

**LAND WEST OF OLD MANOR FARM, SOUTH OF LOWER ROAD,
BEDHAMPTON**

DESK BASED ARCHAEOLOGY ASSESSMENT

BARGATE HOMES and VIVID HOMES

SEPTEMBER 2021



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1 Introduction

1.1 This report provides a desk-based archaeology assessment of Land West of Old Manor Farm, Bedhampton, prepared by Terence O'Rourke Ltd on behalf of Bargate Homes Ltd. It describes the known terrestrial archaeological resource of the site and study area, that could be affected by future housing development.

1.2 This desk-based assessment examines the potential for the discovery of as yet unknown features of archaeological interest and considers the implications of the proposed development. The conclusions of this assessment will form the starting point for any further survey work required, including intrusive investigations at the reserved matters stage, if necessary. The report sets out the baseline, potential and significance of the known and recorded non-designated archaeological assets for the site and 1km study area. The assessment of the likely potential effects of the development on the known designated heritage assets, listed buildings and conservation areas, is set out in a separate Heritage Statement accompanying this outline application (TOR 2021).

Site location and description

1.3 The proposed development area (or hereafter the PDA) is located to the west of Old Manor Farm, south of Lower Road, Bedhampton. Currently the PDA is an area of farmland that has not been under arable cultivation for a number of years bounded to the south by hedgerow and small trees with the railway cutting beyond. To the east the site is open to the rest of the field and to the west is a strip of woodland with the A27/A3(M) junction beyond. Owing to the flat nature of the landscape and the screening effect of the existing built form and trees the proposal for a new residential development of up to 43 homes west of the recently approved proposal for 50 homes will not be easily seen from the wider area.

2 Legislation, policy and planning background

2.1 National policy recognises the value and significance of cultural heritage, and the public interest in the preservation of particular assets and sets out mechanisms to ensure that it is taken into account in planning decision-making. Sites and features of identified interest are protected under the Ancient Monuments and Archaeological Areas Act 1979 as amended, and the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

2.2 National planning policy guidance on conserving and enhancing the historic environment is contained within the National Planning Policy Framework (NPPF), the online National Planning Practice Guidance, and the Good Practice Advice published by Historic England (GPA1 Local plan making, GPA2 Managing significance in decision-taking in the historic environment (2015) and GPA3 The setting of heritage assets (2017)). Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (NPPF, paragraph 189).

2.3 Paragraph 194 of the NPPF states that in determining applications;

“...planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

2.4 Paragraph 203 of the NPPF states:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

2.5 The National Planning Practice Guidance (NPPG 2019) is a web-based designed to be used alongside the policies outlined in the NPPF. The NPPG clearly states how *“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 everyday use and as yet undiscovered, undesignated buried remains of archaeological interest”* (NPPG 18A-002-2019.0723). The NPPG clarifies what non-designated heritage assets are; *“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”* (NPPG 18A – 039-2019.0723).

Regional and Local Planning Policies

2.6 The Local Planning Authority adopted The Havant Borough Local Plan (Allocations) (Havant Borough Council 2014) and the Havant Borough Local Plan (Core Strategy) on the 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.

2.7 For heritage assets and archaeology, Policy CS11: Protecting and Enhancing the Special Environment and Heritage of Havant Borough of the Core Strategy sets out the strategic approach to protect heritage designations:

“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 aesthetic value.”

- 2.8 Policy DM20 (Historic Assets) of the borough Allocations Plan sets out the development management requirements for planning applications that affect heritage assets and states that:

“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.”

The 50-home site to the east (phase 1)

- 2.9 The archaeology and non-designated heritage assets were considered in detail by the Inspector for the phase 1 appeal¹, paragraphs 44-47. The Inspector considered the contention of the Hampshire Council’s Archaeologist, in his dismissal of the findings of the desk-based archaeology report by L-P Archaeology (dated October). Where L-P Archaeology concluded the site is likely to have remained on the ‘periphery’ of human activity from the prehistoric to early medieval period, the HCA clearly rebuked this by stating how the site lies in an area on the ‘fringe’ of Langstone Harbour where activity from the Mesolithic period right through to the Roman period. The conclusion of the HCA that the site has a high archaeological potential has in no way been borne out by the results of the subsequent trial trench evaluation (PCA 2020; see section 4 below for summary). The HCA recommended to HBC that a standard archaeological condition should be applied to any future planning permission at the site and all archaeology identified in the evaluation can be investigated and preserved by record prior to development (see condition 8 pg.32 of the Appeal Decision Notice).

3 Methodology

Context

- 3.1 The Hampshire Historic Environment Record (HER) was consulted² for information on known archaeological features and designated assets within the site, and a 1 km radius. The data also included the historic landscape characterisation (HLC) information (see Heritage Statement for further discussion). A full list of the data sources consulted is provided at the end of this document.
- 3.2 The HER data information is given on figure 1, which shows the non-designated archaeological sites and findspots, and information on past archaeological assessments and evaluations. The gazetteer in appendix 1 list the sites and archaeological events and provide extracts from the HER. Figures 2a-d reproduce a series of historic Ordnance Survey maps of the land to illustrate change over

¹ Reference APP/X1735/W/20/3259067.

² Data received by email on 09/02/2021

time and figure 3 is an aerial photograph of the site to provide context in the study area. A desk-based assessment checklist is also included as appendix 2 and a glossary of specific technical terms is included as an appendix 3.

Scope of the study

- 3.3 The study was undertaken with reference to the Chartered Institute for Archaeologists code of conduct and appropriate standards (2008, updated 2014, revised 2019).

Limitations of the study

- 3.4 The report's conclusions are limited by the extent and quality of existing information and therefore its usefulness in predicting the extent and definitive location of the archaeological resource must be qualified. The archaeological assessment was desk-based only, and no site-specific surveys have been undertaken.

Assessment of effects

- 3.5 This report aims to give an overall assessment of the components, qualities and level of importance or value of the heritage assets within the study area, including above and below ground archaeology. A judgement is made of the value of known archaeological features or deposits and the probability of discovering currently unknown remains, and their likely importance.

4 Baseline

- 4.1 The evidence is presented in chronological order in broadly accepted chronological periods such as Palaeolithic – Neolithic. The HER data provided by Hampshire County Council lists 64 non-designated sites or features within the study area, none of which lie within the site boundary.

Geology and topography

- 4.2 Geology and topography can provide an indication of suitability for early human settlement and of former ground levels which might have implications on the potential for archaeological survival.
- 4.3 The British Geological Survey (2019) as well as the borehole log record gathered during Phase 1 of the works indicates that the underlying bedrock geology across the PDA encompasses several geological formations of sedimentary bedrock of chalk, formed approximately 72 to 94 million years ago in the Cretaceous Period. The local environment at the time was dominated by warm chalk seas. Overlaying the bedrock is a River Terrace Deposit of sand, silt and clay formed up to 3 million years ago in the Quaternary Period when the local environment was dominated by rivers. This River Terrace Deposit might have attracted early communities providing higher and drier land in an otherwise wetter marshy environment.
- 4.4 The site is generally flat and slopes gently from approximately 9m OD (Ordnance Datum) along the northern boundary to approx. 6m OD in the south. The wider landform is generally flat and low lying to the south but rises to approximately 70m OD at Farlington Redoubt, some 1.5km to the north-west which forms the eastern extent of the ridge of Portsdown Hill which then drops down into Bedhampton.

