

Land at Knowe Top Farm, West Chilton
Historic Environment Desk-Based Assessment
June 2026

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Report

Historic Environment Desk-Based Assessment

Site

Knowe Top Farm, West Chiltington

Clients

Nyetimber Limited

Date

June 2026

Planning Authority

Horsham District Council

Site Centred At

TQ 09645 19228

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FINAL

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This historic environment desk-based assessment considers land at Knowe Top Farm, West Chiltington (hereinafter referred to as the “Study Site”). In accordance with government policy (National Planning Policy Framework (NPPF 2024)), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the Study Site.

There is a generally low archaeological potential on the Study Site. There is a higher chance that archaeology from the post medieval period will be encountered as field boundaries are present on historic mapping. Any archaeology that is encountered will be of local significance only.

The groundworks associated with the construction of the proposed development have the potential to impact on any previously unrecorded archaeological remains which may survive on the Study Site as sub-surface features.

It is not considered that further archaeological investigation work is necessary as the site has low archaeological potential. However, should further work be required, this could reasonably be secured by an appropriately worded planning condition attached to any consent granted.

The assessment within this report demonstrated that the proposed development would not have an impact on the significance of Huntleys (NHLE 1354117, Grade II).

1.0 Introduction

- 1.1 This historic environment desk-based assessment considers land at Knowe Top Farm, West Chiltington (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Nyetimber Limited. The site (hereinafter referred to as the “Study Site”) is located at grid reference TQ 09645 19228. It has been prepared in support of a planning application for a commercial extension at Nyetimber Wines.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2020), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the Study Site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.
- 1.3 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the Study Site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the Study Site due to the presence of nearby heritage assets and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4 The study area used in this assessment is a 1km radius from the centre of the Study Site (Figures 2, 3 and 4).
- 1.5 A site visit was undertaken on 19th June when the conditions were sunny and visibility was clear.

Location, Topography and Geology

- 1.6 The Study Site comprises a vineyard, located east of Broadford Bridge Road, West Chiltington. The Study Site is bound to the south by Knowe Top Farm, its associated farmstead complex, which is accessed via an off-road track. The surrounding landscape consists of agricultural fields, predominately vineyards, with woodland to the northeast and the settlement of West Chiltington to the southwest.
- 1.7 The solid geology of the Study Site comprises Hythe Formation-Sandstone.
- 1.8 The Study Site generally ascends westwards and is located c. 65m above Ordnance Datum (aOD) along its eastern boundary, rising to c. 70m aOD along its western boundary.
- 1.9 The Study Site is shown in Plates 1-3.



Plate 1 North view from the southern boundary of the principal development of the Study Site



Plate 2 South-west view from the eastern boundary of the principal development of the Study Site



Plate 3 South view from the northern boundary of the principal development of the Study Site

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment is to:

- Gain an understanding of the archaeological potential of the Site;
- Identify any historic environment constraints to the development of the Study Site; and to
- Assess the likely impact of the proposed development on the historic environment.

2.2 The results of the archaeological element assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the Study Site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework 2024*), and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2020).
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (Historic England 2019)

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held at West Sussex Record Office;
- Examination of material currently held in the West Sussex Historic Environment Record, including Historic Landscape Characterisation for the proposed Study Site and for a 1km search radius;
- Consultation of the National Heritage List for England; and
- Site inspection.

2.7 The report will also include a consideration of LiDAR and aerial photography for the Study Site.

2.8 A digital copy of the report will be provided to the West Sussex HER (hard copies will be provided on request). A copy will also be uploaded as part of the ADS OASIS database record.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 3.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.
- 3.3 Section 66(1) states:
"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
- 3.4 Section 69 of the Act requires local authorities to define as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and Section 72 gives local authorities a general duty to pay special attention *'to the desirability of preserving or enhancing the character or appearance of that area'* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework outlined in section 2.2, below

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.5 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.6 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

- 3.7 Paragraph 207 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

Designated Heritage Assets

- 3.8 A key aspect of NPPF paragraphs 212-215 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph: 018 Reference ID: 18a-018-20190723 of the PPG provides additional guidance on substantial harm. The following quote refers to listed buildings but the same principles applies to archaeological designated heritage assets. It states:

“Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196 now para 212-215 in the 2024 NPPF) apply.”

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

*Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. **It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.** The harm may arise from works to the asset or from development within its setting. (emphasis added).*

- 3.9 Paragraph 215 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 020 of the PPG outlines what is meant by public benefits:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.”

- 3.10 No harm occurs where a proposed development will have no direct physical effects on heritage assets and/or where a proposed development is outside of the setting of a designated heritage asset. In such instances, there will be no adverse effects on the significance of designated heritage assets.

Non-Designated Heritage Assets

- 3.11 Paragraph 216 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

NPPF Definitions

- 3.12 *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.13 *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 3.14 *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.15 *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.16 *Setting* is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Setting

- 3.17 Paragraph 18a-001 of the PPG makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 3.18 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 3.19 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 3.20 Paragraph 18a-013 concludes:

“The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”

- 3.21 Where a proposed development is located within the setting of a designated heritage asset, it potentially can reduce the contribution that the setting makes to the significance of a designated heritage asset(s). However, change (for example visual change) within an asset’s setting is not necessarily in itself an impact on the significance of a designated heritage asset. An adverse impact will only occur if the change from a proposed development affects the contribution made by setting to overall significance of an asset. Development within the setting of a designated heritage asset can be a perceivable/appreciable change but one that does not affect the contribution that the setting makes to the significance of the asset or assets. In such a scenario, this effect can be described as having a negligible effect, which in NPPF terms is an effect below less than substantial harm.

Local Planning Policy

- 3.22 The Horsham District Local Plan 2023-2040 Regulation 19 (January 2024) contains the following policies relevant to this assessment:

Strategic Policy 21: Heritage Assets and Managing Change within the Historic Environment

1. *The Council will preserve and enhance its historic environment through positive management of development affecting designated and non-designated heritage assets, and their settings. Applications for such development will only be supported if they:*
 - a. *Make reference to, and show an understanding of, the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;*
 - b. *Take account current best practice guidance produced by Historic England and Conservation Area Character Statements, Appraisals and Management Plans;*
 - c. *Make a positive contribution to the character and distinctiveness of the area, and ensure that development in conservation areas is consistent with the special character of those areas;*
 - d. *Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, including traditional architectural form, proportion, detailing, materials and, where appropriate, landscape features including trees;*
 - e. *Demonstrate that the use(s) proposed are consistent with the significance of the heritage asset whilst securing its viable and sustainable future and continued preservation, especially any assets on Historic England’s At Risk Register. Changes of use must be compatible with, and respect, the special architectural or historic interest of the asset and setting; and*
 - f. *Demonstrate that any proposal in the vicinity of a heritage asset with, or has the potential to include, archaeological interest is accompanied by appropriate archaeological research, including the investigation, recording and reporting of*

both above and below-ground archaeology. This will, as a minimum, include a deskbased assessment, and where deemed necessary by the Council, a field evaluation will also be required. If necessary, the Council will require assets to be preserved in situ or excavated.

2. *Proposals which affect a heritage asset, or the setting of a heritage asset, will only be supported where accompanied by a Heritage Statement.*
3. *Proposals which would cause substantial harm to, or loss of, a heritage asset will not be supported unless it can be demonstrated that the substantial public benefits gained would outweigh the substantial harm or total loss of the asset and that any replacement scheme makes an equal contribution to local character and distinctiveness. Applicants must show an understanding of the significance of the heritage asset to be lost, either wholly or in part, and demonstrate how the heritage asset has been recorded.*
4. *Proposals which would lead to less than substantial harm to the significance of the heritage asset should be weighed against the public benefits of the proposal and will only be supported where public benefit is considered to outweigh the harm.*

Neighbourhood Plan

- 3.23 West Chiltington Parish Council (WCPC) is preparing a Neighbourhood Development Plan (NDP) for West Chiltington.
- 3.24 The West Chiltington Submission Neighbourhood Plan 2023 to 2031 (March 2026) contains the following policies relevant to this assessment:

Policy EH5 Conserve and Enhance the Heritage Environment

1. *The Plan identifies the following non-designated heritage assets:*
 - a. *The Telephone Boxes at The Hollow and Haglands Lane*
 - b. *The Bus Shelter at Common Hill*
 - c. *The Reading Room, Church Street*
 - d. *The Wells' Cottages - see Appendix 4*
 - e. *The Heritage Finger Posts - see Appendix 3*
2. *Development proposals should respect and where practicable enhance the local distinctiveness and character of the area, landscape, and the significance of heritage assets. Development proposals should demonstrate that they would conserve and where practicable enhance the natural beauty and wildlife and cultural heritage of the area and protect the setting of designated and non- designated heritage assets. Proposals that have the potential to directly or indirectly affect a designated or non-designated asset and/or its setting should be accompanied by a proportionate heritage statement demonstrating the scale of any harm or loss and the significance of the heritage asset.*
3. *Development should be in keeping with existing designed or natural landscapes and maintain the individual identity of settlements and the integrity of the predominantly open and undeveloped character of the area*

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

3.25 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

3.26 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

3.27 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

3.28 The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

3.29 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

4.0 Archaeological and Historic Baseline

- 4.1 The heritage assets under consideration have been identified by means of a review of the following resources:
- West Sussex Historic Environment Record (HER) Data;
 - The National Heritage List for England (NHLE) held by Historic;
 - Historic England Archive;
 - Pastscape; and
 - Local studies and record office research;
- 4.2 Review of historic mapping has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.
- 4.3 The location of heritage assets mentioned in the text are shown on Figures 2, 3 and 4.

