



Land at Bedhampton Waterworks

Meyrick Road, Havant, Hampshire

HERITAGE STATEMENT & IMPACT ASSESSMENT

March 2025

I INTRODUCTION

I.1. BACKGROUND

I.1.1. This document presents a heritage statement and an impact assessment of a site situated within the Bedhampton Waterworks Meyrick Road, Havant, PO9 3HB. (**Figure 1**), National Grid Reference: SU 70539 06296 (centred).

I.1.2. The assessment has been informed through a site visit and consultation of relevant historical and published sources, including records held by Hampshire Archives. It has been undertaken in accordance with guidance published by Historic England and the Chartered Institute for Archaeologists (CIfA).

I.2. SITE LOCATION

I.2.1. The site is an area of rough, made ground to the south of the former pumping house of the Bedhampton Waterworks (HER No.35868) and railway and north of Hermitage Stream.

I.3. GEOLOGY

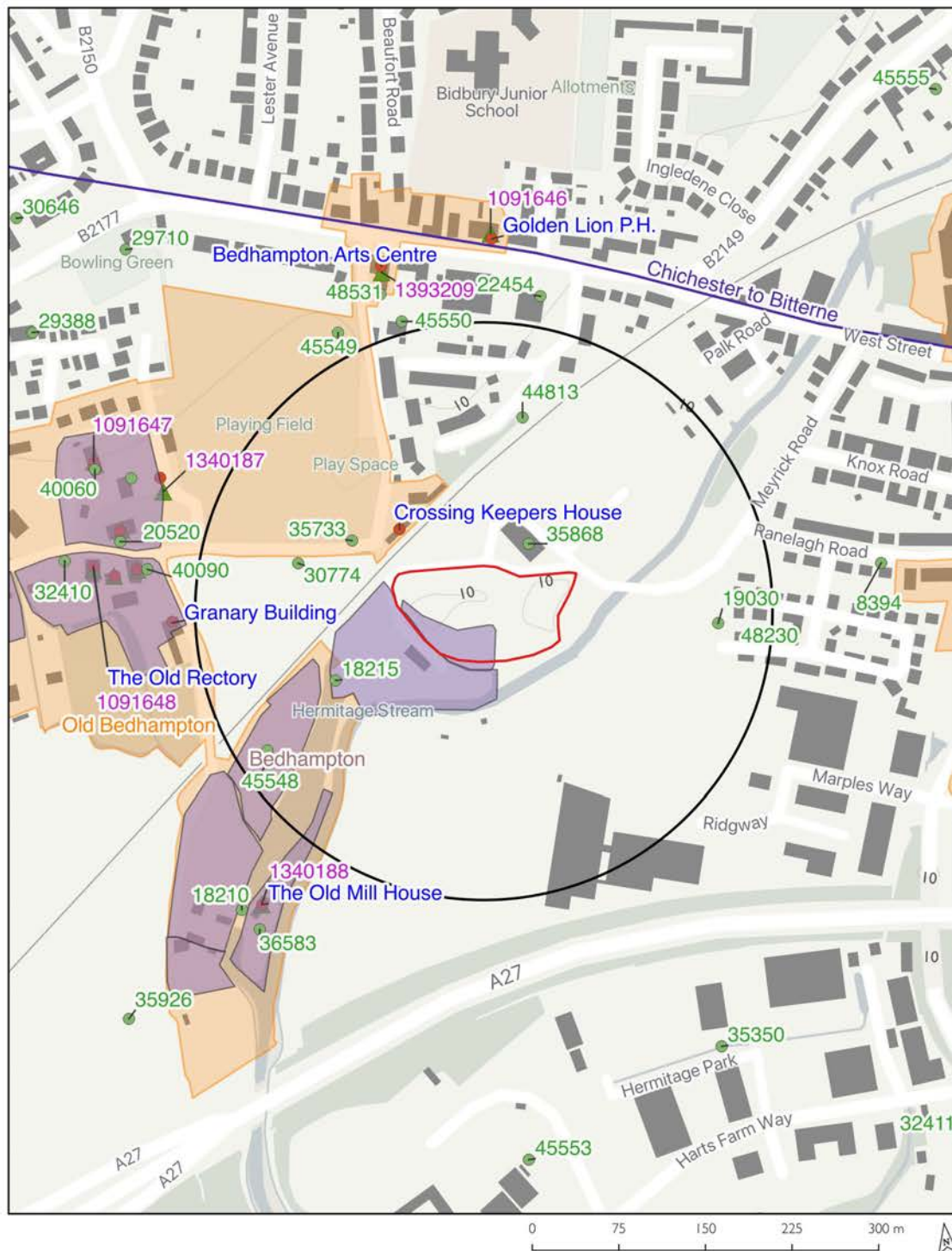
I.3.1. The site lies on a bedrock of chalk identified as Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portsdown Chalk Formations formed between 93.9 and 72.1 million years ago during the Cretaceous period. Superficial deposits include Alluvium (Clay, silt, sand and gravel) formed between 11.8 thousand years ago and the present during the Quaternary period. (geologyviewer.bgs.ac.uk).

I.4. DESIGNATION

I.4.1. The site is not designated, but lies to the south of Old Bedhampton Conservation Area.



Figure I: Site location plan
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Key

Site outline
250m

Listed Buildings

Grade II* Listed Building

Grade II Listed Building



HER Data

● Archaeology

● Historic buildings

— Roman roads

■ Historic rural settlement

■ Conservation areas

Figure 2: The site in relationship to nearby listed buildings, archaeology and conservation areas

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2 PLANNING CONTEXT

2.1. INTRODUCTION

- 2.1.1. Change arising to the historic environment from the planning process is managed through legislation, planning policy and practice guidance, and Historic England advice to ensure affected heritage assets are conserved in a manner appropriate to their significance.

2.2. MAIN LEGISLATIVE FRAMEWORK FOR THE HISTORIC ENVIRONMENT

- *Historic Buildings and Ancient Monuments Act 1953* makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).
- *Ancient Monuments and Archaeological Areas Act 1979* provides specific protection for monuments of national interest.
- *Planning (Listed Buildings and Conservation Areas) Act 1990* provides specific protection for buildings and areas of special architectural or historic interest.

2.3. NATIONAL PLANNING POLICY

- 2.3.1. The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF, 2024). In relation to designated heritage assets (such as listed buildings, scheduled monuments, and conservation areas) NPPF recommends great weight is to be given to their conservation (para. 212), that proposals causing substantial harm should be refused consent unless the harm can be adequately justified (para. 2213-214), and that less than substantial harm is weighed against the public benefits of the proposal (para. 215). For non-designated heritage assets, NPPF recommends that the effect of the proposal is considered in determining a proposal, giving a balanced judgement in regard to the scale of harm and the significance of the asset (para. 216).

2.4. LOCAL PLANNING

- 2.4.1. The current adopted local plan (2011) makes the following comment on the protection of the Historic Environment:
- 2.4.2. Policy CS11 (Protecting and Enhancing the special environment and Heritage of Havant Borough) sets out the planning authority's strategy to protect the historic environment. It states that planning permission will be granted where developments protect and, where appropriate enhance, heritage *assets*.
- 2.4.3. Policy CS16 (High Quality Design) requires that development is to a high standard and positively responds to local context, including its historic character.

3 METHODOLOGY

3.1. DESK-BASED RESEARCH

3.1.1. A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The sources consulted are listed in **Section 9** of this report, and include:

- The Hampshire Historic Environment Record (October 2023);
- The National Heritage List for England;
- The National Archives;
- The British Newspaper Archive;
- Online sources and relevant publications held by TJC Heritage LTD.

3.2. SITE APPRAISAL

3.2.1. The site was inspected in November 2023 by Oliver Jessop (MCIFA) in order to appraise the setting of heritage assets within the study area, identify the presence, extent and character of known and possible archaeological remains, and to consider factors in the former use and management of the site that may have affected the survival of buried archaeological remains.

3.3. ASSESSMENT

3.3.1. This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations.

3.3.2. This assessment has been undertaken in accordance with the following process and definitions.

3.4. ASSESSMENT OF SIGNIFICANCE

- 3.4.1. The significance of heritage assets is their value to this and future generations, and is defined in this report in relation to the following heritage interests (DLUHC, 2019):

Heritage Interests	
Archaeological	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	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	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.

Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.

