

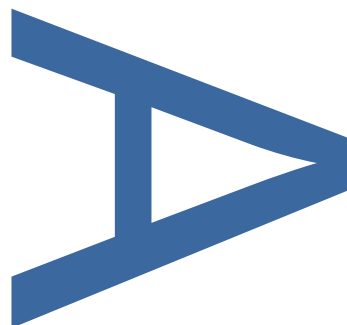
**KINGSCROFT FARM, MEYRICK
ROAD, HAVANT, HAMPSHIRE**

**AN ARCHAEOLOGICAL DESK-
BASED ASSESSMENT**

**LOCAL PLANNING AUTHORITY:
HAVANT BOROUGH COUNCIL**

PCA REPORT NO: R13893

JUNE 2022 (REVISED)



PRE-CONSTRUCT ARCHAEOLOGY

**KINGSCROFT FARM, RANELAGH ROAD, HAVANT, HAMPSHIRE: AN
ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

Local Planning Authority: Havant Borough Council

Planning Ref: TBC

Central National Grid Reference: SU 70712 06268

Commissioning Client: Foreman Homes Ltd

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PCA Report No: R13893

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1 ABSTRACT

This Historic Environment Desk-Based Assessment has been prepared in order to inform a planning proposal for the development of Kingscroft Farm, Meyrick Road, Havant, Hampshire. The proposed development is to comprise the erection of 140 residential dwellings. The site does not contain nor form a part of any designated heritage asset or known archaeological remains.

This assessment concludes that there is high potential for prehistoric remains on the site and that such remains would be of local or regional significance. There is lower potential for remains of other periods to survive and these would be of regional significance. Although there are thought have been some previous impacts across the site, these are not likely to have had significant impacts on the majority of the site below-ground. As such it is likely that the site retains the archaeological potential that has been identified.

In view of the site's archaeological potential but taking account of the previous and existing impacts on that potential, it is considered that there is no archaeological reason for the proposed development to be constrained or hindered. It is recommended that, in the event a planning application leads to the current proposed development gaining consent then that consent should be granted with a condition requiring a programme of archaeological work to be carried out, in order to secure the preservation of any archaeological remains by record. The programme of archaeological work should comprise an initial stage evaluation, the result of which would inform the need for any subsequent archaeological mitigation.

2 INTRODUCTION

2.1 Origin and Scope of Document

- 2.1.1 This Historic Environment Desk-Based Assessment has been prepared in order to inform a planning proposal for the development of Kingscroft Farm, Meyrick Road, Havant, Hampshire (**Figures 1 & 2**). The proposed development is to comprise the erection of 140 residential dwellings.
- 2.1.2 An Historic Environment Desk-based Assessment (DBA) may be required as part of the planning process and accords with National Planning Policy Framework Section 16 'Conserving and Enhancing the historic environment' Paragraph 189.
- 2.1.3 A DBA is undertaken in order that the local authority may formulate an appropriate response to any identified archaeological resource. This report aims to assess the archaeological potential of the site and to examine the likely impact of the proposed development upon the archaeological resource and heritage assets in the vicinity. This assessment may be followed by a requirement by the Local Planning Authority for further archaeological monitoring or investigation.
- 2.1.4 The research for this DBA included a visit to the Hampshire Archives and Local Studies in Winchester and an area search of the Hampshire Historic Environment Record (HHER). Internet archives and other online resources have also been utilised.
- 2.1.5 This report has been prepared in accordance with the Chartered Institute for Archaeologists 'Standard and Guidance for a Historic Environment Desk Based Assessments' (CIfA 2014).

2.2 Report Objectives

- 2.2.1 As defined by the CIfA *Standard and Guidance*, a DBA aims to:

'Determine as far as is reasonably possible from existing records, the nature of the archaeological resource within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct, Code of approved practice for the regulation of contractual arrangements in field archaeology, and other relevant by-laws of the CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact'.

2.2.2 A DBA should consist of:

'A collation of existing written, graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate'.

2.2.3 A DBA should assess the merit of the archaeological resource and lead towards one or more of the following:

- The formulation of a strategy to ensure the recording, preservation, or management of the resource;
- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a proposal for further archaeological investigation within a programme of research.

2.2.4 The degree to which archaeological deposits survive on site will depend upon previous land-use and so consideration is given to the destructive effect of past and present activity from a study of the information available. In order that the appropriate archaeological response may be identified the impact of the proposed development is also considered.

2.3 Methodology

Potential

2.3.1 The potential for surviving archaeological evidence at the site is expressed in this report as ranging between:

High: The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;

Moderate: The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;

Low: The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred.

Uncertain: Insufficient information to assess.

- 2.3.2 Buried archaeological evidence cannot be defined with absolute certainty by a DBA. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Significance

- 2.3.3 Where potential or known heritage assets including archaeological remains are identified, their significance is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic or archaeological significance of that resource, based on professional knowledge and judgement.

National: The highest status of asset, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s);

Regional: Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatters of finds.

Local: Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.

Negligible: Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.

Unknown: Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.3.4 Adjustments to these classifications are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

3 THE SITE AND PROPOSED SCHEME

3.1 The Site

- 3.1.1 The site of Kingscroft Farm, Meyrick Road, Havant is situated between the historic villages of Bedhampton and Brockhampton, 1km west of Havant town centre.
- 3.1.2 The site is an irregular, c. 4.4ha, plot of land comprised of several fields or paddocks, currently used to keep horses (**Plates 1-9**). The site is bordered to the east by residential and industrial buildings, to the south by industrial buildings and the A27 dual carriageway, and to the west and north by the Hermitage Stream. The site is accessed from the top north eastern corner from Meyrick Road.
- 3.1.3 Power lines diagonally cross the north eastern part of the site running north west – south east. A single public footpath crosses the site originating in the north west of the site where the footpath crosses the Hermitage Stream and leads diagonally across the site, on a similar alignment to the power cables, to the east western corner.

3.2 The Proposed Scheme

- 3.2.1 The proposed development comprises up to 140 residential dwellings, with access from Meyrick Road, the provision of open space, landscaping and other associated works including demolition of existing buildings on site (**Figure 3**).

4 PLANNING BACKGROUND

4.1 National Planning Policy Framework (NPPF)

4.1.1 The proposed development of the site is subject to planning guidance and policies contained within the National Planning Policy Framework (NPPF), as revised in 2021, and those adopted by Hampshire County Council in their Local Plan documents, which fully recognise the importance of buried heritage.

4.1.2 In July 2021 the government published an updated National Planning Policy Framework (NPPF). In summary, this provides a framework that (1) protects nationally important designated Heritage Assets and their settings, (2) in appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions to be made regarding the historic environment and (3) provides for the investigation, by intrusive or non-intrusive means, of sites not significant enough to merit *in-situ* preservation. Relevant paragraphs within the NPPF include the following:

194. In determining applications, local 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.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

203. The effect of an application on the significance of a non-designated heritage asset should be considered 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.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

4.1.3 The Glossary contained within the NPPF includes the following definitions:

Archaeological interest: 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.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

4.2 Havant Borough Core Strategy

Policy CS11 - Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough states that statutory and non-statutory designations should be used to manage development affecting scheduled ancient monuments and archaeological sites. Within the borough there are a number of sites of archaeological importance including scheduled ancient monuments at Fort Purbrook and Warblington Church. Important sites which are not scheduled ancient monuments include the Wadeway which connects Langstone to Hayling Island and the Roman villa at Warblington. Where

damage to the archaeology can be avoided by modifications to the layout of development, preservation of the remains in situ is preferred. The council will seek to ensure satisfactory preservation, protection and, where appropriate, interpretation of the remains. Where the loss of archaeological remains is justified and agreed, detailed information is required before the remains are lost. Although every effort should be taken to preserve features of archaeological interest it will not always be practical, necessary or desirable to retain all of these in situ on development sites. Thorough recording is therefore essential and this should be based on advice from professional archaeologists. Developers are expected to take the initiative in obtaining advice at an early stage once it is clear that preservation is not justified for archaeological reasons.

4.3 Designated Heritage Assets

- 4.3.1 In terms of designated heritage assets, no Scheduled Monuments, Historic Wreck sites or Historic Battlefield designations lie near the study site.

