

Archaeological Desk Based Assessment

MANOR FARM BEDHAMPTON

For Bargate Homes Ltd.

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MANOR FARM BEDHAMPTON

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Abstract

A housing development is proposed for construction at Manor Farm, Bedhampton, Hampshire. This report contains the results of cartographic, archaeological, and documentary research into the site undertaken by L - P : Archaeology on behalf of Bargate Homes Ltd.

The site lies in a wider region which has a rich and varied archaeological record from Prehistory to the Post Medieval and Modern periods.

The site is also situated about 100m west of the Conservation Area number 44 related to the Rural Settlement of Bedhampton. The site contains no listed buildings, scheduled monuments or any other known heritage assets.

The site has been subjected to relatively little impact during the Post Medieval and Modern periods and in theory earlier archaeological deposits if present, could have survived well. During the Medieval period the site was likely agricultural land associated with local settlement at Bedhampton.

Examination of the available data suggests that the site has been on the periphery of human activity during the Prehistoric to the Early Medieval, with an overall low or low to medium potential for likely low significance remains. Medieval and Post Medieval archaeology has low to medium potential overall, but these remains would likely relate to the agricultural use of the site, and would be of negligible significance.

Due to the paucity of archaeological data within the immediate area, it is probable that HCC will recommend a program of archaeological investigation in order to further confirm the extent and significance of any archaeological remains that may exist on site.

1. Introduction

- 1.1. This archaeological desk based assessment considers land at Manor Farm, Bedhampton. It has been researched and prepared by Audrey Charvet and Benjamin Sleep of L - P : Archaeology on behalf of Bargate Homes Ltd.
- 1.2. The site is located in Bedhampton within the Borough of Havant in Hampshire. It is centred on National Grid Reference 470044,106164 (FIGURE 1). The area proposed for redevelopment measures approximately 4ha (FIGURE 2).
- 1.3. The site is bounded to the south by the South Coast Railway, to the north by Lower Road and to the east by a large mature hedgerow. The western boundary of the site cuts across an open field which is bounded by the A27 and the M3.
- 1.4. The site is proposed for redevelopment as part of the new Havant Borough Council Housing Local Plan currently under consultation. This will include the construction of new houses with access roads and associated services.
- 1.5. The following terms are used in this report:
- ◆ “the study area” - a 1km radius around the centre point of the site.
 - ◆ “the site” - the 4ha area of land defined by the perimeter of the site itself.
- 1.6. It is not the aim of this assessment to present a complete history of Bedhampton, nor is it the intention of this report to examine every artefact found in the local area. Rather, the aim of this assessment is to review the available data and use it to address the following issues:
- ◆ To assess the significance of potential archaeology.
 - ◆ To assess the condition of potential archaeology.
 - ◆ To assess the impact of the proposed development on the significance of potential archaeology.
- 1.7. The assessment is based on the results of documentary and cartographic research as well as published and unpublished literature.

2. Planning Background

2.1. NATIONAL POLICY AND LEGISLATION

2.1.1. In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF) (DCLG 2012). Section 12 of this document sets out planning policies on the conservation of the historic environment.

2.1.2. In addition, the following legislation is considered by this assessment:

- ◆ Ancient Monuments and Archaeological Areas Act 1979.
- ◆ Town and Country Planning Act 1990.

2.2. REGIONAL AND LOCAL POLICIES AND LEGISLATION

2.2.1. In considering any planning application for development, the Local Planning Authority, Havant Borough Council (HBC), is bound by the policies provided by NPPF.

2.2.2. The Local Planning Authority is also bound by the policies within The Havant Borough Local Plan (Allocations) (HAVANT BOROUGH COUNCIL 2014) and the Havant Borough Local Plan (Core Strategy) adopted 1st March 2011 (HAVANT BOROUGH COUNCIL 2011). These plans form the Havant Borough Adopted Local Plan. Together with the Hampshire Minerals and Waste Plan form the Development Plan for the Borough and provide the statutory framework or 'rules' for guiding decisions on planning applications in the area.

2.2.3. For heritage assets and archaeology, policy CS11 of the Core Strategy sets out the strategic approach to protect heritage designations:

POLICY CS11: PROTECTING AND ENHANCING THE SPECIAL ENVIRONMENT AND HERITAGE OF HAVANT BOROUGH

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

2.2.4. Policy DM20 of the borough Allocations Plan sets out the development management requirements for planning applications that affect heritage assets

and states that:

POLICY DM20: HISTORIC ASSETS

- ◆ Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough,

- ◆ Applications that affect, or have the potential to affect heritage assets, are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

2.2.5. HBC are currently revising their policies as part of the new Local Plan 2036. As a first step in developing this new Local Plan, the borough council has produced the Draft Local Plan Housing Statement (HAVANT BOROUGH COUNCIL 2016) which is currently under consultation. Once this plan will be adopted, it will replace the Core Strategy and the Allocation Plan which for now cover the period until 2026.

2.2.6. The site is not affected by any known statutory or non-statutory designations such as Listed Buildings, Scheduled Monuments, Conservation Areas etc.

2.2.7. In accordance with government guidelines and best practice, this report has been completed at the early stages of the planning process to accompany a future planning application and to inform all parties of any archaeological concerns affecting the development site.

2.2.8. On matters concerning archaeology and the historic environment, HBC takes advice from the Hampshire County Council Historic Environment Team.

