

LAND AT PALK ROAD
BEDHAMPTON, HAVANT
HAMPSHIRE

ARCHAEOLOGY & HERITAGE ASSESSMENT

Prepared by
ACD
Environmental

For
Bellway Homes Limited
(Wessex)



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1.0 NON-TECHNICAL SUMMARY

- 1.1 An archaeology and heritage assessment has been completed for a site in largely commercial use at Palk Road, Bedhampton, Hampshire on behalf of Bellway Homes. This assessment confirms the site's archaeological potential, likely effects on heritage assets and suitable mitigation in accordance with the latest legislation, policy and guidance.
- 1.2 The Hampshire Archaeology and Historic Buildings Record and county archives were consulted as to their holdings of information for the site and its environs. These and online sources informed site visit in July 2022.
- 1.3 The site area consists of several small parcels in use for retail, storage or vacant and the current arrangement is modern. No significant features lie within or adjacent to the site which now has an urban context. The land is likely to have been farmed from the medieval period at least, with settlement focused on Bedhampton's historic core to the west.
- 1.4 Past finds and investigations have confirmed prehistoric activity and Roman sites in the study area and a principal Roman road ran close to the northern part of the site. However, the closest investigations to the site have not indicated any nearby activity and any earlier remains will have been affected by past activity, although it is possible that the ground surface has been raised more recently to provide a level surface and given proximity to watercourses.
- 1.5 The site is assessed to have low archaeological potential, reflected in it not being part of an Area of High Archaeological Potential or Archaeological Potential. The remains of a late 19th century road across the site are of no interest. Given low potential for significant sub-surface archaeological remains, it is suggested that any further archaeological investigation could be completed as a condition of planning permission.
- 1.6 No designated heritage assets lie within or close to the site. The closest are parts of Old Bedhampton Conservation Area to the west and Brockhampton Conservation Area to the east. Both areas also contain listed and locally listed structures, although the closest statutorily listed buildings to the site are more than a hundred metres from it and most are several hundred metres distant.

- 1.7 The site visit took in the key heritage assets and confirmed that the area is largely level and developed. All the designated heritage assets have 19th century and later intervening development which prevents inter-visibility. Given this, redevelopment of the site would not harm the significance of any heritage asset, nor an appreciation of that significance.

2.0 INTRODUCTION, PURPOSE AND CONTEXT

Introduction

- 2.1 ACD Environmental Limited has been commissioned by Bellway Homes Limited (Wessex) to complete an archaeology and built heritage assessment of land at Palk Road, Bedhampton near Havant, Hampshire, hereinafter referred to as the 'site' (Appendix 2).
- 2.2 The site comprises three small parcels of land which are disused or in commercial use at the end of the otherwise residential Palk Road, south of West Street. The site lies immediately south of a railway and east of a water treatment works, whilst the now canalised Hermitage Stream forms the site's south eastern boundary.

Context

- 2.3 This report supports an application for residential development and associated infrastructure, access and landscaping.

Purpose

- 2.4 The purpose of this assessment is to:
- Ascertain the general archaeological and heritage value of the site by;
 - Identifying known archaeological or heritage assets within the site that might be affected directly;
 - Assessing the potential for hitherto undiscovered sub-surface archaeological deposits;
 - Assessing the relationship between the site and nearby designated heritage assets;
 - Assess impacts of the likely proposed scheme; and
 - Propose suitable mitigation to address any adverse effects.

3.0 METHODOLOGY

Background Data Search

- 3.1 Information on previously recorded heritage assets, sites, findspots and past archaeological investigation has been obtained from the Hampshire Archaeology & Historic Buildings Record (HAHBR/HER). The data search has been undertaken for a kilometre radius centred on the site.
- 3.2 The following sources have also been consulted and, where relevant, the information provided has been incorporated within this report:
- Havant Borough Council website (HBC);
 - Hampshire Record Office (HRO) in Winchester; and
 - Historic England National Heritage List for England (NHLE) online.
- 3.3 The HRO holds secondary sources and also historic maps which provide information about the land use pre-Second World War and can indicate sub-surface remains. The NHLE records designated heritage across the country including listed buildings, scheduled monuments and registered landscapes. Online sources included aerial images of the site from recent decades which complement historic maps.

Site Visit

- 3.4 The site was visited in July 2022. Both the site itself and its environs were considered during the visit to identify any heritage assets or potential assets within the site, on its edges or in such close proximity that they might be affected.

Evaluation and Impact Assessment

- 3.5 Having defined the known and potential constraints to development of the site, the impacts of the likely development scheme have been considered, taking into account different stages and activities within the development process. Likely impacts and appropriate further evaluation or mitigation is recommended in Section 6.