Designated Archaeological Heritage Assets

- 4.4 There are no designated archaeological heritage assets on the Study Site, and none within the 1km study area.
- 4.5 The nearest designated archaeological heritage asset is the 'Romano-British villa at Borough Farm' (NHLE 1015234), which lies c. 2.8km west of the Study Site. The Romano-British Villa sits on a standalone hill. It is not intervisible with the Study Site due to distance, local topography, and the presence of numerous mature trees and hedges. As a result, the proposed development will have no impact upon the setting or significance of this designated heritage asset.

Portable Antiquities Scheme

- 4.6 The Portable Antiquities Scheme (PAS) encourages the recording of archaeological objects found by members of the public in England and Wales. A list of finds reported to the PAS can be seen in Appendix 1.
- 4.7 The PAS data is not available to download with spatial data however rough partial information can be viewed, but not reproduced, using the PAS KML download in Google Earth.
- 4.8 There were two findspots within the Study Area. A post medieval lead token was identified c.920m to the north west of the Study Site. A post medieval coin, a silver penny of Charles I (1625 – 1649), was recovered c.1.1km to the south west.

Historic Landscape Characterisation

- 4.9 The majority of the Study Site is characterised as Assart type Fieldscapes, which are medieval in date. The designation extends significantly outside of the site boundary to the north, and east. The area of the track, at the west of the Study Site is recorded as co-axial fields, which date to the Saxon and early medieval period. A small part of the Study Site and a large area to the south of it is recorded as Planned Private Enclosures dating from the post medieval period.

- 4.10 An aerial image of the Study Site from 1948/49 shows the site as a field, potentially under arable use (Figure 11).
- 4.11 Google Earth holds a collection of historic aerial photographs covering the Study Site, including images taken between 1985 and 2025. The image from 1985 (not illustrated) is not clear enough to be of any use. A review of images from 2001 onwards shows that the Study Site was intermittently in use as arable and grazing, before being used as a vineyard.
- 4.12 There is nothing of archaeological origin visible on any of the aerial images of the Study Site.
- 4.13 A review of the historic mapping shows that there was a field boundary crossing the northern part of the Study Site on an east-west orientation. It can be seen on Tithe Mapping from 1839 (Figure 7) and Ordnance Survey Mapping from 1879 (Figure 8) and 1898 but is no longer present by 1913.
- 4.14 The Environment Agency National Lidar Programme collected data in 2022 which covers the Study Site and much of the wider 1km study area (Plate 4). There is nothing on the LiDAR to indicate the presence of archaeologically significant earthworks or existing remains. The field boundary identified on historic mapping is not seen.

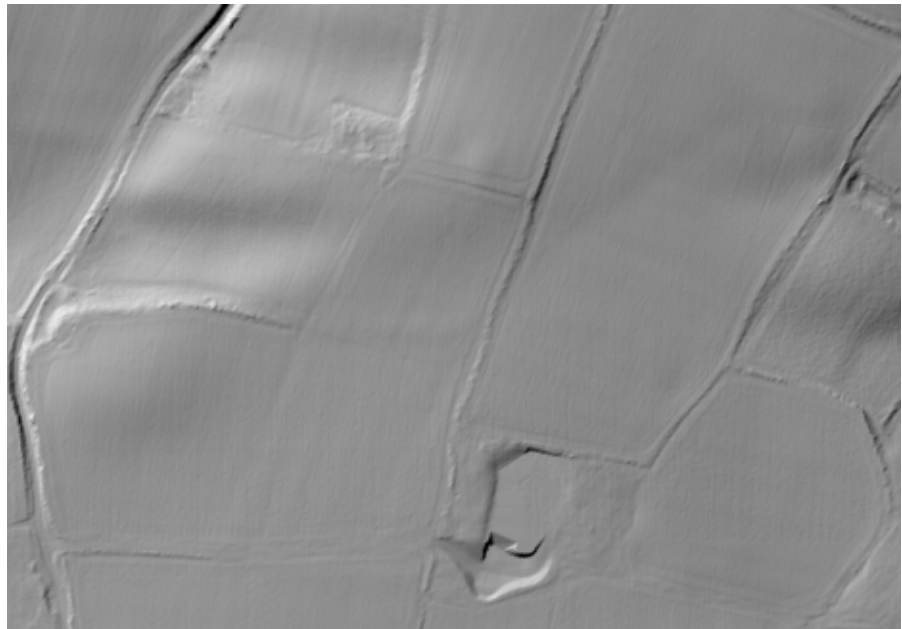


Plate 4 Lidar image covering the entire Study Site (DTM 2022 1m NLP Lidar data – Multidirectional Hillshade)

Historic Background

West Chiltington

- 4.15 “Chiltington” comes from the British Celtic “cilta”, meaning “steep slope” and Old English suffixes, meaning “settlement at the steep slope” (Place-Names 2025). In the Domesday survey it had a population of 30 households in 1086, putting it in the largest 40% of settlements, and is listed under 2 owners. The first part was land of Azur, under the overlordship of King Edward, in 1066, and Oswulf, under the tenancy-in-chief of Earl Roger of Shrewsbury, in 1086. The second part was land of Ralph in 1066 and of William of Braose in 1086 (Open Domesday 1086).

- 4.16 The manor descended through the generation to George Earl of Abergavenny by 1830. Nutbourne (see above) partially extends into this parish. Again, as of 1830, estates were held by the Baroness de la Zouche, Henry-John Lord Selsey (Goringlee), Sir Henry Goring Bt. (Nyetimber), and Oakwood Chapel in Surrey (Steepwood) (Dalloway 1830).

Nyetimber

- 4.17 Nyetimber has an entry in the Domesday survey, in which it had a population of 19 households. It was land of Leofwin in 1066 and Alward, under the tenancy-in-chief of Earl Roger of Shrewsbury, in 1086 (Open Domesday 1086).
- 4.18 Nyetimber anciently was demesne of the see of Canterbury. Henry VIII exchanged with Thomas Cranmer, Archbishop, to obtain the manor, which he later bestowed on Thomas Bowyer, a grocer of London. In 1683, Bowyer's descendant, Sir James Bowyer, Bt. gave a lease of this and other estates to Nicholas Covert of Chichester. In 1738, John Halfpenny (later changed to John Ballett) purchased the estate, which passed to his sister Susanna in 1757, who married into the Brereton family. Her son, William Brereton, was the owner as of 1830. Some lands in Nyetimber were held by the chantry of the church at Pagham (Dalloway 1830).
- 4.19 The first vines were planted in 1988 and the winery reached its current state in 2006, when Eric Heerema became Owner and Custodian of Nyetimber (Nyetimber 2026).

Archaeological Background

Previous archaeological investigations

- 4.20 The West Sussex HER contains numerous entries in respect of archaeological 'events' within the 1km study area (Figure 3). Some entries relate to desk-based reports, which have no bearing on the archaeological potential of the Study Site. The site includes a large trackway which widens the site considerably. The distances below will be from the majority block of the site, not the access track.
- 4.21 An archaeological and geoarchaeological watching brief was conducted 1.1km to the west of the Study Site. In the vicinity of the of Nyetimber Manor, two possible rubbish pits from the mid-15th and mid-16th century were identified, as well as four pits or post holes from the early 16th century. Two 19th or 20th century rainwater tanks were also recorded, as well as several garden features (EWS1925).
- 4.22 A 'Historic Farmsteads and Landscape Character in West Sussex' project aimed to represent farmsteads shown on the Ordnance Survey Mapping from 1895. Some of these results are within the study area.
- High Barn, located c.150m to the west of the Study Site dates from the 19th century (MWS11461)
 - Hatches Farm is c.600m to the south of the Study Site dates from the 19th century (MWS11192).
 - Meers Farm is located c.1250m to the south west of the Study Site. It is recorded as medieval (MWS12360).
 - Naldretts Farm is located c.675m to the south of the Study Site. It dates from the 17th century (MWS12442).
 - Cattlestone Farm is located c.760m to the north of the Study Site. It dates from the 19th century (MWS9650).

- Dennis Marcus Farm is located c.1.2km to the south west of the Study Site. It dates from the 18th century (MWS10054).
- Churchfield Farm is located c.1.15km to the south of the Study Site. It dates from the 19th century (MWS10388).
- Gobles Farm is located c.800m to the north of the Study Site. It dates to from the 19th century (MWS10762).
- Huntleys Farm is located c.375m to the south west of the Study Site. It dates to the 19th century (MWS11819).
- King and Princes farm is located c.840m to the south west of the Study Site. It dates to the 18th century (MWS11877).
- A barn to the east of Kings and Princes Farm c.740m to the south west of the Study Site. It dates to the 18th century (MWS9331).
- Lower Jordans Farm is located c.1.1km to the west of the Study Site. It dates to the 19th century (MWS12241).
- Newhouse Farm is located c.670m to the south west of the Study Site. It dates from the 19th century (MWS12591).
- Nyetimber Farm is located c.1.15km to the west of the Study Site. It dates from the medieval period (MWS12665).
- Voakes Farm is located c.785m to the south east of the Study Site. It dates from the 19th century (MWS13886).
- The Outfarm, south east of Voakes Farm, is located c.950m to the south east of the Study Site. It is dated from the 19th century (MWS13160).
- The Outfarm to the west of West Chiltington, is located c.1.05km of the Study Site. It dates from the 19th century (MWS13235).
- Park Farm is located c.2km to the east of the Study Site. It dates from the 19th century (MWS13293).
- Stanfords Barn was located c.785m to the north east of the Study Side. It dates from the 19th century (MWS13645).
- Stile House Farm is located c.1.33km to the south west of the Study Site. It dates from the 19th century (MWS13660).
- Style Place Farm is located c.1.3km to the south west of the Study Site. It dates from the 18th century (MWS13685).
- Woodshill Farm is located c.450m to the north west of the Study Site. It dates from the 19th century (MWS14038).

