

Chipping Campden Post-Inclosure: The creation of Campden Hill and Lapstone Farms

Alan Barclay

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In thinking about the landscape around Chipping Campden, it seems to me that the Inclosure Act of 1799, and its subsequent Award in 1800, represent a significant “tipping point” in the visual landscape that surrounds us. What we have come to think of as the quintessential, traditional landscape of the rural Cotswolds, with its dry-stone walls, hedges, fields, winding roads, farms and farmsteads, was in large measure the *creation* of the Inclosure. In other words, it is not that ancient, but mostly dates from post-1800. The towns and villages are of course a lot older, but most of what we now enjoy as the natural beauty of the landscape is a man-made response to the needs of the industrial and scientific revolution that had led to the burgeoning urban population elsewhere.

By tracing the creation and development of Campden Hill and Lapstone Farms I want to show how the traditional Cotswold farm emerged from the Inclosure process in response to the pressure to adopt “modern” agricultural practice.

For generations the land within the Campden parish had been organised on the basis of the three hamlets or tythings of Berrington, Westington, and Broad Campden, within which sat the ancient borough of the town. The land had been owned, tenanted, farmed, and organised in an established manorial system, that was essentially feudal in origin. Whilst it was benevolently despotic in power, and highly class and status conscious, it was nevertheless very communal and mutual in operation. In other words, although it was a highly structured rural society, firmly organised on class and status lines, with everyone knowing their place, it was a community that sought to look after its members, provided of course that they all knew and observed their place in it. Much of this system was organised and regulated by the Manorial Courts, under the aegis of the Lord of the Manor, and it included detailed arrangements as to how, when and by whom the cultivation of the land was to be controlled. Amongst other things, this included defined areas of strip farming as well as open pastureland.

For generations the landscape had been a largely open, accessible, common and waste landscape, containing on the one hand open pasture-land (which supported both a wider wool industry and the common pasture rights of local people), and on the other hand, limited areas of ridge and furrow arable cultivated in the traditional open strip pattern and dedicated essentially to supporting a relatively sparse local population. There now emerged enclosed, private, intensively cultivated farmland, designed to increase productivity dramatically, in order to feed the rapid population growth of the urban areas – and at the same time make landowning much more profitable. After the Inclosure, the Manorial Courts, which had previously played a significant role in the life of the rural community, lost much of their relevance, and withered away until eventually they were abolished later in the C19th.



*Lapstone farm buildings
(above) and Lapstone
Farmhouse (right)*

Turning to the farms which are the subject of this paper, Lapstone farm buildings have been re-born in recent years as a retail outlet, spa and café, but the farmhouse is less familiar, hidden behind a screen of trees; and unless you are a keen walker, you won't easily have seen **Campden Hill Farm**, tucked down in the hollow.

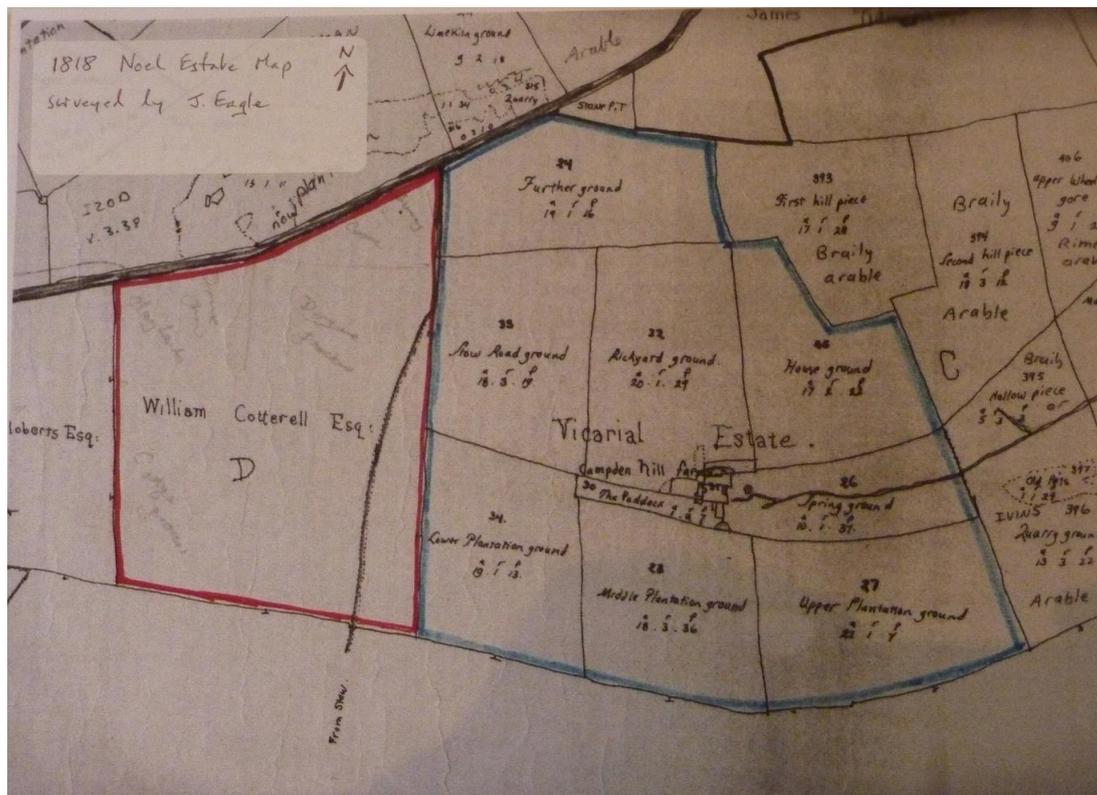


These two farms, next to each other on top of Broad Campden Common, which emerged from just two of the Inclosure awards, are examples of how the new landscape was created. After the inclosure, an 1818 map shows the two inclosed areas that were created. The one outlined in blue was made to the Vicar in lieu of tithes, and the one outlined in red made to Edward Cotterell.

