

# Ditchling

## Historic Character Assessment Report

June 2005



Sussex Extensive Urban Survey (EUS)

*Roland B Harris*



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in association with Lewes District Council and the Character of West Sussex  
Partnership Programme



## *Sussex EUS – Ditchling*

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The Sussex Extensive Urban Survey (Sussex EUS) is a study of 41 towns undertaken between 2004 and 2008 by an independent consultant (Dr Roland B Harris, BA DPhil MIFA) for East Sussex County Council (ESCC), West Sussex County Council (WSCC), and Brighton and Hove City Council; and was funded by English Heritage.

Guidance and web-sites derived from the historic town studies will be, or have been, developed by the local authorities.

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Contact:

*For West Sussex towns:*

01243 642119 (West Sussex County Council)

*For East Sussex towns and Brighton & Hove:*

01273 481608 (East Sussex County Council)

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*Cover photo: Bank House, 7 and 9 High Street, Ditchling.*

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## 1 INTRODUCTION

### 1.1 Background to the project

This report is an archaeological, historical, and historic urban character assessment of Ditchling. It is part of the Sussex Extensive Urban Survey (henceforth Sussex EUS) that examines 41 towns across the ancient county.<sup>1</sup>

The Sussex EUS forms part of a national programme of such surveys initiated by English Heritage in 1992. The national programme is already well underway, with roughly half the English counties having been completed or currently undergoing study.

As the surveys have progressed, the approach has developed. In line with recent surveys, the Sussex EUS includes more modern towns, the main significance of which stems from the 19<sup>th</sup> and 20<sup>th</sup> centuries. Another recent innovation is the introduction of the characterization concept, comparable with the map-based techniques adopted by historic landscape characterization. This approach was developed in Lancashire (2000-4), and is further refined in Sussex.

The Sussex EUS has been funded by English Heritage, and supported in kind by the commissioning authorities: East Sussex County Council, West Sussex County Council, and Brighton and Hove City Council. A wide range of stakeholders (including district and borough councils, and Areas of Outstanding Natural Beauty) has supported the project.

In West Sussex the Sussex EUS forms part of the *Character of West Sussex Partnership Programme*,<sup>2</sup> aiming to provide guidance and advice on the protection and enhancement of all aspects of character in the county. Other historic environment projects come under this umbrella:

- Historic Landscape Characterisation (HLC) of Sussex
- Intensive Urban Survey of Chichester and Fishbourne
- Local Distinctiveness Study of West Sussex.

### 1.2 Aims and objectives

#### 1.2.1 Aims

The aim of the Sussex EUS is to deliver a unique and flexible tool to aid the understanding, exploration and management of the historic qualities of 41 of the most significant towns in Sussex with a view to:

- archaeological and historic environment research and management.
- informing strategic and local policy.
- underpinning urban historic land and buildings management and interpretation.
- encouraging the integration of urban historic characterization into the wider process of protecting and enhancing urban character.

#### 1.2.2 Objectives

Key objectives of the project include the:

- synthesis of previous archaeological and historical work.
- creation of a Geographic Information System (GIS) that maps and allows the analysis of archaeological events, monuments and urban plan components using information obtained from a variety of sources.
- analysis of the origins and development of each town by establishing and examining its principal plan components and existing standing structures.
- identification of county-wide Historic Character Types and attribution of the types to different areas within each town.
- preparation of a Statement of Historic Urban Character for each town, to include assessment of archaeological potential and Historic Environment Value.
- identification of gaps in the understanding of the past occupation and historical development of character of each town through the development of a Research Framework.
- advice to local authorities on the development of guidance derived from the town studies.

### 1.3 Outputs

The principal outputs of the project comprise:

- Historic character assessment reports. Documents (of which this is one) that, separately for each town, summarize the setting and pre-urban activity; synthesize current archaeological and historical research; describe the development from origins to the present day; assess the surviving historic character and historic environment value; and set out a framework for future research on the historic environment of the towns.
- Geographical Information System (GIS) for the historic environment of each town. The GIS underpins the analysis and mapping of the town



reports, and is available to local authorities as a unique tool to support their decision making. The EUS-generated GIS data includes historic buildings and archaeological data, and mapping of areas for which Historic Character Type, historic land use, and Historic Urban Character Areas have been defined. The GIS data will be maintained and updated by the West Sussex County Council *Sites & Monuments Record* (SMR) and the East Sussex County Council *Historic Environment Record* (HER).

- Informing historic environment management guidance specific to each local planning authority, for the 41 EUS towns and Winchelsea, produced under the new Local Development Frameworks, and subject to formal consultation procedures.
- Background papers for the Sussex EUS project. Documents that include the project design, a summary of the methodology and an overall bibliography.

## 1.4 The structure of this report

### 1.4.1 The Setting

This introductory section describes the topography, geology, communications, and pre-urban archaeology of the ‘town’ (known as a village).

### 1.4.2 History

The history of Ditchling in this report can be a brief summary only. It aims to synthesize published research, and to provide a chronological overview of the development of the town as seen from documentary sources. The focus is placed on those matters – such as origins, economy, trade and institutions – that are most closely related to the built-up historic environment today. Aspects of the history of the village – such as the ecclesiastical, manorial, jurisdictional and more recent social history – have been published elsewhere, most notably in the *Victoria County History*<sup>3</sup> and the publications of *Ditchling Museum*.<sup>4</sup>

### 1.4.3 Archaeology

The archaeology section of this report draws on published and unpublished reports of excavations, archaeological assessments, and records of finds. This section also includes analysis of historic buildings (listed and non-listed) and the topography. Again, this section follows a chronological structure, and focuses on aspects of the material evidence of the past of

the village that relate most closely to the historic environment today.

### 1.4.4 Statement of Historic Urban Character

Whereas sections on history and archaeology (above) explore the development of Ditchling over time, this part of the report considers and defines the physical evidence of the past in today’s ‘townscape’. It does this by means of a character-based approach, operating at three different scales: areas of common Historic Character Type; larger and topographically familiar Historic Urban Character Areas; and the whole village. Assessment is made of the Historic Environment Value of each of the Historic Urban Character Areas, taking account of the archaeological potential.

## 1.5 Principal sources

Ditchling has been the subject of some archaeological and historical interest. The principal sources drawn on during the writing of this report are listed below. Many other sources have been used too, and full references have been given by use of endnotes.

### 1.5.1 History

Several local histories have been written for Ditchling, but there is no authoritative overall study such as those of the recent volumes of the *Victoria County History*. Nonetheless, the unpublished research of **Heather Warne** for the **East Sussex Archaeology Project** in 1984 is extremely important and valuable for its detailed analysis of the topographic and, chiefly medieval, documentary sources.<sup>5</sup>

### 1.5.2 Archaeology

Ditchling has seen very little archaeological investigation, reflecting its modest village-like scale today and the consequent lack of major redevelopment. Such work as there has been is limited to evaluations: **3-5 East Gardens** (no archaeological features or finds),<sup>6</sup> and **The Sandrock public house** (High Street).<sup>7</sup>

The **East Sussex Historic Environment Record** (HER) database has been invaluable for providing the pre-urban archaeological context.

### 1.5.3 Historic buildings

Ditchling has a high density of historic buildings, several of which have been the subject of detailed analysis or informed internal inspection by Margaret Holt and Margaret Goodare: their

record of the timber-framed houses having been published posthumously.<sup>8</sup> English Heritage's statutory list of historic buildings is also of use, though many of the descriptions are dated and were necessarily produced without internal inspection. Very limited fieldwork only was possible during this assessment and focused on correcting dating derived from such sources, identifying hitherto ignored buildings of historic interest (e.g. small flint barns and outbuildings of 18<sup>th</sup> and 19<sup>th</sup>-century date), and re-evaluating the dating and function of key buildings and monuments.

### 1.5.4 Geology and topography

The contextual discussion of the solid and drift geology has principally derived from 1:50,000 British Geological Survey digital data. Ordnance Survey Historic 25" maps for Epochs 1-4 (c.1875 onwards) have proved invaluable, especially as these have been used in digital form, allowing overlaying with each other and with other data.

The 1839 Tithe Map (*East Sussex Record Office*) captures pre-railway age Ditchling at a large scale. This map has been digitized and rectified to fit the National Grid to allow comparison with other maps and data. Vertical air photo coverage of 2000 provides a useful snapshot in time. All analysis and maps utilize the most recent large-scale Ordnance Survey mapping (digital MasterMap data).

### 1.6 Area covered by the report

The Sussex EUS assessment of Ditchling covers the historic core of the village. This excludes the 20<sup>th</sup>-century suburbs to the north and south-east of the village.

Ditchling is one of five 'towns' in Lewes District that have assessments such as this. The others are Lewes, Newhaven, Peacehaven and Seaford.

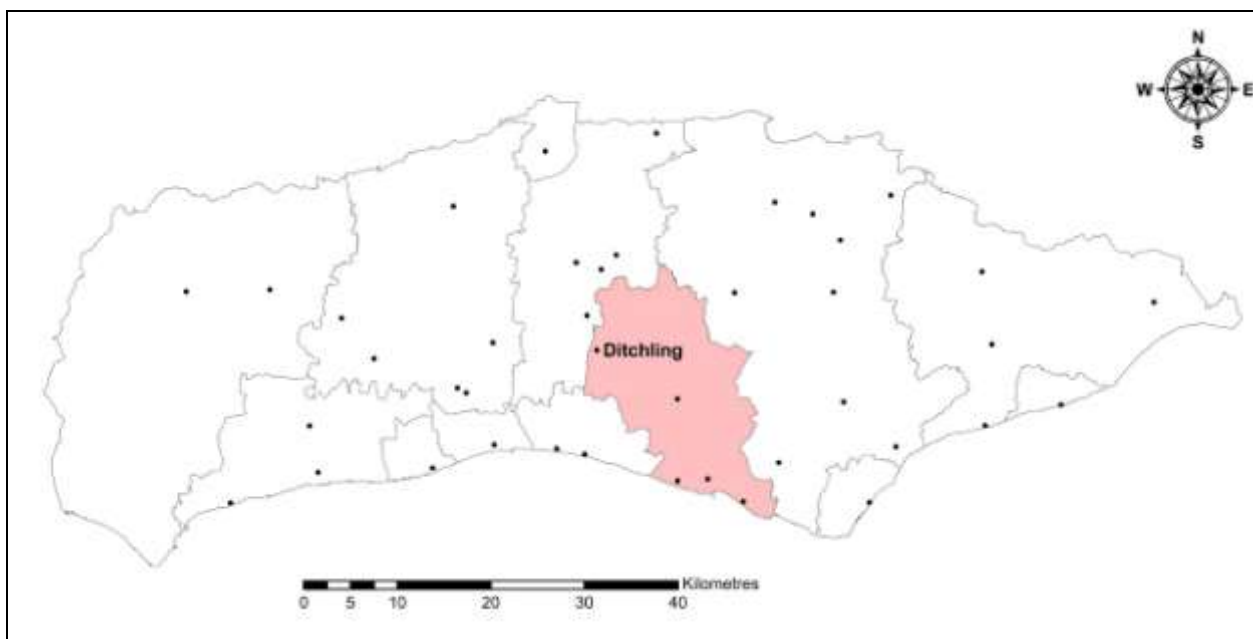


Fig. 1. Location of Ditchling within Sussex. Lewes District is highlighted and points locate the 41 Sussex EUS towns.

## 2 THE SETTING



Fig. 2. Ditchling from the Downs (to the south of the village).

### 2.1 Topography (Map 2)

Ditchling is situated at the southern edge of the Low Weald just 1.3km north of the scarp of the South Downs, which rise to their highest point at Ditchling Beacon (248m OD) south of the village. The village is on the south-east slope of a minor ridge, rising from 58m OD at the southern end of South Street towards Lodge Hill (over 85m OD) immediately north-west of Ditchling.

The principal streets of Ditchling are the north-south South Street/High Street/North End and the east-west Lewes Road/West Street, which form a cross-roads at the centre of the village. East End Lane runs parallel to, and 130m to the north of, Lewes Road, and was formerly a principal road. Today, the main shopping area is along the High Street.

Suburbs largely comprise ribbon-developments to the north and south-west of the historic core.

The village is at the centre of Ditchling Civil Parish, which, like the parishes to the east and west, is elongated so that it measures c.9.7km north-south, but only c.1.8km east-west. The southern third of the parish is on downland and Ditchling Common is located at the extreme north. The north-west corner of the parish was

transferred to Burgess Hill Urban District in 1934.<sup>9</sup>

### 2.2 Geology (Map 2)

#### 2.2.1 Solid geology

Along with the whole of Sussex, the rocks of the Ditchling area are sedimentary. Descending the Downs and crossing the village towards the High Weald, the rocks become progressively older. Ditchling lies 1.3km north of the Upper and Middle Chalk Formations (all Upper Cretaceous) of the South Downs, separated by a 1km-wide band of mudstones (commonly called clays) of the Gault Formation (Lower Cretaceous). The southern suburbs extend on to this, but the historic core of the village mostly lies on the sandstones of the Folkestone Formation (Lower Cretaceous). Around 30-50m north of, and parallel to, Boddingtons Lane and East End Lane this gives way to the silty sandstones of the Lower Greensand Group (Lower Cretaceous) and, 700-900m further to the north, to the mudstones of the Weald Clay Formation (Lower Cretaceous).

Large crystalline sandstone boulders – or sarsen stones – are found near the church at Ditchling (including an example built into the south wall of the churchyard itself). Although evidently moved around by man and, probably, previously by natural forces, they are a feature of the Downs, concentrated between the River Adur and the River Ouse (see especially Falmer, Rottingdean and Stanmer), and derive from silicification probably (and unusually for Britain) as late as the Neogene or Quaternary.<sup>10</sup>

#### 2.2.2 Drift Geology

In the absence of riverine and estuarine conditions, the drift geology of the Ditchling area is limited to undifferentiated head lying east and west of the village and extending southwards to the coombs of the scarp of the South Downs.

### 2.3 Communications

#### 2.3.1 Water

Ditchling is not located on or near any navigable water. Rather, it straddles the boundary of the catchments of the River Adur and the River Ouse.

#### 2.3.2 Road

Ditchling lies on comparatively minor roads. The B2112 is the main north-south road, linking

Haywards Heath and, via Clayton and Pyecombe, the London-Brighton A23(T). The B2116 forms a cross-roads with the B2112 at the centre of the village, and is a significant east-west route from the A281 north of Henfield, through Hurstpierpoint, Hassocks, Keymer, Ditchling and Plumpton to the A275 at Offham. South of Ditchling, the steep bostal road up to Ditchling Beacon provides a minor route to Brighton and to the A27(T).

### **2.3.3 Railway**

Ditchling has never been on the railway network, with the nearest stations being at Keymer, on the London-Brighton line (opened 1841), and Plumpton, on the Lewes-Keymer Junction (Burgess Hill) line of 1847. Both lines were built by the London Brighton and South Coast Railway (LBSCR).<sup>11</sup>

## **2.4 Evidence for pre-urban activity**

### **2.4.1 Prehistoric**

There has only been one rather ambiguous (*ex situ*) prehistoric find within the EUS study area:

- Ditchling churchyard – a Lower Palaeolithic (500000 BC to 150001 BC) handaxe was found in 1977, in a pile of flints delivered to Ditchling churchyard for repair of a flint wall, but appears to have come from the area [HER reference: TQ 31 NW53 – ES1314].

Finds and sites are better attested just outside the EUS study area:

- Lodge Hill – Mesolithic (10000 BC to 4001 BC) site situated on the Lower Greensand close to the foot of Lodge Hill. Approximately 2000 flints were found c.1976 with a high percentage of waste flakes and several hammerstones, concentrated in an area of about 30m square. The completed tools include parallel-edged blades, microliths, scrapers, microburins, awls and points, the last including a few examples of hollow-based points [HER reference: TQ 31 NW50 – ES1312].
- Lodge Hill – Bronze Age (2350 BC to 701 BC) bowl barrow [HER reference: TQ 31 NW8 – ES1305].
- Nether Bowries, North End – fragments of a Late Bronze Age (1000-701 BC) cauldron found in the garden c.1939. It is of Leeds B2 type, datable by associated finds to 600-550 BC [HER reference: TQ 31 NW10 – ES1306].

- Laine Field (north-east of Dumbrell Court) – Iron Age silver coin of Verica, King of the Atrebates tribe AD 10-40, was found on farmland in 1987 [HER reference: TQ 31 NW52 – ES1313].

### **2.4.2 Romano-British**

The east-west 'Greensand Way' Roman road is a reliably attributed Roman road that passes east-west through the EUS study area, crossing the main north-south road of the medieval town c.75m north of the junction of Boddingtons Lane and High Street. The road connected Stane Street, the London-Hassocks road and the London-Lewes road.

The only Romano-British find spot in the immediate vicinity of the EUS study area was found c.200m north of the Roman road:

- Field 250m north of East End Farm – Romano-British pottery and several 2<sup>nd</sup> to 3<sup>rd</sup>-century AD coins have been found whilst ploughing [HER reference: TQ 31 NW49 – ES1311].

### **2.4.3 Early to mid Anglo-Saxon**

No evidence of early or mid-Anglo-Saxon activity has been found in or immediately adjacent to the EUS study area.

### **2.4.4 Implications of pre-urban archaeology**

Despite the lack of excavations in or near to the EUS study area, the implications from all the pre-urban finds are clear: significant evidence for Romano-British, and earlier, occupation of the Ditchling area and its environs has been found and should be anticipated in any archaeological excavation in the area.

