less prevalent than Regular Courtyard multi-yards, they follow a similar pattern. 71 DISPmy farmsteads include a regular courtyard element, and these are almost exclusively present in the mixed arable lowland areas and in the estate landscapes –across the central band of the Shropshire plain around Shrewsbury, along the Corve and Ape Dale, and in the valleys of the Clun Hills. In these parts of the county the DISPmy form can be relatively organised and have separate yard areas divided, for example, by a road. It is possible that such farmsteads were the result of incremental development and may exhibit ranges and yards of different dates built in response to factors such as the increase in size of holding as an alternative to the re-building of a large new single Regular Courtyard group or the need to retain earlier landscapes.

A significant change in the distribution of DISPmy is evident in the Clun Hills where there is a considerably higher density. Unlike the rest of the county here the relative numbers of DISP and RC multi-yard types are more or less equal in number. As well as in the lowland areas, there are significant numbers situated within or on the edge of the upland plateau particularly to the south. They are however less apparent in the Clun Forest where greater numbers of regular planned farmsteads associated with planned enclosure are situated. The Powys estate influence within the Clun Forest may have encouraged greater development here whereas to the south smaller-scale landowners may have expanded on a more incremental basis. The population decline caused by the agricultural depression may also have allowed those who did remain in the area to expand and prosper.

Linear, L-plan, Parallel and Row plans

NCA	LIN	LP	PAR	ROW
Area 61 Shropshire, Cheshire and Staffordshire Plain	233	81	36	35
Area 63 Oswestry Uplands	66	26	5	2
Area 65 Shropshire Hills	266	62	10	8
Area 66 Mid Severn Sandstone Plateau	25	23	1	5
Area 98 Clun and North West Herefordshire Hills	73	30	0	2
Area 100 Hereford Lowlands	1	0	0	1
West Midlands Region	7.3%	3.1%	0.6%	0.7%
Shropshire	10.7%	3.6%	0.8%	0.9%

Linear and L-plan (house attached) Farmsteads

This plan group, where the principal characteristic is the farmhouse being attached in-line or at a right angle to a farm building is the third most common group encountered in Shropshire, representing 14.4% (891) of recorded farmsteads. The majority of these plans (667) are Linear with the house attached in line to a farm building. Linear plans are usually considered to be a characteristic plan form of upland areas due to their suitability for construction in hilly areas and were also economical to build.

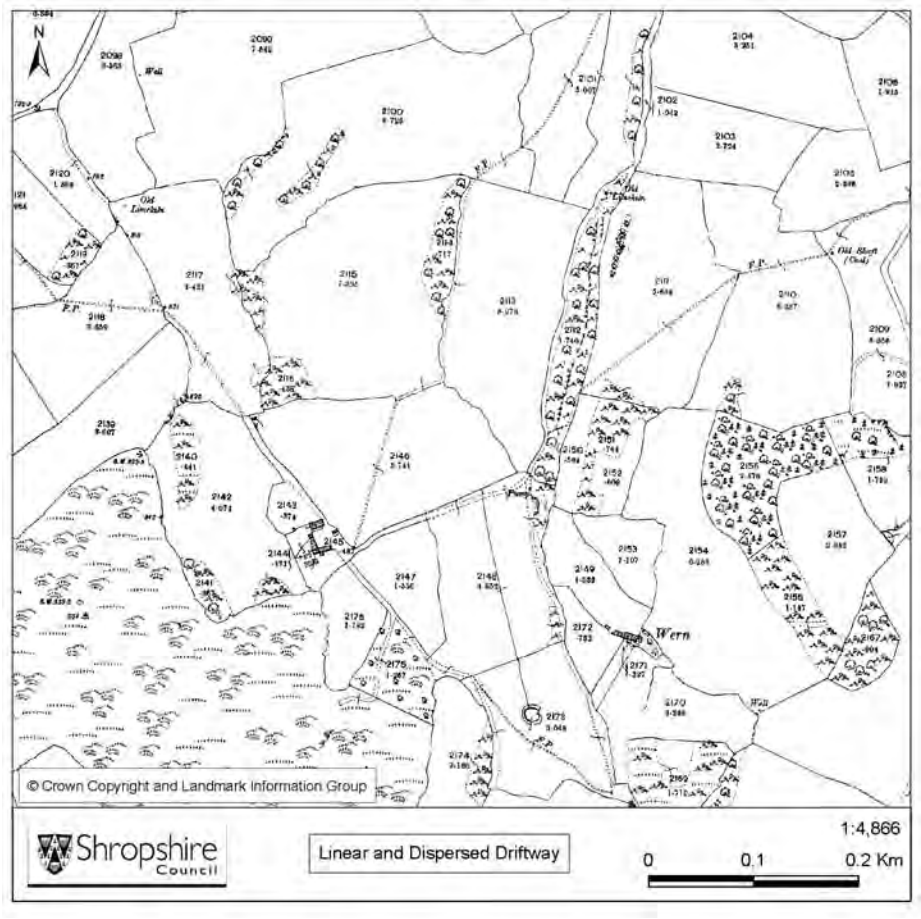


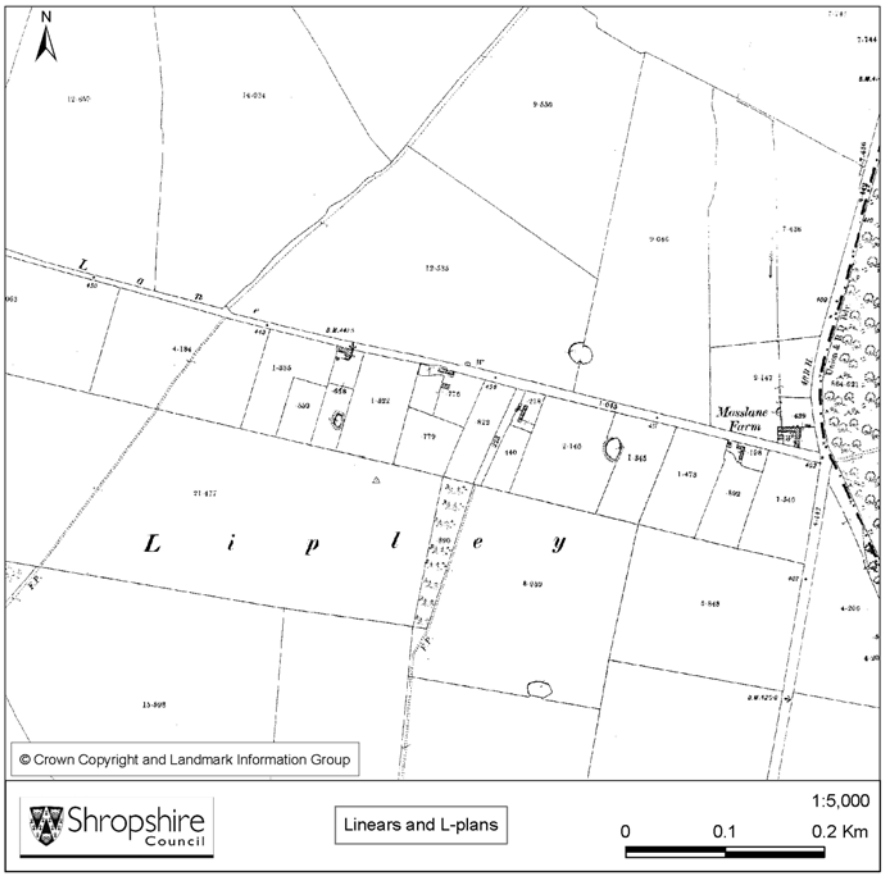
Figure 48

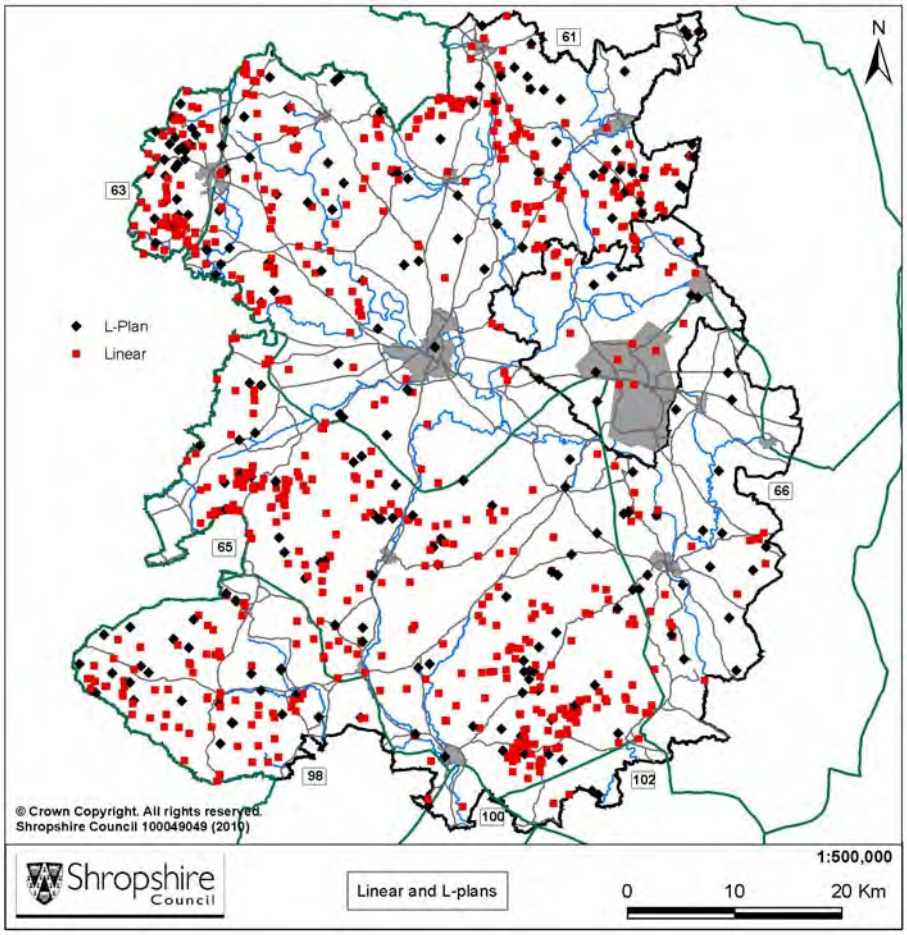
The Dispersed Driftway of Moelydd Ucha Farm and the linear plan of Wern Farm are set within a landscape of small irregular fields.

A small area of unimproved open hill pasture is apparent to the southwest where livestock would have been put to graze.

