

The Landscape History of Hadstock Parish

Part 3 The 1801 Hadstock Parish Inclosure Act



Background

- The following images and accompanying notes describe the main changes in the Hadstock Parish landscape following the Parliamentary 1801 Inclosure act. This greatly altered the field systems and ownership over the period 1801-1810.
- The presentation is in 4 parts; Background to the 1801 Act: Hadstock farming systems before 1801: Hadstock farming systems after the 1805 Award : Summary of changes.
- Previous presentations have covered Boundaries, roads, woods and paths (Part 1), and Fields, Field Systems and Ownership (Part 2). Both illustrate the major changes over the last 250 years. Part 4 presents the history of the Parish built environment and Part 5 discusses some notable buildings in the Parish.
- Parts 1, 2, 4 and 5 are available as pdf documents for viewing online at: hadstock.org.uk/community/archive/landscape.
- The illustrations were created using Adobe Illustrator 2020, and Astute Graphics software for area calculations.

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December 2023

Sources of Information

- 1800 J A Carr document "Land In the Occupation of John Davey"
- 1800 J A Carr document 'Assessment for expenses of Inclosure'
- 1801 J A Carr document 'Return to Pelham of the number of acres cropped in the Parish of Hadstock'
- 1803 Hadstock Pre-inclosure map, D-Dqy 28 (Essex Record Office)
- 1805 Hadstock Inclosure Award map, Q_RDc7B (Essex Record Office)
- 1805 Inclosure Award Document, Q_RDc7A
- 2020 Google Earth satellite images
The Essex Record Office
Archiuk.com

Thanks are due to Patricia Croxton-Smith for her advice and to the Ordnancemaps.io Group for helpful information and comments.

BEFORE INCLOSURE
The 1801 Act of Parliament

- The 1801 Hadstock Parliamentary Inclosure Act dramatically changed the Parish landscape, its farming systems and parishioner rights. One of over 5000 similar Acts in England and Wales, its aim was to raise productivity in crop production by eliminating all Parish common land (including open fields, meadows and pastures), and creating a series of new inclosures of similar total area.
- Before the Act, many individuals, or their tenants, farmed dispersed, intermixed, narrow strips in the open fields. They grazed livestock on the Common, meadows and other pastures, and were subject to the customs of the Manor and rules of the local Manorial Court on agricultural policy and practice.
- The Act enabled new inclosures to be set up with a single owner or tenant farmer, and the creation of larger land blocks for more efficient ploughing of arable land or for pasture. Tenant farmers then had more freedom on crop and agricultural planning without the requirement to collaborate.



Medieval Field Strips
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1801 Hadstock
Inclosure Act
Document



BEFORE INCLOSURE

Commissioners and principles

- The Hadstock Act was an initiative of Lord of the Manor, Sydenham Malthus, and after Act approval, three externally appointed Commissioners, with local surveyor help, documented all Hadstock Parish land holdings and their value, along with the names of their owners and tenants. This included 157 existing crofts or closes, known as Old inclosures.
- From this survey, the total area of Common land, open fields, meadows and pastures appropriate for inclosure was determined to be 1174 acres (total Parish size c1680 acres).
- Leaving the Old inclosures untouched, the Commissioners then proposed a completely new field arrangement across the Parish,.
- New acreage was awarded first to the Lord of the Manor and to the Rector, in compensation for their holdings in Common land. These awards were based on defined percentages of the total acreage for inclosure.
- The remaining acreage was then allotted to other owners and tenants, in proportion to the acreage of their original holdings.



Detail of "Before Inclosure" map, c1801, showing numbered strips grouped into Shots, and their tenants' names.



Detail of 'After inclosure' map, c1805, showing some numbered Old inclosures and several new inclosures with owners' names, field size and value.



Gunther's chain for distance measurement in chains and links, 22 yds in length, 100 links per chain.



Surveyors compass or Circumferentor, used for measuring horizontal angles and the bearing of a line of sight.



An 18th century theodolite

Surveying tools in 1800

- Nockolds of Saffron Walden were contracted to survey the Parish and produce the pre- and post inclosure maps.
- The surveyors were certain to have used Gunther chains for distance measurement. Each chain was 22 yds and for comparison, the Parish width in 1803 from the Common to the Granta was around 150 chains.
- Nockolds would also have used a compass of the type shown here. It is essentially a pivoted compass needle, a graduated horizontal circle and a sighting device.
- However, small theodolites were becoming increasingly common in England and one of the type shown left could well have been used, measuring both horizontal angles and bearings.
- The pre- and post inclosure maps produced are remarkably detailed and a tribute to the Nockolds surveyor team (and their horses)!

BEFORE INCLOSURE *The Award Process*

- The Commissioners also eliminated all Church tithes payable by landowners/tenants. This significantly increased the acreage given to the Rector as compensation.
- Before the final Award in 1805, a few last-minute owner-agreed land exchanges were accepted by the Commissioners. For example, Richard Spencer agreed with the Rector to exchange a land holding, close to the Church, known as John O'Berries, with a similar size plot near to Bartlow. John O'Berries was later used by the Church to build a new rectory, now Hadstock House.
- The Commissioners decisions were laid out in an Award Document, published in 1805 and transcribed by the Hadstock Society. In addition, an Award map was produced showing new inclosure locations, owners names, field sizes and field values.
- The costs of the Award process (£2212) were paid by every land-owner and tenant in proportion to the value of their individual holdings. Malthus paid £741.



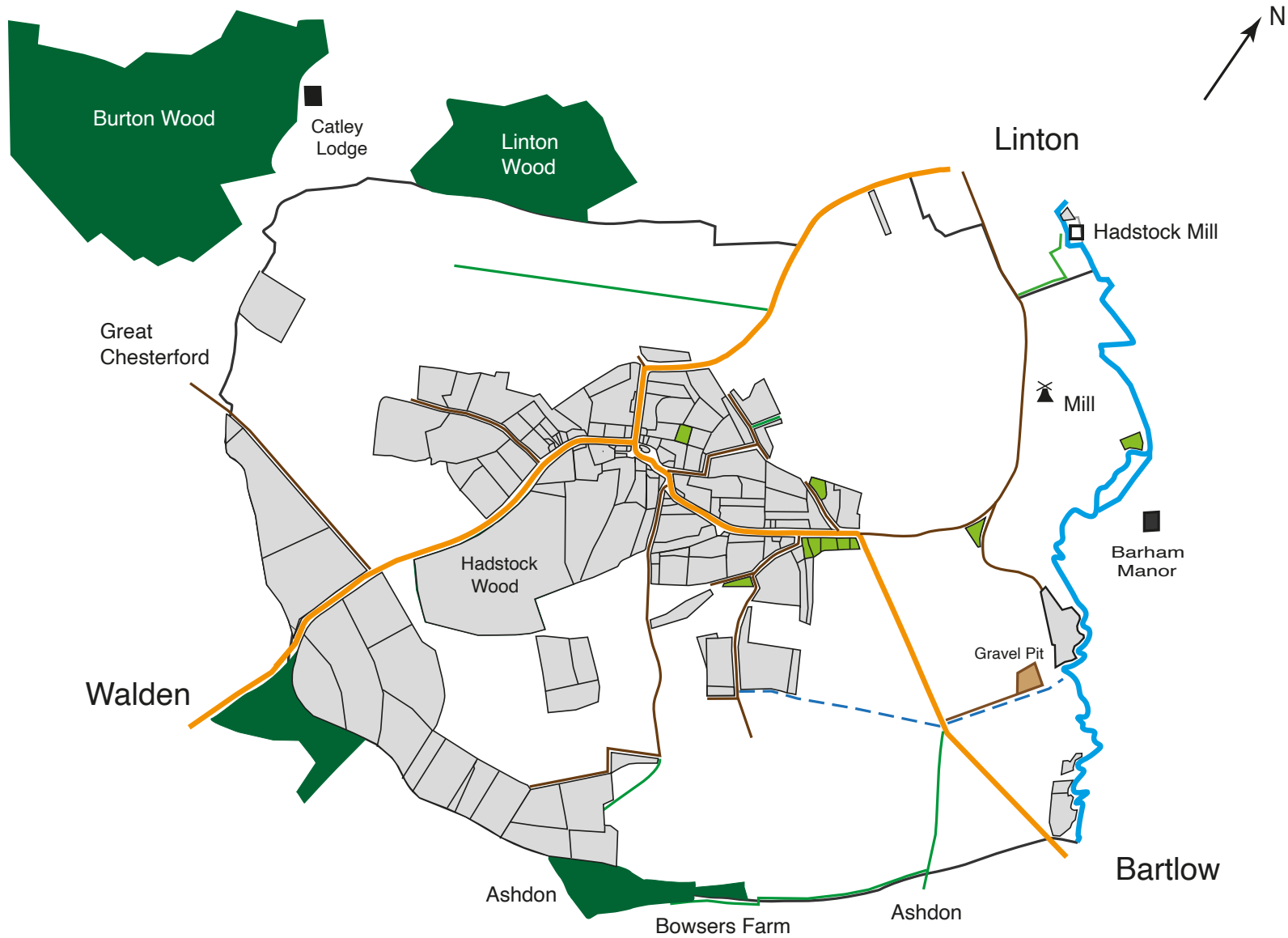
The 1805 Award document

New 20-40acre fields were created for the larger farmers, but others were awarded fields of less than an acre.