The known archaeological resource

Prehistoric

- 4.5 The PDA and its study area contain no information of finds, features or events dated to the wider Palaeolithic period (800,000 – 10,000 BC). The coastal plain of Hampshire would have been far inland during this time and not becoming a coastal environment until the Early Bronze Age. Geoarchaeological evidence gathered from Langstone Harbour to the south of the PDA shows that the local area during the early prehistoric period was a river valley with open grassy hinterland (L-P Archaeology, 2019). The river terrace deposits, upon which the PDA is located may have some potential for Palaeolithic material however none has been identified anywhere in the study area.
- 4.6 During the Mesolithic period (10,000 – 4000 BC) the hunter-gather communities of the postglacial period inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food and water, as well as a means of transport and communication. The area of the PDA in this period was still located at some distance from the coast on the relatively higher and well drained river terrace deposits that attracted early, possibly seasonal settlers. Archaeological evaluation work to the north-west of the PDA at Camp Hill produced an unretouched flint blade discovered by sieving and dated to the Mesolithic period (TOR 35). A multiperiod scatter of finds (Mesolithic to later Bronze Age) has also been found at North Binness Island to the south of the PDA at Chalkdock Lake (TOR 43). Furthermore, a small number of stray finds such as a Mesolithic burin (chisel like flint tool; TOR 45) and two struck flints (TOR 44) has been discovered to the north-east of the PDA.
- 4.7 The wider landscape to the south of the PDA is also rich in Mesolithic findings including the remains of a possible structure (L-P: Archaeology, 2019). The southern coast of Hampshire is known for its early prehistoric remains ranging from the Upper Palaeolithic to the Mesolithic period however, these deposits are generally found at significant depth, and it is likely that any significant deposits, if present on the PDA, would occur beyond the depth necessary for future development.
- 4.8 The HER data contains two records from the Neolithic period (4000-2000 BC) from across the study area with a later Neolithic flint axe fragment found at Camp Hill to the north- west of the PDA and Bevis's Grave Long Barrow and Early Medieval Cemetery scheduled ancient monument also in this area (TOR 15)³. The scheduled monument is believed to be a Neolithic long barrow orientated east to west, with a Saxon graveyard around it. It might have been part of a Neolithic funerary activity associated with the known area of occupation from this period around Langstone Harbour to the south.
- 4.9 During the Bronze Age (2000- 600 BC) copper and then bronze eventually replaced flint and stone as the main material for everyday tools. The utilisation of the landscape by settled communities put pressure on available resources including in the coastal regions. Bronze Age pottery has been found in areas which appear to be raised shingle beaches (TOR 25) and at approx. 10cm into the

³ <https://historicengland.org.uk/listing/the-list/list-entry/1012831>

subsoil during excavations in advance of the motorway construction to the north-west of the PDA, together with four flint scrapers of the same date (TOR 29).

- 4.10 There appears to be an abundance of Bronze Age material in the wider landscape with sites recorded along the Hampshire and West Sussex Coast. A notable example is to the south at Langstone Harbour, where there is a cluster of funerary activity on Binness Island (Allen & Gardiner 2000, 208).
- 4.11 Iron Age (600 BC- 43 AD) material from within the study area has been found in the past to the west of the PDA near Camp Hill comprising pottery sherds with medium to large flint grit (TOR 7). A cluster of Iron Age pottery, ceramic beads, flint pot boilers and oyster shells has also been discovered in 1975 to the north of Portsdown Road in the western portion of the study area (TOR 1, TOR 16-17, TOR 23).
- 4.12 A recent archaeological evaluation to the east of the PDA established several features containing material broadly dated to the Late Bronze- Early Iron Ages and some evidence from the Romano- British period (PCA 2020; TOR 63). A possible ring ditch is also visible in this area on aerial photographs but no further information on its type, date or character is available in the HER and no corroboration was established during the evaluation works by the PCA (TOR 62) so is unlikely to be of archaeological origin.
- 4.13 An area of several hearths has been identified to the south of the PDA 'on the shingle of an old shoreline with quantities of worked flints and Iron Age pottery (TOR 26, TOR 28). The material was retrieved during the reclamation of marshland for a refuse tip and its possibly linked to a salt working sites, known to have been utilised along the Southern Hampshire coast since at least the Bronze/Iron Ages and continuing well into Medieval times.

Romano-British period

- 4.14 During the Roman period (43 AD- 410 AD) the area of the PDA remained outside of the known major settlements in the region. However, the extent of Roman activity in the wider landscape supports the assumption that the Hampshire coastal area played an important role since the beginning of the Roman expansion in Britain in the middle of the 1st century AD. The PDA sits between several important Roman roads including Chichester (*Noviomagus Reginorum*) to Bitterne (*Clausentum*) Roman road. Another road is seen to the north of the PDA that 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 (figure 1 green dashed line). 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 to the north- west.
- 4.15 A possible Roman villa from within the study area is recorded at 52 Roman Way (TOR 24), based on the discovery of several artefacts (tile and pottery sherds) but no further high-status artefactual evidence so this record should be treated with caution until further evidence is provided.
- 4.16 Roman artefacts have also been discovered around Langstone Harbour (TOR 32), at Camp Hill (TOR 5) and near Bedhampton station to the north-east of the PDA (TOR 22). It may be concluded that the PDA and its study area were located

between a Roman road to the north and some recorded Romano- British activity to the south in Langstone Harbour (probably salt working sites) together with several known villas in the wider coastal landscape.

Anglo-Saxon/Early Medieval

- 4.17 The PDA is located approximately c.465 south-west of the core of the medieval settlement of Bedhampton, centred around its church. Traces of a curvilinear churchyard boundary suggest that this may be the site of a possible Saxon church referred to in the Domesday Book (TOR 19). The earliest known reference to the settlement is the grant of the Manor of Bedhampton to the Cathedral Church of Winchester by King Egbert⁴.
- 4.18 An Anglo-Saxon cemetery was excavated at the site of Bevis's Grave c. 700m north-west of the PDA (TOR 15, SAM). The cemetery was centered around an earlier monument, perhaps a Neolithic long barrow, and consisted of around 80 graves dated between 595 to 1020 AD.
- 4.19 The parish of Bedhampton, thought to have originated during the Anglo- Saxon period, extends from the edge of Langstone Harbour up and over the first chalk ridge of the South Downs, but there are no other records in the HER within the study area from this period.

Historic development

- 4.20 By the reign of Edward the Confessor (1046-1066) the Manor of Bedhampton had passed to the abbey of Hyde (footnote 3). However, at the time of the Domesday Survey, the manor was held by Hugh de Port. By 1086 the manor had decreased in value, probably owing to the incursions of the Norsemen, who sailed into Portsmouth Harbour and devastated the surrounding abbeys and lands.
- 4.21 Medieval evidence from across the study area include three hearths and pottery, revealed during road works at Brockhampton to the east of the PDA (TOR 3). A well containing medieval pottery was found during pipe-lying in front of the pumping station at Havant (TOR 4) and the holy well known as Chad's Well is also thought to date from the Medieval period (TOR 51).
- 4.22 The site of the Medieval Manor of Belmont (established in the 14th century) lies c.500m northeast of the PDA just on the edge of the Roman road (figure 1, TOR 49). Medieval activity is also recorded to the south of the PDA at Langstone Harbour including the site of the medieval Brockhampton Mill (TOR 33, TOR 48). Possible ridge and furrow cultivation was recorded during an aerial survey and is perhaps associated with the agricultural settlement formed by the Brockhampton farm and mill (TOR 55).
- 4.23 The area of the PDA is likely to have remained as an open, agricultural land throughout the Medieval and the early post-medieval periods. The centre of Bedhampton continued as a small rural settlement as Havant and Portsmouth both began to develop into larger settlements. Evidence from across the study area suggests that the agricultural character of the area around the PDA further evolved during the post-medieval period including change in the field boundaries and installation of field drains (TOR 18, TOR 50). An icehouse from this period is

⁴ <https://www.british-history.ac.uk/vch/hants/vol3/pp142-144>

also recorded at Belmont Park to the north-west of the PDA (TOR 10). A watermill is documented in the southern portion of the study area, and likely to be Bedhampton Spring Mill (TOR 8). Another mill, called Upper Mill is located to the north along Bedhampton Spring which was demolished and now partly occupied by the Portsmouth Water Company (TOR 9). Some of its associated features however still survive including the millhouse.