Campden Hill Farm

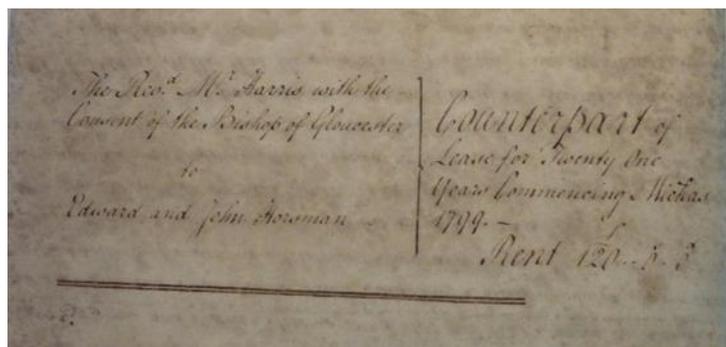
The Vicar's allotment ultimately became known, and is still known, as "Campden Hill Farm", although it took some time for the name to stick. On the 1818 map it is labelled the "Vicarial Estate". The Vicar had five allocations of land because the Church (in close association with the Lord of the Manor) was not only a landowner in its own right, but also because the Vicar's living depended to a significant extent on receiving tithes from other landowners and tenants as well as rents. The Inclosure Act effectively abolished income from tithes, and in order to secure the value of the Vicar's living, the Inclosure Award allocated parcels of land for the benefit of the vicar in lieu of the tithes

lost. So this piece of land up on Broad Campden Hill (totalling 143 acres) was awarded to the Vicar in lieu of tithes.

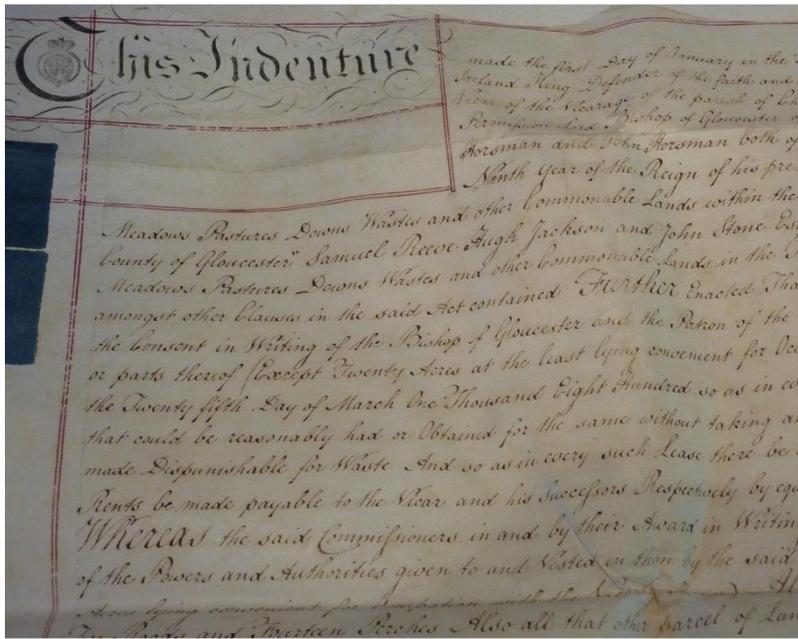


The Vicar was not a farmer, and indeed he didn't even live in Campden, so the obvious plan was that he would lease out the land to someone who would farm it, and pay the Vicar a good rent for it. It was this land that was the subject of a lease which was found in the Parish Church Muniment Room. One interesting feature is that the date on which the lease was signed was 1st January 1800, but the Inclosure Award itself was not made until 23rd March 1800. The lease was drawn up and witnessed by Edward Cotterell, who was not only the Vicar's lawyer, but also the Clerk to the Inclosure Commissioners. In other words, everyone knew who was going to get what, and what arrangements would be made to lease it out well in advance of the actual Award being announced.

The detail of the lease is fascinating and reveals how a modern farm was to be created out of this parcel of 143 acres of open common land. The lease was to be granted by the Vicar, with the permission of the Bishop of



Gloucester and Gerard Noel Noel (who as Lord of the Manor was the Patron of the Vicarage). The tenants were to be two brothers, Edward and John Horsman, gentlemen of Chipping Campden. The lease was for 21 years, commencing at Michaelmas (i.e. 10th October) 1799, and the rent was to be £120 per annum.



The lease deals at rather wordy length with all sorts of tenancy issues like access, payment dates, penalties for non-payment, liabilities and tenant requirements, etc. So far, fairly normal and straightforward. It is what then follows in the second half of the lease that is fascinating, because the lease sets out in great detail, as a legal requirement, how a

modern farm was to be created out of this parcel of open land.