Prehistoric

- 4.23 There have been various palaeolithic implements identified c.580m to the north west of the Study Site at Woods Hill Farm. This includes a handaxe (MWS2946). This record is potentially a duplicate of another record (MWS2957). This describes that a Mousterian implement was found in 1916, and a Neolithic Celt (a stone tool) was identified in 1913. A Thames pick, a late Acheulean handaxe, a pot boiler and a pick were also located at Woods Hill House (MWS2957).
- 4.24 A Palaeolithic handaxe was found c.1.3km to the south west of the Study Site. It was a sub-rectangular in shape and described as a cleaver (MWS6814).
- 4.25 Very little evidence of prehistoric activity has been recorded within the study area, which may reflect the paucity of modern archaeological fieldwork projects undertaken. As a

result, the potential for the Study Site to contain archaeological finds and features dating from the prehistoric period is deemed to be low.

Roman

- 4.26 There is no evidence of Roman activity recorded within the study area. Again, there has not been much modern archaeological fieldwork projects undertaken in the vicinity. As a result, the potential for the Study Site to contain archaeological finds and features dating from the Roman period is deemed to be low.

Saxon and early Medieval

- 4.27 There is no evidence of Saxon or early Medieval activity recorded within the study area. As a result, the potential for the Study Site to contain archaeological finds and features dating from the Saxon or early Medieval period is deemed to be low. Any such remains which might be present on the Study Site are likely to be of local significance only.

Medieval

- 4.28 A small quantity of 13th century was discovered during an archaeological watching brief located c.1.1km to the west of the Study Site. It was considered to be residual and did not have any associated features (MWS14957).
- 4.29 The Medieval Park at Chiltington is located c.1.2km to the south of the Study Site. It is recorded in documentary evidence from 1345 (MWS2746).
- 4.30 There is little evidence of medieval activity recorded within the study area. The potential for the Study Site to contain archaeological finds and features dating from the medieval period is deemed to be low.

Post Medieval

- 4.31 An archaeological and geoarchaeological watching brief was carried out at Nyetimber Manor, c1.1km to the west of the Study Site. Two rubbish pits were dated from the mid-15th to the mid-16th century. A two pits or post holes were dated to the early 16th century, with two nearby but undated post holes probably being contemporary. They could relate to a phase of rebuilding that began in 1540(MWS14957). Two 19th to 20th century rainwater tanks were also recorded, close to a simple, agricultural single storey building known as the Hovel, which is visible on an 1808 map of Nyetimber (MWS8595).
- 4.32 A whipping post and stocks stands are located c.870m to the south of the Study Site, in the corner of the churchyard of St Mary's Churchyard. It was erected in 1650 and restored in 1951 (MWS2954).
- 4.33 A circular lime kiln is recorded at the edge of 'Limekiln Field'. It was identified on the 1908 document "A correct plan of Nye Timber, Mawkins Farm, and the mill and on the common and situate in the parish of Chiltington in the county of Sussex the property of Charles F.Goring Esq." (MWS4450).
- 4.34 A brickyard is recorded c.780m to the east of the Study Site. It is visible on Ordnance Survey mapping from 1875. It had fallen into disuse by 1898. It is recorded as having two brick kilns and a tile shed (MWS5150).

- 4.35 The 1806 OS Drawing of West Grinstead (Figure 6) shows the Study Site as part of an open block of land with clusters of surrounding farmsteads. A footpath is first depicted along the eastern boundary of the large open land parcel containing the Study Site on the 1839 Tithe Map of West Chiltington (Figure 7). The tithe survey lists the site across the following plots of land:

Plot No.	Plot Name	Owner	Occupier	Landuse
468	The Fox Burrow, Hedge and Shaw	Honourable Robert Curzon	William Moase	Arable
506	Little Eight Acres, Hedge and Shaw	Honourable Robert Curzon	Alderton Horsee	Arable, Wood
508	Old Limekiln Field, Hedge and Shaw	Honourable Robert Curzon	Alderton Horsee	Arable, Wood
515	The Tolts, Hedge and Shaw	Honourable Robert Curzon	Alderton Horsee	Arable, Wood
517	Park Field, Hedge and Shaw	Honourable Robert Curzon	Alderton Horsee	Arable, Wood

- 4.36 The following apportionments were altered in 1924:

Plot No.	Plot Name	Owner	Occupier	Landuse
506	Little Eight Acres, Hedge and Shaw	West Sussex County Council	-	Arable, Wood
508	Old Limekiln Field, Hedge and Shaw	West Sussex County Council	-	Arable, Wood
517	Park Field, Hedge and Shaw	R O Herman	-	Arable, Wood

- 4.37 At the time of the Tithe map the Study Site is listed as Arable, Wood. The proposed track joining the main road to the majority of the Study Site will cross across Old Limekiln Field, which suggests there may have been a Limekiln here, which could survive as buried remains.
- 4.38 A School for Boys and Girls is present on the 1st edition Ordnance Survey Map dated from the 1874-1880. It was located 850m to the south of Study Site. Later mapping showed that it had moved to the north west, in a larger building. A new school was later built to the east, with this location identified as 'The Old School House' (MWS15809).
- 4.39 A First World War memorial is located c.860m to the south of the Study Site, within the grounds of the Parish Church of St Mary. It is a plinth with a Celtic cross (MWS10039).
- 4.40 There are no notable changes to the Study Site or the surrounding landscape on late 19th to early 20th century OS mapping (Figures 8–9). By the time of the 1938–1952 OS Map (Figure 10), the large open land parcel containing the main development area of the Study Site had been subdivided into smaller parcels. 'Knowe Top' is identified to the south of the Study Site, and a structure is shown in the northwest corner of the land parcel containing the Study Site.
- 4.41 Subsequent OS mapping shows no further changes to the open land parcel containing the principal development area of the Study Site. In contrast, the land parcel immediately to the south shows considerable development at 'Knowe Top', with the construction and later demolition of several farm buildings across successive map editions (Figures 11–14).

By the 2000 OS Map (Figure 13), an off-road track is marked to the east of Broadford Bridge Road, while 'Park Barn' to the southeast has been demolished.

- 4.42 There is a lot of evidence of historic farm buildings in the study area, but none recorded on the Study Site. There is a field boundary which exists on Ordnance Survey Mapping and could survive as a buried archaeological feature. The potential for the Study Site to contain archaeological finds and features dating from the post medieval period is deemed to be moderate.

Summary of Archaeological Potential and Assessment of Significance

- 4.43 A review of the available evidence has confirmed that the Study Site contains no designated archaeological heritage assets and that there are none within the wider study area.
- 4.44 The West Sussex Historic Environment Record (WSHER) contains relatively few entries in respect of archaeological finds and features recorded within the study area which may reflect the lower level of archaeological fieldwork projects carried out in the area around the Study Site.
- 4.45 There could potentially be archaeology in the Study Site associated with the Roman road that passes by to the east.
- 4.46 As the Study Site has been farmland it is likely that any archaeological remains which may have been present will have survived as below-ground archaeological features. This includes buried field boundaries which were visible on historic mapping.
- 4.47 There is a generally low archaeological potential on the Study Site. There is a possible chance that archaeology from the post medieval period will be encountered as field boundaries are present on historic mapping. Any archaeology that is encountered is likely to be of local significance only.

5.0 Built Heritage

- 5.1 This assessment will consider the potential effects of development within the Study Site on the significance of built heritage assets. Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England guidance on setting (Historic England 2017).
- 5.2 There are no strict parameters for the setting of study areas. This has been defined based on the results of the site visit, professional judgement and experience of potential significant direct and indirect effects likely to arise from the proposed development.
- 5.3 A radius of 1 km from the boundary of the Site has been used for assessing indirect effects on all non-designated and designated heritage assets.
- 5.4 The distribution of built heritage designated heritage assets in relation to the Study Site can be found in Figure 4. The area beyond this radius was also reviewed and no sensitive heritage assets were present in the wider area that merited further consideration in this assessment.
- 5.5 A site visit was undertaken on 23rd June 2026 to assess the setting of nearby designated heritage assets. The conditions were sunny with good visibility. Additional desk-based assessment using Google Earth and maps was also utilised.

Built Heritage Baseline

Listed Buildings

- 5.6 Not all built heritage assets within the study area will require full assessment for impacts on an individual basis; where a heritage asset has been excluded, a clear justification is provided, for example, if the asset is sufficiently far, and well screened from the Study Site. Also, not all assets will require the same level of assessment: the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question.
- 5.7 The Study Site does not contain any listed buildings. The following seven listed buildings and structures are located within a 1km buffer of the principal development footprint of the Study Site as shown in Figure 4:

NHLE No.	Name	Grade
1354121	The Parish Church Of St Mary	I
1354117	Huntleys	II
1027167	Woods Hill House	II
1027166	Newhouse Farmhouse	II
1284616	Barn At Naldretts Farm To North East Of The Farmhouse	II
1027174	Naldretts Farmhouse	II
1027165	Step House	II
1027138	Palmers Lodge	II
1027139	Palmers	II
1182188	The Post Office Stores	II
1354119	Saddlers	II
1027140	Hunters Barn	II
1284594	The Queens Head Inn	II
1354086	The Forge Cottage	II

NHLE No.	Name	Grade
1182195	Clarkes Cottage	II
1284600	Lakers Croft	II
1027170	Hobjons And Carpenters	II
1284664	Stocks Cottage	II
1027141	Kings And Princess Farmhouse	II
1354120	Hobjohns Croft	II
1182256	The Old School House The Stone House	II
1027171	Searles	II
1182260	The Whipping Post And Stocks	II
1182214	Church House	II
1027172	Mitchells	II
1182264	Hayling Pond Cottage	II
1027173	The Elephant And Castle Inn	II
1260798	Nyetimber Farm Barn	II
1027180	The Old Rectory	II
1027176	Lower Jordans Farmhouse	II
1354105	The Stables At The Old Rectory To The North West Of The House	II
1354084	Nyetimber	II
1182280	Lintotts	II
1182275	Dennis Marcus Farmhouse	II
1354083	Barn At Dennis Marcus Farm To North West Of The Farmhouse	II
1027336	Two Barns At Stile Place Farm To The South East And North East Of The House	II
1027335	Stile Place Farmhouse	II
1027175	Stile House	II

- 5.8 The Grade II listed Huntleys (NHLE 1354117) is located 457m to the south-west of the principal development of the Study Site. Owing to its proximity, this asset requires individual assessment for its potential to be impacted by the proposed development.
- 5.9 The significance of the remainder of the abovementioned listed buildings is considered to be preserved in relation to the proposed development. This is primarily due to a lack of meaningful intervisibility between the Study Site and these assets owing to sufficient distance and screening. Furthermore, there are no extant historic ownership or functional links between the Study Site and these assets. The Study Site is considered to lie beyond the settings of the assets and for this reason, the Study Site makes no contribution to their significance. These assets do not require individual assessment in relation to the proposed development.
- 5.10 The landscape beyond the 1km study area has also been reviewed and there are no other listed buildings in the wider landscape that require assessment in relation to the proposed development.

