

# WEST DEAN ESTATE

WHOLE ESTATE PLAN  
2019–2029

*A Landscape for Creative Inspiration*

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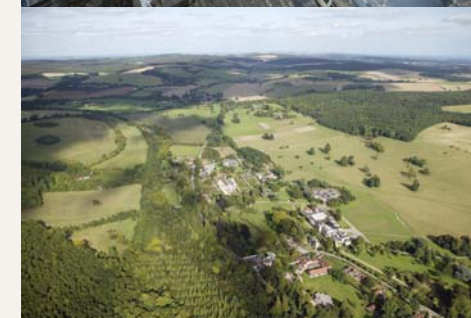
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## A ten-year vision for West Dean

*At the start of World War II, a poet and philanthropist who feared civilisation was on the verge of collapse outlined his idea for how to combat the descent into chaos: a community that could be a safe harbour from the madness of politics, where art and literature could flourish and where young artists and craftspeople could be nurtured.*

*The philanthropist/poet was Edward James; his inspiration was the writing of the philosopher and thinker Aldous Huxley; and the community, based in his family's flint-faced mansion on the South Downs, was West Dean. Today, eight decades on and amidst a time of similar political turmoil, its Trustees are poised to refocus the College he founded, recommitting to James' values and putting education and the development of talent at the heart of its 21st-century vision.*

Extract from Vision 2027

West Dean College of Arts & Conservation (the College), together with West Dean Gardens (the Gardens) and West Dean Estate (the Estate) in which it is located, is run by a charity, The Edward James Foundation (the Foundation). In November 2017, we publicly launched a ten-year strategic plan, Vision 2027. The plan places a renewed emphasis on West Dean as first and foremost a place of education, with an overarching objective to 'inspire learning in art and conservation'. By 2027, more than half a century after the College's first students stepped into the workshops and studios, we will further strengthen our position to be among the top colleges for arts and conservation with increased national and international reach.

As well as an increase in student numbers, there will be closer ties with other educational and cultural organisations and an increased focus on raising external student funding to improve accessibility.



Alexander Barron  
presenting the  
Vision 2027 at  
West Dean House.

We'll deliver the Vision 2027 by:

- 💡 Investing in our teaching staff to shape an increasingly agile and integrated educational portfolio
- 💡 Developing the College campus to deliver the infrastructure needed to achieve our vision. This will include:
  - A new library to support scholarship and research and to safeguard our phenomenal Archive;
  - New student workshops to support leading practice and provide modern, flexible learning spaces;
  - More student accommodation through the careful conversion of existing properties.
- 💡 Investing in people, technology and processes to ensure the College maintains the highest quality education
- 💡 Building a new, permanent exhibition space in the heart of our remarkable Gardens to articulate Edward James' cultural impact for a wider visitor audience
- 💡 Investing in the conservation, management and repair of the Collection and West Dean House
- 💡 Developing partnerships and professional networks to extend impact, nationally and internationally
- 💡 Managing the Estate to return a sustainable income stream while improving housing, seeking relevant new uses for redundant buildings and supporting careful stewardship of its natural resources
- 💡 Increasing the involvement of the local community in the life of the College
- 💡 Combining the landscape and the core educational activity through exciting projects such as the creation of an outdoor classroom, short-stay cabins in the Arboretum and a sculpture trail in the Gardens

#### Our Vision for West Dean Estate

West Dean Estate is integral to the delivery of Vision 2027. The Estate is not only part of inspirational setting for the College, but it offers natural and built assets to support the proposed expansion and it provides vital income generated from farming, forestry, letting, special events, garden visitors and tourism. The health and good stewardship of the Estate is not just an aim, but a necessity to create a vibrant and sustainable place in which its community can live, work and learn. The Estate is one that conserves its heritage, habitats and special qualities, that inspires people through its College and Gardens, and that celebrates its unique position in the South Downs National Park.

#### Whole Estate Plan

This Whole Estate Plan explains the context and history of West Dean Estate, it provides an audit of its assets and it also describes its current operation. Perhaps, most usefully though, the Plan enables a better understanding of the Estate's rich natural capital and how this might be conserved and developed in a sustainable and sensitive way. It seeks to do this with clarity and transparency, in order to help deliver the objectives of Vision 2027 while preserving and enhancing the special qualities of this part of the South Downs National Park for all who live, work, visit and learn here.

Much of the 10-year period covered by the Plan is strategically determined by Vision 2027, but the balance of its life will be approached with the same intent. Reflecting this aspiration, the Plan has been prepared under five headings, which correspond with the Foundation's organisational values: Creativity, Inspiration, Conservation, Stewardship and Excellence.

*Alexander Barron, Chief Executive, January 2019*



## The South Downs National Park Vision

The *special qualities* that now underlie the South Downs National Park, have long been valued at West Dean. The careful stewardship of the landscape and its natural resources through centuries of farming, woodland management and sympathetic development have been the lifeblood of the Estate and its evolution, resulting in a rich cultural heritage, diverse wildlife and source of inspiration for creativity and enjoyment. The Visions of both West Dean and the South Downs National Park now represent a joint celebration of these qualities; a mutual recognition of the life-giving and life-affirming nature of the landscape and its importance to all our futures.

The shared Vision for the South Downs National Park (2050):

- 🌱 Conserving English lowland landscapes and heritage
- 🌱 Protecting and managing habitats to support wildlife networks throughout the landscape
- 🌱 Enhance the relationship between people and the landscape
- 🌱 Create a self-sustaining and empowered community
- 🌱 Support successful farming, forestry, tourism and other business activities within the National Park



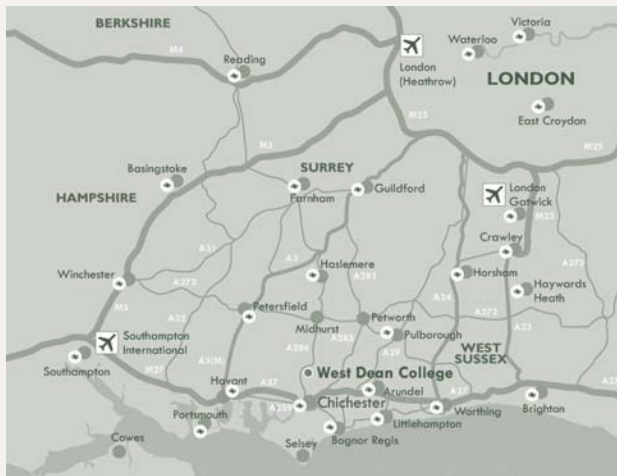
## Setting and context

### West Dean – its place and setting

The Estate is situated on the South Downs in the county of West Sussex. West Dean village and College lie on the A286 midway between the Cathedral City of Chichester and Midhurst, the administrative centre of the South Downs National Park. West Dean parish includes the hamlets of Binderton to the south and Chilgrove to the north west.

Chichester is approximately 6 miles to the south and Midhurst 6 miles to the north. The A286 is one of three primary routes over the South Downs within Chichester District.

The closest main railway stations are Chichester (6 miles) to the south; Havant (13 miles) to the south-west and Petersfield (13 miles) to the north-west. The closest airports are Southampton (38 miles) to the west and Gatwick (46 miles) to the north-east. A bus route currently operates through West Dean between Chichester and Midhurst.



The majority of the Estate lies to the north and west of the village. Its southerly boundary falls largely between two prominent hills which both overlook Chichester and the coastal plain: Bow Hill (incorporating an ancient yew forest, Kingley Vale) and St Roche's Hill (incorporating an Iron Age hill fort, the Trundle).

Its northern boundary reaches Treyford Hill and the South Downs escarpment. The Estate is bordered by Cowdray Estate to the north east and Goodwood Estate to the east. The whole Estate of 6,400 acres is set within the South Downs National Park.

## West Dean Estate within the South Downs National Park





# CREATIVITY

A woman with brown hair, wearing a white long-sleeved shirt and paint-splattered pants, is kneeling on a floor covered in various colors of paint. She is smiling and using a sponge to apply paint to the floor. In the background, there are two large abstract paintings on the wall. One is dark with black and white textures, and the other is vibrant with yellow, green, and red. To the left of the woman, there is a white bucket labeled '10L' and a red jug. The scene is set in a bright, white-walled room.



## Origins of the College and its purpose

Edward James' vision for transforming the Estate into an educational institution came several decades before its foundation. He first spoke of his plans to convert the Estate into a College in 1939, in a letter to his friend, the philosopher Aldous Huxley, where he expressed his concern for preserving certain arts and crafts he feared would be lost during the Second World War.

In 1964, he established the Foundation to fulfil his desire to nurture music, traditional crafts and the visual arts. The College was opened in 1971 as a centre for education and training in arts and conservation.

In 1972, full-time programmes became available, the first of which were furniture making and conservation, followed by the tapestry studio in 1974 and clock courses, both supported by Yehudi Menuhin who was a trustee of the Foundation from 1971 to 1975. 'Edward knew Menuhin through the musician's wife, Diane, who was a ballerina and understudy of the dancer Tilly Losch, briefly James' wife. Yehudi Menuhin was also involved in developing the 'Making Stringed Musical Instrument' programme in 1982.

To this day, the College continues to develop its portfolio of courses, always striving to provide the highest quality education in arts and conservation. It does so with a spirit of independence that, like its founder, aspires to difference, uniqueness and a freedom to experience the world and its nature through making and creativity.



*'I want to establish an educational foundation where creative talents can be discovered and developed, and where one can spread culture through the teaching of crafts and the preservation of knowledge that might otherwise be destroyed or forgotten.'*

*Edward James*

## The campus

West Dean College campus has a broad variety of buildings spread across the house and Gardens and into West Dean village. The re-use of domestic, agricultural and horticultural buildings mixed with purpose-made buildings fully integrates the campus.

Accommodation within the main house has been extended eastwards towards the stable and encompasses studio and workshops. Rooms within the main house, including state rooms, are also used for teaching. Other studios and classrooms have utilized the Orangery to the north of the House, as well as barns, the old dairy and forge.

Student accommodation is located both in the main House and through a combination of separate purpose-built residences and converted heritage

buildings. Other campus facilities include tennis courts, a swimming pool and a croquet lawn.

In 2017, a master-planning exercise was undertaken by Feilden Clegg Bradley Studios to support the spatial requirements of Vision 2027. In 2019, a Site Experience Plan will be prepared to consider the function of the campus, particularly the interactions by students and visitors, with a view to informing the detailed design and planning process ahead of its expansion. Vision 2027 includes proposals to develop new, and reconfigure existing, student workshops, as well as to increase student accommodation through the careful conversion of existing buildings.



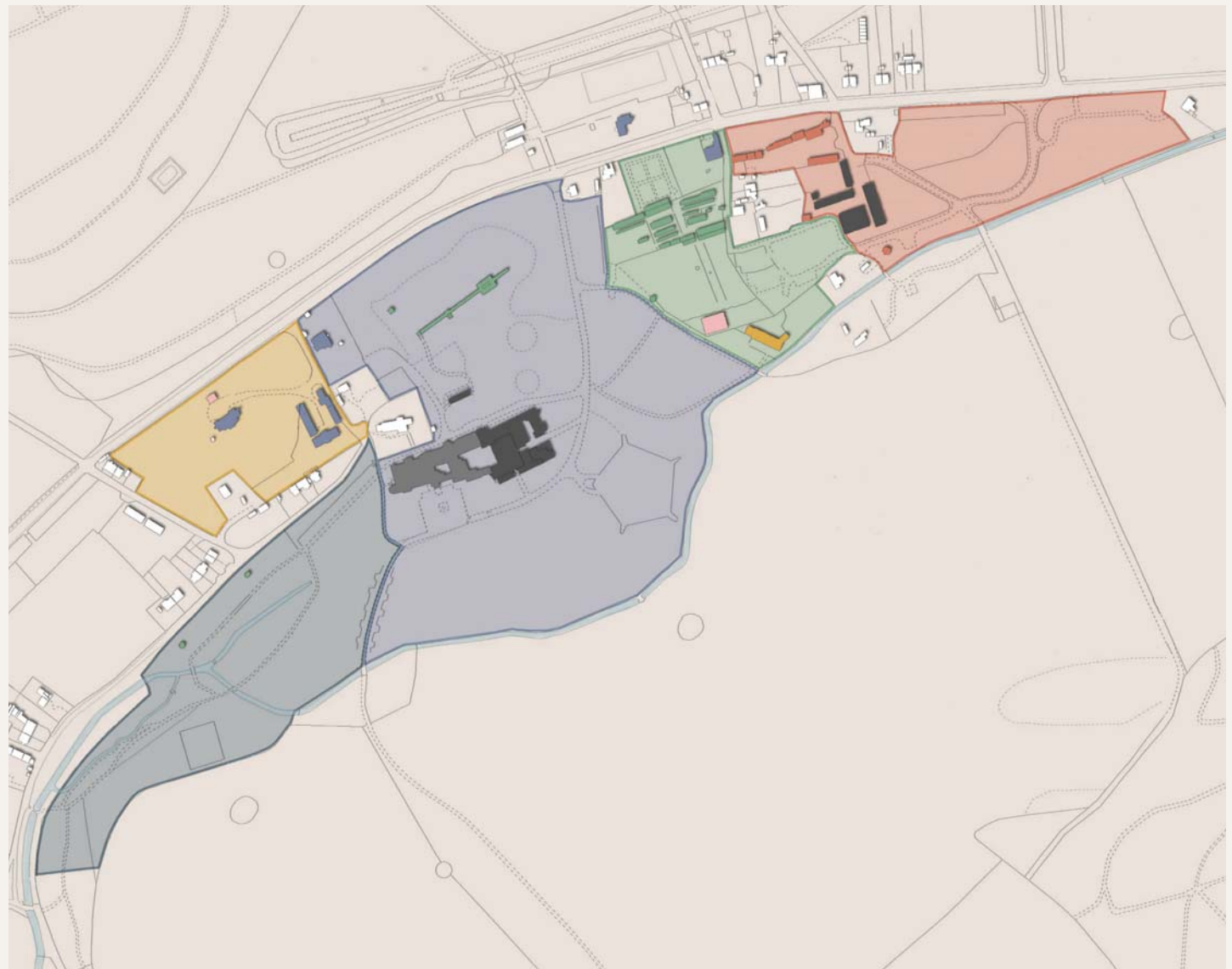
Left: Studios in the extension by John Warren

Right: Peachey House (2005), the design of which used a material palette that reflects local distinctiveness with timber boarding, brick and flint

## Current building use on the campus

- Areas Key
- West Dean College & Gardens
  - Spring Gardens
  - Church Lane
  - Kitchen Gardens
  - Home Farm

- Building Use Key
- Main House - Mixed Use
  - Student Learning
  - Student Accommodation
  - Garden Buildings
  - Site Maintenance & Storage
  - Visitor Facilities
  - Not in Use









## Education and learning

The College attracts students and visitors both nationally and internationally. The College and its collection of decorative art and artefacts provide a primary resource and inspirational context in which to learn and create.

The School of Conservation includes subject specialisms in books and library materials, ceramics, clocks, furniture, metalwork, buildings and collections care. The School of Art includes subject specialisms in painting, drawing, sculpture, tapestry, textiles, contemporary craft, design, creative writing, photography, gardening and historic craft practices such as musical instrument making.



Graduates of the College's MA and degree programmes are among the most sought-after in their field, partly due to the excellence of their training, but also in the College's versatility and ability to evolve courses to meet the demands of the heritage sector. This includes developing collaborative partnerships to ensure that the College remains at the forefront of conservation education.

Many of the College's courses are offered as 'short courses' and summer schools and include a huge variety of specialisms based in craft, gardening, music, photography, writing, textiles, stone, wood, metalwork, art and ceramics. These courses are normally held over a few days or a weekend, or as part of a summer school and as a consequence can attract students over a broad age range and cater for all levels of ability.

These courses also provide the grounding for students to go on and achieve higher qualifications and in many cases support those looking for a change of career, or who may wish to resurrect skills and talents to develop a more meaningful, working life. This innovation in course pathways allows the College to adapt and to meet their creative and educational needs.

West Dean's unique situation enables people to relax, think and be inspired creatively. The courses also help existing practitioners to improve and develop their skills and in doing so maintain and reinforce interest in creative and vernacular art traditions both locally and nationally.









The College also hosts artists in residence which helps to raise the profile of West Dean and allows partnerships to be developed. Most recently the College has collaborated with the Cass Sculpture Foundation and the De La Warr Pavillion in East Sussex. The College has important long-term relationships with the University of Sussex, Historic England and the British Library.

These important cultural networks help art organizations to be mutually supportive in promoting art and artists and in turn raise awareness of the educational opportunities in West Dean and the South Downs.