- 4.24 The 1849 Tithe Map shows numerous springs and streams flowing to the east of the PDA which led to the development of a strong milling industry and the construction of waterworks to supply Portsmouth to the south (TOR 41). The designated heritage assets associated with the 19th century milling activity in the area are assessed in the accompanying Heritage Statement.
- 4.25 The PDA remained as an open agricultural land throughout the 19th century while many changes occurred in the study area with the development of private houses and industries to the north and east. By 1909 the fields to the north of the PDA have been developed with private residential homes with gardens to the north-east and a row of farm cottages have been built along Lower Road associated with Old Manor Farm.
- 4.26 By the time of the Second World War, a set of military buildings and associated structures had been constructed across chosen locations in the study area, as part of the protective measures against enemy craft threatening Portsmouth and the surrounding area. A concrete shelter from this period is visible just to the east of the PDA together with a control shelter and a set of Q-lights and a starfish that formed part of the bombing decoy system in Langstone Harbour (TOR 42; 46-47). The HER also holds information for WWII allotment gardens visible on aerial photographs to the north-east of the PDA (TOR 52); two air raid shelters in southern Bedhampton (TOR 53-54); the site of Belmont Camp (TOR 59) and a spigot mortar gun emplacement (TOR 60).
- 4.27 By 1954 some major changes in the landscape occurred with the creation of new dwellings with an access road to the north of the PDA while the PDA itself continued to be employed as an arable field. By 1993 the A3 (M) has been built to the west of the site with a hardstanding track visible along the western boundary of the PDA towards an old bridge across the railway line to the south (see figure 2d).

Previous archaeological investigations

- 4.28 There are no known archaeological investigations on the application site. The most relevant evaluation occurred on land immediately east as part of the phase 1 application in 2020 and provides an appreciation of archaeological survival and site suitability for (pre)historic settlement.

An archaeological evaluation on land at Lower Road, Havant, 2020 (TOR 63; PCA 2020)

- 4.29 The archaeological features identified during the evaluation appear to date primarily from the late Bronze Age to the Iron Age, but also the Romano-British period. The archaeological features were found sparsely distributed, were limited in extent and depth and form no coherent pattern or trend, such as might represent a focus of activity, industry, settlement or discernible monument. They mainly comprised pits, linears representing field boundaries or drainage ditches

and two postholes. Nonetheless, the features do provide slight evidence for use of the landscape, which may have been marginal and not suited to permanent exploitation. The historic footpath referred to as Narrow Marsh Lane was demonstrated to have been sealed by deposits post-medieval in date. No evidence for any earlier manifestation of the footpath was observed. An area representing the highest concentration of features will be mitigated by open area excavation prior to the construction of the approved scheme with the aim of providing archaeological background to the meagre resource in this landscape immediately north of Langstone Harbour.

- 4.30 *An Archaeological Watching Brief At 29 Bedhampton Road, Havant (TOR 58)*
A watching brief, consisting of an E-W running trench to the south of the main Building (the width of the plot) and a trench along the north wall of the building revealed only foundations and drainage associated with the 1868 construction on the site. No archaeological finds or features were observed, including no evidence for the Roman Road, the predicted line of which runs just north of the site.
- 4.31 *An Archaeological evaluation at Land Off Ranelagh Road, Havant (TOR 57)*
A curvilinear ditch containing two sherds of Late Bronze Age or Early Iron Age pottery was discovered in trench 8. This may represent a small enclosure possibly funerary in nature. The ditch was 0.9m wide and 0.6m deep with steep sides and a rounded base. The four sections excavated through the ditch during the excavation revealed a less truncated V-shaped profile with an approximate depth of 0.75 m. The fill is likely to represent disuse and gradual silting rather than active backfilling. Alongside the curvilinear ditch, several discreet pits were identified. North of the ditch two pits revealed intact and upright ceramic vessels. The pits were scarcely larger than the vessels themselves, perhaps indicating some form of structured deposition, however the vessels themselves only appear to have contained burnt flint and putative slag fragments. A small circular pit filled with burnt material was revealed to the SW of the ceramic vessels; the proximity of which may suggest a relation though this is unclear due to a lack of dating material. A further two pits containing burnt flint and burnt clay were revealed in the NE of the excavation area. They differed in size but were similar in form and content; both also suggest in situ burning occurred.
- 4.32 *An Archaeological watching brief at Budds Farm Water Treatment works sea defenses, Langstone Harbour, Havant (TOR 37)*
A watching brief was carried out by Wessex Archaeology during the excavation of water defenses at Budds Farm Water Treatment Works. A linear row of stakes was uncovered of modern origin possible part of revetment, but no archaeological finds or deposits were revealed by the works.
- 4.33 *A Magnetometer survey at Land at Scratchface Lane, Bedhampton (TOR 12)*
An inconclusive magnetometer survey prior to development revealed only a modern farm track and no archaeological signatures. This was followed by trial trenching, where 26 trenches were evaluated that identified several archaeological features, including ditches (with mid Iron-Age to Roman pottery within the fill) and a pit containing burnt fill. The subsequent excavation revealed the remains of a small settlement, composing of two roundhouses, albeit not contemporary, as well as several pits and postholes with no clear associated structures. There also appears to be a fence line and curvilinear ditch delineating site boundaries. The

associated dates from pottery sherds and radiocarbon dates taken from charcoal samples place occupation within the Early Iron Age.

5 Heritage value and significance

- 5.1 The categories of heritage values that may be attached to a place were outlined in the English Heritage document Conservation principles: policies and guidance for the sustainable management of the historic environment, 2008, and the revised draft published by Historic England in 2017. These definitions have now been included in the updated NPPG, July 2019:

“The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- *archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- *architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
- *historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”* Paragraph: 006 Reference ID: 18a-006-20190723.

- 5.2 Some or all of these values can be attributed to the known and recorded heritage resource present within the development site boundary and in the study area.

- 5.3 The nature and potential of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of land disturbance.

- 5.4 The site does not possess or lie close to a nationally designated scheduled monument and does not lie within an archaeological priority area, as defined by the LPA and does not have any recorded HER findspot within the site area.

- 5.5 Based on the assessment of the available information it is considered that there is a low potential for early prehistoric remains to be present in the PDA. It appears that the distribution of early prehistoric archaeological finds and deposits is concentrated along the southern Hampshire Coast and in the area of Langstone Harbour to the south of the PDA. Mesolithic evidence is recorded at Camp Hill and North Binness Island consisting mainly of scattered finds of flint assemblages and a single burin. Typically Mesolithic or earlier deposits would be expected to be

found deep into river gravel terrace deposits with so much geology revealed in the adjacent trench evaluation by PCA in 2020 on the phase 1 site.