Figure 49

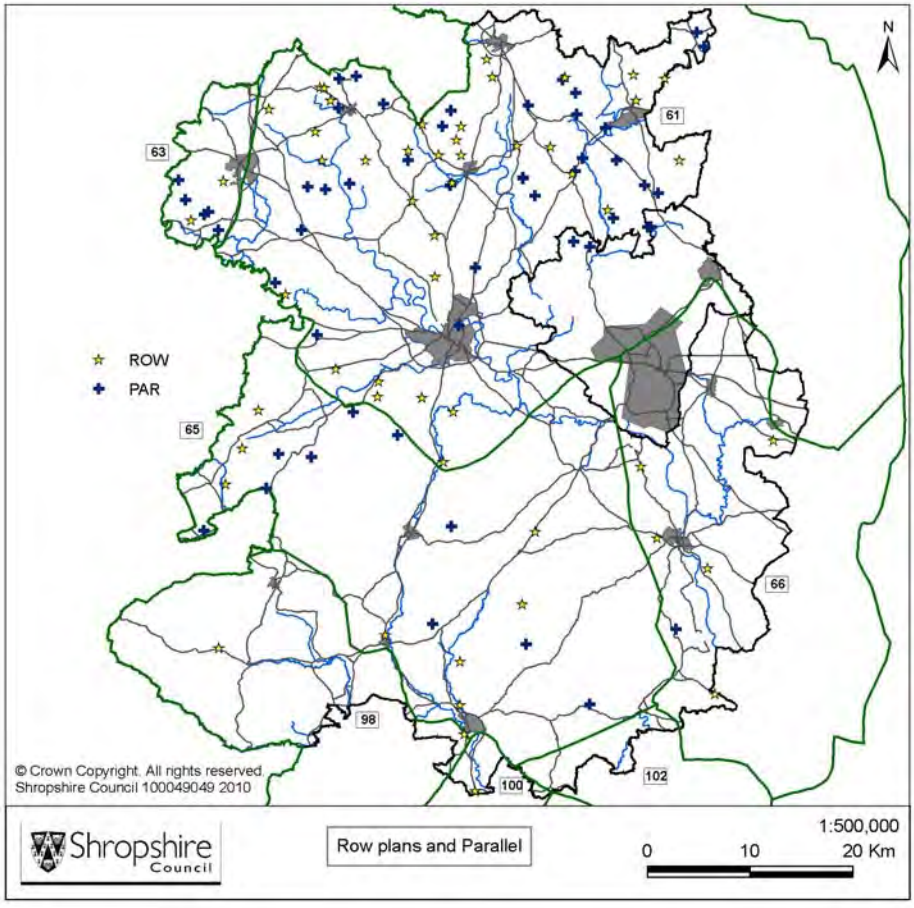
Small Linear and L-plan (house attached) farmsteads set within small planned enclosure. The slightly larger Mosslane Farm, forming an L-plan is likely to be associated with the larger fields.





Left, Figure 50
Map showing the distribution of Linear and L-plan farmsteads

Right, Figure 51
Map showing the distribution of Row and Parallel farmstead plans



The high density of such plans in the southern and north western part of the county is therefore not unexpected. There is a strong correlation with industrial areas, such as the Clee Hills, the Stiperstones, Llanymynech and the Shirlet Forest. As with other small farmsteads in these areas, the distribution possibly reflects the presence of small farmers who found by-employment in industry. The upland location of many Linear farmsteads is further confirmed by the strong presence in the Clun Hills and in the northern extent of the Oswestry uplands where the draw of industry was not a factor. The majority lie on hill slopes set within smaller field patterns and common edge enclosure, part of more ancient landscapes, with a small minority occurring within 19th century planned enclosure.

Perhaps less expected is the number of linear plans within the lowland part of Shropshire, particularly on the enclosed lowland heathland and moors of the of the north west Shropshire Plain. In the lowland heaths the linear farms are set within a fieldscape of ordered rectilinear fields associated with clusters of small farmstead and hamlets. This landscape was formed in the 18th to 19th centuries following large-scale improvement, making the farmstead in this area relatively recent in date. Further north of the edge of the wetland of Whixall Moss, the lowland moors are part of a more ancient field pattern of common edge encroachment, assarting and small planned enclosure developing from the 16th century onwards. The linear farmsteads sit on the roadside on the border of the mosses and the ancient enclosure.

L-plans with the house forming part of an L-shaped range are also concentrated in the southern and north western part of the county, focussing on upland areas. However the concentrations of Linears in the Shropshire Plain are not mirrored by the L-plans. There is a general scatter along the northern border, in the predominantly dairying areas.

When set against HLC there is an apparent correlation between Linear and L-Plan (house attached) farmsteads and Squatter Enclosures. This is particularly the case in the Shropshire Hills and in the small pockets remaining in the Shropshire Plain. Away from the industrial areas many of these have proven to be Medieval or 17th century in date. These small enclosure patterns were most vulnerable across areas such as the Shropshire Plain, where most reorganisation occurred, so the mapped examples are likely to be remnants of an enclosure and farmstead type that was once more widespread.

Parallel Plans

Parallel plans are related to the Linear L-plan (house attached) and small loose courtyards by their general small size and frequent association with smallholdings. The distribution of the small number of this plan type (52) shows these plans as being concentrated in the northern part of the county, in common edge locations and on the lowland heaths and moors. The plan type does not have a strong correlation with upland areas. Those that do are almost exclusively associated with the industrial areas; consequentially none have been mapped across the Clun Hills.

Row Plans

Row plans, farmsteads which have a particularly long range of buildings, probably incorporating different functions are focussed in lowland areas and with increasing numbers in the north of the county, within the dairying region of Shropshire.

6.6 Farmstead Size

Generally, larger holdings were more likely to be provided with larger and/or more buildings, with the prominent exception of sheep farms which required few buildings but could be very extensive. In the 18th and 19th centuries, the 'contemporary rule of thumb was that a man was needed for every 25 or 30 acres of arable and every 50 or 60 of pasture' (Mingay 1989, 953). Statistics on the numbers of farms by size can be misleading: although 71% of holdings were under 50 acres as late as 1880 (Howkins 1994, 53), the proportion of land area taken up by small farms was much smaller and regionally very varied. The smallest farms were concentrated in upland areas, on the edges of mosslands and heathland, in areas with by-employment in industry and trades and in areas with easy access to urban markets. By the 1850s, medium-size farms – typically mixed arable holdings in the 100- to 300-acre (4-120 hectares) bracket – comprised 30% of all 134, 700 holdings and 44.6% of the acreage; those in the 5-100 acre bracket comprised 62.5% of all farms and 21.6% of the acreage and those over 300 acres comprised only 7.5% of all farms but over 33.6% of the acreage (Mingay 1989, 948-50). The largest farms had greater access to capital and were usually associated with corn production, which typically demanded more labour for carting, harvesting and threshing, and increasingly for yard and stock management (for example in strawing-down yards, lifting the heavy manure-laden straw into middens and carts and for spreading it on the fields). Smaller farms, typically found in dairying, fruit growing and stock-rearing areas, required fewer large buildings and were less likely to have the capital to expend on rebuilding farmsteads to fit with developing agricultural practice. The smallest (of under 50 acres) thrived in fruit-growing and market-gardening areas (often clustered around urban sites), and in areas where farmers supplemented their incomes through by-employment, for example local industries (Mingay 1989, 940). Across West Midlands the average farm size in 1851 was between 100 and 139 acres, with the exception of Warwickshire which formed part of the zone of largest farms extending into southern England (excluding the south-west) (Shaw-Taylor 2005, 196). Between 1875 and 1914, the percentage of holdings under 50 acres (20 hectares) as a proportion of all holdings fell across the region, being highest in Staffordshire and Warwickshire where small-scale farming was sustained by proximity to urban markets (Collins 2000, 1833). The range of farmstead plan types are broadly indicative of the size of individual farmsteads, serving to deepen our historical understanding of the development of farms below regional and county level. There is a broad distinction between the farmstead plans as shown in the distribution maps below.

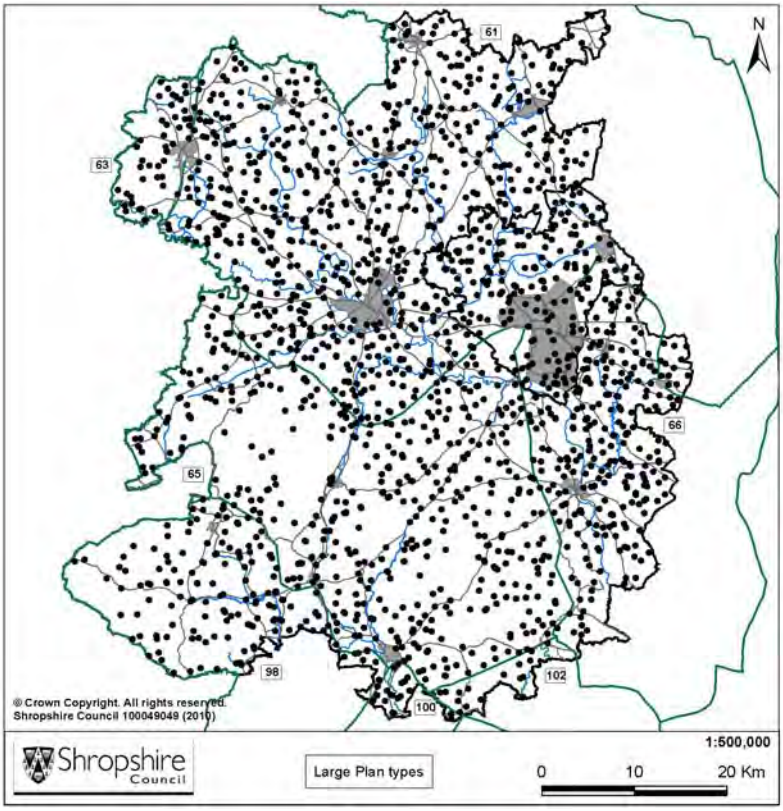
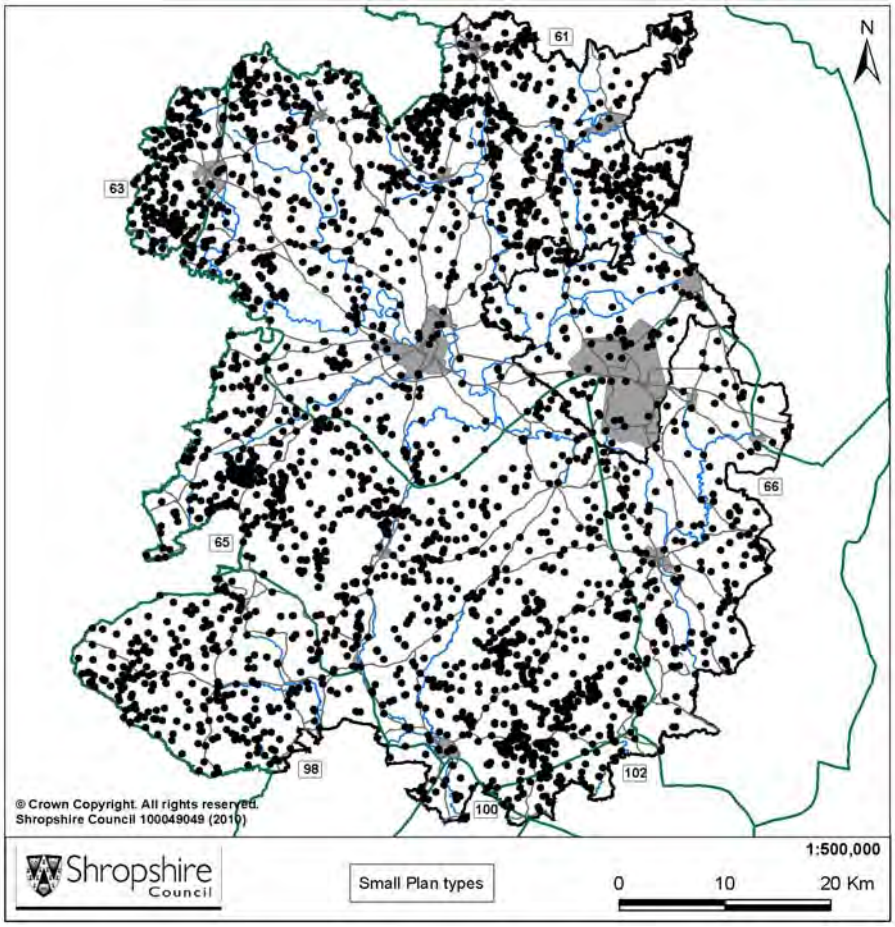