- 3.4.2. In weighing these interests an assessment of overall significance is made, in reference to published guidance and assessment criteria, and in accordance with the following levels:

Heritage Significance	
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or other heritage assets of demonstrable international heritage interest. Of very high importance and rarity and very limited potential for substitution.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protected Wreck Sites, or non-designated heritage assets of demonstrable national importance due to their heritage interest. Of high importance and rarity, limited potential for substitution.
Medium	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (HEAN 7, 2016). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda. Of medium or high importance and rarity, limited potential for substitution.
Low	Non-designated heritage assets of demonstrably low heritage interest. Of low or medium importance and rarity.
Negligible	Non-designated heritage assets of very low heritage interest, typically due to poor preservation, survival or restricted contextual associations. Very low importance and rarity.
Unknown	The value of the asset has not been ascertained.

3.6. ASSESSMENT OF CONTRIBUTION

- 3.6.1. Aspects of a heritage asset, including their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest embodied in it. Contribution to significance is expressed in line with the following scale:

Contribution to Significance (Sensitivity)	
High	Aspect is fundamental to the key heritage interest/s that define the significance of the asset.
Moderate	Aspect makes an important contribution to the significance of the asset, comprising a secondary aspect of its heritage interest/s or an aspect of potential higher interest that has been affected by no more than moderate (under 50%) loss such that its contribution to significance is reduced.
Limited	Aspect makes a slight contribution to the significance of the asset, comprising a complementary aspect of its heritage interest/s or an aspect of potential higher interest that has been affected by substantial (over 50%) loss such that its contribution to significance is greatly reduced.
Neutral	Aspect does not contribute to the significance of the asset.
Negative	Aspect represents an unsympathetic change which detracts from the significance of the asset.
Uncertain	Sensitivity uncertain: more information required.

3.7. ASSESSMENT OF EFFECT

- 3.7.1. The assessment of the effect of a proposal considers the contribution made by the affected aspects to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal	
Positive	Proposals will reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.
Limited Positive	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.
Neutral	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.
Limited Negative	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.
Negative	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.

4 HISTORICAL BACKGROUND

4.1. PREHISTORY TO POST-MEDIEVAL

4.1.1. There are numerous records of archaeological discoveries within 1 km of the site illustrating activity in the area throughout the prehistoric to post-medieval periods. The earliest evidence is in the form of Mesolithic (10,000 BC to 4,000 BC) finds, recorded off Roman Way to the north-west (HER 57574-57575); with a possible ring-ditch feature visible as a cropmark 500m to the south-west also tentatively dated to this period (HER 70451). Later activity of the Bronze Age (2,600 BC to 700 BC) and Iron Age (800 BC to AD 43) is more substantive, with ditch and pit features found with dated material to the east, off Doyle Close (HER 67964), and Bronze Age to Romano-British (AD 43 to AD 410) activity to the south-west, south of Lower Road (HER 71351). Settlement evidence has also been found, including Iron Age hearths, possibly for salt production, located 700m to the south-west, near Harts Farm Way (HER 23241 & 23490).

4.1.2. The course of the Roman Road from Chichester to Bitterne is recorded to the north of the site, following the line of West Street, along which evidence of Romano-British settlement has been recorded (HER 23439, 50281, 23397, 23436, & 23440).

4.1.3. Evidence of Early-medieval (AD 410 to 1066) activity has been scarcer, with the only record of the period being the suggestion, from enclosure typology, of an earlier precursor to the Church of St Thomas in Bedhamton (HER 23368). The present church has a 12th century origin. Bedhampton is recorded in the Domesday Book of 1086, so an Early-medieval origin is certainly likely, with the entry for the settlement indicating a population of approximately 120 including a church, two mills and two salthouses. The two mill sites mentioned are believed to have been the precursors to Upper Mill and Lower Mill (HER 58104), the former of which was located on the edge of the site, although the actual locations of the earlier mills may have differed. The site, in lying adjacent to Hermitage Stream and with several spring sites within it, may have been closely associated with Upper Mill, potentially containing part of its water management infrastructure. By the 18th century, springs within the site were potentially utilised by Upper Mill to supplement the water of Hermitage Stream with mapping from that time showing ponds extending from the mill through the site.

4.2. POST-MEDIEVAL

Borough of Portsmouth Waterworks Company

4.2.1. In 1840 the Portsmouth and Farlington Waterworks company was formed by the amalgamation of the Portsea Island Waterworks Company (1809) and the Portsmouth, Portsea and Farlington

Waterworks Company (1809). This company in 1857 became the Borough of Portsmouth Waterworks Company. The act of Parliament allowing its formation gave the firm powers to construct new works to supply water from the springs at Havant which was pumped to sand filter beds constructed at Portsdown Hill (Welcome to Portsmouth). The firm was renamed 1930 becoming the Portsmouth Water Company and then in 1955 the Portsmouth and Gosport Water Company as smaller local firms were subsumed. By 1964 the firm had been renamed again as the Portsmouth Water Company, becoming in 1990 Portsmouth Water (Portsmouth Water.co.uk).

Development of the Site

- 4.2.2. The 1844 Tithe Map together with the 1842 apportionment shows that the land occupied by the site spread across plots 29 (Stable Mead), 105 (Osier Bed) and 104 (Meadow) (**Figure 7**). Plot 29 was described as 4 acres and 38 perches of pasture owned by Lord Sherborne and occupied by Clarke Woodthorpe. Plots 104 (2 acres, 1 rood) and 105 (24 perches) were owned and occupied by James Stoneham, plot 103 being marked as his “house &c.” to the south west and further south (62-70) the ‘house and buildings’ of J. Snook. In neither case is the word ‘Mill’ used. An Osier bed was used for growing willow usually for basketry. The map clearly shows how the Hermitage Stream was diverted to collect the water from Chad’s Well and other springs (Bidbury, Blue Hole and Bedhampton) to feed into the reservoir for the Upper Mill.
- 4.2.3. The 1868-1869 mapping shows that the Osier beds were no longer in operation. Where they had once been a sluice had been installed and the Bedhampton Springs isolated (**Figure 5**). The Upper Mill to the south west of the site is clearly identified as a corn mill and it is also interesting to note that the highest tidal flow is also marked to the south of Bedhampton Villa.
- 4.2.4. Although not directly the subject of this study it is interesting to note that the Upper Mill is believed to have started life as a paper mill belonging to the Roades family in the late 17th century. Bishop has traced the owners and occupants of the mill from 1742 onwards when the Sone Family were in partnership with Richard Knapp and John Midlane. James Stoneham and Sons operated the mill until c1865. Samuel Clarke, miller, mealman and merchant purchased the Upper Mill from Henry Stoneham at this point selling the site to the Borough of Portsmouth Water Company in c1877. (Bishop n.d. 20).
- 4.2.5. The Hampshire Telegraph of 24th February 1877 noted that the Water Company required a new trunk main and that the company’s water resources should be increased: *“Upon the latter subject your Directors may state that an opportunity presented itself for purchasing the Upper Mill property*

at Bedhampton, adjoining the Company's Bedhampton Mill. It contains some valuable springs, which can, at comparatively small trouble and expense, be utilised by the Company, and the water conveyed to the Havant works by gravitation. A provisional contract has been entered into with Mr Clarke for the purchase of the property" (p8).