4.0 BASELINE INFORMATION

- 4.1 This review of baseline information has been informed by data held by the Hampshire Archaeology & Historic Buildings Record (AHBR) and Historic England. Appendix 1 provides a gazetteer of sites within or close to the site detailed below. A small number of records within the study area which do not add to an understanding of the site's potential and would not be affected have not been detailed. Duplicate entries are also omitted.
- 4.2 Sections below also review relevant information held at the Hampshire Record Office, including historic maps and secondary sources. Appendix 2 holds a plan of the site today and in the late 19th century and of nearby heritage assets and HER records, whilst references and sources are detailed in Appendix 3.

Context

- 4.3 The site lies in the south east of Bedhampton, west of Havant, Hampshire. The railway line marks the site's northern boundary, with modern residential development beyond. Open land within a water treatment works lies west and south west of the site. To the south east lies the Hermitage Stream watercourse, with open land and residential development beyond. North east of the site are a mix of housing to either side of Palk Road.
- 4.4 The geology is mixed formation chalk overlain by superficial deposits of river terrace silt, sand and clay and also alluvial deposits closer to the stream including clay, silt, sand and gravel in the southern part of the site. The site is centred at NGR SU 7070 0650 and extends across approximately a hectare. The site is level and lies at circa 5 metres above Ordnance Datum.
- 4.5 The site comprises three main areas demarcated by wire fencing. Between Palk Road and the railway is an area which is overgrown, but may have been hard surfaced. South of Palk Road is an area which is hard surfaced and used for the storage of pallets as well as an area which holds an equipment hire business. West of these and beyond Palk Road is a Portsmouth Water Company compound used for the storage of pipes.

Designated Sites

- 4.6 The site does not contain any designated heritage assets. The closest to the site are parts of Old Bedhampton Conservation Area, more than a hundred metres north west and west of the site (Appendix 2, Plate 1). To the east, the closest parts of Brockhampton Conservation Area lie approximately 200 metres from the site.

- 4.7 Conservation area appraisals for the two conservation areas confirm that the Bedhampton designation covers the historic core and earlier parts of Bedhampton, whilst Brockhampton extends across an area of 19th century residential and waterworks development: the headquarters of Portsmouth Water Company (HBC 2007 & 2019).



Plate 1: North east part of Old Bedhampton Conservation Area, looking north east

- 4.8 The only other designated heritage assets within the study area are listed buildings. Closest of these to the site is the early 19th century Grade II listed Golden Lion Public House, less than 200 metres north west of the site (HER 6815, Plate 1). This faces south, but away from the site onto Bedhampton Road (B2149) to its south and is white painted stucco with a tiled roof. To its west, HER 54541 is also Grade II listed and the former village school.
- 4.9 Other listed buildings west of the site are nearly half a kilometre from it and include the parish St. Thomas' Church which is unusually only Grade II listed, despite having 12th century fabric (HER 1434, Plate 2). North of the church, both a 16th century former manor house and a Tudor wall surrounding its grounds are Grade II listed (HER 6816).
- 4.10 The most interesting other listed building within the heart of old Bedhampton is 'The Elms', an 18th century 'Gothick' style large house which apparently once hosted the Duke of Wellington which is Grade II* listed (HER 6922, Plate 3). A number of other large detached post-medieval houses close to the church are also Grade II listed, but are not detailed further here.



Plate 2: Church of St. Thomas, looking north east



Plate 3: The Elms, looking west

- 4.11 Half a kilometre south west of the site, HER 6820 records the Grade II listed and circa 1700 'The Old Mill House' which was associated with a now demolished mill: Upper Bedhampton Mill (HER 23430). East of the site, three Grade II listed buildings include 'The Old Manor House' which is actually 19th century in date and two houses on the south side of West Street: 65 West Street and 'Westfield House' (HERs 6821 & 7032/3).
- 4.12 Several areas within Bedhampton's conservation area are also designated as either an Area of High Archaeological Potential or an Area of Archaeological Potential (Appendix 2). These county level designations recognise the higher chances of finding significant medieval or post-medieval deposits in these areas. One such area lies circa just beyond the conservation area and circa 200 metres south west of the site, centred on the site of Upper Bedhampton Mill.
- 4.13 Havant Borough Council also maintains a local list of locally significant buildings. However, the closest of these to the site all lie within the two closest conservation areas and include 19th century housing and a public house.

Non-designated Sites

- 4.14 No AHBR records are located within the site itself. However, there is some evidence for activity in the area from prehistory and as might be expected given the understanding of the area's past exploitation. HER 57575 relates to the find of a Mesolithic burin flint tool found circa 500 metres north west of the site in a house's garden. HER 23356 records the find of a Neolithic stone axehead in the 1950s, 800 metres east of the site.
- 4.15 Past activity south of the site, where the prehistoric sea shore would have lain found both Bronze Age and Iron Age pottery and also hearths dating to the later period. These were interpreted as evidence for salt production, approximately a kilometre south west of the site (HERs 23489/23490).
- 4.16 A 'ring ditch' circular cropmark feature observed on aerial photographs in an arable field 750 metres south west of the site is typical of the sub-surface remains of prehistoric burial mounds or hut circles (HER 70451). However, given this potential, the area was recently subject to evaluation and excavation fieldwork, but nothing appears to have been found (HERs 71351).
- 4.17 A watching brief in 1993 circa 500 metres north west of the site also recovered two prehistoric worked flints, whilst it is not clear if a curved ditch and pits recorded during more recent investigations south east of the site were prehistoric (HERs 35425 & 67964).