## 3 HISTORY

### 3.1 Origins: 8<sup>th</sup>-12<sup>th</sup> centuries

#### 3.1.1 Place-name

The name *Ditchling* is first recorded in the Old English form *Dicelinga* from c.765, and as *Diccelingum* in King Alfred's will (c.880), probably meaning 'people of Dicel'.<sup>12</sup> An early suggestion that the name refers to ditches or dykes has been revived recently, either in relation to the pale of the park at Ditchling (probably originating in the Anglo-Saxon period) or, even, postulated defences relating to the pre-10<sup>th</sup>-century regional centre.<sup>13</sup>



Fig. 3. St Margaret's church from the west, with the remains of Court Farm in the foreground.

#### 3.1.2 Anglo-Saxon regional centre

Heather Warne has made a case for the royal manor of Ditchling as a regional centre before the 10<sup>th</sup> century. Her argument can be summarized as follows: the Alfredian burh of Lewes appears to have been founded on a largely empty site in the 9<sup>th</sup> century, implying a shift of administration away from an older centre; Ditchling is centrally placed to a postulated region of Sussex (effectively a precursor of the

Norman rapes) bounded by the Adur and Ouse; the village is located on key routes (including the Roman road of the Greensand Way); Ditchling manor is unique in Lewes Rape for having dependencies and land throughout the whole rape (including the only ironworks recorded in Anglo-Saxon Sussex); Ditchling had a park probably before the late Anglo-Saxon period; and in Domesday Book (1086) Ditchling was located in Swanborough Hundred (Old English *swāna-beorg* meaning 'peasants' hill'<sup>14</sup>), being detached from the other constituent manors in the Lewes area, reflecting the putative former folk-moot location at Ditchling (possibly to be identified with Lodge Hill). If Warne is correct, then this would imply a significant and early focus of population. The replacement of such an early regional centre by the Alfredian burh of Lewes would have reflected both defensive needs and the lack of a port at Ditchling.<sup>15</sup>

In contrast to, but by no means contradicting, this early secular importance, Ditchling appears to have been part of the *parochia* of a minster probably coincident with the boundaries of the discontinuous estate of Stamner, recorded c.765. This estate extended as far as the Surrey border, and may well have had its minster church at Lindfield rather than Stamner itself.<sup>16</sup> Ditchling had developed as an autonomous parish by the late 11<sup>th</sup> century, with its boundaries from the village northwards seemingly preserving those of part of the old *parochia*.<sup>17</sup>

#### 3.1.3 Late Anglo-Saxon and medieval village

Whatever the status of Ditchling before the 10<sup>th</sup> century, it is clear that by the late 11<sup>th</sup> century there was a village. Domesday Book (1086) records a church, a mill, 108 villagers and 40 smallholders, but a significant proportion of the population were Wealden tenants of Ditchling Manor. Consideration of the post-Conquest manorial records suggests that just under half the 108 villagers in Domesday Book were living in Ditchling and it is almost certain that this population was clustered in a village. Allowing for families, and cottagers and servants on the demesne lands, this could indicate a population of c.200-50.<sup>18</sup>

Further evidence of a significant nucleated settlement by the late 11<sup>th</sup> century is supplied by a grant of the church and common rights to Lewes Priory, by William de Warenne c.1090:<sup>19</sup> the precise definition of the monks' tenants common rights is a good indication of an existing

population with its own well-established common rights.<sup>20</sup>



Fig. 4. The Bull and Post Office, on small medieval cottage plots created from wayside waste.

Immediately south of the village, running east-west on the band of Gault clay, lay medieval Ditchling Park. This is documented from 1274, but its extension across Keymer parish indicates that it pre-dates the definition of the parishes c.1100 and, as we have seen (section 3.1.2) was probably pre-Conquest.<sup>21</sup> However, the park was evidently established, or a least extended to its medieval form, later than the creation of Court Farm, the home farm of Ditchling Manor, and the location for the manorial courts three or four times each year.<sup>22</sup>

Within the village centre population expansion in the 12<sup>th</sup> and 13<sup>th</sup> centuries has been linked to expansion of the village west of the High Street into demesne land, and to the creation of small cottage plots on the east side of the cross-roads near, and including, the site of the Bull Inn. The latter were without common rights and were probably carved out of spare wayside land for an increasing population of artisans and tradesmen. Certainly the trades of baker, thatcher, tailor, white tawer and tanner were recorded in the 14<sup>th</sup> century.<sup>23</sup>

While such evidence does not suggest Ditchling had achieved anything approaching urban status, the granting, in 1312, of a weekly (Tuesday) market and an annual fair (on the vigil, feast and morrow of St Margaret's: i.e. 19<sup>th</sup>-21<sup>st</sup> July) is significant.<sup>24</sup> With other contemporary or earlier market centres (Cuckfield, Lewes, Brighton, Preston, and Henfield) all approximately 10km distant, Ditchling evidently had a significant hinterland. Given this hinterland, the earlier growth of

Ditchling, and the fact that political expediency by Edward II had much to do with the flurry of market grants at this time, it is likely that the grant simply formalized customary usage.<sup>25</sup>

The impact of the Black Death and economic national decline in the mid-14<sup>th</sup> century is not documented, but it appears that population growth in the 15<sup>th</sup> century was sufficient to cause subdivision of earlier medieval plots. By the end of the medieval period some virgaters were living by their lands at a distance from the village, apparently as a result of this population growth.<sup>26</sup>

### 3.1.4 Church and religion

Little is known of the medieval history of the parish church after being granted to Lewes Priory. The first vicar is recorded in 1415, with the last rector recorded in 1382.<sup>27</sup>

## 3.2 The village c.1500-1800



Fig. 5. Monument to local landowner Henry Poole, d.1580, in the parish church.

### 3.2.1 Economic history

In the absence of population figures for Ditchling in 1524, it is difficult to gauge precisely the change in the early post-medieval population figures. Records from c.1600 onwards, however, confirm that 16<sup>th</sup> and early 17<sup>th</sup>-century growth resulted in more colonization of wayside waste on the edge of the demesne, and new colonization to the north of the village on or near the common. The subdivision of medieval plots severed from their land holdings occurred

throughout this period but was particularly a feature of the 16<sup>th</sup> and 17<sup>th</sup> centuries. This had a significant impact on East End Lane, which evolved from a cluster of farmhouses into a village street that included tradesmen and cottagers (with such trades as tanners<sup>28</sup>). At the same time, the continuing development of wayside waste on the north-south road to Haywards Heath saw the beginning of the move of the village centre away from East End Lane to the present High Street.<sup>29</sup>

In 1676 the population was around 270, although numbers at this date were typically reduced by epidemics. In 1724 the population had either recovered or grown to around 360, and thereafter grew steadily, reaching 706 by 1801.<sup>30</sup> The predominance of parish, rather than village, statistics and the diverse source of these figures, means that they should be taken as indicative of general trends only.

The location of the village on a trans-Wealden route to London was significant for the post-medieval economy. The Bull was in existence by the mid-16<sup>th</sup> century,<sup>31</sup> and in the survey of inns and alehouses of 1686, Ditchling had less than 20 stablings and less than 10 guest beds, and was on a par with nearby Henfield. The provision for travellers at Ditchling was a little less than at smaller towns further into the Weald (such as Cuckfield and Lindfield) and insignificant compared to the major Wealden towns: Horsham provided 365 stablings and 83 beds, on the main road from London to Brighton, via Steyning; and East Grinstead provided 247 stablings and 103 beds, on the main road from London to Lewes and (increasingly) Newhaven and Brighton.<sup>32</sup>

With the growth of Brighton accelerating in the late 18<sup>th</sup> century, a more direct route to London was required, and the parallel routes through Cuckfield and Lindfield were both turnpiked through Acts of 1770.<sup>33</sup> The Lindfield turnpike used the medieval road from Turners Hill, ascending the South Downs at Ditchling. The ascent of the scarp of the South Downs marked an eastwards shift to the present route from the previous ascent via Burnthouse Bostal. The road from the west, from Henfield and Keymer, was turnpiked following an Act of 1777.<sup>34</sup> In the Ditchling area this initially used existing roads: the route led along West Street, turning south just west of the junction with Lodge Hill Lane, past Drove Cottages. The existence of a second inn, The White Horse, by the late 18<sup>th</sup> century reflected the increased traffic coming through the village.<sup>35</sup>

In the 18<sup>th</sup> century, fairs were held on Lady Day (25<sup>th</sup> March) and on 12<sup>th</sup> October.<sup>36</sup>



Fig. 6. Baptist meeting house and burial ground.

### **3.2.2 Church and religion**

The impact of Henry VIII's Dissolution of the Monasteries and the Reformation was minimal on the parish church. Although the surrender of Lewes Priory required the alternative granting of the rectory and advowson (initially, in 1538, to Thomas Cromwell then, in 1541, to Anne of Cleves),<sup>37</sup> there is no evidence for substantial decline following the loss of the patronage of the Cluniac monks.

Protestant nonconformity flourished in the renewed conformism of the Restoration (1660) and, especially, the Act of Uniformity (1662) with its Revised Book of Common Prayer. The Compton census of 1676 records that 64 of the 202 adults in the parish were nonconformists.<sup>38</sup> A similar proportion is recorded for 1724, with 25 of the 80 families being Anabaptists, and 10 more being other dissenters.<sup>39</sup> The Toleration Act (1689) allowed for the building of meeting houses, but the first evidence of a purpose-built house is found c.1730-5 when Robert Chatfield gave a piece of land for a Baptist meeting house and burial ground.<sup>40</sup> Records relating to the new meeting house date from 1737.<sup>41</sup> Evidently, Ditchling was a focus of Baptist worship for a wider area, although secession (unapproved departure) had an early effect when Wivelsfield seceded from Ditchling in 1762-3.<sup>42</sup>

### 3.3 The village c.1800-2005

#### 3.3.1 Economic history



Fig. 7. Lewes Road: a new turnpike road of 1812.

The early 19<sup>th</sup> century saw the peak in London-Brighton coach traffic, as the seaside resort expanded rapidly. Increased road travel meant that the granting of a new and more direct London-Brighton turnpike route – approximately on the line of the present A23 – in 1808 (opened 1813) had little effect on Ditchling.<sup>43</sup> Indeed, further development of turnpike routes took place at Ditchling. An Act of 1812 established the Offham-Plumpton-Westmeston-Ditchling road, which created a new route within the village (Lewes Road).<sup>44</sup> Around this time, the route to the west was modified to make a more direct route to Keymer from the end of West Street (Keymer Road), and the old route was abandoned. Further major modification occurred in 1830 with the construction of a new route leading south-west of the village to the London-Brighton road at Clayton, effectively bypassing the road over Ditchling Beacon. The impact of the new routes, especially the faster access to Brighton, resulted in a minor property boom in the village and the ‘influx of new middle class’.<sup>45</sup> Other direct economic effects of the turnpike roads are visible in the success of The Bull and, to a lesser degree, The White Horse as coaching inns.<sup>46</sup>

The advent of the railways brought the coaching trade to an abrupt end. A London-Brighton

railway was proposed as early as the 1820s, but the eventual scheme was passed by Parliament in 1837. Haywards Heath station marked the southern end of a section of the line that opened on 12 July 1841: the section from Haywards Heath to Brighton, via Burgess Hill, opened on 21 September 1841.<sup>47</sup> The nearest station to Ditchling was 2km distant, just west of Keymer (Hassocks Gate Station). A line from the burgeoning channel port at Newhaven opened in 1847, joining the London line at Keymer Junction (750m north of Burgess Hill station). This passed 2km north-west of Ditchling, with the nearest station at Plumpton, 3.5km distant.<sup>48</sup> In a similar manner to the nearby Wealden towns of Cuckfield and Lindfield, the economy of Ditchling suffered from this lack of a rail connection. Bereft of the coaching trade, the village stagnated as the new railway towns of Hassocks and, especially, Burgess Hill flourished within its former hinterland. With the decline in the agricultural workforce in the later 19<sup>th</sup> and 20<sup>th</sup> centuries, and the popularity of the motor car in the 20<sup>th</sup> century, Ditchling’s economy has become increasingly dependent on commuters and the retired population.



Fig. 8. Surviving shops at 19<sup>th</sup>-century 4-8 West Street.

In addition to the usual shops and trades of a village that survived this new competition,



Ditchling had a distinctive printing craft, using hand presses. St Dominic's Press was founded by Hilary Pepler in 1916, in a workshop at the rear of Sopers, 28 High Street (previously occupied by sculptor Eric Gill). Pepler and Gill relocated the press to the workshops of the Roman Catholic community of Dominican tertiaries on Ditchling Common in 1920, then back to the village (at 2-8 South Street) in 1937 – at which point it became Ditchling Press. The business moved to Burgess Hill in 1986.<sup>49</sup>

The population figures for the period are particularly interesting. A rapid increase in the early 19<sup>th</sup> century (706 in 1801; 1148 in 1841) was followed by a slight reduction (1069 in 1851; 1082 in 1861), and a rise to 1342 in 1881. Thereafter, in common with many other parishes in the very west and east of Sussex,<sup>50</sup> population decreased, falling to 1226 in 1891. After three decades of no growth, the total population figure had recovered to its 19<sup>th</sup>-century high by 1921 (when it numbered 1414), and, allowing for the loss of part of the parish to Burgess Hill in 1934 (with c.300 of the population) thereafter saw steady small-scale growth: 1683, in 1931; 1644, in 1961; and 1802 in 2001.<sup>51</sup>

### **3.3.2 Church and religion**

St Margaret's church has remained intact as an institution throughout this period. In 1926 the vicarage in East End Lane (now Dymcocks Manor) was sold, with the new vicarage being an 18<sup>th</sup>-century house in West Street.<sup>52</sup> Protestant nonconformism strengthened in the 19<sup>th</sup> century, with a Beulah Strict Baptist chapel built in 1867 (closed 1935-8: survives as 9 East End Lane).<sup>53</sup> Apparently a Wesleyan chapel in South Street opened in 1873.<sup>54</sup> There was a mission room, or chapel, next to 26 North End c.1900, and another, perhaps the replacement, was built at the southern end of South Street before the First World War.<sup>55</sup>

### **3.3.3 Urban institutions**

During the 19<sup>th</sup> and 20<sup>th</sup> centuries Ditchling has seen the development of a range of social and public functions that did not exist previously. The detail of these is beyond the scope of this brief account, but the salient institutions are included.

A free school was built to the north of the Baptist meeting house on East End Lane in 1814. This was in use c.1830, but had closed by 1836: it was converted to houses (School Cottages).<sup>56</sup> At this date a National School was built near the church in 1836, and extended in 1886. When St Margaret's Church of England Primary School

moved to new premises off Lewes Road in 1983, the old building became Ditchling Museum.<sup>57</sup>

The 18<sup>th</sup>-century workhouse survived the 1834 Poor Law Amendment Act, with the new Poor Law Union of Chailey having workhouses in Chailey, Ringmer and Ditchling.<sup>58</sup> The workhouse on the corner of South Street and Lewes Road was demolished 1872-4 for widening of South Street.<sup>59</sup>

The village hall in Lewes Road opened in 1920.<sup>60</sup> The village green was created in the 1960s from the ancient farmyard of Court Farm, purchased for such use to prevent threatened redevelopment.<sup>61</sup>

The cricket club was formed in 1835, and its first match played the following year at the bottom of Lodge Hill.<sup>62</sup> Cricket in the parish, however, dates back at least to 1785.<sup>63</sup>



Fig. 9. Former Baptist free school, 28-32 East End Lane.

## 4 ARCHAEOLOGY

### 4.1 Anglo-Saxon settlement (Map 5)

#### 4.1.1 Architectural evidence



Fig. 10. St Margaret's church: west wall of nave.

There are no discernible upstanding remains of the Anglo-Saxon church, or churches, although it has been postulated that the nave walls of St Margaret's are pre-Conquest.<sup>64</sup> The earliest surviving visible masonry of the nave walls is the external face of the west wall, where, either side of the obvious patching around the 19<sup>th</sup>-century window, the herringbone-coursed flint rubble suggests a date of the 11<sup>th</sup> or early 12<sup>th</sup> century.

#### 4.1.2 Excavations and topography

There is no direct archaeological evidence for Anglo-Saxon Ditchling, most probably simply reflecting the fact that there has been no significant excavation within the village.

Heather Warne's analysis of the parish, however, includes study of the topography of the village from both documentary and map sources. Though elements of the village are rarely firmly datable to the Anglo-Saxon period, her inferences from such sources are wholly reasonable. The church and cottage plots to the north were exceptional in that they were cut out of the eastern side of the narrow north-south

demesne strip. Of course, it is possible that the church predates the demesne strip: either way, its location was carefully chosen on a prominence at the southern end of the Lodge Hill-Burgess Hill ridge. A sarsen stone built into the southern churchyard wall does not provide evidence of earlier – pagan – use of the site and this is reinforced by the concentration of such locally-derived boulders to the west of the churchyard (within the area of former Court Farm). As the home farm of the manor (and the location for the medieval manorial courts), Court Farm itself is likely to represent a site of pre-Conquest settlement.<sup>65</sup>

Otherwise the Anglo-Saxon village was concentrated along East End Lane, presumably part of a pre-existing route from the Iron Age hillfort (via Nye Lane) to Lodge Hill and the Weald. The High Street is part of another obvious early north-south route, marking the boundary between the demesne and villagers' lands. Both routes doubtless have their origins in Anglo-Saxon, or perhaps even Iron Age, transhumant routes linking Downland settlements to their Wealden wood pastures. An early east-west route within the village area is marked by Fieldway, leading to the western part of Lewes Road (east of the junction being a later turnpike) and West Street. To the south of the village, the main east-west route (passing through Westmeston and Keymer) is likely to have continued westwards from the southern end of East End Lane to the pre-turnpike Keymer road on the west of the village.<sup>66</sup>



Fig. 11. St Margaret's church: view from the chancel.

## 4.2 Post-conquest village (Maps 6-8)

### 4.2.1 Buildings



Fig. 12. 45 East End Lane.