### Courses

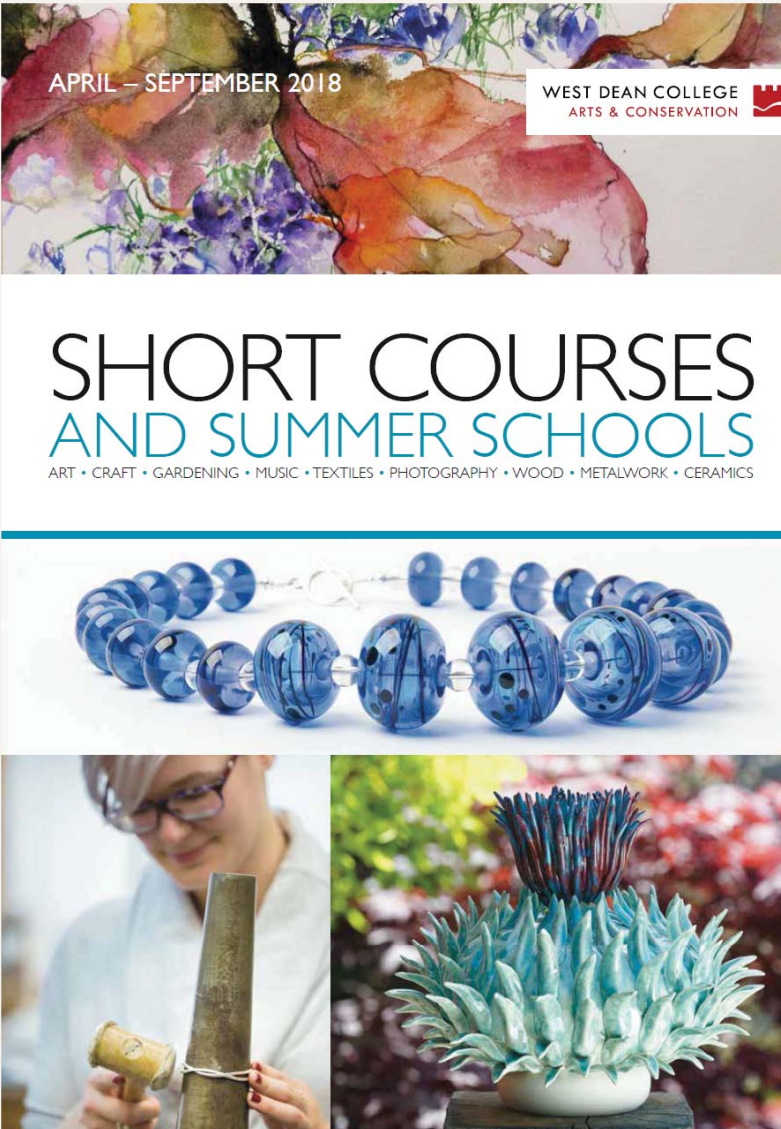
- ❖ 800 courses in the arts and conservation
- ❖ Master of Art degrees in: Conservation, Fine Art, Creative Writing and Collection Care
- ❖ Foundation Degree course and Graduate Diploma
- ❖ Courses validated by the University of Sussex.

### Students

- ❖ 6500 students
- ❖ 110 students doing advanced courses in 2019.
- ❖ 80 students graduate on award-bearing courses,
- ❖ 60% of students receiving funding support

### Resources

- ❖ 11,000 books and 85 journals
- ❖ On-line catalogue and e-resources
- ❖ Investment into high quality broadband
- ❖ Archive and arts collections



APRIL – SEPTEMBER 2018

WEST DEAN COLLEGE  
ARTS & CONSERVATION

# SHORT COURSES AND SUMMER SCHOOLS

ART • CRAFT • GARDENING • MUSIC • TEXTILES • PHOTOGRAPHY • WOOD • METALWORK • CERAMICS

## The tapestry studio

The College has collaborated with major international artists, most notably through its tapestry studio. Now the only professional tapestry studio in England, it wove 23 tapestries for the Henry Moore Foundation between 1976 and 1987 and has since worked with numerous artists including John Piper and Howard Hodgkin. It has also worked with contemporary artists Tracey Emin and Martin Creed and more recently with the sculptor Eva Rothschild as artist in residence.

This strong tradition of working with modern artists has established West Dean as a leading proponent in the combining of contemporary art with skills-based practice and in doing so has helped to question and open up the artistic potential of traditional making within modern art. Such approaches have become of huge interest within art practice and its discourses over the last ten years and unlike the simple reproduction of artwork, such as with Picasso and Matisse earlier in the 20th century, the work and education at West Dean represents a new and exciting strand of arts education.

The tapestry studio has also produced works for the Houses of Parliament, The Mercers Company and Great Ormond Street Hospital, as well as worked on heritage projects. In 2015 it completed a series of seven tapestries based on the 15th-century Hunt of the Unicorn for Historic Scotland; this was the largest weaving project undertaken in Britain for over 100 years and involved more than 30 weavers, half of them international, over a period of 13 years.



Philip Sanderson  
working on Rebecca  
Salter commission







## Visitors and tourism

The Estate provides various opportunities for exploring the landscape and the South Downs, including some short-stay accommodation for tourists and visitors who wish to stay in the area. The Estate has 21 miles of public rights of way which allow walkers, horse riders and cyclists the opportunity to exercise and enjoy the countryside and fresh air.

In addition to the College attracting more than 6,500 students into the National Park each year, the Gardens attract approximately 70,000 visitors annually and a further 30,000 across special event weekends such as the Arts & Craft Festival and the Chilli Fiesta. The Arts & Craft festival has been running for approximately five years and evolved into its current form which includes exhibitions by artisans as well as live craft demonstrations and taster classes. The Chilli Festival, which began 22 years ago and was one of the first of its kind, developed by the Head Gardener Jim Buckland and his wife Sarah Wain. The Gardens have received national recognition for their horticultural excellence and appeal especially to experienced gardeners and are the backdrop to a number of courses. The Gardens also provide a venue for weddings.



5,000 visitors the Art & Craft Festival  
70,000 visitors to Gardens per year  
25,000 visitors to the Chilli Fiesta  
150,000 visitors to the Living Museum  
50 rooms available for B&B accommodation  
40 conferences  
15+ weddings

The College has been successful in promoting its conference facilities with the state rooms providing the perfect surroundings and aspirational quality in which companies and organizations can promote their work and businesses. This is financially beneficial for West Dean, but also helps to promote business in the South Downs.

Vision 2027 includes proposals to build a new, permanent exhibition space in the heart of the Gardens; this will provide an opportunity to articulate Edward James' cultural impact for a wider visitor audience and will house key items from the College's collation of art and artefacts. This development is expected to attract a new audience, in addition to enhancing the experience for existing visitors. Vision 2027 also includes proposals to build short-stay cabins in the landscape, offering College students and tourists the opportunity to experience the Estate and the wider National Park from a different perspective.



The Chilli Fiesta in the College grounds

# INSPIRATION



## Cultural appreciation

Whilst Edward James is considered an important patron of the arts, his own artistic output was equally inspiring and collectively visionary in its attitude. His early work with Salvador Dalí, the *Lobster Telephone* and *A Sofa in the form of Mae West's Lips* from 1938 are iconic pieces of Surrealism which furnished Monkton House, James' preferred residence and surrealist fantasy within the Estate. Designed originally by Edwin Lutyens, the house was remodelled by James and Dalí and was furnished with much of his collection.



Art installation within the parkland by Emma Rimmer, 2018

Whilst West Dean House and Monkton House reside within a wooded Estate, other artists and writers of the early 20th century were particularly drawn to the scarp footslopes of East Sussex, especially between Brighton and Eastbourne. This included fellow surrealist collector and painter Roland Penrose and his wife, the photographer Lee Miller who lived at Farley Farm House; the Bloomsbury group who found Charleston Farmhouse as a base to continue their particular fusion of art and life, and Monk's House – the home of Virginia and Leonard Woolf. Eric Gill made Ditchling his home, as did the poet and painter, David Jones and the painter Frank Brangwyn.

The downland was in part a refuge for these artists, who retreated from London during the first and second world wars and for Gill was part of a rejection of industrial approaches to making and life. For other artists such as Paul Nash, who lived at Rye for a short period, the landscape was a source of surrealist imagery and symbolism, whilst for the wood engraver and painter Eric Ravilious it remained an inspiration and symbol of Englishness and home.

Artists such as Edward Bawden and John and Myfanwy Piper, Ravilious stayed at 'Furlongs', a cottage owned by his contemporary and friend Peggy Angus who sought to create a Bloomsbury-like culture of artists. Like Nash and other artists, Ravilious was inspired by the ancient chalk hill-figures of the downland – imagery repeated in West Dean student Emma Rimmer's work 'Painted Paces', made on the downland from chalk paint in 2018.



Perhaps Edward James' greatest realization is Las Pozas (the Pools) near the village of Xilita in Mexico, a surrealist vision of moulded concrete within 100 acres of rainforest and whose strange and organic forms create a literal and fantastical dreamscape which was 35 years in the making.



As a cultural destination and home and workplace for artists, the Estate plays an important role in the arts throughout the region and especially in Sussex and its Downs, where it is part of a rich tradition and network of places that celebrate modern art in the early 20th century. Seen in this broader geographical and art-historical context, our cultural appreciation of the South Downs and West Dean gains even greater weight as an inspirational place for creative thinking and appreciation of the arts.

This aspect of modern British art, which is more specific to Sussex than Hampshire, was recently celebrated in the exhibition *Sussex Modernism: Retreat and Rebellion* in 2017, of which West Dean was a partner. West Dean's cultural position within Sussex and the Downs continues through its working partnerships with other organizations to provide support for artists and their development.



## West Dean College: The House and its collections

West Dean House is typical of many country houses in that it has evolved with the opportunities of its owners and architectural fashions of the time and, within the 20th century, has had to be wholly reinvented.

The earliest image of the House on the 1623 map of West Dean, suggests that it was a three-gabled Manor House, potentially more Tudor in character, but by 1650 had been transformed into the Elizabethan 'E' plan house known as Canon House. The House's current form and aesthetic is due to the neo-gothic remodelling from 1804 by the architect of the day, James Wyatt. The loss of symmetry, the complexity of plan, massing and form and Gothic detailing introduced by Wyatt, was then further perpetuated by Ernest George and Harold Peto from the 1890s. It is not until the 1990s that the style is reinterpreted in a more modern idiom with simple form and massing interspersed with timber-framing and jetties.

As a College, the House has come to reflect the complexities of its function as a place of learning; a place of business; a place to visit and stay and as a place of culture. The House is at once a house, a college and a museum; it is a place to appreciate and make art and in its rich flint-work and unique interiors, a work of art in its own right.

For Edward James, art was not just something to look at, but part of everyday life; a means for experiencing the world and our perceptions of it in different and fantastical ways and a vehicle for creativity. Much of West Dean House contains a range of artefacts from his father and uncles, including animal heads from big game hunting and an umbrella stand shaped to look like the foot of a hippopotamus that would no doubt have appealed to Edward's surrealist sensibilities.

William James remodelled interiors in the French decorative style, whilst the Tudor hall and renaissance dining room only add to its eclecticism and juxtaposition of the exotic and mundane. Edward James embellished these and other parts of the house with carved details by Rex Whistler, murals and custom-made carpet, making the building even more unique and adding greatly to its significance. Following Edward's death, West Dean accommodated yet more art and artefacts from his more private quarters at Monkton House.

Marble Hall at West Dean House



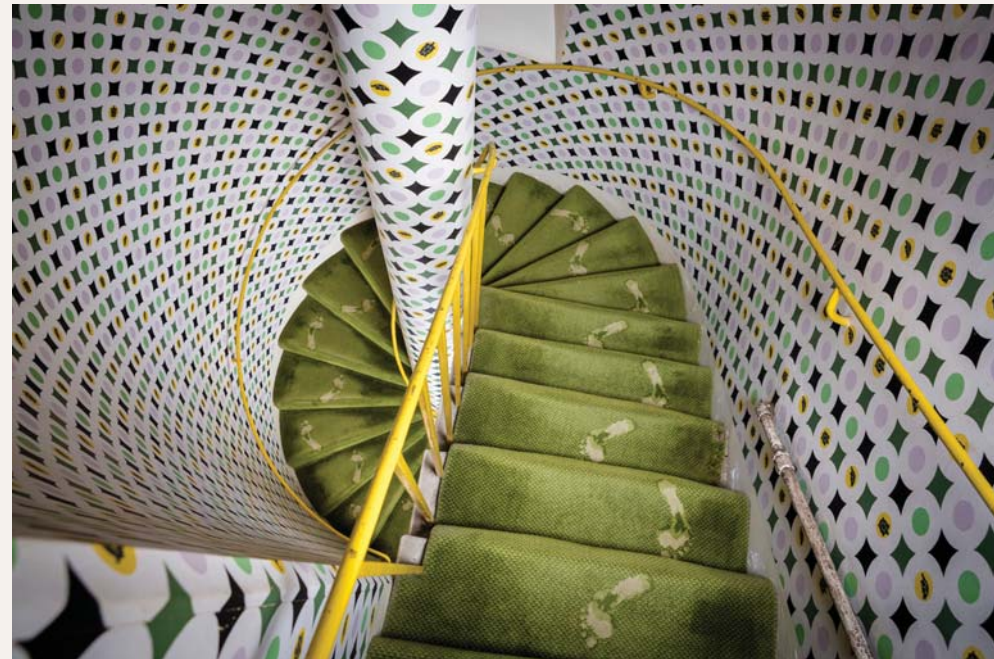


West Dean thus provides a hugely important context in which to see, understand and interpret its art and collections. Both in the very individual spaces in which they are kept, but also in the relationship of the rooms to one another and in the experience of moving through the house. Vision 2027 includes proposals to build a new, permanent exhibition space in the heart of the Gardens; this will provide an opportunity for wider access to parts of the College's collection of art and artefacts.



Left: Lobster Telephone  
by Salvador Dalí and  
Edward James.

As well as artworks, the house holds a number of collections within its archive that are important to the James family, the house and the future of the College. These include correspondence with surrealist artists such as Rene Magritte and Salvador Dalí, the poet John Betjeman and the revolutionary composer Igor Stravinsky. They are a source for research but also a working collection that provides students with a unique opportunity to work with historic documents.



Right: carpet woven with  
the footprints of James's  
wife, Tilly Losch.

The full extent of the archive has yet to be understood with around 100,000 items being uncovered. A methodology for cataloguing has had to be devised to enable it to be properly managed. This will, in time, enable an internationally important body of primary source material to be linked to national archive networks and become accessible to researchers for the first time. This has the potential to open up new avenues of investigation

### General collections

- ★ Furniture
- ★ Clocks
- ★ Tapestries
- ★ Tribal art
- ★ Arms and armour
- ★ Coins and medals
- ★ Antiquities
- ★ Silver
- ★ Jewellery
- ★ Photographs
- ★ Pictures, drawings and prints
- ★ Asian and European ceramics

### Archives

- ★ Edward James Archive
- ★ James Family Archive
- ★ West Dean College Archive
- ★ West Dean Estate Archive  
(including manorial records)

within the Surrealist canon and modern art more generally, but will also bring West Dean House and Estate into sharper focus as an important historical and cultural centre within the South Downs. Vision 2027 includes proposals to develop a new library facility on the College campus, most likely through the conversion of existing buildings; this facility will also house and safeguard the Archive.

Emma O'Driscoll,  
Collections Manager









## Art in the Landscape

The cultural appreciation of West Dean itself, is also enhanced by art, especially when integrated into landscape. Four sculptures by Eilis O'Connell were installed into the Spring Garden at West Dean in 2018 as part of a partnership with Cass Sculpture Foundation. These strong organic forms in white, reveal themselves through the garden walk and whilst not completely natural, resonate powerfully with the plant forms to suggest a sense of belonging.

The idea of contemporary sculpture as 'milestones' has been used to encourage greater engagement with the landscape and was the basis of the 'Chalk Stones Trail', a project which involved placing 13 chalk stone sculptures along a route within the South Downs by the artist Andy

Goldsworthy. The partnership included The Edward James Foundation, the National Trust at Petworth House, the Leconfield Estate and Cowdray Estate, with what was the Sussex Downs Conservation Board. These simple forms in the landscape encouraged people to experience the Downs, but also to question the role of man-made forms in the landscape. Art can thus be used to draw people out to form their own view of the picturesque, but also question and appreciate the landscape of the South Downs in a more profound and spiritual way.

Vision 2027 includes proposals to continue combining art and the landscape, both through sculpture trails and also through the creation of an outdoor classroom facility.



Part of the Chalk Stones Trail  
by Andy Goldsworthy



## West Dean Estate: A living landscape

### Housing and accommodation

The Estate plays an important role in providing housing to support the local community. Whilst the close position of the House to the Church reminds us of its manorial status, it also results in a very intimate relationship with the rest of the village which remains to a large extent today.

Demographically, the village is largely mature with fewer than 6 young families. Between 1995 and 2009, the Foundation sought to increase the number of homes by providing social housing through a housing association across four small developments. Whilst this is not controlled by the Estate, it does remain the lease holder and provides the tenants with the same benefits and free access to the College gardens as its own private

tenants. The ambition here was not to achieve any planning gain, but simply to deliver low cost homes to meet the housing needs of a rural area. These have been constructed in flint and brick to reflect the Estate's vernacular quality and promote local distinctiveness.

Where possible the Estate has also sought to make improvements to its existing properties to upgrade living conditions and reduce energy costs. This represents a significant investment with £5m being allocated to cottage refurbishments over the next ten years. This seeks to maintain the quality of the housing, but also conserve buildings that might be considered heritage assets. These play an important role in the amenity of West Dean village, its conservation area and the Estate more generally and enabling the community to feel a sense of pride in where they live.



### Estate properties

128 residential properties owned by the Estate

83 within the village

30 outside the village

15% of Estate's housing occupied by current staff

15% of Estate properties on agricultural tenancies

53 student bedrooms

Left: Student accommodation within West Dean village

Next page: example of social housing at The Warren







## CASE STUDY

### Student accommodation

Historically, student accommodation at West Dean has centred round the Dower House, to the north west of the site, which was converted to accommodate 15 students. Over the years, as student numbers increased, new buildings were incrementally built in this area creating a hub of students.

The immersive nature of courses offered by the College, coupled with its rural location, means that a significant proportion of students stay residentially. Strong growth in student numbers in recent years, resulting in recruitment at its highest ever level in 2018/19, has driven an increased demand for accommodation. Vision 2027 includes proposals to further increase student numbers by approximately 20% with a corresponding requirement for more accommodation. Rather than add new buildings for this purpose, we propose converting existing tenanted, residential properties which are situated close to the heart of the campus. This approach was first trialled in 2016 with Forester's Cottage.

Forester's Cottage was built in 1905 by William James as the Estate offices and accommodation for the Head of Forestry and the Agent. In later years the property was used solely as a tenanted residence. Sadly, the property fell into disrepair and was finally vacated in 2009 before standing empty for the next 7 years. This listed property was in need of major refurbishment but lent itself well to becoming student accommodation, offering a home from home environment, full of character and closely located to the heart of the campus. The property now boasts 6 ensuite study bedrooms, together with communal lounge and kitchen facilities, and it has proved to be very popular with students.