- 4.18 There is clearer evidence for Roman settlement in the study area. Bedhampton Road is thought to follow the line of an important Roman road between Chichester and Wickham (Appendix 2). A Roman well was recorded east of the site on the line of this road (HER 70232).
- 4.19 North west of the site, HER 23397 records the likely site of a significant Roman site, with pottery and tile recovered and rumours of a mosaic floor having been revealed leading to this being noted as a 'villa' by the AHBR. Roman pottery sherds have also been found during watching briefs in the vicinity of the Roman well mentioned above and north of the site and railway (HERs 23359 & 50281).
- 4.20 Most recently, in 2014 and 2015, a Roman occupation site has been inferred given the recording of several ditches, post-holes and pits with a range of Roman material (HER 67906). This site lies two thirds of a kilometre east of the site.
- 4.21 An HER entry notes that an Anglo-Saxon church may have lain close to that now in place. Other than the medieval parish church, the HER notes the likely extent of medieval settlement close to it and the likely site of the contemporary manor house east of the church (not detailed in appendices). Unsurprisingly, medieval pottery and features have been found away from this and within the study area. HER23434, slightly more than a hundred metres east of the site records the find of a medieval well during 1927 works at Havant (Brockhampton) waterworks. HER 65094 records the site of St. Chad's Well west of the site and railway. Marked on historic maps, this well may have had medieval origins.
- 4.22 A number of post-medieval and modern sites and structures are also recorded by the HER within the study area. Those that would not be affected or which do not inform an understanding of the site's archaeological potential are not detailed further and include a number of Second World War military sites.
- 4.23 South west of the site, HER 55973 records the site of the 1889 Bedhampton Pumping Station, which was the main source of Portsmouth's water in the early 20th century. The entry notes that it was enlarged in 1902 and that the brick structure is largely still in place, albeit having lost a chimney and with more recent equipment inside. HER 54943 records the site of Bidbury Springs marked on historic maps and north west of the site.
- 4.24 Given potential for significant archaeological remains in the area, most recent development appear to have been accompanied by archaeological investigation, with either trial trenching in advance or a watching brief during construction. Those investigations which located significant remains are noted above, whilst only those 'negative' events closest to the site are marked/summarised in appendices 1 & 2.

4.25 HERs 57627 and 72247 relate to trial trenching south east of the site in 2006 and 2021 respectively, but neither investigation found anything significant. Similarly, watching briefs close to the Roman road, east and west of the site found only 19th century features (HERs 54341 & 65168).

Historic Maps

4.26 The earliest available maps for the site are small-scale post-medieval maps of Hampshire. Those by Taylor of 1759 and Milne of 1791 show only limited detail for Bedhampton, but confirm that it lay west of the site at the time and that the site appears to have been open ground. Greenwood's map of 1826 is similar.

4.27 The Hampshire archives also hold an undated map of Bedhampton by a Charles Lewis in very poor condition which is thought to be of mid-19th century date and thus similar to the Tithe map of circa 1840. This indicates that a cottage had been built close to West Street and beyond the site and that the site then lay within parts of two land parcels.

4.28 The 1841 Bedhampton Tithe Map and Apportionment are clearer and indicate that the site lay within the same three parcels as shown on the 1870s' Ordnance Survey map prior to the railway being built (Appendix 2). A large rectangular field which the railway subsequently cut through is noted as pasture and owned by the Reverend Thomas Franks.

4.29 Land south of it and surrounded by watercourses on three sides is recorded as also owned by Franks and rough pasture. In the north east, part of the site lay in a wider area which is recorded as owned by 'Admiral Poyntz' and as a cottage and garden, with the cottage that adjacent to West Street.¹ Other buildings were mainly arranged along West Street or at Upper Bedhampton Mill at the time, with the land in between all fields.

4.30 By 1870 and the first edition Ordnance Survey map, the railway had been built and created the site's north western boundary (Appendix 2). Although the version reproduced in Appendix 2 shows the site as open and as on earlier maps, a different version, ostensibly from the 1870s, shows planned roads laid out east of Hermitage Stream and also what became Knox Road continuing across the Hermitage Stream to meet with a provisional Palk Road. This seems to indicate a plan to develop the whole area which was curtailed. Both versions confirm the change in course of the Hermitage Stream since and that a tributary stream lay on the western edge of the site. The southern part of the site, between the two watercourses is shown as marshy ground.