- 4.2.6. An application was made to Parliament for the company to purchased or acquire, compulsorily or otherwise: *"Certain lands, houses and buildings in the Parish of Bedhampton, in the County of Southampton, consisting of the millstreams, springs, watercourses, and premises known as Upper Bedhampton Mill, situate on the stream known as the Bedhampton Stream now in the occupation of Mr Samuel Clarke and his under tenants"* (Hampshire Telegraph 20th November 1878, 2).
- 4.2.7. By the 1880s, freshwater springs which supplied the Bedhampton Mills were also purchased by the Borough of Portsmouth Waterworks Company. In 1889 a pumping station was opened at Bedhampton. The engine installed was recorded as being of the Worthington Type *"capable of supplying 7 million gallons per day to the Portsdown Hill reservoirs"* (The Evening News July 24th 1901, 3). The pumping station first appears on the 1897 OS Mapping (**Figure 6**). The site at this date continuing to be shown as part of the mill race feeding the Upper Mill Dam.
- 4.2.8. The Builder in 1892, on a visit to the site by the Sanitary Congress, commented that there were numerous supplies of water *"springs coming from the chalk ...the storage here consists of three or four acres of shallow reservoirs covering springs bubbling up from the chalk. At Bedhampton there is a spring called 'Blue Hole' on account of the beautiful tint of its water"*(p245).
- 4.2.9. Despite all the efforts of the water company in 1897 the Portsmouth Evening News produced an article considering the dangers of pollution of the local water supply. The report noted that the Hermitage Stream passed close to the springs serving the Portsmouth Water Supply and received c. three miles above the waterworks, the sewage of *"a considerable part of the village of Waterlooville"* and noting that *"Before discharge into the Hermitage Stream this sewage undergoes no treatment other than passing though a couple of tanks where so subsidence of suspended matter apparently takes place...also...about 300 yards above the point at which it passes the springs of the Bedhampton water-works, the sewage of several houses of that part of East Bedhampton, through which the stream flows"*(5th November 1897,3). The report notes that the area was served by three waterworks, those of Havant, Bedhampton and Farrington.
- 4.2.10. An image of the water works from early part of the 20th century shows the waterworks site as it appeared from the Railway Bridge at Bedhampton. In the foreground is shown the Upper Mill with

the pumping station beyond ([Cousins](#) 2019, 84). The Mills were demolished in c1912 as evidenced by an advertisement in the Hampshire Telegraph on the 12th April for Building Materials from the Upper and Lower Bedhampton Mills (p1). In 1901 the Portsmouth Evening News reported that a new 36 inch main was being laid from the Havant and Bedhampton Pumping Stations as far as the Farlington Reservoirs on Portsdown Hill. Four boilers were also mentioned as being “*fixed at Bedhampton Pumping Station*” at the same time (14th May 1901,2). Around the same date a new engine was installed described as a “triple expansion Worthington capable of raising ten million gallons per day...together with four large steel boilers” (The Evening News July 24th 1901, 3). This is likely to be the extension seen on the 1909 mapping (**Figure 7**). By this date the mapping shows that a reservoir had been formed from the Mill Race, with earthworks along the southern edge and an overflow, and that the Bedhampton Springs had been contained within formalised circular structures.



Figure 3: Bedhampton Waterworks 1928.
(reproduced with kind permission of Britain from Above EPW023033)

4.2.11. An aerial image dated 1928 clearly shows the site depicted in the mapping and indicates the care taken to maintain the waterworks with neatly edged channels and spring outlets and lawns surrounding the buildings. The tree lined roadways, also seen on the historic mapping can also be seen in the photograph (**Figure 3**). The image also shows the close proximity of the railway and the Crossing Keepers Cottage (Hampshire HER 23432). The building behind the Crossing Keepers Cottage was erected between 1897 and 1909 replacing a row of possibly cottages shown on the

1897 map to the south of Bidbury Springs. We know from B.R.C. Roads, a photographic survey published in 1921 that the roadways in the waterworks were constructed from concrete with British Reinforced Concrete fabric (p152). In 1939 Bedhampton Number 2 Pumping Station was built and strengthened to withstand wartime risks (Portsmouth Water Company 2019, 4). The new station included three pumping units with a total capacity of 18 million gallons per 24 hours, power being supplied by three 270hp oil engines that could be started up at very short notice (Portsmouth Water Company 2019, 7). This provision proved vital when on August 20th 1942 bombs fell near Havant and Bedhampton Waterworks, bursting the 36 inch main. Valves allowed the diversion through other mains allowing Havant to be operational within an hour supplemented by the number 2 Bedhampton Station (Portsmouth Water Company 2019, 14).

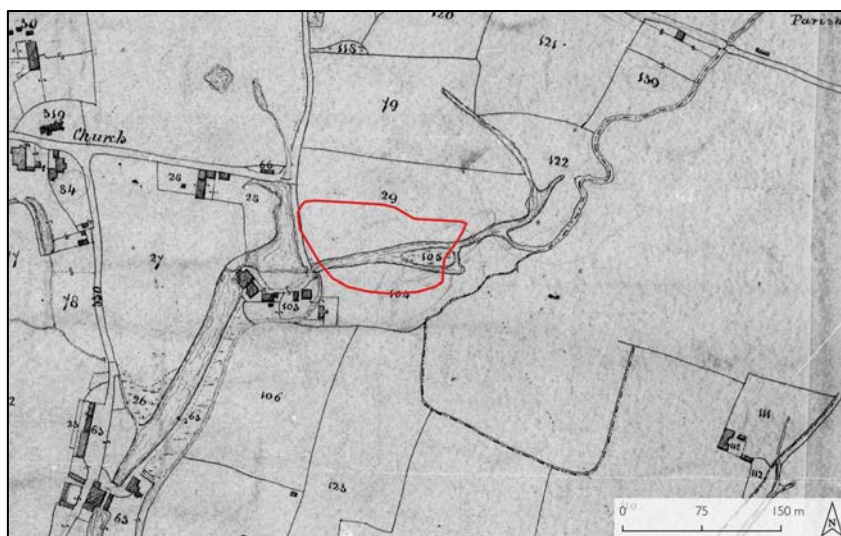


Figure 4

Extract of the 1844
Bedhampton Tithe Map
showing the Upper Mill a
stream and springs

(TNA 30/31/20 The
Genealogist®)

- 4.2.12. The mapping between 1909 and 1969 notes no changes to the site with the exception of the removal of the circular structure at the west of the reservoir between 1961 and 1969 (**Figures 9 & 10**). Despite the clear infilling that had taken place by 1999 to the reservoir, whose outline still remained in the aerial photograph of that date (**Figure 12**) no further changes are noted in the 2003 mapping (**Figure 11**).
- 4.2.13. Since 1999 the site has been further filled in and modified with the addition of spoil heaps clearly seen through aerial photography on Google Earth (**Figures 13-15**). By 2015 Solar panels had been installed on land to the north of the Pumping Station which were added to between 2020 and 2022 (Google Earth Pro).

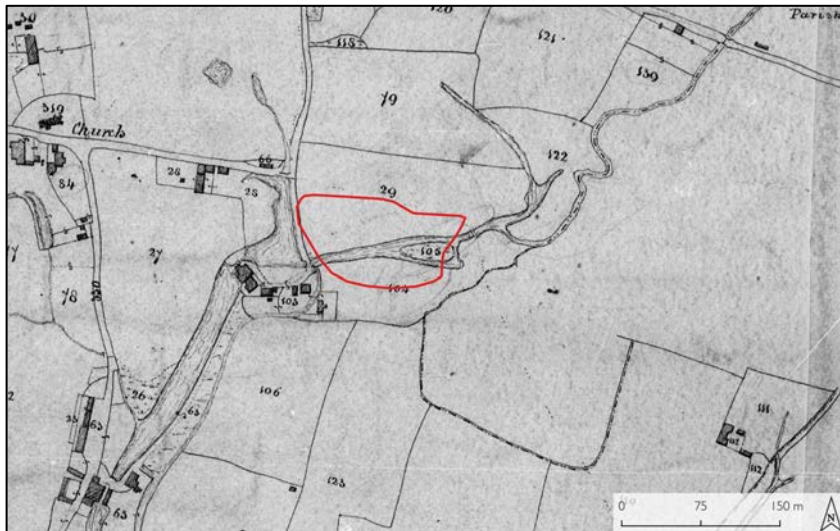


Figure 5

Extract of the 1844 Bedhampton Tithe Map showing the Upper Mill making use of water from the stream and springs

(TNA 30/31/20 The Genealogist©)

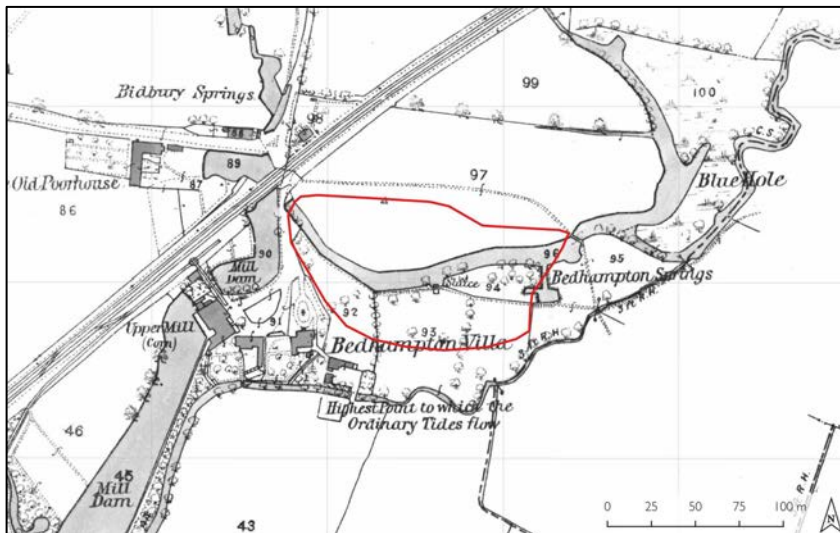


Figure 6

Extract of OS Map 1868-9 (1:1,2500)