Conservation Areas

- 5.11 The West Chiltington Conservation Area is located 726m to the south-west of the principal development of the Study Site. The conservation area contains numerous designated and non-designated built heritage assets, focussed on its historic core along Church Street and at the intersection of The Hollow, Broadford Bridge Road and East Street. Due to

undulating local topography, views out to the surrounding landscape are limited. While the Study Site forms a small part of wider rural/agricultural context of conservation area, it does not share a visual connection. Modern development and intermittent field boundary vegetation creates a landscape buffer that physically and visually separates the Study Site and conservation area, screening any views of the designation in which the proposed development might appear.

- 5.12 The special character and appearance of the West Chiltington Conservation Area is not legible from within the vicinity of the Study Site. The Study Site is considered to be beyond the immediate setting of the designation. For this reason, it is considered that the proposed development of the Study Site will not affect the special character and appearance of the conservation area overall or those heritage assets contained within. The conservation area is sufficiently distant that its special character and appearance will not be impacted by the proposed development. For this reason, the West Chiltington Conservation Area does not require detailed assessment in relation to the proposed development.
- 5.13 The landscape beyond the 1km study area has been reviewed and there are no other conservation areas in the wider landscape that require assessment in relation to the proposed development.

Registered Parks and Gardens

- 5.14 There are no registered parks and gardens located within the Study Site or the 1km study area.
- 5.15 The landscape beyond the 1km study area has also been reviewed and there are no other registered parks and gardens in the wider landscape that require assessment in relation to the proposed development.

Non-Designated Heritage Assets

- 5.16 There are no non-designated heritage assets located within the Study Site.
- 5.17 The Proposed Horsham Local List (Horsham District Council 2024) does not currently identify any buildings of local interest (non-designated heritage assets) within the vicinity of the Study Site.
- 5.18 Huntleys Farm is located 458 m to the south-west of the principal development area of the Study Site. Huntleys Farm (MWS11819) is recorded in the West Sussex Historic Environment Record as a 19th-century L-plan regular courtyard farmstead with a detached farmhouse set away from the yard. The West Chiltington (Except Nyetimber) 1839 Tithe Survey records the farm in Plot 1209, under separate ownership from the land parcels comprising the Study Site. Due to the dense vegetation flanking Broadford Bridge Road, the asset does not share a visual connection with the Study Site. The Study Site is considered to lie beyond the immediate setting of the farm, and for this reason the proposed development will not affect its historic value and does not require detailed assessment in relation to the proposed development.

Other Buildings

- 5.19 Knowe Top Farmstead complex (centred at TQ 09498 19001) bounds the Study Site to the south. The footprint of extant farm buildings identified as 'Knowe Top' and 'Know Top Cottage' appear on OS mapping by around 1970 onwards. While the age of these

buildings indicates retention of some historic fabric that represents the modern farming industry, this is not legible as a result of the considerable alterations and extensions throughout the late 20th to early 21st century. Knowe Top Farmstead does not represent a heritage constraint to the proposed development and it is scoped out of further assessment.

- 5.20 The site visit confirmed that the structure depicted on early- to mid 20th century OS mapping in the northwest corner of the land parcel associated with the principal development area of the Study Site has been demolished.

Designated assets requiring assessment

- 5.21 The following designated asset has the potential to be affected by the proposed development.

Huntleys (NHLE 1354117, Grade II)

- 5.22 This asset is located 457m to the south-west of the principal development of the Study Site. The asset is described by the National Heritage List for England (NHLE) as follows:

2. C17 or earlier timber-framed building with plaster infilling, mostly rebuilt in brick, now painted and stone rubble. Tiled roof. Casement windows. Two storeys. Two windows.

- 5.23 The significance of the farmhouse derives principally from its original date of construction in the 17th century as well as the intactness of the built fabric which generates its special historic and architectural interest. The architectural and historic interest is also enhanced by the use of traditional materials that reflect the local vernacular character.
- 5.24 The immediate setting of asset is defined principally by its position within its historic farmyard plot, marginally set back from Broadford Bridge Road (Plate 5). To the immediate south are several ancillary buildings which also appear on 19th century mapping, however, their footprints developed during the 20th to 21st century, rendering their relative historic value less legible as a result. A review of the earliest available cartographic evidence demonstrates that the historic planform of the farmhouse remains largely unaltered (see Figures 7-13). It is within its historic farmyard plot that the farmhouse's setting contributes most positively to its significance. The farmhouse can be most readily appreciated within an agricultural and rural context along the street scene of Broadford Bridge Road.
- 5.25 The Study Site forms part of the wider setting of the farmhouse as part of the surrounding agricultural landscape which illustrates its historic rural environs. The West Chiltington (Except Nytimber) 1839 Tithe Survey records the farm in Plot 1209, under separate ownership from the land parcels comprising the Study Site, namely landowner Allen Barnard and occupier James Robinson. It is its ancillary structures to the immediate south, that contribute most to our understanding of the original function of the asset which was historically part of a working farmstead complex in the wider settlement of West Chiltington. The Study Site and the asset do not share a visual connection due to the dense vegetation flanking Broadford Bridge Road (Plate 6) and the vegetation along the southern boundary of the principal development area of the Study Site (Plate 7). While the wider setting informs our understanding of the rural context of the historic farmstead, it is the immediate setting of the historic farmyard plot that contributes most positively to the legibility of the functional relationship between the asset and its historic land use.



Plate 5 West view of Huntleys (NHLE 1354117, Grade II) from along Broadford Bridge Road



Plate 6 South-west view towards Huntleys (NHLE 1354117, Grade II) from the access track to the Study Site off Broadford Bridge Road.



Plate 7 South-west view from along the eastern boundary of the principal development area of the Study Site.

6.0 Proposed Development Proposed Development and Predicted Impact on Designated and Non-Designated Heritage

Site Conditions

- 6.1 The site is currently in use as a vineyard.

The Proposed Development

- 6.2 The proposed development comprises a commercial extension at Knowe Top Farm to provide a new pressing centre for Nyetimber Wines.

Potential Archaeological Impacts and Mitigation Measures

- 6.3 The assessment indicates that the Study Site has a low archaeological potential for prehistoric, Roman, Saxon and early medieval and medieval remains. There is a moderate potential for post medieval remains due to the field boundaries identified on historic mapping. Archaeological remains that may survive across the wider Study Site are likely to be of local significance only.
- 6.4 The proposed development will have no impact on any designated archaeological heritage assets.
- 6.5 It is not considered that further archaeological investigation work is necessary as the site has low archaeological potential. However, should further work be required, this could reasonably be secured by an appropriately worded planning condition attached to any consent granted.

Potential Impacts on Designated Heritage Assets

Huntleys (NHLE 1354117, Grade II)

- 6.6 The Study Site forms part of the wider rural setting to the northeast of the asset. The Study Site and the asset do not share a visual connection due to the dense vegetation flanking Broadford Bridge Road (Plate 6) and the vegetation along the southern boundary of the principal development area of the Study Site (Plate 7). The wider setting informs our understanding of the rural context of the historic farmstead. However, it is the immediate setting of the historic farmyard plot that contribute most positively to the legibility of the functional relationship between the asset and its historic land use. The proposed development will have no adverse effects on the contribution that the setting of Huntleys (NHLE 1354117, Grade II) has to its significance.

7.0 Summary and Conclusions

- 7.1 This historic environment desk-based assessment considers land at Knowe Top Farm, West Chiltington which is proposed for a commercial extension (Figure 1).
- 7.2 The Study Site has a low archaeological potential for prehistoric, Roman, Saxon and early medieval and medieval remains. There is a moderate potential for post medieval remains due to the field boundaries identified on historic mapping. Archaeological remains that may survive across the wider Study Site are likely to be of local significance only.
- 7.3 The groundworks associated with the construction of the proposed development have the potential to impact on any previously unrecorded archaeological remains which may survive on the Study Site as sub-surface features.
- 7.4 It is not considered that further archaeological investigation work is necessary as the site has low archaeological potential. However, should further work be required, this could reasonably be secured by an appropriately worded planning condition attached to any consent granted.
- 7.5 The assessment within this report demonstrated that the proposed development would not have an impact on the significance of Huntleys (NHLE 1354117, Grade II)

Sources

General

British Library

The National Archives

West Sussex Historic Environment Record

Cartographic

1662 Joan Blaeu Map of Sussex

1806 Ordnance Survey Drawing of West Grinstead

1839 Tithe Map of West Chiltington

1879-1880 1:10,560 Ordnance Survey Map

1913-1914 1:10,560 Ordnance Survey Map

1938-1952 1:10,560 Ordnance Survey Map

1948-1949 Aerial Photography

1961-1962 1:10,000 Ordnance Survey Map

2000 1:10,000 Ordnance Survey Map

2026 1:10,000 Ordnance Survey Map

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GAZETTEER OF ARCHAEOLOGICAL ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km radius from the red line boundary of the Study Site was adopted. The following gazetteer represents all of the entries from the West Sussex Historic Environment Record.