St Margaret's church is the oldest medieval building in the village. The first datable modification of the possibly pre-Conquest nave is the late 12<sup>th</sup>-century arcade in the south wall, necessary for the addition of an aisle. More substantial modification occurred in the late 13<sup>th</sup> and early 14<sup>th</sup> centuries when transepts and an extensive chancel were added, together with a crossing tower, and, slightly later, a south chapel to the chancel.

There are eight identifiably late medieval houses surviving in the village, all timber framed and all but one concentrated on or near the High Street. The exception is Cherry Tree Cottage, 45 East End Lane, which was a single-aisled hall of c.1400. Brewers, 11 East End Lane, retains the moulded dais beam and the elements of the cross-passage screen from its two-bay open hall of probable early 15<sup>th</sup>-century date.<sup>67</sup>

### 4.2.2 Excavations and topography

Again, the absence of archaeological excavation restricts the understanding of medieval Ditchling, although the small evaluation at **The Sandrock public house** (High Street) revealed a medieval ditch dated by pottery to the 12<sup>th</sup> to 13<sup>th</sup> centuries. The ditch ran across the narrow plot and was coincident with a surviving boundary.<sup>68</sup> At c.75m from the High Street frontage and up to c.50m from East End Lane it is unclear which street

was faced by any properties defined by this boundary, perhaps both.

Certainly, the 12<sup>th</sup> and 13<sup>th</sup>-century expansion of the village from its nucleus along East End Lane appears to have resulted in the creation of plots on the east side of the High Street as far south as the cross-roads with West Street/Lewes Road, taking from the wide area of wayside waste. We have seen (above, section 3.1.3) similar expansion into demesne lands at this time and, again, in the 15<sup>th</sup> and 16<sup>th</sup> centuries. This appears to account for the development of West Street and, also from wayside waste, the west side of the High Street. In contrast with the spacious plots of the agriculturally-based Anglo-Saxon villagers, the population expansion and increase in artisan and service traders of the medieval period is most likely to account for the more constrained plots in evidence around the cross-roads and extending northwards along the High Street as far as East End Lane, though these fall short of regular burgage plots in more urban contexts.

To the north of the church, levelling of ground for the expansion of the graveyard in the late 19<sup>th</sup> century revealed foundations that may relate to the old Rectory House and tithe-barn.<sup>69</sup>

An open grassy slope comprising Leasing Hill and The South Down on the south side of the village (i.e. south of West Street and Lewes Road) probably functioned as a village green,<sup>70</sup> and could have accommodated the fair and, possibly, the market.



Fig. 13. Brewers, 11 East End Lane.

### 4.3 The town c.1500-1800

#### 4.3.1 Buildings



Fig. 14. Wings Place, 24 West Street: 16<sup>th</sup>-century timber framing.

Ditchling has 36 surviving buildings, or groups of buildings, that date from between 1500 and 1800: eight from the 16<sup>th</sup> century, 15 from the 17<sup>th</sup> century, and 13 from the 18<sup>th</sup> century.



Fig. 15. 1 South Street, showing northern gable.

All except five of the 16<sup>th</sup> and 17<sup>th</sup>-century buildings are timber framed. Wings Place, 24 West Street (Grade I) is the most impressive of these: formerly known as Anne of Cleves House, this is a large 16<sup>th</sup>-century timber-framed house with cross-wings, restored in 1936.<sup>71</sup> Of similar date, and also with visible timber framing, is the corner building of 1 South Street, with its gable end and (now underbuilt) jetty facing West Street rather than South Street. Although the rear of Bank House, 7-9 High Street has a fragment of a coupled-rafter roof that is evidently late medieval, the building is predominantly of the 16<sup>th</sup> century – including the rather restored gabled elevation to the street. Adjacent 5 High Street (unlisted) is of c.1600. Other examples of 17<sup>th</sup>-century timber framing (such as Cotterlings, 28 West Street) are less visible externally.

The 18<sup>th</sup>-century buildings are of brick, except for two examples of flint rubble construction. The latter comprise the barn on the north side of the village green (i.e. formerly part of Court Farm) and the Vicarage, West Street (originally a pair of flint cottages). Brick buildings of this date range from modest terraced cottages, such as 8-20 High Street and 2-6 Church Lane, to more substantial street-front houses, such as The Limes, 32 High Street. In addition to new-built houses, the 18<sup>th</sup> century also saw remodelling of earlier timber-framed buildings. This is exemplified at Cotterlings, 28 West Street, where the earlier timber framing was given a fashionable facing of black mathematical tiles c.1790.

#### 4.3.2 Topography (Maps 9-11)

The distribution of surviving historic buildings does not make explicit the large-scale re-organization of Ditchling which occurred between 1500 and 1800. The expansion of the High Street had begun in the medieval period, and in the post-medieval period this new area began to dominate, and East End Lane declined. By 1800, the High Street, the southern side of West Street and the northern part of South Street were the most densely occupied parts of the village, with their largely continuous street frontages giving an urban look to Ditchling. We have seen that the flourishing north-south route to London was significant in the later stages of this shift of focus, and that this was furthered by turnpiking of the London road, and that from Henfield and Keymer, leading to West Street. The pre-1800 turnpiking of older routes, however, had no direct impact on the street plan of the built-up area.



Fig. 16. The Limes, 32 High Street.

## 4.4 Expansion: c.1800-2004 (Maps 1, 3 and 4)

### 4.4.1 Buildings and topography

The turnpiking acts of the early 19<sup>th</sup> century had a more direct impact on the topography of Ditchling, most particularly in the case of that of 1812. This created Lewes Road and downgraded East End Lane to the role of a side street.

The majority of the buildings in Ditchling date from this period, not so much as a result of loss of earlier buildings, but through gradual expansion of the village. This growth largely occurred after the First World War and especially after 1945.

There are numerous buildings dating from the early 19<sup>th</sup> century, and this is varied and scattered infill and rebuilding similar to the 18<sup>th</sup>-century houses, and concentrated on or near the High Street. The small boom of building at this time reflected the burgeoning coach traffic and the road improvements around Ditchling. Nowhere is this more directly apparent than in the rebuilding of The Bull, in its coaching inn heyday prior to the construction of the London-Brighton railway line.

In this pre-railway period, local buildings materials predominated, both in the form of brick

and flint. The contemporary barn to the rear of The Bull is built of flint rubble, as are early 19<sup>th</sup>-century 22-4 High Street; 26-8 (Chestnuts and White Lodge), North End; and the former outbuilding of Court Farm, at the south-east corner of the village green.

The fall in population in the two decades after 1841 is reflected in the absence of building from this period. Likewise, the temporary recovery of c.1880 is represented by new building. This is most evident in the new infill off the main street frontages: for example, in the stuccoed terraces of 9-21 The Twitten and the semi-detached villas nearby (6 and 8 The Twitten, and 31 and 33 Lewes Road). It was not until immediately after 1900, however, that building began along the new part of Lewes Road (i.e. east of the junction with earlier Fieldway), with 32-40 and 42-4 being substantial Edwardian villas of detached and semi-detached form. More modest terraced housing of this period was built at Sunnyside 19-25 Lewes Road (1898) and 60-6 East End Lane.



Fig. 17. Ford Cottage, 42 East End Lane (c.1812).

Significant expansion after the First World War saw further village-centre infill, with detached houses between Fieldway and East End Lane; and semi-detached and detached housing on newly set-out The Dymcocks and East Gardens, to the north of East End Lane. Outside the EUS study area, Ditchling acquired suburbs in the form of ribbon-development along Lewes Road, Beacon Road, Clayton Road and Common Lane. Development in these areas after 1945 has tended to be denser and, often, sits behind the earlier ribbon development, as at Dumbrells Court (redeveloping Northend Farm), Neville's Cottages, Long Park Corner and Shirleys.



Fig. 18. 9-21 The Twitten.

Within the EUS study area, the post-1945 period has been marked by further infill, such as that between Fieldway and Lewes Road (including the new school of 1983); and Charlton Gardens. Subdivision of historic plots for has also occurred, for example for the building of Wings Cottage, West Street; and Glebe Cottage, Church Lane. All this development is of modest scale, so Ditchling has neither gained uniform modern housing estates. More unusually for a village or small town of its size, Ditchling has not entirely lost the abrupt interface between historic core and open countryside: if anything, the focus on small-scale (even unplanned) ribbon development has allowed this rather hidden feature to survive on the west and north-east sides of the village.



Fig. 19. Ditchling tithe map, 1839 (copy in *East Sussex Record Office*).

## 5 STATEMENT OF HISTORIC URBAN CHARACTER

### 5.1 Town summary

#### 5.1.1 Historic environment overview

Bereft of its function and status as a minor medieval market centre and, later, as a coaching station on one of the London-Brighton roads, Ditchling missed much of the development seen elsewhere in the second half of the 19<sup>th</sup> century and 20<sup>th</sup> century. The early relative decline of the village – which possibly peaked in importance before the 10<sup>th</sup> century – and the lateness and small-scale of the addition of new housing have had the effect of preserving a very high proportion of the pre-c.1840 buildings and topography of the town. Although survival has been high, Ditchling was much smaller than many other medieval market centres and never achieved borough status or even many recognizably urban attributes, so the numbers and range of buildings is smaller than those found, for example, at Lewes, Rye or Steyning. That said, West Street, High Street, and the north end of South Street have significant concentrations of medieval and, especially, early post-medieval buildings. East End Lane and North End have more scattered historic buildings. Less visible is the still largely unexplored archaeological evidence of the medieval village.

#### 5.1.2 Historic environment designations (Map 4)

There are 48 listed buildings and monuments in the EUS study area, of which two are Grade I, one is Grade II\* and 45 are Grade II. Of these, eight pre-date 1500; eight are 16<sup>th</sup> century; 13 are 17<sup>th</sup> century; 10 are 18<sup>th</sup> century; eight are early 19<sup>th</sup> century; and one is from 1914-45.<sup>72</sup>

Ditchling has a Conservation Area. There are no Scheduled Monuments in the town.

There are an additional 12 important historic buildings recognized in this assessment that have not been listed: one house of the mid-15<sup>th</sup> century (Dymcocks Manor), two 17<sup>th</sup>-century houses (103 East End Lane and 5 High Street), three 18<sup>th</sup>-century houses (1 and 3 High Street, 39 and 41 High Street, and Lodge Hill Cottage, Lodge Hill Lane), and six early 19<sup>th</sup>-century buildings (including important outbuildings/barns, such as that to the rear of The Bull and that

formerly part of Court Farm, on the south side of the village green).

#### 5.1.3 Historic building materials

With the exception of the church (largely of flint and local sandstone), the pre-1600 buildings of the town are all timber framed, albeit often with brick and flint. The 17<sup>th</sup> century sees similar dominance of timber framing, but with examples of brick and flint as the main construction material. The 18<sup>th</sup>-century saw the rise to dominance of brick, although this again was very much a locally available material. Flint continued to be used for buildings and boundary walls, however, and survived well into the 19<sup>th</sup> century. Clay tiles are used for roofs, tile hanging (11 examples) and mathematical tiles (one example of c.1790 applied to a 17<sup>th</sup>-century timber frame).

### 5.2 Historic Character Types

#### 5.2.1 Historic Character Types and chronology (Maps 5-13)

Historic Character Types (HCTs) for Sussex EUS
Lane/road [includes all historic routes]
Major road scheme [modern ring roads, motorways etc.]
Bridge/causeway
Regular burgage plots
Irregular historic plots [i.e. pre-1800]
Proto-urban
Vacant [reverted from built-up to fields etc.]
Market place
Church/churchyard [i.e. parish]
Cemetery
Religious house [abbey, priory, convent etc.]
Great house
Castle
Town defences
Other fortification
Barracks
School/college
Public
Farmstead/barn
Mill
Suburb [estates and individual houses]
Retail and commercial [i.e. post-1800]
Extractive industry [e.g. sand pit, brickfield]
Heavy industry [e.g. steel or automotive industry]
Light industry [e.g. industrial estates]
Utility
Quay/wharf [inc. boatyards]
Harbour/marina/dock
Station, sidings and track
Inland water

Orchard
Market garden [inc. nursery]
Allotments
Race course
Sports field [inc. stadia, courts, centres etc.]
Park
Informal parkland [e.g. small civic areas, large grounds]
Seafront [piers, promenades etc.]
Beach/cliffs

Table 1. Sussex EUS Historic Character Types.

**Historic Character Types** have been developed in the Sussex EUS to describe areas of common character by reference to generic types found across all 41 towns. Historic function is often the key determinant of character type, hence the term ‘Historic Character Types’ and the time-depth implicit in many of the types in Table 1 (e.g. *regular burgage plots*). The types also reflect the character of these towns, and, thus, they are different from those that would be applied nationally or to another county.

The Historic Character Types have been mapped to areas within the towns (polygons in the Geographical Information System that underpins the Sussex EUS). Whilst character type can prove consistent throughout a large area (for example, across a late 20<sup>th</sup>-century housing estate), different historic use of part of that area has been used as a basis for subdivision. This is to allow the application of the types in Table 1 to the mapped polygons throughout the 15 periods of the **EUS chronology** (Table 2). This means that for any area within the town, or mapped polygon on the Geographical Information System, both the present Historic Character Type and the past land use(s) are defined.

Period	Date
Period 1	500,000BC-AD42
Period 2	43-409
Period 3	410-949
Period 4	950-1065
Period 5	1066-1149
Period 6	1150-1349
Period 7	1350-1499
Period 8	1500-1599
Period 9	1600-1699
Period 10	1700-1799
Period 11	1800-1840
Period 12	1841-1880
Period 13	1881-1913
Period 14	1914-1945
Period 15	1946-present

Table 2. Sussex EUS chronology.

This approach gives time-depth to the map-based character component of the Sussex EUS, and is structured to take account of both upstanding and buried physical evidence of the past. It enables the generation of maps (e.g. Maps 5-11) showing the changing land use of the urban area throughout the history of each town, and, through use of the Geographical Information System developed as part of this assessment, for simple interrogation of any area in the town to show all its known past land uses.

## 5.2.2 Historic Character Types in Ditchling (Map 12)

Although Historic Character Types represent county-wide types, modern Ditchling is characterized by its particular concentration of some types and the comparative rarity, or absence, of others. For example, the identification of significant areas of *irregular historic plots* and an absence of *regular burgage plots* reflects the fact that the small medieval market centre saw no significant phase of planning.

## 5.3 Historic Urban Character Areas (Maps 14 and 15)

### 5.3.1 Defining Historic Urban Character Areas (HUCAs)

Whereas Historic Character Types have been applied to areas of the Sussex towns with consistent visible character and historical development – and are mapped across the whole history for each town – **Historic Urban Character Areas (HUCAs)** represent meaningful areas of the modern town. Although similar areas are found in many towns, HUCAs are unique, can include components of different history and antiquity, and usually represent amalgamation of several Historic Character Types.

Thus, HUCA 1 in Ditchling combines six Historic Character Types that represent the *church/churchyard*, a *farmstead/barn* and *inland water* (the pond) dating from at least Period 4 (i.e. 950-1065); *informal parkland* deriving from *irregular historic plots* which became *vacant* in Period 7 (1350-1499); a *school/college* of Period 11 (1800-40); an extension to the *church/churchyard* of Period 13 (1881-1913); and the *public* area of the village green of Period 15 (1946-present) deriving from part of the *farmstead/barn* of Period 4. Combining this complexity into a single HUCA called *Church* reflects the largely coherent character of the



area today. This coherence renders HUCAs suitable spatial units for describing the historic environment of the EUS towns, for assessing their **archaeological potential**, **Historic Environment Value** and for linking to **research questions**.

Some components of the towns are not included as HUCAs: roads (other than those that were built as part of a particular development) and waterways are kept separate as they frequently antedate surviving buildings or the known urban activity.

### **5.3.2 Archaeological potential**

Whilst the nature and extent of areas to which Historic Character Types have been applied is closely related to the survival of buried archaeology, this assessment considers the archaeological potential at the larger scale of the HUCAs. The reasons are twofold: first, the typically smaller scale of areas of common Historic Character Type could misleadingly imply that high, or even low, archaeological potential is precisely confined, or that archaeological value is exactly coterminous with the edge of specific features (standing or buried); and, second, most Sussex towns have had insufficient archaeological investigation to support this precision. For this reason, too, there is no grading or ranking of archaeological potential. Rather, the summary of archaeological potential is used to inform the overall (graded) assessment of **Historic Environment Value** of each HUCA (see below).

When considering the archaeological potential of the towns, it is important to recognize that archaeology often survives 19<sup>th</sup> and 20<sup>th</sup>-century development and that it is misleading to assume complete destruction. Also, whilst pre-urban archaeology (such as the prehistoric, Romano-British, and Anglo-Saxon features and finds that are likely to be located in the Ditchling area) tells us little about the towns themselves, it contributes to wider archaeological research.

In assessing the likelihood of buried archaeology within areas in the towns there has been consideration of the potential for archaeology ‘buried’, or hidden, within later buildings and structures, as well as that for below-ground features.

### **5.3.3 Historic Environment Value (Map 15)**

The **Historic Environment Value (HEV)** of each HUCA is assessed here, and expressed as a value from 1 (low) to 5 (high). Such values are

iniquitous to some and always subjective, but here provide a necessary means of consistently and intelligently differentiating (for the purposes of conservation) the upstanding fabric, boundaries and archaeology that form the historic urban environment. The Historic Environment Value (HEV) of each HUCA is based on assessment of:

- Townscape rarity
- Time-depth or antiquity
- Completeness.

Lesser additional considerations in the assessment comprise:

- Visibility
- Historic association.

The full methodology for assessing Historic Environment Value forms part of the annexe to the historic environment management guidance for Mid Sussex District.

### **5.3.4 Vulnerability**

The vulnerability of each HUCA is also considered, although many future threats cannot be anticipated. These brief analyses mean that this Statement of Historic Urban Character can be used to focus conservation guidance.