Figure 52 Map showing the distribution of large sized farmsteads

Large-scale farms comprising:

- Loose courtyard with buildings to four sides
- Full regular courtyard plans with buildings enclosed to all sides of the yard
- Regular multi-yard plans, E- H and F plans



Left, Figure 53

Map showing the distribution of small farmstead plans

Small-scale farms, comprising:

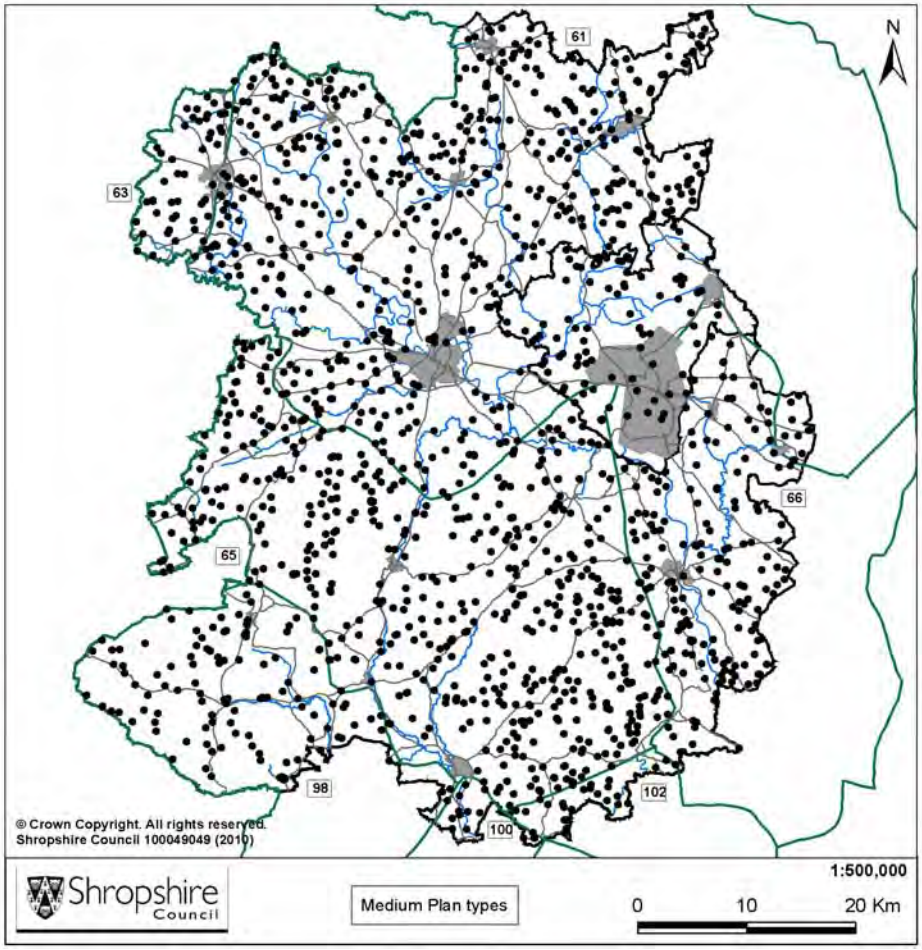
- Loose courtyard plans with buildings to one and two sides of the yard
- Linear plans
- L-plans with the house attached
- Parallel plans
- Dispersed Clusters
- Dispersed Driftways

Right, Figure 54

Map showing the distribution of Medium sized farmstead

Medium-scale farms comprising:

- Loose courtyard and regular courtyard plans with buildings three sides of the yard
- Regular L plans and those with building to third side
- Loose courtyard L plans with building to third side
- U, T and Z plans.

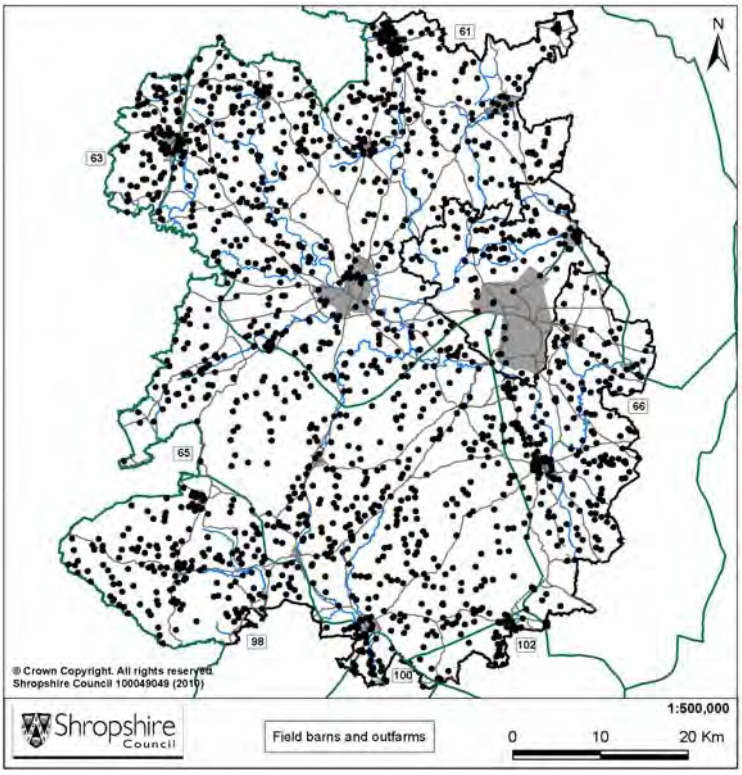


6.7 Outfarms and Field Barns

Although the data set for field barns and outfarms is not yet complete, the majority of the county has been surveyed and distinctive patterns area apparent.

Both the field barns (single building or building with a yard) and outfarms (two building or more around a yard) have a distribution that appears to roughly correlates to the larger farmsteads. Out of the 1642 field barns and outfarms twenty-five are dated; three are pre-1600, six are 17th century, fifteen are 18th century and one is listed 19th century. With the majority later in date, this does suggest a link to later and larger farmsteads; perhaps with larger land holdings it was more practical to have field barns and outfarms in the wider estates. However it must also be recognised that later field barns are more likely to survive; the reorganisation of the 18th and 19th centuries would have removed a large number of earlier field barns. The majority of outfarms with well planned large Regular courtyard types are associated with the estate lands. Of note there is a particular distribution in the estate woodlands of Wenlock Edge. Dense distributions are also evident along the northern extent of the county into the Oswestry Uplands where dairying and livestock rearing dominated. Many of the field barns and outfarms will have been used as livestock shelters. Significant numbers of LC1 are present here, likely to be a cattle house and yard. In more mixed farming areas, these plan types could possibly be a barn and cattle yard.

Significant clusters of single field barns are also scattered around the major urban centres including Whitchurch, Wem, Oswestry, Shrewsbury, Bridgnorth and Ludlow. Smaller concentrations are also present around the smaller settlements. The majority are set within the piecemeal enclosure of the former open field systems. With greater number of individuals holding land outside the settlements, this could indicate the difficulties encountered in amalgamating these land holdings, and suggests that alternative farming practices where in use in these areas.



Above, Figure 55
Map showing the distribution of field barns and outfarms

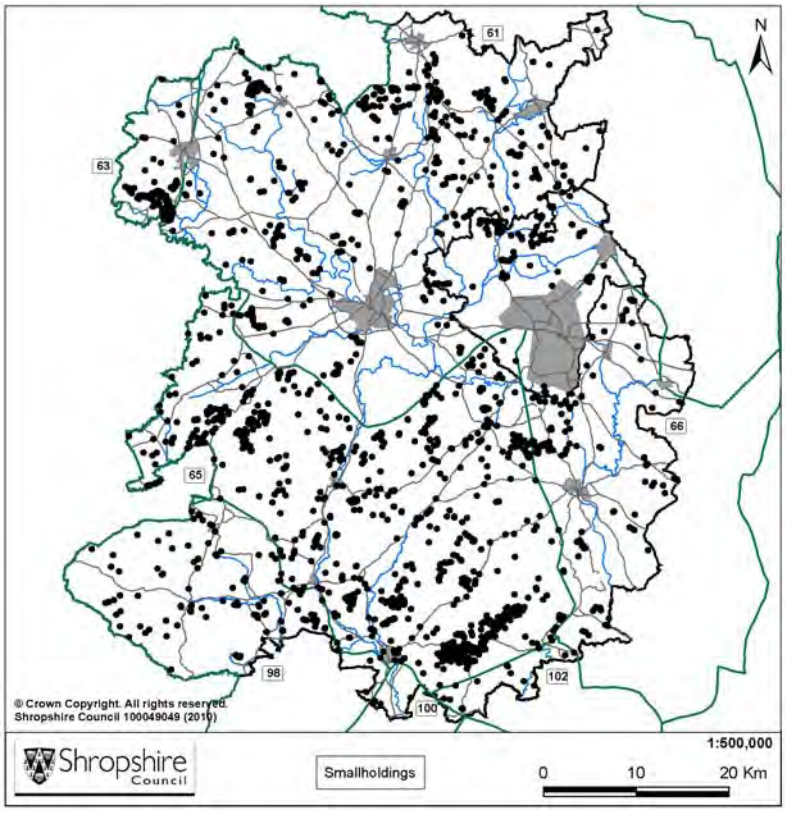
However, whilst field barns appear to be more prevalent in the north and eastern half of the county outfarms which have building to more than one side of a yard increase in number in the southern half of the county with significant numbers in the Clun Hills and in the south eastern extent of the Shropshire Hills. Significant numbers of field barns are found in the northern extent of the Shropshire Plain. The vast majority of field barns do not survive, being no longer practical for modern farming practices, the best survival is so far evident in the south, though it much be borne in mind that this is an incomplete data set.