5 GEOLOGY AND TOPOGRAPHY

- 5.1.1 The site is mapped as having underlying bedrock geology of Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation (undifferentiated) - Chalk. The superficial deposits have been mapped as River Terrace Deposits, Sand Silt and Clay, to the east and Alluvium, Clay, Silt, Sand and Gravel to the west of the site (British Geological Survey). During excavations carried out by PCA in 2014 to the north of the site at Ranelagh Road the natural was seen to be a brickearth clay, with no chalk visible during the excavation (PCA, 2015).
- 5.1.2 The site is relatively low-lying, and a number of springs are known in its vicinity, the course of the Hermitage Stream runs roughly north-south to the north west of the site. The site lies at approximately 5m above Ordnance Datum and is generally level, consistent with its low-lying location less than 1km from the coast.

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND: BASELINE STUDY

6.1 Introduction

6.1.1 In order to assess the potential for archaeological remains within the site, an examination of all archaeological entries in the Hampshire Historic Environment Record (HER) has been made within a site centred 500m radius – the study area (**Appendix 1 & Figure 4**). To inform the baseline study, reference has been made to the comprehensive research into the archaeological and historical development of Hampshire presented in the Hampshire Archaeological Strategy (Hopkins, 2012).

6.1.2 The intention of the HER search is to identify known archaeological monuments, sites, findspots and investigations in order to establish the known archaeological resources of the study area for the purpose of measuring, alongside other factors, the archaeological potential of the site. It should be noted that entries in the HER include old and poorly provenanced chance discoveries as well as more recent and well recorded archaeological investigations and together are at best a small and unrepresentative sample of the total, buried, archaeological resource. The HER information is supplemented in this assessment by other archaeological, documentary, and cartographic sources, including archaeological records beyond the study area.

6.1.3 The information derived from the HER is summarised below in chronological order and supplemented by other archaeological, documentary and cartographic sources. The chronological periods are given as follows:

- Prehistoric 500,000BC-AD43
 - o Palaeolithic 500,000-10,000BC
 - o Mesolithic 8500-4000BC
 - o Neolithic 4000-2400BC
 - o Bronze Age 2400-700BC
 - o Iron Age 700BC-AD43
- Romano-British AD43-410
- Saxon AD410-1066
- Medieval 1066-1499
- Post-medieval 1500-1799
- Modern 1900-present.

6.2 Prehistoric

- 6.2.1 The site and study area lie in a wider landscape in which there is evidence for activity in the prehistoric period. The site is also in close proximity to Langstone Harbour where Mesolithic lithics have been discovered (Hopkins, 2012). Just west of the study area, an archaeological evaluation (PCA 2020) at Lower Rd Bedhampton and subsequent excavation south of recorded evidence of late pre-historic and Romano-British activity. However, there is only one HER entry from the prehistoric period within the study area, located close to Ranelagh Road, which partly borders the site in the north east corner (**Figure 4.1**). Excavations on the site prior to development identified a linear feature, which contained pottery dating to the Late Bronze Age, a small number of discreet pits with evidence of *in situ* burning and two intact vessels, containing only burnt flint, also dated to the Late Bronze Age (PCA, 2015).

6.3 Romano-British

- 6.3.1 The site lies in a known wider landscape of Roman activity with Havant itself, thought to be located on the crossing of two Roman roads, Route 421, connecting Chichester (*Noviomagus Reginorum*) to Bittern (*Clausentum*) the predicted course of which runs through the north of the Study Area, along West Street (**Figure 4.4**), and Route 425, the course of which is less well known and is thought to have run North to Rowlands Castle and beyond and south to Hayling Island (Soffe & Johnston, 1974). The Roman City of Chichester, *Noviomagus Reginorum*, and Fishbourne Roman Palace lie approximately 14km along the coast to the east, the Romano-British Temple at Hayling Island, as well as several known Roman villa sites including Warblington and Rowlands Castle lie in the vicinity of the site. Romano-British activity has also been recorded recently to the west of the study area, south of Lower Road, Bedhampton. However, the HER contains only two entries for this period within the study area.
- 6.3.2 A floor level thought to date to the Romano-British period along with pottery dated to the 4th Century AD was seen during building works on 121 West Street (**Figure 4.2**). At 123 West Street (**Figure 4.3**) a pit containing late Roman pottery was seen and due to its proximity possibly related to the floor level at 121 West Street.

6.4 Saxon

- 6.4.1 There is only one HER entry of the Saxon period within the study area, recording the possible site of a Saxon Church (**Figure 4.5**). A church at Bedhampton is recorded in the Domesday book, but the exact location is not known. However, traces of an older curvilinear boundary can be seen within the current graveyard of St Thomas in the north east corner and to the south where the graveyard falls away towards the current roadside boundary wall and this is thought to represent the old Saxon church yard boundary. It is, therefore, likely that a settlement, existed in some form by the beginning

of the 11th century owing to the record of Bedhampton, *Betametone* in the Domesday Survey of 1086, a settlement large enough to warrant a church.

6.5 Medieval

6.5.1 The settlement of Bedhampton, *Betametone*, possibly meaning “farmstead of the dwellers where beet is grown” and nearby Brockhampton, *Brochematvne*, meaning “farm of the dwellers of the brook” are first referenced in the Domesday Survey of 1086 (**Figure 4.14 & 4.15**). Havant was recoded in even earlier as *Hamanfuntan* in 935, and then *Havehunte* in 1086, meaning “Spring of a man named Hama” (Mills, 2011).

6.5.2 In 1086 Bedhampton is recorded as being in the Hundred of Portsdown, owned by the Abby of Winchester, with Hugh of Port as Lord. Bedhampton contained 26 households, 8 ploughlands, 3 acres of meadow, woodland to feed 30 pigs, 2 mills, 2 salt houses and 1 church, with a value of 12 pounds (Phillimore, Hampshire 6,4). Brockhampton was worth 5 pounds in 1086 in the Hundred of Bosbarrow with 19 households, 3 ploughlands, 4 acres of meadow, woodland for 20 pigs and one mill (Phillimore, Hampshire 3,26).

6.5.3 There are ten HER entries for the medieval period recorded within the study area. The only remaining standing building from the medieval period within the study area is the church of St. Thomas (**Figure 4.13**), built c. 1140; the chancel arch, south and west walls of the nave are thought to survive from this date. The church was then lengthened and partly rebuilt in 1360-1370, with later additions in the 19th Century (British History Online, 2019). Another religious site within the study area is the site of St Chad's Well (**Figure 4.9**), a holy well. St Chad is associated with healing and health-giving virtues. Another medieval well (**Figure 4.6**), without religious association, was found during pipelaying by Havant Pumping Station and contained medieval pottery. A cobbled surface (**Figure 4.7**), thought to be of medieval date and a late medieval pit (**Figure 4.10**), which cut Romano-British remains, were found during works at 121 West Street.

6.5.4 Domesday Book records one mill at Brockhampton, (**Figure 4.8 & 4.11**) south of the site, with this also the location of a later post-medieval mill. Also, to the south of the site lies what is thought to be an area of medieval ridge and furrow (**Figure 4.12**) identified by aerial photography.

6.6 Post-Medieval

6.6.1 There are 20 HER entries for the study area which are dated to the post-medieval period, 10 of which are historic buildings and two parks and gardens. One HER entry lies within the north east of the site and is the site of a brick field (**Figure 4.27**), which is detailed on the 1896-1901 Ordnance Survey Map (**Figure 8**). To the east of the site,

across the Hermitage Stream, lies the site of Upper Mill (**Figure 4.17**), of which only the mill house survives, the rest demolished by Portsmouth Water. To the south lies the site of a second mill, Bedhampton Springs Mill (**Figure 4.16**), which has largely been demolished with the exception of external features such as the wheel pit, mill races and sluices. The Old Mill House and its gardens, dating to the 18th Century still survives (**Figure 4.20 & 23**) and is thought to be where John Keats stayed on his last night in England, 28th September 1820, before traveling to Rome, where he later died. Keats is also known to have stayed at the house a number of times previously and wrote the poem “St Agnes Eve” while staying there in 1819. North of the Hermitage Stream and the mill is the site of Bidbury Springs (**Figure 4.19**), next to which is the site of an Old Manor House (**Figure 4.18**). A 16th or 17th Century timber framed and thatched building which was demolished in 1881. The building was also known at the Old Poor House on the 1st Edition Ordnance Survey Map of 1868.

6.6.2 The majority of the post medieval historic buildings are to the west of the study area in the centre of historic Bedhampton, and include Bidbury House (**Figure 4.22**), The Old Rectory, its Gardens and Stable Block (**Figure 4.24, 4.21 & 4.31**), The Boundary Wall to the Manor House, dating to the Tudor period (**Figure 4.25**), the Golden Lion, an early 19th Century public house, a former redbrick school building and teachers house (**Figure 4.34**), built in 1868 and a former 19th century facaded granary building (**Figure 4.35**). A mid-19th Century Keepers Crossing house can be seen to the north of the railway line at Bedhampton Springs (**Figure 4.33**). To the east of the site is the Old Manor House (**Figure 4.32**) dating to the early 19th Century. To the south of the site there was an archaeological evaluation ahead of development at Harts Farm Way which found little archaeological evidence, just two pits containing 19th/20th century material.