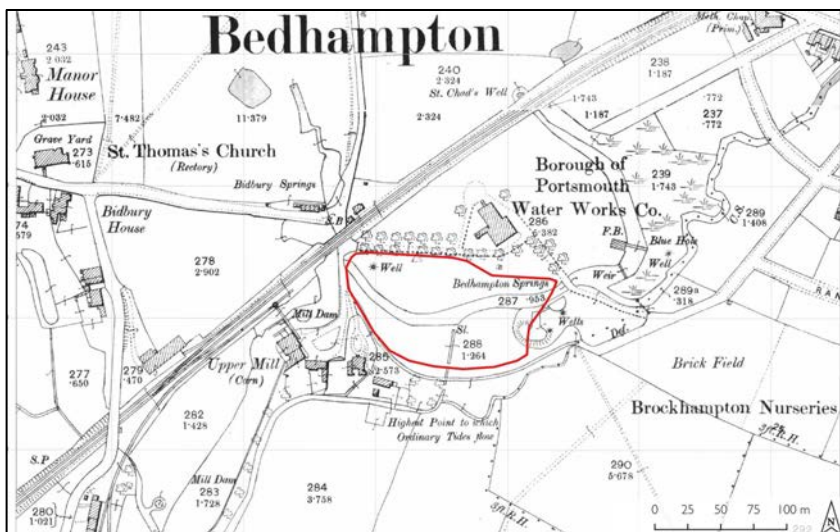


Figure 7

Extract of OS Map 1897 (1:1,2500)

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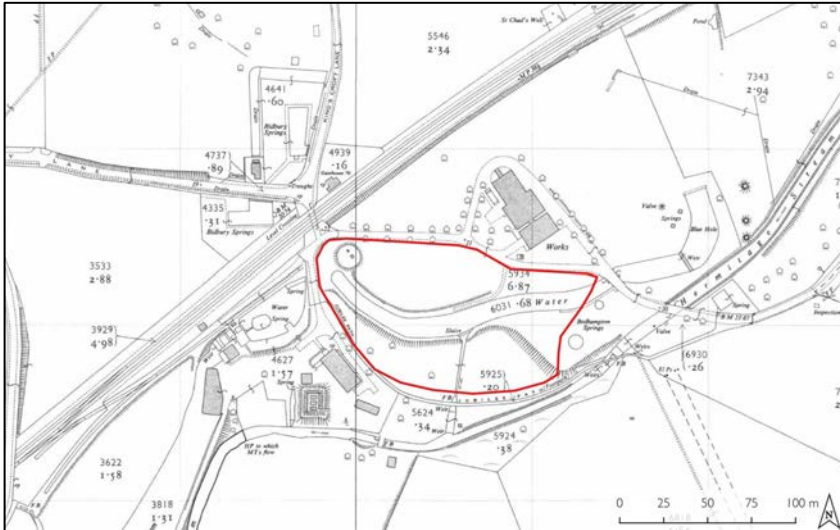


Figure 8

Extract of OS Map 1909
(1:1,2500)

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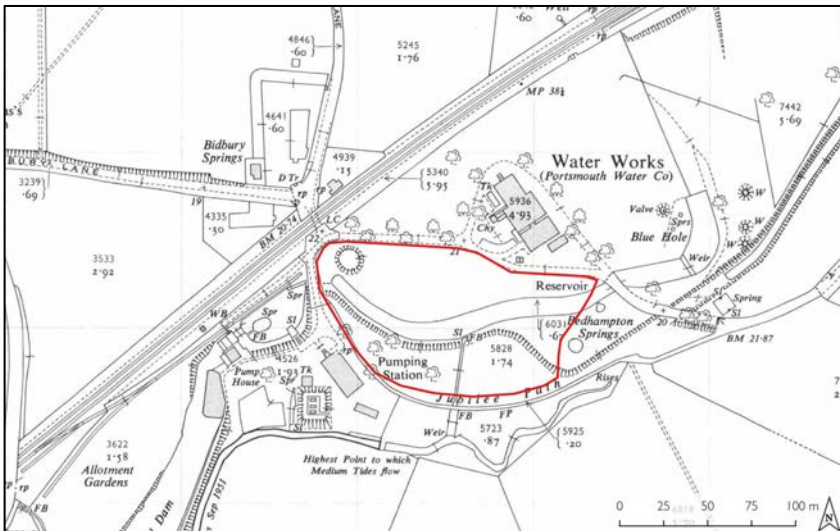


Figure 9

Extract of OS Map 1951
(1:1,2500)

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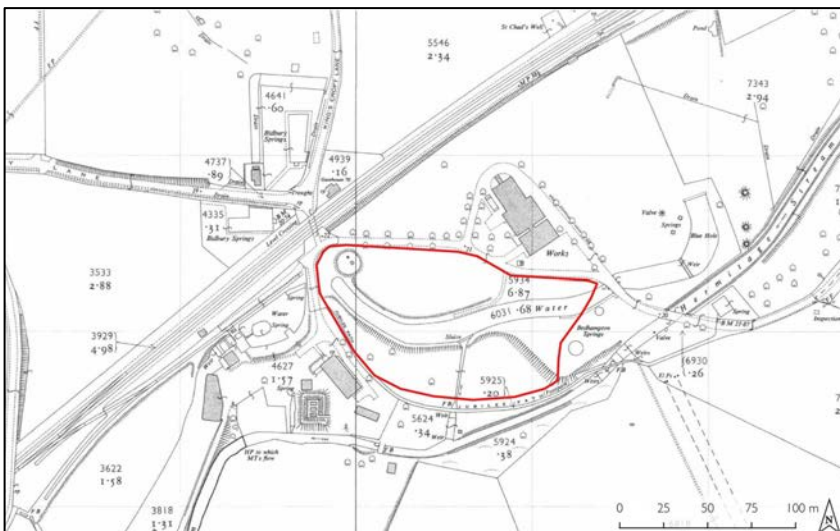


Figure 10

Extract of OS Map 1961
(1:1,2500)

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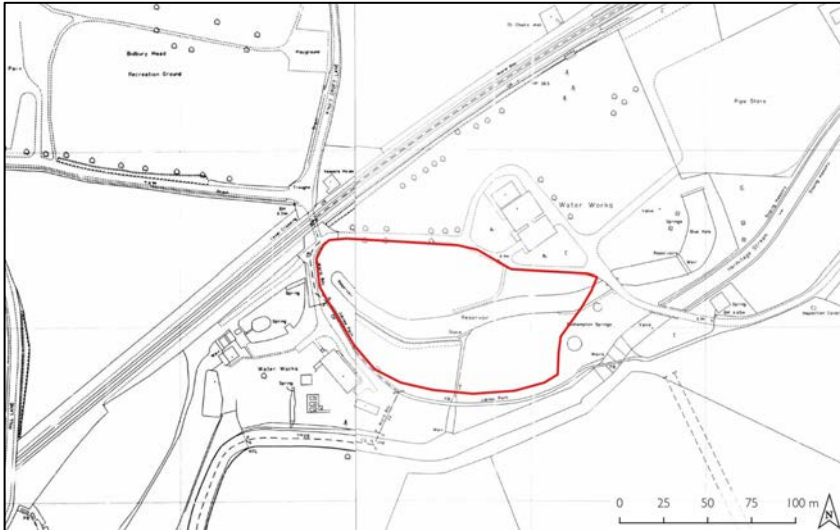


Figure 11

Extract of OS Map 1969-1973 (1: 1,2500)