- 5.6 The presence of the scheduled ancient monument known as Bevis's Grave in the western study area suggests the wider landscape was already in use as the focus of a ceremonial landscape during the Neolithic period with further evidence of a later Neolithic flint axe fragment found at Camp Hill to the north-west of the PDA. However no contemporary artefactual or settlement evidence extends eastwards to the immediate surroundings of the PDA.
- 5.7 There appears to be abundance of Bronze Age material in the wider landscape with a number of sites found along the Hampshire and West Sussex Coast. Most notable is to the south at Langstone Harbour, where there is a cluster of funerary activity on Binness Island, along with clear evidence of other activity. Bronze Age pottery has also been found in the study area in areas which appear to be raised shingle beaches thus focusing Bronze Age activity along the coast and closer to water resources.
- 5.8 Evidence within the HER for the wider landscape reflects an active environment for Iron Age communities as evidenced by finds such as pottery, 'pot boilers' and oyster shells found near Portsdown Hill in the western study area; evidence of possible salt working sites near the old shoreline to the south of the PDA and a possible settlement in the wider landscape to the north at Scratchface Lane. A recent archaeological evaluation in the fields to the east of the PDA has also identified possible Early Iron Age features containing pottery sherds and burned flint but has failed to identify the type and character of a possible enclosure seen via aerial photographs in the past.
- 5.9 Therefore based on the results of the recent field work (as Phase 1 of the project) to the east of the PDA and on the consideration of the available resources contained in the Hampshire HER, this assessment concludes that there is an overall low-medium potential for prehistoric remains to be present in the PDA. It seems that the local area was an active landscape since at least the Neolithic period when funerary practises were being held at Bevis's Grave long barrow with human activity continuing throughout the Bronze and Iron Ages. The coast to the south of the PDA would have provided suitable area of occupation and utilisation of expected resource as well as a mean of transport. There is no evidence to suggest however that extensive prehistoric remains are distributed in the PDA including in the assessment of the results of the recent archaeological evaluation on the adjacent land to the east. The significance of any remains, if discovered on site, would depend on their nature and extent, as well as state of preservation.
- 5.10 There is low potential for archaeological remains dating to the Roman period in the PDA. The site sits between several important Roman roads including Chichester (*Noviomagus Reginorum*) to Bitterne (*Clausentum*) Roman road. Another road is seen to the north of the PDA that 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. A possible Roman villa has been reported in the past north of the PDA which, together with the evidence from the wider landscape, suggest a wide- spread Roman activity in the area. Roman remains, if present on site, will be assessed based on their type and character (such as settlement or agricultural related activity) thus their significance would be

determined if uncovered anywhere on the PDA. It is considered however that such remains are not likely to be found across the PDA.

- 5.11 During the Anglo-Saxon/ Early Medieval period the PDA remained away of the emerging settlement of Bedhampton to the north- east. An Anglo- Saxon cemetery developed around the long barrow at Bevis's Graves but this is the only reference for Anglo-Saxon activity from across the study area therefore the potential for such remains to be discovered in the PDA itself is considered to be low.
- 5.12 During the Medieval period the PDA remained outside of the nearby settlements and is likely that it might have been utilised as a farming landscape from around this period. Some associated finds, such as ditches, pits and gullies may be present across the site, but their significance would be of a low local value providing their state of preservation and the nature of the archaeological material. The potential for Medieval remains across the PDA is thus considered to be low.
- 5.13 The settlement of Bedhampton remained relatively undeveloped well into the 19th century with the PDA still employed as open fields on the edge of that settlement. The use of the site as agricultural fields within the rural hinterland of the settlement of Bedhampton is likely to have continued throughout the post-medieval period. Overall, the archaeological potential of the PDA for the Post- Medieval period can be defined as low. Evidence of field boundary changes may be preserved in the archaeological record across the PDA, but their significance is considered to be low.
- 5.14 Based on the assessment of the recorded archaeological resource in the study area, it is unlikely that the archaeological resource within the PDA, that is currently unknown & unquantified would represent a risk or constraint to the development i.e. in terms of a requirement for preservation in situ of significant remains.

6 Brief description of the potential sources of impacts

- 6.1 The description of the proposed development for this outline planning application is:

"Outline planning application for up to 43 dwellings, associated landscaping, open space and allotments with access from Lower Road."
- 6.2 Only the principle of the proposed land uses and the details of the means of access are to be determined at this stage. Appearance, landscaping, layout, and scale are reserved for future determination.
- 6.3 The physical impacts on buried archaeological sites/features/artefacts within the PDA would arise from any activity associated with ground disturbance, for example site works, remediation, landscaping, balancing/attenuation ponds and the construction of new internal roads and the preparatory foundations for the proposed residential units.

- 6.4 This desk-based assessment has shown how the PDA is located outside of known areas utilised in the prehistoric periods for their resource, such as Langstone Harbour and the southern coastal landscape and does not possess any recorded undesignated/non-designated archaeological assets and does not within or close to a recognised potential (AAP or AHAP on figure 1).

7 Conclusions and recommendation

- 7.1 This assessment has outlined the archaeological potential of the PDA and its study area and examined the effects of any historic or existing impacts upon that potential. The report's conclusions are limited by the extent and quantity of existing information and therefore its usefulness in predicting the actual full extent and definitive location of the archaeological resource must be qualified. However, a definitive statement on the presence or absence of archaeological deposits cannot be given, as it must be acknowledged that a site assessed as having low potential may still contain unsuspected archaeological findspots or deposits.
- 7.2 The national guidelines outlined in the NPPF Paragraph 194 recognise that '*a site on which development is hereby proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation*'. The archaeological assessment presented here satisfies this in terms of a comprehensive assessment of the recorded sites and including an appraisal of the recent evaluation results from the adjacent phase 1 site area to the east.
- 7.3 The assessment has identified that there is an overall low potential for archaeological remains to be present on the PDA. The archaeological evidence in the study area from the prehistoric period has shown that the wider area was part of an active landscape since at least the Neolithic period with examples of concentrated human activity at Camp Hill, Bevis's Grave and at Langstone Harbour to the south. During the Roman period the study area included a portion of the road network that connected some of the largest settlements across the southern coast that included evidence of Roman villa sites in the wider landscape.
- 7.4 During the medieval and post-medieval periods the PDA remained outside of the expanding settlement focussed upon St Thomas' Church to the north east and was utilised primarily as part of the supporting agricultural environment. Evidence in the archaeological record may include some remains left by farming such as ditches and gullies and field boundary changes that occurred during the post-medieval period. The historic map regression has shown that no changes occurred directly on the PDA during this period and no possible features are visible on the current LiDAR mapping presented at figure 4.
- 7.5 The Planning Policy Guidance (PPG) outlines that, in some cases, local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications, for example, following archaeological investigations. It is helpful if plans note areas with potential for the discovery of non-designated heritage assets with archaeological interest (Paragraph: 040 Reference ID: 18a-040-20190723). No such archaeological finds or features warranting undesignated or non-designated heritage asset recognition/status will be affected by this development.

- 7.6 An appropriate archaeological mitigation strategy, trial trenching followed by appropriate area specific preservation by record (as per the necessary investigations on the phase 1 site immediately east) could be undertaken pre-commencement of any development preparation works at the site, the details of which to be agreed in consultation with the archaeological advisor to the local planning authority. Any archaeological work therefore could be carried out under the terms of a standard archaeological planning condition set out with the granting of planning consent.