### **5.3.5 Research questions**

Where relevant, reference is made to questions in the **Research Framework** for Ditchling (below, section 6). This referencing links these key questions to specific HUCAs, helping ensure that any investigation of the historic environment (such as that as a condition of development, under PPG15 or PPG16) is properly focused.

### **5.3.6 Ditchling’s Historic Urban Character Areas (Maps 14 and 15)**

The following assessments of the Historic Urban Character Areas (HUCAs) of Ditchling commence with those that make up the historic core. Inevitably, these assessments are more extensive than those that relate to more recent expansion of the town.

#### **HUCA 1 Church (HEV 4)**

HUCA 1 lies on the west side of the centre of the medieval and modern village, and abuts open countryside on the west. The origins of the HUCA lie in the pre-Conquest church and adjacent Court Farm – the demesne farm and location of the medieval manorial courts. As recently as the 1960s the farm abutted the west

side of the churchyard, in the area now occupied by the village green. To the north of the church, early – probably pre-Conquest – plots have been utilized for the 19<sup>th</sup>-century National School (now museum) and for the early 20<sup>th</sup>-century churchyard extension.

There are three listed buildings and monuments (two Grade II and one Grade I). The Grade I listed church itself dates from the 11<sup>th</sup> or 12<sup>th</sup> century, with major additions in the late 12<sup>th</sup> century and, especially, the late 13<sup>th</sup> century/early 14<sup>th</sup> century. To the west of the churchyard two former, flint-built, farm buildings survive from Court Farm, the southern one – an early 19<sup>th</sup>-century outbuilding – is unlisted. Running north of this, the lower parts of the flint walls of a demolished barn survive as a garden feature in the new (1960s) village green that succeeded the farmstead. To the west of the village green lies the former farmhouse of Court Farm, now subdivided into Ditchling Court and Old Manor House (Grade II): the eastern part of the north range is 17<sup>th</sup> century and the rest early 19<sup>th</sup> century. The former National School of 1836 lies north-west of the church and is unlisted.

The post-1945 loss of Court Farm as a functioning farm and the consequent demolitions and new building have had the greatest impact on the historic environment, not least in reshaping boundaries on the west side of the churchyard. Otherwise the survival of medieval and post-medieval buildings suggests that the **archaeological potential** of nearly all this HUCA is high.

The survival of some irregular historic plot boundaries and, especially, the medieval church and churchyard; the visibility of the historic fabric; and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

HUCA 1 has seen significant change in the 20<sup>th</sup> century (most notably through very limited residential development within the grounds of former Court Farm, and through demolition – and loss of functionality – of the farmyard now used for the village green), but this appears to have stabilized. The degree of change, coupled with the degree of protection through listing of key buildings, mean that although the Historic Environment Value of the area is high, **vulnerability** is only moderate to high. Undoubtedly, the greatest threat is more infill development within the grounds or development of large-scale garden features (swimming pools, hard tennis courts etc.). Another threat would be development to the west of the HUCA, which

would erode the historic interface with the open countryside.

**Research questions** especially relevant to this HUCA relate to the church, early secular settlement, and the demesne strip (RQ2, RQ3, RQ8, RQ9).

### **HUCA 2 High Street (HEV 4)**

During the medieval and post-medieval period, the High Street – which dominates this HUCA – gradually succeeded East End Lane as the principal street in Ditchling. The 18<sup>th</sup>- and early 19<sup>th</sup>-century heyday of coaching reinforced this change, since the High Street is part of the London-Brighton route and, also, since the new turnpike road of Lewes Road effectively bypasses East End Lane. Although with less businesses and shops than in the recent past, the High Street (and particularly its southern end) remains the commercial centre of the village.

Today the High Street is almost continuously built up. There are 15 listed buildings, or groups of buildings, (all Grade II) of which two are Period 7 (1350-1499), one is Period 8 (16<sup>th</sup> century), three are Period 9 (17<sup>th</sup> century), five are Period 10 (18<sup>th</sup> century), and three are Period 11 (1800-40). There are also five important unlisted buildings, including mid-15<sup>th</sup>-century timber-framed Dymcocks Manor, 17<sup>th</sup>-century timber-framed 5 High Street, and the flint barn at the rear of The Bull. The most distinctive buildings are the heavily restored timber-framed buildings with gables end-on to the street at 5-9 High Street. The stuccoed coaching inn that is The Bull dominates the street opposite these buildings and, dating from the early 19<sup>th</sup> century, represents the last significant period of economic prosperity and urban pretension of Ditchling. To the north, substantial brick-built 18<sup>th</sup>-century houses (such as The Limes, 32 High Street) and earlier houses refaced at this time (such as Sopers, 28 High Street) are built directly on the street frontage and reinforce the urban quality of High Street. More modest terraces of 18<sup>th</sup>-century houses survive at 8-20 High Street and 2-6 Church Lane.

Although the HUCA lacks regular burgage plots, historic boundaries are well preserved, both in terms of side boundaries and rear boundaries, although it is unclear as to how plots have been altered by amalgamation and subdivision prior to the large-scale mapping of the Tithe map (1839).

There has been some recent redevelopment, such as the rear of plot infill for the building of Glebe Cottage, Church Lane, but the otherwise

good survival of the extensive area of medieval and post-medieval plots (and the buildings thereon) and the likelihood of the presence of medieval archaeology (as demonstrated during the archaeological watching brief at the former Sandrock public house) mean that the **archaeological potential** of nearly all this HUCA is high.

The rarity of the survival and condition of plots and, especially, the late medieval and post-medieval buildings; the completeness of the historic street-front (in the context of a functional high street); the visibility of much of the historic fabric; and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

The combination of economic pressures (which include changing business needs and conversion of shops to houses) on the High Street and considerable Historic Environment Value mean that **vulnerability** is high. Internal and shop-front refitting of business premises; conversion of shops to residential use; minor structural additions; and occasional rebuilding of non-listed buildings are all constant and continuing threats to buildings and archaeology. Additionally, the less protected boundaries of plots are vulnerable to neglect and conversion to residential use, the latter also undermining the commercial character, or function, of these historic plots.

**Research questions** especially relevant to this HUCA relate to the High Street (RQ6, RQ8).

### ***HUCA 3 South Street and West Street (HEV 4)***

HUCA 3 lies immediately south of the cross-roads that is the commercial centre of the modern and post-medieval village. It comprises the block of properties between West Street and South Street, and between the South Street and the western end of Lewes Road.

Today the parts of the three streets near the cross-roads are almost continuously built up and retain commercial premises. There are 11 listed buildings, or groups of buildings, (one Grade I, one Grade II\*, and nine Grade II) of which of which one is Period 7 (1350-1499), four are Period 8 (16<sup>th</sup> century), two are Period 9 (17<sup>th</sup> century), two are Period 10 (18<sup>th</sup> century), and two are Period 11 (1800-40). The most notable building is late 16<sup>th</sup>-century Wings Place, 24 West Street (Grade I), with its exposed timber framing and contemporary brick wing that includes a four-centred doorway to West Street. Crossways, 1 South Street dates from a decade

or so later and, again, has considerable exposed timber framing that includes its original gable end to West Street. Later timber framing includes 17<sup>th</sup>-century Cotterlings, 28 West Street (Grade II\*), although here it is hidden by a fine black mathematical tile façade of c.1790. Such buildings – and the well-preserved shop fronts of 4, 6 and 8 West Street, and the White Horse – emphasise the importance of West Street as a through route prior to the building of Clayton Road in 1830. Although the HUCA lacks regular burgage plots, historic boundaries within it are well preserved, both in terms of side boundaries and rear boundaries.

The most substantial losses within the HUCA occurred in the 1872-4, when the workhouse on the corner of South Street and Lewes Road was demolished to allow road widening. Otherwise the good survival of the extensive area of largely post-medieval plots (and the buildings thereon) and the likelihood of the presence of medieval and, more probably, early post-medieval archaeology means that the **archaeological potential** of nearly all this HUCA is medium to high.

The rarity of the survival and condition of plots and the late medieval and, especially, post-medieval buildings; the completeness of the historic street-front (in the context of functional commercial streets); the visibility of much of the historic fabric; and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

The combination of economic pressures (which include changing business needs and conversion of shops to houses) on the three streets and considerable Historic Environment Value mean that **vulnerability** is high. Internal and shop-front refitting of business premises; conversion of shops to residential use; minor structural additions; and occasional rebuilding of non-listed buildings are all constant and continuing threats to buildings and archaeology. Additionally, the less protected boundaries of plots are vulnerable to neglect and conversion to residential use, the latter also undermining the commercial character, or function, of these historic plots.

**Research questions** especially relevant to this HUCA relate to the built up street-front (RQ6).

### ***HUCA 4 East End Lane (HEV 3)***

HUCA 4 was the main area occupied by the Anglo-Saxon village, but was gradually succeeded by the High Street, South Street and West Street during the later medieval and post-

medieval periods. Since the creation of Lewes Road (by a turnpike road Act of 1812), East End Lane has no longer been part of the main road to the east.

Today the HUCA is entirely residential. There are 11 listed buildings, or groups of buildings, (all Grade II) of which two are Period 7 (1350-1499), three are Period 8 (16<sup>th</sup> century), five are Period 9 (17<sup>th</sup> century), and one (a gazebo to the south-west of 78 East End Lane) is Period 10 (18<sup>th</sup> century). There are also three important unlisted buildings, comprising 17<sup>th</sup>-century 103 East End Lane, and early 19<sup>th</sup>-century 42 East End Lane and 28-32 East End Lane. Although the timber framing is not visible externally, Cherry Tree Cottage, 45 East End Lane is a rare single-aisled hall house of c.1400. Accessed from The Twitten off East End Lane, the Baptist meeting house of c.1730-5 (with its adjacent late 17<sup>th</sup>-century cottage) is an early and still functioning (now styled Unitarian) chapel, together with its burial ground. The (unlisted) former Baptist free school survives to the north, albeit converted to houses (28-32 East End Lane) after it closed in 1836. Historic boundaries as depicted on the Tithe map of 1839 are well preserved.

There has been a considerable amount of 20<sup>th</sup>-century redevelopment, in the form of infill of vacant plots along the East End Lane street frontage and in the form of the inter-war creation of East Gardens and The Dymcocks, to the north of East End Lane. The survival of historic plots amongst this redevelopment and the pre-Conquest origins of this part of the village, however, mean that the **archaeological potential** of this HUCA is medium to high.

The survival and condition of plots and, especially, the late medieval and post-medieval buildings; and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

The continuing redevelopment within this HUCA and the considerable Historic Environment Value mean that **vulnerability** is relatively high. The main threats are further extensions, garden landscaping and infill within existing plots, and redevelopment of unlisted buildings.

**Research questions** especially relevant to this HUCA relate to early settlement and settlement shift (RQ3, RQ5).

### **HUCA 5 North End (HEV 3)**

HUCA 5 lies north of the medieval and modern village centre, and comprises medieval and post-medieval wayside cottage plots, the more

substantial former farmstead of Northend Farm, along the road towards Ditchling Common.

Today the area has a spacious residential character. There are eight listed buildings (all Grade II) of which two are Period 7 (1350-1499), two are Period 9 (17<sup>th</sup> century), one is Period 10 (18<sup>th</sup> century), and three are Period 11 (1800-40). There are also two important unlisted buildings, of the early 19<sup>th</sup>-century. The medieval buildings (Forge Cottage, 21 North End, and Forge House, 30 North End) are both of 15<sup>th</sup>-century date, with externally visible timber framing. Forge House is fronted by 32a North End, a disused brick-built smithy of early to mid-19<sup>th</sup>-century date. The substantial villa of White Lodge/The Chestnuts dates from 1832.

There has been a small amount of 20<sup>th</sup>-century redevelopment, in the form of infill within earlier plots and, most notably, in the redevelopment of Northend Farm as Dumbrell Court. The survival of historic plots medieval origins of at least parts of this HUCA, however, means that the **archaeological potential** of this HUCA is medium.

The survival of irregular historic plots and, especially, the late medieval and post-medieval buildings; and the archaeological potential give this HUCA a **Historic Environment Value (HEV)** of 3.

The Historic Environment Value of this HUCA and the scope for further development mean that **vulnerability** is moderate to high. The main threats are further infill within existing plots, and the redevelopment of unlisted buildings.

Broad, or Ditchling-wide, **research questions** only apply to this area.

### **HUCA 6 Lewes Road (HEV 1)**

HUCA 6 lies south of the Anglo-Saxon and south-east of the later medieval and post-medieval settlement. It represents largely residential development along Lewes Road, newly set out east of its junction with Fieldway as a result of a turnpike road Act of 1812. As such it lies outside the historic core of the village, but in part overlies Leasing Hill/The South Down, which may have functioned as the medieval village green.

Today the area is of spacious residential character. There are no listed buildings or other important unlisted buildings. Historic boundaries are limited to those surviving from the former fieldscape. With the loss of more substantial Eastfield House (now the location of the village hall), the earliest buildings surviving buildings

comprise semi-detached and terraced houses either side of The Twitten. More substantial semi-detached and detached Edwardian houses are found along the south side of Lewes Road, and the inter-war period saw this extend to the north side of Fieldway. Post-1945 infill includes the new primary school.

The location of this HUCA largely outside the pre-1880 town, and the density of the 20<sup>th</sup>-century development suggest limited **archaeological potential**.

The dominance of the 20<sup>th</sup>-century development, the absence of historic buildings or many historic boundaries, and the limited archaeological potential give this HUCA a **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the area means that its **vulnerability** is low.

Broad, or Ditchling-wide, **research questions** only apply to this area.

### 5.3.7 Summary table of Historic Urban Character Areas (HUCAs) for Ditchling

Table 3 summarizes the assessments made in the individual Historic Urban Character Area descriptions (above). It provides a simplified comparison of the assessments across different parts of the town, and helps to draw out key points. As such it supports the preparation of guidance for the town (see section 1.3).

The table shows how Historic Character Types combine into more recognizable Historic Urban Character Areas (HUCAs). It summarizes the archaeological potential that, along with historic buildings and boundaries, contributes towards the assessment of the Historic Environment Value of each HUCA. The assessment of vulnerability of each HUCA is important for developing guidance.

Summary of assessment of Historic Urban Character Areas (HUCAs) for Ditchling				
Historic Character Types (HCTs)	Historic Urban Character Area (HUCA)	Archaeological potential	Historic Environment Value (HEV)	Vulnerability
Church/churchyard School/college Public Inland water Farmstead/barn Informal parkland	<b>1. Church</b>	High	4	Moderate to high
Irregular historic plots	<b>2. High Street</b>	High	4	High
Irregular historic plots Suburb	<b>3. South Street and West Street</b>	Medium to high	4	High
Irregular historic plots Farmstead/barn Suburb	<b>4. East End Lane</b>	Medium to high	3	Relatively high
Irregular historic plots Farmstead/barn Informal parkland Allotments Suburb	<b>5. North End</b>	Medium	3	Moderate to high
Irregular historic plots School/college Public Suburb	<b>6. Lewes Road</b>	Limited	1	Low

Table 3. Summary of assessment of Historic Urban Character Areas (HUCAs) for Ditchling.

## 6 HISTORIC ENVIRONMENT RESEARCH FRAMEWORK

### 6.1 Pre-village activity

Development pressure and opportunities for developer funding mean that archaeological excavations in the town, or prior to expansion of the town, are more likely to occur than in the surrounding area (although, to date, the village has seen little archaeological excavation). Thus, archaeological excavations in Ditchling should address:

**RQ1:** What was the nature of the palaeo-environment (ancient environment), and the prehistoric, Roman and early-mid Anglo-Saxon human activity in the area?

### 6.2 Origins

Key questions for future archaeological and historical research include:

**RQ2:** What was the precise location and form of the Anglo-Saxon church(es)?

**RQ3:** What evidence is there for Anglo-Saxon secular settlement (including the origins of Court Farm)?

**RQ4:** What was the road layout, how did this evolve, and how did it relate to east-west and north-south routes, the common, the park, and a transhumant Downland-Wealden economy?

### 6.3 Later medieval village

Questions that need addressing include:

**RQ5:** What was the extent of the village in the 11<sup>th</sup> to 16<sup>th</sup> centuries, and to what extent did it change over this period?

**RQ6:** When and how did built-up street frontages on the High Street, South Street and the south side of West Street occur?

**RQ7:** What different zones (e.g. social differentiation, or types of activity) were there during this period, and how did they change?

**RQ8:** To what degree did the former demesne strip west of the High Street remain distinct from the rest of the village?

**RQ9:** What was the form of the church during, and as a result of its late 12<sup>th</sup>-century rebuilding?

**RQ10:** What evidence is there for the evolution of the street plan during this period?

**RQ11:** What documentary and, especially, archaeological evidence is there for the economy of the village?

**RQ12:** What was the relationship between Ditchling and its hinterland, and with nearby towns?

**RQ13:** What evidence is there for the origins, function and location of the market (and the annual fairs)?

**RQ14:** What evidence can the standing buildings provide for their function and date (i.e. through dendrochronology)?

### 6.4 Post-medieval village

**RQ15:** What different zones (e.g. social industries) were there during this period, and how did they change?

**RQ16:** How were the medieval and early post-medieval buildings adapted for new functions and changing status (e.g. subdivision of hall houses)?

## 7 Notes

<sup>1</sup> The 41 towns of the Sussex EUS are: Alfriston, Arundel, Battle, Bexhill, Bognor Regis, Bramber, Brighton, Burgess Hill, Crawley, Crowborough, Cuckfield, Ditchling, Eastbourne, East Grinstead, Hailsham, Hastings, Haywards Heath, Heathfield, Henfield, Horsham, Hove, Lewes, Lindfield, Littlehampton, Mayfield, Midhurst, Newhaven, Peacehaven, Petworth, Pevensey, Pulborough, Robertsbridge, Rotherfield, Rye, Seaford, Shoreham, Steyning, Storrington, Uckfield, Wadhurst and Worthing. Chichester and Winchelsea are omitted as they are the subjects of more intensive studies.