In 2018, another residential property, Ivy Cottage, was identified for a similar conversion. This now provides accommodation for up to 9 students.

*Ian Graham*



## Community facilities and businesses

The Estate has been pro-active in its engagement with the local community and has taken a number of positive steps to better support people in the village and Estate. The Parish Council now includes a senior member of the Foundation's management team and later in 2019, a new 'community' position is being created within the Foundation to enhance its community engagement.

All households within the Estate now receive a card to enable tenants to have free access to the Gardens and special events as well as discounts in the Visitor Centre café and shops. This encourages greater use of local facilities and creates a sense of shared ownership and belonging which is important in stable communities.

The village shop, which was formerly owned and run privately with assistance from the Foundation, is now wholly within its management. This provides a sense of stability within the core of the village as well as a point for social contact and interaction. It also provides convenience for the villagers, reducing the need to make car journeys and in doing so reduces carbon emissions. Its facilities make it a destination for walkers and cyclists which provides further income and the shop provides four jobs.

The Foundation has had the Estate surveyed for broadband capability as well as invested in its coverage throughout the College. At present, the Estate is well covered which is important for tenants in rural locations, supporting and encouraging local businesses.



### 33 businesses

- 11 farms
- 5 shoots
- picture framing
- garden machinery sales & repairs
- wedding venue
- firewood merchants
- charcoal burning
- forestry contractor
- wood burner supplies
- village shop



West Dean Village does benefit from a public house, however this is independent of the Estate. The village school situated opposite is owned by the County Council and has very good educational standards. While the school has less than 100 pupils and only 8% from West Dean, the Foundation strongly supports it as an important part of the village. Most recently pupils have undertaken a project to consider a new play area within the Gardens and a project on Salvador Dalí. The gardeners from West Dean have also helped set up an orchard for the school; judged growing competitions and donated plants to the school fete.

The 1st Singleton and West Dean Scout Group was formed on 5 August 1954. In 1999 the group closed and the building was taken over by Chichester District Scouts as the District Headquarters. With the permission of the Foundation, The Chichester District Scout Council now manage the site which is open to Scout and Guide groups, schools and other recognised youth groups. In recent years the headquarters has also been the base for University College London's Archaeological Institute. The site is well placed in the countryside to receive young people from the age of six when they require close supervision and to those from the age of eleven starting to explore the countryside on their own as part of Scouting and Duke of Edinburgh awards training and assessments. Groups vary in size from 20 to over 100.



## Work and employment

West Dean has employed people locally for many years, with some staff and their families spending their working life, or substantial parts of it at West Dean. This is particularly so in the Gardens and in woodland management where knowledge has been passed on over many years.

The Foundation prides itself in being a major employer in the rural area and is pro-active in supporting local business and financial well-being throughout the Estate. The Foundation employs people with a wide range of skill sets that manage its businesses and deliver its charitable aims. This includes high levels of expertise in finance, marketing, property and house management, horticulture, educational delivery, conservation, fund raising and administration and not least, teaching and mentoring.

The needs of the Estate also result in indirect employment for local businesses, such as the forestry consultant and contractors who are also

based in West Dean. The Estate also supports a number of businesses that provide a diverse range of employment which is to be further encouraged to attract new business onto the Estate. The other major employer on the Estate is the Weald and Downland Living Museum.

Due to the nature of the College and the Museum, the Estate is also host to a very high level of voluntary employment. This has huge benefits for the Trusts themselves, but also a number of personal benefits that support local people's well-being and enjoyment of the National Park. Volunteering encourages healthy, creative activity in beautiful surroundings; provides free training and experience which may be life-enhancing and even life-changing in its inspiration and also provides a level of social interaction which may be both enriching and supportive. It can also give structure and meaning to people's lives and a sense of belonging and shared ownership.



220 people directly employed by the Foundation

29 people (equivalent) employed by Weald & Downland Living Museum

400+ volunteers supporting the College, museum and wildlife sites

numerous businesses, suppliers, contractors, supported by the Estate



## CASE STUDY

### The village shop

West Dean Stores is an integral part of the community. The Stores had previously been operated as a commercial tenancy, however, following the loss of the post office service and ever changing customer needs, the Stores struggled to be viable. The previous tenant brought a new lease of life, including incorporating a tea room after a modest reconfiguration of the building. Unfortunately the business grew to a scale which meant it was not possible to manage over a seven-day week as a small family business concern.

The risk of losing the Stores was not an option as it is extremely important to the Foundation and for the community to have not only a local store, but a place where locals and visitors alike can meet, either arranged or in passing daily life. After a period of time unsuccessfully looking for a successor, plans were formed for the management of the Stores to fall within the management of the Foundation, where all the skills and resource are in-house from Chefs to retailers to hospitality and many more.

Since coming under in-house control, a manager was recruited for the Stores, who not only had the required skills but, importantly understood village and community life having been born and raised in the village with family still living and working on the Estate too.

In November 2017 a refurbishment programme commenced, with support from the LEADER programme, investing in improvements to the fixtures and fittings, the kitchen facilities and a larger parking area for visitors to West Dean. Works completed in January 2018 and since then the Stores has gone from strength to strength gaining in popularity and many positive reviews. West Dean Stores really has become the hub of the village.

*Ian Graham*



## Local produce and traditional skills

The Estate remains a source of inspiration for those interested in preserving traditional skills, promoting sustainable resources and growing local produce. As well as the production of materials such as hazel and wood for domestic fuel, the Gardens preserve hundreds of varieties of fruit, some of which are sold at the shop. The village shop stocks products made locally to promote West Dean and the South Downs.

The quality and age of the Estate's historic buildings and structures is also reliant on and the basis for, promoting and sustaining traditional skills and crafts to make and repair. Many of the Estate's buildings are of flint and brick construction, made with lime mortar, timber-framed or thatched. Maintaining these with the appropriate materials and skills is essential to their sustainability and to conserving the Estate's heritage assets within the broader stewardship of the National Park.



### Examples of local produce

- West Dean Gardens apple juice
- West Dean Stores & Tearoom Cake
- Gingerbread made with flour from Weald & Downland Living Museum
- Traditional sausages
- South Downs mineral water
- South Downs butter

### Apple collection

- 100 varieties of apples
- 45 varieties of pears
- Heritage varieties with links to West Sussex





## Recreation

Walking, cycling and horse riding can be enjoyed throughout the majority of the Estate, with popular historic routes bringing people from further afield. The second largest of these, the South Downs Way, passes through the northern part of the Estate. The majority of other routes pass close to, or through as in the case of the Monarch's Way to West Dean village. Here the village shop caters for cyclists with new 'Cycle Parking' being provided with assistance from the South Downs National Park. The College also provides bed and breakfast accommodation for those wishing to explore the area by bicycle or foot.

The Estate has been pro-active in helping to extend the Centurion Way for walkers and cyclists which links Chichester with West Dean along the dis-used railway line. This connects with the South Coast Cycle Route at Fishbourne to the south, whilst in the north, it is hoped that Centurion Way will continue to connect with the South Downs Way

### *South Downs Way: 100 miles*

Winchester ➤ WEST DEAN ESTATE ◀ Eastbourne

### *Monarchs Way: 625 miles*

Worcester ➤ WEST DEAN ESTATE ◀ Shoreham

### *Centurion Way: 5.5 miles*

Chichester ➤ WEST DEAN ESTATE

### *West Sussex Literary Trail: 55 miles*

Chichester ➤ WEST DEAN ESTATE ◀ Horsham

### *Lipchis Way: 39 miles*

Chichester Harbour ➤ WEST DEAN ESTATE ◀ Liphook

and Midhurst. This is identified as a 'Strategic Cycle Route' within the SDNPA *Cycling and Walking Strategy 2017–24*.

The Estate is also home to five shoots and is a traditional form of recreation and income for the Estate. Whilst this pursuit is limited to the season, the number of days and birds is also managed by the Estate and is being reduced to lessen the impact of shoots on the wildlife as well as other pursuits. In the arboretum it is being removed completely as this is now a focus for Park walks and a place of tranquility.

West Dean also arranges music concerts throughout the year, focusing on classical and music for guitar. The performances are held within the College as well as St Andrew's Church, and include recitals as part of the West Dean International Classical Guitar Festival.

Cycle parking scheme at the village shop. An initiative by the South Downs National Park.



## CASE STUDY

The College aims to use its cultural heritage assets to directly support the education of its students; the Collection and Archive are key to this, providing material and opportunities for students in both the School of Arts and the School of Conservation. Projects include Collections staff annually identifying a range of preventive and interventive conservation projects that can be undertaken by students and tutors as part of the conservation curriculum.

### Nuremberg Dolls House

The Nuremberg Dolls House dates from the 17th Century and has been at West Dean House since the James family were in residence in the 1890s. It is a favourite object among guests and students, standing on the Purple Landing at the west end of the House. It is a large object, measuring 2m x 1.5m, which includes 500 individual items of miniature furniture, textiles and decorative objects.

The aim of the nine-day project was to examine, assess and document the house and its contents to create a systematic inventory. Six students from different conservation disciplines, including furniture and ceramics, grouped together to undertake the project. The opportunity for collaboration between cross-disciplinary members of the group, and the ability to consult with College tutors and House staff, generated sufficient information to complete condition assessments for the house and its contents.

The resulting inventory comprised photographs, condition reports and diagrams and was collated in both paper and digital form. During the project, students were able to carry out dry surface cleaning along with a range of necessary first aid treatments on specific items.

Overall, this was an enriching and professionally focussed project where valuable collection management and preventive conservation techniques were learnt, developed and shared by students. For the Collections staff, the longer-term benefits of planning these preventive projects to work alongside students increases standards of care for the Collection and Archive.



Conservation students



An aerial photograph of a large, historic stone building complex, possibly a castle or a large manor. The building features multiple courtyards, a central courtyard with a red-tiled floor and a central fountain, and various architectural details like crenellated roofs and stone walls. The word "CONSERVATION" is overlaid in large white letters across the center of the image.

# CONSERVATION



## West Dean Estate in the context of the South Downs National Park

### West Dean Estate

#### LAND USE

Estate: 6,400 acres  
Farmland: 3,800 acres (60%)  
Woodland: 2,470 acres (39%)  
Ancient woodland: 691 acres



#### NATURE CONSERVATION

Sites of Special Scientific interest: 4  
Local Wildlife Sites: 6  
Designated species: 420  
Internationally designated species: 34



#### HERITAGE ASSETS

Parks: 1 (200 acres)  
Scheduled monuments: 13  
Listed buildings: 55



#### LOCAL ECONOMY

Houses: 128  
Farms: 11  
Businesses: 33  
Direct employment: 220



#### PUBLIC AMENITIES

Public rights of way: 21 miles  
Dark skies: Bortle scale: >4.5  
Broadband coverage: 98.4%



### South Downs National Park

#### LAND USE

Park: 402,000 acres  
Farmland: 341,700 acres (85%)  
Woodland: 100,000 acres (25%)  
Ancient woodland: 45,000 acres

#### NATURE CONSERVATION

Sites of Special Scientific Interest: 86  
Local Wildlife Sites: 853  
Designated species: 544  
European designated species: 132

#### HERITAGE ASSETS

Parks: 30  
Scheduled monuments: 616  
Listed buildings: 5,860

#### LOCAL ECONOMY

Residents: 112,000  
Farms: approx 900  
Businesses: 8,000  
Direct employment: 110 (SDNPA)

#### PUBLIC AMENITIES

Public rights of way: 2,000 miles  
Dark skies: Bortle scale 4.5  
Broadband coverage: 89.5%



## A view of the past

Twelve thousand years ago, at the end of the last Ice Age, the surface upon which the events of the Prehistoric, Roman, Medieval and historical periods would take place, was set. The scenery changes over this timespan involved the fluctuating climate and changing biota of the South Downs, one of which, *Homo sapiens*, was to make a dramatic impact on this landscape – from the living and funerary monuments of the Neolithic to the creation of the National Park in the twenty first century.

For the land covered by the Estate the story begins much further back in time. In the early Middle Pleistocene, some 500,000 years ago hominin hunter-gatherers were exploiting the resources of this part of what is now southern England.

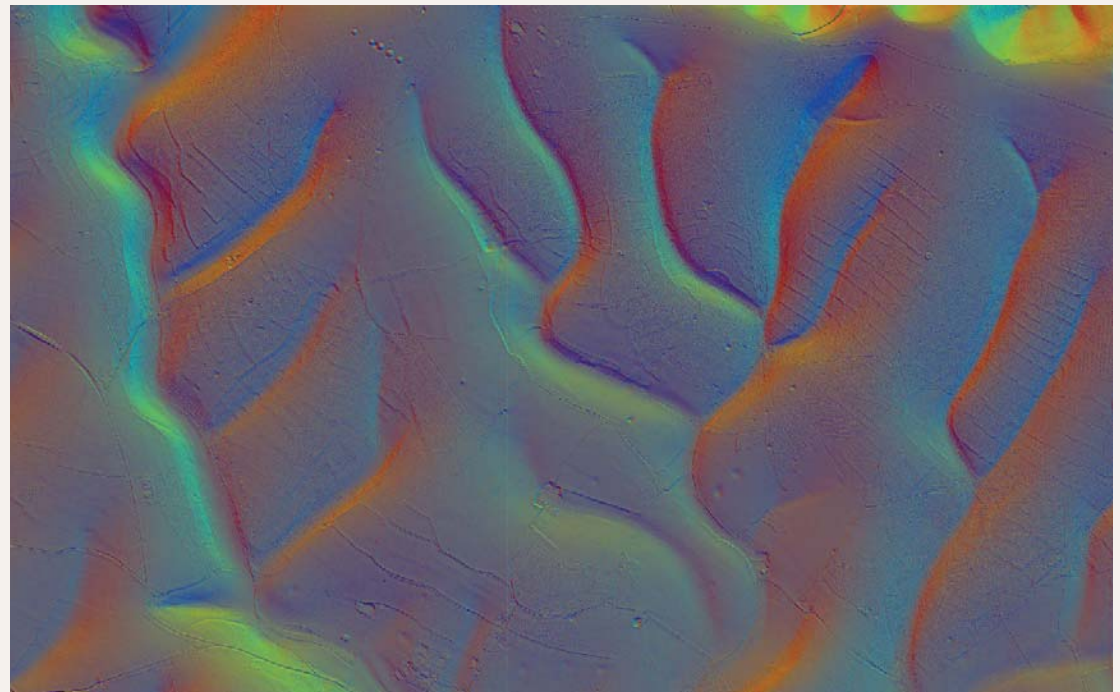
There is debate about the status of the downland forest cover at the beginning of the Neolithic clearances but looking forward in time it can be demonstrated that the dipslope went from intense agriculture during the Iron Age into climax beech woodland in the early twentieth century – a period of two thousand years.

The extensive agricultural development of the dipslope is believed to have begun during the middle-late Bronze Age. Most impressive are the field systems which cover an area across the downland block in excess of 25,000 hectares. These fields, on their NE-SW alignment, are well represented in West Dean Woods and Phillis Wood Down; the fields are thought to be predominantly Iron Age although archaeological evidence also suggests that they were still in use into the Roman Period.

The Roman presence on the Estate comprises the well-known Chilgrove villas and the Roman road from Chichester which enters the Estate at Yarbrook, the confluence of the great coombe of Chilgrove with the River Lavant, and exits through Lynchball Wood.

The archaeological evidence for the Saxon presence on West Dean is sparse however there is prolific written evidence such as Asser's biography of Alfred, the Anglo-Saxon Chronicle, and Domesday. The place where Alfred met Asser and the men of the Hampshire *fyrð* fought the invading

A Lidar image showing the Prehistoric and Roman field systems in West Dean Woods and Phillis Wood. The line of the Devil's Jumps barrows at the head of the Monkton Valley can be seen at the top of the image.

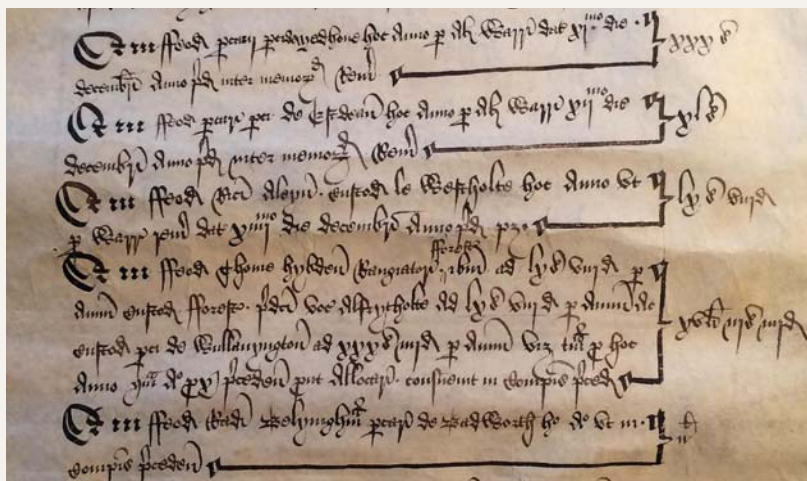


Vikings is Ellingsdean, between Binderton and West Dean, which has been shown to be the same place as the rabbit warren, which existed into the 20th century.