3. Methodology

3.1.GUIDANCE

3.1.1. This report has been researched and written to conform to L - P : Archaeology's in house standards for Desk Based Assessment. The following guidance was also consulted:

- ◆ Standards and Guidance: Desk Based Assessment (CHARTERED INSTITUTE FOR ARCHAEOLOGISTS 2014).
- ◆ Historic Environment Good Practice Advice in Planning Note 1 (HISTORIC ENGLAND 2015A).
- ◆ Historic Environment Good Practice Advice in Planning Note 2 (HISTORIC ENGLAND 2015B).
- ◆ Historic Environment Good Practice Advice in Planning Note 3 (HISTORIC ENGLAND 2015C).
- ◆ Conservation Principles: Policy and guidance for the sustainable management of the historic environment (ENGLISH HERITAGE 2008).
- ◆ Using Historic Landscape Characterisation (CLARK ET AL. 2004)
- ◆ Management of Research Projects in the Historic Environment (ENGLISH HERITAGE 2009).

3.2.SOURCES

3.2.1. The heritage assets were identified from the following sources:

- ◆ Search of the Hampshire Archaeology and Historic Buildings Record (HAHBR) for all archaeological records within a 1km radius of the centre of the site. This search includes archaeology and historic buildings as well as a variety of interpretation layers such as historic landscape characterisation and historic rural settlements.
- ◆ data from the Archaeology Data Service (ADS 2016).
- ◆ examination of geological data (BRITISH GEOLOGICAL SURVEY 2016).

- ◆ Examination of historic maps.
- ◆ Documents and publication held at Hampshire Archive and Record Office.

3.2.2. A site visit was undertaken on the 16th of August 2016 by Benjamin Sleep of L - P : Archaeology.

3.3.SIGNIFICANCE CRITERIA

3.3.1. A heritage asset is defined in the NPPF 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

3.3.2. The significance of the heritage assets is determined using the following criteria which is based on those given in the Design Manual for Roads and Bridges and professional judgement (DEPARTMENT FOR TRANSPORT 2007):

VALUE	DESCRIPTION
Very High	World Heritage Sites; designated or undesignated sites, buildings or landscapes of international importance
High	Scheduled monuments; Grade I and II* Listed Buildings; Conservation Areas or Parks and Gardens containing very important monuments or buildings; designated or undesignated sites, buildings or landscapes of national importance
Medium	Grade II Listed Buildings; Conservation Areas or Parks and Gardens containing monuments or buildings that contribute to their historic character; designated or undesignated sites, buildings or landscapes of regional importance
Low	Locally Listed monuments and buildings; designated or undesignated sites, buildings or landscapes of local importance
Negligible	Sites, buildings or landscapes with little or no significant historical interest
Unknown	Archaeological sites where the importance has not yet been ascertained; buildings with hidden potential for historic significance

Table 1 - Significance criteria used in this report

3.3.3. Designated and non-designated heritage assets will be measured against the significance values in TABLE 1 and an overall significance will be given in the conclusion.

3.4.LIMITATIONS OF THE METHODOLOGY

3.4.1. The assessment relies on the accuracy of the data provided by the sources described above. There is always some degree of uncertainty in relation to these

sources which include:

- ◆ The HAHBR can be limited because they are not based on a systematic search of the landscape but rather the records are reliant upon chance finds, opportunities for research and public contribution.
- ◆ documentary sources may be biased, inaccurate or difficult to interpret.
- ◆ the presence of buried archaeology is not always obvious during walkover surveys.
- ◆ Grid coordinates for assets may be rounded to such an extent that the actual location of the asset can be difficult to locate.
- ◆ The radial boundaries used in this report have been established in order to maintain the focus and manageability of the data but still be large enough to rigorously consider context and character. It is important to note that any set boundaries on the report should be considered as permeable. Areas do not develop in isolation, and thought must always be given to significant relationships with places and events outside the area selected or defined.

4. Site Background

4.1. LANDSCAPE AND TOPOGRAPHY

- 4.1.1. The site lies south of a small suburban landscape located southwest of the village of Old Bedhampton in the borough of Havant. It is situated at the northern end of Langstone Harbour at the foot of the eastern end of Portsdown Hill.
- 4.1.2. The site is polygonal in shape and occupies a large cultivated field located to the southeast of Manor Farm. It is bordered by Lower Road to the north, the West Coastway Line from Brighton to Southampton to the south, the A27 to the west and by the 'Bedhampton Spring' which runs alongside Brookside Road.
- 4.1.3. It lies on a gentle east to west sloping ground at a level of (from northeast to southwest) 8.8m OD to approximately 6m OD.

4.2. GEOLOGY

- 4.2.1. The British Geological Survey GeoIndex shows the site to be located on a bedrock geology of Lewes Nodular Chalk Formation, Seaford-Newhaven-Culver and Portsdown Chalk Formation, with superficial deposits made of sand and gravel, with locally lenses of silt, clay or peat (River Terrace Deposits) (BRITISH GEOLOGICAL SURVEY 2016). This data is at relatively low resolution and offers only a rough indication of the site geology.
- 4.2.2. At the time of writing, no site specific geotechnical investigations have been undertaken. The available borehole data is sparse within the 1km study area with the nearest boreholes located between 300m and 400m particularly to the east and south of the site (FIGURE 3).
- 4.2.3. These records indicate a generally low build up of soils over the chalk bedrock. Most of the boreholes indicate the presence of undifferentiated River Terrace Deposits of brown silty clay with traces of chalk pebbles (BGS ID: 419948); clay chalk and peat overlying a sequence of silt, clay and gravel with chalk and flint (BGS ID: 420184, 425630).
- 4.2.4. The most easterly boreholes show the underlying deposits to be made of

brown clay or sandy clay with flint and chalk debris or fragments overlying the chalk bedrock (BGS ID: 425471 TO 425478).