6.6.3 The remaining two HER entries for the post-medieval period are the Havant and Bedhampton Pumping Stations, water works dating to the mid-19th Century (**Figure 4.26 & 4.29**).

6.7 Modern

6.7.1 Four entries dated to the 20th century, all dated to the Second World War, have been recorded within the study area by the HER. The sites of two WWII air raid shelters off Kingscroft Lane, to the north of the site (**Figure 4.38 & 4.39**), have been identified along with allotment gardens (**Figure 4.37**) of the same date to the east of the site, using aerial photographs. Finally, the site of a WWII concrete shelter (**Figure 4.36**) has been identified to south west, at the extent of the 500m study area.

6.8 Negative

6.8.1 Two watching briefs were undertaken within the study area at Bedhampton Social Hall

and 29 Bedhampton Road, neither revealed any archaeological features. A single piece of clay pipe c.1850 was recovered from the Bedhampton Social Hall site (**Figure 4.40 & 4.41**).

6.9 Cartographic

6.9.1 Cartographic evidence can be used to trace the development of a site and may assist reconstructing events within a site for which no other evidence is available. This can inform the assessment of pre-existing and existing impacts that may have affected a site's archaeological potential. Historic mapping of the site and study area was obtained from the Hampshire Records Office, Winchester, and is reproduced in **Figures 5-13**.

6.9.2 The earliest map available was the Tithe Apportionment map of 1845 (**Figure 5**). The site itself is comprised of a number of fields, similar to today. However, the surrounding area, unlike today, is open fields to the north east, east and south. The Parish Map of Bedhampton, surveyed by Charles Lewis, is dated to the mid-19th Century (**Figure 6**) and shows little change to the site or surrounding area. The 1st Edition Ordnance Survey (OS) Map of 1868 (**Figure 7**), which shows part of the site, indicates little change to the site or surrounding areas.

6.9.3 The Second Edition OS Map of 1896- 1901 (**Figure 8**), show little alteration to the Site, although the northern area has been labelled "Brick Field". However, parts of the surrounding area have changed drastically, with the creation of the Portsmouth Waterworks Company and railway to the north west, Meyrick and Ranelagh Roads to the north east, though sparsely populated, and to the east the establishment of "Brockhampton Nurseries".

6.9.4 The site and surrounding area remain largely unchanged on the 3rd Edition OS Map of 1909, OS Map of 1932, and OS Map of 1939 (**Figures 8, 9 & 10**), but the OS Map of 1975 (**Figure 11**) shows the A27 dual carriageway to the south of the site and further industrial units beyond. The final map is the OS Map of 1992 (**Figure 12**) where the site and surrounding area strongly resembles the current mapping; the site itself is still largely made up of several fields, however the surrounding area between the A27 and the site boundary has been filled by industrial units.

6.10 Site Visit

6.10.1 A site visit was made on the 1st October 2019. This confirmed the general layout of the site as understood from existing plans.

7 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

7.1 Prehistoric

- 7.1.1 The baseline study, drawing on information held in the Hampshire Historic Environment Record, has demonstrated that while the study area contains little prehistoric activity the site borders previous development at Ranelagh Road, where in 2014, a Late Bronze Age site was uncovered during an archaeological excavation. Based on the available evidence, it is considered that the site has a **high** potential for archaeological remains of prehistoric date and that these remains, if they survive, would be of local to regional significance.

7.2 Romano-British

- 7.2.1 The baseline study has shown that there was Roman activity in the local landscape surrounding the site, however, although the predicted course of the Roman road passes to the north of the site little physical evidence of Roman activity has been found in the study area. Based on the available evidence the site has a **low** potential for archaeological remains of Roman date and that these remains, if they survive, would be of local and regional significance.

7.3 Saxon/Early Medieval

- 7.3.1 The baseline study has demonstrated that there was a settlement, substantial enough for a church, at Bedhampton and Brockhampton during the Saxon period. However, with the exception of the Site of the Saxon Church, within historic Bedhampton to the north west of the site, no archaeological remains have been identified. Based on the available evidence the site has a **low** potential for archaeological remains of Saxon date and that these remains, if they survive, would be of local and regional significance.

7.4 Medieval

- 7.4.1 The baseline study has demonstrated that Bedhampton and Brockhampton were established villages in the medieval period with the Domesday Book recording 45 households, three mills and a church between them. However, the location of the site, between these two medieval settlements, suggests little activity of this period within the site. The site has a **low** potential for archaeological remains of a medieval date and that these remains, if they survive, would be of local or regional significance.

7.5 Post-medieval

- 7.5.1 The baseline study has demonstrated that the settlements of Bedhampton and Brockhampton further developed into the post-medieval period and many of the buildings listed on the HER date from this period. The cartographic sources for the period show that the site remains largely unchanged from the date of the Tithe map in 1845, however the Second Edition OS Map of 1896- 1901, shows the only indication

of post medieval activity within the site, which notes the north area of the site as a "Brick Field". Based on the available evidence the site has a **low** potential for archaeological remains of post-medieval date and that these remains, if they survive, would be of little significance.

7.6 Modern

- 7.6.1 The baseline study has demonstrated that there was a small amount of activity to the west of the site, across the Hermitage Stream, which dates to the Second World War. However, based on the available evidence the Site has a **low** potential for archaeological remains of a post-medieval date and that these remains, if they survive, would be of little significance.

8 IMPACT ON BURIED ARCHAEOLOGICAL DEPOSITS

8.1 Previous Land Use and Existing Impacts

8.1.1 Cartographic sources show that the site has remained free of modern development and structures and appears to have been unchanged throughout the 19th Century through to modern day. With the exception of the northern area of the site being noted as “Brick Field” on the 1896-1901 OS Map, evidence of areas of disturbance were seen during previous archaeological investigations at Ranelagh Road to the north east of the site (PCA, 2014).

8.1.2 The site is currently used as fields and paddocks to keep horses, with small fences dividing the larger fields seen on the mapping, which are unlikely to have had much of an impact, if any, on any possible buried deposits, the only possible exception to this could be the construction of the power pylons.

8.1.3 It is considered that the lack of below-ground impacts, that might have resulted from modern construction activity, mean that the archaeological potential, particularly related to the prehistoric period, will remain relatively undisturbed.

8.2 Impact of Proposed Development on Archaeological Remains

8.2.1 At the time of writing, only a draft proposal plan exists, for the construction of 179 residential units, in the north eastern areas of the site, with open space planned to the south and west, nearest the Hermitage Stream. The construction of these units and their access, as well as any landscaping associated with the planned open spaces will likely be sufficient to impact any surviving archaeological remains.

8.3 Soil Contamination

8.3.1 No information was available concerning possible ground contamination at the time of writing.

8.4 Services

8.4.1 Detailed service plans of the area within the site boundary were not available at the time of this report.

9 CONCLUSIONS AND RECOMMENDATIONS

- 9.1.1 This report aimed to identify the potential for archaeological remains to exist within the site, the probable period from which they date, the type of remains that can be expected, the likelihood for the survival of these remains, along with a consideration of their significance. The site does not contain nor form a part of any designated heritage asset or known archaeological remains.
- 9.1.2 This assessment concludes that there is **high** potential for prehistoric remains in the site and that such remains would be of local or regional significance. There is **low** potential for remains of other periods to survive and these would be of regional significance. Although there are thought to have been some previous impacts across the site, when the north of the site was labelled “Brick Field” these are not likely to have had significant impacts on the majority of the site’s below ground archaeological resources. As such it is likely that the site retains archaeological potential.
- 9.1.3 In view of the site’s archaeological potential but taking account of the previous and existing impacts on that potential, it is considered that there is no archaeological reason for the proposed development to be constrained or hindered. It is recommended that, in the event a planning application leads to the current proposed development gaining consent then that consent should be granted with a condition requiring a programme of archaeological work to be carried out, in order to secure the preservation of any archaeological remains by record.
- 9.1.4 On sites where the existence of archaeological remains are not proven, but are likely, it is recommended that an archaeological evaluation by trial trenching is an effective way of mitigating risk. The discovery and subsequent recording of archaeological remains during the construction phases of a project can pose a risk to the construction programme which is difficult to quantify and manage. It is, therefore, usually advisable to undertake archaeological evaluation and any subsequent mitigation work, in advance of construction. It is also recommended that a geophysical survey, a non-intrusive technique, is employed prior to the evaluation, which can help inform the scope and positioning of the trial trenches if positive results for archaeology were identified by the survey.
- 9.1.5 This assessment is based on a desk-based survey of existing information, and cannot, in consequence, be considered a definitive statement on the presence or absence of archaeological deposits on the site. The requirement for, and scope of any archaeological work deemed necessary on the site will need to be agreed with Hampshire County Council’s archaeological advisor, whose advice concerning the recommended stages of evaluation and mitigation should be obtained in due course.