Abbreviations

WSHER: West Sussex Historic Environment Record

Pref Ref: WSHER identification number

Pref Ref	Name	Period
MWS2946	Palaeolithic implements - Woods Hill Farm	Palaeolithic
MWS6814	Palaeolithic handaxe found at Gay Street, Pulborough	Palaeolithic
MWS2957	Flint implements - Woods Hill Farm	Palaeolithic to Neolithic
MWS2724	St. Mary's Church - West Chiltington	Saxon/Early Medieval to Post Medieval
MWS12360	Meer's Farm Historic Farmstead, West Chiltington	Medieval to Post Medieval
MWS12665	Nyetimber Farm Historic Farmstead, West Chiltington	Medieval to Post Medieval
MWS14957	Nyetimber Manor, West Chiltington - Archaeological and Geo-archaeological Watching Brief	Medieval to Post Medieval
MWS2746	Medieval park - Chiltington	Medieval to Post Medieval
MWS8592	Nyetimber Farm Barn, West Chiltington	Medieval to Post Medieval
MWS8593	Nyetimber	Medieval to Post Medieval
MWS10054	Dennis Marcus Farm Historic Farmstead, West Chiltington	Post Medieval
MWS10388	Churchfield Farm Historic Farmstead, West Chiltington	Post Medieval
MWS10762	Gobles Farm Historic Farmstead, West Chiltington	Post Medieval
MWS11192	Hatches Farm Historic Farmstead, West Chiltington	Post Medieval
MWS11461	High Barn Historic Outfarm, West Chiltington	Post Medieval
MWS11819	Huntleys Farm Historic Farmstead, West Chiltington	Post Medieval
MWS11877	Kings and Princes Farm Historic Farmstead, West Chiltington	Post Medieval
MWS12241	Lower Jordans Farm Historic Farmstead, West Chiltington	Post Medieval
MWS12442	Naldretts Farm Historic Farmstead, West Chiltington	Post Medieval
MWS12591	Newhouse Farm Historic Farmstead, West Chiltington	Post Medieval
MWS13160	Site of Historic Outfarm South East of Voakes Farm, Thakeham	Post Medieval
MWS13235	Site of Historic Outfarm West of West Chiltington	Post Medieval
MWS13293	Site of Park Farm Historic Farmstead, West Chiltington	Post Medieval
MWS13645	Site of Stanfords Barn Historic Outfarm, West Chiltington	Post Medieval
MWS13660	Stile House Farm Historic Farmstead, West Chiltington	Post Medieval
MWS13685	Style Place Farm Historic Farmstead, Pulborough	Post Medieval
MWS13886	Voakes Farm Historic Farmstead, Thakeham	Post Medieval
MWS14038	Woodshill Farm Historic Farmstead, West Chiltington	Post Medieval
MWS2954	Whipping Post and Stocks - West Chiltington	Post Medieval
MWS4450	Lime Kiln - Nyetimber Farm	Post Medieval

Pref Ref	Name	Period
MWS5150	Brickyard - West Chiltington Road, Thakeham	Post Medieval
MWS8595	The Hovel, Nyetimber Vineyard	Post Medieval
MWS9331	Barn to the East of Kings and Princes Farm Historic Farmstead, West Chiltington	Post Medieval
MWS9650	Cattlestone Farm Historic Farmstead, West Chiltington	Post Medieval
MWS15809	Site of School (Boys & Girls), West Chiltington	Post Medieval to Modern
MWS10039	War Memorial within the grounds of the Parish Church of St Mary, West Chiltington	Modern

GAZETTEER OF ARCHAEOLOGICAL EVENTS

The following gazetteer represents all events recorded by the WSHR within the 1km study area.

Abbreviations

Event ID: WSHR event identification reference number

Event ID	Name
EWS1027	An Archaeological Interpretive Survey of Nyetimber, West Chiltington, West Sussex
EWS1028	Nyetimber, West Sussex An Architectural Appraisal
EWS1029	Nyetimber Vineyard Specialist Timber Decay Survey of Nyetimber Medieval Barn - G5
EWS1030	Nyetimber Farm Barns, Gay Street, West Chiltington, near Pulborough, West Sussex Tree-Ring Analysis of Timbers Scientific Dating Report
EWS1925	Nyetimber Manor, West Chiltington - Archaeological and Geo-archaeological Watching Brief
EWS2360	Dan Hill, West Chiltington - Desk Based Assessment

GAZETTEER OF PORTABLE ANTIQUITIES SCHEME DATA

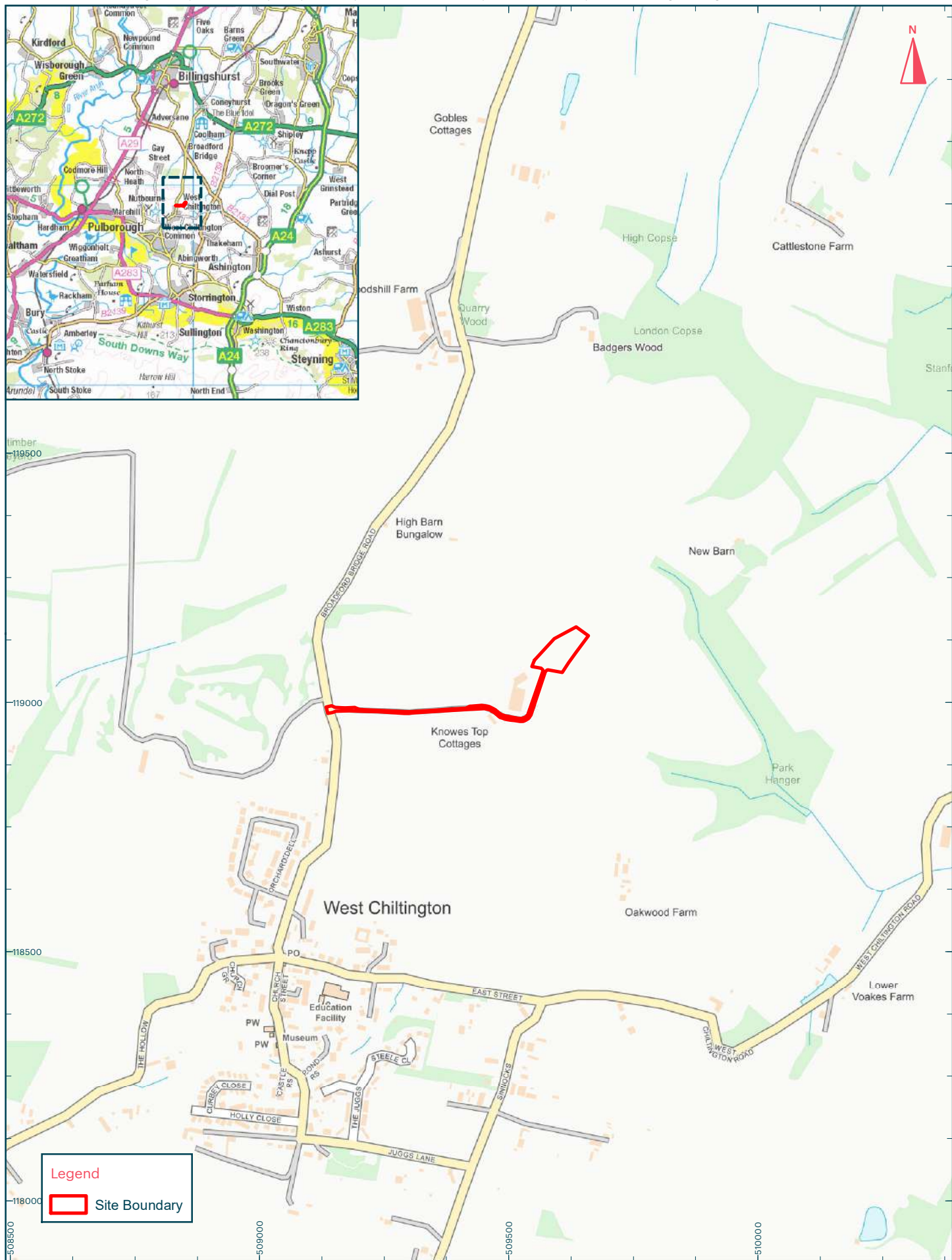
The following gazetteer represents known Portable Antiquities Scheme Data within the 1km study area.