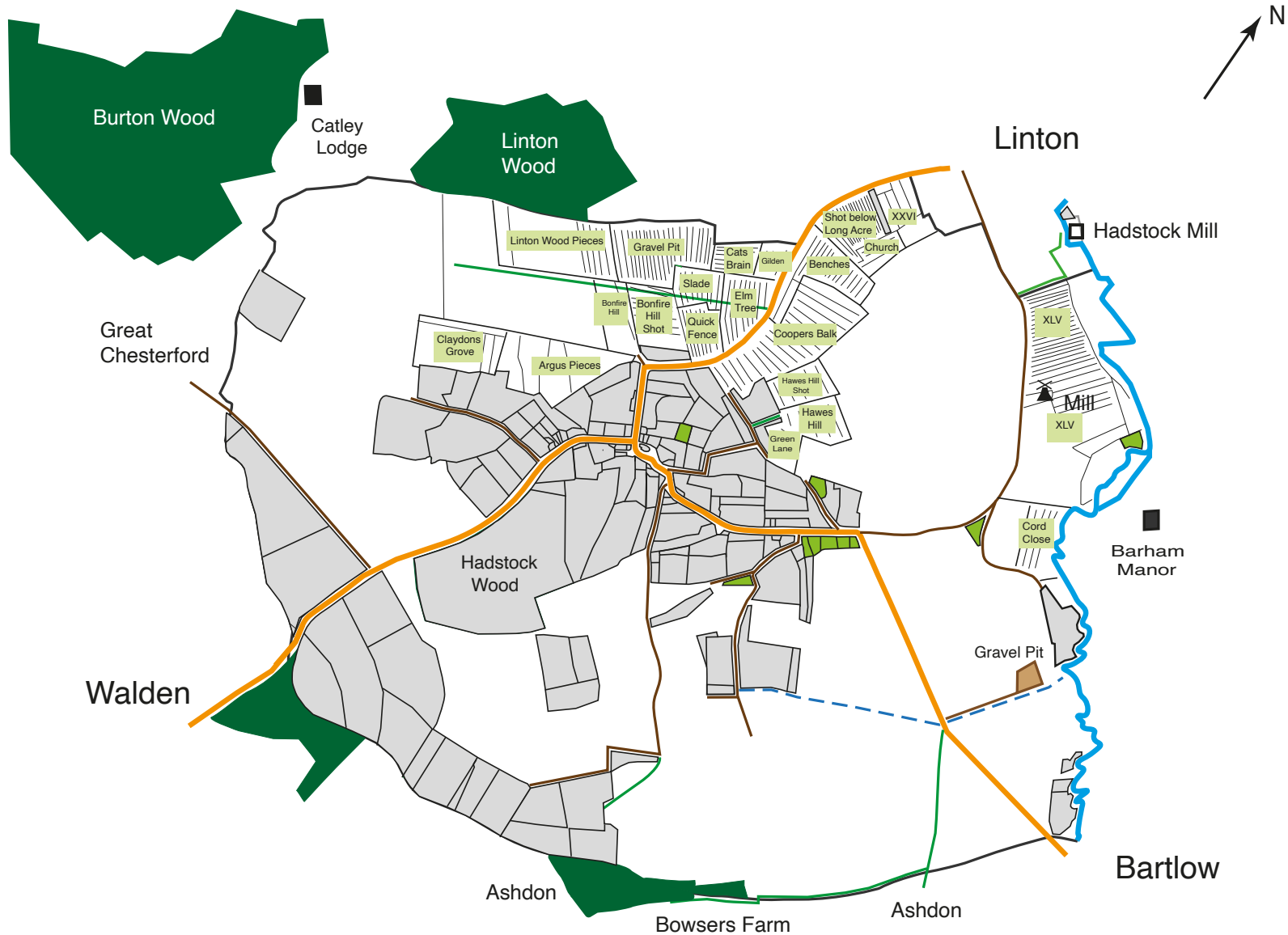


*Fields and Field Systems before the
1801 Inclosure Act*



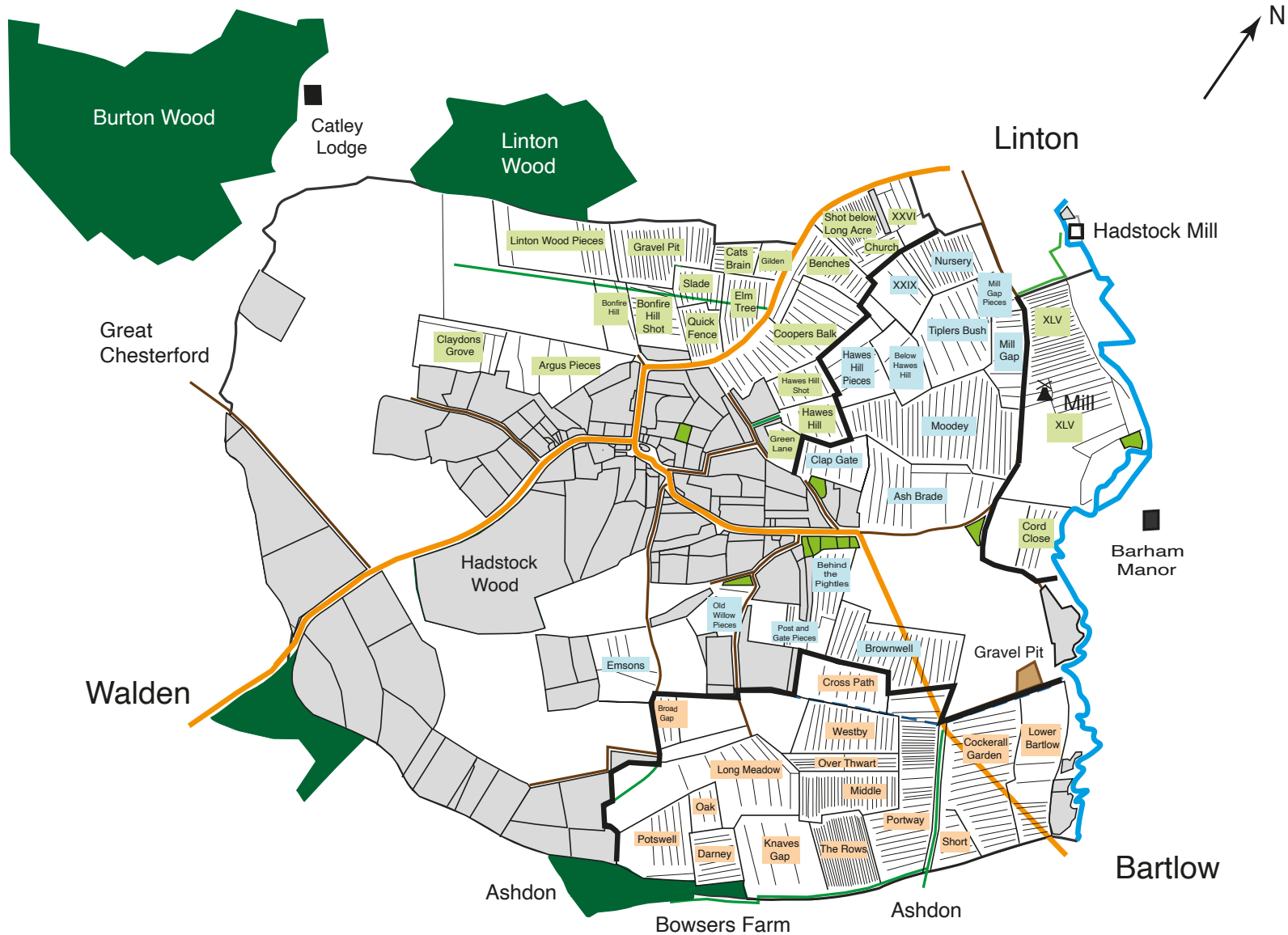
BEFORE INCLOSURE
Old Inclosures

- This shows the siting of the 157 Old inclosures (in grey) around 1800. Many had an associated cottage or homestead. Pightles (bright green) were small inclosures or paddocks.
- The Award document lists 35 tenant owners of these Old inclosures. Each inclosure was given a reference number by the surveyor.
- Occupying 28% of Parish land area, the inclosures had different tenures, freehold, copyhold, or leasehold, but this detailed information has not yet been found.
- Copyhold and leasehold tenants were required to use the Manorial court for conveyancing and paid rent to the Manor. Freehold owners could convey land without consulting the Manorial Court.



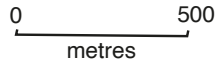
BEFORE INCLOSURE
Open Fields and Shots

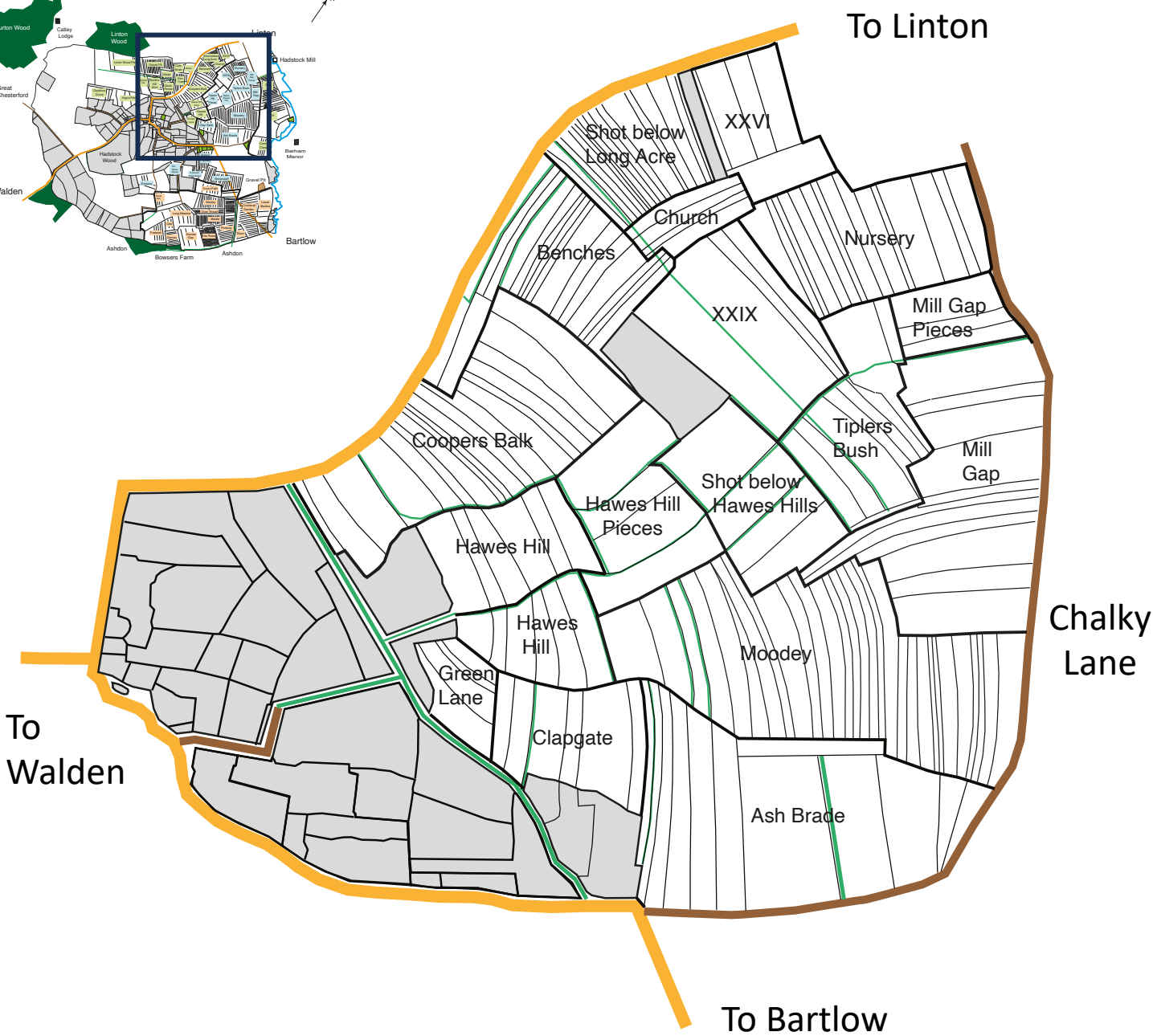
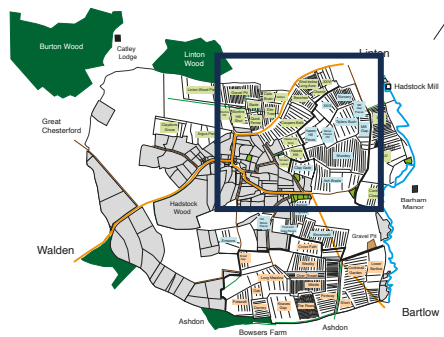
- Separate from the Old inclosures were Communal Open fields. This shows Townsend Open field, one of three in the Parish. For cultivation, Red Field, adjacent to the River Granta, was farmed as part of Townsend Field.
- Each Open field was divided into smaller units called shots, most of which had names and had been given a number by the surveyor (up to 51 in Roman numerals). Townsend Field consisted of 21 shots (green labels).
- A shot consisted of a series of roughly parallel strips. The number of strips per shot is accurately reproduced in this presentation but their shape and size is approximate.
- The Manorial Court allocated strips to individuals / organisations in return for a joining fee (entry fine) and an annual rent.