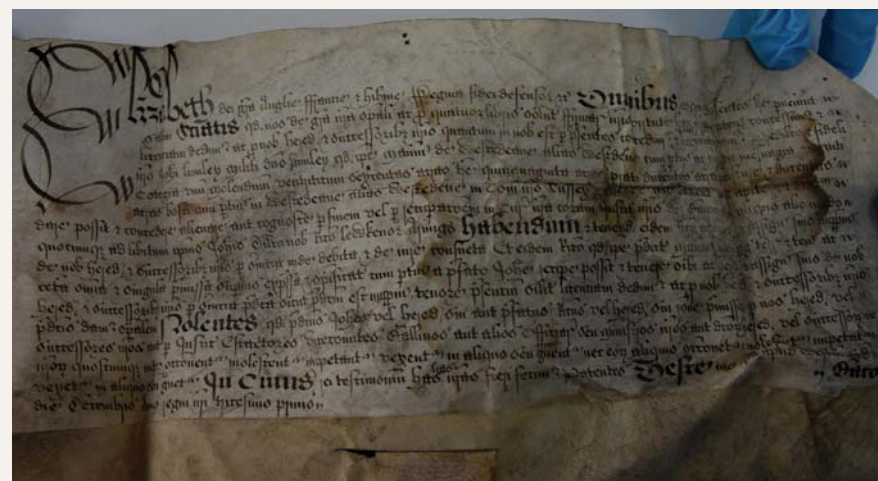
In the Anglo-Saxon Chronicle the name is spelt Æðelingadene, whilst Asser meets Alfred at the royal vill of Dene an unknown place but most likely to be in West Dean as the original name means Valley of the Princes. Although the Parish Church of West Dean is not mentioned in Domesday, parts of the nave are thought to date to the early Saxon period; the Church at Binderton and the Chapel at Chilgrove both probably date to the late twelfth century. The area covered by the Estate like most of the Rape of Arundel (later Chichester and Arundel) almost certainly fell within the vast estate of the Godwine family and their associates; after the conquest William overprinted the lands of the Saxon Earls with his own nobility and thus it was that West Dean fell into the Honor of Arundel,

and under the control of the Norman Earls of Arundel, apart from where it passed on as lands in dower, wardship or brief periods of rental when the Earl was at war in service of the King.

During the Medieval Period, West Dean was part of a large agricultural community contained within the bounds of the Forest of Arundel, and a parish of the Hundred of Singleton. Apart from the religious buildings, the most significant medieval sites on the Estate are the rural settlement at Monkton, the small deer park to the north of this site in Monkton Wood, the religious settlement at Preston, and of course, the lost medieval village of West Dean that lies in the grounds and gardens of the present house. The Manor of West Dean, as it had become by the sixteenth century, finally passed from the Honor of Arundel, into the hands of Sir Richard Lewknor, in 1588.



Left: Tudor compotus showing the name of the keeper of Westholt, the original name of West Dean Woods.



Right: The deed of alienation, granted by Elizabeth I, from John Lord Lumley to Sir Richard Lewknor.



It was during the early 17th century that the Lewkenor's developed the Manor house into a Jacobean 'E' plan, then known as Canon House, as well as the gardens which included two tree-lined avenues. Descendants of the Lewkenor's retained the Estate until it was exchanged and passed to Sir John Peachey in 1745. It was the Peachey family who introduced new plantations in the late 18th century, and in the early 19th century redirected the highway to the north of the village. This no-doubt introduced a more picturesque sensibility to the Estate and provided the context for the redevelopment of the house to the neo-gothic designs of James Wyatt and the arboretum under Caroline Harcourt.



A watercolour view of the east front of West Dean House drawn in 1781 by S. H. Grimm. © British Library Board, Burrell, 5675.fol.35

Following her death in 1871, the house was sold to Frederick Bower before being sold on again to William Dodge James in 1891. James, the son of a wealthy American merchant, set about extending West Dean House prior to hosting a number of visits by King Alphonso of Spain and King Edward VII. His son, Edward was born in 1907 and inherited the Estate in the 1930s, where it became a focus for artists, writers and composers such as Salvador Dalí and Rene Magritte. The House and Estate were gifted by Edward James into his eponymous Foundation in 1964 and, in 1971, the House was converted into a College to begin the next chapter of West Dean.



Engraving from The History, Antiquities and Topography of the County of Sussex by Thomas Walker Horsfield. Engraved by H. A. Ogg from the drawing by T. Henwood

## West Dean Estate – some key historical dates

- 885 The Welsh Monk, Asser meets King Alfred at the royal estate at Dean
- 1086 West Dean recorded in the Domesday book
- 1372 Deer park at West Dean recorded
- 1566 Lord John Lumley acquires West Dean
- 1588 Manor conveyed to Richard Lewkenor
- 1622 Building of substantial manor house by the Lewkenors
- 1651 Charles II supposedly passes through West Dean on his escape to France
- 1706 West Dean inherited by Woodward Knights, descendants of Sir Richard Lewkenor
- 1723 William Stukeley sketches *Prospect of St Roc's Hill*
- 1745 Sir John Peachey acquires West Dean, through an exchange of estates
- 1768 Plan records highway diverted to the north of the house  
Plan records removal of cottages and private park created
- 1781 Grimm's watercolour records E – shaped Jacobean house
- 1800 Exchange of lands between Sir James Peachey and Chichester Cathedral
- 1804 House rebuilt to designs by James Wyatt
- 1835 Caroline Harcourt inherits the estate and creates the arboretum
- 1871 West Dean Estate sold to Frederick Bower following Caroline's death
- 1891 West Dean Estate bought by William Dodge James
- 1893 House enlarged by Sir Ernest George and Harold Peto
- 1901 & 1907 King Alphonso of Spain visits West Dean
- 1904 & 1906 King Edward VII stays at West Dean
- 1907 Edward James born
- 1912 William James dies, West Dean Estate left in Trust
- 1931 Edward James inherits West Dean Estate
- 1964 The Edward James Foundation is established
- 1971 West Dean House becomes a College
- 1984 Edward James dies
- 1987 Great storm causes extensive tree loss on the estate
- 1990 Second storm causes further tree loss
- 2010 South Downs National Park formed



Edward James



An aerial photograph of a rural landscape. The foreground and middle ground are dominated by a patchwork of agricultural fields. Some fields are golden-brown, indicating they have been harvested, while others are green. A dense, dark green forest runs diagonally across the center of the image. To the right of the forest, a small village or hamlet is visible, with several buildings and a church spire. The background shows rolling hills under a bright, slightly cloudy sky.

# STEWARDSHIP

## Composition of the Estate: Designations and management plans

The good stewardship of the Estate is conducted within a range of legislation that seeks to protect its natural and built assets. The Foundation fully respects these important constraints as the basis of their own approach to conserve assets and manage them carefully. Part of this stewardship relies on the production of Master, Conservation and Management Plans to provide the means for contextualizing, qualifying and evidencing strategies to manage change and deliver broader benefits that enhance the Estate, the College and the South Downs National Park.

Given the high quality of the Estate's assets and the regulation protecting them, a number of plans have been produced – or are in production – to help manage these and inform the development and management of the College and Estate. They are as follows:

-  *West Dean Park, Landscape Conservation and Management Plan* (2008)
-  *Collections, Management and Care Plan* (2014)
-  *Weald & Downland Open Air Museum Master Plan 2014–2025* (2014)
-  *West Dean College – Vision 2027* (2017)
-  *West Dean College Master Plan* (2017)
-  *West Dean Whole Estate Plan* (2019)
-  *West Dean Conservation Management Plan* (2019)

### Non-designated Heritage Assets

The Estate is likely to have a large number of non-designated heritage assets which have yet to be formally identified, though can be raised through the planning process.

### Site of Special Scientific Interest (SSSI)

The Estate has four Sites of Special Scientific Interest.

### Tree Preservation Orders

The Estate has a small number of trees with Tree Preservation Orders (TPOs). Within the West Dean Conservation Area all trees are protected for the benefit of amenity value.



Aerial view of West Dean House and Park with estate boundary marked in yellow.



## Designated Heritage Assets:

### Conservation Area

West Dean Village, including much of the College campus, is largely within West Dean Conservation Area.

### Registered Park and Garden

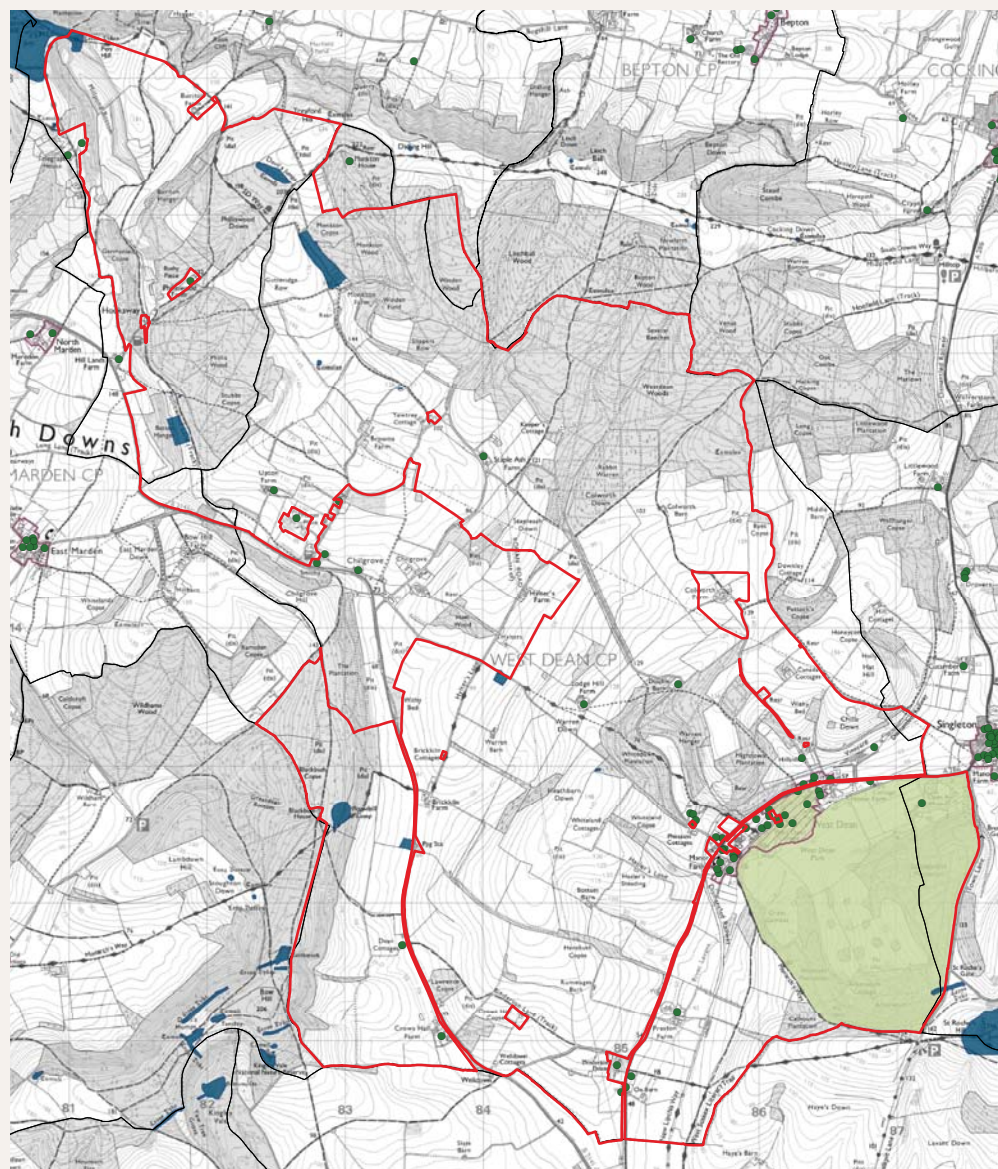
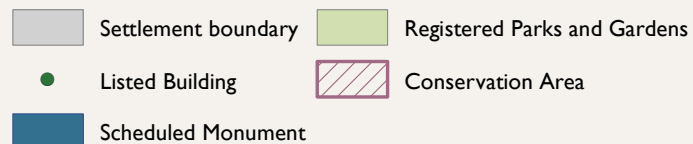
West Dean Park and Garden is registered Grade II\* and includes the house gardens, the kitchen garden, the land up to and including the arboretum and Weald & Downland Living Museum.

### Listed Building

The Estate has 55 listed buildings, with West Dean House being Grade II\*. Any scheme which impacts West Dean House will also require consultation with Historic England due to its high status.

### Scheduled Monument

The Estate contains 13 Scheduled Monuments. Scheduled Monuments are archaeological sites of National importance that are representative of their epoch.



Heritage assets

## Landscape character

The Estate sits within two landscape character areas: wooded Estate Downland and Chalk Valley Systems, with two major valleys running through it – the now-dry Chilgrove valley and the winterbourne Lavant valley. The landscape character of the Estate has been influenced since prehistoric times by farming. The removal of trees to form clearings, the cultivation of the landscape, the creation of field systems and the building of monuments underpin this landscape and in many places are still visible. In more concealed areas the matrix of early farming practices still remain just under the woodland canopy, farmland and parkland.

By the medieval period, farmland would have dominated the Downs as pasture for sheep, with small villages and holdings interspersed over the landscape. In many areas throughout West Dean and the South Downs, these fields would, over time, have been reclaimed by woodland or been subjected to plantations as part of the 18th-century gentrification of the landscape and 20th-century forestry. This character of small farms; ancient and deciduous woodlands and designed parkland remains very much as evidence of West Dean's historic landscape character.

The early evolution of the landscape has become more evident through the South Downs National Park's Lidar project – 'Secrets of the High Woods'. This has revealed an ancient landscape terrain below the tree canopies of the Wooded Estate Downland that has been largely protected from centuries of farming and ploughing.

'Wooded Estate Downland' is one of 18 landscape types identified within the South Downs Integrated Landscape Assessment (ILCA), updated in 2011. Specific to West Dean are the areas 'E1: Lavant Valley', 'B2: Queen

Elizabeth Forest to East Dean Wooded Estate Downland' and 'B3: Stansted to West Dean Wooded Estate Downland' which is located on a chalk dipslope and contains the following key characteristics:

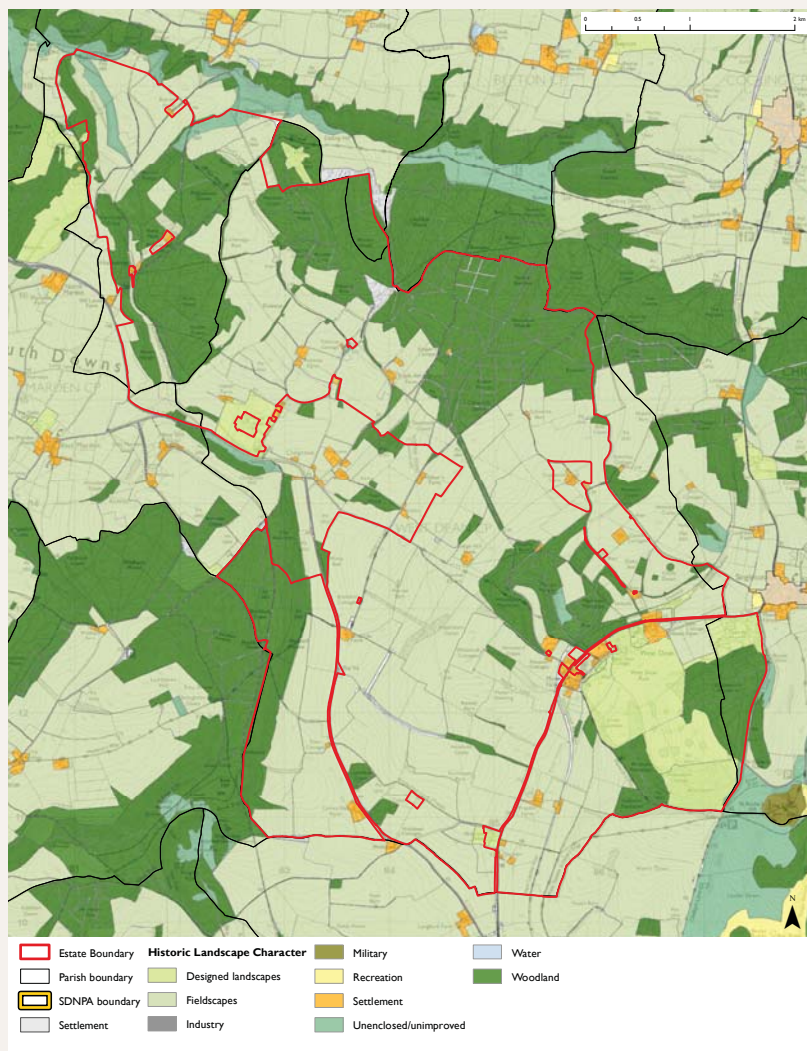
- 💡 Chalk dipslope exhibiting a strong and distinctive topography of rolling hills and extensive branching valleys and coombes.
- 💡 Slightly acidic heavy soils support many types of woodland including yew, beech, and oak/ash semi-natural woodland, and areas of broadleaved, mixed and coniferous plantation e.g. at Stansted Forest, Grevitts Copse, Inholmes Wood, Wildhams Wood, Bow Hill and Kingley Vale.
- 💡 Pasture and arable fields are bounded by thick hedgerows and hedgerow trees creating a large scale organised landscape with a secluded and deeply rural character.
- 💡 A low density of dispersed settlement, characterised by scattered farmsteads, most of 18th- and 19th-century origin, with some of medieval origin representing shrunken hamlets. Traditional flint barns are key visual features.
- 💡 Presence of historic parks and large landed estates.
- 💡 Large number of prehistoric and later earthworks and monuments, including round barrows and cross-ridge dykes, provide a strong sense of 'time-depth'.
- 💡 A network of minor hedged lanes, bridleways and public rights of way (including part of the Monarch's Way) provide access through the tranquil landscape.
- 💡 Constantly changing views with glimpsed views to the wooded ridges to the north and an open panorama from Bow Hill across the coastal plain to the south.