- 4.2.5. Additional geotechnical information will be consulted as and when it becomes available to further refine the understanding of the geological conditions of the site.

5. Archaeological and Historical Background

TIMESCALES USED IN THIS REPORT:

PERIOD	FROM	TO
PREHISTORIC		
PALAEOLITHIC	450,000	12,000 BC
MESOLITHIC	12,000	4,000 BC
NEOLITHIC	4,000	1,800 BC
BRONZE AGE	1,800	600 BC
IRON AGE	600	43 AD
HISTORIC		
ROMAN	43	410 AD
EARLY MEDIEVAL	410	1066 AD
MEDIEVAL	1066	1485 AD
POST MEDIEVAL	1485	1901 AD
MODERN	1901	PRESENT

Table 2- Timescales used in this report

5.1. Information from the Hampshire Archaeology and Historic Buildings Record (HAHBR) is referenced with the Monument ID or Listed Building Number in brackets e.g. (12345). The following analysis is from a 1km radius search of the HAHBR around the study site and additional research and is illustrated in (FIGURE 2).

5.2. PALAEOLITHIC & MESOLITHIC (FIGURE 4)

5.2.1. The site lies in a wider region which has a rich and varied archaeological record from the Prehistory to the Modern period.

5.2.2. During the early Prehistoric, the environment would have been considerably different from the landscape observed today. The Solent itself have been a river valley and Langstone Harbour, immediately south of the site, would have been a tributary of this river. The South Downs are thought to have been wooded following the retreat of the ice at the end of the last Ice Age.

5.2.3. A number of findspots from this period including a cluster of activity were recorded on Binness Island (HAHBR 56272, 19141, 56104, 55590), which would

presumably have been a small hill before rising sea levels turned it into an Island (HUNT 2014: 13).

5.2.4. Within the study area, there are a small number of stray finds such as an Early Mesolithic burin (HAHBR 57575) and 2 struck flints (HAHBR 57574), both located approximately 600m northeast of the study site (FIGURE 4).

5.2.5. This low level of background activity is to be expected in most places around the region. *In situ* sites from these periods are extremely rare. The potential for finds from early Prehistory is considered to be low. Any early Prehistoric archaeology encountered is more likely to consist of isolated residual finds and would be of negligible significance. The probability of encountering more significant remains from the period is very low.

5.3.NEOLITHIC

5.3.1. Evidence from the Neolithic is represented by a long barrow known as Bevis's Grave. It is located around 700m northwest of the site boundary (FIGURE 4). It is visible on the 1st Edition Ordnance Survey sheet (HUNT 2014: 14). The mound was damaged during chalk extraction in the Post Medieval period, and then subsequently by road widening (HAHBR 23182). A final phase of rescue excavation in 1974 revealed the sequence of the history of the monument with the south ditch partially excavated. It was 4m to 6m wide by 88m long and up to 2.1m in depth. The overlying deposits produced sherds of late Neolithic and Bronze Age pottery.

5.3.2. Long barrows are typically considered as monuments of the Neolithic and, taken with the excavated evidence, it seems reasonable to assign Bevis's Grave to the Neolithic period. Barrows are often isolated monuments located at important points in the landscape. It is probable that long barrows also acted as important ritual sites for local communities over a considerable period of time.

5.3.3. The presence of Bevis's Grave within the study area does not imply that further Neolithic activity is necessarily to be found on site as it is located approximately 700m southeast of the long barrow. Therefore, the potential for discovery of unknown remains of this period is low. However, if any remains would be discovered, they would likely be of low to moderate significance.

5.4.BRONZE AGE

5.4.1. Bronze Age evidence within the study area is represented by 2 findspots located approximately 700m north and 300m south of the site (FIGURE 4). The first consists of four flint scrapers and some Bronze Age pottery found approximately 10cm into the subsoil during excavations during construction of the A3 (HAHBR 23287). The second findspot is recorded in the HAHBR, stating “Bronze age pottery has been found in this locality in areas which appear to be raised shingle beaches” (HAHBR 23489).

5.4.2. Evidence for activity during this period is known outside the study area. To the south, there is a cluster of activity on Binness Island. While this is indicative of exploitation of the wider region but the potential for remains on the study site remains low. The significance of any archaeology encountered would depend upon its nature and extent, but would likely be of low significance.

5.5.IRON AGE

5.5.1. Several hearth areas (HAHBR 23241) dated to the Iron Age have been recorded within the study area. These are represented by a group of pot boilers, flint flakes and pottery (Iron Age) recovered during the stripping and reclamation of marshes for a refuse tip (Finds in Portsmouth City Museum Acc. Reg. No. 29 and 48/71). The density of the occupation scatter was notable, possibly indicating a salt-boiling site. These remains are approximately located 400m south of the southern corner of the site (FIGURE 4).

5.5.2. Further examples of hearths (HAHBR 23490) with Iron Age pottery were recorded close to the sea, about 250m south of the site (FIGURE 4).

5.5.3. The Iron Age is also represented by a possible settlement on land of ‘Scratchface Lane’ (HAHBR 65908) located 800m north of the site, and by a boundary ditch recorded at Ranelagh Road (HAHBR 67964), 700m east of the study site.