BEFORE INCLOSURE
Open fields and strips

- This shows the second and third open fields, Middle field with 15 shots (blue labels), and Bartlow field with 15 shots (orange labels). The boundaries (black lines) between the 3 fields were deduced from papers held by Rev J A Carr.
- The total number of strips in the 3 Open fields was 520, allocated to 21 owners, or their tenant farmers.
- The three open fields occupied 45% of Parish land and were sited on the North facing slopes of the Parish because the chalky soils here were more workable. Above the 300ft contour to the South, the heavier clay soils were more difficult to plough.
- Strip allocation across 3 fields ensured owners and tenants had a share of the varying soil types across Parish land, whether good or poor.





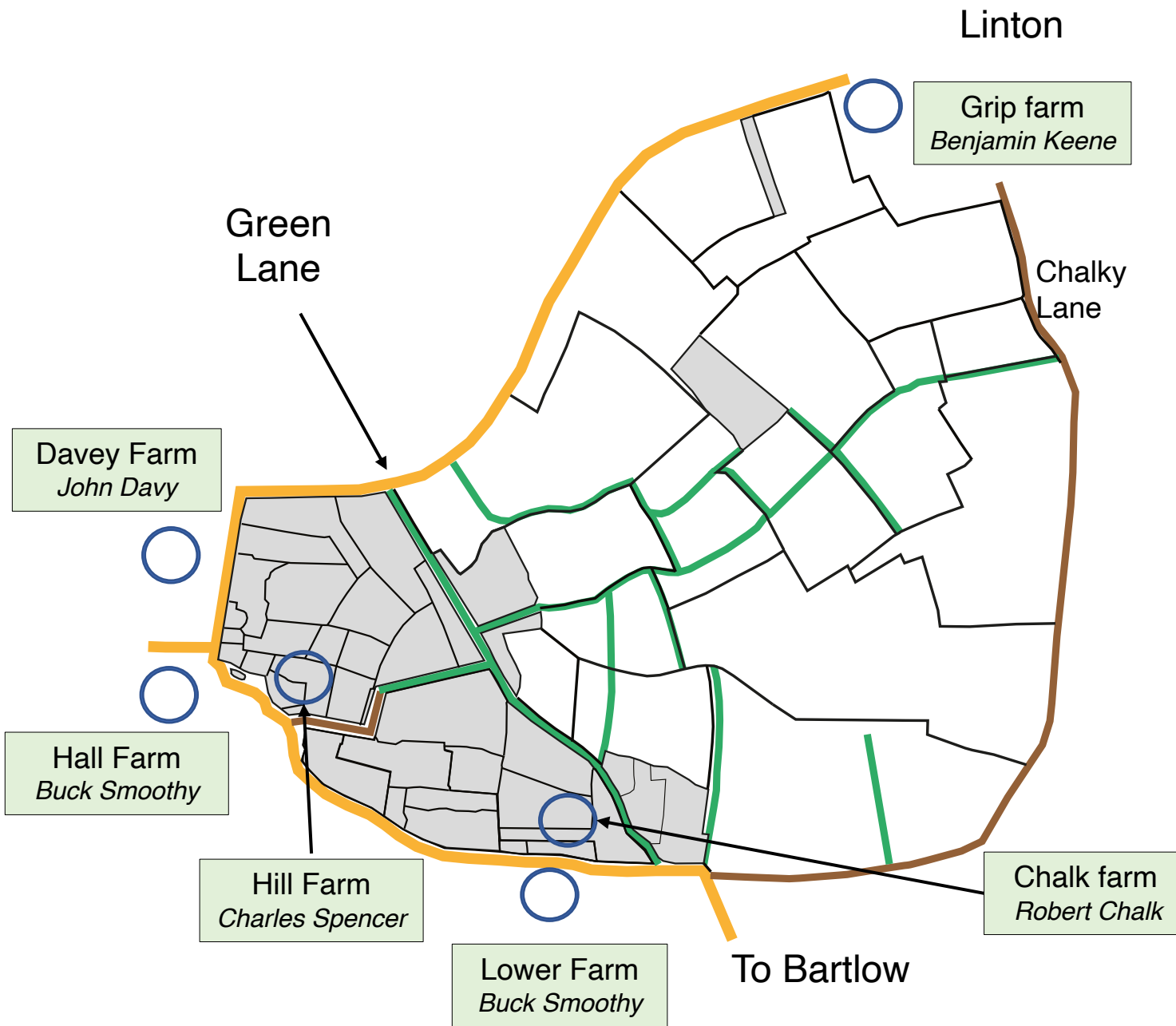
BEFORE INCLOSURE
Strip sizes

- This shows the shots and strips in the area between the Linton Road and Bartlow Road /Chalky Lane, which covers parts of Townsend and Middle fields.
- While other illustrations in this presentation show approximate strip shapes, each strip boundary here has been accurately traced from the 1803 map. This reveals the wide variations in strip size, even in a single shot.
- Area calculations showed that a typical strip varied from 1 to 2 acres, the average being 1.4 acres. However, some strips in the Parish were over 10 acres.
- In all 3 fields, strips were typically 15-25 metres (16-28yds) wide. A few individual strips were significantly larger. The narrowest strips were in The Rows Shot, Bartlow Field, estimated at 9 metres (10yds)



BEFORE INCLOSURE
Shots, strips and topography

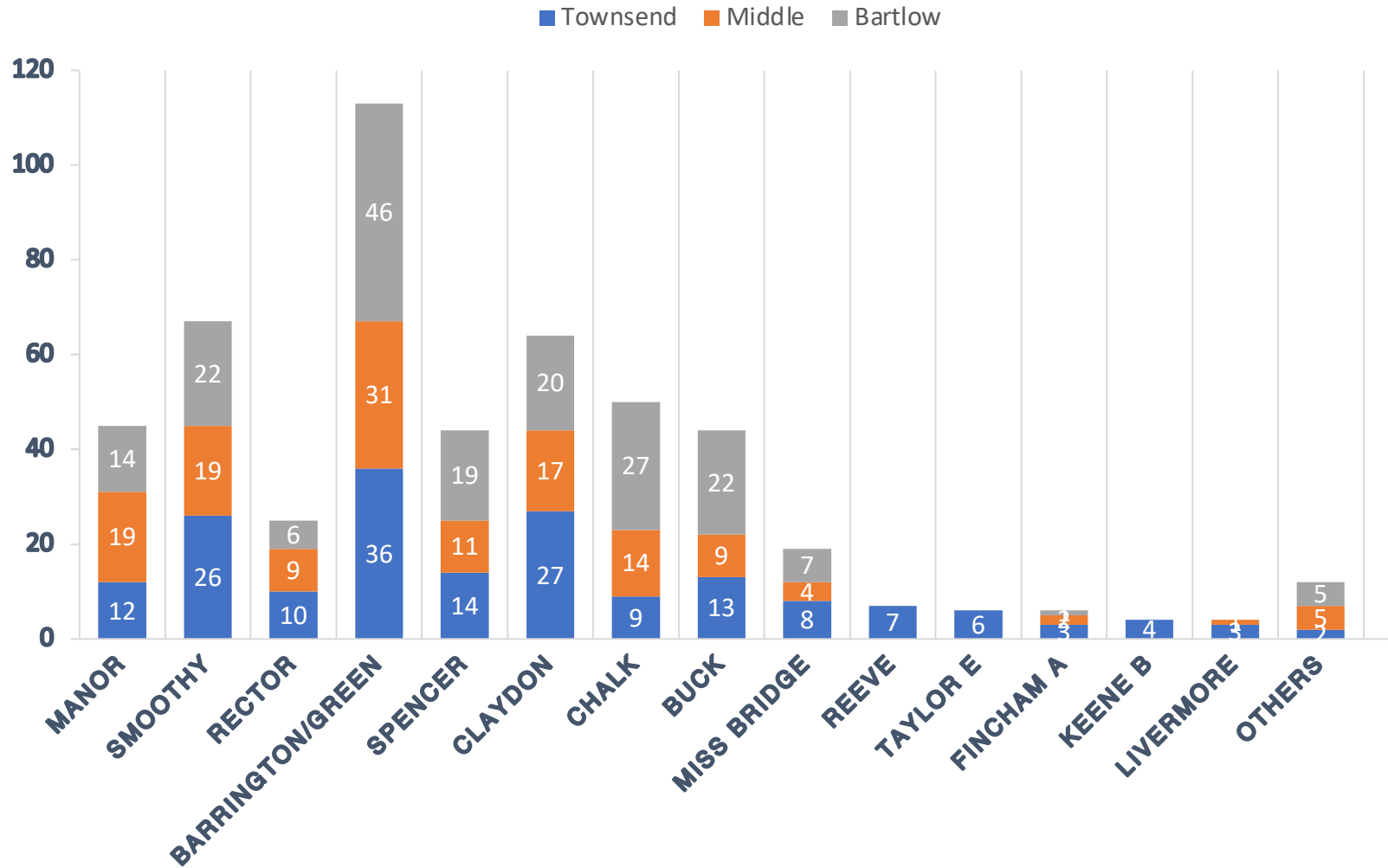
- LiDAR (Light detection and ranging) maps are available online which show local topography. These are obtained by scanning the ground using near infra-red lasers from an aircraft or drone. They show changes in ground elevation and the data can be processed to simulate oblique lighting (hill shading), to include buildings, trees etc., or to show data for ground elevation changes only.
- Overlaying the 1803 map in the Hawes Hill area on a hill-shaded 2020 LiDAR map of the same area, reveals how the shot boundaries and strips related to the local land slopes 220 years ago.
- From the green tinted, ground-only changes LiDAR map, strips in every shot align with the local slope to aid water drainage. Some shot boundaries align with topographical features, for example, the ridge on Hawes Hill.