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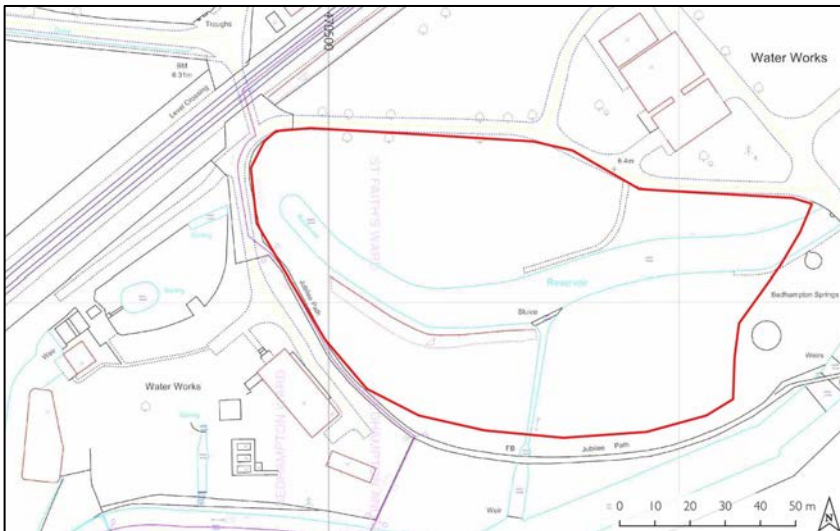


Figure 12

Extract of OS Map 2003
(1:1,2500)

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Figure 13

1999 Aerial view of site

(Infoterra Ltd & Blue Sky, Google Earth[®])



Figure 14

2007 aerial view of site

(Infoterra Ltd & Blue Sky, Google Earth©)



Figure 15

2016 aerial view of site

(Google Earth©)



Figure 16

2022 Aerial view of site

(Google Earth©)

5 SITE APPRAISAL

LANDSCAPE SETTING

The site lies to the east of Bedhampton in an area of land enclosed by a railway line (the former L.B. & S.C.R. Portsmouth Line) to the north and Hermitage Stream to the south. The topography of the area is largely level, which gently rises to the north, west and east. More widely the site forms part of a small area of small irregular enclosed pasture (**Appendices 1.1-3**) which straddles Hermitage Stream; a fragment of the earlier rural landscape between Bedhampton and Havant. To the south-west lies the site of the former Upper and Lower Mills, of which the Old Mill House (Grade II, NHLE ref: 1340188) survives alongside elements of its waterpower infrastructure (**Appendix 1.17**).

The area is now intersected by transport infrastructure, contains a small solar farm associated with the waterworks, and is fringed by modern industrial development to the north-east and south and modern residential development to the north and east. The edge of development is less defined to the west, where it borders Bedhampton, which presents a historic settlement edge. Several notable buildings and structures lie here, with views extending into the area, including the Grade II Listed Bidbury House (NHLE ref: 11544418) and non-designated Old Granary on Mill Lane (**Appendix 1.8**) and Mill Lane Road Bridge (**Appendix 1.5**). Views from Mill Lane are afforded across the area, taking in the site (**Appendix 1.6 & 1.9**). The spire of the Church of St Thomas, also Grade II Listed (NHLE ref: 1340186), is visible from within the site; marking the historic core of Bedhampton.

The site, itself, differs from its surroundings in possessing a post-industrial character. The principal elements of the historic waterworks survive to the north of the site, where the 1889 waterworks building (**Appendix 1.12 & 1.16**) still stands (its chimney now truncated) alongside remains of its landscaped setting evident in the historic photograph of 1928 (**Figure 3**) including boundary wall (**Appendix 1.2**), lawns, ornamental trees and concrete paved drives (**Appendices 1.10-11**). A further building, dated 1949, is also present to the direct west of the site (**Appendix 1.4**). Hermitage Stream to the south of the site is also clearly heavily modified, reflecting its historic use as a waterworks, with brick and concrete retaining walls, weirs and outfall extending from the site. Within the site itself, however, large scale earthmoving has occurred (**Appendices 1.14-15 & 1.18**), removing the landscaping and infilling the earlier water courses shown on historic maps, replaced by large bunds of soil. This spoil is overgrown with scrub and forms a feature in views across the site (**Appendices 1.7 & 1.9**). These changes are of no heritage interest and detract from the character of the waterworks and the wider landscape.

6 STATEMENT OF SIGNIFICANCE

THE SITE

Archaeological Potential

The site partly overlies the recorded site of Upper Mill, a medieval mill of potential early-medieval origins, that was demolished in the 19th century ahead of the development of Bedhampton Waterworks. The mill ponds and associated water management infrastructure may have extended through the site, with historic mapping showing a crescent shaped waterbody above Hermitage Stream. This waterbody was retained and extended by the waterworks when they acquired the site in the 1880s, with Hermitage Steam diverted to run into it. A photograph of the 1920s shows the levels of the site to be modified, with level terraces and banks. The waterbody still survived in 1990s, when satellite imagery indicates it was infilled with topsoil stripped from across the site. Water from the springs within the site are now believed to be culverted through the site, with an underground water tank to the west of the site.

The modification of the mill pond during the construction and life of the waterworks and its 1990s decommissioning is anticipated to have had an adverse impact on earlier buried remains at the site, especially those remains within the top and subsoil and potentially extending into upper river terrace deposits. The presence of medieval to post-medieval remains of archaeological interest is therefore considered to be unlikely. Any remains surviving from the medieval period could be of up to **medium** heritage significance in contributing to our knowledge of the age, development and technology of the Upper Mill site. Any remains relating to the development of the waterworks would be of **low** heritage significance.

Although the presence of paleochannels and waterlogged deposits of paleoenvironmental interest is unproven, such remains might be anticipated given the location of the site and are unlikely to have been destroyed by 19th and 20th century works. Any such remains would be of **medium** heritage significance in furthering knowledge of the form and development of past environments.

Built Heritage

Surviving water management infrastructure, in the form of the overflow and river canalisation, are of late 19th century origin but appear predominantly comprised of 20th century fabric, indicating periods of maintenance and alteration. These structures make a limited contribution to the setting of the non-designated waterworks building to the north of the site which has otherwise been significantly compromised by the loss of the associated ponds.

The waterworks building is identified as a positive structure within the setting of the Bedhampton Conservation Area (Havant Borough Council 2019). It is of a good quality Victorian industrial vernacular and relates to a historically important development in the provision of water to settlements in the area, and is considered to be a heritage asset of **medium** heritage interest.

CONTRIBUTION TO BEDHAMPTON CONSERVATION AREA AND OTHER HERITAGE ASSETS

The site lies to the south of the Bedhampton Conservation Area and a number of Listed Buildings, which share intervisibility with the site, including:

- Bidbury House (Grade II, NHLE ref: 11544418);
- The Old Mill House (Grade II, NHLE ref: 1340188);
- Church of St Thomas (Grade II, NHLE ref: 1340186)

These heritage assets are of **high** heritage significance.

The area also contains a number of non-designated heritage assets, of which the following share visual intervisibility with the site:

- Old Granary, Mill Lane
- Mill Lane Road Bridge

These heritage assets are of **medium** heritage significance.

The contribution of the site to the setting of these buildings is largely indistinguishable from its contribution to the character and appearance of the Conservation Area, in that no notable direct relationships have been identified that would warrant special consideration, and they are therefore discussed together.

The special interest of the Conservation Area is described in an appraisal produced by Havant Borough Council, which identifies the key features as including:

- Survival of historic roads preserving legibility of age and past use and contributing to a sense of tranquillity;
- Protected trees;
- Natural springs, ponds and networks of streams including The Brook;
- The historic mills and their associated water management systems, including Hermitage Stream;

- Victorian railway bridge along Mill Lane in linking the village to the mills and in its unusual form that curves with the topography;
- Listed Buildings;
- Notable non-designated buildings and locally listed historic park and garden;
- The contribution of features outside of the area, including: sunken lanes such as King's Croft Land and Bidbury Lane; Bidmury Mead, open area; and the settlements rural and former coastal setting.

The appraisal identifies one vista towards the site from the road bridge at Mill Lane.

The site is considered to principally comprise of a post-industrial character in which the remains of 19th and 20th century waterwork infrastructure have been substantially affected by modern demolition. This character does not reflect any of the valued features of the Conservation Area's special interest, and nor does it have any special associations with heritage assets within it. It is of note, however, that its past character in containing natural springs and ponds would have been of value to the setting of the Conservation Area, had it survived. In its present condition, however, the site is considered to make a **negative** contribution.