5.5.4. The Iron Age activity is quite sparse within the study area. The main focus is located to the south of the site, in the Langstone Harbour, where evidence may have been related to a salt working site. Given the proximity of the site to known for remains from the Iron Age on the site itself is considered to be

medium as evidence from an associated settlement to this salt working activity may be encountered on site. These remains, if encountered may be of low to moderate significance.

5.6.ROMAN

- 5.6.1. Several *foci* of Roman activity are recorded in the Bedhampton and Havant area (HUNT 2014: 16–17). These include a major east to west Roman road leading from Chichester (*Noviomagus Reginorum*) to Bitterne (*Clausentum*), two Roman villas at Crookhorn, a road side settlement in Havant and a cluster of activity in the Binness Island area and near to earlier Iron Age activity related to salt working.
- 5.6.2. Another Roman road designated as route number 421 by Margary (MARGARY 1967: 92–94) is running approximately 500m northeast of the site (FIGURE 4).
- 5.6.3. This road runs through Havant, following the line of East Street and West Street and then past Bedhampton Station along Bedhampton Road as far as the junction with Hulbert Road. The route is then projected to run in a straight line past the two Roman villas at Littlepark Wood and Crookhorn to Purbrook Heath Road in Purbrook (HAHBR 23298 and 23245). The road is mentioned in several records in the HAHBR, but the only excavated evidence comes from Southdowns College (HAHBR 56908, 56242) which is located outside our 1km study area.
- 5.6.4. Less than 100m from the northern side of this road, a possible third villa is reported at 52 Roman Way (HAHBR 23397). However this statement is only based on the discovery of several artefacts (tile and pottery sherds) and this record should be probably treated with caution until further evidence are provided.
- 5.6.5. Finally, around 700m to the southeast of the site, a Roman sherd (HAHBR 23502) was discovered on Langstone Shore which could be related to the earlier Iron Age activity in this area.
- 5.6.6. These clusters of Roman activity are all significantly far from the site but do give a fairly comprehensive picture of Roman activity in the wider region. This indicates that there is little or no potential for Roman remains on the study site.

The significance of any remains found would depend upon their nature and extent, but would likely be low.

5.7.MEDIEVAL

5.7.1. The site lies approximately 100m southwest of the Medieval rural settlement of Bedhampton (HAHBR 32298) (FIGURE 4), which was centred around its church. The site is situated within the parish of Bedhampton. The parish is a long and narrow strip leading up from the edge of Langstone Harbour up and over the first chalk ridge of the South Downs.

5.7.2. An early Medieval cemetery was excavated at the site of Bevis's Grave 700m northwest of the study site (HAHBR 23182). This consisted of around 80 graves dating AD595 to AD1020 which were clustered around the end of the earlier barrow. The cemetery was clearly nucleated around the earlier monument and there is no evidence that it spreads either north or south any significant distance from the barrow. It is fair to say that the potential for Saxon burials to extend onto the study site is low.

5.7.3. Other than HAHBR 23182 there are no pre-Conquest records in the HAHBR within the 1km study area. Nevertheless, it seems likely that Bedhampton was a settlement founded in the Saxon period. The Domesday Book records the existence of a church at Bedhampton which its exact location is however not known (HAHBR 23368). The VCH also elaborates on the possible origins of Bedhampton, stating that the earliest known reference is the grant of the Manor of Bedhampton to the Cathedral Church of Winchester by King Egbert.

5.7.4. The other Medieval evidence registered in the study area are concentrating to the east of the study site, in the village of Bedhampton:

- ◆ The site of the 14th century Medieval Manor of Belmont (HAHBR 65812) is lying approximately 500m northeast of the study site just on the edge of the Roman road (IBID) (SOFFE 1974)
- ◆ Approximately 800m east of the site, Medieval pottery sherds were uncovered from a well during pipe laying in front of the pumping station in the late 1920's (HAHBR 23434).

- ◆ And approximately 300m north of this discovery, another well was uncovered at the site of Saint Shad's Well (HAHBR 65094) which is a holy well possibly dating to the Medieval period.

5.7.5. Approximately 500m south to these wells, another cluster of Medieval activity is recorded in the Langstone Harbour area, at Brockampton:

- ◆ HAHBR 58104 - Site of Medieval Brockhampton Mill which may have stood up near or on the more recent Brockhampton Mill.
- ◆ HAHBR 39300 - Farmstead at Brockhampton is recorded as part of RCHME Medieval settlement project (RCHME 1996).
- ◆ HAHBR 65091 - Possible Medieval and Post Medieval Ridge and Furrow recorded during a survey of aerial photographs as part of the South East RCZAS (HAMEL & LAMBERT 2011) and which may be associated to the agricultural settlement formed by the Brockhampton farm and mill.

5.7.6. The evidence indicates a fairly clear pattern of settlement within the study area during the Medieval period, with a nucleated settlement at Bedhampton. It is therefore highly likely that the site lay within the agricultural lands of these settlements, most likely those of Bedhampton.

5.7.7. The location of the site in such close proximity to the Medieval settlement of Bedhampton suggests that related activity would have taken place there. The potential for archaeological remains from the period is therefore medium. The significance of any remains found is dependent upon their nature and extent, but is likely to indicate little more than the agricultural activity, and will probably be of negligible significance.

5.8. POST MEDIEVAL (FIGURE 5)

5.8.1. During the early part of the post Medieval period, settlement and land use patterns in the extended study area are very similar to those of the Medieval period, with small nucleated settlements lying within an agricultural landscape.