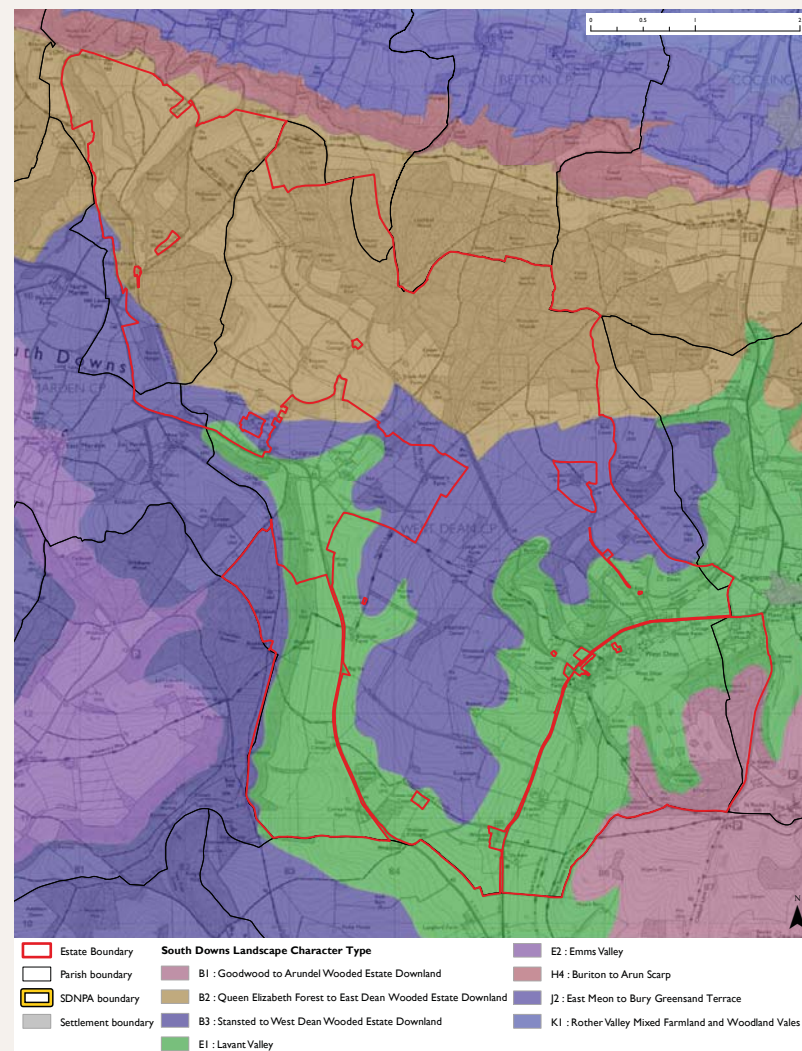
Lidar imagery showing the prehistoric field systems (above) underneath the tree canopy (below)







Historic Landscape Character



Landscape Character Assessment

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database rights 2018  
Ordnance Survey  
Source: West Sussex  
County Council

The South Downs Integrated Landscape Assessment also identifies a number of sensitivities specific to ‘Wooded Estate Downland’ and especially to West Dean and its landscape. These include ancient woodland; areas of chalk grassland; a strong sense of remoteness; an intact hedgerow network; 18th- and 19th-century farm buildings; prehistoric monuments and a grand country house within picturesque landscape.

Whilst these are highly important sensitivities, the rich landscape character these features contribute to are also amongst the Estate’s greatest assets as part of its origin, history and nature. Through its continued good stewardship the Foundation will continue to promote conservation and seek to enhance these assets and its landscape character to help deliver the broader public benefits: both cultural and environmental that support the National Park’s Vision for 2050.

View across parkland with chalk sculpture by Andy Goldsworthy in the foreground.





## Special qualities: Seven special qualities of the South Downs National Park

### Diverse, inspirational landscapes and breath-taking views

West Dean has a broad and diverse landscape character with short views within small valleys and long views capturing Bow Hill, the Trundle and Chichester Cathedral, as well over the northern escarpment from various points including the Devils Jumps. More intimate views are seen across fields to woodland and within ancient woodland; listed Parkland, the Arboretum and the outstanding formal Gardens. The Estate's dark skies also allow for breathtaking views of the night sky and astrophotography.

### Tranquil and unspoilt places

The sense of tranquility is a key characteristic of West Dean with several hundred acres of ancient woodland and areas of non-intervention. The parkland also provides a tranquil pastoral setting and the Arboretum, which has recently been restored, is also the resting place of Edward James. Much of the Estate remains un-spoilt from light pollution which corresponds strongly with its sense of tranquility protected by dense woodland and small farms.

### A rich variety of wildlife and habitats including rare and internationally important species

The range of West Dean's habitats plays host to a broad variety of wildlife and plants, including rare and protected species. West Dean Woods is particularly rich in ground flora and wild orchids and home to the native daffodil. The Estate's partnerships with Sussex Wildlife Trust, the Murray Downland Trust and Natural England, ensure that its most sensitive sites are carefully managed and protected.



View into parkland from the Gardens.

### An environment shaped by centuries of farming and embracing new enterprise

There has been farming in this area for thousands of years, from the Neolithic period, through to the current day, with early field systems still evident throughout the Estate. Traces of these are protected by woodland and elsewhere form the basis of the rich tapestry of landscape which can be seen and enjoyed throughout West Dean. Where farms have reduced in size due to changing practices and buildings have become vacant, such as at Stapleash Farm, opportunities have arisen to provide office and workshop space for new businesses and help diversify and support the rural economy.

### Great opportunities for recreational activities and learning experiences

The College offers courses and special events throughout the year which embrace art, conservation, music, food, craft, theatre and gardening. There is over 20 miles of public rights of way for walking, horse riding and cycling, with West Dean supporting more public access. Other activities include shoots, nature walks and birdwatching. The Estate is also home to the Weald & Downland Living Museum which offers courses and special events based on agricultural and local traditions.

### Well-conserved historical features and rich cultural heritage

The Estate is part of a much broader ritual landscape with the Trundle, Bow Hill and Harting Beacon at the three corners of the Estate. Its archaeology and Scheduled Monuments are well-preserved with sites provided to University College London as a working partner. The Estate is rich in historic buildings and farm buildings built by the Estate from its own timber. West Dean House (now the College) is listed Grade II\* and is the jewel in the crown of the Estate containing internationally important collections of art and artefacts.

### Distinctive towns and villages, and communities with real pride in their area

The surrounding hamlets and village are at least medieval in origin, with West Dean being a distinctive example of a downland village built from local vernacular materials such as brick and flint and timber framing. The village contains numerous historic buildings, many of these well-maintained within the conservation area, alongside some later purpose-made Estate buildings. Many other buildings throughout the Estate are of flint construction and locally distinctive as downland dwellings.





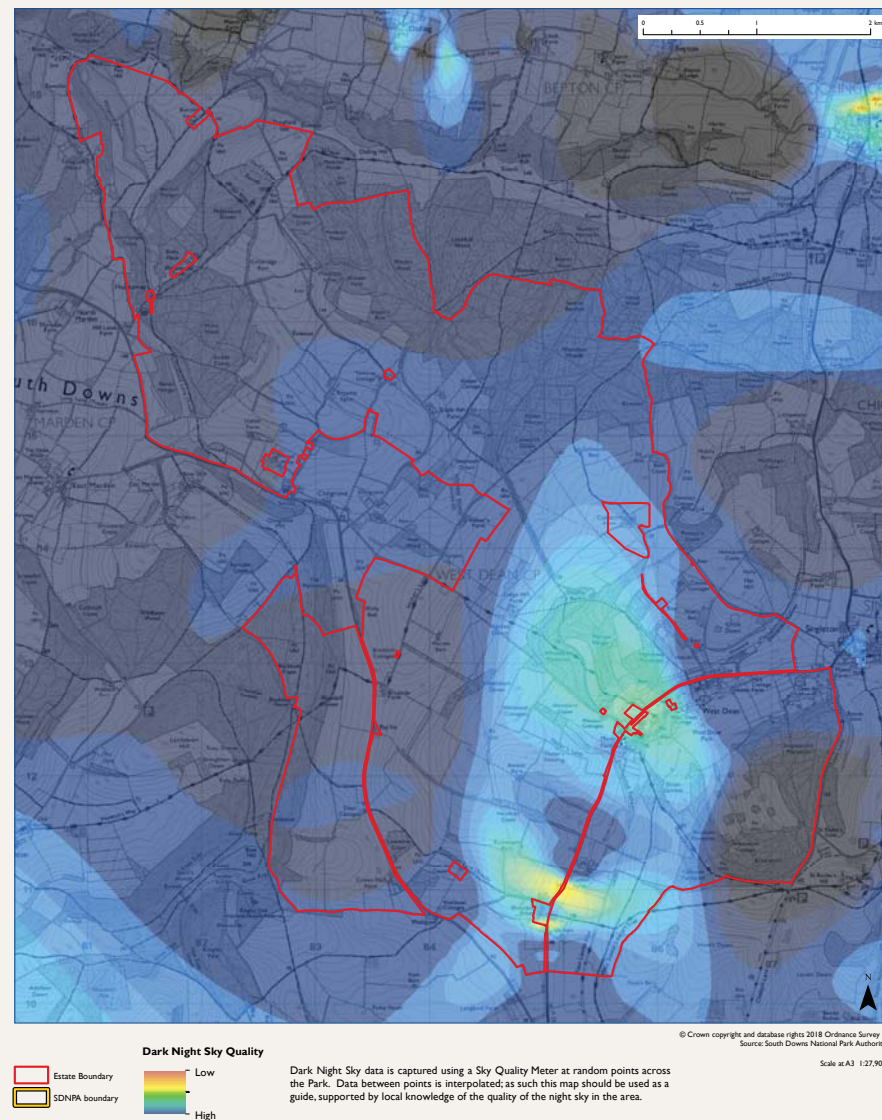
## Special qualities: Dark skies and tranquility

The Estate is within the Dark Sky Core area of the South Downs National Park International Dark Sky Reserve and as a partner, the Foundation has due regard for dark skies in its operations at the College and across the Estate.

Threats to dark skies within the Estate have been minimal. Where new development has occurred, this has tended to be modest dwellings based on vernacular housing types with small windows and limited light emissions. Where light levels are at their greatest, in West Dean village, this is due to streetlighting on the A286, rather than any Estate properties, or the College itself.

There is a strong correspondence between dark skies and tranquility with the darkest and most tranquil areas being in the north of the Estate. The quality of darkness in the Chilgrove valley is higher than the Lavant valley, though in terms of tranquility, both appear to experience disturbance at West Dean village, Binderton and Chilgrove.

With the majority of the Estate covered in woodland and small farms, the sensitivity to darkness and tranquility is perhaps much greater and therefore protection from harmful light spill and noise is vital to preserve these special qualities as well as the core area of the Dark Sky Reserve. This is important to our appreciation of the night skies and the landscape more generally, but also to the many habitats on the Estate and the species they support such as bats, birds, moths and small mammals. It also helps with the protection and promotion of species such as Barn Owls who benefit from dark skies in their competition for food.



Map showing levels of Dark Sky over the Estate. The southern part of the Estate is within the Intrinsic Zone of Darkness and the northern part is within the Core Dark Skies Reserve.

## CASE STUDY

### Astro-photography

When capturing images of the night sky, there are several important factors to keep in mind which can greatly improve the quantity and overall brightness of the stars in your photos. The most important of these is your chosen location's proximity to built-up areas. Being even just a few miles away from surrounding cities and towns is a great aid to visibility. Next try to gain as much height as you can, as even just a few hundred feet of elevation can put you above the vast majority of low lying smog and dust that is prevalent around urban areas. The natural atmospheric conditions are also something to bear in mind, as even a thin veil of cloud or hot conditions can hinder overall image quality. Lastly it is very important to have a sturdy tripod, as otherwise even a small breeze can introduce shake into your exposures.

I believe that having access to clear dark skies is important because they provide a unique way for us to understand our place universe and to reconnect with the natural world. They also provide great way to unwind for a few hours in our often busy lives. I am also always fascinated by the idea that most of the stars we see today were also looked upon by many generations of our ancestors. That concept coupled with the fact that the light we are seeing from the stars was often first emitted hundreds if not thousands of years ago provides a fascinating additional dimension to the star gazing experience.

*Derek Finch  
Local Astro-photographer*



Left: The night sky over the Estate as viewed from The Trundle.  
Photograph by Derek Finch





STEWARDSHIP



## Farms and farming

Since the Neolithic period, farming has had the greatest impact on the character and appearance of the South Downs with the clearance of woodland and creation of field systems. The Romans evolved existing agricultural practices, including the introduction of white-faced, short-wool sheep, which were later developed in the medieval period and again during the enclosures from the 16th century when wool had become a primary commodity.

Sheep farming remains an important part of West Dean, not least because it maintains the historic character of the iconic chalk grassland of the Downs and a precious habitat for flora and fauna. In the gentrified setting of West Dean Park, sheep farming contributes to its significance as a picturesque vision of the landscape as a rural idyll.

Arable farming is the dominant feature of the landscape with wheat and barley being the primary food crops. West Dean's light chalk soils are particularly good for barley. Oats, maize, rape and grass are used as break crops and replenish soil nutrition, improve soil characteristics as well as producing ground cover. With stubble turnips, they also provide winter grazing for sheep, which helps to fertilize the soils and retain nutrients. Maize is used for one beef herd on the Estate with the muck in turn being re-used to fertilize the field for the next growth.

The light chalk soils of West Dean benefit from flints which help to support the field structure and reduce erosion is further mitigated by not ploughing during winter, and more recently through the introduction of the strip-till system – a conservation approach that only disturbs the soil required for sowing. This has a number of advantages for improving soil quality and could be an important approach to mitigate the effects of climate change.

### Conservation benefits of strip-till:

- 🌿 Conserves moisture (especially in hot weather)
- 🌿 Maintains soil structure due to less disturbance
- 🌿 Retains worms and beneficial fungi within the soil
- 🌿 Allows planting between previous crops, retaining residue cover
- 🌿 Reduces carbon due to less fuel, less labour and less carbon release
- 🌿 Reduces amount of liquid fertilizer (where used)



2,772 acres of arable

Wheat  
Barley  
Oats  
Rapeseed  
Grass



1,060 acres of Pasture

2,000 sheep  
250 cattle

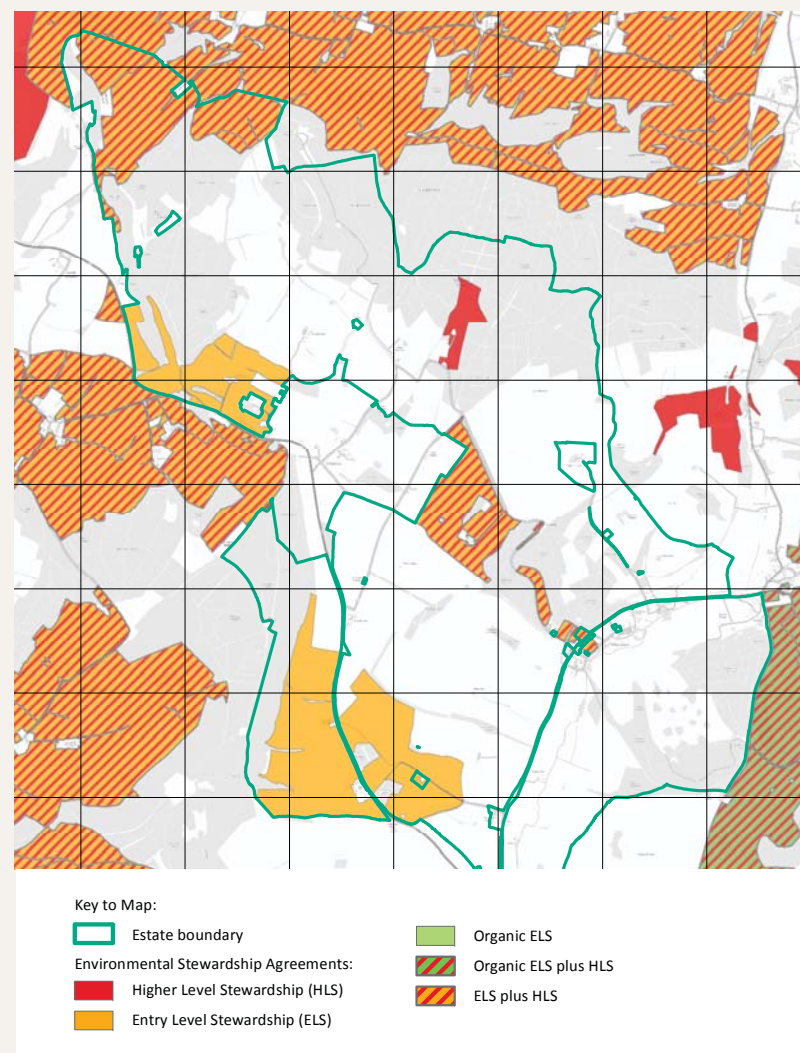


In recent years conservation practice has been at the heart of farming practice at West Dean with the majority of farms covered by Environmental Stewardship Agreements – primarily at Entry Level and Higher Level Stewardships. A number of these have now expired and farmers are considering the offer from the new Countryside Stewardship Scheme.

Some approaches made popular by the old scheme have continued in places such as wild birdseed planting, beetle banks, overwinter stubbles and low-input grassland. The 6 metre strip margins formerly promoted are likely to become a thing of the past as these features are taken back into production or reduced to 1m under the new scheme. Farmers on the Estate have worked hard to improve habitats for ground-nesting birds with broader field margins and Skylark plots. As with conservation more generally, this remains a challenge for the future and one that the Estate will need to embrace.



Skylark, a ground-nesting bird and one of the National Park's key species



Stewardship data supplied by Natural England. Ownership data supplied by the Woodland Trust, Forestry Commission, National Trust, Sussex Wildlife Trust and Royal Society for the Protection of Birds.

Contains Ordnance Survey data  
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Provided by the Sussex Biodiversity Record Centre.