<sup>2</sup> The *Character of West Sussex Partnership Programme* is led by West Sussex County Council in conjunction with the borough and district councils, AONB agencies and stakeholders. The main aims of the partnership are to produce a range of interlocking characterization studies; to produce planning and land management guidance; and to raise public and community awareness of character as a vital and attractive ingredient of the environment of the county. The full range of characterization studies comprise:

*Landscape Character Assessments and Landscape Strategy for West Sussex (2005).*

*Historic Landscape Characterisation (HLC) of Sussex (2003-8).*

*Sussex Extensive Urban Survey (EUS) (2004-8).*

*Intensive Urban Survey of Chichester/Fishbourne (2005-6) (Chichester District Council).*

*Local Distinctiveness Study of West Sussex (2004-6).*

<sup>3</sup> Salzman, L. F., (ed.) *Victoria County History 7* (1940), 102-9.

<sup>4</sup> Ditchling Museum, *Ditchling Preserved* (2000); Ditchling Museum, *Ditchling at Work* (2001).

<sup>5</sup> Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpublished research project, 1998, copy at SAS library).

<sup>6</sup> East Sussex Historic Environment (HER) reference: ES14012.

<sup>7</sup> Riccoboni, P., *An Archaeological Watching Brief of the Land to the Rear of the Former Sandrock Public House, High Street, Ditchling, East Sussex* (unpubl. Archaeology South-East report no. 1706, January 2004).

<sup>8</sup> Hughes, A. F. (ed.), *Ditchling, East Sussex: Timber-framed buildings and some parish history* (Wealden Buildings Study Group, 2005).

<sup>9</sup> Salzman, L. F., (ed.) *Victoria County History 7* (1940), 103.

<sup>10</sup> Ulyott, J. S., Nash, D. J., Whiteman, C. A., Mortimore, R. N., 'Distribution, petrology and mode of development of silcretes (sarsens and puddingstones) on the eastern South Downs, UK' in McLaren, S. J., Nash, D. J., and Goudie, A. S., (eds.), *Earth Surface Processes and Landforms* vol. 29, issue 12 (2004), 1509-39.

<sup>11</sup> Farrant, J., 'Growth of Communications 1840-1914', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 80-1.

<sup>12</sup> Mawer, A. & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 300-1.

<sup>13</sup> Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpublished research project, 1998, copy at SAS library), 6-7.

<sup>14</sup> Mawer, A. & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 317-18; Gelling, M., & Cole, A., *The Landscape of Place-Names* (2000), 151.

<sup>15</sup> Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 10-21.

<sup>16</sup> Harris, R. B., *Lindfield Historic Character Assessment Report* (EUS report, 2006), 13; Maitland, G., 'Lindfield Church from Saxon Times', *SNQ* 12 (1950), 143-9; Warne, H., 'Shaping the Parish', in Warne, H., (ed.), *Wivelsfield: The History of a Wealden Parish* (1994), 1-22, at 5; Way, T., *A list of the thirty-six deans of the college of canons, South Malling and rectors of the parish of All Saints' Lindfield c.1150-1545, with biographical details* (unpublished manuscript, April 2000).

<sup>17</sup> Rushton, N. S., 'Parochialization and patterns of patronage in 11<sup>th</sup>-century Sussex', *SAC* 137, 133-52, at 137-9.

<sup>18</sup> Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 108-9.

<sup>19</sup> Salzman, L. F., (ed.), 'The chartulary of the priory of St. Pancras of Lewes: Part 1', *SRS* 38 (1932), 34-5; Salzman, L. F., (ed.) *Victoria County History 7* (1940), 105.

<sup>20</sup> Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 25.

<sup>21</sup> Salzman, L. F., (ed.) *Victoria County History 7* (1940), 104-5; Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 38.

<sup>22</sup> Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 33, 38.

<sup>23</sup> Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 28, 46, 111.

<sup>24</sup> Salzman, L. F., (ed.) *Victoria County History 7* (1940), 104.

<sup>25</sup> *Ibid.*, 26; Bleach, J., and Gardiner, M., 'Medieval Markets and Ports', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 42-3.

<sup>26</sup> Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 46, 109-10.

<sup>27</sup> Salzman, L. F., (ed.) *Victoria County History 7* (1940), 108.

<sup>28</sup> Ditchling Museum, *Ditchling Preserved* (2000), no pagination (see entry under 'Brewers, East End Lane').

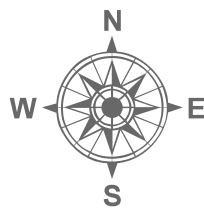
<sup>29</sup> Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 46, 112-13, 115-17.

<sup>30</sup> Cooper, J. H., 'A Religious Census of Sussex in 1676', *SAC* 45 (1902), 142-8, at 145; Ford, W. K. (ed.), 'Chichester Diocesan Surveys 1686 and 1724', *SRS* 78, 129; decennial census 1801. The calculations for total populations are the author's and are necessarily indicative, with the following multipliers used: 131% for surveys of adults (1676) and 450% for families (1724).

<sup>31</sup> Ditchling Museum, *Ditchling Preserved* (2000); cf. Ditchling Museum, *The Village at Work* (2001), 43.

- <sup>32</sup> Pennington, J., 'Inns and Alehouses in 1686', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 68-9.
- <sup>33</sup> Johnston, G. D., *Abstract of Turnpike Acts relating to Sussex* (c.1948, transcript at SAS), 11.
- <sup>34</sup> *Ibid.*, 12.
- <sup>35</sup> Ditchling Museum, *The Village at Work* (2001), 44.
- <sup>36</sup> Salzman, L. F., (ed.) *Victoria County History 7* (1940), 104.
- <sup>37</sup> Salzman, L. F., (ed.) *Victoria County History 7* (1940), 109.
- <sup>38</sup> Cooper, J. H., 'A religious census of Sussex in 1676', *SAC* 45 (1902), 145.
- <sup>39</sup> Ford, W. K. (ed.), 'Chichester Diocesan Surveys 1686 and 1724', *SRS* 78, 129.
- <sup>40</sup> The gift is variously dated to 1730 and 1734-5: Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpublished research project, 1998, copy at SAS library), 114; Cheal, H., *The history of Ditchling* (1901), 113.
- <sup>41</sup> Kensett, E., 'Ditchling Meeting House', *The Inquirer* (July 21<sup>st</sup>-August 4<sup>th</sup> 1894: reprinted as General Baptist Assembly Occasional Paper 4, Oct. 1987), 4.
- <sup>42</sup> Homan, R., 'Mission and fission: the organization of Huntingonian and Calvinistic Baptist causes in Sussex in the 18<sup>th</sup> and 19<sup>th</sup> centuries', *SAC* 135 (1997), 265-82, at 271-2.
- <sup>43</sup> Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 178-201.
- <sup>44</sup> Johnston, G. D., *Abstract of Turnpike Acts relating to Sussex* (c.1948, transcript at SAS), 17.
- <sup>45</sup> Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpublished research project, 1998, copy at SAS library), 134-5.
- <sup>46</sup> Ditchling Museum, *The Village at Work* (2001), 43-4.
- <sup>47</sup> Howard Turner, J. T., *The London, Brighton & South Coast Railway: 1. Origins & Formation* (1977), 114, 142.
- <sup>48</sup> Griffiths, I. L., 'Road and rail in Sussex', in Geography Editorial Committee (eds.), *Sussex: Environment, Landscape and Society* (1983), 239.
- <sup>49</sup> Ditchling Museum, *The Village at Work* (2001), 38-9; Salzman, L. F., (ed.) *Victoria County History 7* (1940), 103.
- <sup>50</sup> Shepherd, J., 'Population Change 1851-1911', in Leslie, K. and Short, B., (eds.), *An Historical Atlas of Sussex* (1999), 90-1.
- <sup>51</sup> Decennial census.
- <sup>52</sup> Ditchling Museum, *Ditchling Preserved* (2000), no pagination (see entry under 'The Vicarage').
- <sup>53</sup> Homan, R., 'Mission and fission: the organization of Huntingonian and Calvinistic Baptist causes in Sussex in the 18<sup>th</sup> and 19<sup>th</sup> centuries', *SAC* 135 (1997), 281.
- <sup>54</sup> Dorrigo, M., *Alfred's Vill: a History of Ditchling* (1995), 17; note that this is not marked on the 1<sup>st</sup> series 25" Ordnance Survey map.
- <sup>55</sup> Ordnance Survey 25" series, epochs 1, 2 and 3; also, Salzman, L. F., (ed.) *Victoria County History 7* (1940), 103.
- <sup>56</sup> Ditchling Museum, *Ditchling Preserved* (2000), no pagination (see entry under 'The Old Meeting House').
- <sup>57</sup> Dorrigo, M., *Alfred's Vill: a History of Ditchling* (1995), 16; Ditchling Museum website.
- <sup>58</sup> Wells, R., 'The Poor Law 1700-1900', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 70-1.
- <sup>59</sup> Dorrigo, M., *Alfred's Vill: a History of Ditchling* (1995), 17; Ditchling Museum, *Ditchling Preserved* (2000), no pagination (see entry for 'Crossways, South Street').
- <sup>60</sup> Morley, D., *No Ordinary Place* (2003), 48-50.
- <sup>61</sup> Ditchling Museum, *Ditchling Preserved* (2000), no pagination (see entry under 'Ditchling Court and The Old Manor House').
- <sup>62</sup> Dorrigo, M., *Alfred's Vill: a History of Ditchling* (1995), 15.
- <sup>63</sup> McCann, T. J., *Sussex Cricket in the Eighteenth Century* (SRS 88, 2004), xlviii.
- <sup>64</sup> Salzman, L. F., (ed.) *Victoria County History 7* (1940), 106-8.
- <sup>65</sup> Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 33.
- <sup>66</sup> Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 42-7, 79-81, Map 7a.
- <sup>67</sup> Ditchling Museum, *Ditchling Preserved* (2000), no pagination (see entry under 'Brewers, East End Lane').
- <sup>68</sup> Riccoboni, P., *An Archaeological Watching Brief of the Land to the Rear of the Former Sandrock Public House, High Street, Ditchling, East Sussex* (unpubl. Archaeology South-East report no. 1706, January 2004).
- <sup>69</sup> East Sussex HER ref. TQ 31 NW3 – ES1302.
- <sup>70</sup> Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpublished research project, 1998, copy at SAS library), 71-2, and map 7a.
- <sup>71</sup> Salzman, L. F., (ed.) *Victoria County History 7* (1940), 103.
- <sup>72</sup> Listed building data is drawn from the statutory lists produced by English Heritage, but has been amended – especially in regard to the dating – during the Sussex EUS. The GIS data prepared during the Sussex EUS contains the full references to the sources for revised dates: in many cases these come from fieldwork undertaken by the author.





Sussex EUS




ENGLISH HERITAGE

### DITCHLING MAP 1

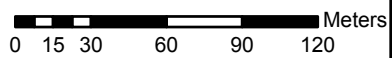
Extent of Ditchling EUS study area

#### KEY

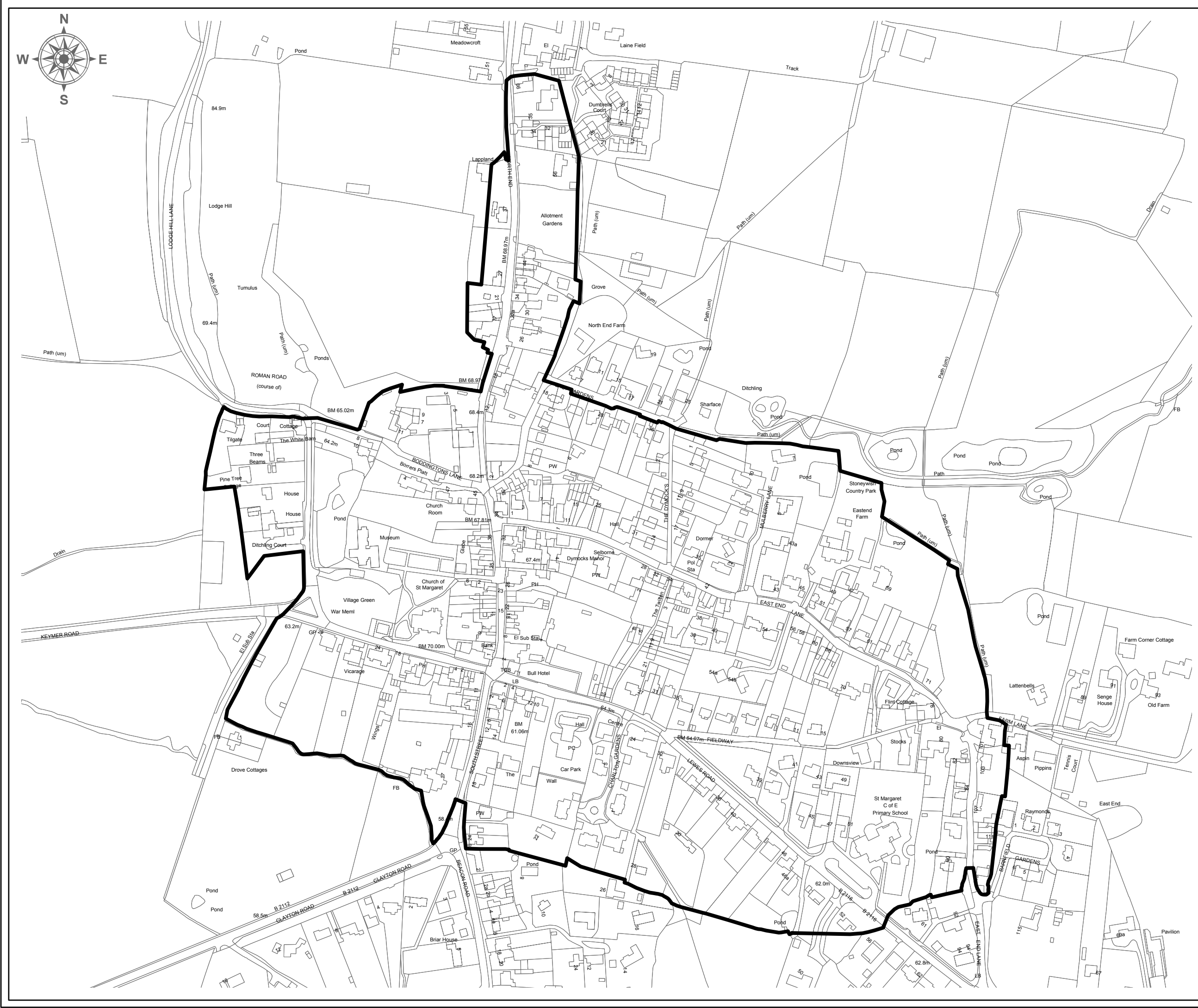
 EUS boundary

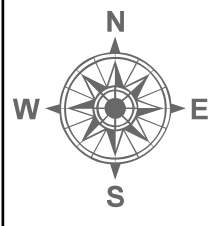
EUS research and mapping:  
Dr Roland B Harris BA DPhil MIFA  
June 2005

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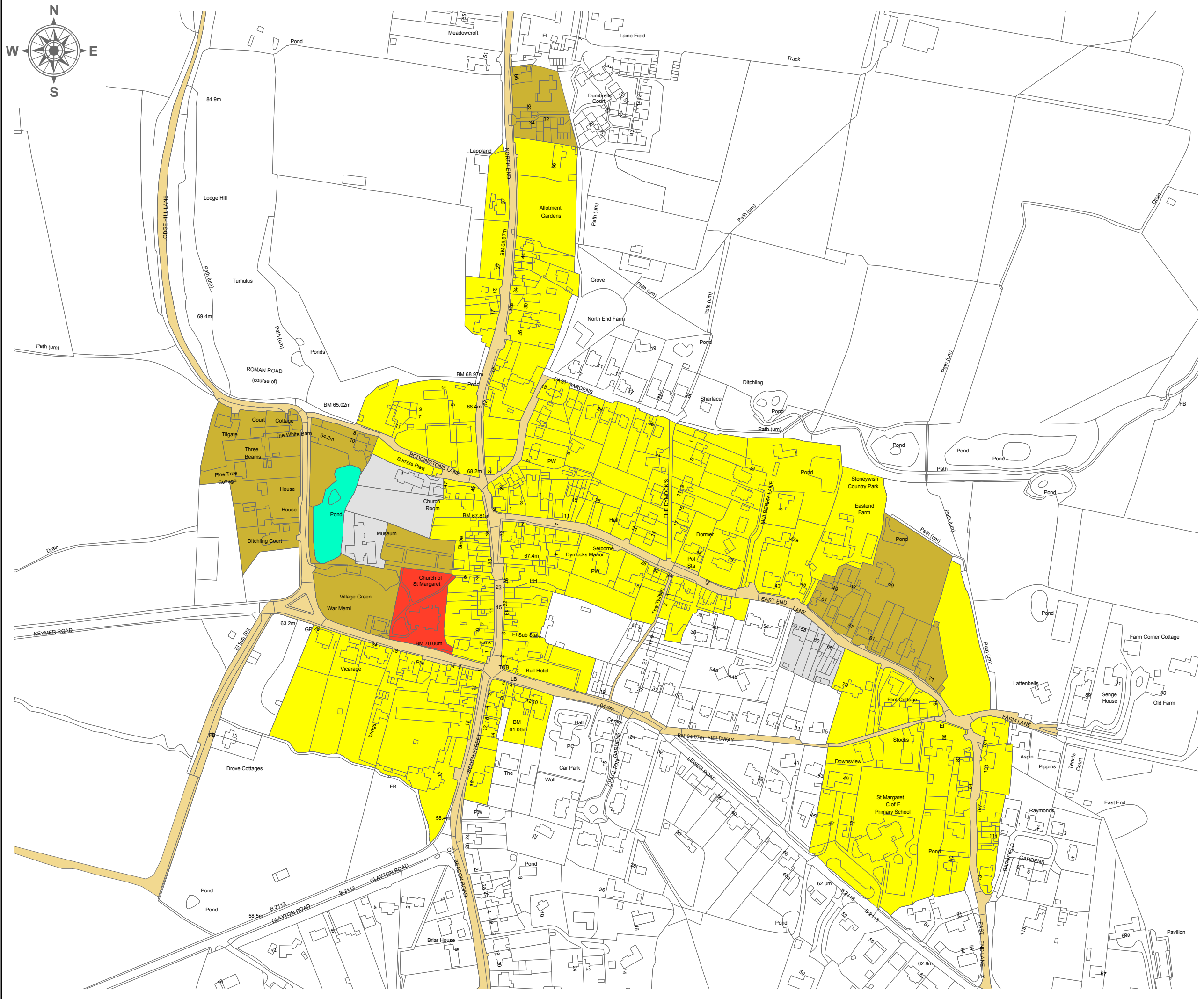