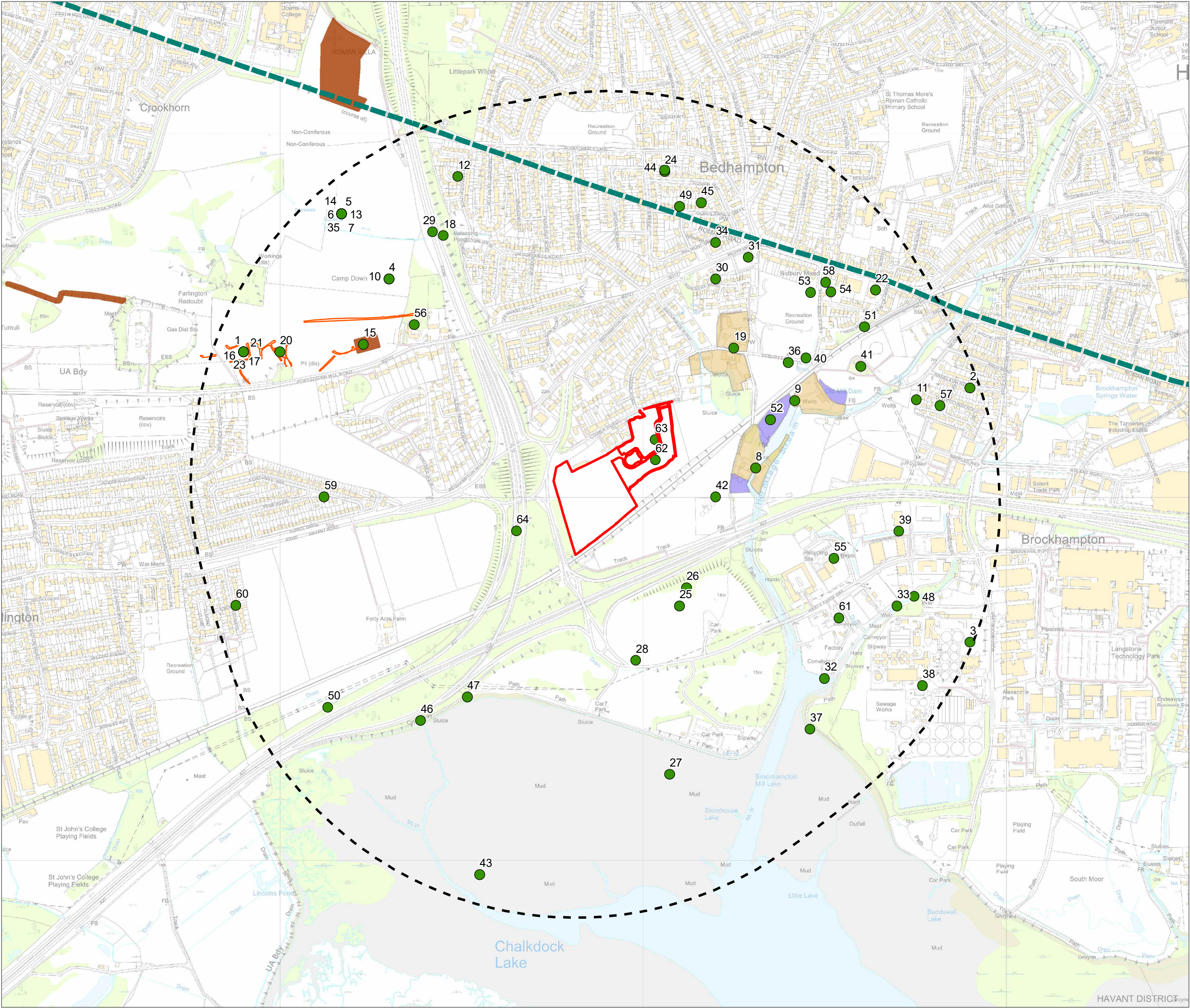
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www.pastscape.org.uk/ for records in the Historic England Archives database
<https://mapapps.bgs.ac.uk/geologyofbritain/home.html> for BGS map

Figures



- Site boundary
- 1km study area
- Archaeology
- Cropmarks
- Roman road
- Area of Archaeological Potential
- Area of High Archaeological Potential
- Scheduled monuments

Land west of Old Manor Farm,
Bedhampton
Bargate Homes

0 250 m

N

Figure 1: Non-designated archaeology assets in the study area

Dwg no/247803	Revision	
Status	22 September 2021	
Scale: 1:10,000 @A3	Drawn by:	Checked by:
	JC	JT