## Woodland and forestry

Woodland is the one of the key landscape characteristics of the Estate; as well as being important to the diversity of wildlife, it promotes dark skies and tranquility. With its neighbouring 'Wooded Estates', this strong character, is carefully managed to maintain the beauty of the landscape whilst also providing essential provisioning services.

The Estate is nationally renowned for its continuous cover forestry practices which fulfil the need to protect views of the landscape and preserve habitats, with the need to harvest woodland for commercial purposes. This is largely achieved by thinning the woodland and allowing scrub to rot back into the ground to maintain soil quality and nutrition, especially on chalky ground where this is naturally poor.

Woodland is important in capturing and storing water to reduce the risk of flooding and soil erosion. This is especially so on the chalk soils of the downland which are naturally shallow and benefit from both woods and shelter belts. High levels of woodland also improve air quality which is of benefit to both the natural environment and the healthy enjoyment of the Park. Edward James' tree-lined drive to Monkton House is a good example of how trees can be used to mitigate car pollution.

The primary use of the Estate's timber is to fuel the new biomass boiler which heats the College, a number of Estate buildings, 25 tenanted residential properties and the village Church. This requires approximately 2,000 tons of felled timber per annum to produce 1,200 tonnes of chip. Woodchip is also supplied to Uppark House which is owned by the National Trust, the Farbridge Wedding venue on the Estate and a local private house.



### Woodland at West Dean

2,470 acres (1,000 ha) woodland

690 acres (280 ha) ancient woodland

884 acres (358 ha) planted ancient woodland

195 acres (79 ha) SSSIs within woodland

Hazel contributes materials to two local companies for hurdle-making, whilst some is also used for charcoal. Charcoal production is undertaken within the woodland and again close to source. Some Douglas Fir is also felled for building material.

In the past, the Estate built a number of barns and large sheds for its farms using timber either straight from the woods or via the Estate's sawmill. This initially used large low-grade beech sawn to the required dimension in Estate's sawmill and then pickled in the hot and cold creosote plant. The Estate then moved to conifer pole barns with all roof timbers being processed in the sawmill from Estate timber.

The cost of labour, changes in the market and the resulting reduction in saw mills to process large timber has required approaches to forestry change. An ability to be versatile has become essential to the Estate's successful timber production, not just from market pressure but also other factors,

including diseases such as Ash Die-back and the effects of climate change. During the storms of 1987 and 1990, the Estate lost 1,000 acres of trees. The Estate replanted several million trees in both broadleaf and pine, with some of these now reaching maturity. In certain areas, broadleaf natural regeneration has been encouraged. Fortunately, the Estate's woodland is not prone to fire due to the lack of heathland. Trees in the Parkland were restored according to historic maps, but also benefits from a Landscape, Conservation and Management Plan (2008).

The Estate's ancient woodland:

- 🌿 Kingley Vale, ancient Yew forest
- 🌿 West Dean Woods, example of early woodland management
- 🌿 Millpond Bottom, part of Harting Down

The Estate is currently seeking to enhance its woodland by regenerating

broadleaf at Blackbush Copse near Kingley Vale. The Estate's approach of natural regeneration is an exemplar of good practice and helps to avoid disease from imported plants. West Dean has also recently created a 2.5ha demonstration site to look for strains of Ash that might have a natural resistance to 'Chalara' Ash dieback, which has decimated so many trees.

The Foundation's forestry policy can be summarised under the following high-level objectives:

- 🌿 Sound silvicultural practices to produce high quality timber
- 🌿 Timber to supply the biomass systems on the Estate
- 🌿 Maintain and enhance biodiversity and species-rich broadleaf woodland
- 🌿 Manage the woodlands as an integral part of the landscape
- 🌿 Manage for public access and quiet recreation where appropriate
- 🌿 Ensure resilience to existing and new threats from disease and climate change.

Harvested timber on the Estate





## CASE STUDY

### Biomass boiler

In 1981 the Foundation commissioned its first biomass boiler. This was extremely innovative at the time and it was one of the very first large-scale sustainable heating systems of this kind in the country. The biomass, in the form of woodchip, is produced entirely from the Foundation's own forestry on the Estate, near Chichester. Since the scheme became operational in 1981 we would estimate it has achieved carbon savings of over 16,000 tonnes of CO<sub>2</sub>.

In 2014 the original system was 33 years old and approaching the end of its life. The Foundation took the decision to commit to sustainable renewable energy for the future and issued instructions to design a new district heating scheme. Work started in earnest in 2015 when the construction of a new purpose-built energy centre began.

The new energy centre was completed in the summer of 2016, and incorporates a larger chip store that streamlines the production process and provides additional woodchip storage capacity as well as the new 1MW Froling boiler. The new scheme consists of a 2.7km district heating network, which serves the College and numerous surrounding buildings including student accommodation, 25 residential properties, the parish church, visitor centre, greenhouses and tea rooms. The significant energy efficiency improvements afforded by the new scheme have allowed the connection of 18 new properties to the new network.

As a result of these works the Foundation will deliver sustainable to a significant proportion of its property portfolio for decades to come.

*Philip Kirk, Associate Director, Savills*









## Habitats for nature

The Estate contains a broad variety of habitats for a diverse range of animal and plant species. Shelterbelts, ornamental clumps, parkland trees and specimen trees in the Gardens and Arboretum complement the larger woodlands whilst networks of hedgerows also connect the various woods and pockets of uncultivated land. Old water meadows, chalk heath, grassy road verges, improved pastures and fields of arable crops also provide further variety of habitat as does unimproved chalk grassland.

The diversity of West Dean's flora is reflected in its richness, in its fungi and flowering plants, particularly orchids, and lichens, bryophytes and ferns. It also supports a large invertebrate population, including flies, grasshoppers and bees. The Foundation has worked with Butterfly Conservation to improve the habitat for the rare Duke of Burgundy and Fritillary butterflies. Many species of mammals, small birds and raptors also occur, notably badgers, dormice, bats, species of deer, water voles, hares, various tit species, ravens, owls, hen harriers, buzzards and kestrels.



### Species

- 420 designated species
- 34 internationally designated
- 141 nationally designated
- 26 non-native

### Statutory Sites

- 2 Special Areas of Conservation
- 4 Sites of Special Scientific Interest
- 1 National Nature Reserve
- 1 Country Park
- South Downs National Park

### Non-statutory Sites

- 2 notable road verges
- 6 Local Wildlife Sites

### SSSIs

Status according to condition report by Natural England

- 1 West Dean Woods: Favourable
- 2 Harting Down (Unit 9): Millpond Bottom: Unfavourable recovering. Few patches of scrub being cleared; good species composition; good sward heights.  
Harting Down (Unit 5): Favourable
- 3 Treyford to Bepton (Unit 1): Favourable
- 4 Kingley Vale (Units 15, 16 & 17): Unfavourable recovering. Lack of Yew regeneration. Potentially deer, squirrels or mice.

Orchids at the Devil's Jumps

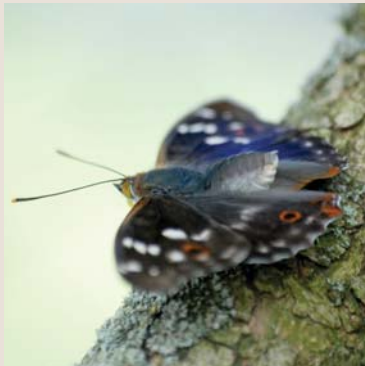
## Woodland

Woodland habitat on the Estate is varied, with scrub, coppice, yew and ash woodlands, mixed broadleaf and conifer, pure conifer, high forest beech and traditional orchard all providing different environments. Although many of the plantations are of a similar age as a consequence of the 1987 and 1990 storms, the Estate taken as a whole provides trees of a broad range of ages and consequently a variety of habitats.



### Examples of species

Native Daffodil  
Common Spotted Orchids  
Lesser Stitchwort  
Purple Emperor Butterfly  
White Admiral Butterfly  
Lesser Redpoll  
Siskin  
Hawfinch



## Parkland

The Estate's Parkland was restored following the storms and whilst naturally more open, provides an important environment for wildlife. The Parkland also includes Lowland Meadows located within its Gardens and on the shallow slopes below Singleton Hill plantation, the arboretum and Weald and Downland Living Museum.



### Examples of species

Native Grasses  
Broad-leaved Herbs  
Bird's-nest Orchid  
Red Kite  
Barn Owl  
Tawny Owl  
Yellowhammer



Woodland species:  
top: Lesser Redpoll  
bottom left: Purple Emperor  
bottom right: Siskin

Parkland species:  
top: Tawny Owl  
bottom left: Red Kite  
bottom right: Yellowhammer



## Chalk Grassland and Heath

Chalk Grassland is an endangered habitat and iconic of the South Downs. Chalk Grassland and Heathland are evident at the Devil's Jumps, leased and managed by the Murray Downland Trust. Here, the chalk exposed during excavation 3000 years ago creates a dramatic change within the heath. Grassland can also be found on the slopes of Chills Down and Haye's Down, as well as the steep slopes at Millpond Bottom and the northern escarpment of Treyford Hill and Hooksway.



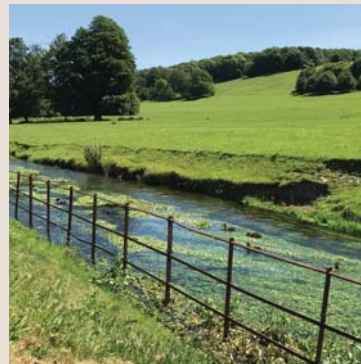
### Examples of species

Small Scabious  
Harebell  
Heather  
Crosswort  
Bell Heather  
Wild Strawberry  
Round-headed Rampion  
Painted Nomad Bee



## Freshwater

The River Lavant is a winterbourne chalk river habitat and the largest freshwater habitat on the Estate. It is rich in vegetation and supports a large number of species. Standing water habitats also exist within the Estate in the form of small ponds and a wildlife pond within the Gardens, which provide fresh water throughout the year.



### Examples of species

Water-cress  
Stream Water-crowfoot  
Reed Canary Grass  
Fool's Water-cress  
Monkey Flower  
Great Willowherb  
Common Knapweed



Grassland species:  
top: Harebell  
bottom left: Crosswort  
bottom right: Bell Heather

Freshwater species:  
top: River Lavant  
bottom left: Monkey Flower  
bottom right: Ducklings on  
the River

## Heritage assets: Archaeology

The landscape of the Estate has been shaped by man for thousands of years, both through the making of large earth monuments and settlement and through the cultivation of the landscape. West Dean is extremely rich in archaeology with Mesolithic flint work, earthworks from the Neolithic, Bronze and Iron Ages and Roman settlement. The valleys which give the Estate its character sit within a triangle of Iron Age Hill top sites at Bow Hill, Harting Beacon and the Trundle.

The Estate is home to 13 Scheduled Monuments, including well preserved burial mounds, a deserted medieval village, a Romano-British villa, cross dykes, a multiple enclosure fort and part of a hilltop enclosure. The abundance of archaeology revealed by the 'Secrets of the High Woods' project is much greater than previously thought.

The Foundation has supported a strong awareness of its ancient cultural heritage and since 2005 has had a working partnership with University College London. 'The West Dean Archaeological Project' provides practical training for students at the Institute of Archaeology in surveying methods, excavation methods, artefact analysis and archive research, whilst being a focus for longer term research work. This aims to understand human occupation and how the landscape of this part of the South Downs was used. Whilst the woodland of the Estate has preserved a lot of archaeology from later farming practices and particularly ploughing, the University has also worked on a methodology for removing timber to help the Estate protect archaeology on the ground.

Some of the Estate's Schedule Monuments are destinations, or important landmarks for visitors and are easily accessible from public rights of way.



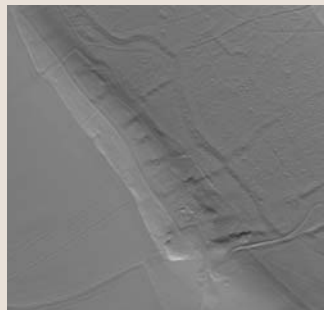
### The Devil's Jumps, nr Treyford 2100–750 BC

Round barrow cemetery dating from the Bronze Age;  
Includes the bell barrow of which there are only 250 examples;  
Bell barrows usually associated with high status individuals;  
Five barrows align with the setting of the sun at mid-summer's day.



### Romano-British villa, Batten Hanger 1st century AD

One of three large Villas built in West Dean and fifteen locally includes Villa, Cremation Cemetery, Temple and Bath House;  
Large masonry and timber-framed building with flint and mosaic;  
Evidence of agricultural activity and blacksmithing.



### Deserted medieval village, Monkton valley 14th to 15th century AD

Rectangular earthworks – house platforms lining the valley floor;  
Various depressions and banks and a double-lynchet trackway includes below-ground archaeology;  
Remains of post-medieval farmhouse and a well house.





## Heritage assets: Historic buildings

West Dean has a large number and variety of historic buildings throughout the Estate. These range from the main house, which is one of the finest flint mansions in the country, through farmhouses and cottages, to agricultural, horticultural and garden buildings. These all reflect the strong character of downland building and architecture in the South Downs, with exemplary brick and flint work exhibiting the best of traditional building skills.

### West Dean House

West Dean House, now the main College, is made from flint with galletting and stone detailing. The quality of the flint-laying laid to course is recognized widely for its outstanding skill, whilst the flint dressings around the windows are truly extraordinary and all part of the building's many layers of significance and reason for being listed Grade II\*. The House has been the focus of the Estate for hundreds of years and Vision 2027 includes proposals for the long-term investment in its conservation and repair; this work commenced in 2018 with a major roof replacement project anticipated to cost approximately £6m.

Prior to the remodelling of West Dean House by James Wyatt, begun in 1804, the house had been known as Canon House a Jacobean 'E'-shaped manor house of c.1621. This employed building stone which is not of particularly good quality in Sussex. It is not until the late 18th and early 19th century that flint as an art form finds its true expression in higher status houses.

### West Dean Village

The spatial character of West Dean village is largely defined by the evolution of the main house within the village core and the appropriation of land to extend its domestic boundary and give itself a greater sense of

presence and status. The introduction of a toll road to the north (now the A286), no doubt helped facilitate this. A number of historic buildings within the village are remnant of 17th century West Dean before these changes in the mid-18th century, including Harcourt House, 99–102 Park Lane and the Old Vicarage. Dated 1833, the building has a strong Regency character, though with what appears to be earlier fabric at the rear.

The majority of houses are of brick and flint construction, with some timber framing evident. Flint is the dominant material, both for high status buildings and more modest structures, with great variety in the flint work. This ranges from very tight knapped work, to chequer-work, to snapped and full flints laid to course. An exceptional example, is an orangery-type building to the rear of the Dower House, constructed from large field flints.

Within West Dean village approximately 50 dwellings are listed, of which about 30 are located within the conservation area. Several other structures such as St Andrews Church, the Lychgate and flank walls to the cemetery, the K6 telephone box and a handful of dwellings are also listed in the village, but not owned as part of the Estate.

Other historic buildings within the village include 119 & 120 Chichester Road, a timber-framed, thatch cottage with cat-slide roof which dates from at least the early 17th century; 96 Park Lane, an early 17th cottage; the Dower House, a castellated regency building and the former school, a mid-late 19th century flint building with galletting and latticed metal windows. Amongst these are a number of Estate buildings of the late 19th or early 20th century, which are fine examples of this period. The remainder of the Estate's listed buildings are scattered throughout its





landscape and consist of farmhouses – Stapleash, Upton, Crows Hall, Preston and Lodge Hill, and a number of cottages.

### Non-designated assets

Whilst many of the Estate's dwellings and farm buildings are not statutory protected in their own right, a number would be curtilage-listed structures, especially under West Dean House. Many would also be considered positive buildings within the Conservation Area and others, non-designated assets due to their historic character and amenity value as examples of local distinctiveness, or design. These include structures such as the railway bridge, north of the College entrance – a fine example of local materials and classically-based design – a number of cottages and buildings such as the Old Forge, which are evocative of the village's past. There are also a number of Estate buildings commissioned by the James family which show

good attention to detail and are sympathetic with their context. These are all important components of the cultural heritage of the Estate and the National Park and are valued for the layers of significance they represent.

### Visitor Centre

A more recent example of this approach towards local materials, is the Visitor Centre, designed and built in the mid 1990s in collaboration with the architect and design theorist, Christopher Alexander. Alexander's approach to re-centre the human experience as the basis of design has resulted in communal projects that seek sensitivity to local context and tradition. The Visitor Centre was built in collaboration with The Prince of Wales Institute of Architecture and staff and students at West Dean. This sought a higher quality of workmanship, but also created a more meaningful building born out of the place.



Left: Gardener's Cottage within the Gardens.

Right: Visitor Centre designed by Christopher Alexander.





Examples of historic buildings found on the Estate.





## Heritage at risk

There are a small number of redundant buildings, such as Binderton Chapel and the Goods Shed at Singleton Railway Station. These buildings are recognized as ‘at risk’ and therefore sustainable solutions will need to be found for them, as with some other historic buildings on the Estate, which are not statutory-protected. Of particular note is the water tower on the Singleton railway line. Finding an appropriate re-use that also conserves the building’s significance would benefit both the Estate and the National Park. Vision 2027 includes proposals to seek new uses for redundant buildings, wherever possible aligning these to the Foundation’s core educational purposes.

### Buildings at risk

- ☠ Binderton Chapel, Grade II listed. SDNPA HAR register
- ☠ Goods Shed, Singleton Railway Station, Grade II listed. SDNP HAR register
- ☠ Water tower, Singleton Railway
- ☠ Ox Barn
- ☠ The Granary, Preston Farm

## Conservation

The Foundation undertakes quinquennial inspections to a number of its historic buildings, with 16 being assessed in 2018, and has also commissioned a Conservation Management Plan of the College for 2019. These recognise and monitor the quality of the Estate’s historic buildings in this part of West Dean and the subtle nuances and design of flint work and brickwork, as well as the variety of window and door styles, roof types and materials that contribute to the rich quality of West Dean’s built

heritage. As a centre of excellence for arts and conservation, these buildings can be viewed as much exemplars of the Foundation’s good stewardship, as the work and education provided by the College.