6.8 Smallholdings

Smallholdings play a very significant role in the character of Shropshire's landscape, dominating areas of industrial activity and upland encroachments. The largest densities are found in the Shropshire Hills particularly in the Clee Hills and Western Uplands, although few of these remain in agricultural use. Significant concentrations are evident around the Stiperstones, Cordon Hill, dispersed around the edge of the Long Mynd and dense concentrations on the Clee Hills. In the Mid-Severn Sandstone Plateau the densest concentrations were within the eastern coalfield; very few now survive following the expansion of the Telford. The Shirlett Forest was another focus for smallholding activity with charcoal burning and coal mining present in the area. In the Oswestry uplands the industry of the Treflach hills drew the smallholder in.

Small pockets of smallholdings are present across the Shropshire Plain, associated with squatter encroachments onto remaining areas of common. In these areas the small-scale subsistence farming could be supplemented by working the land of the larger estates. The estates themselves had varied policies with regard to housing labourers. The poorest were often in small settlements, whilst other had purpose built cottages. In other areas squatter encroachments were viewed as a blot on the landscape and clearance was undertaken as was the case in Lea where squatter cottages were totally demolished (VCH IV, 226-30). The majority of smallholdings in the Shropshire Plain were established on the poorer soils of the enclosed lowland heaths. As has been discussed previously, the majority of smallholdings are associated with the small plan types such as loose courtyards with one or two farm buildings, linear and L-plans (house attached) and Dispersed clusters and driftways.

Survival of smallholdings is relatively poor. The vast majority are no longer in agricultural use, with the majority surviving as the house only. A good proportion have also been lost, the majority located in the industrial areas. Of note if is likely that small holding were farm more extensive in the Shropshire plain along with smaller farms. However the reorganisation of the 18th and 19th century likely resulted in a significant loss of smallholdings, long before the 2nd edition OS map was completed.



Right, Figure 56
Map showing the distribution of Smallholdings.

7.0 CONCLUSIONS AND RESEARCH QUESTIONS

8.1 Key Findings

- Farmsteads in Shropshire are an integral part of how landscapes have changed to the present day.
- The project has deepened our understanding of Shropshire's landscape, and the patterns of local distinctiveness.
- It has highlighted the diversity of Shropshire's landscape over very short distances
- Farmstead plan form and size are intricately linked to the fieldscapes and wider landscape they sit within.
- The best farmstead survival is across the Oswestry Uplands and along the northern border of the Shropshire, where small to medium farms have developed. Correlating with sheds located to the side of historic farmsteads
- Moderate to good survival of larger farms is still apparent. Sheds on the site of these can indicate greater survival than desk based mapping can reveal.
- Pre-1600 farmsteads are recorded in almost all parts of the county, with the most significant concentrations found in the south
- The Clun and North West Herefordshire Hills that has one of the highest percentages of 17th century farmsteads
- The greatest concentration of 18th and 19th century farmsteads are in the north and east of the county spread across the Shropshire, Cheshire and Staffordshire Plain NCA and the Mid-Severn Sandstone Plateau
- It has highlighted the lack of understanding of Shropshire's historic settlement pattern, and the need for further research in this area.
- Smallholdings play a very significant role in Shropshire industrial landscape, with more in-depth analysis is needed.

8.2 Landscape Context

The density of farmsteads is intricately related to the development of the landscape over time. Areas with the highest densities of farmsteads typically include smaller-scale enclosed fields with large numbers of small-medium-scale farmstead types, and at the other end of the spectrum are areas with larger-scale enclosed fields with low densities of large-scale farmstead types. It becomes clear that as time passed, fields increased in size, and where they did, holdings were amalgamated or enlarged and farmsteads became more and more spread out. The farmsteads themselves also increased in size along with their surrounding fieldscapes.

The location and distribution of farmsteads is heavily influenced by patterns of land use and management over centuries. These are reflected in the scales and patterning of fields, the extent of land cover (including woodland and boundary trees/species diversity). When the farmsteads data is compared to the Shropshire's LCA it becomes clear that the density of farmsteads is intricately related to the development of landscape context, in terms of landscape development, settlement pattern and the fieldscapes. It has been demonstrated that these are closely linked to the key HLC types of common edge encroachment landscapes, ancient landscapes and 18th and 19th century landscapes.

The main landscape types with small-scale farms and fields are:

- *The Upland Smallholdings* around the fringes of high moorland has one of the highest densities of farmsteads. This correlates with the Shropshire HLC, and specifically those areas characterised by small irregular fields and squatter enclosures related to mineral wealth.
- Similarly the *Enclosed Lowland Heaths* have a relatively high farmstead density, characterised by ordered patterns of small to medium planned fields of the 18th and 19th centuries, with earlier common edge encroachments in places.

The main landscape types with medium-scale farms and fields are:

- *Settled Pastoral Farmlands, Principal Timbered Farmland* and *Timbered Plateau Farmland* have a medium to high density of farmsteads, relating to a dominant pattern of dispersed settlement with some small villages. Some fields are derived from the informal, piecemeal enclosure of open fields during the late medieval and early modern period, while most derive from a mixture of woodland clearance, together with intakes and encroachment in areas of former common rough pasture.
- *The Pasture Hills and Wooded Hills of Estates and Farmlands* of the hills, valley slopes and upland fringe areas of Shropshire are characterised by dispersed settlement and the fields resulting from piecemeal and ancient enclosure interspersed with woodland.
- The *Principal Settled Farmlands* has medium densities of farmsteads. This reflects a mix of larger fields, resulting from 18th-19th century farm amalgamation and improvement, interspersed with earlier patterns of relatively small, sub-regular fields.

These are predominantly ancient landscapes with a greater prevalence of ancient species rich hedgerows and hedgerow trees. Consequently, these are often smaller-scale landscapes offering more filtered views through trees.

The main landscape types with large-scale farms and fields, mostly resulting from of 18th and 19th century farm amalgamation and improvement, are:

- The *Estate Farmlands* and the *Sandstone Estatelands*, both areas of village-based settlement where isolated farms relate to piecemeal enclosure of open fields and commons. There is more large-scale regular enclosure in the Sandstone Estatelands, the result of the taking in of large areas of heathland for new farms.
- The *High Enclosed Plateau* of the Clun, Shropshire Hills and Oswestry Uplands, which exhibit one of the lowest farmstead densities. Although some common edge encroachments exist on the lower slopes, the higher ground is dominated by large geometric field patterns resulting from planned enclosure during the late 18th and 19th centuries, and in association with large isolated regular planned farmsteads, surrounded by extensive holdings.

These ‘improvement landscapes’ tend to have greater numbers of thorn hedgerows and with lower numbers of hedgerow trees, creating a sense of a larger-scale, more open landscape.

8.3 Farmstead Character Areas

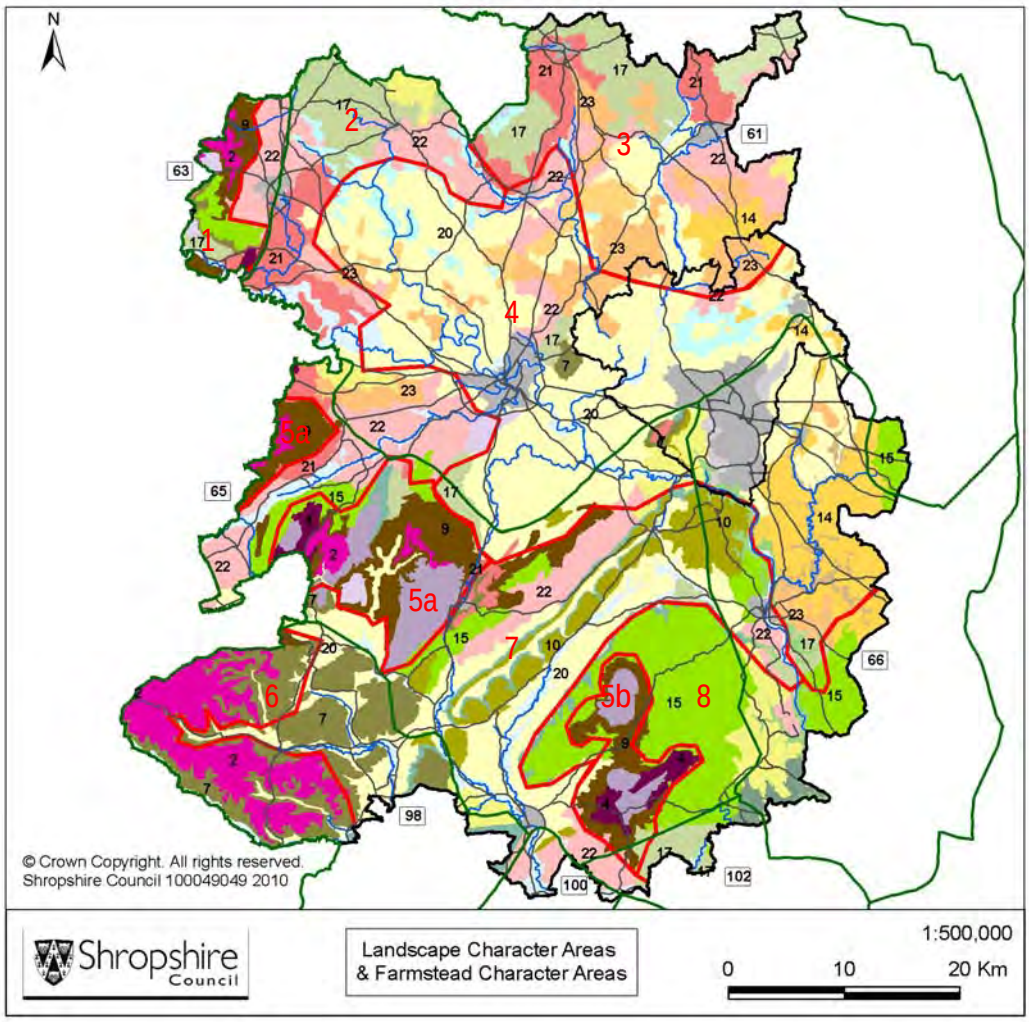


Figure 1: Landscape Character Areas (LCA) and the Farmstead Character Areas

LCA Code	LCA Type	No of Farmsteads	Km/Sq	Av Den Km/Sq
4	Upland Smallholdings	145	47.15	3.08
23	Enclosed Lowland Heaths	373	167.30	2.23
21	Settled Pastoral Farmlands	332	174.09	1.91
22	Principal Settled Farmlands	793	423.70	1.87
17	Principal Timbered Farmlands	483	262.61	1.84
9	Pasture Hills	431	235.87	1.83
20	Estate Farmlands	1383	888.96	1.56
7	Wooded Hills and Farmlands	306	202.73	1.51
15	Timbered Plateau Farmlands	616	423.41	1.45
10	Wooded Hills and Estatelands	132	96.26	1.37
14	Sandstone Estatelands	257	205.69	1.25
2	High Enclosed Plateau	137	155.43	0.88

1. Oswestry Uplands

Landscape and Settlement

- High density of dispersed very small hamlets and isolated farmsteads.
- Medium-scale enclosures to the Pasture Hills and Timbered Plateau Farmland, small-scale to the High Enclosed Plateau
- Cattle rearing, with extensive sheep grazing from the late 18th century

Farmstead Types

- Small to medium-scale farmsteads
- High Enclosed Plateau mainly dominated by small farms.