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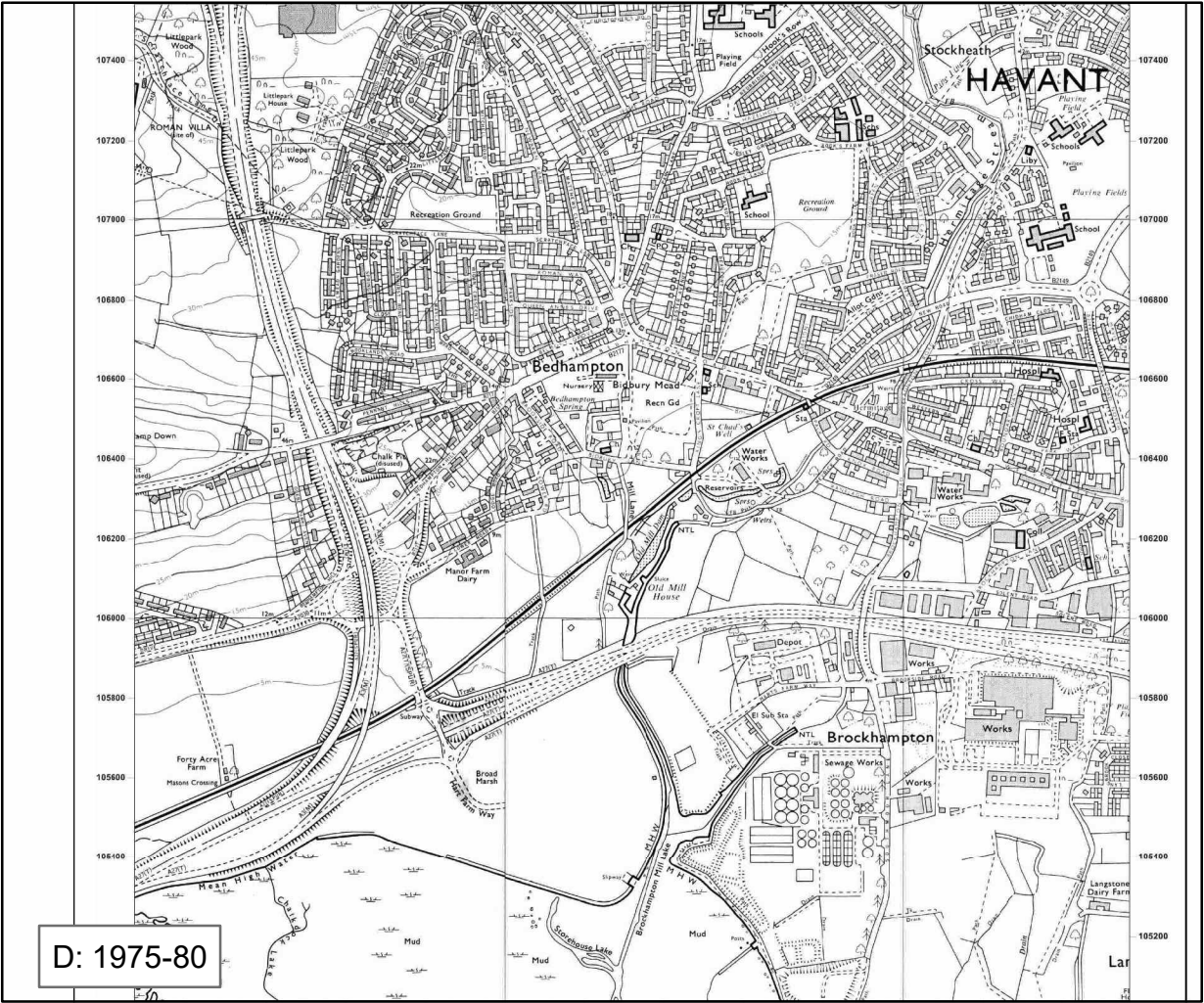
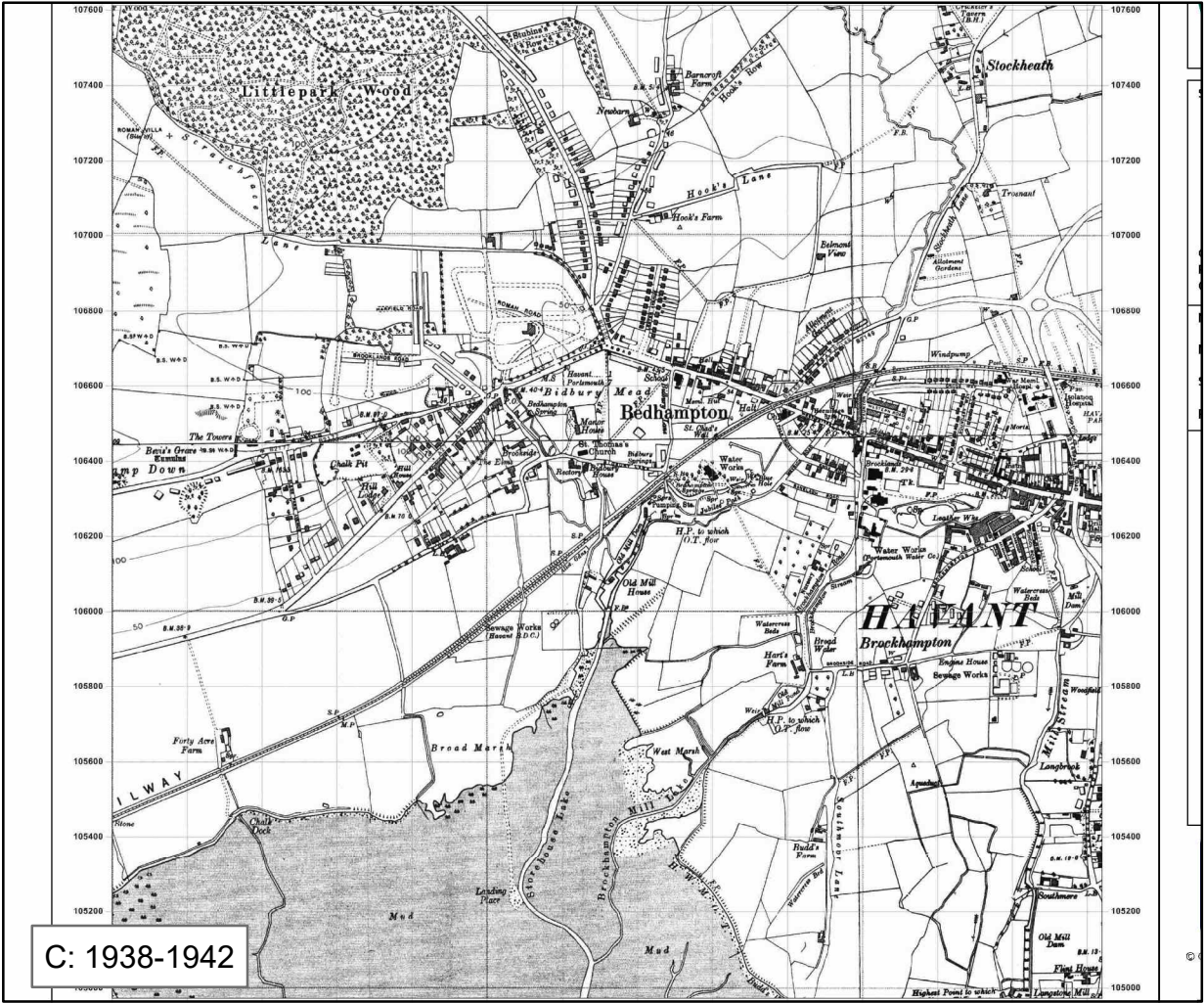
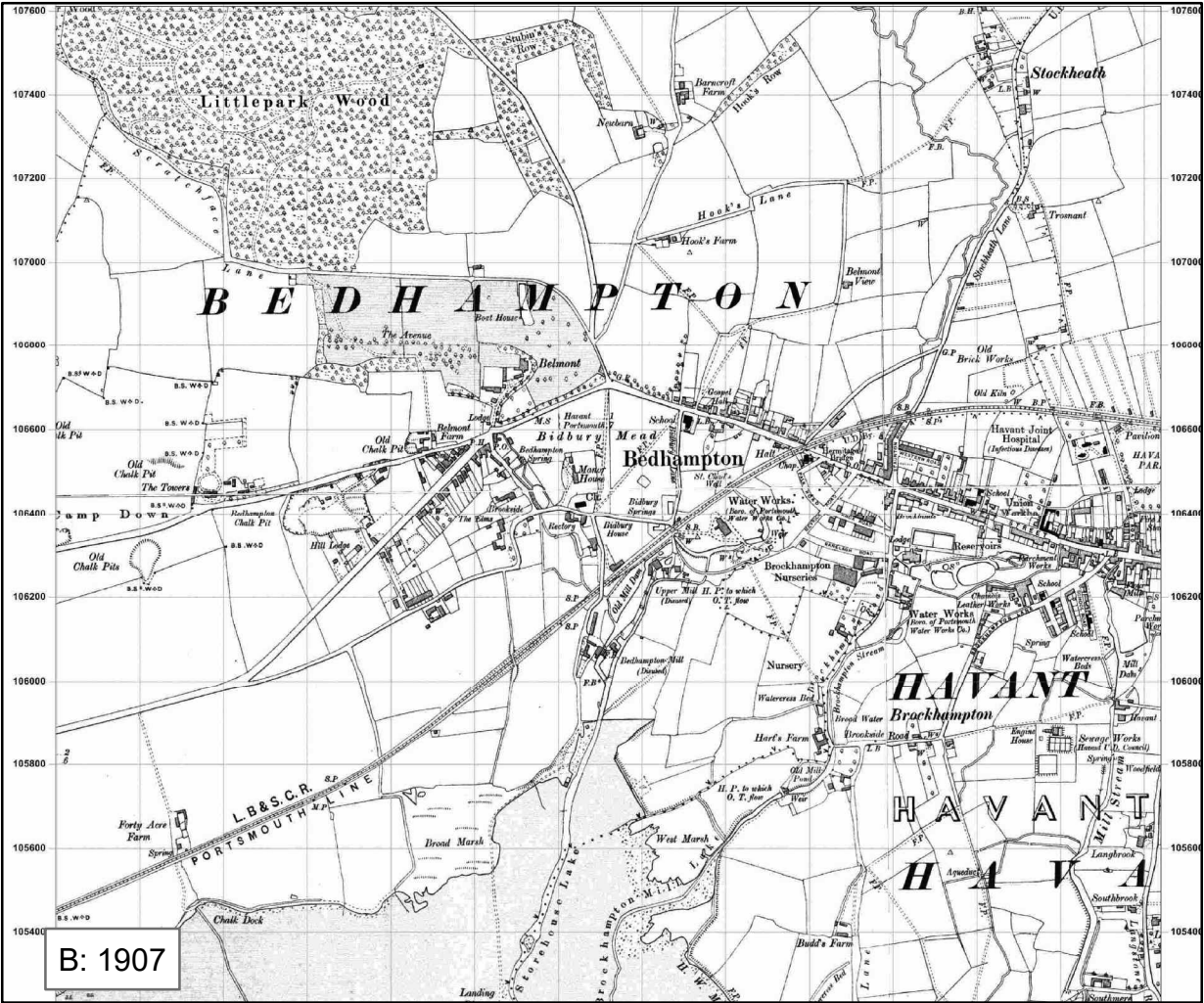
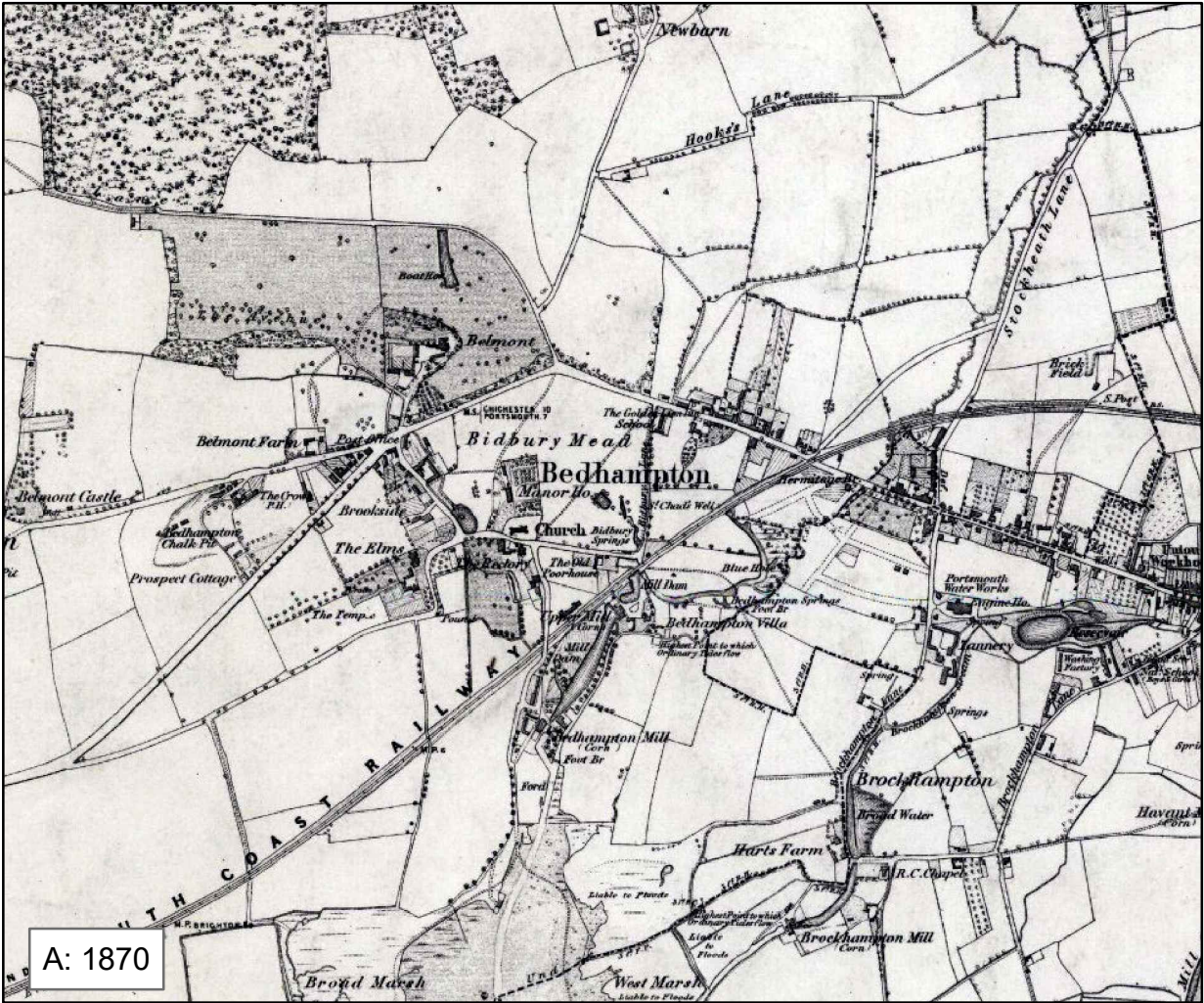
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Land west of Old Manor Farm,
Bedhampton
Bargate Homes