BEFORE INCLOSURE
Open field access

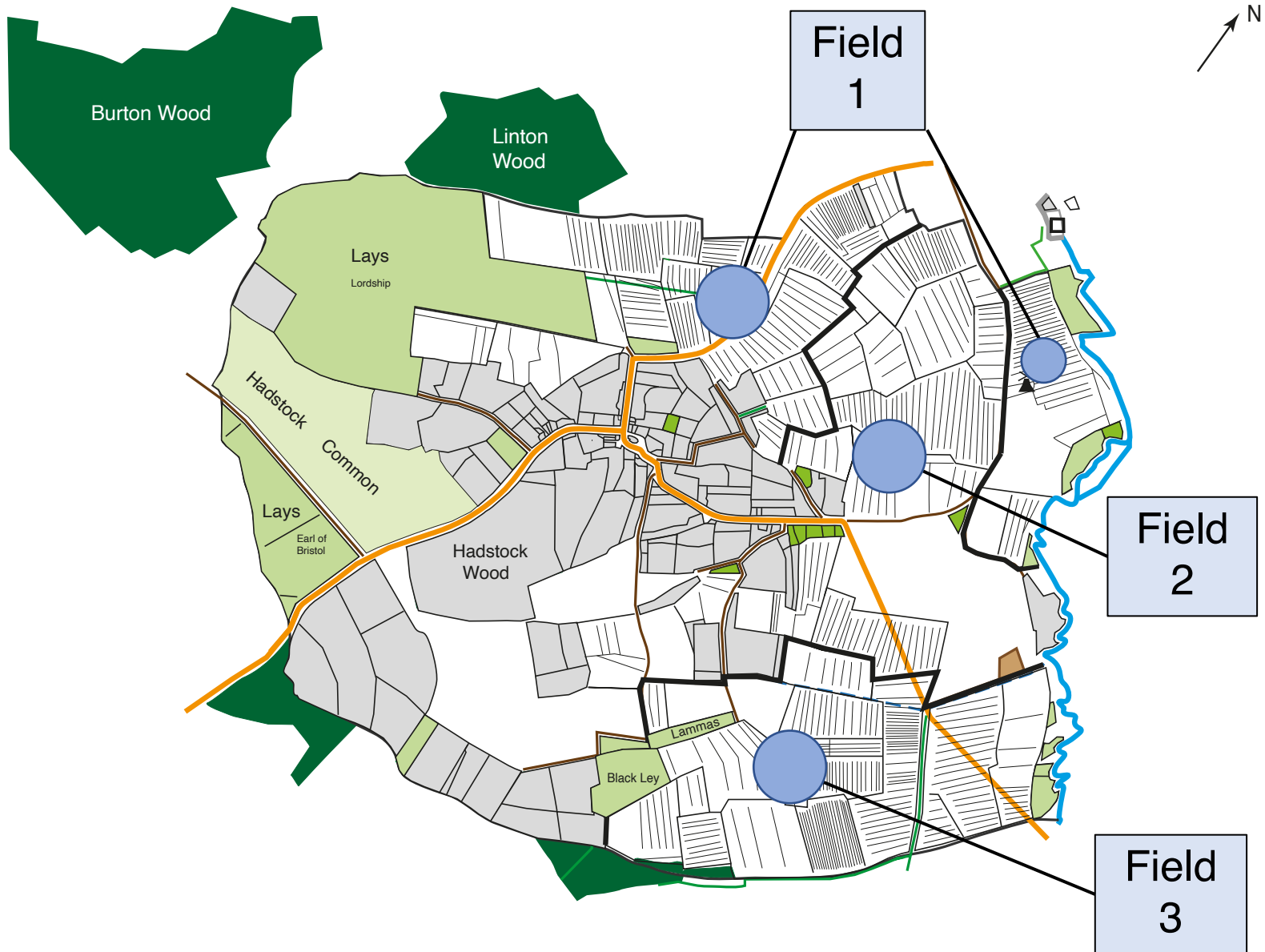
- This shows the farms and main path network used to get plough teams to the appropriate shot and strip in the Hawes Hill region.
- Green Lane was probably a main route for farmers in Hadstock. However, access from the Linton Road for oxen or horse teams was clearly difficult due to the steep banks of the sunken road (hollow way) extending down to Linton.
- The siting of several farm buildings along the Bartlow Road shows that this was the preferred route to get to the Hawes Hill area.
- There was a central path extending north from Green Lane to Chalky Road from which most other shots could be reached. Oxen led teams are thought to have ploughed about one acre a day (average Hadstock strip size 1.4 acres)
- There were many Linton-owned strips many farmed from the Grip. These would have been accessed mainly from Chalky Road, which is a hollow way, but only for part of its length.

520 STRIP HOLDINGS



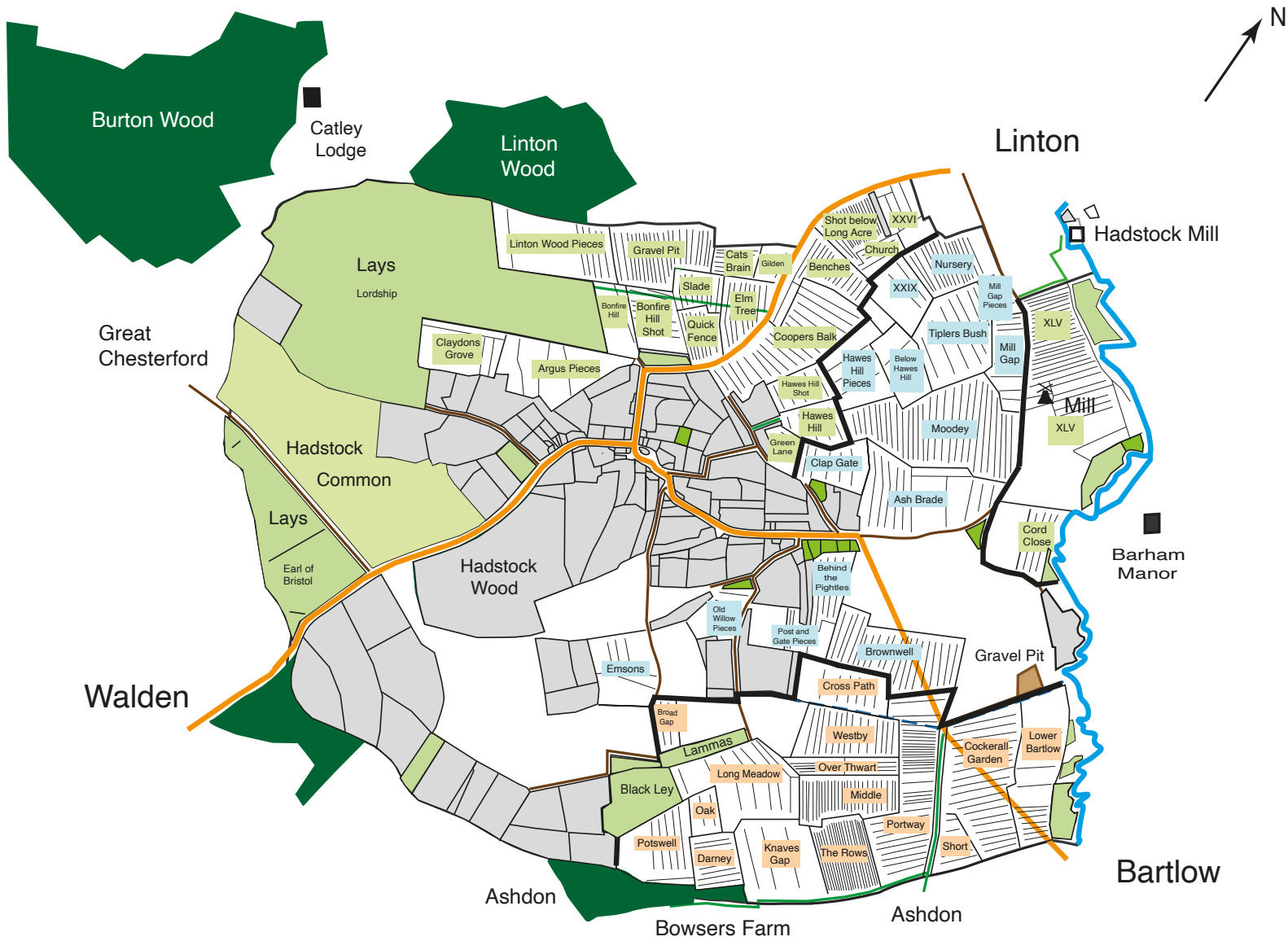
BEFORE INCLOSURE *Strip holdings*

- This shows the number of strips held by tenants across the three Open fields.
- 90% of the 520 strips belonged to 8 tenants, seven of which had more than 40 strips.
- However, not all strip tenants were farmers, and some preferred to sub-lease their strips to the large farms.
- Thus, Buck Smoothy and Charles Spencer farmed for several other strip tenants as well as their own land, covering Old inclosures as well as strip holdings. John Davy was the tenant farmer for all Barrington/Green land.
- It is not known how long the shot and strip system had been around in Hadstock but a parish land tax assessment for 1729, suggests a similar system was around at that time.



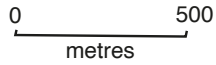
1803 survey map *Crop rotation system*

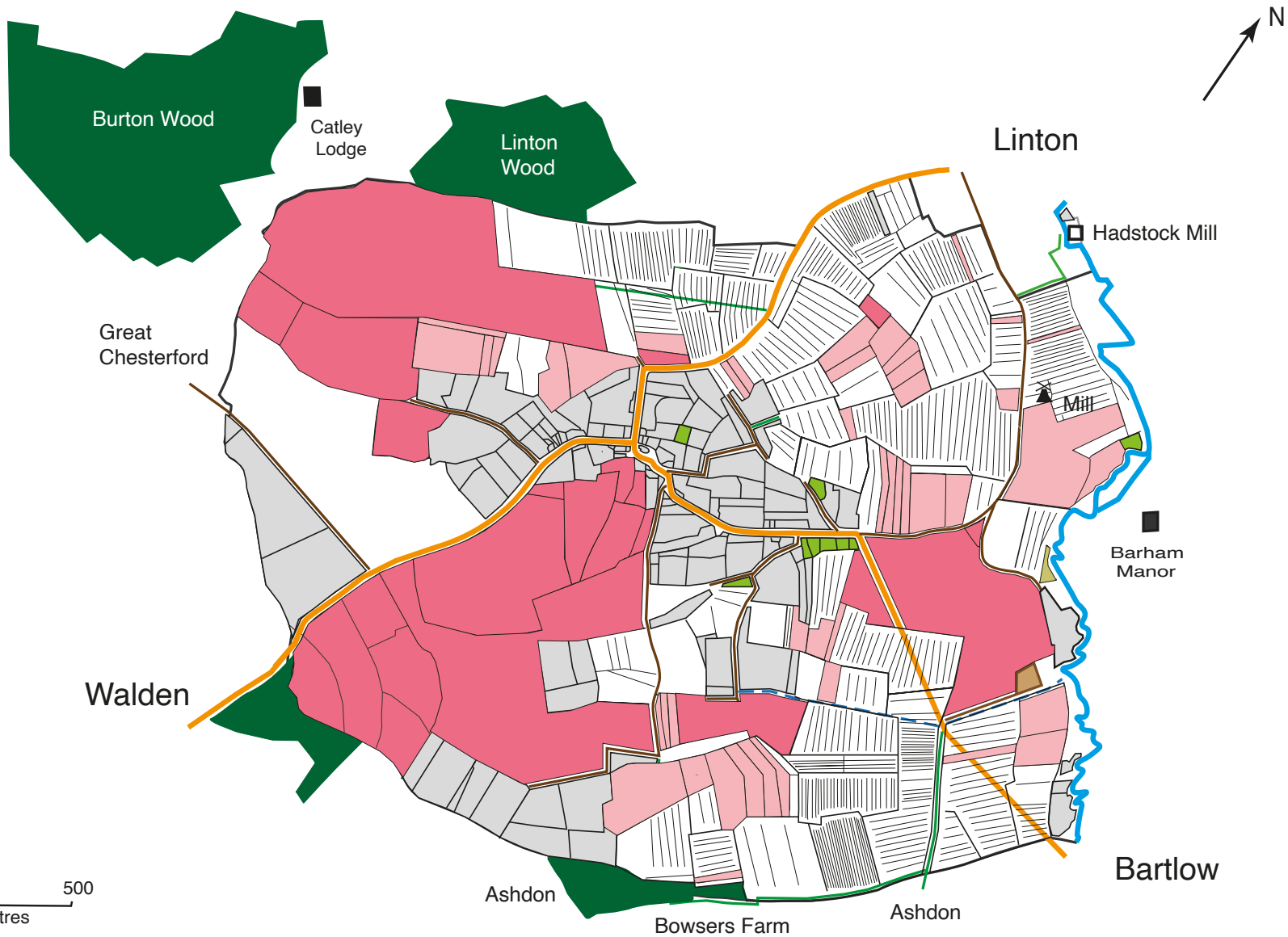
- The Parish adopted a 3-field crop rotation system well before 1800.
- In year 1, Field 1 shots were sown with winter wheat/barley. Field 2 shots received a spring sowing of peas, oats/barley and turnips for livestock feed. Field 3 shots lay fallow.
- The following year, rotation would see Field 1 with peas and oats/barley planted, and then be fallow for year 3, and so on.
- For a given field, nitrogen was returned to the soil in year 2. The fallow year then allowed livestock to roam across most shots and fertilise the ground.
- From 1801 data given to the Bishop of London, the Parish grew 210 acres of barley 173 acres of wheat, 147 acres of oats, 52 acres of peas, as well as 26 acres of both rye and turnips.