2. North Western Shropshire

Landscape and Settlement

- High density of dispersed small hamlets and isolated and clustered farmsteads intermixed with medium numbers of small to medium nucleated settlements, increasing in size to the north.
- Livestock and dairying within Principal Timbered Farmland to the north, where small to medium--scale irregular fields result from the enclosure of common and the clearance of woodland
- Mixed arable (cattle and corn), which developed within a landscape of piecemeal and planned enclosure.

Farmstead Types

- General pattern of medium-scale farms, with a weighting towards smaller farms in the north and larger farms to the south-west of Shrewsbury and along the Rea Valley.

3. North East Shropshire Plain

Landscape and Settlement

- High density of dispersed small hamlets and isolated and clustered farmsteads intermixed with a small numbers of large nucleated settlements.
- Landscape with a strong mixture of small to medium-scale enclosures comprising Enclosed Lowland Heath to south west; Principal Timbered Farmland, Settled Pastoral Farmland, Principal Settled Farmland to north east
- Mixed arable and sheep farming to south west; dairying and stock rearing to north east

Farmsteads

- Predominately small--scale farmsteads with medium--scale farms more dominant to the northeast. Limited numbers of large-scale farms within areas of larger enclosure.
- In heathland dense clusters of small farmsteads and smallholdings interspersed by medium to large farms.
- To north east high density of dispersed and isolated medium-size farms, with some large farms and low numbers of small farms and smallholdings.

4. South/Central Shropshire Plain & Sandstone Estates

Shropshire Plain Landscape and Settlement

- Medium density of dispersed small hamlets and isolated farmsteads, inter-mixed with large numbers of very small nucleated settlements
- Mixed arable (cattle and corn) developed within a landscape of piecemeal, reorganised piecemeal and planned enclosure, with pockets of small to large irregular fields on Estate Farmlands and Principal Settled Farmland, continuing down into the Ape and Corve Dale
- Parklands landscapes.

Farmstead Types

- Predominately large-scale farmsteads reflect the reorganisation and amalgamation in the 18th/19th centuries
- Smaller number medium--scale farmsteads increasing along boundary into the more mixed farm areas
- Limited small-scale farmsteads, most in clusters often associated with incremental encroachment onto common land and often associated with smallholdings.

Mid-Severn Sandstone Plateau Landscape and Settlement

- Medium density of dispersed hamlets and isolated farmsteads intermixed with small numbers of large nucleated settlements.
- Arable based Sandstone Estates of large--scale planned and reorganised piecemeal enclosure intermixed with pockets of irregular fields.
- Parklands landscapes.
- Includes industrialised Eastern Coalfields, with small--scale dairy farming

Plateau Farmstead Types

- Predominantly large-scale farmsteads intermixed with fewer medium-scale farmsteads and very limited numbers of small-scale farmsteads in clusters
- Eastern Coalfields predominately large farms interspersed with high numbers of smallholdings, mostly absorbed into the post-1960s development of Telford.

5a. *Shropshire Hills Western Uplands*

Landscape and Settlement

- High density of dispersed small hamlets, isolated farms and chains or clusters of smallholdings and small farms.
- Small--scale regular and irregular fields on Pasture Hills and squatter encroachments (Upland Smallholdings) around unenclosed upland, with some small and large areas of planned enclosure.
- Small--scale subsistence farming with common grazing on moorland and small fields cropped for corn and hay.
- Supplementary income derived from industry.

Farmstead Types

- Predominantly small farmsteads and smallholdings
- Interspersed with small number of medium and large farms

5b. *Clee Hills*

Landscape and Settlement

- High density of dispersed small hamlets, isolated farms and chains or clusters of smallholdings and small farms.
- Small--scale regular and irregular fields on Pasture Hills and squatter encroachments (Upland Smallholdings) around unenclosed upland, with some small and large areas of planned enclosure.
- Small--scale subsistence farming with common grazing on moorland and small fields cropped for corn and hay.
- Supplementary income derived from industry.

Farmstead Types

- Predominantly small farmsteads and smallholdings
- Small number of medium and large farms around the edge of the Clee Hills Plateau

6. *Clun Uplands*

Landscape and Settlement

- Low density of isolated farmsteads with very small scatter of hamlets, increasing in density around the southern and eastern fringes.
- Small--scale and irregular enclosure on Wooded Hills and Farmland, with large regular enclosure on High Enclosed Plateau
- Predominantly sheep and cattle rearing, with crops mainly grown on a subsistence basis.
- Few smallholdings in area.

Farmstead Types

- Small farmsteads predominated, interspersed with medium farmstead on the slopes and upland fringe.
- Large farms predominately mainly on the High Enclosed Plateau

7. *Central Shropshire Hills, Clun Lowlands & Northern Severn Gorge*

Landscape and Settlement

Mixed densities of settlement with a mixture of small, medium and large farms across the area. There are broad distinctions between:

The Valleys and Valley Sides

- Village-based, and isolated farms associated with the enclosure of open fields in the valleys.
- Predominantly mixed arable (cattle and corn) on Estate Farmlands, Principal Settled Farmland of the valleys.
- Predominantly piecemeal enclosure and some regular enclosure with later boundary removal and reorganisation.

The Hills

- Increased densities of isolated farmsteads and hamlets with some villages.
- Mainly sheep and cattle rearing on the Pasture Hills and Wooded Hills of both the estates and other farmland.
- Smaller--scale fields enclosed from common fields intermixed with the clearance of woodland on the hills. Some later boundary removal and reorganisation is also apparent.
- Large blocks of woodland and common retained within a varied hilly topography.

Farmstead Types

- Large farms are concentrated around the valley bottoms
- Medium farms are spread across the area
- Small farms predominantly occur among the smaller enclosures of the hills and valley slopes with some set within settlements.
- Small pockets of smallholdings

8. Clee Hills Plateau and South Severn Gorge

Landscape and Settlement

- Medium to high density of dispersed small hamlets and isolated farms.
- Dominance of Timbered Plateau Farmland and Wooded Estatelands reflect a pattern of predominately ancient piecemeal enclosure intermixed with small irregular fields, and small areas of late regular enclosure.
- Large blocks of woodland and common retained within a varied hilly topography.

- Small-scale farming focused on stock rearing and fattening, interspersed with some medium-scale arable-based farms
- Where the Clee Hills plateau blends into the Teme Valley, it is characterised by mixed farming, with fruit growing and hopyards

Farmstead Types

- Predominantly medium--scale farmsteads (regular courtyard U-shaped plans predominate) with a strong underpinning element of small farms and a limited number of large farms.

8.4 Research Questions

- Need to understand the variation, chronology and character of Shropshire's rural settlement patterns.

- Need to further understand the distribution, chronology and character of dated farmsteads, along with the enhancement of the dating evidence for the remaining farmsteads, with 71.4% dated to the 19th century due to lack of substantiating evidence.

- Need to further understand the relationship with farmsteads within their landscape context, in particular detailed analysis between the farmsteads results and the Shropshire HLC and LCA.

- Need to understand the potential for older buildings encased by later 18th and 19th century farmsteads; their date, distribution, character and their potential within different farmstead and landscape types.

- Need to develop further understanding of the social and economic factors affecting farmsteads, their present and future character, and their survival with Shropshire.

- Distribution of individual farms building within farmsteads: the different types, their dates and their distribution, from granaries to barns, and from cart sheds to sheds for cattle or sheep.

- Need to understand the patterns, variation, chronology and character of smallholdings which are a highly vulnerable element of the built environment.

- Further understanding of outfarms and field barns which are a highly vulnerable element of the built environment.

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9.0 ANNEX

9.1 Structure and coding for Data Capture

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
Classification Primary Attribute	FARMSTEAD OUTFARM SMALLHOLDING	Farmstead with house Outfarm or field barn Sites that are, by their form, association with areas of industrial activity or location within areas of small fields (often encroachment onto common) are likely to have been smallholdings
Date_Cent		Earliest century date based on presence of listed building or map evidence (Codes as per Date_HM below)
Date_HM (Date of House based on presence of dated building or Map evidence)	MED C17 C18 C19L C19	Pre 1600 17th century 18th century 19th century (based on presence of a listed building dated to 19th century) 19th century (based on presence on historic map)
Date_WB (Date of Working Building based on presence of dated building)	MED C17 C18 C19L	Pre 1600 17th century 18th century 19th century (based on presence of a listed building dated to 19th century)
Plan Type		Combination of Primary and Secondary Plan Attributes e.g. LC3; RCe etc. (see below)
Plan Type Primary Attribute	DISP LC LIN LP PAR RC ROW UNC	Dispersed Loose Courtyard Linear L-plan (attached house) Parallel Regular Courtyard Row Plan Uncertain

Plan Type Secondary Attribute	1, 2, 3, 4 L3 or L4 L u e f h t z cl dw my cov d y	No. of sides to loose courtyard formed by *working* agricultural buildings Yard with an L-plan range plus detached buildings to the third and/or fourth side of the yard (may be used with LC or RC dependent on overall character) Regular Courtyard L-plan (detached house) Regular Courtyard U-plan Regular Courtyard E-plan Regular Courtyard F-plan Regular Courtyard H-plan Regular Courtyard T-plan Regular Courtyard Z-plan Cluster (Used with DISP) Driftway (Used with DISP) Multi-yard (Used with DISP or RC) Covered yard forms an element of farmstead Additional detached elements to main plan Presence of small second yard with one main yard evident
Tertiary Attribute		Codes as per Secondary Attribute table e.g. cov or combination of Primary and Secondary Attributes e.g. RCL notes presence of a prominent Regular L-plan within a dispersed multi-yard group (DISPmy)
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 (cannot identify which is farmhouse)
Location Primary Attribute	VILL HAM FC ISO PARK SMV CM URB	Village location Hamlet Loose farmstead cluster Isolated position Located within a park Shrunken village site Church and Manor Farm group (or other high status farmstead) Urban
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
HER Record	UID	Cross reference to existing HER number
Converted buildings?	Yes/No	Note presence of converted buildings based on address point data
Confidence	H M L	High Medium Low
Notes		Free text field to add notes relating to the character or identification