First of all the lease requires the tenants to erect a given set of farm buildings, specifying the location, size, dimensions, and construction material. They were to be built in “The Hollow”, near to the spring (which is still the source of the stream that runs down to Broad Campden), and were to be set within a 10 acre paddock surrounded by a “good strong substantial stone wall”. The buildings were to consist of:

1. A barn of timber and stone, 3 bays each 14’ x 18’ and 14’ high.
2. A stable of like materials, 18’ x 15’ and 8’ high, with a floor or loft over the same.
3. A cottage 13’ x 15’ with a lodging room over.
4. A wagon house with granary over, 14’ x 18’. Same height as the barn.
5. An open shed for cattle, 40’ x 11’.
6. All the said buildings to be clad over with good stone tiles or slate.

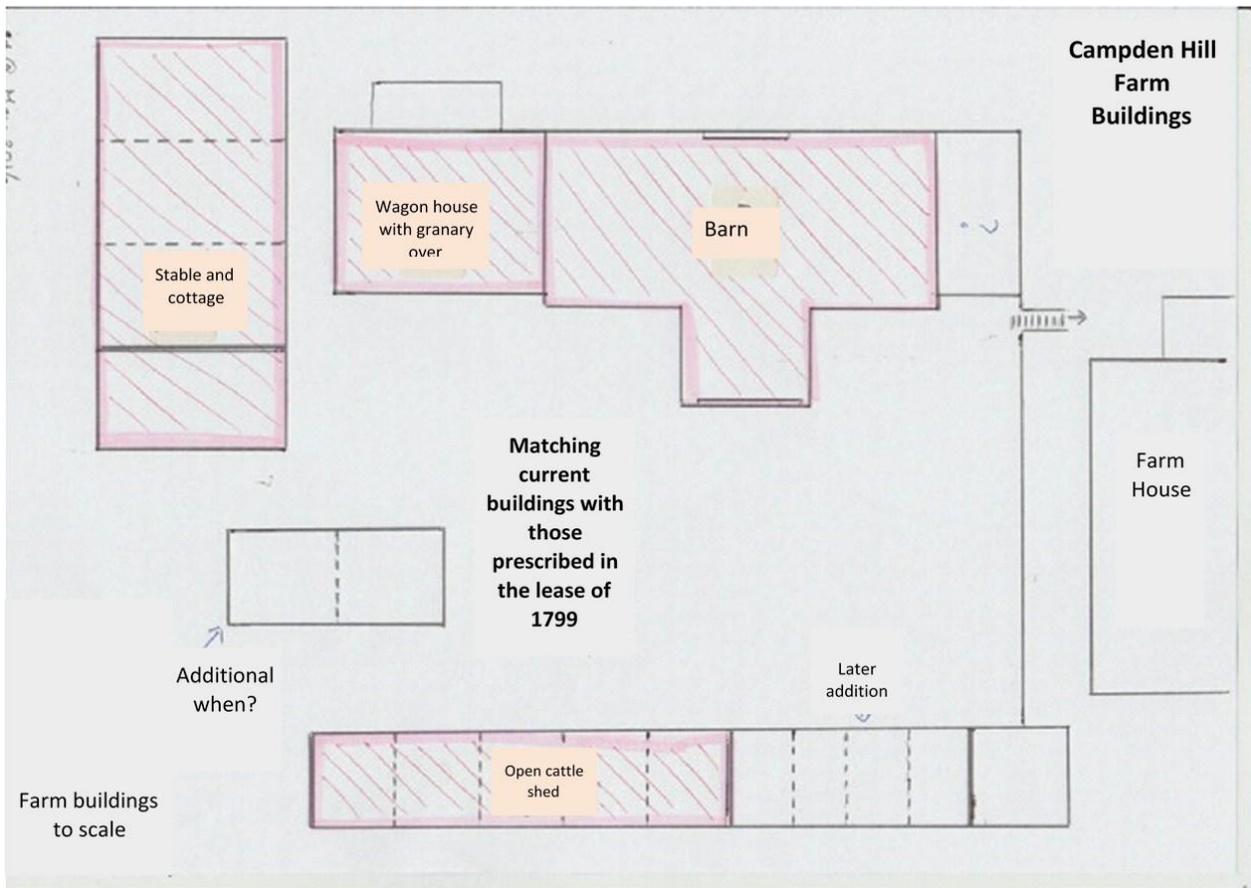
Notice that there is no mention of a farmhouse – at least not the substantial family house that we expect to see. That came quite a bit later. The Horsmans were not hands-on farmers. They were “gentlemen”, well known in the town

as businessmen, who took on the lease as a business venture. They would probably have installed a farm foreman in the farm premises, but I doubt they ever lived there themselves.

Next the lease requires that the remainder of the land should be divided into seven “grounds or pieces” (i.e. fields) as near as possible of equal size, and that each field be surrounded by “*good strong substantial stone walls, 4’ 9” high, of a proper thickness, and set up in a workmanlike manner, and to be well coped or covered on the top*”. That is a clear description of dry stone walled fields. Incidentally, the tenants had to bear the costs of all this construction, and its subsequent maintenance and repair, themselves, whilst the ownership remained vested in the Vicarial Estate, without any compensation when they vacated the tenancy.



If we look again at the 1818 map, surveyed just 18 years after the lease began, we can see that the farm was established exactly as specified in the lease. What’s more, it is still today recognisable as the same farm. On the photograph of the farm buildings today (page 3 above) we can clearly identify which are the structures specified in the lease, and a site plan below picks out the original buildings in pink shading. The measurements are exactly the sizes specified in the lease. The barn and waggon house are magnificent.