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Cartographic Sources

Extracts of the following historic maps held by the Hampshire Records Office were obtained and are reproduced in this assessment:

Tithe Map, 1845

Bedhampton Parish Map, by Charles Lewis, Mid 19th Century

Ordnance Survey Map 1st Edition, 1868- 1872

Ordnance Survey Map 2nd Edition, 1896-1901

Ordnance Survey Map 3rd Edition, 1909

Ordnance Survey Map, 1932

Ordnance Survey Map, 1939

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APPENDIX 1: HER SEARCH

HAMPSHIRE HISTORIC ENVIRONMENT RECORD: 500m radial search centred on Kingscroft Farm, Ranelagh Road, Havant, Hampshire

Map Reference	Eastings	Northings	HER No.	Monument Type	Name	Date Range	Description
Prehistoric							
1	470818	106252	67964	Monument	Land Off Ranelagh Road	Prehistoric	Archaeological Evaluation and excavation undertaken prior to development, identified Late Bronze Age features including a linear and two <i>in situ</i> vessels
Roman							
2	471050	106430	23436	Monument	Floor of Previous Building on West Street	Roman	A floor level. The floor was cut into the clay natural and was sealed by a later plough soil. Roman pottery and charcoal was found
3	471030	106420	23440	Monument	Roman Pit	Roman	A pit containing late roman material was found in the garden of 123 . Roman pottery and oyster shells, were found
4					Roman Road	Roman	Predicted route of the Chichester - Bittern Roman Road, Route 421
Saxon							
5	470250	106410	23368	Monument	Possible Site of Saxon Church	Saxon	Traces of a curvilinear churchyard boundary suggest that this may be the site of a possible Saxon church referred to in the Domesday Book
Medieval							
6	470900	106300	23434	Monument	Well	Medieval	A well containing medieval pottery, found during pipe-lying in front of the pumping station at Havant
7	471055	106430	23439	Monument	Floor Surface	Medieval	A cobbled floor, possibly of medieval date was found to the east of Roman pit and floor level

8	470747	105726	58104	Monument	Site of Medieval Brockhampton Mill	Medieval	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
9	470610	106468	65094	Monument	St Chad's Well	Medieval	Site of St Chad's Well - a holy well possibly dating to the Medieval period
10	471030	106430	23438	Monument	Medieval Pit	Medieval	A late medieval pit was found cutting through the roman floor level revealed during building work
11	470700	105700	33037	Monument	Mill	Medieval	Mill at Brockhampton, on the Brockhampton stream, now demolished
12	470526	105831	65091	Monument	Possible Ridge and Furrow	Medieval	Site of possible ridge and furrow visible on aerial photographs
13	470251	106419	1434	HistoricBuilding	Church of St Thomas	Medieval	Church built c.1140 with later alterations and restored in 1870 and 1878
14	470200	106400	39298	NamedPlace	Bedhampton	Medieval	First documented in AD 1086 as BETAMETONE (Dwellers by place where beet grows)
15	470900	105800	39300	NamedPlace	Brockhampton	Medieval	First documented in AD 1086 as BROCHEMATVNE (Farm of the Dwellers of the Brook)
Post Medieval							
16	470310	106080	23429	Monument	Bedhampton Springs Mill	Post Medieval	Watermill (1540 AD-1900 AD)
17	470418	106265	23430	Monument	Upper Mill, Bedhampton Springs	Post Medieval	The Upper Mill at Bedhampton, now demolished and partly occupied by the Portsmouth Water Company. The Milhouse survives.
18	470400	106370	38738	Monument	Site of Old Manor House, Bedhampton	Post Medieval	Site of a C16/C17 timber framed house, demolished in 1881. Also known as the Old Poor House.
19	470449	106383	54953	Monument	Site of Bidbury Springs	Post Medieval	Shallow dip indicates the site of a pond or spring, one of a number on Bidbury Mead at the time of the c.1845 Tithe Map Survey
20	470323	106061	52315	ParksAndGardens	Old Mill House	Post Medieval	Old Mill House Garden. Keats wrote "St Agnes Eve" here

21	470270	106383	52074	ParksAndGardens	The Rectory, Bedhampton	Post Medieval	The Rectory Garden
22	470261	106384	6818	HistoricBuilding	Bidbury House	Post Medieval	House (1765 AD-1899 AD)
23	470328	106082	6820	HistoricBuilding	The Old Mill House	Post Medieval	House (1700 AD-1799 AD)
24	470224	106392	1636	HistoricBuilding	The Old Rectory	Post Medieval	Vicarage (1765 AD-1799 AD)
25	470292	106460	6817	HistoricBuilding	Manor House Boundary Wall	Post Medieval	16th Century, Tudor boundary wall
26	470600	106359	55973	Monument	Bedhampton Pumping Station	Post Medieval	Late 19th Century water works
27	470753	106268	65147	Monument	Site of Brick Field, Bedhampton	Post Medieval	Site of a brick field, shown on historic mapping
28	470705	105905	57627	Monument	Harts Farm Way - Archaeological Evaluation	Post Medieval	Archaeological evaluation found two pits containing 19th/20th Century material
29	471044	106293	55972	Monument	Havant Pumping Station	Post Medieval	Mid-19th Century water works.
30	470605	106625	6815	HistoricBuilding	Golden Lion P.H.	Post Medieval	Early 19th Century Public House .
31	470241	106381	6819	HistoricBuilding	Stable Block To Old Rectory	Post Medieval	Early 19th Century stables, now used as a garage
32	471010	106202	6821	HistoricBuilding	The Old Manor House	Post Medieval	Early 19th Century House. Early C19.

33	470491	106387	23432	HistoricBuilding	Crossing Keepers House, Bedhampton Springs	Post Medieval	Mid-19th Century crossing keeper's house.
34	470507	106615	54541	HistoricBuilding	Bedhampton Arts Centre (Former County First School)	Post Medieval	Former school built as a National School in 1868 with a teacher's house.
35	470285	106335	54954	HistoricBuilding	Granary Building, Mill Lane	Post Medieval	19th Century, Former granary building with ornate facade.
Modern							
36	470200	106000	54980	Monument	Site of World War II Concrete Shelter	Modern	The approximate location of a World War II concrete shelter.
37	470351	106213	65079	Monument	WWII Allotment Gardens	Modern	WWII allotment gardens visible on aerial photographs
38	470462	106563	65080	Monument	Site of WWII Air Raid Shelters	Modern	Site of WWII air raid shelters visible on aerial photographs
39	470518	106565	65081	Monument	Site of WWII Air Raid Shelters	Modern	Site of WWII air raid shelters visible on aerial photographs
Negative							
40	470640	106570	50281	Monument	Bedhampton Social Hall	Negative	A watching brief revealed no archaeological features
41	470503	106591	65168	Monument	Watching Brief, 29 Bedhampton Road	Negative	A watching brief revealed no archaeological finds or features

APPENDIX 2: PLATES



Plate 1 – View from eastern boundary looking west



Plate 2 – View from eastern boundary looking north



Plate 3 – view from north eastern corner looking south



Plate 4 – View from northern pylons, following line of power cables looking south east