9.2 Historic Landscape Character

HLC Code	HLC Type	No of Farmsteads	Km/Sq	Av Den Km/Sq
29	Pre-1880s settlement	2356	61.93	38.04
31	Pre-1880s orchard	19	1.6	11.88
34	Irregular squatter enclosure	287	25.23	11.38
35	Rectilinear squatter enclosure	146	13.46	10.85
50	Redeveloped pre-1880s settlement	120	11.8	10.17
28	Historic settlement core	25	4.87	5.13
37	Small assarts	150	47.92	3.13
40	Small irregular fields	853	315.44	2.7
45	Other small rectilinear fields	167	74.83	2.23
30	Post-1880s settlement	166	93.7	1.77
39	Late clearance/ assarts	42	24.85	1.69
32	Post-1880s orchard	1	0.65	1.54
23	Parks and gardens	138	90.58	1.52
44	Planned enclosure	588	467.02	1.26
41	Piecemeal enclosure	272	236.59	1.15
38	Large assarts with sinuous boundaries	10	10.46	0.96
42	Reorganised piecemeal enclosure	319	518.45	0.62
27	Other parklands, gardens and recreational	7	11.78	0.59
47	Large irregular fields	149	307.07	0.49
48	Very large post-war fields	138	571.08	0.24
46	Other large rectilinear fields	9	42.27	0.21

<u>High Density Areas</u>

The pre-1880 settlement HLC type has the highest density of farmsteads, with a combined average of 31.8 farms per km². However it is the fieldscapes patterns that reveal the most about the location and distribution of farmsteads in their landscapes, and together can be used to refine the fieldscape types.

Irregular squatter enclosure

- 11.38 farms per km²
- Small irregular fields with sinuous or curvilinear boundaries.
- Unordered, often amorphous appearance.
- Dense dispersal of small cottages, with networks of lanes and trackways
- Can occur as ‘islands’ within tracts of unimproved land.
- Often associated with mining, quarrying or other industrial activity.

Irregular squatter enclosure usually represent encroachments onto commons, established between the 16th and beginning of the 19th century. They are characterised by dense concentrations of small farms and smallholdings, in loose farmstead clusters.

Medium Density Areas

Small assarts

- 3.13 farms per km²
- Field patterns consisting of small-medium, irregular or sub-rectangular fields
- Dispersed settlement pattern of older farmsteads and a winding road network.
- Often lie adjacent to small areas of broadleaved woodland or occur around the edges of larger blocks of semi-natural ancient woodland.

Historically these fields were created through the clearance and enclosure of woodland and waste between the medieval and earlier post medieval periods, with the majority of farmsteads relatively small.

Small irregular fields

- 2.7 farms per km²
- Small-medium irregular fields
- Includes small meadows and closes away from settlement and 'intakes' from former commons and waste.

Such field patterns are likely to vary considerably in date, although the oldest examples probably date to at least the medieval period.

Medium to Low Density Areas

Planned enclosure

- 1.26 farms per km²
- Small to large geometric, planned fields
- Dispersed farmsteads associated with very straight roads
- Improvement and re-planning of older enclosure
- Parliamentary Enclosure of common land

Often the enclosure was by formal agreement during the late 17th and 19th centuries. Planned field systems can be areas that have been improved and replanned. They are usually associated with a more irregular, sinuous road network, which reflects their evolution from older enclosure patterns. Planned enclosure also includes the19th century Parliamentary Enclosure which although relatively insignificant in Shropshire compared with other counties, still resulted in the enclosure of approximately 25,800 ha (or 7.5% of the county) of predominantly common land (Baugh and Hill 1989: 171). In some areas there planned enclosure can be quite small, and associated with dense numbers of farmsteads, with the average lowered by the much more substantial areas of parliamentary enclosure.

Piecemeal enclosure

- 1.15 farms per km²
- small irregular or rectilinear fields
- Boundaries have 's-curve' or 'dog-leg' morphology follow the boundaries of former medieval field strips.

Piecemeal enclosure are the fields patterns created by the gradual enclosure of medieval open fields, through sales and informal private agreements between farmers seeking to consolidate their holdings (Johnson 1996). Within Shropshire this process was under way by the late medieval period, and a number of 16th century commentators regarded the county as largely enclosed (Kettle 1989: 84). The farmsteads often remained in the villages and hamlets which these fields surrounded or where established in isolation away from these fields.

Low Density Areas

Reorganised piecemeal enclosure

- 0.62 farms per km²
- Small -large irregular or rectilinear fields
- Boundaries have ‘s-curve’ or ‘dog-leg’ morphology follow the boundaries of former medieval field strips.
- Rationalisation and straightening of some boundaries
- field amalgamations and enlargements

This processes of reorganisation produced the field systems that include the improvement of estatelands in the 18th and 19th centuries and, in many cases, agricultural intensification in the later 20th century.

Large irregular fields

- 0.49 farms per km²
- Areas of large irregular fields that have a significant number of sinuous boundaries

These field patterns include some field patterns that have been created through the amalgamation of fields in the period since the publication of the 1st ed. 6” OS map.

9.3 Landscape Character Areas

LCA Code	LCA Type	No of Farmsteads	Km/Sq	Av Den Km/Sq
1	High Open Moorland	69	74.41	0.93
2	High Enclosed Plateau	137	155.43	0.88
3	High Volcanic Hills and Slopes	5	8.49	0.59
4	Upland Smallholdings	145	47.15	3.08
5	Upstanding Enclosed Commons	27	21.07	1.28
6	Principal Wooded Hills	47	78.17	0.60
7	Wooded Hills and Farmlands	306	202.73	1.51
8	Wooded River Gorge	18	45.25	0.40
9	Pasture Hills	431	235.87	1.83
10	Wooded Hills and Estatelands	132	96.26	1.37
11	Sandstone Hills	63	37.13	1.70
12	Wooded Forest	4	23.03	0.17
13	Forest Smallholdings	4	6.97	0.57
14	Sandstone Estatelands	257	205.69	1.25
15	Timbered Plateau Farmlands	616	423.41	1.45
17	Principal Timbered Farmlands	483	262.61	1.84
18	Timbered Pastures	52	37.81	1.38
19	Wooded Estatelands	169	124.72	1.36
20	Estate Farmlands	1383	888.96	1.56
21	Settled Pastoral Farmlands	332	174.09	1.91
22	Principal Settled Farmlands	793	423.70	1.87
23	Enclosed Lowland Heaths	373	167.30	2.23
24	Lowland Moors	45	74.01	0.61
25	Riverside Meadows	122	220.80	0.55
26	Lowland Moss	0	7.35	0.00
27	Coalfields	9	10.28	0.88
28	Urban	138	110.60	1.25
29	Incised Sandstone Valleys	31	20.44	1.52

Low Density Areas

The High Open Moorland

- 0.93 farms per km²
- Upland plateau and slopes with extensive tracts of heathland
- Largely unenclosed landscape with few signs of habitation
- impoverished soils, localised bogs
- Narrow, steep sided valleys
- Industrial areas

The landscape has never been enclosed and the limited number of small farmsteads and smallholdings are located on the edge of these landscapes, typically found in close isolation or in loose farm clusters. At least one farm has been dated to the medieval period suggesting that these small irregular common edge encroachments were taking place in the later medieval and early modern periods.

High Enclosed Plateau

- 0.88 farms per km²
- Regular, planned field pattern
- Small irregular fields on lower slopes
- Dispersed settlement pattern
- pastoral farming

On the lower slopes the field systems is similar to the High Open Moorland with common edge encroachments dating to the later medieval and early modern periods. However the higher ground is dominated by geometric field patterns resulting from planned enclosure during the late 18th and 19th centuries, associated with large isolated regular planned farmsteads, surrounded by extensive holdings.

Low/Medium Density Areas

Sandstone estatelands

- 1.25 farms per km²
- Arable farming
- Regular field patterns
- Parkland with associated country houses
- Clustered settlement pattern
- Medium – large scale, open landscapes

Successive phases of agricultural improvements meant that the extensive areas of heathland that once dominated these areas were gradually reduced. Between the mid 18th and later 19th centuries in particular, landowners invested considerable sums into the agricultural improvement of their wider estates and in some places earlier, more irregular field systems were also reorganised producing the pattern of regular fields and larger land holdings.

Estate Farmland

- 1.56 farms per km²
- Mixed farming landuse
- Clustered settlement pattern
- Large country houses with associated parklands
- Planned woodland character
- Medium to large scale landscapes with framed views

As part of the earliest settled landscapes the estate farmlands exhibits some of the strongest settlement nucleation and some of the most extensive open field systems in the county. The extensive rationalisation of pre-existing field patterns and the formal enclosure of the remaining areas of unenclosed rough grazing lands allowed for the development of much larger holdings, in the richer agricultural lands. Significant numbers of farmsteads dating from the medieval period right through to the 19th century are apparent in the area.

Medium Density Areas

Principal Settled Farmlands

- 1.87 farms per km²
- Mixed farming land use
- Varied pattern of sub-regular, hedged fields
- Medium scale landscapes

These are settled lowland landscapes of small villages and hamlets, scattered farms and relict commons, with the relatively small, sub-regular fields. The 18th and 19th century saw the rationalisation of pre-existing field systems in some areas, but was not as extensive as the seen in estatelands. The relatively small field pattern and the less extensive reorganisations,

coupled with the higher densities of farmsteads suggest in these areas land holding were of a medium size.

Settled Pastoral Farmlands

- 1.91 farms per km²
- Heavy, poorly drained soils
- Pastoral land use
- Scattered hedgerow trees
- Irregular field pattern
- Small to medium scale landscapes

These are lowland agricultural landscapes, traditionally associated with livestock farming resulting in small to medium, sub-regular field pattern being retained in most places, and small to medium farmstead holdings. Some fields were derived from the informal, piecemeal enclosure of open fields during the late medieval and early modern period, while most derives from a mixture of woodland clearance, together with intakes and encroachment in areas of former common rough pasture.