And the lease is not done yet. It goes on to require the said Edward and John Horsman to *“occupy and employ the said 7 (fields) in a due and regular course of husbandry and of ploughing and sowing as hereinafter mentioned”*. What the lease then sets out for the seven fields is a full 7 year rotation of specified crops, as follows:

- No field to have more than three successive years of corn or grain crop.
- After each third such crop, to leave the field for summer fallow, followed by good “dunging” and a winter turnip crop to be eaten off by sheep.
- Then the following spring to have a crop of either barley or oats.
- Thereafter to lay down “good artificial grass seeds in a due and regular course of husbandry”.
- Not to plough or break up this grass land for the next two years.
- Once this rotation pattern was established, there would at any one time be three fields of grassland – one of three year’s growth, one of two year’s, and another of one year’s growth.

The phrase “artificial grass seeds” is interesting. I doubt they were anticipating all-weather sports pitches - rather the requirement was to use prepared horticultural grass seed rather than just allowing the fields to revert to grass. This would significantly improve the quality of the subsequent crop of hay.

Finally the Horsmans were forbidden at any time from sowing “hemp, flax, woad, or teasel, nor any other sort of corn or grain whatsoever other than wheat, barley, oats, or peas,” without the permission of the Vicar.

So the lease sets out the blueprint for a thoroughly modern farm. I doubt that either the Vicar or Edward Cotterell, his lawyer, could have prepared this lease on their own. Indeed there is evidence elsewhere in the Cotterell Papers of Edward Cotterell taking advice as to what modern agricultural/horticultural terms to put in the lease. It is clearly informed by the scientific and horticultural theories that had been developed in the C18th. This modern practice may well have already spread elsewhere in the country, particularly in East Anglia and the East Midlands, but it was unlike anything seen in Campden before – except perhaps in the already enclosed fields of the Noel Estate in the Combe. Remember that the Noel family lived in Rutland, and would have been aware of the more advanced agricultural practices being developed in the East Midlands and East Anglia.

Above all, the terms of the lease are a clear attempt to give effect to the rationale for the Inclosure: to hugely increase the productivity and profitability of farming. In so doing it created a new appearance for the landscape – the one which we have become used to regarding as the traditional Cotswold farming landscape.

The Horsman family was well-known in Campden. Edward and John were the youngest sons of Richard Horsman (senior), who was a prominent and respected gentleman, apparently living at Charlecote, although actively involved in Campden affairs. He had died in 1774, and his eldest son, Richard (junior), continued to play a respected role in the community. He was elected as one of the “Tythingmen of Berrington” three times prior to the Inclosure; and he was elected a “Bailiff” for Chipping Campden on five separate occasions. Edward had also been elected town bailiff and was a churchwarden. The brothers seem to have set themselves up as bankers. Richard, described as a banker, was made a Freeman of the Borough in 1772 – i.e. he was allowed to trade in the town. Edward and John also set up as bankers in 1790. However, they were not very successful at it, because Edward and John went bankrupt in 1797, as did elder brother Richard in 1800. The Horsmans’ lawyer during all this time was Edward Cotterell, who was also the Vicar’s lawyer, and the Clerk to the Inclosure Commissioners. So perhaps it is not surprising that in 1799, when the bankrupt Horsman brothers were

looking for a new business venture, Edward Cotterell helped broker their taking on the new lease of what was to become Campden Hill Farm.

As mentioned above, they were not resident on the farm, but would have installed a foreman/manager. Presumably the farm business was reasonably successful, because by 1818 the Estate Map clearly shows the farm established as set out in the lease. Whether or not they continued to hold the lease until its full term in 1821, or indeed longer, we don't know. Edward died in 1827, and John in 1831, both well into their eighties.

In the absence of any firm information, we can assume that at some point between 1821 and 1831 there were new tenants. It is quite likely, but not necessarily certain, that these tenants would have been resident, hands-on farmers, who built the farmhouse, which appears to date from the early 1830s. All the census returns from 1841 onwards record the farm (or what we believe to be the farm) as occupied by a farmer and his family.

The first of these in the 1841 census was the Alleine family: Thomas, his wife and four children. However, the farm's name is given as "Rogue's Hill". This name reappears from time to time during the rest of the century in Trade Directories, and in census returns, and it would seem that it was an alternative name for Campden Hill Farm.

Also listed in the same 1841 census, farming down in the hamlet of Broad Campden, was the Warner family: Charles, his wife, and 9 children, - amongst whom was 15 year old William Warner. Ten years later in the 1851 census this same William Warner, now aged 25, is recorded as a farmer in his own right, farming 150 acres up on Broad Campden Hill. This is almost certainly Campden Hill Farm. Living with him is his wife, Jane, and for some reason a governess, Mary Palmer, age 23, although there is no record of any children at this time. Ten years later, in the census of 1861, William Warner and his wife, now with five children, all under the age of ten, and a servant girl are listed at Campden Hill Farm. He also employs three men and two boys. Curiously the size of the farm has grown to 174 acres. It may well be that William has taken on extra land, but this is not borne out on any maps; and it is equally possible and more likely that this is just a misprint for the 147 acres of the original Inclosure Award. It seems that William Warner remained as the farmer at Campden Hill Farm until his death in 1890 at the age of 65. But in the 1891 census his two eldest sons, John and Alfred Warner, are listed as the farmers. They are still listed as the farmers in the Trade Directory of 1897, but by the time of the 1901 census there is no record of any member of the Warner family at all –

they have disappeared from the parish. In the 1901 census, whilst Lapstone Farm is inhabited, Campden Hill Farm next door is listed as “uninhabited”.