Plate 5 – view from centre of site looking south west



Plate 6 – View from north western boundary looking south



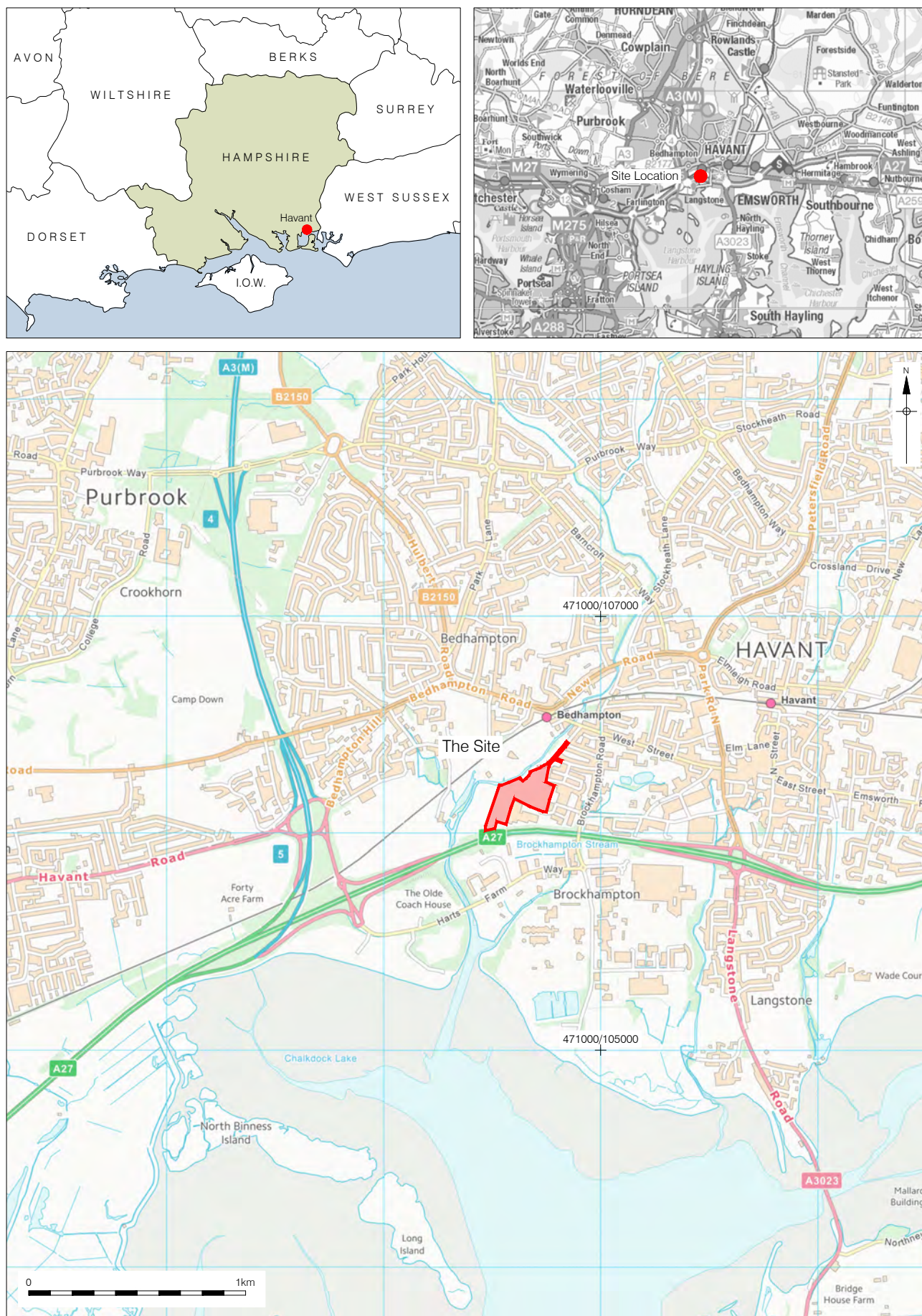
Plate 7 – View from north western boundary looking south east