High Density Areas

Enclosed Lowland Heaths

- 2.23 farms per km²
- Undulating lowland
- Impoverished, freely draining soils
- Planned woodland character
- Dispersed settlement pattern

These are lowland landscapes in areas with predominantly sandy, impoverished soils, characterised by an ordered pattern of medium to small rectilinear fields of 18th and 19th centuries with small areas of earlier irregular field patterns. Scatters of farmsteads are associated blocks of smallholdings and smaller farms.

Upland Smallholdings

- 3.08 farms per km²
- Prominent, sloping topography
- Dispersed settlement pattern of wayside cottages
- Small hedged pasture fields
- Areas of unenclosed moorland

These landscapes mainly occur around the fringes of high moorland and are characterised by small irregular fields, mainly used for pastoral farming, and small areas of planned enclosure. The mineral wealth of many of these areas was exploited in the medieval and early modern period, and those employed within them began to establish smallholdings and small farms which peak in the 18th and 19th centuries.

9.4 Farmstead Character Areas

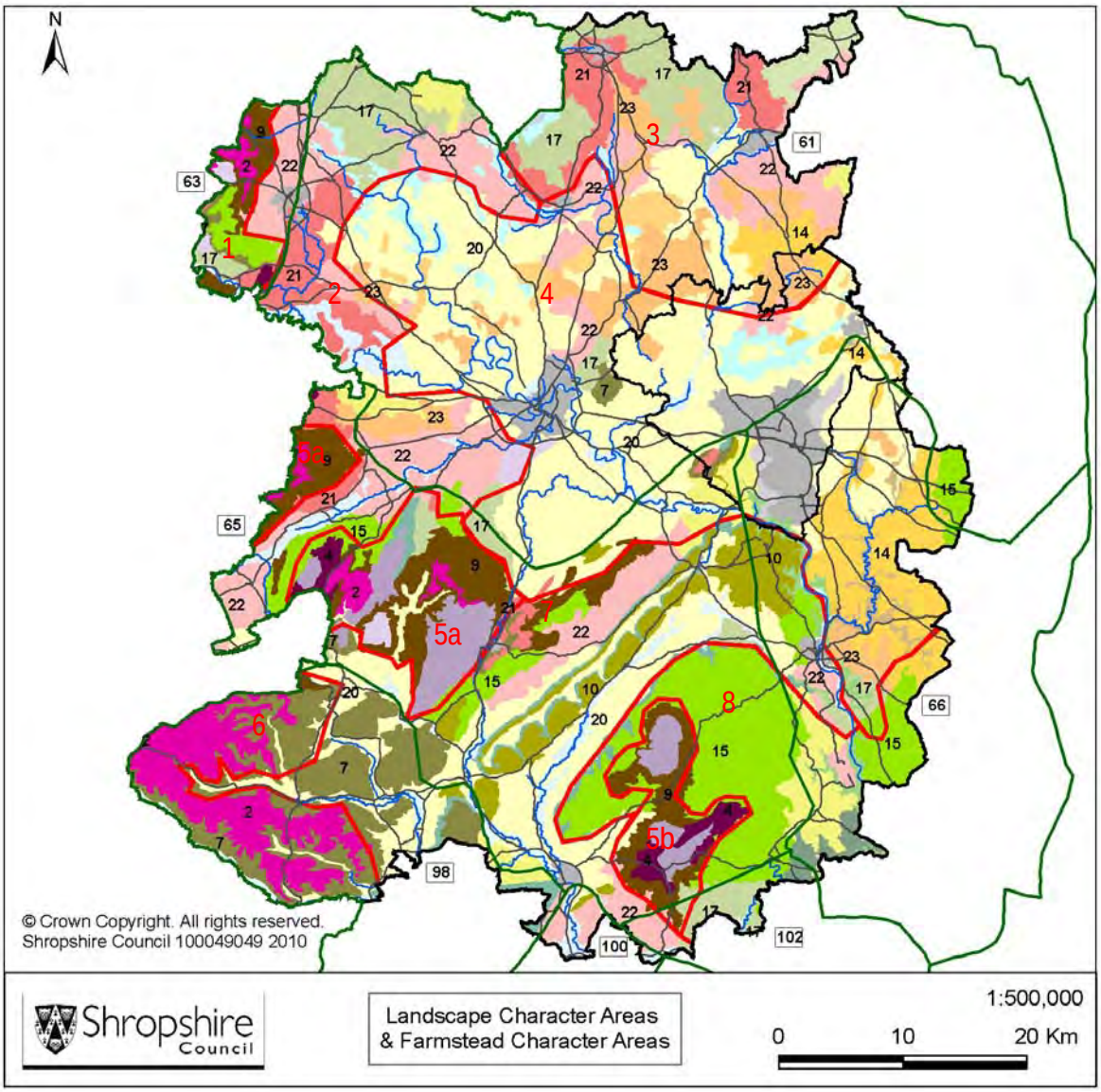

Figure 57: Landscape Character Areas (LCA) and the Farmstead Character Areas

LCA Code	LCA Type	No of Farmsteads	Km/Sq	Av Den Km/Sq
4	Upland Smallholdings	145	47.15	3.08
23	Enclosed Lowland Heaths	373	167.30	2.23
21	Settled Pastoral Farmlands	332	174.09	1.91
22	Principal Settled Farmlands	793	423.70	1.87
17	Principal Timbered Farmlands	483	262.61	1.84
9	Pasture Hills	431	235.87	1.83
20	Estate Farmlands	1383	888.96	1.56
7	Wooded Hills and Farmlands	306	202.73	1.51
15	Timbered Plateau Farmlands	616	423.41	1.45
10	Wooded Hills and Estatelands	132	96.26	1.37
14	Sandstone Estatelands	257	205.69	1.25
2	High Enclosed Plateau	137	155.43	0.88

1. Oswestry Uplands

Landscape and Settlement

- High density of dispersed very small hamlets and isolated farmsteads.
- Medium-scale enclosures to the Pasture Hills and Timbered Plateau Farmland, Small-scale to the High Enclosed Plateau.
- Cattle rearing, with extensive sheep grazing from the late 18th century

Farmsteads

- Small to medium-scale farmsteads with larger planned farmsteads on the High Enclosed Plateau to the north
- LIN predominate around Llanymynech and industrial areas to south with lighter concentrations seen elsewhere along with LP farmstead, mainly in Pasture Hills.
- A second concentration of LIN and LP farmsteads, although less dense, are apparent along the High Enclosed Plateau.
- LC1 & LC2 predominate in the Pasture Hills and upland areas to the north and in association with squatter enclosure to the south. More spread out distribution in the Timbered Plateau Farmlands.
- Medium sized RCu & RCt more predominant in the Timbered Plateau Farmlands.
- LC3 & LC4 are found on the lower slopes
- Dense concentrations of smallholdings around Llanymynech and industrial areas to south. Very little elsewhere.

2. North Western Shropshire

Landscape and Settlement

- High density of dispersed small hamlets and isolated and clustered farmsteads intermixed with medium numbers of small to medium nucleated settlements, increasing in size to the north.
- Livestock and dairying within Principal Timbered Farmland to the north, where small to medium--scale irregular fields result from the enclosure of common and the clearance of woodland
- Mixed arable (cattle and corn) on the Settled Pastoral Farmlands and Principal Settled Farmlands, which developed within a landscape of piecemeal and planned enclosure.

Farmstead Types

- General pattern of medium-scale farms, with a weighting towards smaller farms in the north and larger farms to the south-west of Shrewsbury and along the Rea Valley.
    - RCL3 and RCL4 predominate across area with higher concentrations of RCLs to the north, particularly on the Principal Timbered Farmland and in dairying areas. RCLs less evident of the Principal Settled Farmland
    - LCL3 manly to Settled Pastoral Farmland and the Principal Timbered Farmland with higher concentrations to the north. Greater number of LCL4 in Principal Settled Farmland.
    - RCu concentrate between Oswestry and Shrewsbury, fewer to north and along the Rea Valley
    - RCmy across area excluding the Principal Timbered Farmland to the north
    - Full RC mainly found away from the Rea Valley, with concentration in the Principal Timbered Farmland as well
    - Limited numbers of RCh-, f-, and e-plans, mainly found in Principal Settled Farmlands. To the north the density of these plans decrease.

- LIN and LP mainly to Settled Pastoral Farmland and the Principal Timbered Farmland to north; often associated with incremental encroachment onto common land and often associated with smallholdings, particularly around Whixall Moss.
- LC1 most common to north in the dairying areas across Principal Timbered Farmland.
- LC2, LC3 & LC4s found across area.
- Larger number of pre-1600, 17th and 18th century farmhouses and farm buildings, with significant concentration around the south and west of Shrewsbury.

3. North East Shropshire Plain

Landscape and Settlement

- High density of dispersed small hamlets and isolated and clustered farmsteads, intermixed with a small numbers of large nucleated settlements
- Extensive areas of Enclosed Lowland Heath associated with mixed arable and sheep farming, set within small ancient irregular enclosure, and later small--scale 19th century planned enclosure.
- To the north east, Timbered Pastures, Settled Pastoral Farmland and Principal Settled Farmland are associated with dairying and stock rearing, set within piecemeal enclosure, intermixed with small to medium irregular fields and assarted landscapes
- North West includes area of wet land around Whixhall Moss

Farmsteads

- Predominately small--scale farmsteads with medium--scale farms more dominant to the northeast. Limited numbers of large-scale farms within areas of larger enclosure.
- In heathland and mires and mosses dense clusters of small farmsteads and smallholdings interspersed by medium to large farms.
- To north east high density of dispersed and isolated medium-size farms, with some large farms and low numbers of small farms and smallholdings.
    - RCL mainly on the Settled Pastoral Farmland and the Principal Timbered Farmland in the dairying areas, although some found in the heathlands and mosses
    - LIN, LC1, LC2 and to a lesser extent LP and DISPdw are evident across the Enclosed Lowland Heath and the mires and mosses to the north west of the area.
    - LC1 are most commonly found in the northern extent of the Shropshire Plain within this area.
    - RCL3, LC3, RCu and RCt mainly within dairying areas to the far north east
    - Mix of RCmy and Full RC across area
    - RCe and RCf focus on Settled Pastoral Farmland and the Principal Timbered Farmland

4. South/Central Shropshire Plain & Sandstone Estates

Shropshire Plain Landscape and Settlement

- Medium density of dispersed small hamlets and isolated farmsteads, inter-mixed with large numbers of very small nucleated settlements
- Mixed arable (cattle and corn) developed within a landscape of piecemeal, reorganised piecemeal and planned enclosure, with pockets of small to large irregular fields on

Estate Farmlands and Principal Settled Farmland, continuing down into the Ape and Corve Dale
- Parklands landscapes.