In the census returns there is significant confusion about the names of farms on Broad Campden Hill, and it takes some detective work to establish just who lived where. It is hard to resist the conclusion that the census enumerator was just careless about accurately recording residences – he or she was just counting people, and they all lived up on Broad Campden Hill somewhere. To illustrate how confusing this can be, here is a list of all the different names given at different times to what I’m fairly sure is Campden Hill Farm:

<u>Campden Hill Farm, also known as:</u>	
<u>Census:</u>	<u>Trade directory:</u>
1851 Broad Campden Hill	1856 Broad Campden
1861 Campden Hill	1859 Broad Campden
1871 Broad Campden Hill Farm	1868 Rogue’s Hill
1881 Broad Campden Hill	1870 Hill Farm
1891 Broad Campden	1879 Rectory Farm
1901 No record!	1885 Rectory Farm
	1891 Rectory Farm
	1897 Broad Campden

Continuing the confusion, the 1911 census lists “Rogue’s Hill Farm”, next to Lapstone, occupied by John Hobbs and his family. As two years later, the 1913 National Valuation Survey records the tenant of Campden Hill Farm as John Hobbs, it is safe to assume that “Rogue’s Hill” and “Campden Hill” are the same farm.

This 1913 valuation survey also records the owner of Campden Hill Farm as the Vicar, the Rev. Owen Fitzherbert Jackson. So the farm was still owned by the church at the time of the First World War. At some point thereafter, probably in the 1920s, it was acquired by the Northwick Estate, but I’ve not yet been able to pin down the date of that sale. In any event it became part of the increasingly large Northwick Estate.

In the absence of census data, it is harder to pin down C20th century tenants of Campden Hill Farm, but Michael Haines very helpfully tried to recollect some names from the past, and the electoral rolls are a help. During the 1930s the tenant was Peter Bowley. By 1939 the tenant was Geoff Ball, and he was still there 35 years later when the Northwick Estate was sold in 1974. As a result of its incorporation into the Northwick Estate the farm had been enlarged with five neighbouring fields, so that by 1974 it consisted of twelve fields covering 227 acres.

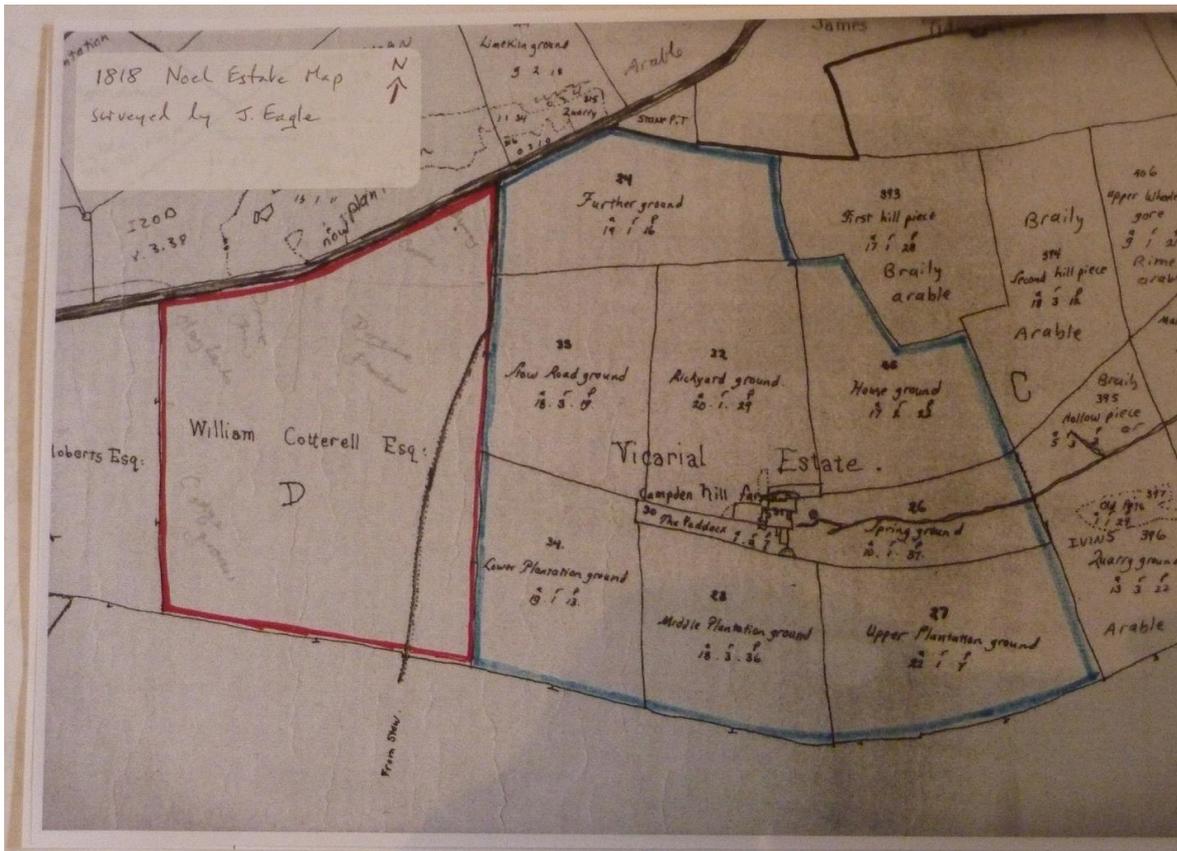
<u>Tenants of Campden Hill Farm</u>	
1800 –mid 1830s	Edward and John Horsman
1841 – ?	the Alleine family
1851 – 1890	William Warner and family
1890 – approx.1900	John and Alfred Warner
1901	uninhabited
1911 - ?	John Hobbs
1930s	Peter Bowley
1939 – 1970s	Geoff Ball
Approx.1975	untenanted – incorporated into whole of Northwick Estate.