ENGLISH HERITAGE

### DITCHLING MAP 10 Period 9 (1600-1699)

#### KEY

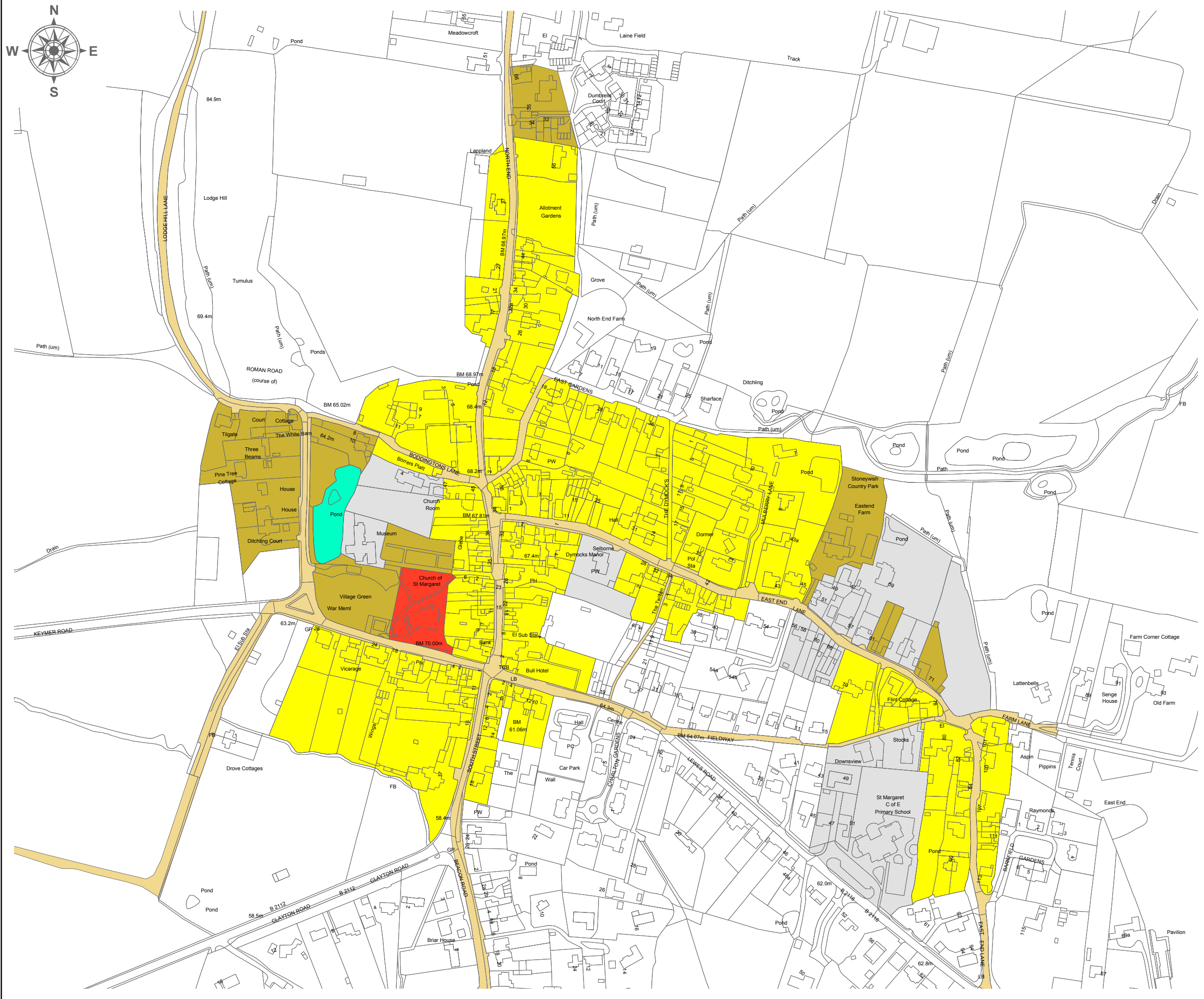
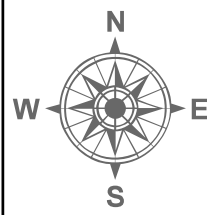
- Church/churchyard
- Farmstead/barn
- Inland water
- Irregular historic plots
- Lane/road
- Vacant



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SCALE 1:3,000  
0 15 30 60 90 120 Meters

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### DITCHLING MAP 11

Period 10 (1700-1799)

#### KEY

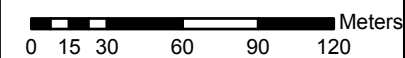
**EUS Ditchling**

**HCT**

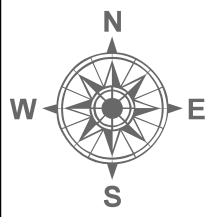
- Church/churchyard
- Farmstead/barn
- Inland water
- Irregular historic plots
- Lane/road
- Vacant

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### DITCHLING MAP 12 Historic Character Types (2005)

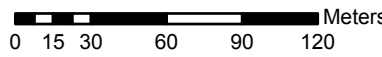
#### KEY

#### EUS Ditchling HCT

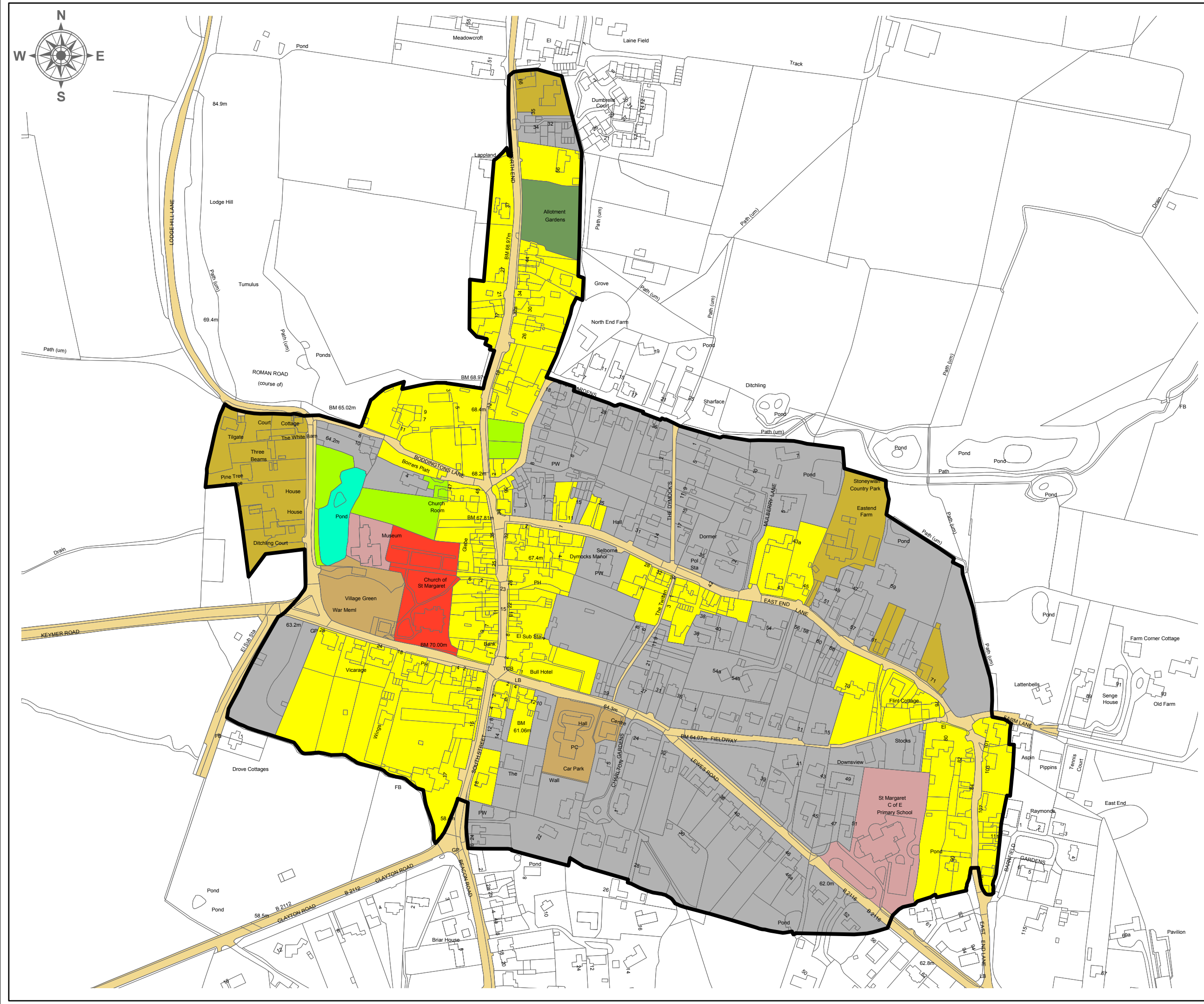
- Allotments
- Church/churchyard
- Farmstead/barn
- Informal parkland
- Inland water
- Irregular historic plots
- Lane/road
- Public
- School/college
- Suburb
- EUS boundary

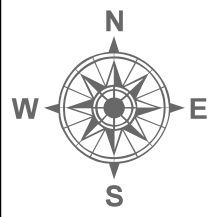
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### DITCHLING MAP 13

Historic Character Type areas showing principal period from which present character is derived

**KEY**

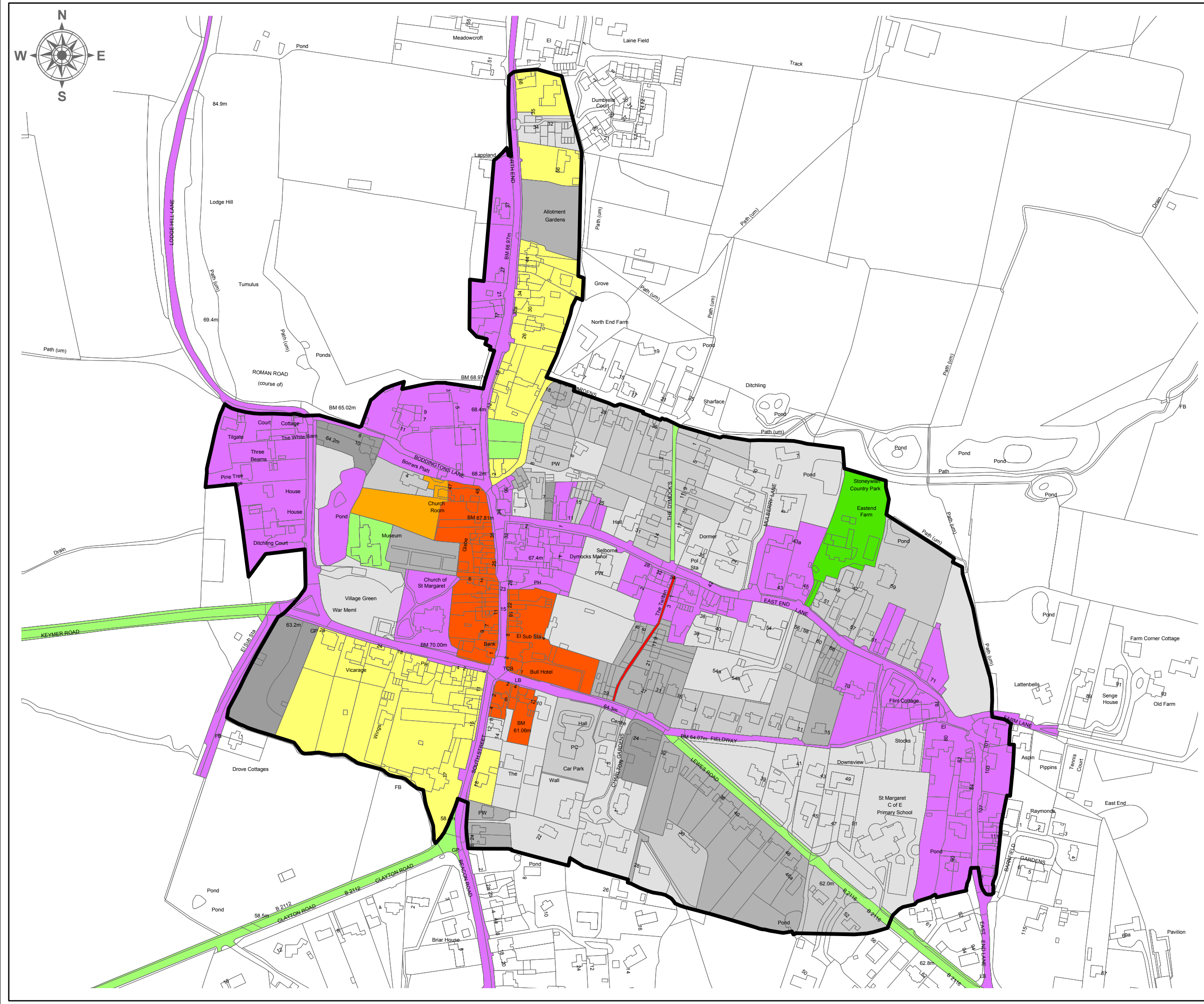
**EUS Ditchling PERIOD**

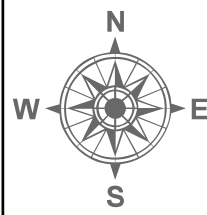
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- EUS boundary

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### DITCHLING MAP 14

### Historic Urban Character Areas (HUCAs)

**KEY**

**EUS Ditchling HUCA**

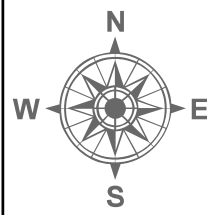
- 01 - Church
- 02 - High Street
- 03 - South Street and West Street
- 04 - East End Lane
- 05 - North End
- 06 - Lewes Road



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Brighton & Hove



ENGLISH HERITAGE

### DITCHLING MAP 15

Historic Environment Value (HEV) - assessed for Historic Urban Character Areas (HUCAs)