BEFORE INCLOSURE
Pasture, Lays and Lammas

- This illustration shows Hadstock Common and other pasture, meadow, pightles and livestock grazing land, all imaged in green.
- Each Parish household had rights for animal pasture on Hadstock Common.
- Pasture, e.g., the Common, was grassland left uncut. Meadows, usually privately owned, were next to the Granta and were cut once a year to provide hay.
- Lays were pasture available for a limited period since, in some years, the owner would use these lands for arable farming.
- Lammas was land available for pasture after harvest, between August and March each year.

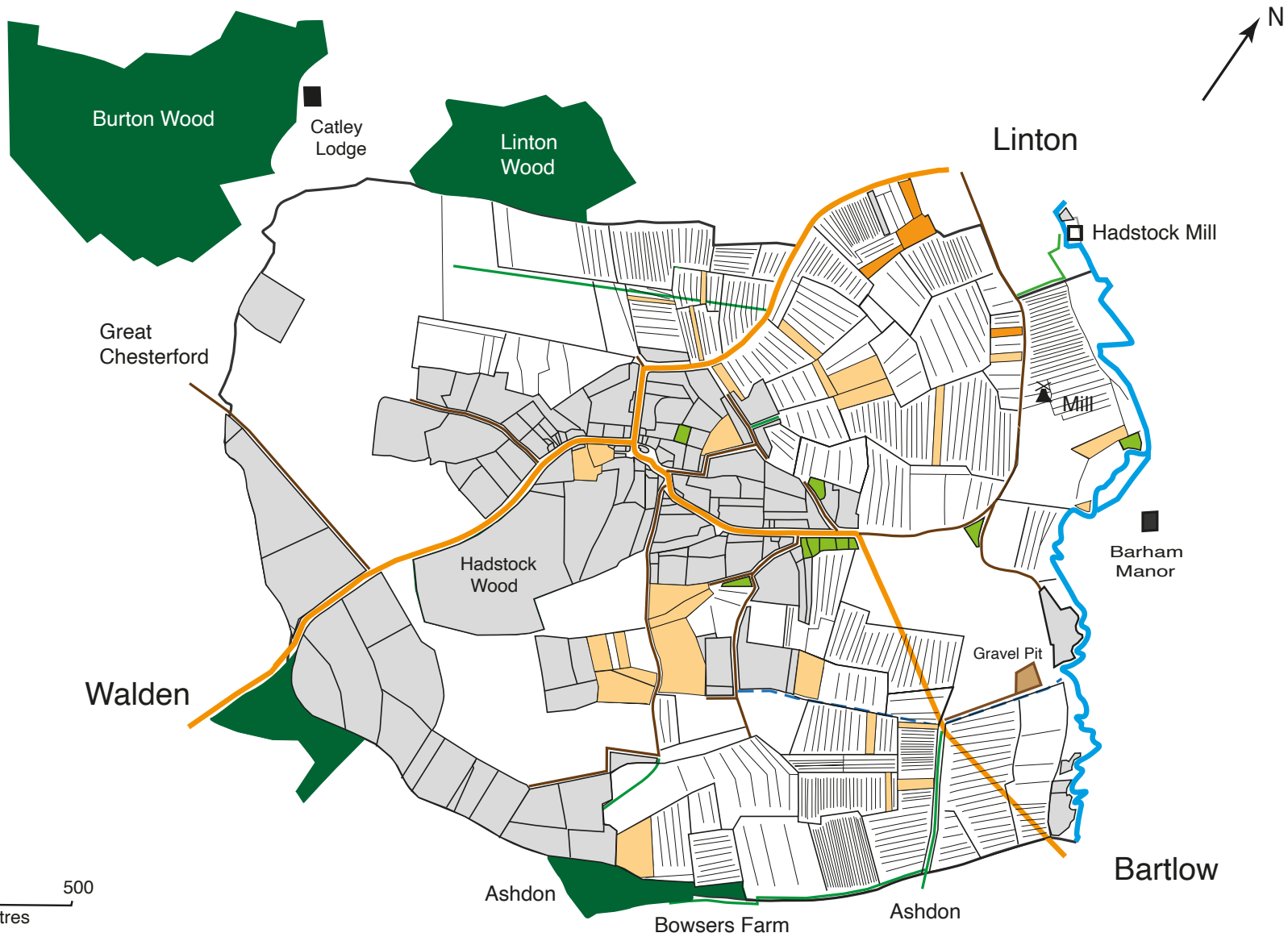




BEFORE INCLOSURE
Lordship land

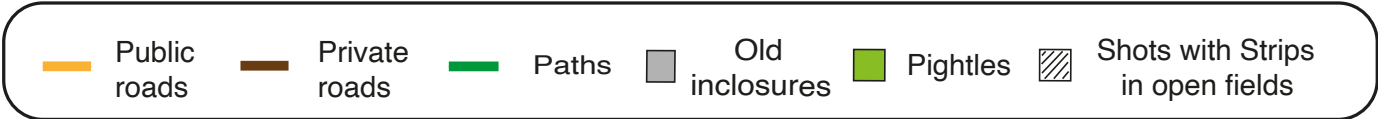
- The land owned by the Lord of the Manor, Sydenham Malthus, prior to the 1805 Inclosure Award, is shown deep red and light red.
- The red areas show his 16 Old inclosures and other demesne land in his possession.
- The light red areas show the locations of his 45 strips across the three open fields. Unlike other strip owners, Malthus's strips formed large blocks of land, with only a few isolated strips in certain shots.
- Including strips, Malthus had 38% of Parish Land before the Inclosure Award and employed Buck Smoothy as the tenant farmer for all 645 acres.
- The Malthus family lived in Surrey.

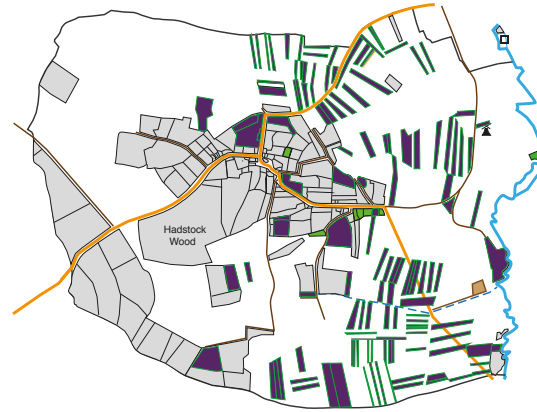
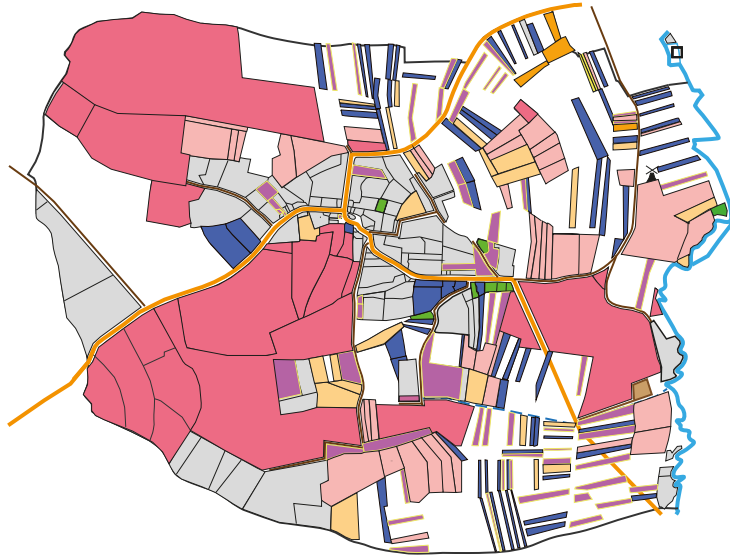




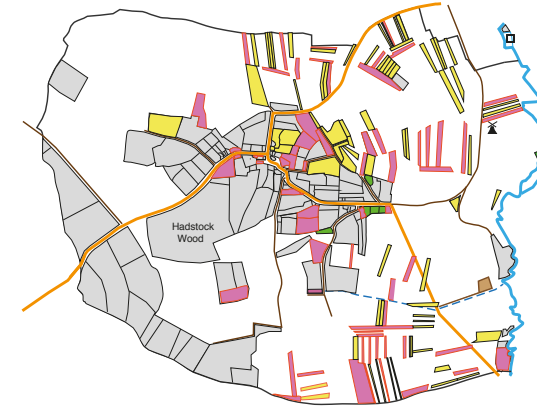
BEFORE INCLOSURE
Church land (Glebe)

- The four Old inclosures and other Glebe land belonging to the Hadstock Rector, Rev J A Carr, are shown in pale orange. In addition, he had 21 strips in the Open fields, also in pale orange.
- According to Land Tax assessments made in 1796, Buck Smoothey was the tenant farmer for the land holdings of the Rev Carr, as well as for Lordship lands.
- Pembroke College (Revd Edmund Fisher) owned a few Glebe strips in Hadstock, and these are shown in dark orange, close to Linton.
- Including strips, the Hadstock Rector had only 2.7% of Parish Land before the Inclosure Award. But up to 1805, the Church had been receiving a large tithe income from many other lands and inclosures in the Parish.