5.8.2. The centre of Bedhampton continued as small rural settlement into the 19th century, although Havant and further afield, Portsmouth both began to develop

into larger settlements during this period. From the 16th century onwards, there is also a growing military influence in the extended study area and Portsmouth also began to grow as a centre for the Royal Navy.

5.8.3. Although the date of enclosures in Bedhampton is not known, evidence of the changing post-enclosure agricultural landscape can be seen in several records in the HAHBR such as (amongst other records):

- ◆ HAHBR 31436 – Belmont Park and Belmont Castle (typical of Post Medieval elite landscapes with its garden (HAHBR 52073); Icehouse (HAHBR 31437) and Lodge (HAHBR 31438).
- ◆ HAHBR 23289 – Field drains, typical of land improvements.



Plate 1 - Belmont Castle seen from Portsdown Hill Road

5.8.4. On the 1759 Taylor map of Hampshire (FIGURE 6), Belmont Castle (HAHBR 6949) spelt “Bellmond” at this time is clearly visible to the east of Bevis's Grave. The building is a Grade II listed mock Tudor “castle” which the listing description states to be early 19th century in date. On later maps and in the listing description, the building is called “The Towers” however the present name is Belmont Castle.

5.8.5. The site is probably lying on a piece of land located at the foot of the eastern end of Portsdown Hill, to the south of “Bellmond” where the Taylor map shows a crossing point of three roads (FIGURE 6). To the east is a building with a

tower, probably the parish church of Saint Thomas (HAHBR 1434) and a watermill to the south.

5.8.6. The mill is lying on the bank of a small stream flowing down to the Langstone Harbour which can be interpreted as the Bedhampton Springs. The watermill documented on the Taylor map is probably Bedhampton Springs Mill (HAHBR 23429). This building is now demolished but some of its associated features such as the wheelpit, the millraces and sluices are still visible. They were certainly associated with the nearby 18th century Old Mill House (HAHBR 6820) and its garden (HAHBR 52315) which are also represented on the 1849 Tithe map (FIGURE 7).

5.8.7. On the Tithe map, the site occupies plots 19c and 21c that were owned by Lord Sherbourne in 1849. The main part of the land is described as an arable land and the 21c apportionment is noted as a watermeadow, probably due to its proximity with Bedhampton Spring. A north-south running road is also illustrated on the eastern side of the site, which cross over the railway tracks.

5.8.8. The Tithe shows numerous springs and streams flowing to the east of the site also visible on the previous Taylor map of 1759 (FIGURE 7). Springs in the area of Bedhampton (HAHBR 54953) made this an attractive area to develop the milling activity and to collect water to supply Portsmouth. Several mills including the Bedhampton Springs Mill (HAHBR 23429) are recorded within the study area:

- ◆ HAHBR 23430 – The site of the Upper Mill situated about 300m east of the site, now demolished and partly occupied by the Portsmouth Water Company with the surviving millhouse.
- ◆ HAHBR 33037 – Mill on the Brockhampton stream at about 700m south of the study site and demolished in 1978. The embanked portion of the stream and an overground pond still survive on this site.

5.8.9. Waterworks equipment in the area also include Bedhampton Pumping Station (HAHBR 55973) opened in 1889 and enlarged in 1902. It is lying approximately 500m east of the site and most of the original building has survived. The water was pumped from Bedhampton to Farlington and used to supply most of

Portsmouth between 1902 and 1927.

5.8.10. As part of the important milling activity, associated building such as a Victorian Granary (HAHBR 54954) is also recorded at Mill Lane, less than 200m east of the study site.

5.8.11. To the north of the granary building lies the Church of Saint Thomas (HAHBR 1434) on the site of the old Saxon church (see IBID). The Church is represented on the Taylor map, Tithe map and on the first edition of the Ordnance Survey dated to 1868 (FIGURE 8).

5.8.12. On the opposite side of the church lies a group of buildings visible on both 1849 Tithe map and 1868 OS map. These comprise the Old Rectory House (HAHBR 1636) its registered Garden (HAHBR 52074) and associated Stable Block (HAHBR 6819).

5.8.13. These buildings are within the Old Bedhampton Conservation Area number 44, situated just outside the eastern edge of the site (FIGURE 5). They are part of a group of several unlisted Historic Buildings documented in the HAHBR and visible on the earliest maps of the area such as the Tithe and the 1868 OS map. These are:

- ◆ HAHBR 6814 – The early 19th century Hill Lodge House.
- ◆ HAHBR 6816 and HAHBR 6817 – The Manor House of Bedhampton located about 200m northeast of the site, with its associated boundary wall and gardens (HAHBR 52071).
- ◆ HAHBR 6818 – Bidbury House built in the late 18th early 19th century.
- ◆ HAHBR 6822 – Spring Lawn, an early 19th century House.
- ◆ HAHBR 38738 – The site of the Old Manor House, a 16th - 17th century timber framed house demolished in 1881 and illustrated as the “Old Poor House” on the 1868 OS map.
- ◆ HAHBR 6922 and HAHBR 52072 – The Elms, a 18th century house with its registered Garden created in the 19th century and further developed in the Modern period.

- ◆ HAHBR 1025 – The Manor Cottage House built in the early 19th century.