**KEY**

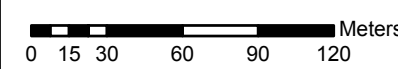
**EUS HUCAs**

**HEV**

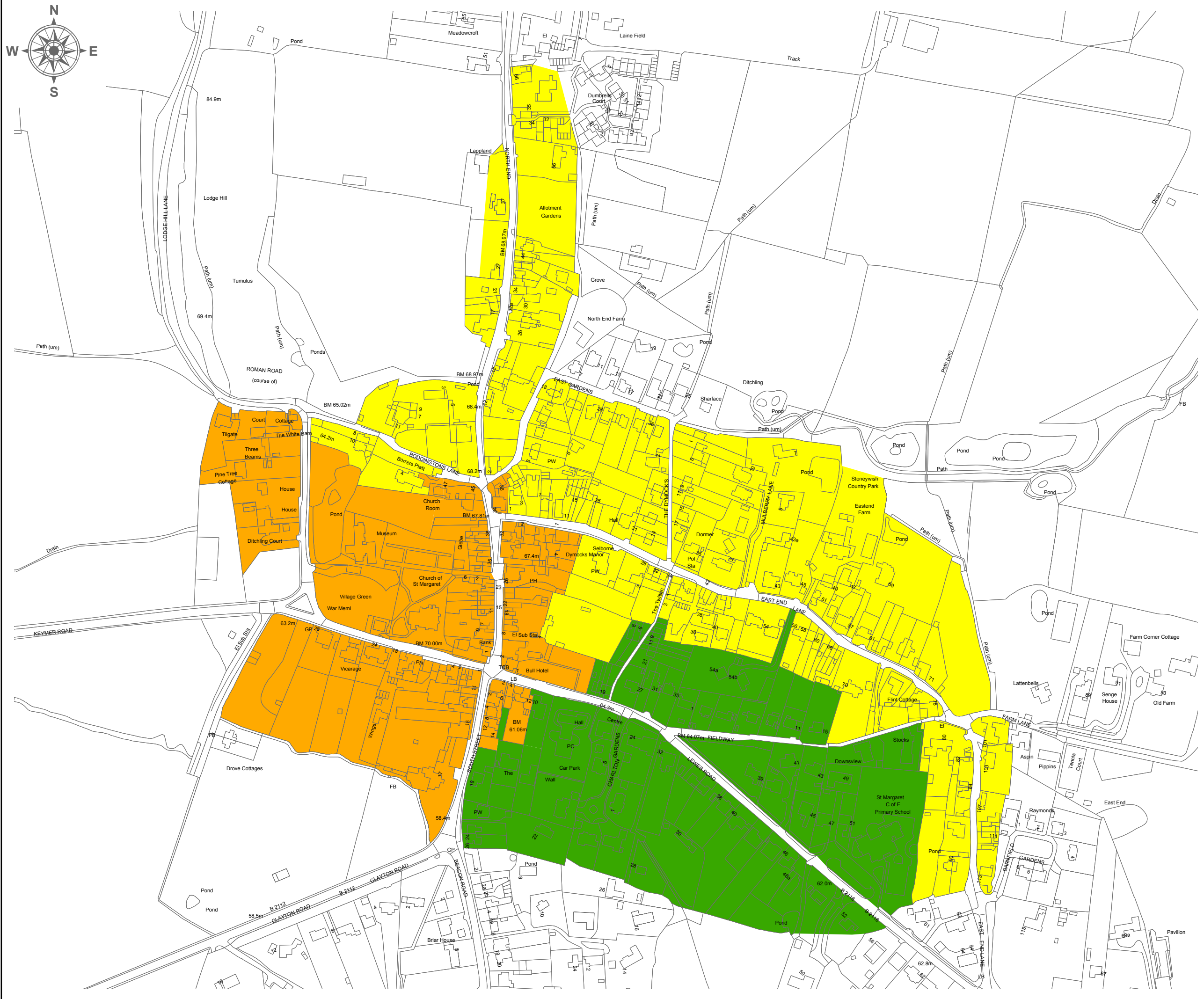
Green	1
Yellow	3
Orange	4

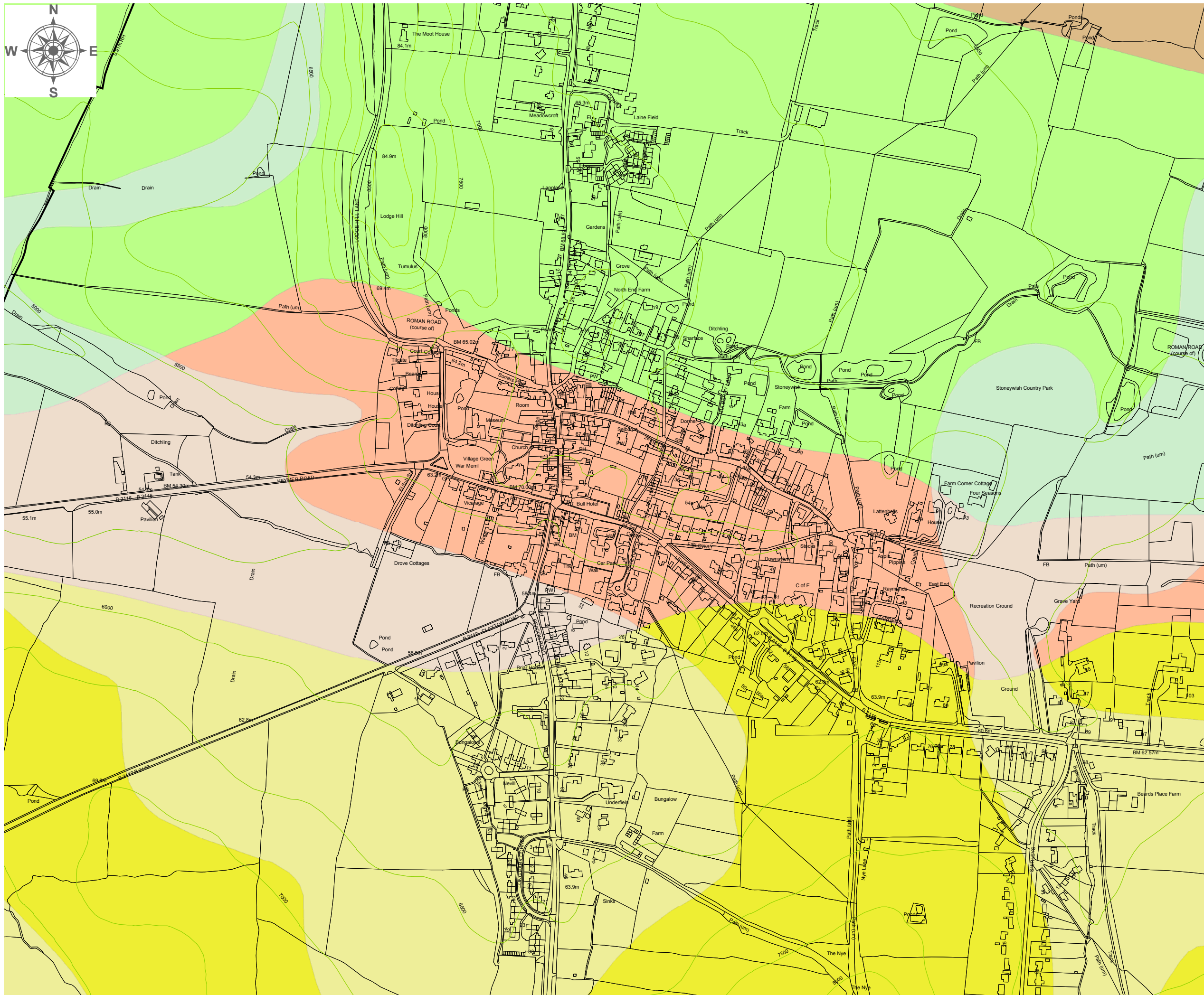
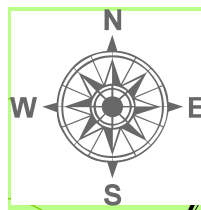
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## DITCHLING MAP 2

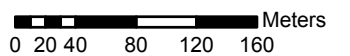
Solid and drift geology,  
with 5m contours

### KEY

- Drift geology**
- HEAD (UNDIFFERENTIATED)
- Solid geology**
- FOLKESTONE FORMATION
- GAULT FORMATION
- LOWER GREENSAND GROUP
- WEALD CLAY FORMATION

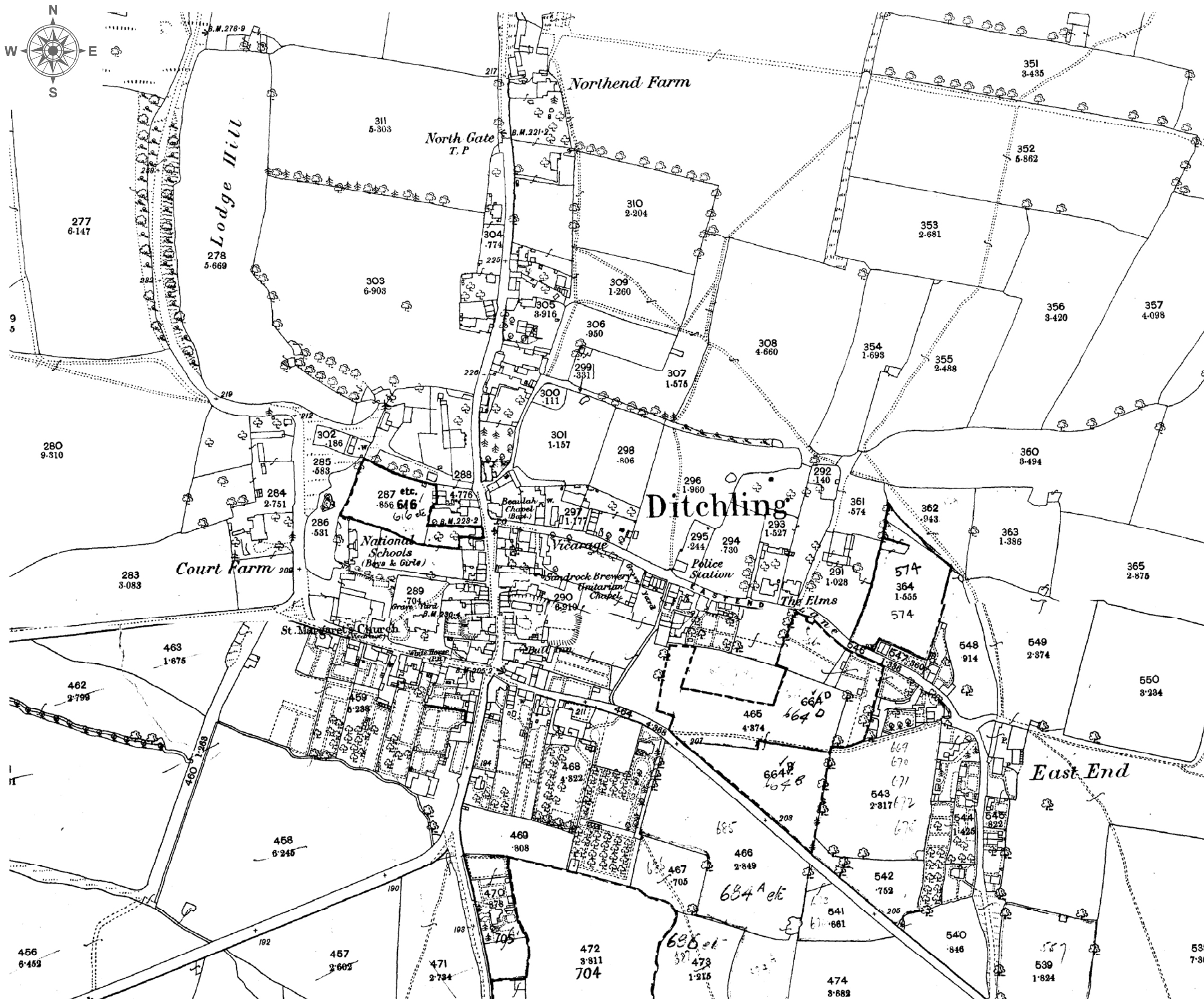
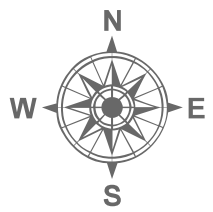
EUS research and mapping:  
Dr Roland B Harris BA DPhil MIFA  
December 2005

SCALE 1:5,000



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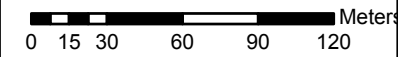


ENGLISH HERITAGE

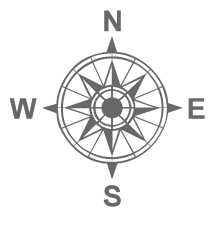
**DITCHLING MAP 3**  
Ordnance Survey  
1st Series 25" (c.1875)

EUS research and mapping:  
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June 2005

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### DITCHLING MAP 4

Historic buildings in the EUS study area. NB Grades of listed buildings are shown. No grade means that the building is not listed, but has significant historical value as determined by the Sussex EUS.

**KEY**

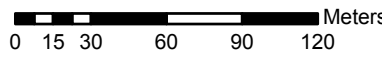
Ditchling buildings

Listing grade

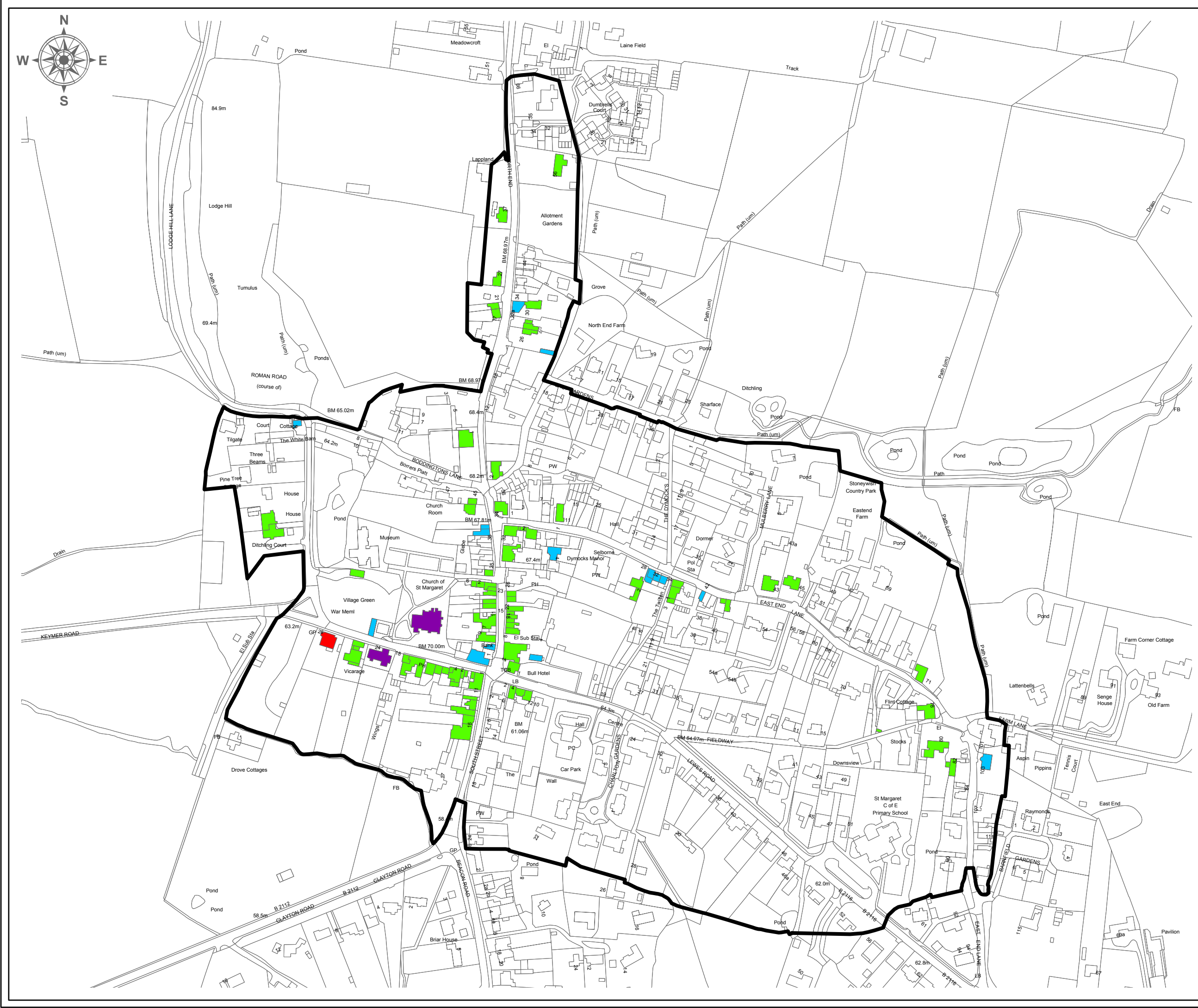
- I
- II
- II\*
- None

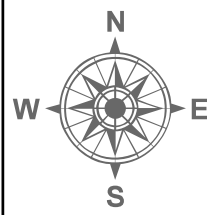
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### DITCHLING MAP 5 Period 4 (950-1065)

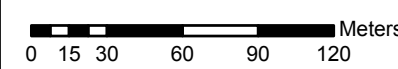
#### KEY

#### EUS Ditchling HCT

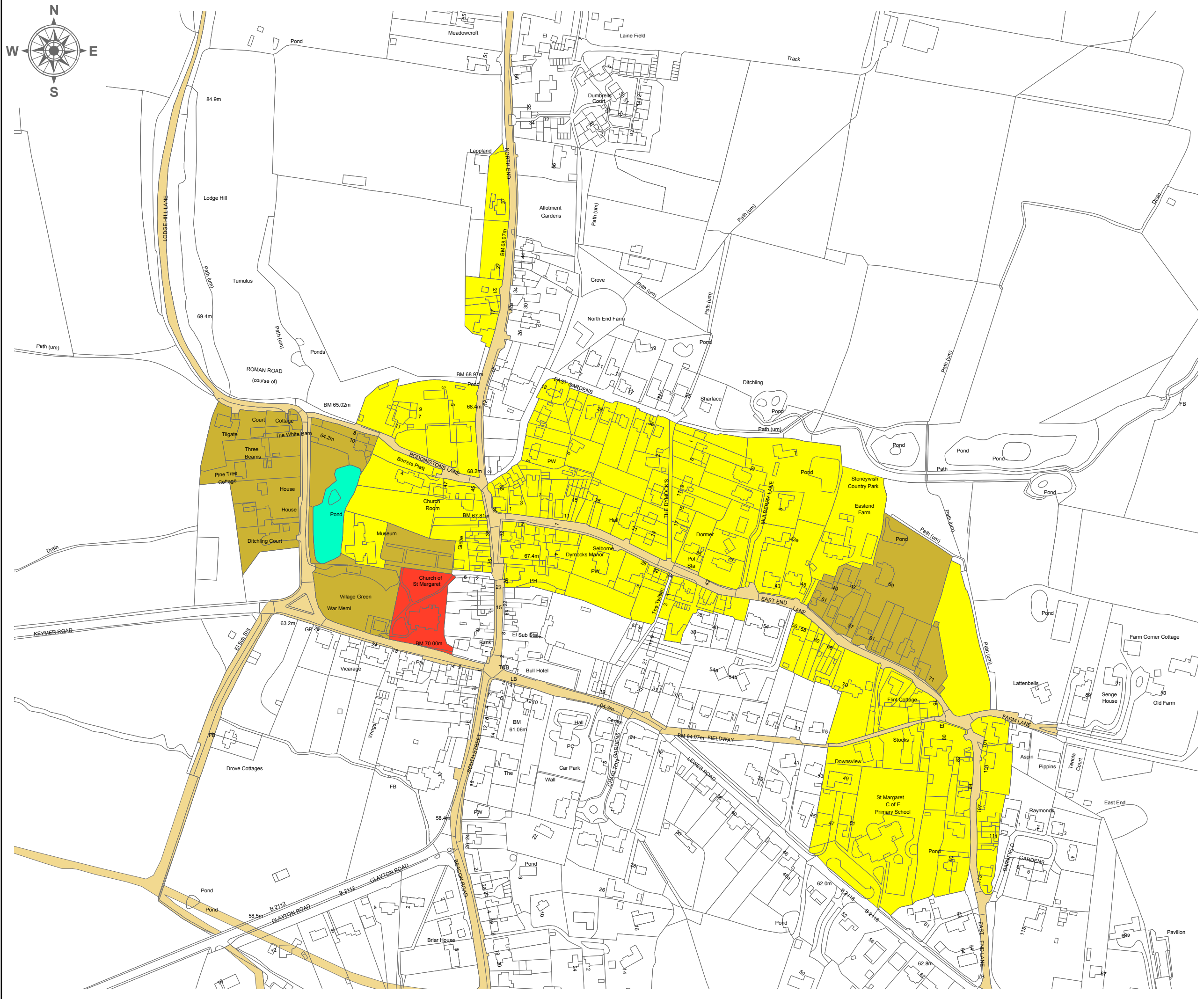
- Church/churchyard
- Farmstead/barn
- Inland water
- Irregular historic plots
- Lane/road