John Davey
 Farmed 207 acres of land for Sir John Barrington and Edward Green

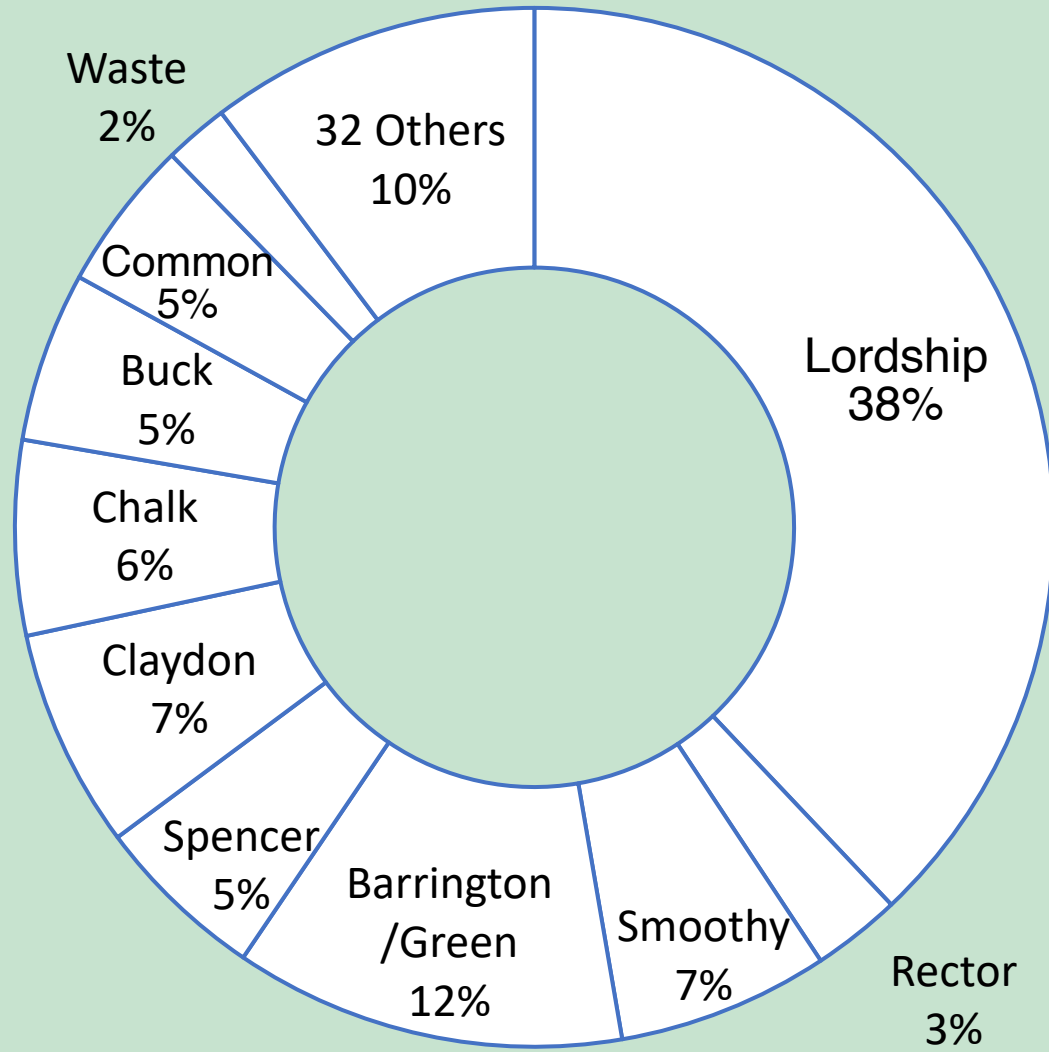


Charles Spencer
 Farmed 91 acres of his own land
 116 acres for The Claydon family of Linton

Buck Smoothey
 Farmed 112 acres of his own land
 645 acres of Lordship land
 45 acres of Church land
 90 acres for Thomas Buck of Linton
 A total of 892 acres

BEFORE INCLOSURE
Large Farms

- This shows the land and acreage farmed by the three largest farms in the Parish. The coloured areas include strips, old inclosures and other land holdings.
- As well as Manorial and Glebe land, Buck Smoothy farmed land for Thomas Buck of Linton. In total he handled over half the Parish based at both Manor Hall and Lower Farms!
- John Davey (Davey, now Yews Farm) was the tenant farmer for all land owned by Sir John Barrington and Edward Green, who both resided outside the Parish.
- Charles Spencer (Glebe and Hill Farms) looked after land for the Claydon family who lived in Linton.
- The fourth largest farmer was Robert Chalk, also of Linton, who with his son and grandson, farmed 103 acres of their own land holdings.




BEFORE INCLOSURE
Land holding by acreage

- The Parish is estimated to have been around 1680 acres at this time. This is based on digital map measurements and on 1877 OS map information.
- This chart summarises the total acreage of the largest holdings prior to the Inclosure Act of 1801.
- Each holding includes the acreage of Old Inclosures and strips and, in the case of the Manor and Rector, other demesne and glebe land which was unfenced before the 1801 Act.
- The 38% proportion held by the Manor includes a 4% adjustment for the larger than average acreage of the Strips

Summary *Field Systems*

Before Inclosure

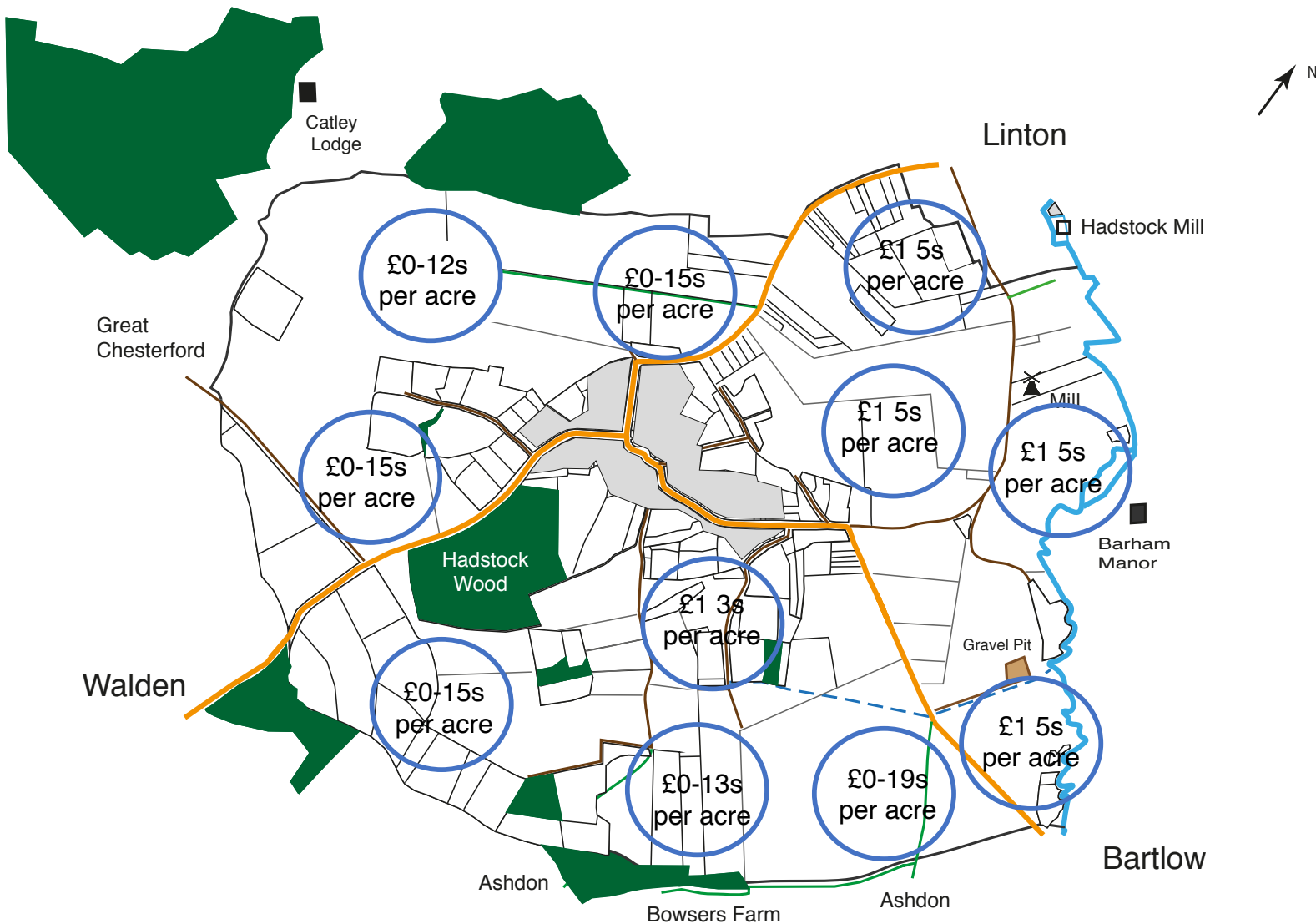
Full details of the fields, shots, strips and ownership before the 1805 Inclosure Award, have been recorded by The Hadstock Society in a separate spreadsheet.



Hadstock Parish:	c1680 acres
157 Old Inclosures:	480 acres, 35 owners, 28% of Parish
3 Open Fields:	755 acres, 51 shots, 520 strips, 21 owners
Hadstock Common:	80 acres
Common land selected for Inclosure :	1174 acres, 70% of Parish

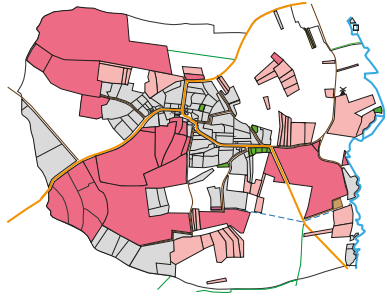


After Inclosure in 1805



AFTER INCLOSURE
Field pattern and values

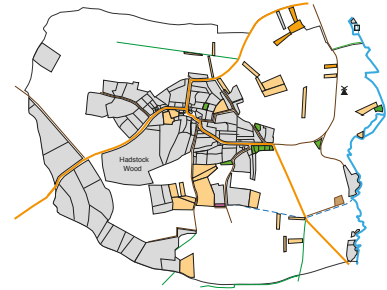
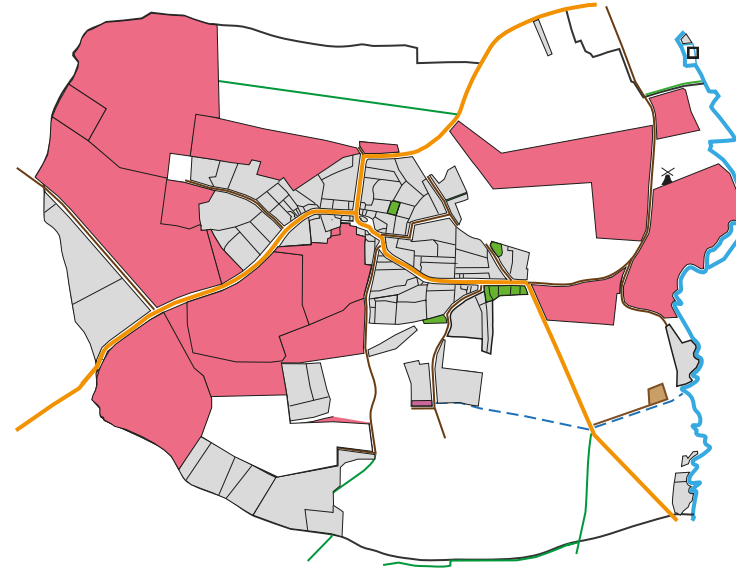
- In making Awards, the Commissioners considered the total land area owned by nearly 40 individuals before Inclosure. They also developed detailed knowledge on the quality and productivity of the land areas across the Parish.
- Using data from the Award map, this illustration shows that the best and most valuable land was on the chalky slopes and alluvium soils leading down to the River Granta in the north of the Parish.
- Most land in the south, east and west above the 250-foot contour was difficult to cultivate with oxen or horse teams due to heavy clay, hence land value was £0-15s/ acre or less.
- The land values in the north of the Parish were nearly double those in the south and this difference must have been an important topic in the discussions leading to the Awards.