Abbreviations:

PAS: Portable Antiquities Scheme

Mon UID: The Monument Number attributed to the PAS record

Mon UID	Object Type	Broad Period
SUSS-93F36D	Coin	Post Medieval
SUR-EFAF00	Token	Post Medieval

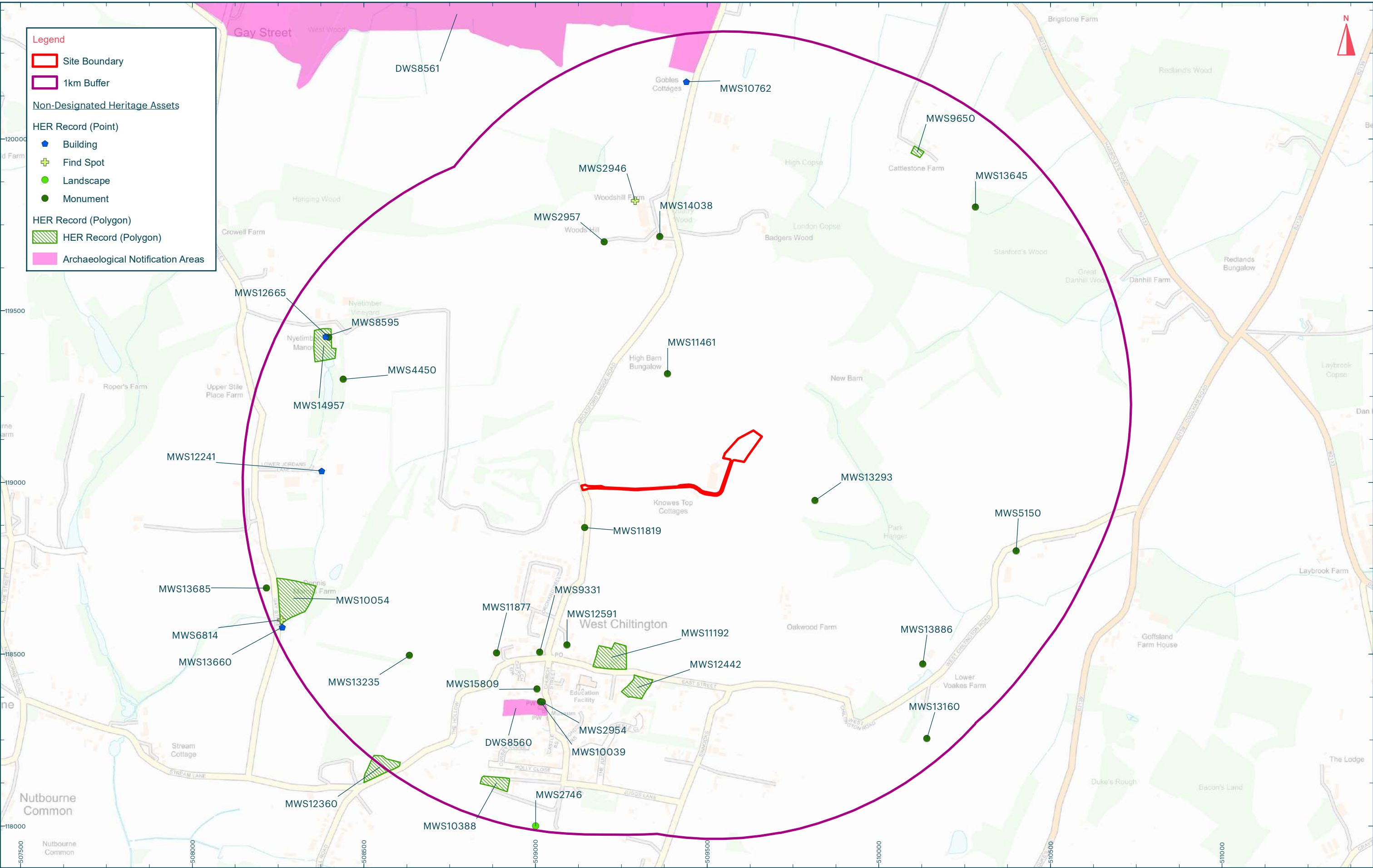


Title:
Figure 1: Site Location
Address:
Land at Knowe Top Farm, West Chiltington

Scale at A4: 1:10,000



orion.



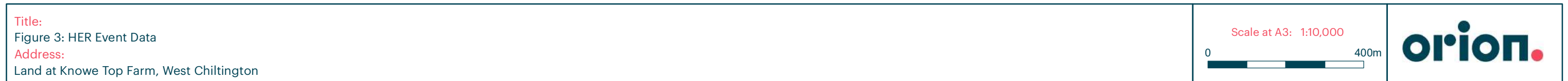
Title:
Figure 2: HER Monument Data

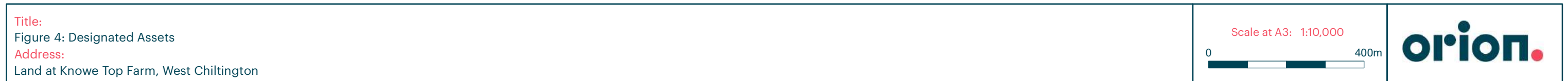
Address:
Land at Knowe Top Farm, West Chiltington