Crooked chimney in West Dean Village.

Page 70: Water Tower situated west of Singleton Station.







## West Dean College: Gardens and Parkland

The College benefits from outstanding Parkland and Gardens which provide the setting for the College. The Park is of national significance as a landscaped parkland with the River Lavant forming a natural ha-ha as the land sweeps up hill to the Arboretum – the resting place of Edward James.

To the north east of the house is a large pergola by the British architect and garden designer Harold A Peto, who with Ernest George, extended the main house in the 1890s. The pergola terminates at a gazebo at its western end with a floor of knapped flints and horse's molars. To the north of the pergola is an amphitheatre used for open-air performance in the summer and a sunken garden to the east, completed in 2014.

The Park and Pergola underwent major restoration following the 1987 storm, with many trees being replanted. The Arboretum has also recently

been restored and now forms part of a parkland walk for visitors which includes many fine specimen trees and rhododendron.

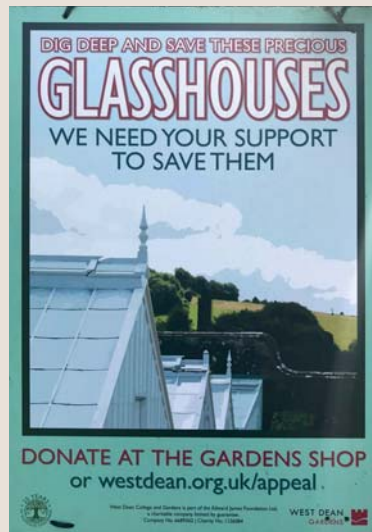
The Gardens have undergone extensive restoration under Gardens Manager Jim Buckland, which has included the greenhouses and kitchen gardens. These are now very much display gardens which both educate and inspire visitors and are the basis for a range of courses.

The 100 acres of Gardens have also utilised swathes of grass meadow which cleverly articulates spaces and planting throughout the grounds. These add interest and movement to large areas of lawn and complement the more wooded areas of the garden where they form the foreground to views out into the Park. As well as providing visual interest they also create corridors for wildlife and improve biodiversity.



Above: Jim Buckland and Sarah Wain, authors of *At West Dean*.

The outstanding quality of the Gardens are befitting of Edward James whose passion for horticulture has many parallels in art and provided the context for his own creativity. His former gardener Ivan Hicks travelled with him to Italy, Ireland and Mexico where James created his sculptures at Las Pozas. James also commissioned two fibreglass tree sculptures by Ralph Burton in 1972 and 1974 within the Gardens.



### West Dean Glasshouses

historic glass-houses by  
Foster & Pearson

restored in the early 1990s at  
a cost of £500,000

repaired with only 20% of  
timber-loss

now protected by a rigorous  
painting schedule

historic heating system  
repaired

The Gardens are a work of art in their own right and an outstanding setting for sculpture which contributes to their appreciation and interpretation. The garden team works creatively to allow the Gardens to evolve and remain dynamic and meaningful to their own time.



Pergola designed by  
Harold A Peto.







As with the woodland, the Parkland had to be re-established following the great storm of 1987 with trees being largely reinstated according to the Ordnance Survey map of 1875. Drought and disease is also continually causing loss and this needs to be managed. Other tree planting has been undertaken for aesthetic reasons, such as to screen the College car park. This planting is now over 20 years old and has been very successful in preserving the setting of the Grade II\* house and the Gardens.

The Arboretum which lies up on the downland to the south of the Park dates to 1835; it formerly contained a number of buildings including Arboretum Cottage, built in the cottage ornee style and a Norwegian hut which had views to the glade.

Whilst there are no public rights of way across the Park, there are designated routes which take the visitor up through the Park and into the Arboretum to view trees of predominantly North American origin. There is also a collection of rhododendrons which were expanded in the early 20th century and has been open to the public since the late 19th century.

The open sloping grassland of the Park is maintained by sheep grazing which helps to encourage a species rich turf and a consistency in colour and texture as viewed from the house. The lower slopes show more evidence of a former arable landscape, especially to the east and represents a distinct change in landscape character. This more agricultural quality is important and particularly relevant to the museum, whilst the long views of the Parkland from the house reinforce its setting and significance as an important country house.

- ✿ 200 acres of Parkland with 2.5 mile circuit walk
- ✿ 300ft pergola by Harold Peto planted with honeysuckle and clematis
- ✿ 13 working greenhouses with a large collection of exotics
- ✿ 150 varieties of chilli plant, 100 varieties of apple and 45 varieties of pear
- ✿ 100,000 visitors per annum (including up to 25,000 visitors attending the Chilli Fiesta in August).
- ✿ 8 full-time gardeners and 50 volunteers
- ✿ Historic Houses Association Garden of the Year 2002
- ✿ Sussex Heritage Trust Award 2014
- ✿ Horticulture Week Custodian of the Year Award 2016 for Jim Buckland and Sarah Wain





## CASE STUDY

### Wild flower meadows at West Dean Gardens

When I became Gardens Manager at West Dean Gardens in April, 1991 every blade of grass throughout the ornamental grounds (35 acres) and St Roches arboretum (50 acres) was mown on a weekly basis throughout the growing season. This seemed to be a waste of resources, absorbing approximately 1.5 personnel full time, aesthetically unappealing and in conservation terms a virtual 'green desert'.

Within the first year we had decided to adjust that regime and to incrementally convert existing areas of mown grass into, ultimately, florally rich areas of 'wild flower meadow'. This was not implemented to either a pre-ordained master plan nor to an artificially imposed timetable but was allowed to organically evolve as resources allowed and our aesthetic and practical understanding of the site developed.

It was achieved by the simple expedient of delineating the areas to be converted by hand mowing out their boundaries at the beginning of the mowing season and then not mowing the area until such time as we thought it had served its purpose as meadow. This 'suck it and see' approach produced few headaches and some very pleasant surprises! However it is fair to say that few of the areas converted proved stunning without some additional 'improvement'. This took the form of supplementing the composition of the in situ sward by bulb planting, plug planting and over-seeding.

Our approach was principally driven by aesthetics and not conservation so that although most of the herbaceous additions were native species the bulbous component contained a fair number of exotics. Again our

approach to both botanical improvement and the management of the areas has been empirical and experimental and very much tailored to the specific needs of our site.

Now over 50% of the grounds and 90% of the arboretums swards are managed in this way. Lessons learned –

- ✿ Hasten slowly. You can't hurry the natural world and it can take decades to achieve a final effect.
- ✿ The development and management of the meadows has to be predicated on the specific circumstances of your site. There is no one size fits all approach to the theory and practice of meadow management.
- ✿ Desirable outcomes can be achieved by both adjusting existing swards and starting from scratch by sowing of un-vegetated sites with appropriate seed mixes. Either way control of noxious weeds is essential from the outset.
- ✿ Generally large areas are more satisfactory than small ones.
- ✿ It is vital to have the correct equipment to carry out the operations, in our case Amazone Groundkeeper flail mower, tractors and trailers, ride on 72" out front mower and a range of pedestrian mowers and strimmers.
- ✿ This is not necessarily a labour saving device. To cut and clear our areas takes two men approximately ten weeks through the year.
- ✿ You generate a large amount of arisings whose disposal of needs to be appropriately resourced and managed. In our case by composting on site.

*Jim Buckland, Gardens Manager*



## Weald & Downland Living Museum

Formerly known as the Weald & Downland Open Air Museum, the Weald & Downland Living Museum is an independent Museum and educational charity and a tenant of the Estate. The museum opened to the public in 1970 with the principal aim of saving exemplary vernacular buildings in the south east of England that could not be conserved in-situ. It leases 40 acres of the Grade II\* Parkland at its north east corner on a peppercorn rent of £1 accepted by Edward James. Recent projects have been supported by the Heritage Lottery Fund and Arts Council England i.e. it does not receive regular ongoing external funding.

The Weald & Downland Living Museum is an accredited Museum with 2 designated collections and has over 50 buildings on display ranging from 950AD to the 19th century. The buildings are reconstructed in their original historic form, with many being carefully furnished to better understand their use and the conditions people lived in. Some buildings

also have gardens reflecting practices of the time which helps to contextualize and better interpret them.

There is also a variety of livestock including heavy horses, oxen, Southdown sheep and Sussex light chickens which all help to interpret the landscape as a working environment. The museum also grows its own crops with the wheat being used to demonstrate steam-powered threshing. This provides thatching materials for the buildings as well as feed. The collections also include farm machinery and a number of wagons and vehicles.

Its collections include an impressive display of artefacts relating to buildings and their construction; the trades connected to them; the crafts and objects that helped to furnish daily domestic life over the centuries and rural life. The collections are designated as being of national importance in England.



### Visitors

150,000 visitors a year  
5,000 members of Friends Organisation  
40% of Friends living in the Chichester area

### Staff and volunteers

29 full-time staff (equivalent to)  
350 volunteers contributing 40,000 hours a year

### Education

25,000 school children visiting each year  
3,600 student days a year (including Masters Degrees)

*‘... to promote and encourage the preservation of buildings of architectural or historical interest and to stimulate public interest in ancient crafts, trades and manufactures.’*



The Downland Gridshell Building is a structure of oak laths and the first of its type in the UK. Built in 2002, with financial help from the Heritage Lottery Fund the building has become an attraction in its own right and the Museum's artefact store is hosted in the building's basement. The reference library has a large holding relating to vernacular architecture, building conservation and rural crafts and is considered to be a leading archive in these subject areas.

The museum is also host to a number of events throughout the year. These include a food festival which promotes local food and produce; the Rare Breeds Show demonstrating how animals were traditionally used in farming and the vintage and steam festival.

As part of the developments behind the "Gateway Project", in 2014 the Museum produced a Master Plan for 2014–2025 which included improvements to the Museum's access and amenities as it sought to meet the needs and expectations of visitors in a manner sympathetic and appropriate to the collection. The Gateway Project has provided new facilities for both the Museum and the community, but also a platform from which to visit the South Downs National Park.

### Gateway Project

- ✳ New gateway to the museum with retail and catering facilities, introducing gallery
- ✳ Flexible annex for educational and community use
- ✳ £5.7m project with £4m support from the Heritage Lottery Fund
- ✳ Local materials used, including 50,000 hand-cut roof shakes



Weald & Downland  
Living Museum



# EXCELLENCE





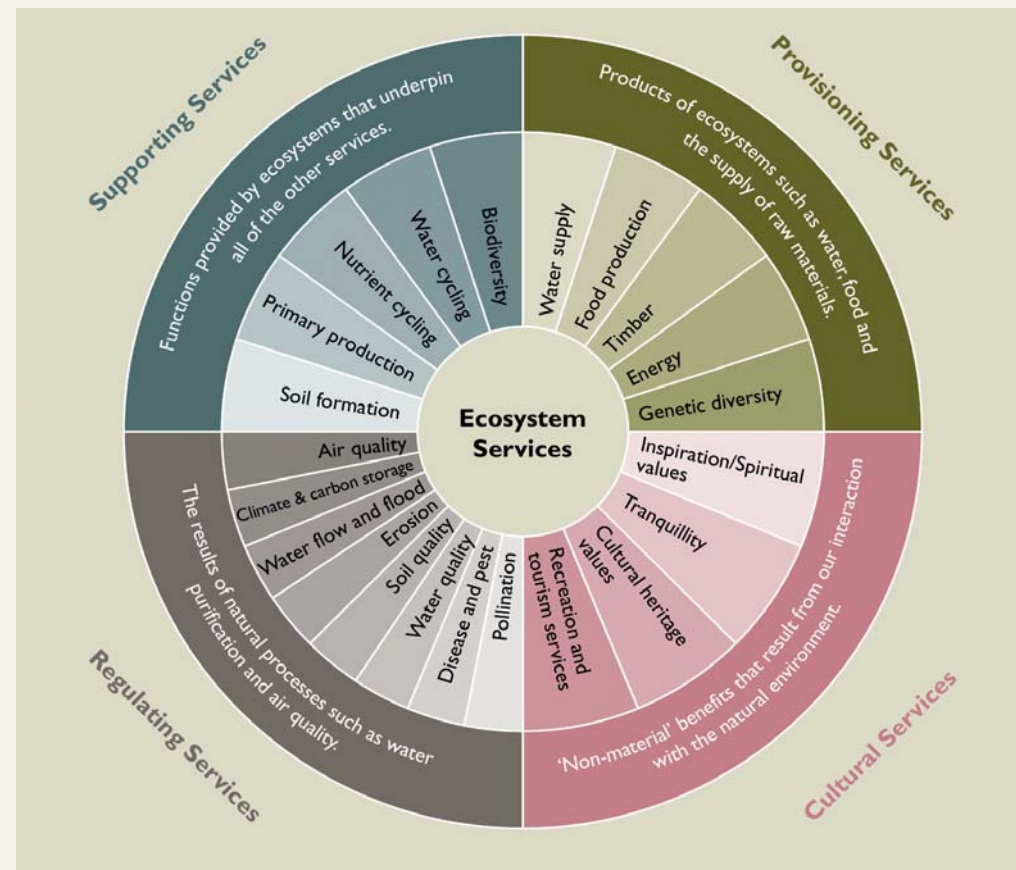
## Management approach: Ecosystem services

Excellence is one of the Foundation's five organisational values. It is an aspiration across all areas of activity, including the Estate, mirroring the high quality educational provision of the College.

The Foundation embraces the need to manage the landscape holistically to provide food and fuel, good air and water quality; and to conserve and enhance its natural resources and habitats for the broader benefit of the environment and the appreciation and inspiration drawn from it. The need to value, conserve and enhance the Estate's natural capital is therefore at the root of West Dean's management approach.

The Ecosystem Services analysis which underpins the National Park's *Partnership Management Plan* is an important mechanism that enables the Foundation to better understand the function of the Estate and its role in contributing to the special qualities of the South Downs National Park.

It also enables the Foundation to show through its Action Plan, how the outcomes of the Whole Estate Plan align with those of the *Partnership Management Plan* and contribute to the long-term vision of the South Downs National Park as well as its own. Many of the actions identified are already embedded within specific delivery plans, particularly as part of Vision 2027, but others are aspirational and as such will be the subject of further analysis and consideration before any firm commitments can be made.



*As art is often seen as the reflection of an artist's imagination, a mirror in which to see ourselves, so it is hoped that this document will provide the means for us to reflect on the role West Dean Estate plays in our lives and see more clearly its vision for the future.*

The Ecosystems Services approach employs a 'SWOT' analysis which is laid out below and is largely structured in accordance with the National Park's recommendations. Each of the four service areas includes a 'combined' section which helps to identify broader catch-all 'opportunities' and 'threats'.

The Action Plan that follows is laid out in the order of the main document. Each 'action' and 'outcome' identified, corresponds with the one or more service areas it is responding to and which are listed in the column 'SWOT Response'. The table also identifies (in the column 'PMP') where the outcomes of the action plan align with the outcomes of the National Park's *Partnership Management Plan*. It is here where the shared vision of the Estate and the South Downs National Park are clearly articulated, as well as helps to evidence the future contribution of the Estate and its commitment to those who live, work and visit the South Downs.



## Desired outcomes of the National Park's *Partnership Management Plan*

### A THRIVING LIVING LANDSCAPE

**Outcome 1:** The landscape character of the National Park, its special qualities and local distinctiveness have been conserved and enhanced by effectively managing land and the negative impacts of development and cumulative change.

**Outcome 2:** There is increased capacity within the landscape for its natural resources, habitats and species to adapt to the impacts of climate change and other pressures.

**Outcome 3:** A well-managed and better connected network of habitats and increased population and distribution of priority species now exist in the National Park.

**Outcome 4:** The condition and status of cultural heritage assets and their settings is significantly enhanced, many more have been discovered and they contribute positively to local distinctiveness and sense of place.

### PEOPLE CONNECTED WITH PLACES

**Outcome 5:** Outstanding visitor experiences are underpinned by a high quality access and sustainable transport network providing benefits such as improved health and wellbeing.

**Outcome 6:** There is widespread understanding of the special qualities of the National Park and the benefits it provides.

**Outcome 7:** The range and diversity of traditional culture and skills has been protected and there is an increase in contemporary arts and crafts that are inspired by the special qualities of the National Park.

**Outcome 8:** More responsibility and action is taken by visitors, residents and businesses to conserve and enhance the special qualities and use resources more wisely.

### TOWARDS A SUSTAINABLE FUTURE

**Outcome 9:** Communities and businesses in the National Park are more sustainable with an appropriate provision of housing to meet local needs and improved access to essential services and facilities.

**Outcome 10:** A diverse and sustainable economy has developed which provides a range of business and employment opportunities, many of which are positively linked with the special qualities of the National Park.