Farmstead Types
- Predominately large-scale farmsteads reflect the reorganisation and amalgamation in the 18th/19th centuries
- Smaller number medium--scale farmsteads increasing along boundary into the more mixed farm areas
- Limited small-scale farmsteads, most in clusters often associated with incremental encroachment onto common land and often associated with smallholdings.

Mid-Severn Sandstone Plateau Landscape and Settlement
- Medium density of dispersed hamlets and isolated farmsteads intermixed with small numbers of large nucleated settlements.
- Arable based Sandstone Estates of large--scale planned and reorganised piecemeal enclosure intermixed with pockets of irregular fields.
- Parklands landscapes.
- Includes industrialised Eastern Coalfields, with small--scale dairy farming

Plateau Farmstead Types
- Predominantly large-scale farmsteads intermixed with fewer medium-scale farmsteads and very limited numbers of small-scale farmsteads in clusters
- Eastern Coalfields predominately large farms interspersed with high numbers of smallholdings, mostly absorbed into the post-1960s development of Telford.
    - Regular courtyard plans dominate and multi-yards plans most evident
    - Farmsteads with historic Covered Yards dominate the area.
    - Full RC slightly fewer in number, with increased distribution across the Sandstone Estates.
    - Highest density of RCf, RCe and RCh seen within area, more than any other part of the county.
    - Moderate number of DISPmy, many with regular tertiary elements.
    - Moderate number of RCu with general distribution across the entire area.
    - Limited number of RCt across area with slight increase to the eastern side of the sandstone plateau
    - LC3 found across area, with fewer within the Sandstone Estate. Some with very formal layouts.
    - Moderate number of RCL evident across the area, with even fewer RCL3 and LCL3. RCL3 for a greater proportion than the LCL3. In the Sandstone plateau often found along valleys, on the edge of settlement
    - LIN and LP found in pockets often associated with incremental encroachment onto common land and often associated with smallholdings. Greater numbers in the northwest of the area towards more mixed distributions.
    - Very sparse distribution of LC1, some appear to be multi-functional ranges, and can be quite large.
    - Significant numbers of smallholdings associated Eastern Coal fields between the 17th and 19th century, interspersed by RCmy and RCu.

5a. Shropshire Hills Western Uplands

Landscape and Settlement
- High density of dispersed small hamlets, isolated farms and chains or clusters of smallholdings and small farms.

- Small--scale regular and irregular fields on Pasture Hills and squatter encroachments (Upland Smallholdings) around unenclosed upland, with some small and large areas of planned enclosure.
- Small--scale subsistence farming with common grazing on moorland and small fields cropped for corn and hay.
- Supplementary income derived from industry.

Farmstead Types

- Predominantly small farmsteads and smallholdings
- Interspersed with small number of medium. Large farms almost completely absent from area
    - Extensive Smallholdings and squatter encroachments
    - Often associated with LIN and LPs. LINs predominate with significant concentration around the Stiperstones, Cordon Hill, and dispersed around the edge of the Long Mynd
    - DISPdw & DISPcl also very evident with access to unenclosed uplands
    - LC1 and LC2s (the latter being the most dominant form) are often found in association with areas of smallholding and squatter enclosure.
    - RCL further down the slopes on the Pasture Hills.
    - RCL3/4 have increased numbers to the RCL plan forms with similar distribution.
    - LCL3/4 in more upland areas, though not as marked as the Clee Hills
    - Some regular courtyard u-plans are found on Pasture Hills.
    - LC3s and LC4s are more dispersed across the area and are generally much less common
    - One large RCmy set within planned enclosure on the High Enclosed Plateau. A few Full RCs skirt the very edge of the Farmstead Character Area, on the lower slopes and plateau, likely to be more akin to surrounding farmstead character areas.

5b. Clee Hills

Landscape and Settlement

- High density of dispersed small hamlets, isolated farms and chains or clusters of smallholdings and small farms.
- Small--scale regular and irregular fields on Pasture Hills and squatter encroachments (Upland Smallholdings) around unenclosed upland, with some small and large areas of planned enclosure.
- Small--scale subsistence farming with common grazing on moorland and small fields cropped for corn and hay.
- Supplementary income derived from industry.

Farmstead Types

- Predominantly small farmsteads and smallholdings
- Small number of medium and large farms around the edge of the Clee Hills Plateau
    - Extensive Smallholdings and squatter encroachments
    - Often associated with LIN and LPs, with LINs predominating.
    - DISPdw also very evident with access to unenclosed uplands, mainly away from the Upland Smallholdings areas to south.
    - LC1 and LC2s (the latter being the most dominant form) are often found across area and in association with areas of smallholding and squatter enclosure.

- RCL further down the slopes on the Pasture Hills and Upland Smallholdings.
- RCL3 and LCL3 have increased numbers to the RCL plan forms with similar distribution.
- Some regular courtyard u-plans are found on Pasture Hills.
- LC3s and LC4s are more dispersed across the area and are generally much less common
- RCu found on the Pasture Hills and in more upland locations associated with planned enclosure.
- A few large farms skirt the very edge of the Farmstead Character Area, on the lower slopes and plateau, likely to be more akin to surrounding farmstead character areas.

6. Clun Uplands

Landscape and Settlement

- Low density of isolated farmsteads with very small scatter of hamlets, increasing in density around the southern and eastern fringes.
- Small--scale and irregular enclosure on Wooded Hills and Farmland, with large regular enclosure on High Enclosed Plateau
- Predominantly sheep and cattle rearing, with crops mainly grown on a subsistence basis.
- Few smallholdings in area.

Farmstead Types

- Small farmsteads predominated, interspersed with medium farmstead on the slopes and upland fringe.
- Large farms predominately mainly on the High Enclosed Plateau
  - LC1 mainly on the Wooded Hills and Farmland and on the edge of the upland plateau; significantly less within the Clun Forest area than to the south. Often associated with limited areas of squatter enclosure.
  - Increased numbers of LC2 to LC1, although away from squatter enclosure and appear in a range of sizes and shapes.
  - LINs, LPs, and DISPdw predominate in the Wooded Hills and Farmland area on the edge of the high enclosed plateau, in the SW the majority associated with squatter enclosures or set within smaller field patterns. A small minority do occur within planned enclosure in the Clun Forest.
  - RCL Wooded Hill and Farmland
  - DISPdw and DISPcl mainly to upland areas. Tend to sit on the edge of the planned enclosure.
  - Significant concentration of LC1, LC2 and LINS on the SW side of the High Enclosed Plateau, along the Teme Valley.
  - RCu, RCt and RCz cluster around the edge of the High Enclosed Plateau to the SW within the wooded farmland hills.
  - Greater proportion LCL3/4 to RCL3/4. Both tend towards the Wooded Hills and Farmland areas and higher ground. Only LCL3/4 appear within the Clun Forest.
  - Full RC and RCmy plans within the Clun forest in association with planned enclosure, in contrast to their significant absence within the planned enclosure to the south.

- DISPmy situated within or on the edge of the upland plateau to the south, and not within the Clun Forest. These sit on the edge of the later planned enclosure.

7. Central Shropshire Hills, Clun Lowlands & Northern Severn Gorge

Landscape and Settlement

Mixed densities of settlement with a mixture of small, medium and large farms across the area. There are broad distinctions between:

The Valleys and Valley Sides

- Village-based, and isolated farms associated with the enclosure of open fields in the valleys.
- Predominantly mixed arable (cattle and corn) on Estate Farmlands, Principal Settled Farmland of the valleys.
- Predominantly piecemeal enclosure and some regular enclosure with later boundary removal and reorganisation.

The Hills – specify

- Increased densities of isolated farmsteads and hamlets with some villages.
- Mainly sheep and cattle rearing on the Pasture Hills and Wooded Hills of both the estates and other farmland.
- Smaller--scale fields enclosed from common fields intermixed with the clearance of woodland on the hills. Some later boundary removal and reorganisation is also apparent.
- Large blocks of woodland and common retained within a varied hilly topography.

Farmstead Types

- Large farms are concentrated around the valley bottoms
- Medium farms are spread across the area
- Small farms predominantly occur among the smaller enclosures of the hills and valley slopes with some set with settlements.
- Small pockets of smallholdings
    - RCmy, Full RC, RCf, RCe and RCh plans strongly correlate to the valleys and particularly to the Estate Farmlands.
    - DISPmy on the lower slopes, valley bottom and west of the Severn Gorge; similar distribution to RCmy but to a lesser extent. Several include more regular plan elements. Increased number in the Clun valleys
    - RCu, sit on the edge of the valley bottom and on the edge of Estate Farmland as is the case along Wenlock Edge. Noticeable concentration around Easthope and Hughley along the Ape Dale.
    - LC3s and LC4s are more dispersed across the area and are generally much less common.
    - RCL3/4 along the Ape Dale on the Principal Settled Farmland and Settled Pastoral Farmland, less on Estate Farmlands of the Corve Dale
    - Far fewer LCL3/4 which are generally in upland areas. In the Clun valleys LCL3/4 and RCL3/4 are often set within hamlets or villages
    - RCL most evident higher up the valley slopes on the pasture hills with a small concentration at the south-eastern end of the Corve Dale.

- LC1 and LC2s mainly in upland areas. Where they do appear in the valleys, they are concentrated along the Ape Dale rather than the Corve Dale. In the Clun valleys LC2 are often found associated with settlements
- Significant numbers of smallholdings associated with Shirlett Forest enclosed between the 16th and 18th centuries. LIN association with smallholding areas mainly to W

8. Clee Hills Plateau and South Severn Gorge

Landscape and Settlement

- Medium to high density of dispersed small hamlets, isolated farms.
- Dominance of Timbered Plateau Farmland and Wooded Estatelands reflect a pattern of predominately ancient piecemeal enclosure intermixed with small irregular fields, and small areas of late regular enclosure.
- Large blocks of woodland and common retained within a varied hilly topography.
- Small-scale farming focused on stock rearing and fattening, interspersed with some medium-scale arable-based farms
- Where the Clee Hills plateau blends into the Teme Valley, it is characterised by mixed farming, with fruit growing and hopyards

Farmstead Types

- Predominantly medium--scale farmsteads (regular courtyard U-shaped plans predominate) with a strong underpinning element of small farms and a limited number of large farms.
    - RCu and RCL3 dominate the Timbered Plateau Farmland.
    - RCL are found across the area to a lesser extent, fewer towards the Teme Valley and cluster along valley slopes of the Severn Gorge.
    - LC 1 and LC2 concentrated along east and southern boundary towards the Teme Valley
    - LCL3, LC3 on the northern and southern boundary of the farmstead character area.
    - In the Severn Gorge LC2 & LC3 cluster along river valleys, and on the edge of settlement, taking advantage of both upland pasture and arable land
    - Full RC and RCmy in a central band E of the Clee Hills
    - Concentration of RCe to E of area, moving onto the Wooded Estatelands and east of the gorge.