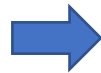
Lordship land
farmed by Buck Smoothy



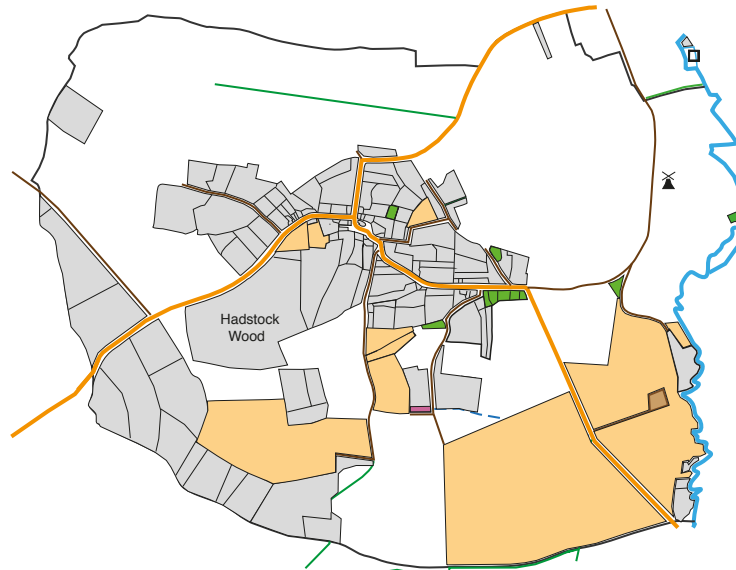
Before 645acres
After 577acres



Rector's land
farmed by Buck Smoothy

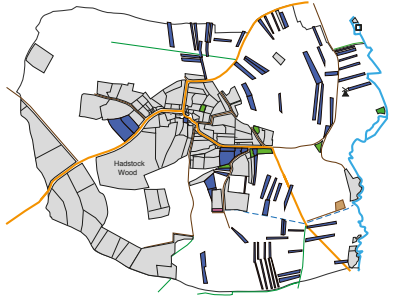


Before 47acres
After 301acres



AFTER INCLOSURE
Lordship and Church

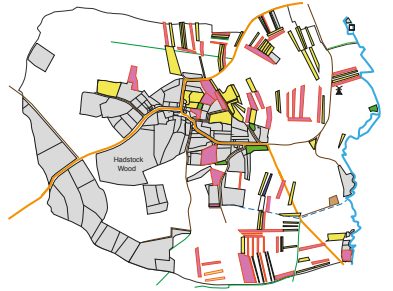
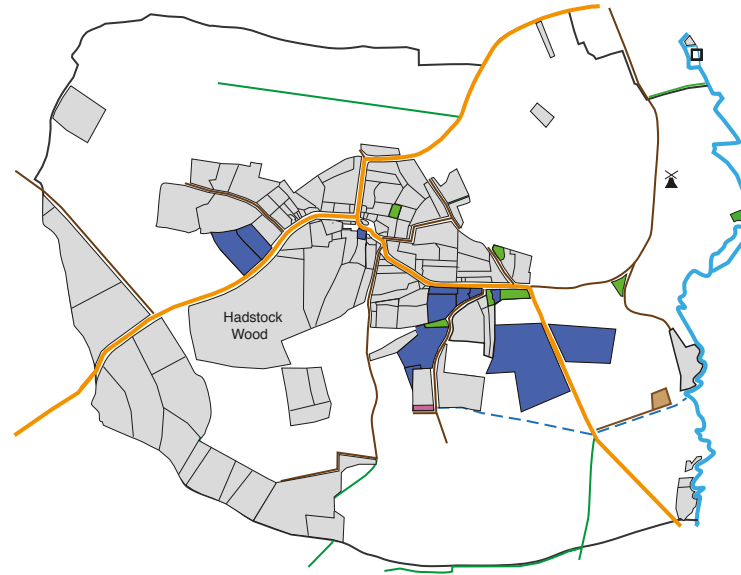
- This shows the land holdings for the Lordship and the Rector before the 1801 Inclosure Act and after the Award in 1805.
- Lordship land was reduced by 68 acres by the Award, with new fields created in the North-West of the Parish.
- The Rector saw a large increase in his land holdings in compensation for loss of all tithes, and the Church became the second largest land-owner.
- Both contracted Buck Smoothy to farm their holdings.
- The large blocks of land holdings in both cases show the objectives of the Act were met.



Buck Smoothy's
own land



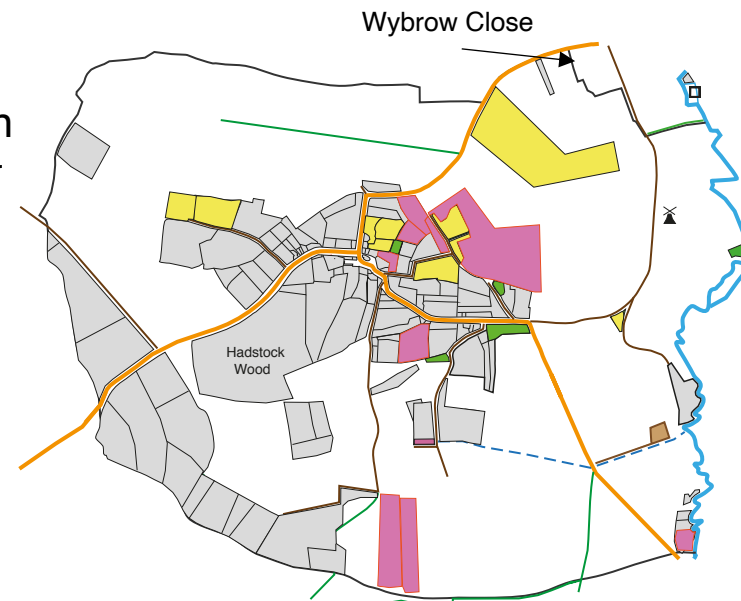
Before 112acres
After 60acres



Spencer and Claydon
farmed by Charles Spencer



Before 207acres
After 139acres



AFTER INCLOSURE *Hadstock farmers*

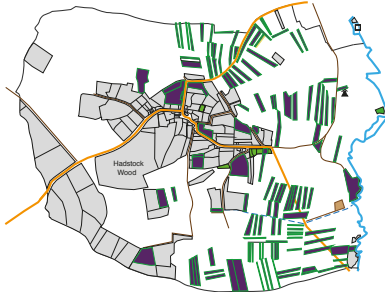
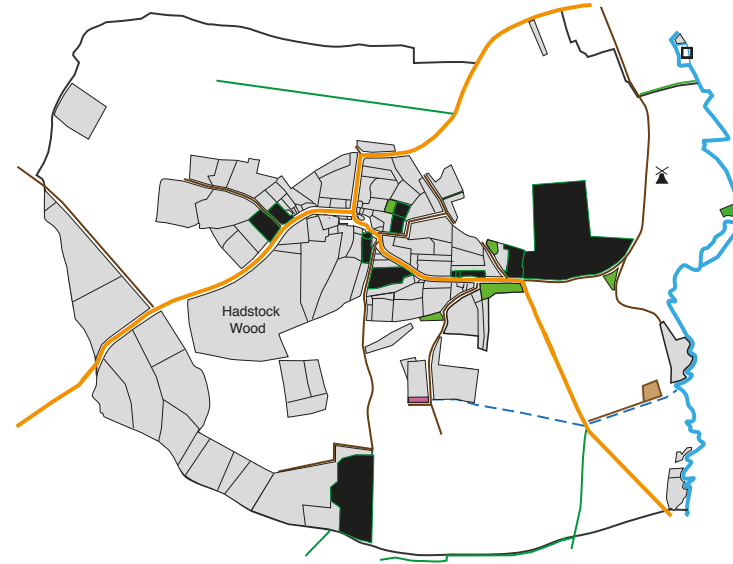
- Buck Smoothy was the senior farmer in Hadstock and had a substantial acreage of his own as well as renting and farming land from the Lordship, the Rector, and Thomas Buck of Linton.
- His own land holdings, mainly sited close to the Bartlow Road, were reduced by nearly 50%.
- Charles Spencer, farmer and malster, lived at Hill Farm. His memorial along with his wife, Sarah, is in St Botolph's north transept.
- He farmed for himself and Henry Claydon of Linton. There was a substantial reduction in total acreage after the Award. Henry was married to Elizabeth Hammond, who owned a cottage on Backhill, Hadstock Their son Thomas owned Wybrow Close on the Linton road.



Chalk family
farmed its own land



Before 103 acres
After 72 acres



Barrington and Green
farmed by John Davey



Before 207 acres
After 84 acres

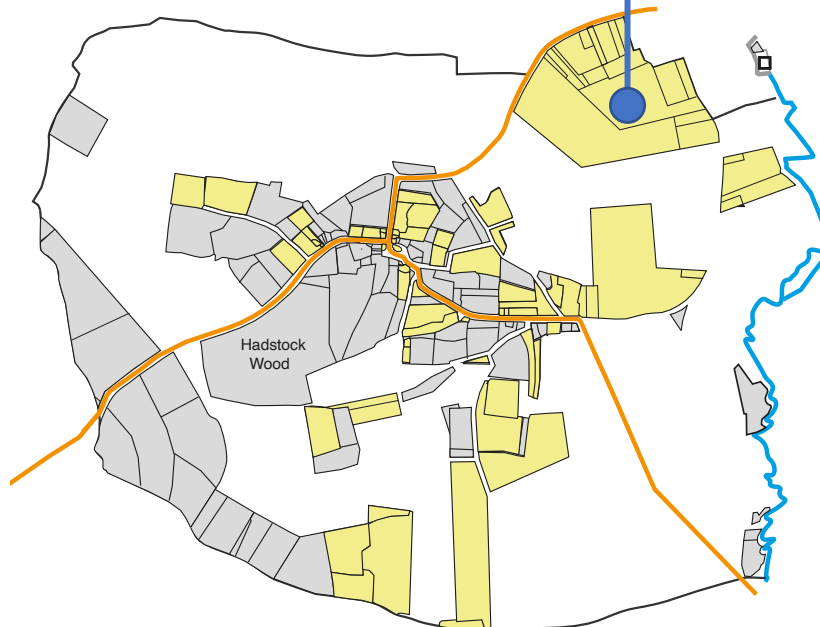


AFTER INCLOSURE *Landowners outside Parish*

- The Chalk family lived at Chilford Hall in Linton Parish. Robert Chalk (senior) died in 1803, and after the Award, his 72 acres of land in Hadstock were taken on by son Robert Chalk (junior) and his grandson. Their farm building in Hadstock was opposite Lower Farm, Bartlow Road.
- The Award gave Barrington and Green a substantial block of land close to the Linton Parish border, but a 23 acres reduction.
- Sir John Barrington, the 9th Baronet of Barrington Hall at Hatfield Broad Oak, and an MP for an Isle of Wight constituency, owned various inherited estates around N Essex.
- Edward Green was a minor and owned land in Gt Chesterford. He lived at Hinxton Hall.