7 HERITAGE IMPACT ASSESSMENT

PROPOSED DEVELOPMENT

The proposed development is for the construction of 150MWh battery energy storage facility. This will include landscaping to remove existing bunded material, and excavations associated with the creation of areas of hardstanding, foundations for battery containers, and the installation of switchgear.

Potential Effects Arising from the Proposal

The development will affect existing ground levels, which could affect any surviving below ground remains of archaeological interest present within the areas of proposed groundworks, being dependant upon the depth of any ground reduction that is proposed.

The development will change the character of the site, which could affect the contribution of the site to the setting of heritage assets within the west of Bedhampton and along the Hermitage Stream.

ARCHAEOLOGICAL REMAINS

Although located in an area of potential archaeological interest associated with the medieval to post-medieval waterpower industry and waterworks that could be of up to regional significance; the potential for such remains to survive is deemed to be **very limited** owing to the evidence for extensive modern groundworks.

Within the details provided, there appears to be no indication of works that would affect the potential for more deeply buried prehistoric deposits of paleoenvironmental interest.

Overall, there is a **negligible risk** of works effecting buried remains of archaeological interest of up to **medium heritage significance**. Any surviving remains are likely to be whole or partially destroyed by the proposed works, resulting in a **negative effect** to their significance.

BEDHAMPTON WATERWORKS

The Bedhampton Waterworks building dates to the 1890s and is a non-designated heritage asset of **medium heritage significance**. The site, in its present condition, makes a **negative contribution** to the setting of this asset. The proposed changes will reduce the height of the informal bunds of spoil within the site and introduce a new development where the associated ponds of the works

previously lay. Overall, this is considered to represent a **neutral effect** on the setting of this heritage asset.

BEDHAMPTON CONSERVATION AREA AND OTHER HERITAGE ASSETS

The site is located within a wider area of rural character that contributes positively to the setting of Bedhampton Conservation Area and those heritage assets situated within it. This character is, however, poorly represented within the site, which comprises a historic area of industrial development. The contribution of the site presently derives from the recent loss of historic waterbodies and creation of tall bunds of spoil which, whilst not prominent, are negative features.

The proposed development will reduce the amount of banded material and return the site to a more formal industrial use. The new industrial infrastructure will present an increase in an existing form of development within views across the area, expanding on the existing solar farm and overhead power lines present outside of the site. This later change would be visible at points within the Conservation Area, but is not considered to be prominent, and any harm would be balanced by the removal of the present negative bunds.

Overall, there is a **neutral effect** on the significance of Bedhampton Conservation Area.

8 DISCUSSION

SUMMARY OF SIGNIFICANCE

The site represents part of the 19th century Portsmouth Water waterworks, developed on the site of ponds associated with an earlier waterpower mill, and more recently cleared and used for the storage of banded spoil.

The site does not contain any known heritage assets and the potential for buried remains of archaeological interest to be present is limited. The present character of the site makes a **negative contribution** to the character of nearby heritages assets, including the designated Bedhampton Conservation Area.

SUMMARY OF IMPACT

Designated Heritage Assets

The proposed development will alter the character of the site by reducing the scale of the existing banded material and introducing a new area of energy infrastructure, expanding on a character already presented by the nearby solar farm. Although, this use is likely to be at odds with the valued characteristics of the Conservation Area, in not being rural use, it is not deemed to be any more harmful than the present use and is therefore considered to conserve the character of the area. The protection of the setting of a conservation area whilst not a statutory duty will be a consideration in determining the planning application and will, in accordance with National Planning Policy Framework, receive great weight in planning decisions.

Non-Designated Heritage Assets

The scheme is considered to have **limited potential** to impact upon buried remains of archaeological interest owing to existing recent ground disturbances.

The scheme will have a **neutral effect** on the setting of Bedhampton Waterworks, a non-designated 19th century industrial building of moderate heritage significance.

The impact of development on non-designated heritage assets will be a consideration in determining the planning application, with regard given to the scale of harm or loss and the significance of the heritage asset.

CONCLUSIONS

The scheme is considered to have a **neutral effect** on the historic environment and is therefore in accordance with national and local planning policy.

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Tithe map (TNA)

1844 Tithe Map for Bedhampton (IR 30/31/20) and 1842 Apportionment (IR29/31/20)

APPENDIX I: PHOTOGRAPHY



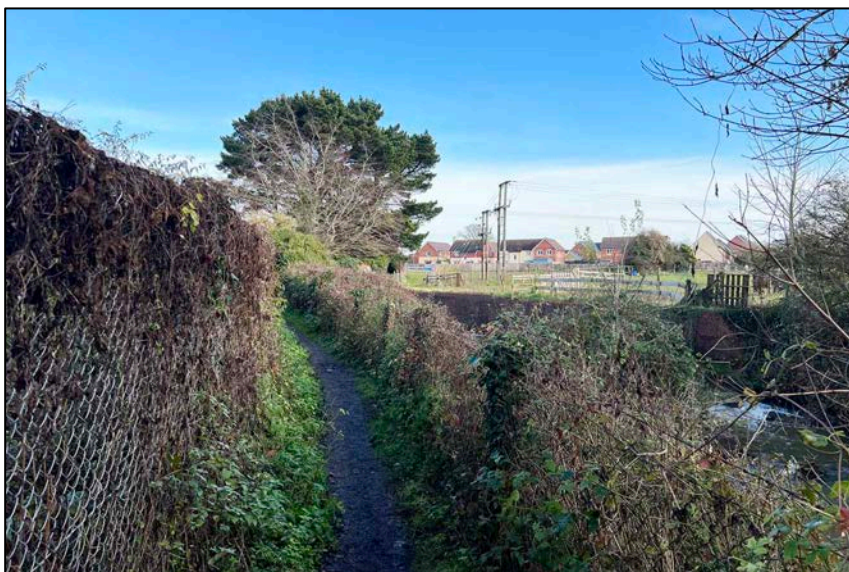
Appendix I.1:

General view from entrance road to site, looking west



Appendix I.2:

View west along footpath along south-west boundary wall



Appendix I.3:

View east along footpath along south boundary



Appendix I.4:

Rear of 1949 water plant building to the south-west of site



Appendix I.5:

General view of road/railway bridge to the south-west of the site



Appendix I.6:

View from road/railway bridge looking north-east towards the site



Appendix I.7:

View looking east from footpath alongside railway, noting scrub covered spoil heap.



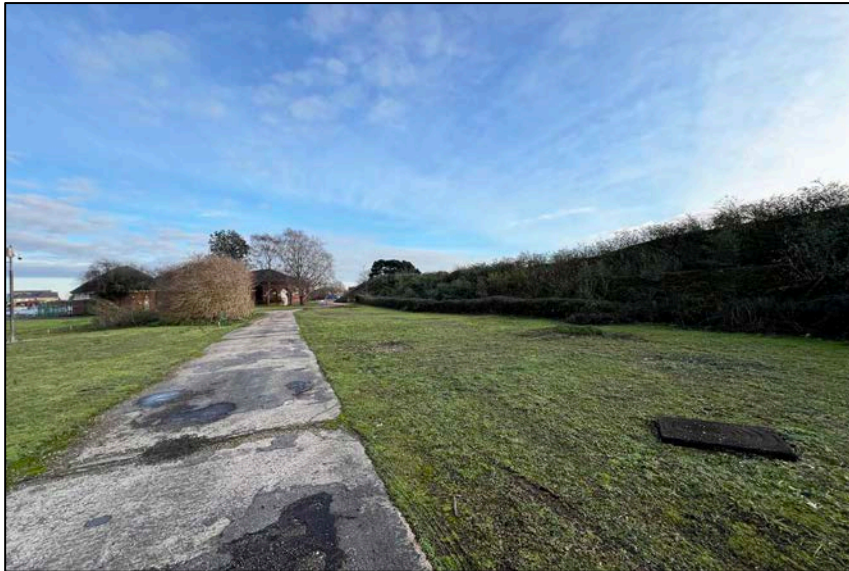
Appendix I.8:

View looking south from Conservation Area. The Old Granary dated 1868. In the 1930s the building was used as a squash court but is now a private residence (Hampshire HER 54954).