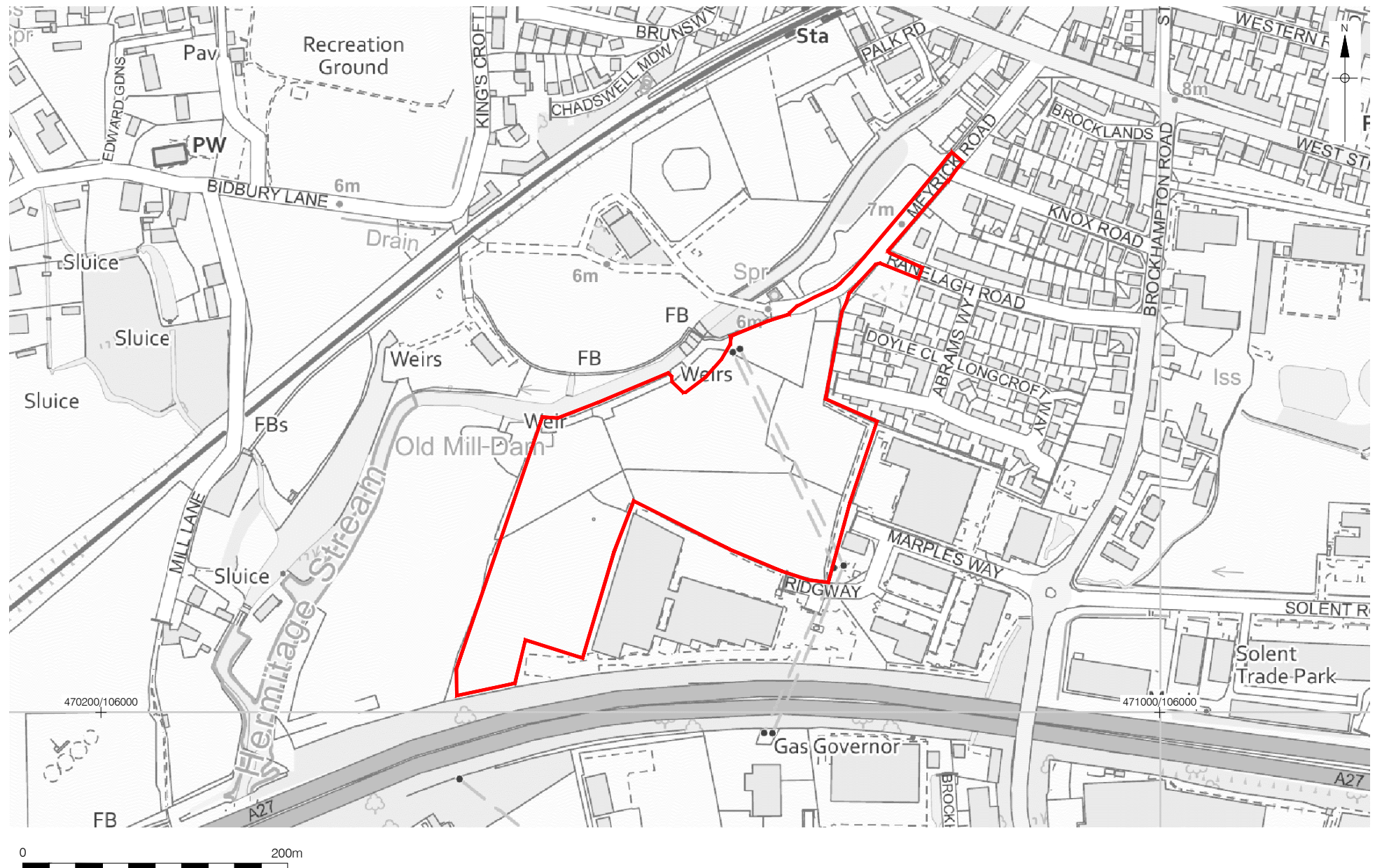


Plate 8 – View from north western boundary looking north east

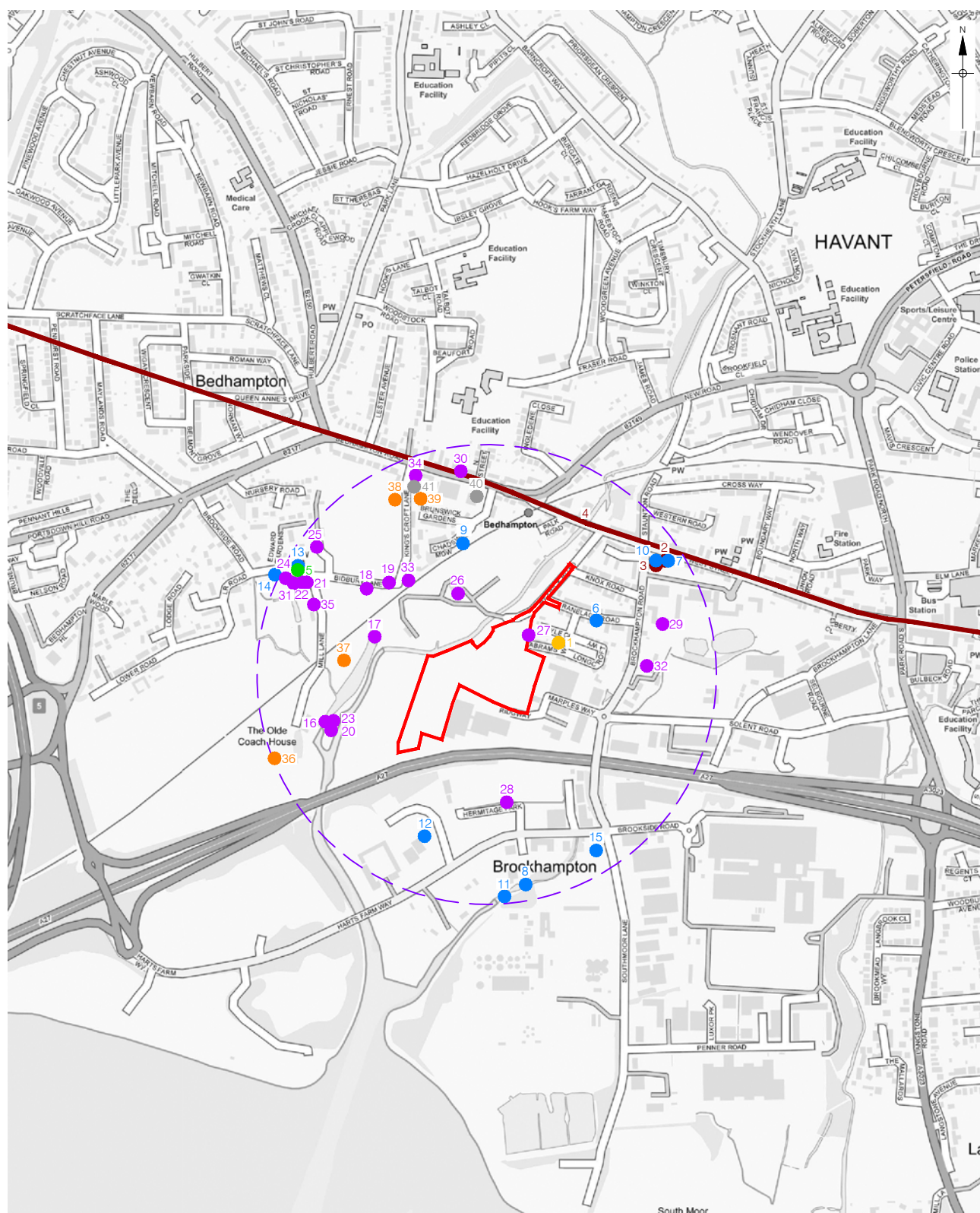


Plate 9 – View from north western corner, where the public footpath enters the site looking south east



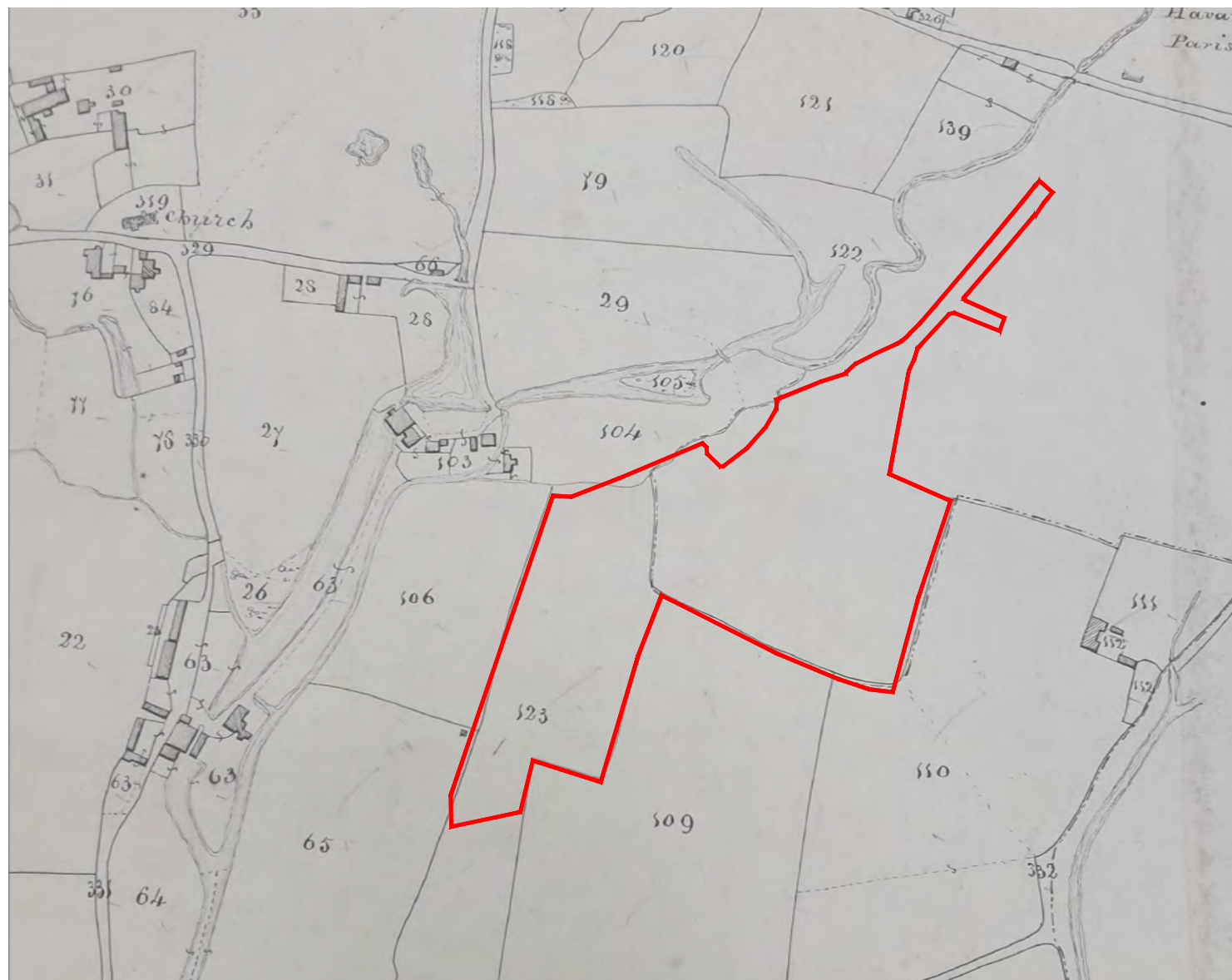






- Prehistoric (1) — Roman (2-4) ● Saxon (5) ● Medieval (6-15)
- Post-Medieval (16-35) ● Modern (36-39) ● Negative (40-41) — 1km Search Radius