Figure 2: Historic map regression

Dwg no/247803	Revision
Status	03 September 2021
Drawn by: JC	Checked by: JT

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-  Site boundary
-  1km study area

Land west of Old Manor Farm,
Bedhampton
Bargate Homes

0 210 m



Figure 3: Aerial photograph of the
site and study area

Dwg no/247803	Revision	
Status	22 September 2021	
Scale: 1:8,500 @A3	Drawn by: JC	Checked by: JT

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Land west of Old Manor Farm,
Bedhampton
Bargate Homes

0 50 m

N

Figure 4: 1m digital surface model (Lidar)

Dwg no/247903	Revision
Status	22 September 2021
Scale: 1:2,000 @A3	Drawn by: JC Checked by: JT

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Appendix 1: Gazetteers of heritage assets in the 1km study area

Undesignated and non-designated archaeological assets

TORID	HCC HER ID	DESCRIPTION
1	23282	Numerous Iron Age body sherds were found at this location in 1975. The sherds are now in Portsmouth City Museum Acc. No 75/22.
2	23434	A well containing medieval pottery (B) was found during pipe-lying in front of the pumping station at Havant. The finds were made in 1927 and the pottery is now with Portsmouth City Museum.
3	23462	Road building revealed three hearths, though Medieval pottery was also found it could not be said to be associated
4	31438	Site of Lodge, Belmont Park
5	33708	One sherd of coarse, very sandy pottery (possibly Roman) found in trench 46 in the evaluation at Camp Hill, Crookhorn
6	33710	Struck flint, cores and debitage found in several of the trenches in an evaluation at Camp Hill, Crookhorn
7	33712	Camp Hill, Crookhorn, seven (probably) late Iron Age pottery sherds were found. They were black with medium to large flint grit; three conjoin to form part of a simple base.
8	23429	Watermill (1540 AD-1900 AD), Bedhampton Springs Mill (Area of High Archaeological Potential)
9	23430	The Upper Mill at Bedhampton has been demolished and is now partly occupied by the Portsmouth Water Company. The millhouse still survives (Area of High Archaeological Potential)
10	31437	Site of Icehouse at Belmont Park
11	65147	Site of a brick field, shown on historic mapping
12	65908	An inconclusive magnetometer survey prior to development revealed only a modern farm track and no archaeological signatures. This was followed up with trial trenching, and most recently, an archaeological excavation at Scratchface Lane, Bedhampton
13	33709	Brick fragments or possibly tiles found in several of the trenches in an evaluation at Camp Hill, Crookhorn
14	33711	A later Neolithic flint axe fragment from trench 45 revealed during excavations at Camp Hill, Crookhorn
15	23182	A Neolithic long barrow lying east to west, with a Saxon graveyard around it. Bevis' Grave Long Barrow and Early Medieval Cemetery Scheduled Ancient Monument
16	23283	Burnt flint 'pot boilers were found in this area as well as iron age pottery (A), oyster shells (C) and 2 beads.
17	23284	Oyster shells were found along with Iron Age pottery (A) and pot boilers (B) in 1975.
18	23289	Parallel lines of chalk lumps laid into the subsoil were revealed during soil stripping for the construction of the M3. The lines are approx. 3-4m apart and run south east - north west. They are probably post medieval field drains.
19	23368	Traces of a curvilinear churchyard boundary suggest that this may be the site of a possible Saxon church referred to in the Domesday Book (Area of High Archaeological Potential)
20	35324	Area of short rectilinear features at Farlington
21	38756	Site of Admiralty Semaphore on Camp Down, Portsdown.