¹ An Admiral Stephen Poyntz is noted to have lived at Havant until his death in 1847 (PRO online search)

- 4.31 The 1890s second edition map confirms the road link across the Hermitage Stream as in place, with development east of the site on Palk Road, including a terrace facing onto West Street which replaced the earlier admiral's cottage and a non-conformist chapel. However, the roads within the site and east of Hermitage Stream remained undeveloped.
- 4.32 The second edition map also shows development of Bedhampton waterworks south of the site. By the early 20th century, Hermitage Stream is no longer marked, possibly as a result of waterworks activity.
- 4.33 By the mid-20th century, the site remained open, albeit with the road connecting Palk and Knox roads crossing it. The 'Water Works' had been developed further and the mill to the south of it is noted to be disused. A larger building east of the site and north of Palk Road is marked as a church and it is not clear if this is the non-conformist chapel marked on earlier maps, with a house to its west, or that there was a church and a chapel.

Other Sources

- 4.34 No information relating directly to the site was available at Hampshire Record Office or online. Pevsner and other sources confirm the core of Bedhampton as lying further west and with likely Anglo-Saxon origins (O'Brien *et al* 2018, HBC 2019, Page 1908). The importance of the area's springs as a source of water is also noted, as is the development of both Bedhampton and Brockhampton waterworks. Page notes that St, Chad's Well was reputed to have health benefits.
- 4.35 Sources on the parish's history also confirm that the railway was in place by the 1850s and echo the HER in relation to the mills and manors. Pevsner remarks on the 'small church' and on The Elms as the finest building in the village (O'Brien *et al* 2018).
- 4.36 Aerial photographs available online complemented the historic maps, with an image of circa twenty years ago showing much of the site as a pipe storage area, but with the vegetated parcel in the north as now. By 2004, the current arrangement of parcels within the site was in place, with that in the west used for pipe storage. Pallet storage is only apparent in recent years, whilst the east of the overgrown parcel appears to have been scraped off at one point last decade.

Site Survey Results

- 4.37 The site and its environs were visited in July 2022. The site was confirmed to include four separate parcels of land accessed from the western end of Palk Road (Plate 4). That in the north east is now disused and had an overgrowth of weeds, but appeared as if it might have a man-made surface beneath. All other areas were hard-surfaced.
- 4.38 South of this the south eastern parcel is in use for pallet storage, with these stacked to a considerable height and obscuring any other features, although other than some modern cabins, there was no evidence of anything else.



Plate 4: View of site from pedestrian bridge over railway, looking south

- 4.39 The other two parcels of land were largely open, with that in the south west in use for commercial hire or retail of hardware and that at the western end used for the storage of water pipes by Portsmouth Water Company (Plate 5). The commercial yard includes a couple of modern prefabricated cabins.
- 4.40 A line of vegetation marks the Hermitage Stream immediately south of the site, although inspection from West Street confirmed that this watercourse has been canalised and was almost dry when visited (Plate 6). The bridge over the stream is modern.



Plate 5: Western part of site, looking south



Plate 6: View south west along the Hermitage Stream from West Street

- 4.41 The area south of the Hermitage Stream includes an open area of pasture related to the waterworks and then a well vegetated residential area. There was no evidence of a continuation of Knox Road marked on some late 19th century OS maps. East of the site, Palk Road consists of mainly modern residential buildings including a three storey block immediately east of the site and at the junction with West Street. These and other residential elements screen the site from Brockhampton Conservation Area and its significant buildings to the east. A slightly older property may be the chapel shown on some historic maps.
- 4.42 Residential development also screens Old Bedhampton Conservation Area and its notable structures and the site visit confirmed that there is no inter-visibility between these areas and the site even at the closest point (Plate 7). The parish church is a low structure which is surrounded by yew trees, whilst the manor house is also surrounded by walls, vegetation and later development beyond. Given distance and significant screening by a range of vegetation, the listed Mill House south west of the site is also not visible.



Plate 7: View across Bedhampton recreation ground towards site

- 4.43 There are long distance views towards the site from the brick bridge which carries Mill Lane across the railway and links the mill site to the rest of the old village (Plate 8). However, distance prevents any clear view of the site which would be seen against its surrounding developed backdrop.

4.44 The site visit also confirmed that there is no clear evidence of St. Chad's Well now apparent north of the site and railway line. The site of the well now appears to have a modern cover and lie within a private garden. South west of the site, there are views of the main pumping station building, albeit an unexceptional brick and hipped roof structure amidst the largely grassed grounds of the waterworks.