In 1974 much of the Northwick estate was acquired by Ian Bond. Subsequently the farm tenancy was ended, and the land and farm buildings incorporated into the single-managed Northwick Estate. The farmhouse became a residential tenancy, as it still is today.

Lapstone Farm

Having seen the creation of one modern farm up on Broad Campden Common, let us turn to the second inclosure award – the one made to Edward Cotterell - situated next to the Vicar’s land, which ultimately became Lapstone Farm, although the name “Lapstone” didn’t emerge until much later.

Edward Cotterell was allotted two substantial parcels of land by the Inclosure Award, the one on the top of Broad Campden Hill and the other down in Broad Campden hamlet. The latter was the core of what eventually became Briar Hill



Farm. Edward had owned a variety of pieces of land in the parish prior to the Inclosure, and these two awards were his consolidated entitlement. The Inclosure Award records that he received these allotments *“in lieu, full bar and satisfaction for all his 4 yard lands and right of common thereto”*.

NB: It says “William” Cotterell on the 1818 map, because by then Edward had died.

Like the Vicar, Edward Cotterell was not a hands-on farmer. He was very much a townsman: a successful lawyer, living in what became Bedford House, and someone who seemed to have a finger in almost everyone’s affairs. He was also a significant landowner, leasing most of his land to tenants. By the time of his death in 1812, apart from his property in the town of Campden itself, he owned holdings in Admington, Willicote, Saintbury and Hidcote, as well as the two inclosure awards in Broad Campden. A man of substance.

We might have expected to find a lease for his inclosure land similar to Campden Hill Farm next door, but in fact it was not leased out. Edward’s third son, William, at the age of 20, took on the management of the two new farms on behalf of his father. Like the Horsmans, William did not live on either of the farms, but continued to live in the family home, until he married in 1823, when he bought and lived in The Gables, on the High Street.

The award land seems to have become known as Broad Campden Hill Farm, and almost certainly farm buildings were erected and the land divided into fields with dry stone walls. It would have looked very similar to the Vicar's land next door. Again, no farmhouse was built initially – in fact we know that the farmhouse was built later by a new owner sometime between 1825 and the early 1830s.

At 70 acres the farm was much smaller than the Vicar's land, and probably only had five (or possibly six) fields. However, it is a reasonable assumption that they would have started a crop rotation system – after all, Edward Cotterell had drawn up the Vicar's lease and clearly knew all about the new modern farming approach. His other parcel of land at Briar Hill was about 74 acres, and as William managed both farms, maybe he rotated across both in conjunction. The original farm buildings, which would have been built at this time, are those which in 2005/6 were converted into the modern spa and retail premises.

Lapstone, known as Broad Campden Hill Farm, was in the hands of Edward Cotterell's son, William. When Edward died in 1813, he had left his two farms in Campden jointly to two of his sons, George and William, although it was William who continued to manage them. George died in 1821, and shortly afterwards William and his other brother, Edward Stokes Cotterell, agreed to separate the ownership, with William becoming the sole owner of Broad Campden Hill Farm, and Edward the owner of the "lower" farm, (i.e. Briar Farm in Broad Campden hamlet).

The Cotterells, despite remaining prominent gentlemen in the Campden community, seemed to have developed a knack of wasting their inheritance, and during the 1820s various family trusts were created in an attempt to maintain some kind of financial order. Prominent amongst the trustees of these trusts was one William Holmes. As mentioned above, in 1823 William Cotterell got married in London, and bought "The Gables" on the High Street for his married home for the sum of £231. However, in the same year he sold Broad Campden Hill Farm to William Holmes for £1500. It appeared he needed the money. The Cotterell family fortunes continued to decline fairly rapidly. The "lower" farm was also sold in 1825; The Gables was mortgaged in 1829; Bedfont House was sold in 1831; and in 1833 William had to sell The Gables for £180, from which after redeeming the mortgage he was left with just £48. Then in 1834 William, by now living in Broadway, died at the age of only 53. His wife Mary, with two very young sons, was left to manage on her own, and a few years later she is found as the "innkeeper" in Bretforton. The Cotterells

disappeared from Campden life – their fall from fortune complete. What Edward, the man of substance, Clerk to the Inclosure Commissioners, substantial landowner, and legal agent for almost everyone, would have made of it, can only be imagined.

But back to Broad Campden Hill Farm, owned since 1823 by William Holmes. He built the farmhouse on the land, probably in the late 1820s, which is much the same time that Campden Hill farmhouse was built. But William Holmes didn't live there – he was a well established townsman living at The Cedars in Westington (now called Abbotsbury) – and the farm was almost certainly tenanted. However, when he died in 1838, without children of his own, he left the farm jointly to his two nephews, Henry William Keen and George Keen, both of them only just into their early 20s. The two young Keen brothers didn't live on the farm either. They lived with their father (who was a farmer) at Wolds End House on the corner of Back Ends; and the 1841 census shows them still living there. It is almost certain, therefore, that Broad Campden Hill farm remained tenanted.