Appendix I.9:

View from Mill Lane in the Conservation Area looking towards site



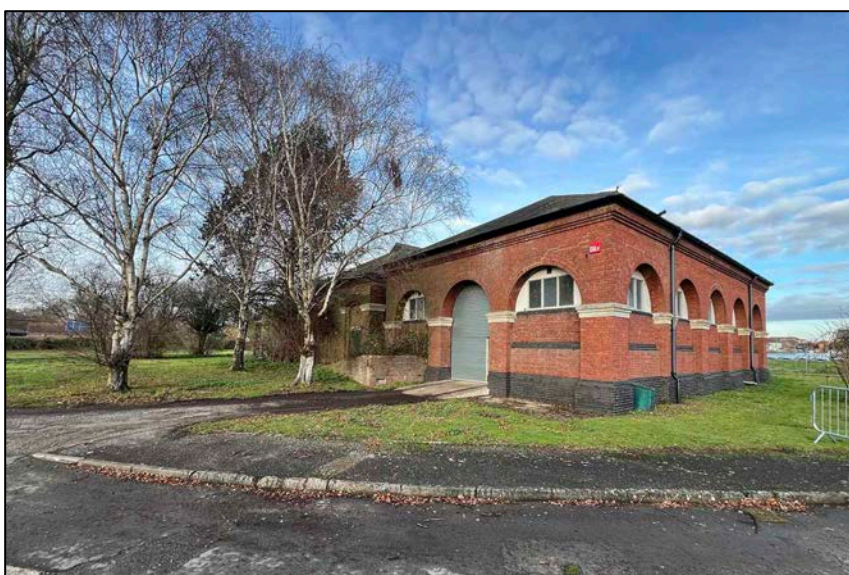
Appendix I.10:

General view looking east
along roadway into site
towards the filtration
building



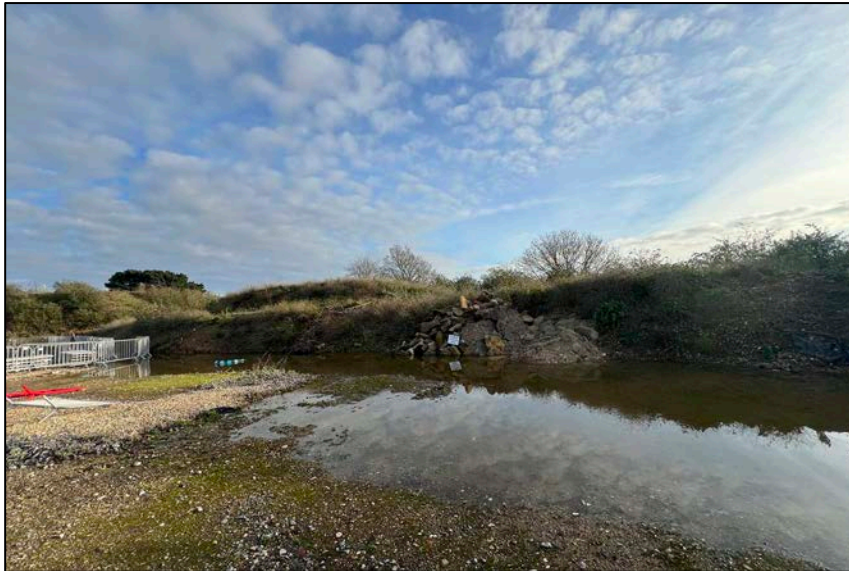
Appendix I.11:

General view looking north-
east from the roadway into
site



Appendix I.12:

Detail of waterworks
building adjacent to the
north of the site



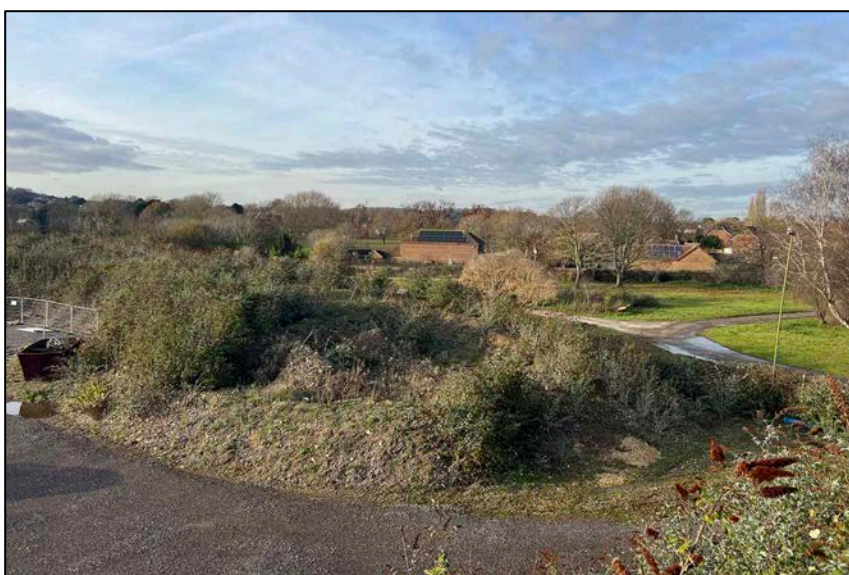
Appendix I.13:

View looking south across site



Appendix I.14:

View looking west from the mound within the site



Appendix I.15:

View looking north from the mound within site



Appendix I.16:

View looking north of
filtration building from the
mound within site



Appendix I.17:

View towards Listed
building to the south-west
of the site showing the Old
Mill House.



Appendix I.18:

Detail of the rubble material
that comprises the mound
and bunds

Table 1: Sites within a 1km radius of the Bedhampton Water Works (Source: Hampshire HER)

ID	Period	Type	Name	Description	Easting	Northing
Listed Buildings						
1340186 (GV II) HER 1434	12th century	Grade II	Church Of St Thomas	Church built c.1140 with later alterations and restored in 1870 and 1878.	470251	106419
1091647 (GV II) HER 6816	Post medieval	Grade II	Manor House	Manor house (1500 AD-1835 AD)	470237	106481
1303243 (GV II) HER 7030	Post medieval	Grade II	The Black Dog P.H.	Public house (1500 AD-1835 AD)	471491	106299
1340187 (GV II) HER 6817	16th century	Grade II	Manor House Boundary Wall	Boundary wall. C16. Tudor wall on the east and south boundary. Red brickwork in English bond, with some blue headers in diaper patterns, moulded plinth. The south wall has a plain Tudor arched doorway, the east has a similar doorway recessed within a	470292	106460
1154418 (GV II) HER 6818	18th century	Grade II	Bidbury House	House (1765 AD-1899 AD)	470261	106384
1091648 (GV II) HER 1636	18th century	Grade II	The Old Rectory	Vicarage (1765 AD-1799 AD)	470224	106392
1340188 (GV II) HER 6820	18th century	Grade II	The Old Mill House	House (1700 AD-1799 AD)	470328	106082
1091608 (GV II*) HER 6922	18th century	Grade II*	The Elms	House (1700 AD-1835 AD)	470064	106367
HER 23432	19th century		Crossing Keepers House, Bedhampton Springs	Mid C19 crossing keeper's house.	470491	106387
1393209 (GV II) HER 54541	19th century	Grade II	Bedhampton Arts Centre (Former County First School)	Former school built as a National School in 1868 with a teacher's house. Now listed and transformed into the Bedhampton Arts Centre.	470507	106615
1091646 (GV II) HER 6815	19th century	Grade II	Golden Lion P.H.	Public house. Early C19. Stucco, with a tile roof. Plain symmetrical front (south) of 2 storeys and attic, 3 windows (centre blank). Bracketed eaves, 1st floor band, plinth. Ground floor sashes, 1st floor Victorian sashes. Simple doorcase, with a c	470605	106625
HER 54954	19th century		Granary Building, Mill Lane	Former granary building with ornate facade, built in the C19.	470285	106335