5.8.14. By the time of the 1868 Ordnance survey sheet (FIGURE 8), the site was still an open field crossed by a small road and bounded to the south by the South Coast Railway line and the Lower Road to the north. The Ordnance Survey sheet of 1897 shows very little material difference in the study area (FIGURE 9). However, we can note that the plan of Saint Thomas Church has changed following its rebuilt or enlargement in 1878 as documented in the HAHBR records. The 1897 OS map also indicate the existence of several sluices to the west of Rectory House.

5.9. MODERN (FIGURE 5)

5.9.1. The 1909 OS map sheet indicates several changes in the closed area of the study site (FIGURE 10). Beyond the northern edge of the study site, the fields has been developed with the construction of the “Manor Farm” building lying just beyond the northern edge of the site. Further north, the fields between Lower Road and Bedhampton Hill road have been also developed with the construction of large houses with garden.

5.9.2. The earliest post-war map (1954, FIGURE 11) shows some major changes with the creation of new dwellings with an access road marked as “Lodge Road” to the north of the study site, beyond Lower Road. On this map, the Manor Farm buildings seems to have slightly enlarged but no changes has occurred within the site boundaries except the installation of several drains across the site.



Plate 2 - North-south running track running through the eastern part of site

- 5.9.3. On the Ordnance Survey sheet published in 1993 (FIGURE 12), the A3(M) has been built to the west of the site and the road which was crossing the eastern part of the site from north to south is no longer marked on the map. However, a hardstanding track still runs through into the main field and then southwards, towards an old bridge across the railway at the south of the site. This hardstanding was cracked and degraded and composed of some crushed brick, tile and gravel. This track represents what is left of the north-south running road and now only in use for farming works.
- 5.9.4. Despite this increasing activity in the study area from the 19th century onwards, the map evidence indicates that the site remained open fields throughout the period, the main focus of development being situated to the north and west of site with the construction of the M3 and various new dwellings. We can also note that very little changes has occurred in the historical centre of Bedhampton registered in the nearby conservation area number 44 (FIGURE 5).
- 5.9.5. The Modern evidence recorded in the HAHBR, are in most case part of a major military site used during the World War II (WWII). These are represented by a set of Q-lights and starfish site and a Control Shelter (HAHBR 60102 and 60103) which formed part of the WWII bombing decoy system in Langstone Harbour. These were destroyed by the A27 road works. As part of the South East RCZAS program, the site of landing place on Langstone Harbour was identified

(HAHBR 65148).

5.9.6. Approximately 400m east of HAHBR 65148 on the Harbour shore, a linear row of stakes which are part of a revetment dated to the Modern period were recorded during a watching brief for the excavation of a water defences, at Budds Farm Water Treatment Works (HAHBR 39145).

5.9.7. As part of the South East RCZAS program, the site of WWII Belmont Camp II (HAHBR 65067) comprising Air Raid Shelters (HAHBR 65080 and 65081) and Allotment Gardens (HAHBR 65079) and Water Tank, was identified by Aerial photographs. More WWII concrete air shelters (HAHBR 54980) were also identified in the area of Havant during an historical and archaeological survey (HEWITT 2001).

5.9.8. Finally, the last Modern evidence recorded in the study area is represented by a single copper alloy ship telephone mouthpiece (HAHBR 69200).

5.9.9. In considering the Post Medieval and Modern evidence with the map regression exercise, there is a low potential for unknown heritage assets related to these periods on site. If any, these would be of negligible significance and probably associated to agricultural fields system in relation to the local farming activities.

5.10.HISTORIC LANDSCAPE CHARACTERISATION

5.10.1. The site falls within the Historic Landscape Characterisation (HLC) number 5064 which is defined as 'parliamentary fields'.

5.11.LISTED BUILDING

5.11.1. Several Grade II listed buildings falls within the study area. Most of them are part of Bedhampton Old Town but are located outside the closest designated Conservation Area (FIGURE 5). These are:

- HAHBR5 4541 – Bedhampton Arts Centre, the former county first school, built in 1873 and located approximately 500m northeast of the site.
- HAHBR 6815 – The Golden Lion Public House built in the early 19th century approximately 100m east of the Arts Centre.

- HAHBR 6949 and HAHBR 14210 – Belmont Castle also known as “The Towers” (6949) and Sunspan House built in 1936 (14210) both located on Portsdowns Hill Road between 600m and 850m west of the study site.
- HAHBR 6821 – The Old Manor House is located about 1km east of the site in conservation area number 42.

5.11.2. Although these Listed Buildings have heritage value in themselves, they are discrete assets with well understood histories and have no impact upon the archaeological potential of the site.

6. Site Conditions, Impact and Proposed Development

6.1.SITE CONDITIONS

- 6.1.1. A field visit was undertaken on the 16th of August 2016 by Benjamin Sleep of L - P : Archaeology.
- 6.1.2. The site is located in a large openfield currently sown with wheat, which was low standing and mature at the time of the visit, allowing medium visibility of the ground surface (PLATE 3). It is ploughed uniformly throughout.
- 6.1.3. Access was obtained through a locked field gate at the northeastern corner of the site. A hardstanding track runs through into the main field and then southwards towards an old bridge across the rail way at the south of the site. This hardstanding was cracked and degraded and composed of some crushed brick, tile and gravel.
- 6.1.4. The eastern boundary of the site is a large mature leylandii hedgerow with accompanying ditch, around 0.5m deep on its western side. The southern boundary of the site is defined by a standard hawthorn type hedgerow, beyond which is a sharp bank down towards the rail way, which runs the entire length of the southern boundary of the field.
- 6.1.5. The western boundary of the site cuts across the open field and the northern boundary of the site is defined by hedgerows. Beyond this are the farmhouses in the northwest, with Lower Lane defining the rest of the northern boundary.
- 6.1.6. A bridge straddles the railway in the southeastern corner of the site. This is where the track leads. There is a ramp towards the bridge, lined on either side by mature trees. The surface of the bridge is overgrown.