TORID	HCC HER ID	DESCRIPTION
22	50281	A watching brief revealed no archaeological features. A small number of Roman - Post Medieval finds were recovered from disturbed contexts.
23	23285	Two white, possibly ceramic beads, were found with iron age pottery (A) and burnt flint (B) in 1975. The finds are in Portsmouth City Museum.
24	23397	Roman pottery and tile scatter, possibly representing the site of a Roman villa.
25	23489	Bronze Age pottery has been found in areas which appear to be raised shingle beaches, found at Havant
26	23490	Several small hearth areas on the shingle of an old shoreline with quantities of worked flints and iron age pottery, possibly a salt boiling site, Havant
27	65148	Site of landing place, Sinah common, shown on historic mapping, Langstone Harbour
28	23241	Several hearth areas", distinguished by a group of pot boilers, flint flakes and pottery (Iron Age) recovered during the stripping and reclamation of marshes for a refuse tip.
29	23287	Four flint scrapers and three sherds of bronze age pottery were found approx. 10cm into the subsoil during excavations in advance of motorway building.
30	35425	A watching brief was undertaken in this area to satisfy a planning condition to permission 93/50439/1-5. No indication of archaeology apart from two waste flakes.
31	32452	No archaeology or artefacts were recovered during a watching brief prior to the development of a new band pavilion at Bilbury Mead.
32	23502	An early Roman ceramic flagon neck was found on Langstone shore, Langstone Shore, Havant
33	33037	Mill at Brockhampton, on the Brockhampton stream. The mill is demolished but an overgrown pond and an embanked portion of the stream survive. The tidal channel downstream of the weir is called 'Brockhampton Mill Lake'.
34	38655	An archaeological watching brief was carried out, but no features of archaeological significance were observed, Bidbury Mead Nursery
35	33705	Archaeological evaluation of the site yielded an unretouched flint blade discovered by sieving. Possibility of a small Mesolithic site utilising the fresh water source, Camp Hill, Crookhorn
36	38738	Site of a C16/C17 timber framed house which was demolished in 1881.
37	39145	During a watching brief at Budds Farm Water Treatment Works a linear row of 58 wooden stakes was observed aligned NW-SE.
38	57565	A watching brief and evaluation at Budds Farm wastewater treatment works
39	57627	An archaeological evaluation carried out at Harts Farm Way.
40	54953	Shallow dip indicates the site of a pond or spring, one of a number present on Bidbury Mead at the time of the c.1845 Tithe Map Survey.
41	55973	Late C19 water works, Bedhampton Pumping Station
42	54980	The approximate location of a World War II concrete shelter west of the Hermitage Stream.
43	56104	Multiperiod flint scatter (Mesolithic to later Bronze Age) found on North Binness Island
44	57574	Two struck flint flakes found in the garden of 52, Roman Way.
45	57575	A Mesolithic burin found in the garden of 8, Queen Anne's Drive.

TORID	HCC HER ID	DESCRIPTION
46	60103	A control shelter once existed here. It formed part of the WWII bombing decoy system in Langstone Harbour.
47	60102	They site of a WWII bombing decoy system in Langstone Harbour.
48	58104	The Domesday book records two mills in Havant parish. One may have stood on, or about, the same site as the more recent Brockhampton Mill.
49	65812	The site of the Medieval manor of Belmont 14 th century in date
50	65070	Site of Post Medieval drainage
51	65094	Site of St Chad's Well - a holy well possibly dating to the Medieval period
52	65079	WWII allotment gardens visible on aerial photographs (Area of Archaeological Potential)
53	65080	Site of WWII air raid shelters visible on aerial photographs
54	65081	Site of WWII air raid shelters visible on aerial photographs
55	65091	Site of possible ridge and furrow visible on aerial photographs
56	68392	Summary of results taken from an archaeological evaluation Belmont Castle Rest Home
57	67964	Archaeological Evaluation and excavation undertaken prior to development, Ranelagh Road
58	65168	A watching brief revealed no archaeological finds or features, 29 Bedhampton Road
59	65067	Site of WWII Belmont Camp II
60	65066	Site of WWII spigot mortar gun emplacement
61	69200	An isolated find of a ships telephone mouthpiece, identified as part of the Marine Aggregate Industry Protocol for Reporting Finds of Archaeological Interest.
62	70451	Ring ditch visible on aerial photography but not confirmed by recent trench evaluation as being of archaeological origin
63	71351	Evaluation undertaken by Pre-Construct Archaeology in 2020 south of Lower Road revealed several features containing material broadly dated to the Late Bronze-Early Iron Ages and some evidence from the Romano-British period
64	71352	No information available

Appendix 2: Desk- based heritage assessment checklist

Cultural heritage information checklist		Yes/ no
Information from client	Site boundary	Yes
	Development description	Yes
Site/study area walkover /visit	Accompanying photographs & description	Yes
Mapping	Modern OS (ideally 1:10k raster) map data (larger sites with have 1:25/1:50k base mapping)	Yes
	*Historic OS map pack (see possible overlap with acquisition of Envirocheck report below)	Yes
	Estate maps; tithe maps; other where available and produced – area dependent if available online	Yes
Geological site data	BGS website research (bgs.ac.uk)	Yes
	Previous geotechnical site information, if such exists	Yes
	*Envirocheck/Landmark reports – if purchased for engineering purposes within project team	No
Consultation	Request for HER data for an agreed study area: LPA historic environment dept. & date received	Yes
Basic review of available information that informed the assessment		
Online research	National designation information	Yes
	Search of national and local records of England's historic sites and buildings (heritagegateway.org.uk; pastscape.org.uk)	Yes
	Literature review Archaeology data service (ads.ahds.ac.uk) to review 'grey literature' of previous archaeological site reports	Yes
	Medieval and modern history of British Isles: British history online (british-history.ac.uk) provides Victoria County History series	Yes
Detailed review of primary and secondary source material		
Baseline research - not all elements are required for all sites	Public libraries: local archival research; local relevant publications	No
	National libraries: NMR, Swindon	No
	Local societies – journal review	Yes
	Review of aerial photographs: LPA HER archive; NMR, Swindon & LiDAR/Google Earth	No

Cultural heritage constraints checklist		Yes /no
Scheduled monument	Within the development site boundary	No
	Within 250m of the site	No
	Within the study area and/or zone of visual influence	No
Listed building	Within the development site boundary	No
	Within 500m of the site	No
	Within the study area and/or zone of visual influence	Yes
World heritage site	Development lies within a world heritage site	No
	Development lies within the defined management plan area/buffer zone	No
	Development lies within a nationally designated park and garden	No

Historic England Register of parks and gardens of special historic interest	Development lies within 500m of a nationally designated park and garden	No
	Development lies within zone of visual influence	No
Historic England Register of Historic Battlefields	Development lies within a registered battlefield	No
	Development lies within 500m of a battlefield	No
Conservation area	Development lies within a conservation area	No
	Development lies within 250m of a conservation area	Yes
	Within the study area and/or zone of visual influence	Yes
Identified non-designated heritage assets		
Local list (where present)	Within the development site boundary	No
	Within 50m of the development site	No
	Within the study area	No
Inventory of local gardens (where present)	Development lies within a locally significant park and garden	No
	Development lies within 500m of a locally significant park and garden (on the HER)	No
Area of high archaeological potential (defined in LPA local plan)	Within the development site boundary	No
	Within 250m of the development site	No
	Within the study area	No
HER sites	Within the development site boundary	No
	Within 250m of the development site	Yes
	Within 500m of the development site	Yes
	Within the study area	Yes
Other	Known aerial photograph anomalies present on site (includes Google Earth & LiDAR)	No
	Study area has been subject of recent archaeological site evaluation/excavation	Yes
	Study area contains non-designated feature listed on Historic England at Risk register	No
	Study area has significant archaeological artefact(s) discovered through the Portable Antiquities Scheme	No

Appendix 3: Glossary of specific technical terms

Alluvium	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
Archaeological Priority Area (APA)	Area of archaeological priority, significance, potential or other title, designated by the local authority.
Bronze Age	2,000 – 600 BC
Early medieval	AD 410 – 1066. Also referred to as the Saxon period.
Evaluation (archaeological)	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
Excavation (archaeological)	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
Findspot	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
Heritage asset	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
Historic England Archive	National database of archaeological sites, finds and events. Generally not as comprehensive as the county HER.
Historic Environment Record (HER)	Archaeological and built heritage database held and maintained by the local planning authority. Previously known as the Sites and Monuments Record
Iron Age	600 BC – AD 43
Later medieval	AD 1066 – 1500
Made Ground	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
Mesolithic	12,000 – 4,000 BC
Neolithic	4,000 – 2,000 BC
Ordnance Datum (OD)	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
Palaeolithic	700,000–12,000 BC
Post-medieval	AD 1500 – present
Preservation by record	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
Roman	AD 43 – 410
Scheduled monument	An ancient monument or archaeological deposits designated by the Secretary of State as a ‘Scheduled Ancient Monument’ and protected under the Ancient Monuments Act.
Study area	Area surrounding a proposed development within which data is collected and analysed in order to set the site into its archaeological and historical context.