**Outcome 11:** Local people have access to skilled employment and training opportunities.



## SWOT ANALYSIS

SUPPORTING SERVICES	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
<b>Biodiversity</b>	<p>numerous animal and plant species</p> <p>broad range of habitats, including woodland, parkland and chalk grassland and fresh water</p> <p>SSSI assessments</p>	<p>loss of ground-nesting birds to badgers</p> <p>wild orchids declining rapidly</p> <p>loss of hedgehogs to badgers</p> <p>lack of decaying timber</p> <p>loss of Blackthorn</p>	<p>more interesting planting of break crops</p> <p>plant Oak and Hazel together</p> <p>plant native thorn hedges</p> <p>allotments</p> <p>retain dead trees</p> <p>greater use of beetle banks</p>	<p>climate change</p> <p>reduction in coppicing</p>
<b>Water cycling</b>	<p>chalk ground to control water</p> <p>large expanses of woodland to capture and store water</p>	<p>knowledge gap in underlying water system</p>	<p>self-supply?</p> <p>locate bore holes</p> <p>use of grey water</p>	
<b>Nutrient cycling</b>	<p>catch crops used to retain nutrients</p>		<p>identify hotspots for nutrients through water survey</p>	<p>low take-up/loss of agri-environment schemes</p> <p>Brexit</p>
<b>Primary production</b>	<p>timber, wheat, barley, grass</p>	<p>damage to trees and crops from deer</p>	<p>plant more Oak</p>	<p>pests and disease</p>
<b>Soil formation</b>	<p>light chalky soil, which provides good margin strips for habitats</p>		<p>reduce tillage to improve habitat for worms</p>	
<b>Combined</b>		<p>Oaks dying off</p>	<p>farm cluster to promote best practice</p> <p>record good conservation practice</p>	<p>low take-up/loss of agri-environment schemes</p> <p>Brexit</p> <p>rural crime</p>

PROVISIONING SERVICES	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
<b>Genetic diversity</b>	chalk downland with species rich turf nationally important collection of lichens (60)  100 species of apples, 45 species of pears  mixed woodland including ancient woodland and coppice	loss of Oaks  lack of decaying trees	allotments  possibility to trial resilient strains of tree species	reduction in coppicing    pests and diseases
<b>Energy</b>	state of the art biomass boiler  low-energy lighting within the campus		plant more trees  solar power	
<b>Timber</b>	2,000 tons of wet timber harvested pa for biomass  national reputation in forestry management  local agricultural buildings built from Estate timber  supports businesses including fence making and charcoal production	Oaks dying off in West Dean Woods     damage to trees from squirrels and deer	reinstate Norwegian Lodge using local materials  explore species tolerant to climate change  construct bothys and other buildings	pests and diseases   climate change
<b>Food production</b>	wheat, barley, oats, beef, lamb, venison, apple juice, 150 varieties of chilli	damage to crops from deer		leaving the EU
<b>Water supply</b>	includes River Lavant	no water survey	do water survey	pollutants
<b>Combined</b>			farm cluster to promote best practice  record good conservation practice  review from tenancy agreement terms	low take-up of agri-environment schemes  farm tenancies too short for long-term land management  rural crime



REGULATING SERVICES	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
<b>Air quality</b>	2,200 acres of woodland support air quality		further tree planting	pests & diseases
<b>Climate/carbon storage</b>	<p>harvesting and replacing of mature trees encourages absorption of CO2</p> <p>mixed forestry absorbs more carbon</p> <p>local timber used in Estate buildings</p> <p>local housing of staff and students contributes to lower emissions</p> <p>Centurion Way cycle path to Chichester</p> <p>proximity of biomass boiler provides close cycle</p> <p>strip-till system being introduced to reduce fuel, labour and emissions</p>		<p>re-use of buildings</p> <p>more mixed forestry</p> <p>greater use of strip-till</p>	climate change
<b>Water flow and flood</b>	<p>River Lavant flows predominantly in winter</p> <p>flooding mitigated by woodland</p> <p>chalk retains water in the soil</p>		plant more trees	flooding in West Dean Village
<b>Erosion</b>	<p>shelterbelts protect soil</p> <p>furrows perpendicular to slopes to retain soil</p> <p>introduction of strip-till system to retain soil</p>	loss of shelter belts due to pest and disease	to improve management of shelter belts	loss of EU funding
<b>Soil quality</b>	<p>improved by woodland scrub</p> <p>introduction of strip-till system</p>		better soil management	
<b>Water quality</b>		<p>slugs growing resistance to ferric phosphate</p> <p>chalk soils result in high level of nitrates</p>		
<b>Disease and pest</b>	<p>2.5 ha of land being used to trial species of Ash to establish resistance to die back</p> <p>woodlands replanted with native species to reduce risk of disease from importation</p>	<p>Ash die back currently affecting vast areas of woodland</p> <p>slugs attacking crops due to lack of predator</p>	<p>grow broader range of tree species</p> <p>rewilding to promote flowering plants (orchids)</p>	climate change
<b>Pollination</b>			allotments	
<b>Combined</b>			<p>farm cluster to promote best practice</p> <p>record good conservation practice</p>	<p>low take-up/loss of agri-env. schemes</p> <p>Brexit</p> <p>rural crime</p>

CULTURAL SERVICES	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
<b>Recreation and tourism services</b>	<p>over 100,000 visitors a year to Gardens including events</p> <p>150,000 visitors to Living Museum</p> <p>special events held throughout the year</p> <p>21 miles of PROW</p> <p>cycling and horse riding encouraged</p> <p>designed walks within the park</p> <p>5 walking routes across the Estate</p> <p>short courses in the arts and crafts</p> <p>dark skies for astro-photography</p> <p>accessible by public transport and bicycle</p>	<p>no agreed strategy with the Living Museum to mitigate parking issues</p> <p>small areas of lighting affecting dark skies</p> <p>pedestrian link to College and museum is poor</p> <p>no shared ticketing</p> <p>visitor centre needs upgrading to improve facilities (EH)</p> <p>letting accommodation</p>	<p>improve visitor centre</p> <p>reduction in shoots</p> <p>joint ticketing</p> <p>community officer</p> <p>conversion of buildings into offices/workshops/art studios</p> <p>allotments</p> <p>extension of Centurion Way to improve access to College and Gardens</p> <p>Bothys</p>	<p>lack of affordable accommodation for key workers</p> <p>EPC upgrades</p> <p>increasing rents</p> <p>loss of affordable housing</p>
<b>Cultural heritage values</b>	<p>55 listed buildings</p> <p>13 Scheduled Monuments</p> <p>registered Park</p> <p>art and antique collections</p> <p>accredited museum (Living Museum)</p> <p>important centre for modern art</p> <p>major provider in arts conservation with international reputation</p>	<p>archive not located in appropriate environment</p> <p>no assessment of non-designated heritage assets</p> <p>no archaeology policy</p> <p>lack of methodology for tree removal (Forestry policy) to protect archaeology</p>	<p>management agreement with SDNP</p> <p>reinstate Norwegian Lodge</p> <p>construct bothys</p> <p>conversion of buildings into offices/workshops/art studios</p>	
<b>Tranquillity</b>	<p>large areas of woodland and farmland</p> <p>number of areas of non-intervention</p> <p>newly restored arboretum</p> <p>100 acres of Gardens</p> <p>strong dark skies</p>	<p>small areas of lighting affecting dark skies and tranquillity (Binderton)</p> <p>speeding traffic through village</p>		
<b>Inspiration/spiritual values</b>	<p>beautiful landscape and Gardens</p> <p>artistic tradition</p> <p>nurturing and contemplative environment</p> <p>life-affirming learning and education</p>			
<b>Combined</b>	<p>numerous business supported by the Estate</p>		<p>introduce more art onto the Estate</p>	



## Action plan

PRIORITY: HIGH=1–2 YEARS MEDIUM=3–5 YEARS LOW=6–10 YEARS

	SWOT RESPONSE	ACTION	OUTCOME	PMP	PRIORITY
The Campus page 10	<b>CS heritage</b>	Explore the potential for new classroom/study area	to improve student offer to broaden educational provision to better integrate education into the Gardens	5, 7	<b>H</b>
Education and Learning page 13	<b>CS heritage</b>	Explore the potential of education within the broader Estate	to support new courses on art in the landscape to encourage more partnership working to better integrate the College & Estate as a place of inspiration & creativity. to take art out into the world and change public perception of the College	5, 7, 9, 10, 11	<b>M</b>
Visitors and Tourism page 18	<b>CS recreation</b>	Sensitively extend the Visitor Centre	to improve kitchen facilities to cope with high demand for food and drinks to improve access into the Gardens to improve toilet facilities to improve facilities and access for the disabled	5, 7, 9	<b>H</b>
	<b>RS air quality</b> <b>CS recreation</b>	Explore joint ticketing with local bus company	to encourage visitors who do not have cars to reduce the use of cars and associated pollution to mitigate demand for car parking, especially at peak times	5	<b>M</b>
	<b>RS air quality</b> <b>CS recreation</b>	Approach highways about speed controls through West Dean village	to improve visitor safety to provide more congenial environment for walkers and cyclists visiting West Dean village	5, 8	<b>M</b>
Cultural appreciation page 20	<b>CS heritage</b>	Build or convert buildings within the Estate to create studio/workshops for established artists and former students	to help artists transition into professional life to reinforce the relationship between College and Estate to simultaneously expand the cultural offer of West Dean and the SDNP to enhance tourism and increase economic benefits to find new uses for existing buildings	8, 9, 10, 11	<b>M</b>
	<b>CS combined</b>	Promote art within the broader Estate	to provide intriguing places for people to visit to encourage guided access into the countryside and engagement with the natural environment to promote contemplation, health and wellbeing to increase visitor attraction and economic benefits to support artists through commissions and associated learning to support new courses on art in the landscape to encourage more partnership working (ie CASS) to provide opportunities for community engagement and participation to promote local culture, memory and sense of place	1, 4, 5, 7, 8, 9, 10, 11	<b>M</b>

	SWOT RESPONSE	ACTION	OUTCOME	PMP	PRIORITY
West Dean College: The House and its collections page 22	<b>CS heritage</b>	Provide a purpose-built environment for the archive	to preserve a body of information of national and international significance. to provide facilities for students to work on its conservation to promote interest from historians and research institutions from around the world. to provide the basis for doctoral and post-doctoral research to take place at West Dean	4, 5, 10, 11	<b>H</b>
West Dean Estate: A living landscape page 27	<b>CS recreation</b>	Produce community or tenancy policy	to share the Estate's vision and aspiration for its community to describe the structure of the community to describe types of tenancy and changes of use to describe benefits of being a tenant at West Dean to explain responsibilities of tenants to explain procedures for ending tenancies to explain position on new development to monitor housing for key workers	9	<b>H</b>
Community facilities and businesses page 30	<b>CS recreation</b>	Create a new community officer post within the Foundation	to enhance the Foundation's relationship with the local community, tenants and stakeholders to liaise with farm tenants regarding issues with visitors and rural crime	1, 8, 9	<b>H</b>
Work and employment page 32	<b>RS climate</b> <b>CS recreation</b>	Build or convert buildings within the Estate to create offices	to encourage small businesses to diversify the range of rural businesses provide employment opportunities to find new uses for existing buildings	8, 9, 10, 11	<b>L</b>
Local produce and traditional skills page 34	<b>SS biodiversity</b> <b>PS genetic</b> <b>RS pollination</b> <b>CS recreation</b>	Explore demand for allotments	to encourage people to grow their own to promote a healthy life-style and wellbeing to bring together like-minded people and socialise to improve bio-diversity	1, 2, 3, 4, 6, 7, 8, 9, 10, 11	<b>L</b>
Recreation page 35	<b>CS recreation</b>	Explore new walking routes	to encourage wider experience of the Estate	5, 8, 9, 10	<b>M</b>
	<b>CS recreation</b>	Support the extension of Centurion Way	to encourage walking and cycling to encourage sustainable travel to West Dean village and College	5, 8, 9	<b>M</b>



	SWOT RESPONSE	ACTION	OUTCOME	PMP	PRIORITY
Dark Skies and tranquillity page 51	<b>CS tranquillity</b>	Explore reasons for low quality dark skies at Preston Farm	to improve dark skies and tranquillity	1, 3, 4, 5, 6	<b>H</b>
	<b>CS tranquillity</b>	Approach SSE regarding streetlighting and improving canopies	to reduce light spill over village and improve dark skies	1, 3, 4, 5, 6	<b>M</b>
Farms and Farming page 54	<b>SS combined</b>	Promote the creation of a West Dean farm cluster	to improve habitats and promote biodiversity to support farmers by sharing aims and information to create support network to promote sharing of resources	2, 3, 8	<b>M</b>
	<b>SS biodiversity RS pollination</b>	Explore the use of more diverse crops for game cover	to encourage greater biodiversity and interest	2, 3	<b>M</b>
	<b>SS biodiversity RS water quality</b>	Explore potential reduction in rapeseed	to protect water quality by reducing slugs and the need for pellets (metaldehyde)	3	<b>M</b>
	<b>SS combined</b>	Record good conservation practice	to monitor and encourage ongoing conservation gains, especially if new Countryside Stewardship scheme is not taken up.	1, 2, 3	<b>H</b>
	<b>SS combined PS combined RS combined</b>	Record rural crimes such as dumping, hare coursing, poaching, driving through crops	to gauge and monitor levels of harm and threat to report crime to the Police as an 'Estate' problem to support farmers who are not being helped in time by law-enforcement. to help liaise with neighbouring estates	1, 8	<b>H</b>
Woodland and forestry page 57	<b>SS water quality RS water flow SS nutrient cycling</b>	Commission water survey to fill knowledge gap	to inform tree management and hedge planting to manage soil quality to manage water quality and manage flooding to identify hotspots for nutrition	2, 3	<b>M</b>
Habitats for nature page 61	<b>CS recreation CS tranquillity</b>	Reduction in shoots, number and scope	to be less intrusive within the landscape to reduce disturbance to other wildlife to provide more tranquil environment for visitors and students	3, 4, 5	<b>H</b>
Heritage assets: Archaeology page 64	<b>CS heritage</b>	Produce an Archaeology Policy based on Historic England guidelines	to provide a process for recording data from UCL to exhibit appropriate finds to conserve some finds to encourage better protection of non-designated sites	4, 6, 7	<b>M</b>
	<b>CS heritage</b>	Establish a list of non-designated heritage assets	to encourage greater protection of archeology to help fully understand the Estate's assets and their significance to the Estate and SDNP	4, 5, 6	<b>M</b>

	SWOT RESPONSE	ACTION	OUTCOME	PMP	PRIORITY
Heritage assets: Historic buildings page 66	<b>CS heritage</b>	Survey Estate to establish a list of non-designated heritage assets and buildings of potentially national significance	to encourage greater protection of historic buildings to fully understand the quality of the Estate's assets and their significance to the Estate, the SDNP and nationally	4, 5, 6, 7	<b>L</b>
	<b>CS heritage</b>	Produce a management agreement with the SDNPA for repairs and small works to all historic buildings	to promote and retain traditional building skills to ensure best practice in the repair of historic buildings to support local craftsmen and women to avoid the potential need for planning applications	4, 7, 8, 9, 10, 11	<b>L</b>
	<b>CS heritage</b>	Produce a Historic Buildings Policy	to promote and retain traditional building skills to ensure best practice in the repair of historic buildings to support local craftsmen and women	4, 7, 8, 9, 10, 11	<b>L</b>
West Dean College: Gardens and Parkland page 71	<b>CS combined</b>	Integrate art and Gardens through exhibitions and education	to better reflect the artistic potential of Gardens as shown in the work of Edward James to celebrate gardening as an art and craft to enhance the visitor offer to create a strong visual and cultural link between the College and its Gardens to bring the College and Gardens together and reinforce a sole identity	4, 5, 7	<b>H</b>
	<b>PS timber</b> <b>CS heritage</b>	Reinstate the Norwegian Lodge in the arboretum	to enhance the visitor offer to reinstate a lost building to facilitate use of local materials and skills to provide potential opportunity for working partnership with the Weald & Downland Living Museum	4, 5, 7	<b>L</b>
	<b>PS timber</b> <b>CS heritage</b>	Investigate tourist and student accommodation within Estate	to enhance the visitor offer to enhance the student offer to facilitate use of local materials and skills to provide potential opportunity for working partnership with the Weald & Downland Living Museum	4, 5, 7, 11	<b>H</b>
Weald & Downland Living Museum page 76	<b>CS recreation</b>	Explore potential for shared ticketing	to improve visitor offer to encourage longer stay – ie weekend rather than a day	1, 5	<b>M</b>
	<b>RS air quality</b> <b>CS recreation</b>	Explore potential for pedestrian link between the museum and the College	to improve visitor offer to reduce traffic movements to improve visitor safety	1, 5	<b>M</b>

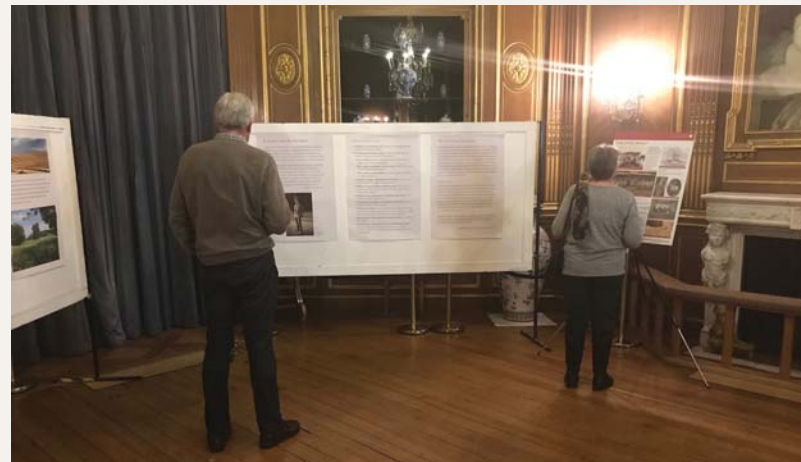


## Consultation with community and stakeholders

The West Dean Whole Estate Plan has been a team effort involving a broad range of input and assistance from its staff and those who work for and on the Estate. This has been essential to articulate the life and function of the Estate within the South Downs National Park.

The Foundation's Board and Executive Management Team have been key in steering the project and facilitating access to both the Estate, but also to those members of staff who manage key areas of its function and business. These range from land, forestry and property management, to marketing, archives and education.

In December 2018, all tenants and key stakeholders of West Dean Estate were written to, notifying them of the Whole Estate Plan project. An information evening was held at West Dean House on Wednesday 16 January 2019 to present the plan.



The information evening at West Dean House

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Florence Peake, Rite: On the Pliant Body We Slip our Wow!

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