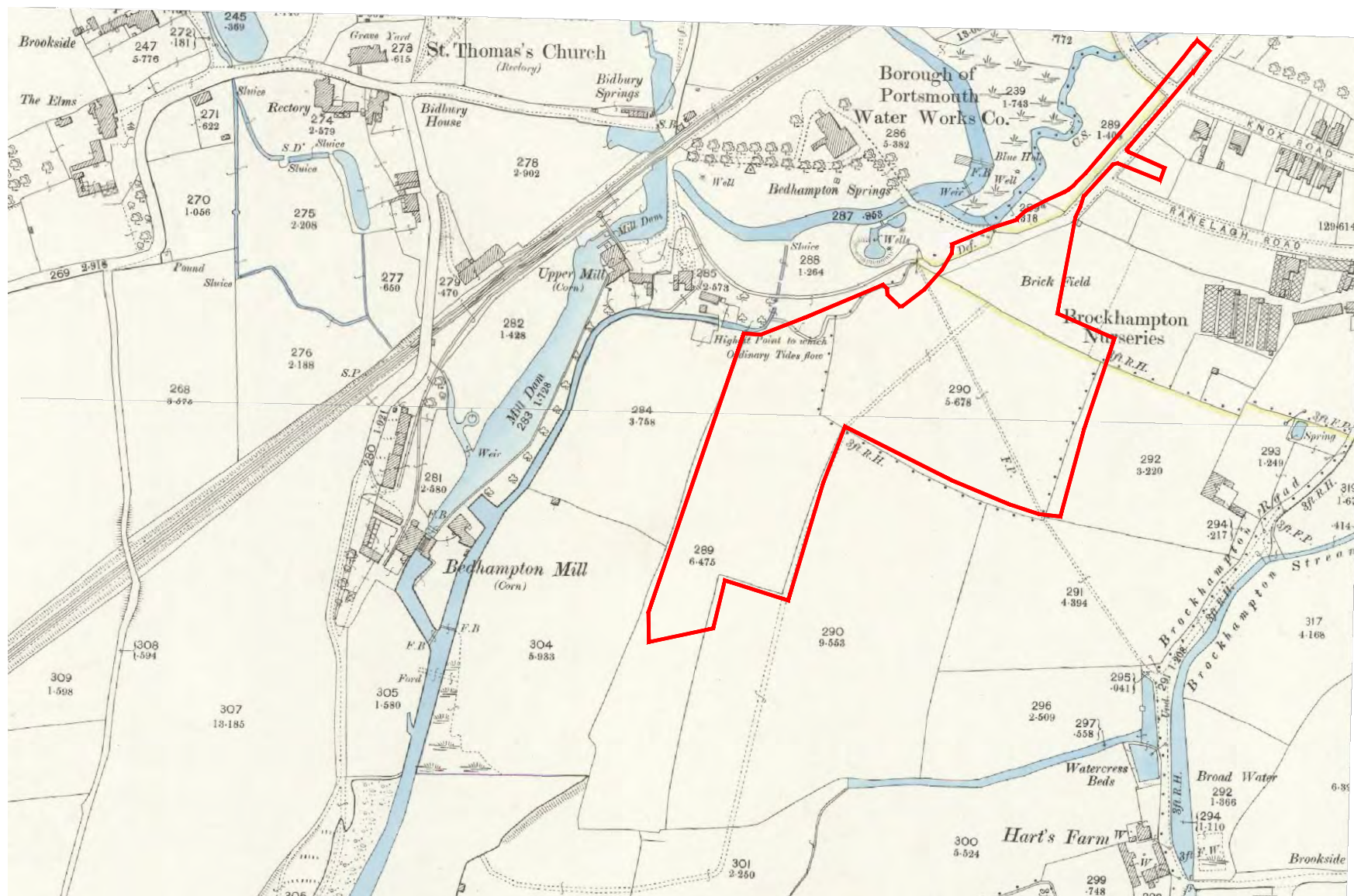
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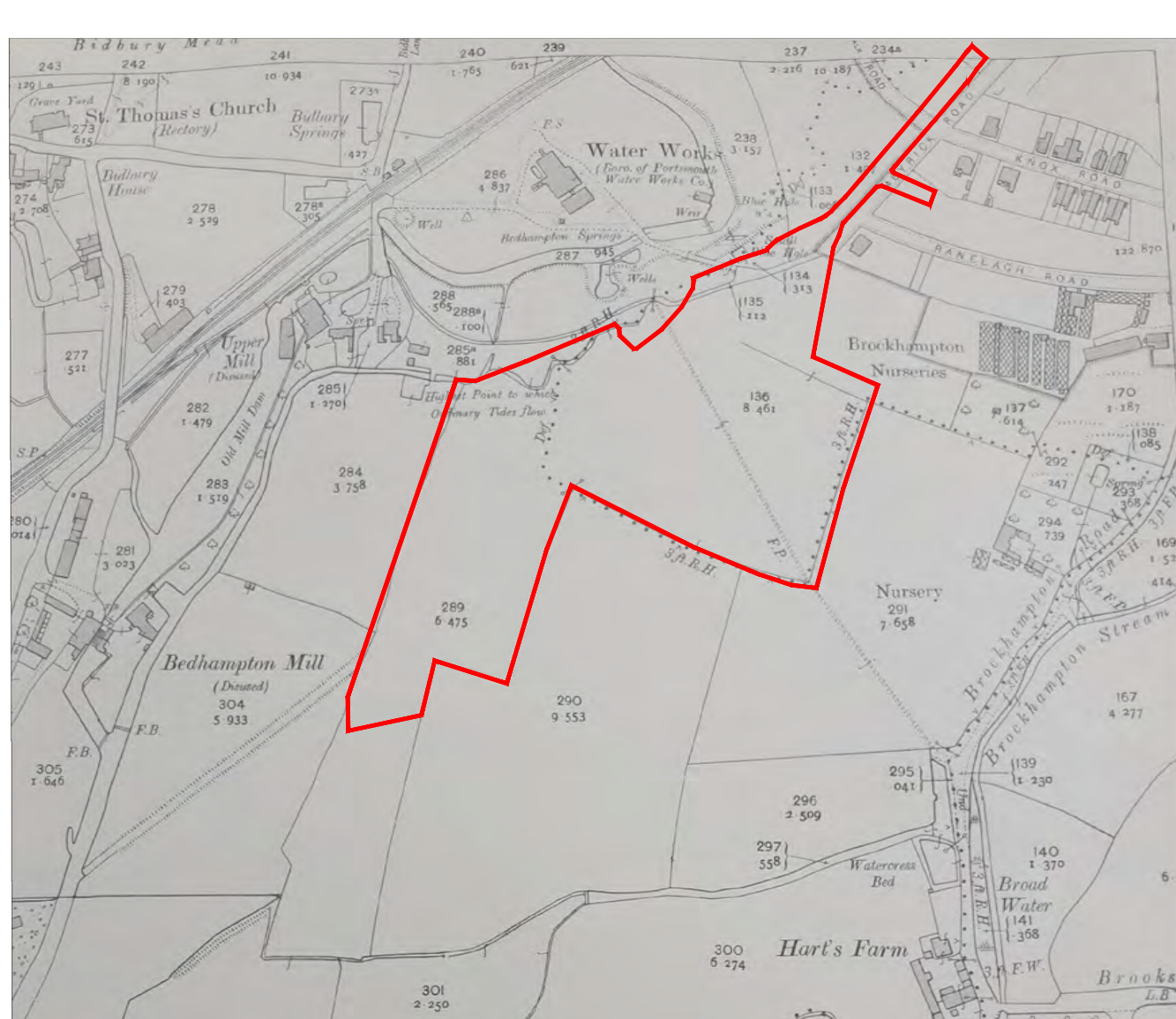
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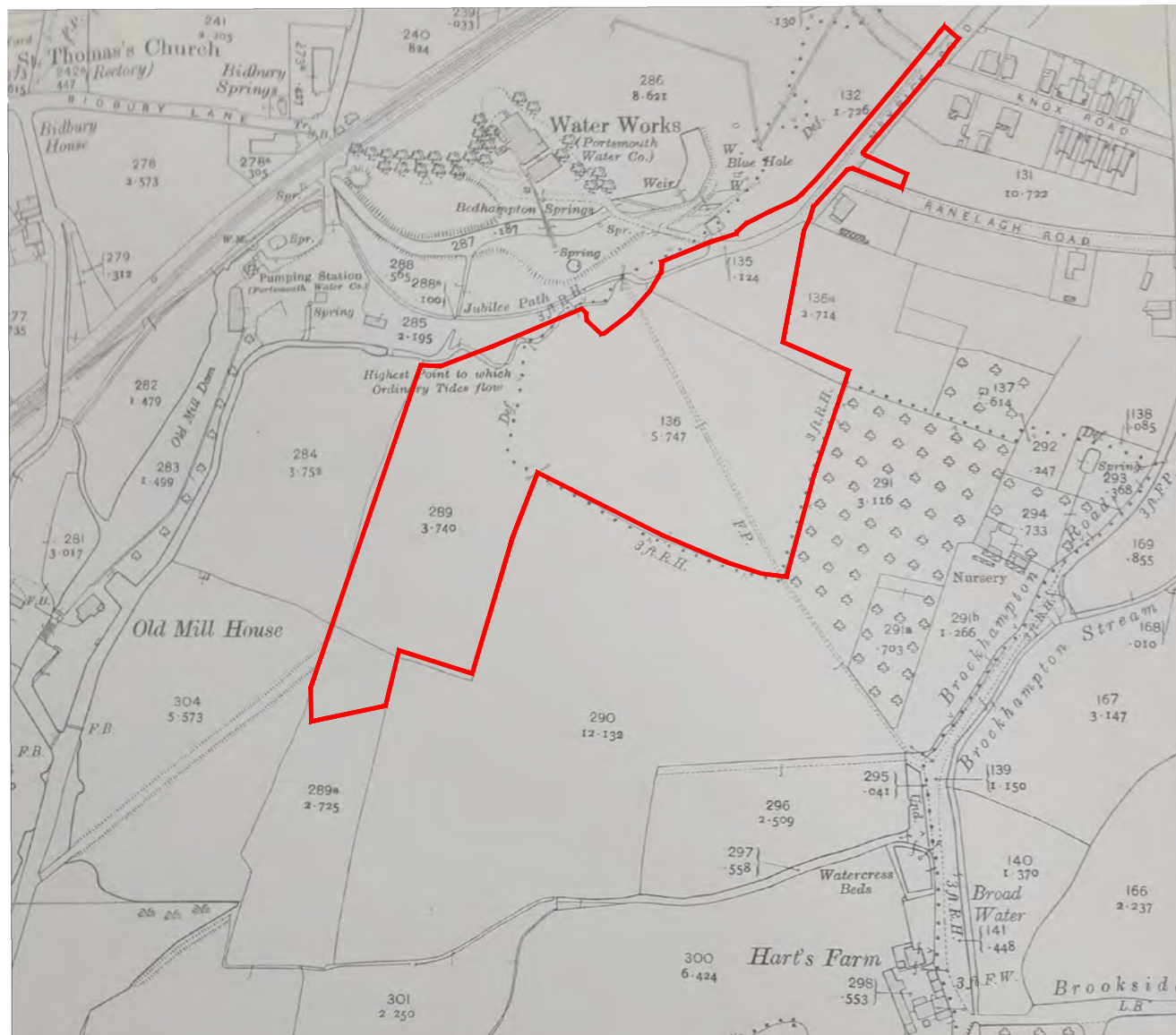