In 1843 the two Keen brothers agreed to split the inheritance they had received from their uncle, and Henry William Keen became the sole owner. However, Henry clearly wasn't that clever with his money, because in 1845 the farm was mortgaged for £1700, and then in 1850 it was sold to John Rodd Griffiths, the local "big wig" lawyer and landowner who lived in Bedfont House. What is interesting is that the following year, in the 1851 census, Henry Keen aged 34 is listed as living at Broad Campden Hill Farm, but as unemployed. Thereafter he simply disappears from Campden records, until his burial is recorded in the parish register in December 1890 at the age of 74. It is around this time that the farm starts to become known as Lapstone Farm. There must have been much confusion between "Broad Campden Hill Farm" and "Campden Hill Farm" next door, and it seems likely that the new name was created to end this confusion.

In 1857 John Rodd Griffiths died, and his son, William Higford Griffiths, inherited his property. Like all their predecessors as owners of the farm, Griffiths continued to lease it out. But unlike the settled, long-term tenancy of the Warner family next door at Campden Hill Farm, there doesn't seem to have been any really settled tenants at Lapstone. Maybe it wasn't quite large enough, or maybe it wasn't managed well enough. In any event, in 1862 William Higford Griffiths mortgaged the farm, and then in 1867, in a somewhat complicated transaction involving an intermediary, it was sold at auction, and

acquired by Lord Northwick for £3500. From then on the farm became part of the Northwick Estate, as a tenanted farm.

<u>Owners and/or Tenants of Lapstone Farm</u> <u>(first known as Broad Campden Hill Farm)</u>	
1800 – 1813	Edward Cotterell/William Cotterell
1813 – 1823	William Cotterell
1823 – 1838	William Holmes
1838 - 1850	George & Henry William Keen
1850 – 1857	John Rodd Griffiths
1857 – 1867	William Higford Griffiths
1867/8 onwards	The Northwick estate
<u>Tenants:</u>	
1868 – 1891	Richard Keeble
1900s – 1975	Horace Badger, and later his son Fred Badger
1975 Onwards	untenanted – incorporated into whole of Northwick Estate.

In 1868 the tenancy was granted to Richard Keeble, who together with his wife Ann, began a steady tenancy which lasted through until he died in 1891. The tenant of Lapstone Farm for the next few years is not clear. Both the 1891 and the 1901 census returns give the occupier of the farmhouse as a George Hopkins and his wife, but he is described as a “servant in charge”, rather than the farmer. In the 1911 census the sole occupant of Lapstone Farmhouse is listed as “John Massie, aged 69, no occupation, invalid, late farm steward”. It seems as though the occupancy of the farmhouse had become separated from the management of the farm itself.

Horace Badger had arrived in Campden in 1896, as a fairly young man of 28, together with his wife and young children (but not yet Fred, who wasn’t born until 1903). They leased, and in 1923, bought Home Farm on the High Street (Badger’s Hall Tearooms) and began to establish a successful farming business. Horace and his family lived and farmed there for the rest of his life, until he died in 1950. At some point in the early 1900s, in addition to Home Farm, he took on the lease of Lapstone Farm, and ran both farms together in the same business. I haven’t so far pinned down the exact date, but in 1913 the Valuation Survey records the owner of Lapstone Farm as Lady Northwick, and the tenant as H. Badger, so we know he was there by then. But the Badgers did not at that point occupy the farmhouse. Jean Gershom, a relative of the Badger family, recalls that Lapstone Farmhouse was used as a convalescent

home for wounded soldiers during the First World War. What we do have this delightful picture of the Badger Family threshing wheat at Lapstone in about 1914.



The young man in the centre is William Badger, the eldest son, here aged about 20. The two young ladies are his sisters, Mary (on the right) aged about 14, and Bessie (on the left) aged about 16. Mary went on to marry Wentworth Huyshe; and Bessie married into the Keyte family, and became Jane Gershom's mother. There were in fact six Badger children. William (in the photo) emigrated to Canada; George, the middle brother, emigrated to Australia; and the eldest sister, Ethel, married into the Haines family. The youngest of the Badger children, Fred, who had been born in 1903, lived with his parents at Home Farm, and, with his two older brothers overseas, he joined his father in the farming business. In 1926, at the age of 23, he married Ellen, and they set up their new married home together in Lapstone Farmhouse. This was the first time the farmhouse had had settled occupiers since about 1890, and it was almost certainly in need of significant refurbishment. Fred and Ellen were to remain there for the rest of their lives. The 1927 Trade Directory for Campden has the following entry:

"Badger, Horace Edward & Son, farmers, Home Farm and Lapstone Farm."

Horace died in 1950 at the age of 82, and the two farms, one owned and the other leased, continued to be run as one business by Fred until he died in 1975. He was a popular local man, and below is a photograph of him with his bull “Archibald Ponsonby Smythe”.