Plate 3 - View of the site towards north-west

6.2.EXISTING IMPACT

- 6.2.1. Archaeological deposits will have been subjected to negative impacts from ploughing the arable land, the extent of this impact is presently unknown.
- 6.2.2. In general the site has been subjected to relatively little impact during most periods and in theory archaeological deposits could have survived well.

6.3.PROPOSED REDEVELOPMENT

- 6.3.1. The proposed development of the site will probably be residential in character as part of the New Havant Local Plan for housing development (HAVANT BOROUGH COUNCIL 2016), currently under consultation.
- 6.3.2. The footings for the residential structures will cause impact to any surviving archaeological deposits. However, at the time of writing this report the nature, extent and depth of the footings is not known.
- 6.3.3. The access roads as well as any associated service trenches are also likely to impact on any preserved archaeological deposits. Excavation and construction work ahead of road construction may lead to disturbance of any underlying deposits. Depending on the nature of the landscaping works these may either impact on buried deposits or preserve them *in situ*.

7. Summary and Conclusions

- 7.1. The site of Manor Farm on land south of Lower Road, Bedhampton is proposed for development as part of the new Havant Borough Housing Local Plan currently under consultation.
- 7.2. The exact details of the proposed development were not finalised at the time of the preparation of this report. However, any disturbance associated with the development is likely to involve the excavation of building footings, service trenches and landscaping.
- 7.3. The site contains no listed buildings, scheduled monuments or any other known heritage assets. However, it lies about 100m or less west of Bedhampton Conservation area number 44, which includes the registered Historic Rural Settlement of Bedhampton.
- 7.4. The site is likely to have remained on the periphery of human activity from the Prehistoric period until the Early Medieval. The potential for archaeological remains from these periods is generally low or low to medium. The significance of isolated finds or ephemeral features from from these periods would be negligible. More significant features are less likely.
- 7.5. The agricultural use of the site appears continuous from the Medieval until the present. Any archaeological deposits that exist upon the site would almost certainly reflect this agricultural background in the form of field boundaries, drainage ditches and plough marks. These remains would be of negligible to low significance.
- 7.6. Any archaeological deposits that exist upon the site will have been negatively impacted by ploughing of the arable land. Thus any remaining deposits would exist in a truncated state beneath the soil horizon.
- 7.7. Within the immediate area, it is probable that HCC will recommend a program of archaeological investigation in order to further confirm the extent and significance of any archaeological remains that may exist on site.

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CARTOGRAPHIC

BEDHAMPTON TITHE MAP 1849
ORDNANCE SURVEY 1868
ORDNANCE SURVEY 1897
ORDNANCE SURVEY 1909
ORDNANCE SURVEY 1954
ORDNANCE SURVEY 1993

FIGURES

APPENDICES

GAZETTEER

APPENDIX I

Appendix Table 1 – Monuments

MONUMENT ID	RECORD TYPE	NAME	TYPE	PERIOD RANGE
1025	BLD	MANOR COTTAGE	HOUSE	1800-1835
1434	BLD	CHURCH OF ST THOMAS	ANGLICAN CHURCH	1878
1636	BLD	THE OLD RECTORY	VICARAGE	1765-1799
6814	BLD	HILL LODGE	HOUSE	1800-1835
6815	LB	GOLDEN LION PH	PUBLIC HOUSE	1800-1835
6816	BLD	MANOR HOUSE	MANOR HOUSE	1500-1835
6817	BLD	MANOR HOUSE BOUNDARY WALL	BOUNDARY WALL	1500-1599
6818	BLD	BIDBURY HOUSE	HOUSE	1765-1899
6819	BLD	STABLE BLOCK TO OLD RECTORY	STABLE	1800-1835
6820	BLD	THE OLD MILL HOUSE	HOUSE	1700-1799
6821	LB	THE OLD MANOR HOUSE	HOUSE	1800-1835
6822	BLD	SPRING LAWN	HOUSE	1800-1835
6949	LB	BELMONT CASTLE “THE TOWERS”	HOUSE	1800-1835
14210	LB	SUNSPAN	HOUSE	1936
23182	MON	BEVIS’S GRAVE LONG BARROW AND EARLY MEDIEVAL CEMETERY	GULLY	Neolithic – Early Medieval
23241	FS	IRON AGE EARTH	HEARTH	Iron Age
23287	FS	BRONZE AGE FLINT SCRAPERS AND POTTERY	FINDSPOT	Bronze Age
23289	MON	POST MEDIEVAL FIELD DRAIN	FIELD DRAIN	Post Medieval
23368	MON	POSSIBLE SITE OF SAXON CHURCH	CHURCH	Saxon
23397	MON	SITE OF POSSIBLE ROMAN VILLA, ROMAN WAY	FINDSPOT	Roman
23429	MON	BEDHAMPTON SPRINGS MILL	WATERMILL	Post Medieval
23430	MON	UPPER MILL, BEDHAMPTON SPRINGS	WATERMILL	Post Medieval
23432	BLD	CROSSING KEEPERS HOUSE, BEDHAMPTON SPRINGS	CROSSING KEEPERS COTTAGE	1847
23434	MON	WELL	WELL	Medieval
23489	FS	BRONZE AGE POTTERY HAVANT	FINDSPOT	Bronze Age
23490	FS	IRON AGE HEARTH	SALTERN	Iron Age
23502	FS	ROMAN POTTERY, LANGSTONE SHORE, HAVANT	FINDSPOT	Roman
31436	PK	BELMONT PARK	LANDSCAPE PARK	
31437	MON	BELMONT PARK	ICEHOUSE	Post Medieval