Scale at A3: 1:10,000

0 400m







Legend

Approximate Site Location

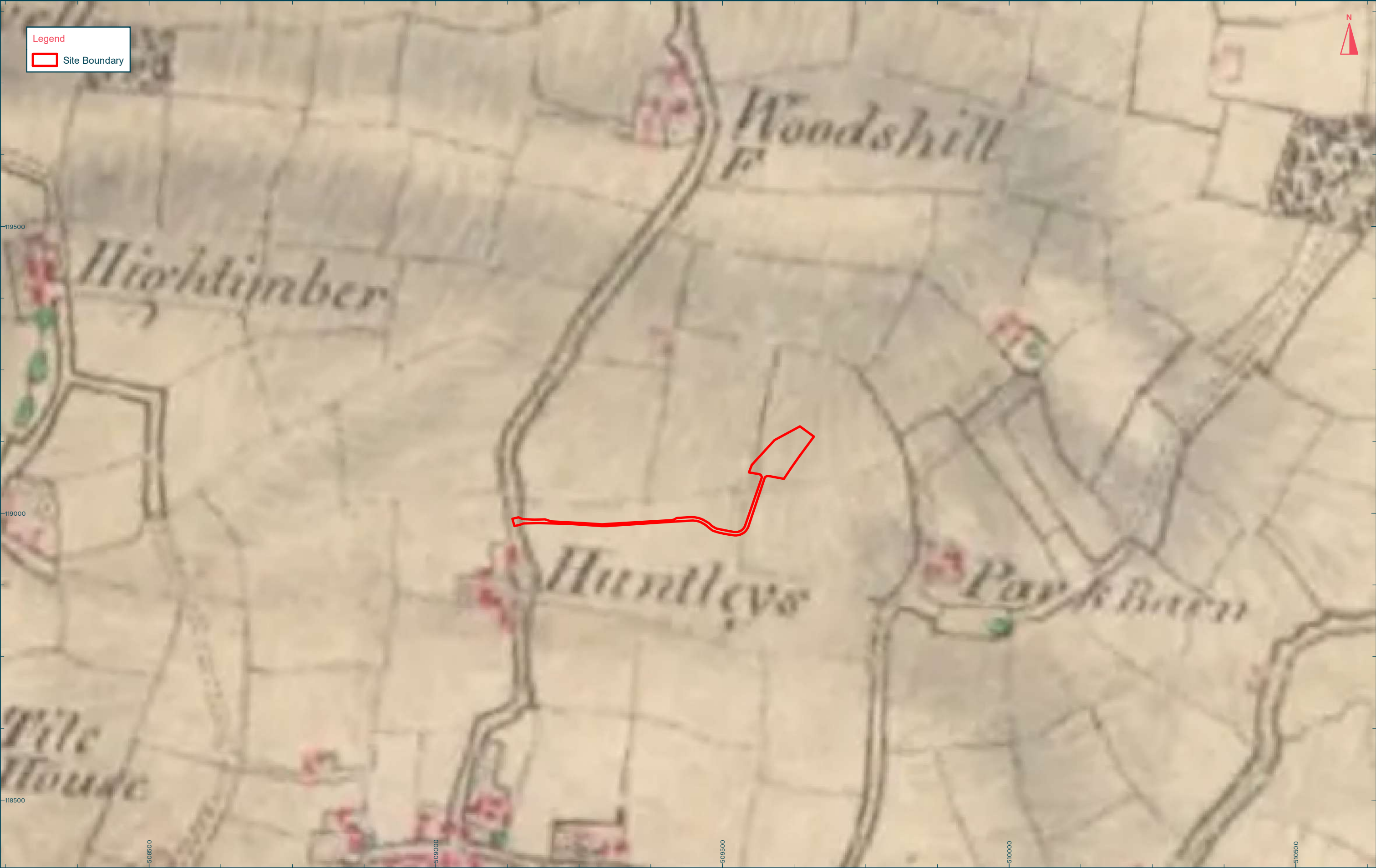


Title:
Figure 5: 1662 Joan Blaeu Map of Sussex

Address:
Land at Knowe Top Farm, West Chiltington

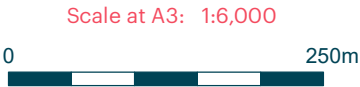
Not to Scale:
For Illustration Only

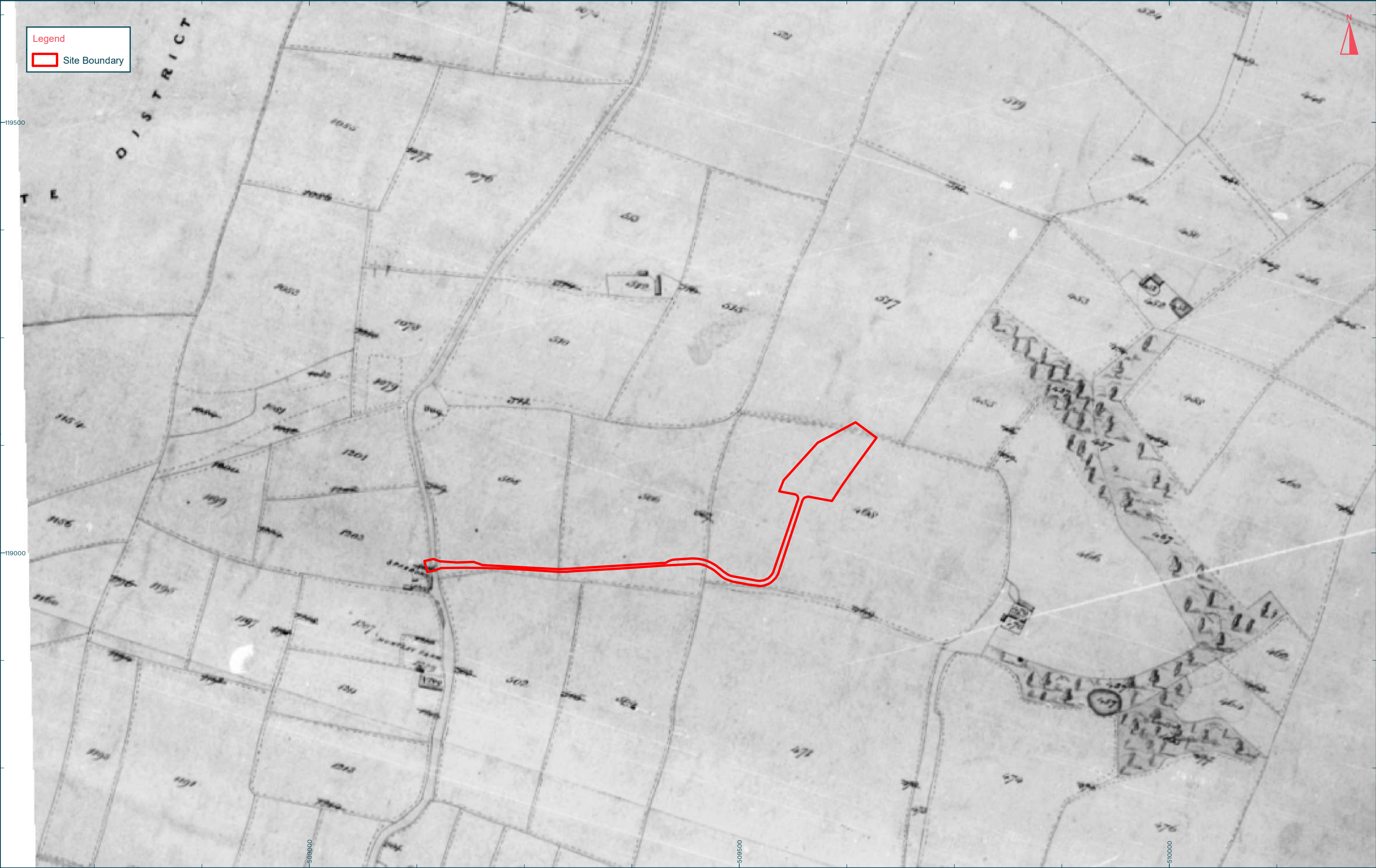




Title:
Figure 6: 1806 Ordnance Survey Drawing of West Grinstead

Address:
Land at Knowe Top Farm, West Chiltington





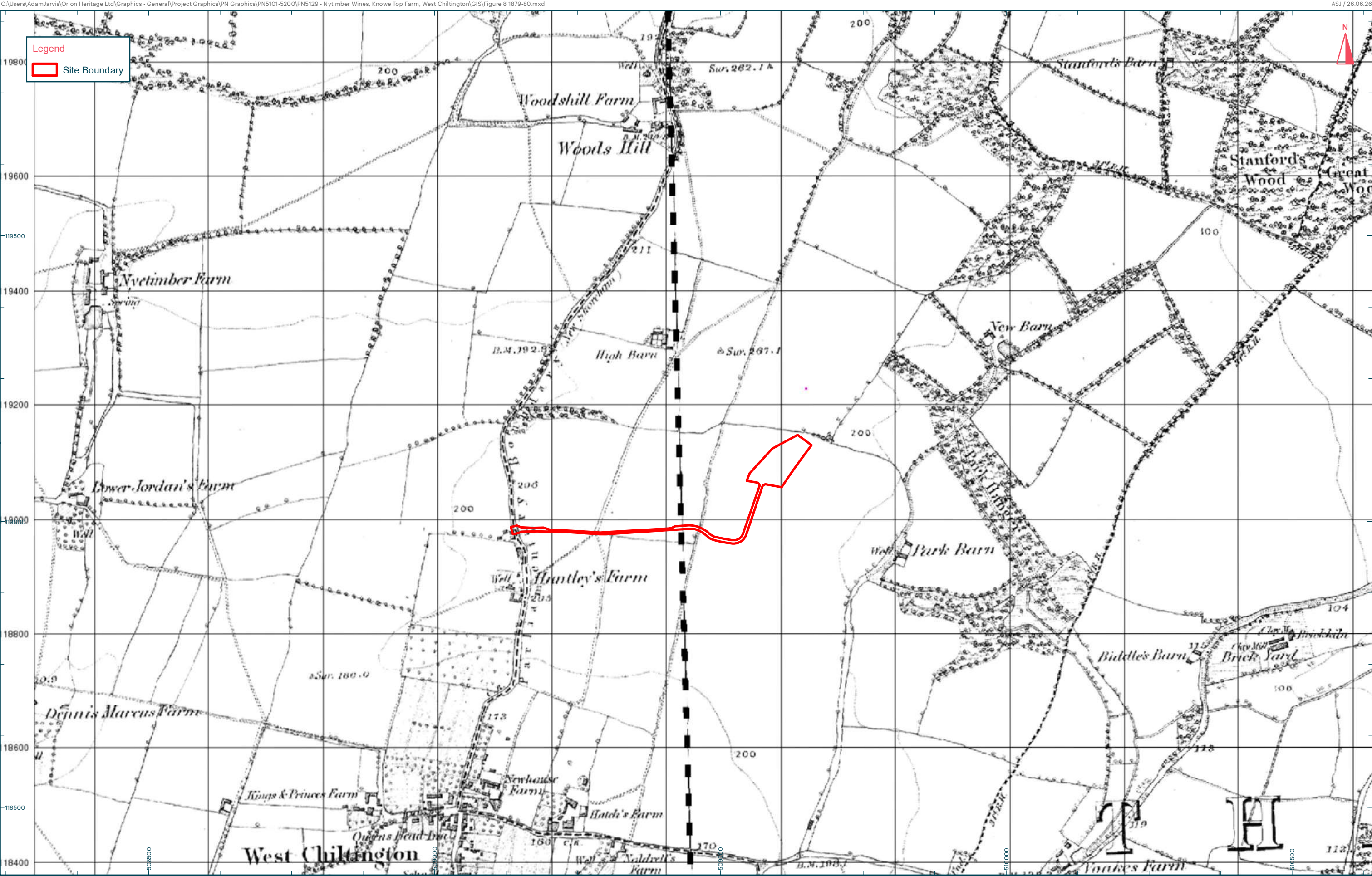
Title:
Figure 7: 1839 Tithe Map of West Chiltington (except Nytimber)

Address:
Land at Knowe Top Farm, West Chiltington

Scale at A3: 1:4,000

0 150m





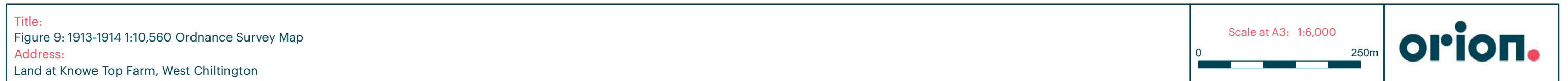
Title:
Figure 8: 1879-1880 1:10,560 Ordnance Survey Map

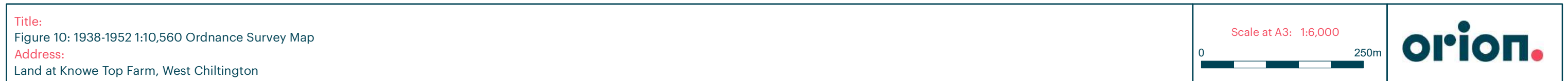
Address:
Land at Knowe Top Farm, West Chiltington

Scale at A3: 1:6,000

0 250m









Title:

Figure 11: 1948-1949 Aerial Photography

Address:

Land at Knowe Top Farm, West Chiltington

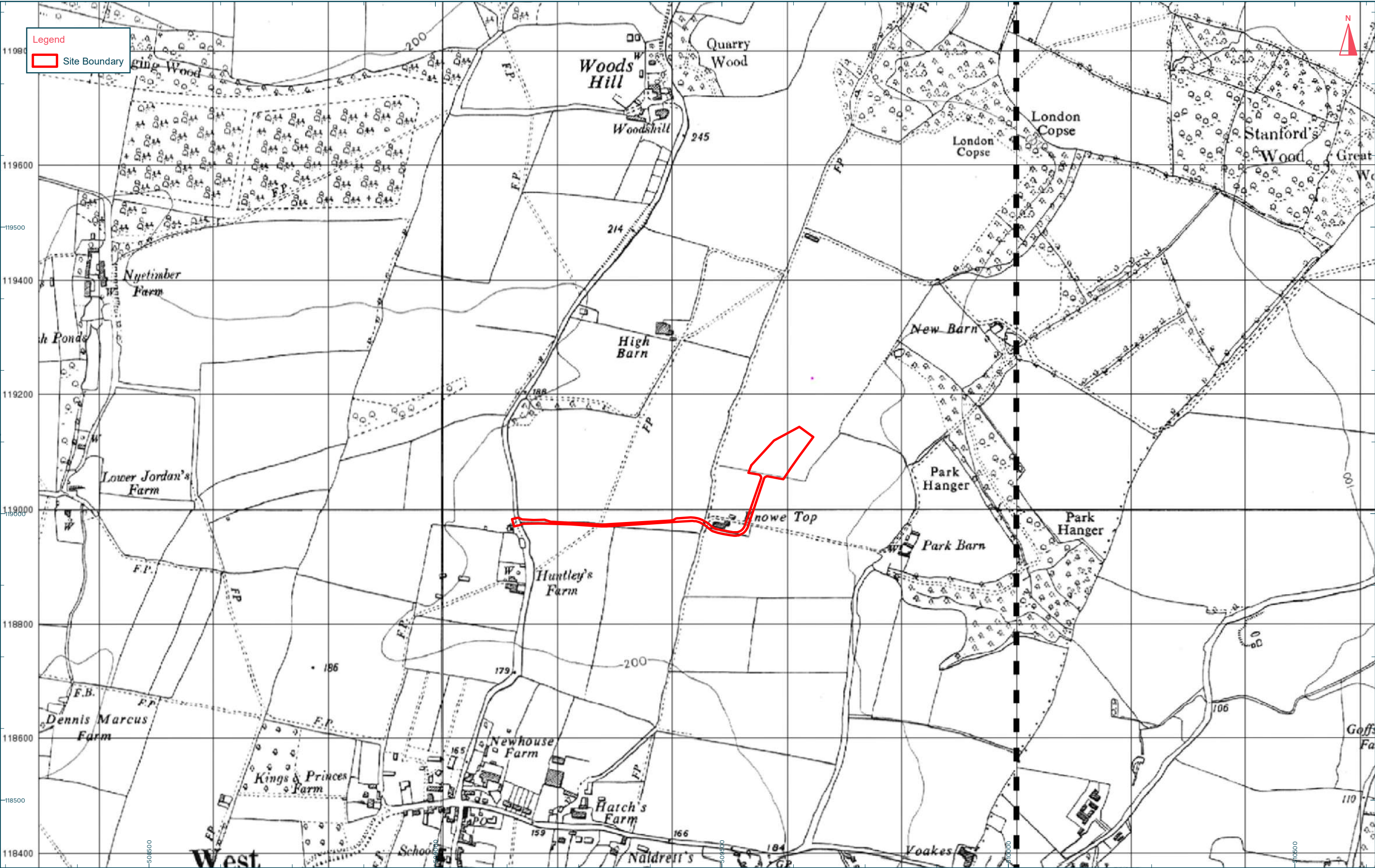
Scale at A3: 1:6,000

0

250m

orion.

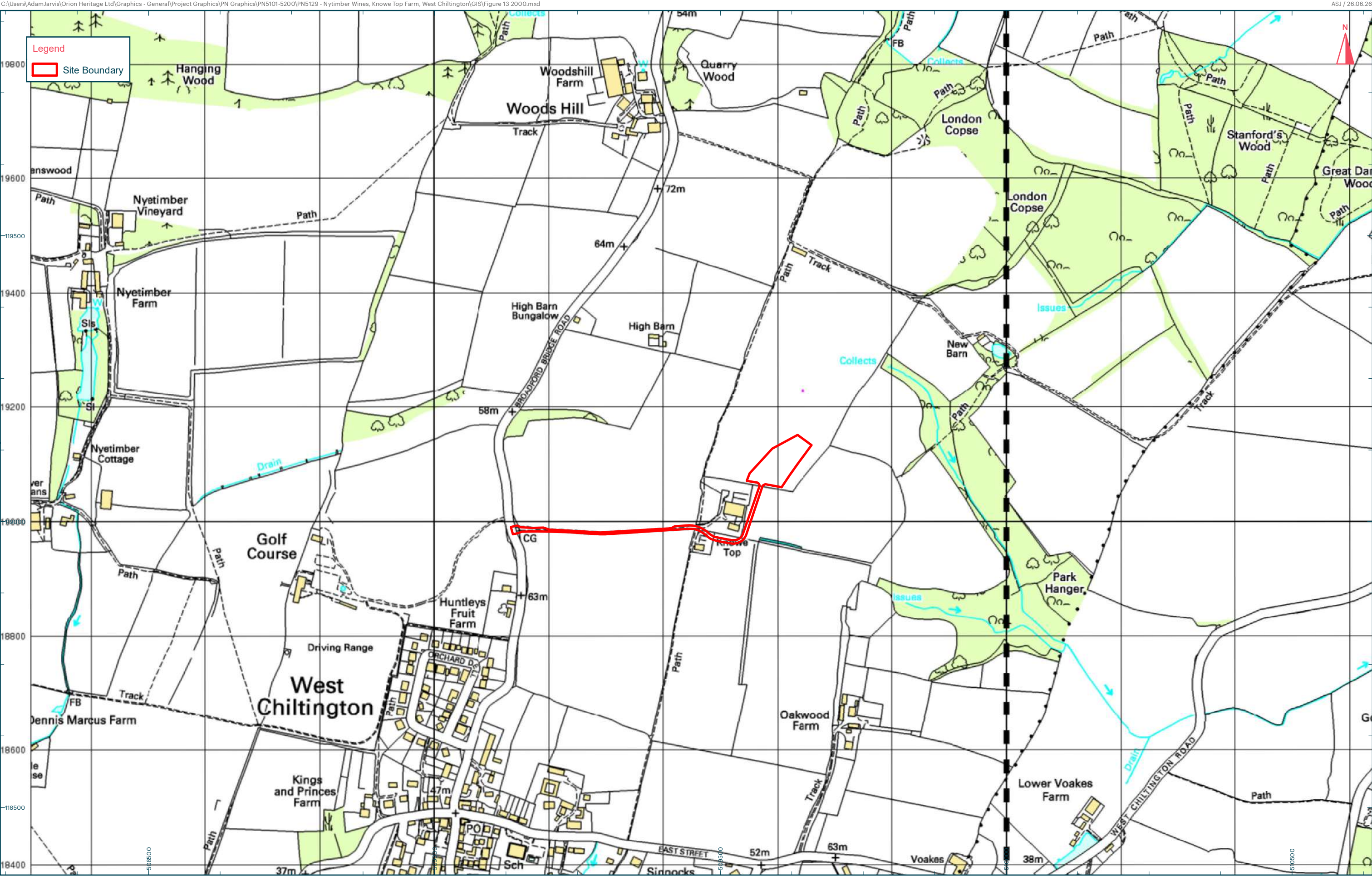
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Licence No: 100056706. Data contained in this material was obtained on 01.06.26



Title:
Figure 12: 1961-1962 1:10,000 Ordnance Survey Map

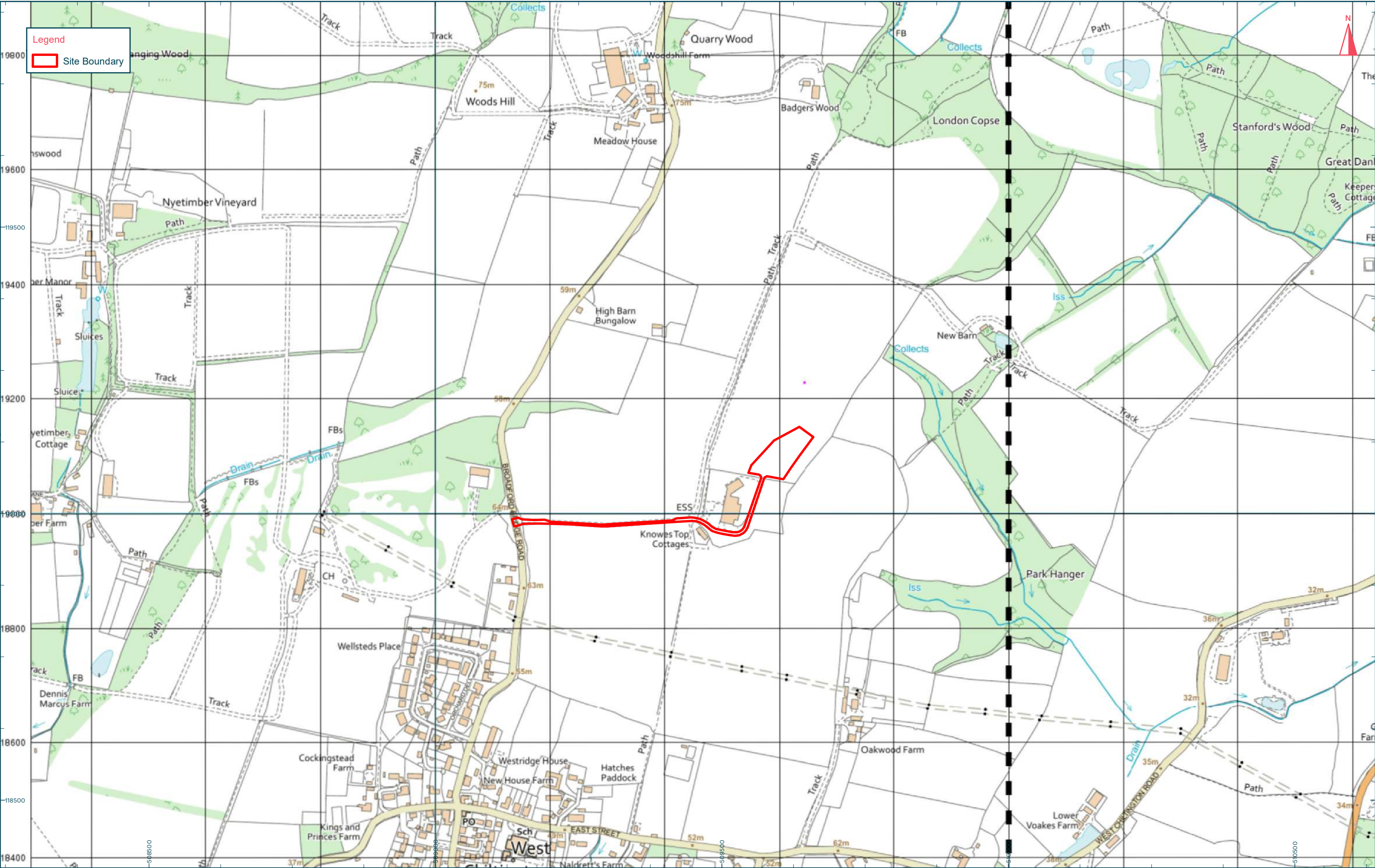
Address:
Land at Knowe Top Farm, West Chiltington





Title:
Figure 13: 2000 1:10,000 Ordnance Survey Map

Address:
Land at Knowe Top Farm, West Chiltington



Title:
Figure 14: 2026 1:10,000 Ordnance Survey Map

Address:
Land at Knowe Top Farm, West Chiltington

Scale at A3: 1:6,000

0 250m