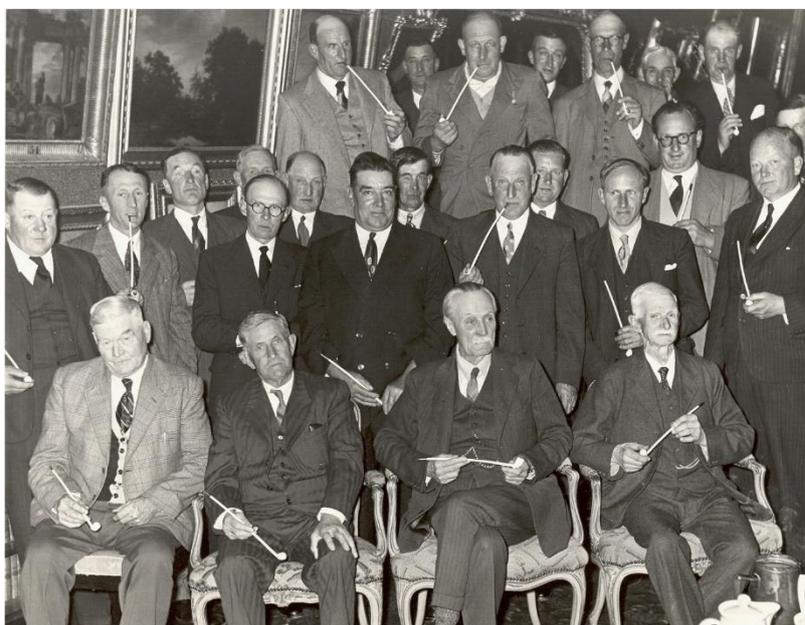


As for the ownership of Lapstone, when Lady Northwick died the Northwick Estate passed to the Spencer-Churchill family, and remained in their ownership until 1964. Thereafter the estate went through a number of changes of ownership, including separating the main house, Northwick Park, from the rest of the farming land. A few of the tenants were able to buy their own farms, and eventually the remainder of the Northwick Estate, including Lapstone, was acquired by Ian Bond in the 1970s. The 1974 Estate Plan still lists the tenant of Lapstone Farm as Fred Badger. But Fred died the following year in 1975. The tenancy lapsed and the farm was integrated into the single managed estate. The farmhouse became a residential tenancy, and is still so today.

After Fred's time at Lapstone, the farm buildings were not actively used, and fell into a state of some dereliction. In 2006 they were converted into the Lapstone shop/spa/restaurant etc. They are now undergoing further conversion into what is known as an “Event Venue” whilst the farmhouse remains a residential tenancy. The modern farm, with its pattern of stone-walled fields and its central farmstead, that was created by the Inclosure has lost its identity, subsumed into an even more modern and efficient enterprise.

Summary and Conclusion:

My starting point was to look at the changing landscape around Campden after the Inclosure. The Inclosure created what we have come to see as the “traditional” Cotswold farm. Both Campden Hill and Lapstone Farms were examples of this. Although incorporated into the Northwick Estate, as were many others, they remained separate entities, playing their part in the agricultural revolution. This lasted effectively until the Northwick Estate was split up in 1974. At that point it comprised no less than twenty separate tenanted farms. The Estate Schedule gives us a list of them all. We have a photograph from about 1960, which shows all these tenant farmers gathered at Northwick Park for a “clay pipe” presentation.



It was way of life that was to disappear. Of the twenty tenancies that existed in 1974, not one remains. A few of the tenant farmers were able to buy out their tenancy and remain as individual farmers, but a large majority of the twenty were not able, or chose not, to do so. Over the next few years all the tenancies that remained within the Northwick Estate were ended, and the farming activity subsumed within the estate management. Although some of the farmhouses are let as residential tenancies, there are no individual farmers left. Over 3000 acres of the estate are managed and farmed as a single, huge agricultural business.

I say this as an observation, not as any kind of value judgment. Driven by economics, agricultural efficiency and profitability, and by technology, - in exactly the same way as the Inclosure itself was driven, - modern farming and the landscape have evolved again. Slowly the landscape is changing: larger

estates; larger fields; the gradual disappearance of hedges; the dereliction of stone walls and of stone farm buildings; alternative land use for solar panels or bio-digester plants – all of this is bringing about further change in the appearance of the landscape. The Inclosure started a process that wasn't just about agriculture, but was also about changing a way of life which began to separate the use of the land from the majority of the community, and it seems to me that we have now almost completed that process. Once, the majority of people in a rural community like Campden were intensely and intimately connected with the landscape and its use. The Inclosure began to break that connection, or at least to re-arrange it, not least by introducing a clear division between public and private access to the land. But even when there were twenty tenant farmers, the threads of their activity and their families wove connections throughout the town. There is little, if any of that connection left. The life of the Northwick Estate (or indeed of any of the other large estates) relates hardly at all to the life of the town.

The landscape in the early 1800s looks very different from the rolling, wide open common land that existed prior to the Inclosure. Now there is a panorama of individual fields each about 18 or 20 acres in size, and each delineated by drystone walls 4'9" high; with a variety of crops and grassland; interspersed with groups of farm buildings, and increasingly with substantial farmhouses; and served by a network of defined roads and tracks, all of which are themselves fenced or walled off from the farmland.



An aerial view of this landscape dramatically illustrates this. This view of Chipping Campden, taken in the 1980s, shows the myriad pattern of fields, all created by the Inclosure, and dating from post-1800. This is what we recognise and love as the beautiful Cotswolds, but it is still only 200 years old. It not only marked a different landscape, it also marked a different way of life.



We may still be surrounded by the visual beauty of a farming landscape, but I doubt we feel as intimately close to it as our predecessors did. We can admire and enjoy it; visit and explore it; but we have little if any connection with its use.

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