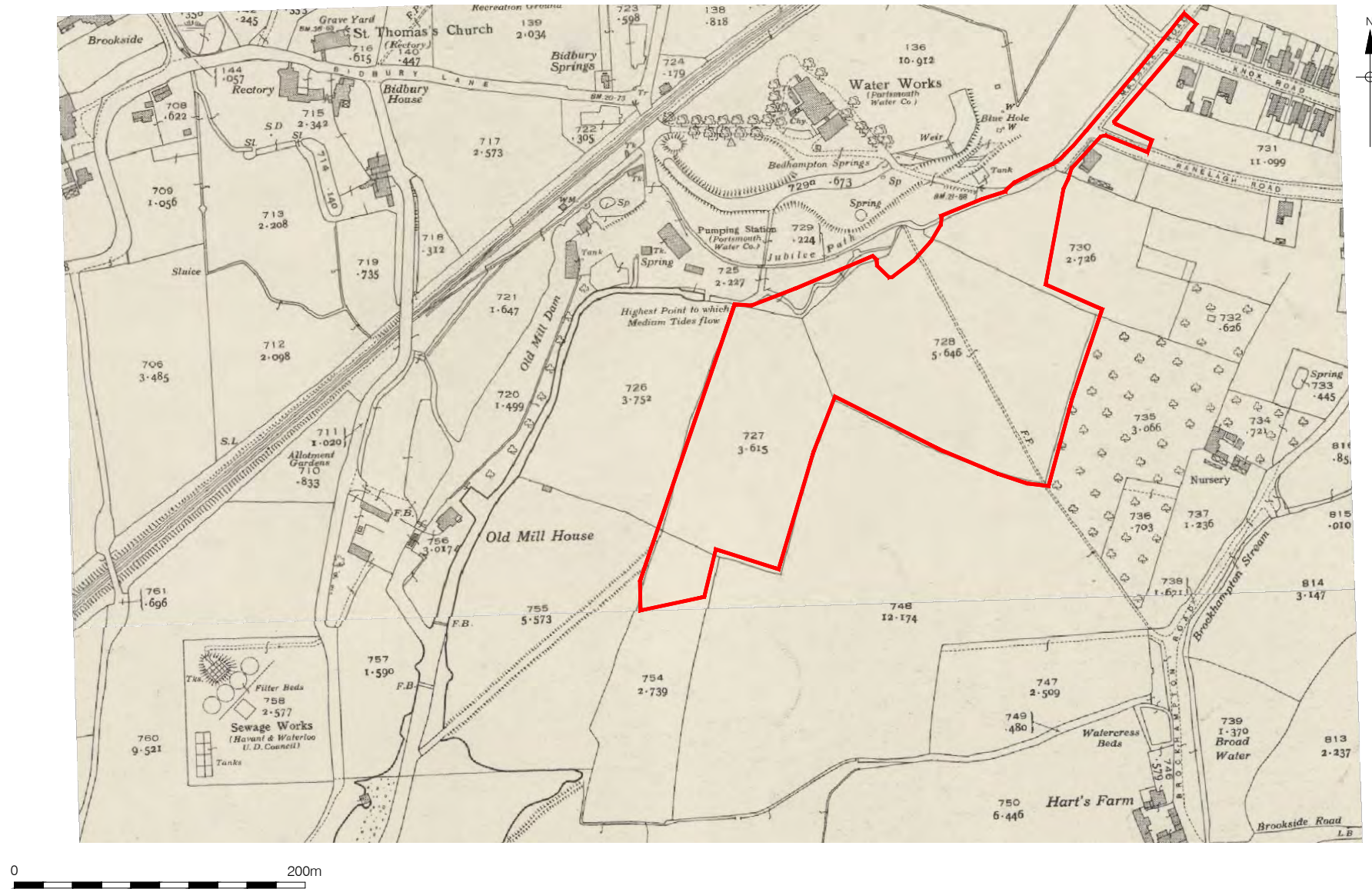
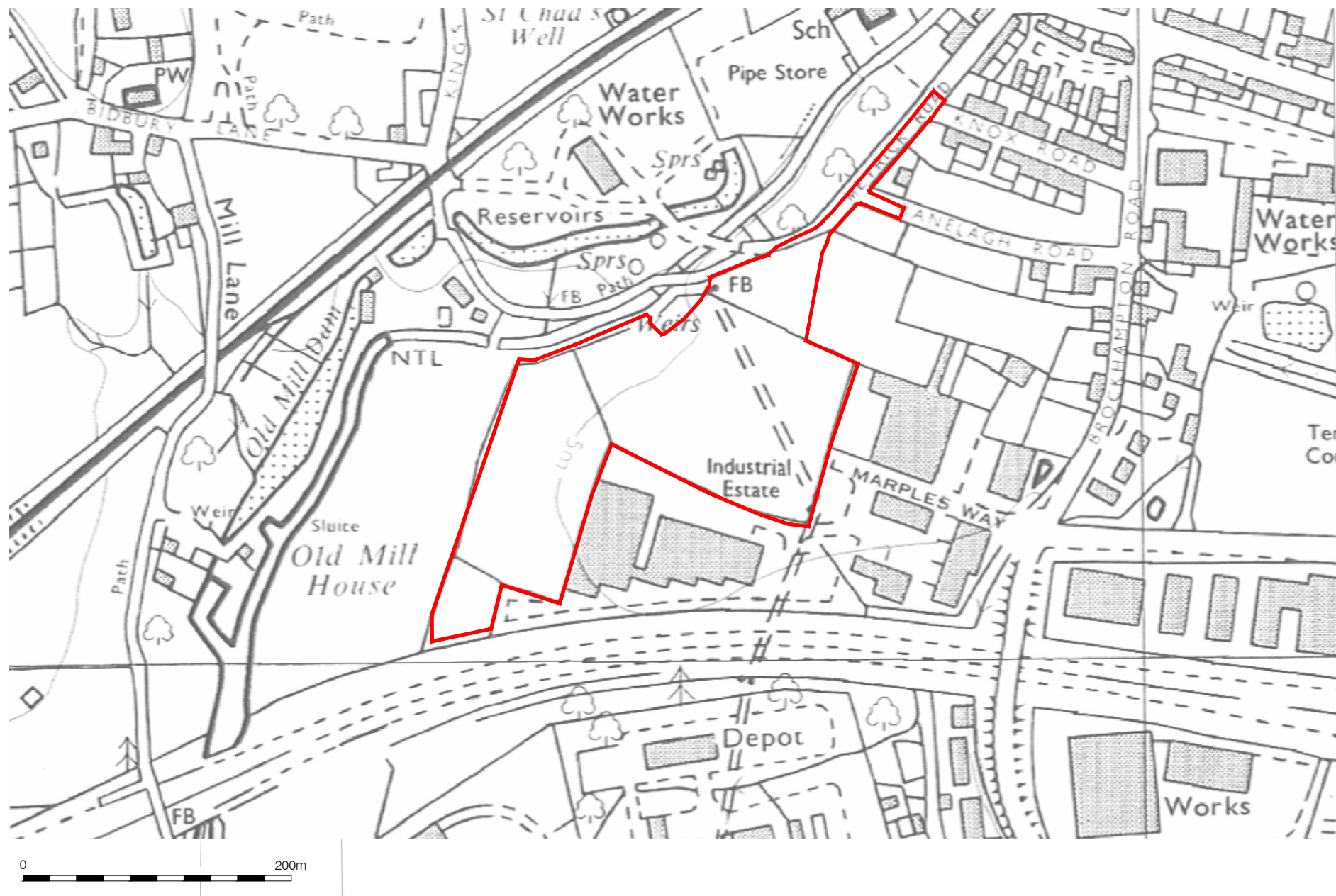


Figure 10
Ordnance Survey, 1932
1:4,000 at A4







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