Plate 8: 19th century bridge over railway, west of site

5.0 PLANNING POLICY CONTEXT

- 5.1 This section summarises the relevant national and local planning policies, as well as other reference documents, relevant to the baseline archaeology results. There is no legislation relevant to the site given an absence of scheduled monuments within or nearby.
- 5.2 The National Planning Policy Framework (NPPF) has been revised three times in recent years since it was first published in 2012 (DCLG 2012, MHCLG 2021). The policy wording for Historic Environment remains very similar, albeit that the order of certain paragraphs and numbering has changed. Heritage assets are still defined in the NPPF glossary as any designated or undesignated element of the historic environment which is identified as being of such significance that it is a material consideration in the planning process.
- 5.3 In determining applications which cause harm to heritage assets directly, or indirectly, through affecting a complementary setting, the NPPF now recommends that 'great weight' should be given to their conservation when reaching a planning decision (Paragraph 199).
- 5.4 The more important the asset, the greater the weight that should be ascribed. As heritage assets are irreplaceable, it is noted that any harm or loss should require clear and convincing justification. It notes that 'substantial harm' to or loss of designated heritage assets of the highest significance should be 'wholly exceptional' (Paragraph 200).
- 5.5 Paragraph 202 clarifies that, where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing an optimal viable use.
- 5.6 Paragraph 203 notes that effects on the significance of non-designated heritage assets require a balanced judgement weighing the scale of impact on the significance of the heritage asset against the benefits of the proposed development. Where heritage assets are to be lost, Paragraph 205 confirms that an appropriate record of the elements to be lost should be provided and both disseminated and archived by the developer.

Local Policy

- 5.7 The current policies for Havant Borough Council are set out in the 2011 Core Strategy and the 2014 Allocations document (HBC 2011 & 2014). The Core Strategy's Policy CS11: Protecting and Enhancing the Special Environment and Heritage of Havant Borough confirms that, amongst other requirements, development:

'Protects and where appropriate enhances the borough's statutory and nonstatutory 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.'

- 5.8 More detailed development management policies in the 2014 adopted Local Plan document include Policy DM20: Historic Assets, which states:

'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.'

Guidance

- 5.9 The Ministry for Housing, Communities and Local Government has produced updated Planning Practice Guidance which supports the NPPF (MHCLG 2019). This includes a section titled *Conserving and Enhancing the Historic Environment*. Historic England has produced more detailed guidance on decision making: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). Where relevant, this guidance has informed this assessment.

- 5.10 Historic England also released an updated version of its *The Setting of Heritage Assets* at the end of 2017 (Historic England 2017). The Guidance highlights that, although setting can cover a large area, not all of it is positive or anything other than neutral in relation to the significance of the heritage assets concerned and it is not a designation per se. It sets out in detail the aspects of setting which may have a bearing on heritage assets.

- 5.11 The Guidance examines assessment of the effects of a development proposal on significant elements of setting and stresses that, although visual impacts are at the heart of such effects, other factors including noise, vibration and lighting can also harm setting. An understanding of the heritage assets and the significance of their setting at an early stage can influence proposals in order to minimise adverse effects. A proposal may be re-located, better screened or designed to complement an asset's character where harm could be caused.
- 5.12 Historic England's Guidance also details enhancement of setting which can stem from development. This is noted to include the removal of a detrimental structure, or revealing a lost historic feature, enhancement or creation of public views and improving public access to and interpretation of an asset and its setting. The Guidance sets out a five-step approach to considering setting in relation to development proposals. The assets which might be affected have to be identified and then the degree to which their setting enhances their significance or an appreciation of that significance is to be assessed. Steps 3 and 4 require that the harm or benefits of the proposals are considered in relation to setting and that measures to avoid or minimise the harm are sought. A final, post-construction step is the documenting of the decisions made and post-development monitoring to confirm how accurate the assessment had been.
- 5.13 Given past Appeal decisions in relation to the effect of development on highly visible assets such as churches, the new Guidance includes specific reference to these and states:

'Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view.'