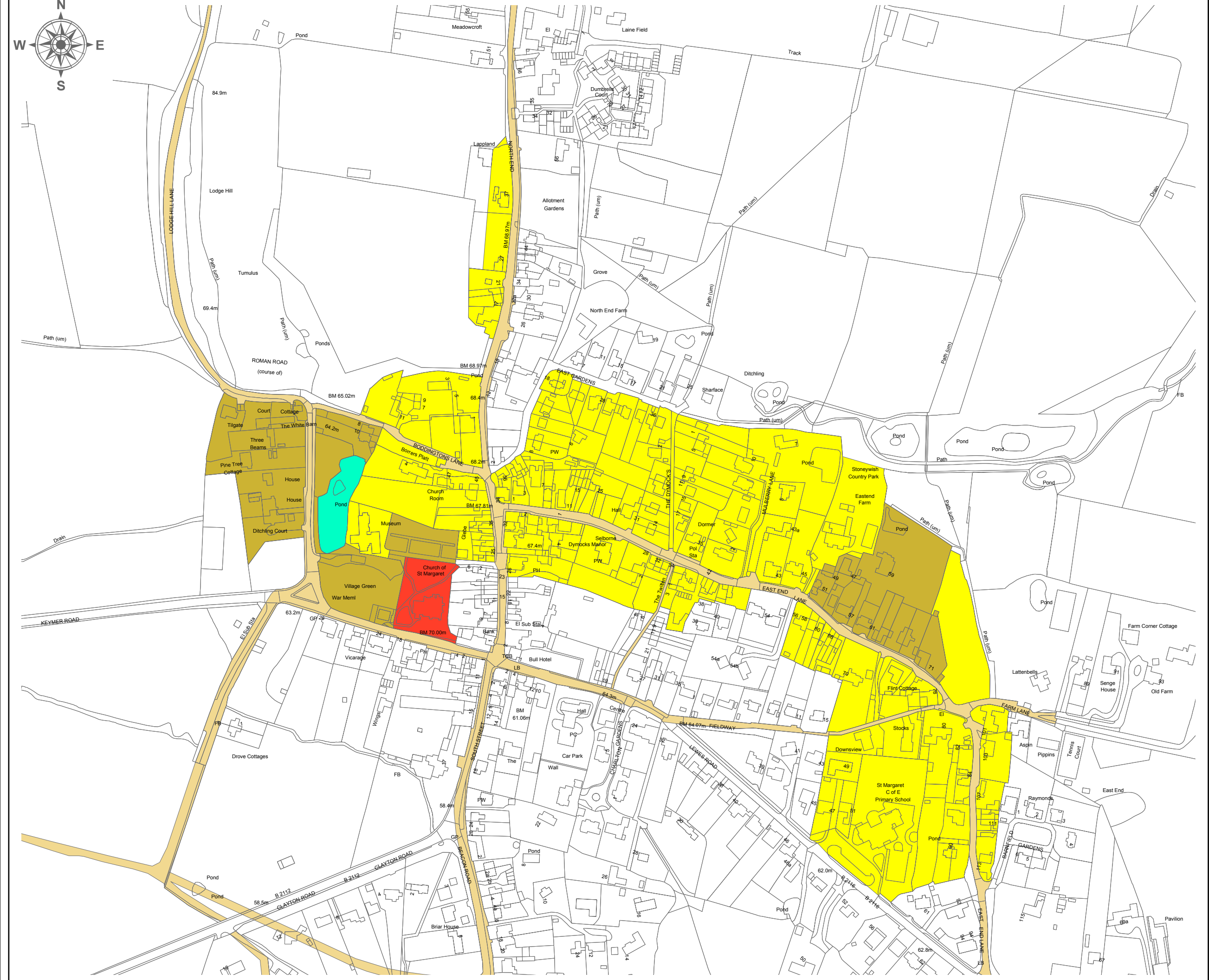
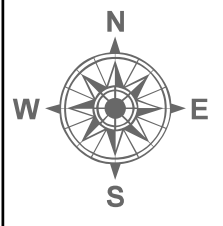
EUS research and mapping:  
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**DITCHLING MAP 6**  
**Period 5 (1066-1149)**

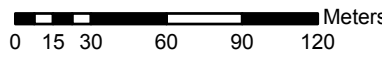
**KEY**

**EUS Ditchling**  
**HCT**

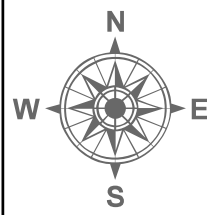
- Church/churchyard
- Farmstead/barn
- Inland water
- Irregular historic plots
- Lane/road

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### DITCHLING MAP 7

Period 6 (1150-1349)

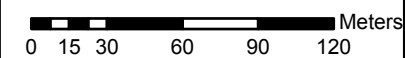
#### KEY

**EUS Ditchling**  
**HCT**

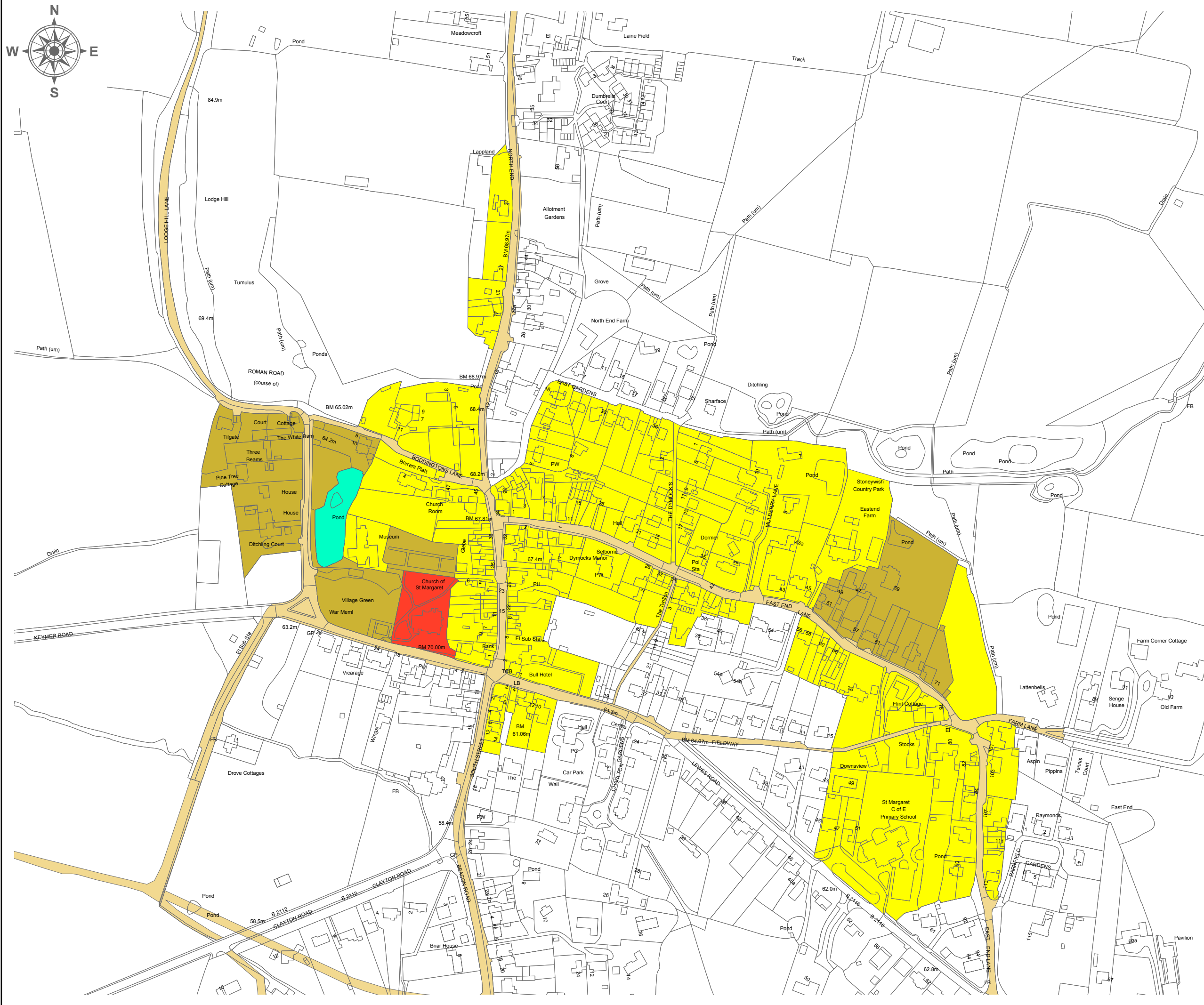
- Church/churchyard
- Farmstead/barn
- Inland water
- Irregular historic plots
- Lane/road

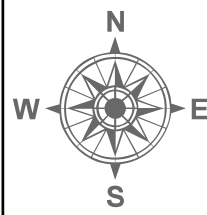
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### DITCHLING MAP 8


Period 7 (1350-1499)

#### KEY

**EUS Ditchling**

**HCT**

 Church/churchyard

 Farmstead/barn

 Inland water

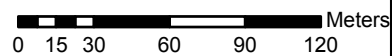
 Irregular historic plots

 Lane/road

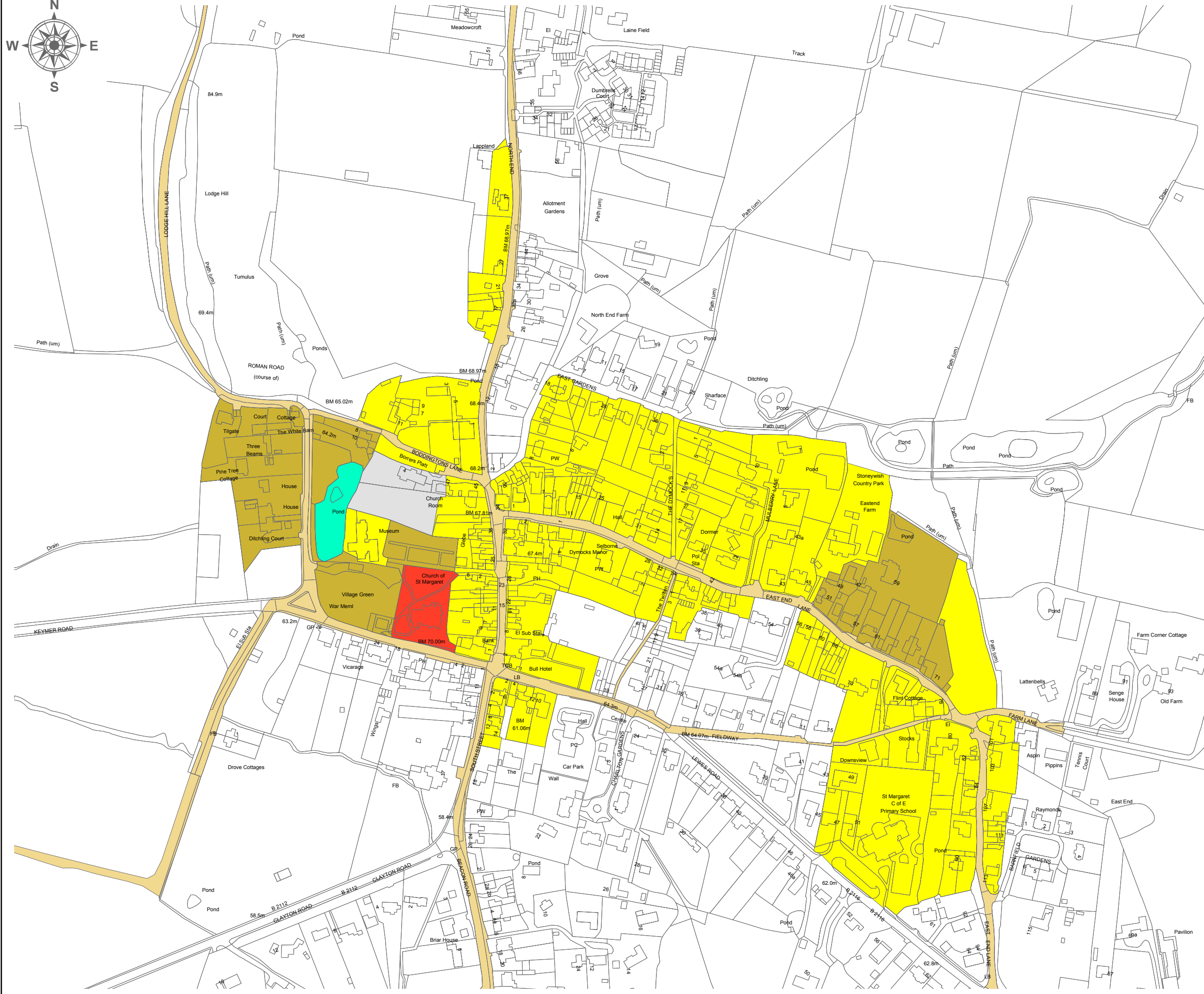
 Vacant

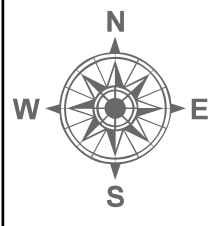
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### DITCHLING MAP 9

Period 8 (1500-1599)

#### KEY

**EUS Ditchling**

**HCT**

Church/churchyard

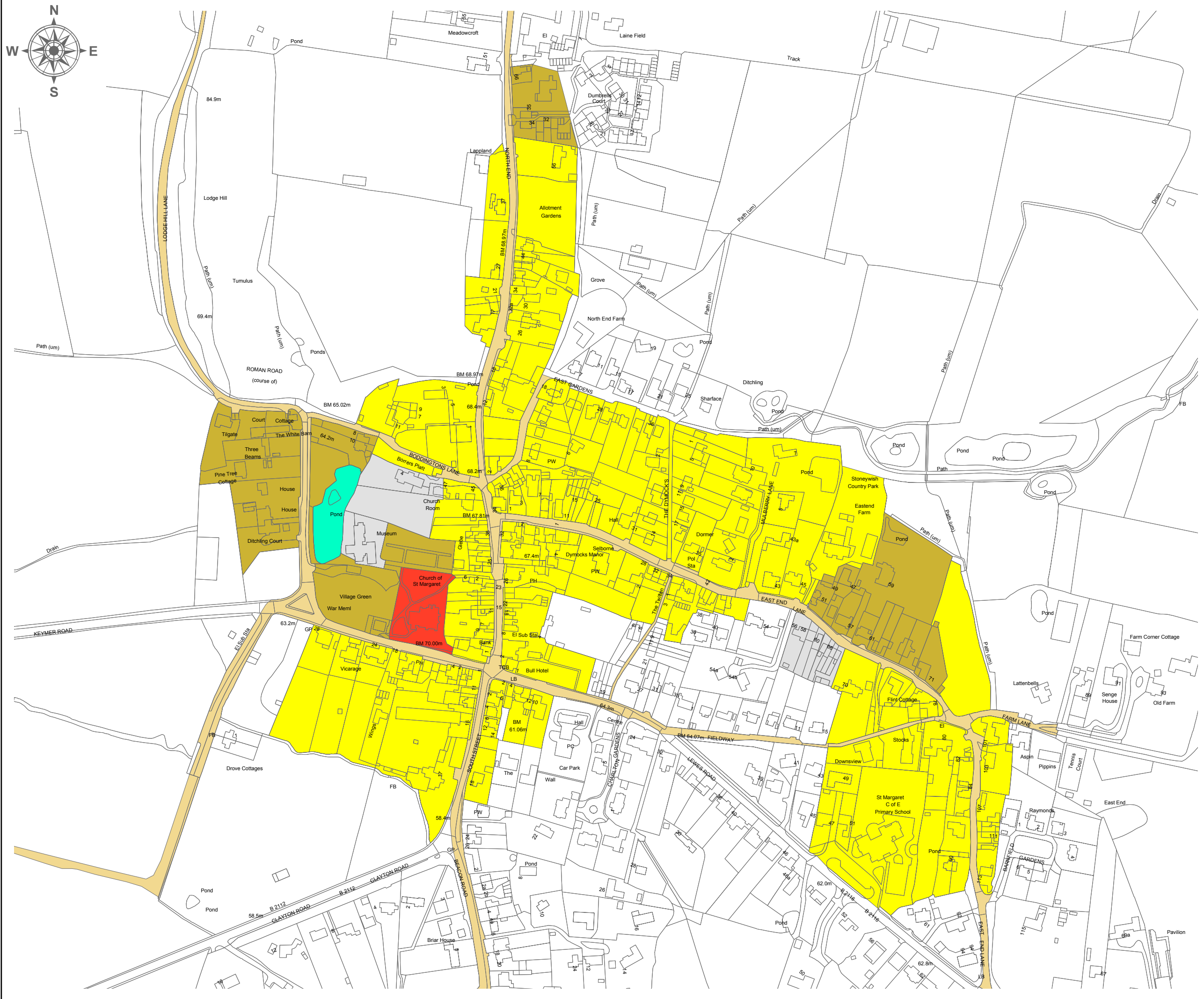
Farmstead/barn

Inland water

Irregular historic plots

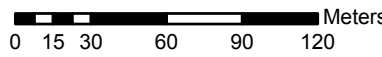
Lane/road

Vacant



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