I303829 (GV II) HER 6819	19th century	Grade II	Stable Block To Old Rectory	Former stables, now garage. Early C19. Flint rubble walling with yellow brick dressings, hipped tile roof. A rectangular block with a wide slightly projecting centrepiece, having a gable containing a quatrefoil above a lunette window; irregularly plac	470241	I06381
I154427 (GV II) HER 6821	19th century	Grade II	The Old Manor House	House. Early C19. Brick, with a tile roof. 2 storeys and attic, 4 windows. Blue header walling with red brick dressings; brick dentil eaves, quoins, 1st floor band, rubbed cambered arches to the ground floor, plinth. Sashes in exposed frames. Doorca	471010	I06202
I092122 (GV II) HER 7033	19th century	Grade II	105 West Street	House (1800 AD-1835 AD)	471161	I06406
I092122 (GV II) HER 7034	19th century	Grade II	105A West Street	Stable (1800 AD-1835 AD)	471154	I06407
I154992 (GV II) HER 1025	19th century	Grade II	Manor Cottage	House. Early C19. Brick, with a tile roof. 2 storeys and attic, 2 windows. Red brick walls in Flemish bond with blue headers, 1st floor red band, cambered rubbed arches to the ground floor. Casements. Outshot at the eastside, containing the entrance.	470136	I06386
I155670 (GV II) HER 7032	19th century	Grade II	Westfield House	House. Early C19. Brick, with a tile roof. Symmetrical front (north) of 2 storeys, 3 windows. Blue header brick walls, with red dressings; brick dentil eaves, quoins, 1st floor band, cambered rubbed arches to the ground floor, plinth. Sashes in expo	471172	I06403
I092121 (GV II) HER 7031	19th century	Grade II	65 West Street	House. Early C19. Brick, with a tile roof. Symmetrical front (north) of 2 storeys, 2 windows. Hipped roof with brick dentil eaves. Painted brick walls in Flemish bond. Sashes in exposed frames. Wood doorcase with pediment, frieze, pilasters and 6	471372	I06333

1091649 (GV II) HER 6822	19th century	Grade II	Spring Lawn	House. Early C19. Brick with a tile roof. Symmetrical front (east) of 2 storeys, 3 windows. Painted brick walls in Flemish bond with rubbed arches. Sashes in exposed frames. Doorcase with pediment, frieze, architrave, and 6 (flush) panelled door.	470066	106491
6814	19th century		Hill Lodge	House (1800 AD-1835 AD)	469725	106313
Archaeological sites						
57574	Mesolithic	Findspot	Struck Flint Findspot	Two struck flint flakes found in the garden of 52, Roman Way.	470060	106900
57575	Mesolithic	Findspot	Mesolithic Burin Findspot	A Mesolithic burin found in the garden of 8, Queen Anne's Drive.	470160	106810
70451	Mesolithic/ neolithic	Monument	Ring ditch	Ring ditch visible on AP.	470034. 147	106102.1 37
23489	Bronze Age	Findspot	Bronze Age Pottery, Havant	Bronze Age pottery has been found in areas which appear to be raised shingle beaches	470100	105700
23490	Iron Age	Monument	Iron Age Hearths, Havant	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.	470120	105750
23241	Iron Age	Monument	Iron Age Hearths	(1)"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. Finds in Portsmouth City Museum Acc. Reg. No. 29 and 48/71. Density of o	469980	105550
23439	Roman	Monument	Floor Surface	(1) A cobbled floor, possibly of medieval date was found to the east of the pit (A) and roman floor (SU70NW51).	471055	106430
50281	Roman	Monument	Bedhampton Social Hall	A watching brief revealed no archaeological features. A small number of Roman - Post Medieval finds were recovered from disturbed contexts.	470640	106570
23397	Roman	Monument	Site Of Possible Roman Villa, Roman Way	Roman pottery and tile scatter, possibly representing the site of a Roman villa.	470060	106896
23436	Roman	Monument	Floor Of Previous	A floor level, possibly that of a hut was visible in the section of a builder's	471050	106430

			Building On West Street	trench. The floor was cut into the clay natural and was sealed by a later ploughsoil. The fill included Romano-British pottery (B) and charcoal.		
23440	Roman	Monument	Roman Pit	(I) A pit containing late roman material was found in the garden of 123 in 1966. Finds of roman pottery (B) and oyster shells (C) were given to the Portsmouth City Museum.	471030	106420
23502	Roman	Findspot	Roman Pottery, Langstone Shore, Havant.	An early Roman ceramic flagon neck was found on Langstone shore	470500	105500
23368	Saxon	Monument	Possible Site Of Saxon 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.	470250	106410
23462	Medieval	Monument	Hearths And Medieval Pottery, Brockhampton Sewage Works	Road building revealed 3 hearths, though Medieval pottery was also found it could not be said to be associated	470900	105600
23438	Medieval	Monument	Medieval Pit	(I) A late medieval pit was found to cut through the roman occupation floor revealed during building work on the site of 121 West Street.	471030	106430
39298	Medieval	Named Place	Bedhampton	First documented in AD 1086 as BETAMETONE (Dwellers by place where beet grows).	470200	106400
39300	Medieval	Named Place	Brockhampton	First documented in AD 1086 as BROCHEMATVNE (Farm of the Dwellers of the Brook).	470900	105800
58104	Medieval	Monument	Site Of Medieval Brockhampton Mill	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.	470747	105726
65812	Medieval	Monument	Site Of Medieval Manor Of Belmont	The site of the Medieval manor of Belmont c14	470100	106800
65094	Medieval	Monument	St Chad'S Well	Site of St Chad's Well - a holy well possibly dating to the Medieval period	470610	106468
23434	Medieval	Monument	Well	(I) A well containing medieval pottery (B) was found during pipe-lying in front of the pumping	470900	106300

				station at Havant. The finds were made in 1927 and the pottery is now with Portsmouth City Museum.		
65091	Medieval/ post medieval	Monument	Possible Ridge And Furrow	Site of possible ridge and furrow visible on aerial photographs	470526	105831
65092	Medieval/ post medieval	Monument	Post Medieval Ridge And Furrow	Site of Post Medieval ridge and furrow visible on aerial photographs	470671	106988
65093	Medieval/ post medieval	Monument	Possible Ridge And Furrow	Site of possible ridge and furrow visible on aerial photographs	471004	106700
54341	Post medieval	Monument	Ditch, Well And Walls Found Near 93 West Street	A watching brief carried out in 2003 found an undated well, a Post Medieval ditch and walls from a building which was standing at least from 1870.	471286	106357
38738	16th century	Monument	Site Of Old Manor House, Bedhampton (Old Poor House)	Site of a C16/C17 timber framed house which was demolished in 1881.	470400	106370
52071	16th century	Parks And Gardens	Manor House, Bedhampton	Garden	470237	106475
52315	18th century	Parks And Gardens	Old Mill House	Garden. Keats wrote some poetry here.	470323	106061
52007	18th century	Parks And Gardens	Belmont House	Park to a house built c1735 on a greenfield site by the Rt Hon William Talbot. Site now developed.	470101	106716
52072	18th century	Parks And Gardens	The Elms	Garden	470053	106363
52074	18th century	Parks And Gardens	The Rectory, Bedhampton	Garden	470270	106383
65147	19th century	Monument	Site Of Brick Field, Bedhampton	Site of a brick field, shown on historic mapping	470753	106268
54953	19th century	Monument	Site Of Bidbury Springs	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.	470449	106383
55972	19th century	Monument	Havant Pumping Station	Mid C19 water works.	471044	106293
55973	19th century	Monument	Bedhampton Pumping Station	Late C19 water works.	470600	106359
55351	19th century	Monument	Site Of Havant Union Workhouse	A workhouse is recorded here on the first edition OS map. It had been built of brick and housed 200 inmates.	471368	106383
65154	19th century	Monument	Site Of Sewage Works, Havant	Site of sewage works shown on historic mapping	471395	105818

54980	20th century	Monument	Site Of WWII Concrete Shelter	The approximate location of a World War II concrete shelter.	470200	106000
65079	20th century	Monument	WWII Allotment Gardens	WWII allotment gardens visible on aerial photographs	470351	106213
65080	20th century	Monument	Site Of WWII Air Raid Shelters	Site of WWII air raid shelters visible on aerial photographs	470462	106563
65081	20th century	Monument	Site Of WWII Air Raid Shelters	Site of WWII air raid shelters visible on aerial photographs	470518	106565
65108	20th century	Monument	WWII Military Site	WWII military site visible on aerial photographs, comprising military buildings and water tanks	470981	106983
65120	20th century	Monument	Temporary WWII Military Camp, Brockhampton	WWII military camp visible on aerial photographs	471161	106027
69200	20th century	Maritime	Tarmac 0699 Ship's Telephone Mouthpiece	An isolated find of a ships telephone mouthpiece, identified as part of the Marine Aggregate Industry Protocol for Reporting Finds of Archaeological Interest.	470540	105667

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