31438	MON	BELMONT PARK	LODGE	Post Medieval
33307	MON	MILL	WATERMILL	Post Medieval
38738	MON	SITE OF OLD MANOR HOUSE, BEDHAMPTON	TIMBER FRAMED HOUSE	Post Medieval
39145	MON	LINEAR ROW OF STAKES	REVTMENT	Post Medieval
39298	MON	BEDHAMTON	SETTLEMENT	Medieval
39300	MON	BROCKHAMPTON	FARMSTEAD	Medieval
52007	PK	BELMONT HOUSE	ICEHOUSE	Post Medieval
52071	PK	MANOR HOUSE, BEDHAMPTON	GARDEN	Post Medieval
52072	PK	THE ELMS	GARDEN	Modern
52073	PK	BELMONT CASTLE	GARDEN	Post Medieval
52074	PK	THE RECTORY BEDHAMPTON	GARDEN	Post Medieval
52315	PK	OLD MILL HOUSE	GARDEN	Post Medieval
54541	LB	BEDHAMPTON ARTS CENTRE (FORMER COUNTY FIRST SCHOOL)	BOARD SCHOOL	1873
54953	MON	SITE OF PIDBURY SPRINGS	POND	Post Medieval
54954	BLD	GRANARY BUILDING, MILL LANE	GRANARY	Victorian
54980	MON	SITE OF WWII CONCRETE SHELTER	AIR RAID SHELTER	Modern
55973	MON	BEDHAMPTON PUMPING STATION	PUMPING STATION	Post Medieval
57574	FS	STRUCK FLINT	FINDSPOT	Mesolithic
57575	FS	MESOLITHIC BURIN	FINDSPOT	Mesolithic
58104	MON	SITE OF MEDIEVAL BROCKHAMPTON MILL	MILL	Medieval
60102	MON	BOMBING DECOY LIGHTS AND STARFISH SITE	BOMBING DECOY	Modern
60103	MON	BOMBING DECOY CONTROL SHELTER	BOMBING DECOY	Modern
65067	MON	WWII BELMONT CAMP II	WATER TANK	Modern
65079	MON	WWII ALLOTMENT GARDENS	ALLOTMENT	Modern
65080	MON	SITE OF WWII AIR RAID SHELTERS	AIR RAID SHELTER	Modern
65081	MON	SITE OF WWII AIR RAID SHELTERS	AIR RAID SHELTER	Modern
65091	MON	POSSIBLE RIDGE AND FURROW	RIDGE AND FURROW	Medieval – Post Medieval
65094	MON	ST CHAD'S WELL	HOLY WELL	Medieval
65147	MON	SITE OF BRICK FIELD, BEDHAMPTON	BRICKFIELD	Post Medieval
65148	MON	SITE OF LANDING PLACE, LANGSTONE HARBOUR	LANDING POINT	Modern
65812	MON	SITE OF MEDIEVAL MANOR OF BELMONT	MANOR HOUSE	Medieval
65908	MON	LAND OF SCRATCHFACE LANE, BEDHAMPTON	SETTLEMENT	Iron Age
67964	MON	LAND OFF RANELAGH ROAD	BOUNDARY DITCH	Iron Age

69200	MARITIME	TARMAC_0699: SHIP'S TELEPHONE MOUTHPIECE	FINDSPOT	Modern
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Appendix Table 2 – Events

EVENT UID	RECORD TYPE	NAME	DATE
32452	EVT	EXCAVATION BIDBURY MEAD BEDHAMPTON	NEGATIVE EVIDENCE
35425	EVT	WATCHING BRIEF BEDHAMPTON	NEGATIVE EVIDENCE
38655	MON	WATCHING BRIEF BIDBURY MEAD NURSERY	NEGATIVE EVIDENCE
50281	MON	WATCHING BRIEF BEDHAMPTON SOCIAL HALL	NEGATIVE EVIDENCE
57565	EVT	WATCHING BRIEF AND EVALUATION, BUDDS FARM WASTE WATER TREATMENT WORKS	NEGATIVE EVIDENCE
57627	EVT	HARTS FARM WAY, ARCHAEOLOGICAL EVALUATION	NEGATIVE EVIDENCE
65168	EVT	NEGATIVE WATCHING BRIEF AT 29 BEDHAMPTON ROAD	NEGATIVE EVIDENCE
68392	EVT	BELMONT CASTLE REST HOME	NEGATIVE EVIDENCE

Appendix Table 3 – Historic Landscape Characterisation

DESIG UID	NAME	BROAD GROUP
5064	HLC	PARLIAMENTARY FIELDS

Appendix Table 4 – Listed Buildings

MONUMENT ID	GRADE	NAME
6815	II	GOLDEN LION P.H
6821	II	THE OLD MANOR HOUSE
6949	II	BELMONT CASTLE “THE TOWERS”
14210	II	SUNSPAN
54541	II	BEDHAMPTON ARTS CENTER (FORMER COUNTY FIRST SCHOOL)

SITE RED LINE PLAN

APPENDIX 2