Before
Inclosure



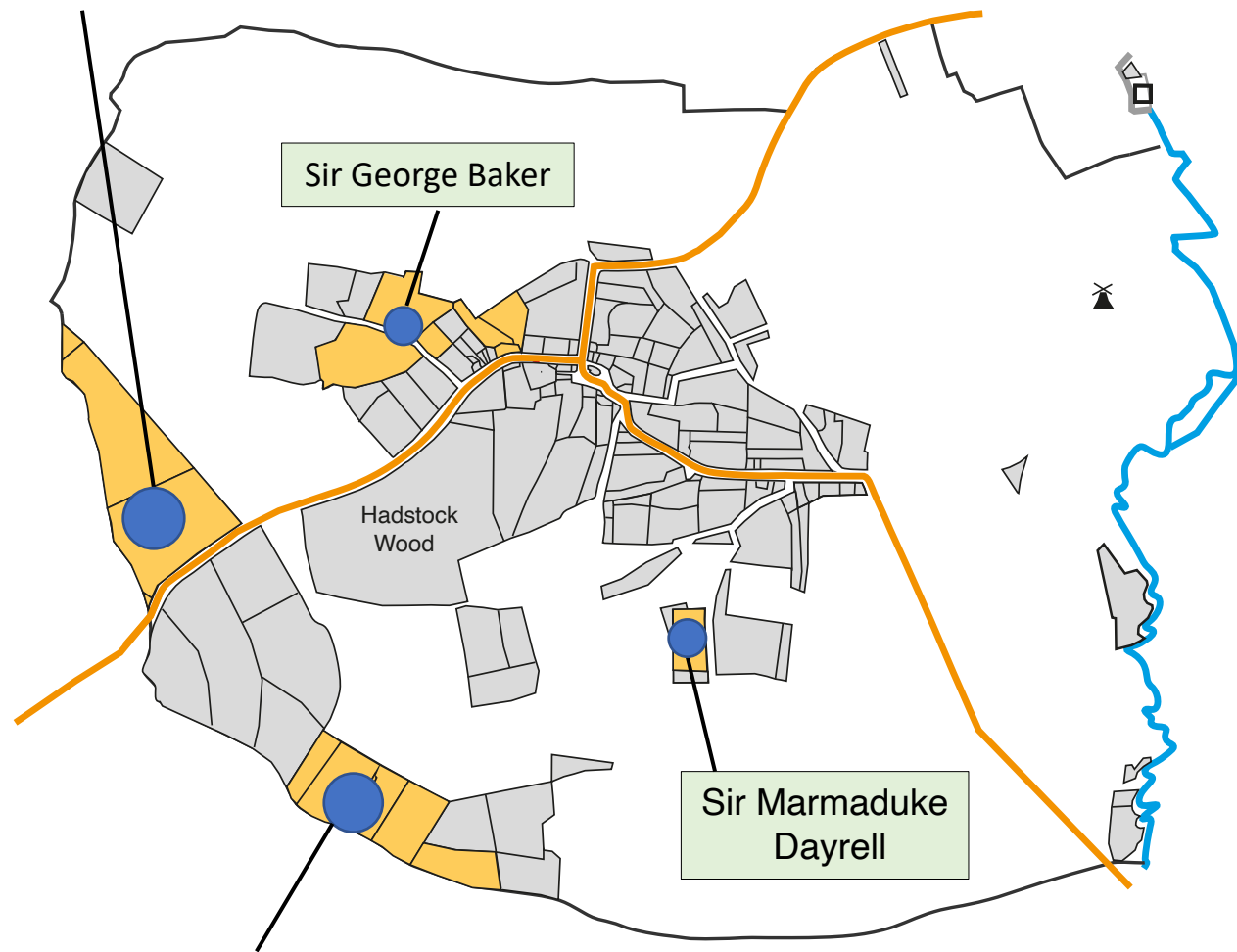
After
Inclosure

Benjamin Keene
holdings

AFTER INCLOSURE *Linton landowners*

- Around 1800, a significant amount of Hadstock land was owned by Lintonians (shown in yellow). They owned 20 % of Old Inclosures by area and 196 strips out of 520 total (37%) before the 1801 Inclosure Act. There were some tensions between the communities.
- In 1786 farmer Charles Spencer had complained to the Hadstock Rector that landowners who lived in Linton should pay more in tithes as their Hadstock land was more productive than their Linton holdings.
- However, the 1805 Inclosure Award consolidated Linton owners land holdings on the North and East of the Parish, with 3 significant blocks close to the Linton Parish boundary.
- Benjamin Keene was Lord of the Manors of Great and Little Linton and after buying both Glebe land from Rev J Addison Carr and land owned by the late Mrs/Miss Bridge, he had accumulated a block of 32 acres in Hadstock Parish by 1805.
- He already owned Catley Park, having inherited this property from his father, Edmund Keene, who was Bishop of Ely. He had bought Grip Farm in 1783.

Earl of Bristol

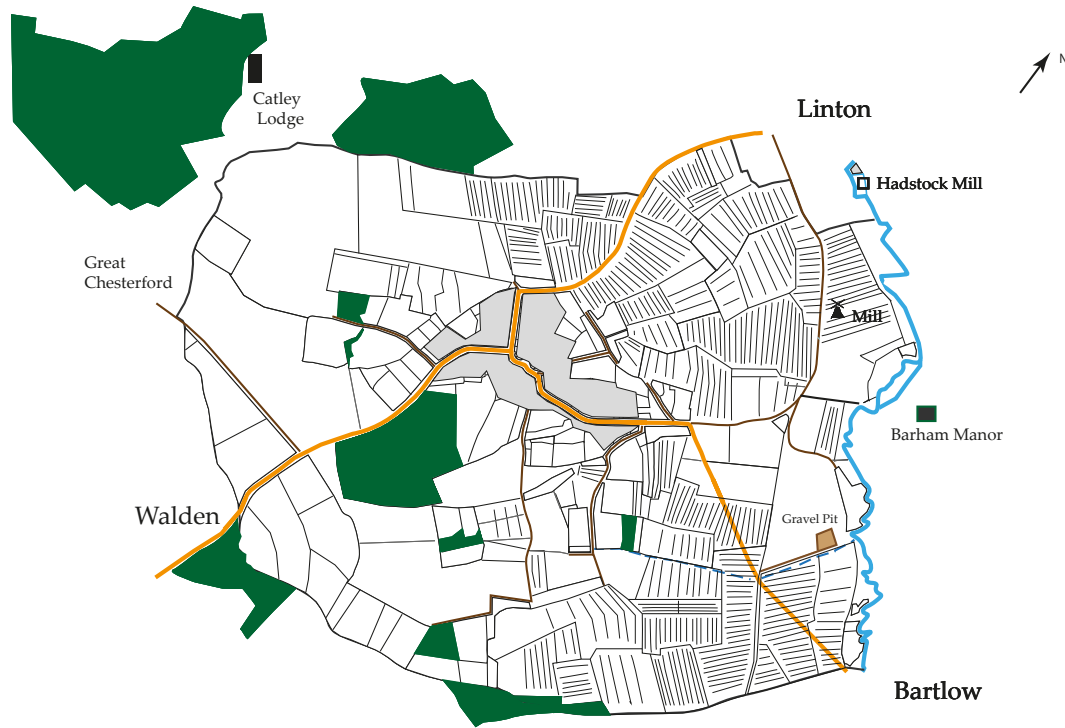


Bromfield Charity
Saffron Walden

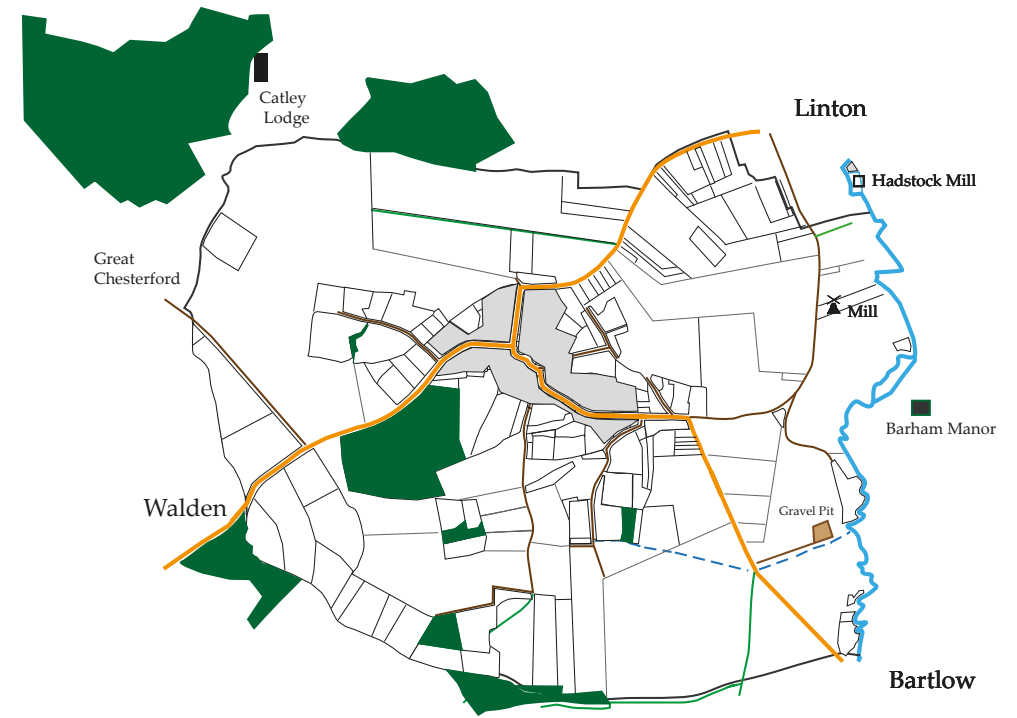
BEFORE AND AFTER INCLOSURE

Old Inclosure owners - outsiders

- The Bromfield charity owned 27 acres and worked to put poor children into apprenticeships in and around Saffron Walden. Because of low set-up costs, most became shoe-makers (cobblers) or cordwainers (new leather shoes built from scratch). The charity land was farmed by Edward Reeder.
- Sir George Baker owned Maddings/Chantry House and was apothecary to King George III. His 23 acres were looked after by local farmer Chris Wright.
- The Earl of Bristol, Frederick Hervey, owned 39 Hadstock acres and became the 5th Baron Howard de Walden in 1799. His ancestral home was Ickworth House.
- Shudy Camps was the home of the Dayrells, and Lord of the Manor, Marmaduke Dayrell who died in 1821, owned land in Bartlow and 4 acres in Hadstock.



Before Inclosure



After the Award

Summary
Field boundaries

- Apart from the Lord of the Manor (405 acres) and the Rector 295 acres), no individual was awarded more than 66 acres from the reallocation of Common land and Open fields.
- The Commissioners grouped the smallest holdings in the North of the Parish where soil quality was good. They also ensured small acreage awards were close to the community in which owners resided, whether Hadstock or Linton.

Summary *Field Systems*

After Inclosure
1805



Award acreage:	1174 acres
Land values across the Parish:	£0-12s to £1-5s/acre
Lordship award:	405 acres, total holding reduced by 4%
Rector award:	295 acres, total holding increased by 18%
Land awarded to others:	474 acres, total holding reduced by 11% - but payment of tithes (10% of produce) cancelled

Concluding Remarks

- The Hadstock Inclosure Act of 1801 brought about a dramatic change in the Parish landscape, the field system, land ownership and parishioner rights.
- New fields were set up with a single owner or tenant farmer, and larger land blocks created for more efficient ploughing of arable land.
- Manorial land holdings were reduced by 4%, while church holdings increased by 15% to compensate for elimination of all tithe income.
- Other landowners/tenants saw a reduction of 11% in their holdings but benefited because of tithe cancellation.
- Land holdings were successfully consolidated for the largest owners, while owners of a few strips were awarded half acre plots of good quality soil.
- There was a gradual change in the Parish field arrangement and field ownership through the next century, with most smaller holdings disappearing by 1877.