6.0 CONCLUSIONS AND RECOMMENDATIONS

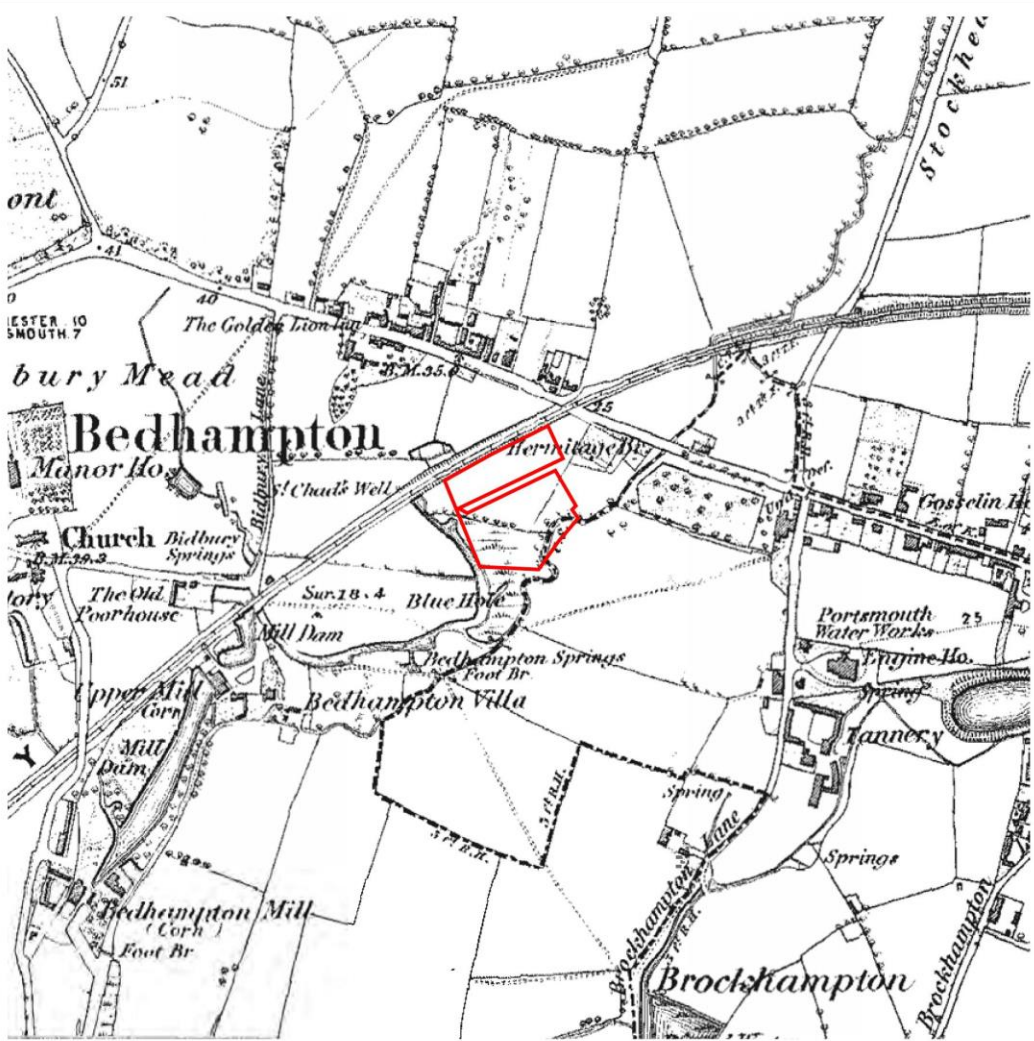
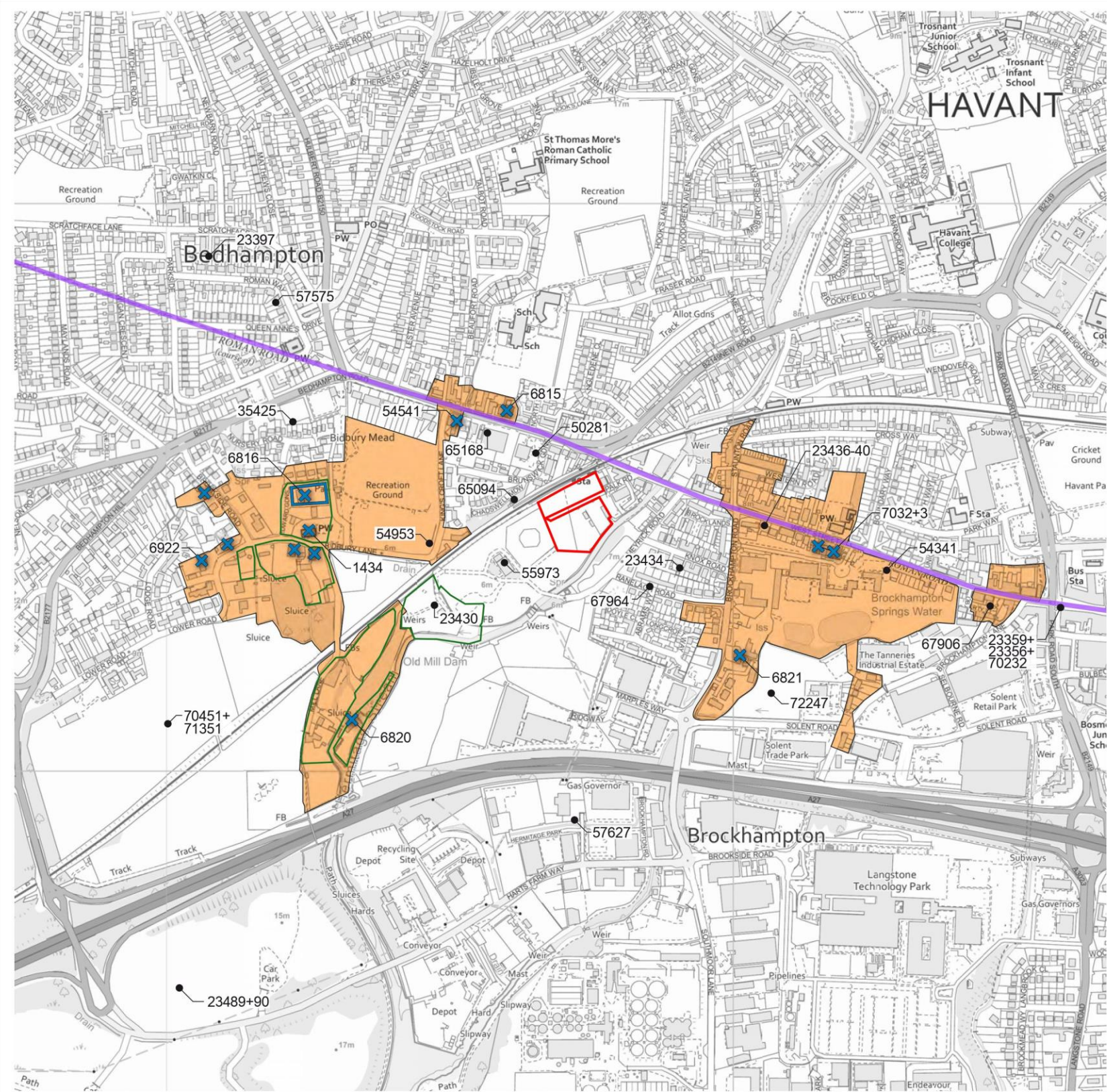
- 6.1 This archaeology and heritage assessment has been completed for a site at Palk Road, Bedhampton, Hampshire on behalf of Bellway Homes Limited (Wessex). The site is currently largely in commercial use and its redevelopment as residential is proposed. This assessment confirms the site's archaeological potential, likely effects on heritage assets within and beyond the site and suitable further investigation to evaluate and mitigate and potential harm in accordance with current legislation, policy and guidance.
- 6.2 The Hampshire Archaeology and Historic Buildings Record (HER) and county archives were consulted as to their holdings of information for the site and its environs. HER records included those relating to known sites and findspots, designated heritage and past archaeological investigation. Historic maps and secondary sources held by the record office as well as available online were also consulted. These sources informed site visit in July 2022.
- 6.3 The site area consists of several small hard-surfaced parcels in use for retail, storage or vacant and overgrown and the current arrangement is modern. No significant features lie within or adjacent to the site, which now has an urban context. The land is likely to have been farmed from the medieval period at least, with settlement focused on Bedhampton's historic core to the west and beyond a mid-19th century railway which now defines the site's northern boundary. Development also lies south of the site and the canalised Hermitage Stream. West of the site lies Bedhampton waterworks.
- 6.4 Past finds and investigations have confirmed prehistoric activity within the study including finds of stone tools and Bronze Age and Iron Age pottery. Roman sites include occupation to the east and a possible villa to the north west and a principal Roman road ran close to the northern part of the site, linking Chichester to Wickham. Given this potential, development in recent decades within the study area appears to have been supported by fieldwork.
- 6.5 However, the closest investigations to the site have not indicated any significant activity. Any sub-surface remains within the site may have been harmed by more recent changes, although the site may have been raised in the late 19th century to provide a level development area with less chance of flooding. The site is assessed to have low to moderate archaeological potential which is reflected in it not being part of an Area of High Archaeological Potential or Archaeological Potential. The remains of a late 19th century road across the site are of no interest.

- 6.6 In the absence of fieldwork, there remains potential for sub-surface archaeological remains of between local and county significance to lie within the site. However, given the low likelihood of very significant remains and ongoing uses of the site, it is suggested that any further investigation of the site could be secured as a condition of planning permission. A watching brief during construction may be considered an adequate response to the site's low potential.
- 6.7 No designated heritage assets lie within or close to the site. The closest are parts of Old Bedhampton Conservation Area to the west and Brockhampton Conservation Area to the east. These extensive areas protect the earlier parts of the settlements including areas of 19th century development.
- 6.8 Both areas also contain listed and locally listed structures including the Grade II listed medieval parish church of St. Thomas a Becket nearly half a kilometre to the west and the nearby manor house. However, the closest statutorily listed buildings to the site are more than a hundred metres distant and most are several hundred metres distant.
- 6.9 The site visit took in the key heritage assets and areas and confirmed that the study area is largely level and developed. All the designated heritage assets have 19th century and later intervening development which prevents inter-visibility with the site. One or two distant views of the site may be possible from a raised bridge over the railway on Mill Lane, but these are distant and have existing development as their context.
- 6.10 It is concluded that redevelopment of the site would not harm the significance of any heritage asset, nor an appreciation of that significance through change to their setting.

Appendix 1 – Hampshire Archaeology & Historic Building Record Information

HER Ref.	NGR (SU prefix)	Period	Notes
1434	7025 0642	Medieval	Church of St. Thomas a Becket is Grade II listed and circa 1140 with 19 th century restoration. Flint and rubble with ashlar and red tile roof. HER 23368 suggest site of earlier Anglo-Saxon church too.
6815	7060 0662	19 th century	Golden Lion Public House is stucco and tile roofed and Grade II listed.
6816	7024 0648	16 th century	Manor House is Grade II listed and of mixed materials including timber framing and a later west front. Brick walling of grounds is separately GII listed.
6820	7033 0608	Circa 1700	The Old Mill House is Grade II listed and of brick and tile roofed.
6821	7101 0620	19 th century	The Old Manor House is Grade II listed and brick with tile roof.
6922	7006 0637	18 th century	Gothick The Elms is Grade II* listed and stucco with slate roof and had extension built for visit by Duke of Wellington.
7032/3	7137 0633	19 th century	65 West Street and Westfield House are both GII listed and of brick and tile roofed.
23356	7013 0717	Neolithic	Polished flint axe head found in 1950s.
23359	7157 0628	Medieval	Pit containing Roman pottery sherds recorded in 1971.
23397	7006 0689	Roman	Possible site of villa given finds of pottery and tile and rumour of mosaic.
23430	7042 0626	Post-medieval?	Upper Mill, Bedhampton is noted from historic map and noted to have been demolished, but to have a surviving mill house.
23434	7090 0630	Medieval	Well containing pottery revealed during 1927 works at Havant waterworks.
23489/90	7010 0570	Bronze Age & Iron Age	Pottery has been recovered from likely raised beaches. IA hearths suggest it may have been a salt production area.
35425	7020 0660	Prehistoric	Watching brief in 1993 during development recorded no features, but two prehistoric flakes.
50281	7064 0657	Roman	Watching brief in 2000 during hall redevelopment did not record any features, but some Roman and medieval redeposited sherds.
54341	7129 0636	Post-medieval?	Watching brief in 2003 during redevelopment recorded wall, ditch and well.
54541	7051 0661	19 th century	Former village school of 1868 is largely brick and Grade II listed.
54953	7045 0638	Post-medieval?	Site of Bidbury springs marked on historic maps in Bidbury Mead.
55973	7060 0636	19 th century	Bedhampton Pumping Station is of 1889, enlarged 1902 and brick. Has lost chimney, but most of structure survives, with later equipment. Supplied much of Portsmouth from 1902 to 1927.
57575	7016 0681	Mesolithic	Burin flint tool findspot in house garden.
57627	7070 0590	Modern	Trial trenching by Molas in 2006 found only two recent pits.
65094	7061 0647	Medieval	Site of St. Chad's Well marked on historic maps.
65168	7050 0659	N/a	Watching brief in 2013 recorded nothing other than 19 th century foundations of adjacent building.
67906	7145 0649	Roman and later	Evaluation and excavation in 2014/15 recorded Roman features including ditches and 1 st to 2 nd century pits and post-holes with finds suggesting occupation. Medieval to Tudor activity including possible parchment making and tanning also recorded.
67964	7082 0625	Undated	Evaluation and excavation in 2014/15 revealed a curvilinear ditch and pits.
70232	7172 0627	Roman	Approximate position of Roman well. No other detail.
70451	7003 0610	Prehistoric?	Ring ditch visible on aerial photograph.
71351	7003 0616	N/a	PCA evaluation in 2020 found nothing in area of ring ditch. 2021 'excavation' by Cotswold Archaeology in same area also negative.
72247	7111 0616	N/a	Evaluation of 7 trenches in 2021 found nothing significant.

APPENDIX 2 PLAN



OS map of 1870s (not to scale)

LEGEND

- Site area
- Listed building
- Conservation areas
- Area of (High) Archaeological Potential
- Roman road
- Other HER records



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Scheme: Palk Road, Bedhampton, Havant, Hampshire

Plan 1: Site and Identified Archaeology and Heritage

ACD Ref: BELL23607-81

Scale: As shown

Drawn: KJ

Checked: BS



APPENDIX 3 REFERENCES AND SOURCES

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T. Milne's map of Hampshire, 1791

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Map by Charles Lewis of Bedhampton of circa mid-19th century

Tithe map and apportionment for Bedhampton, circa 1840

Six inch to the mile Ordnance Survey maps of 1870, 1898, 1909, 1933 & 1945 (Sheet LXXVI)

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Maps of site accessed at National Library of Scotland at www.nls.uk

Street Map Ordnance Survey map of site accessed at www.streetmap.co.uk



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