
Appendix E – Level 3 Earthwork Survey of The Avenue

Havant Thicket Reservoir

Level 3 Earthwork Survey of The Avenue, Leigh Park (Staunton Country Park)

Date 19/01/2024 | Rev 2

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Summary

1. Introduction

1.1 Project Background

- 1.1.1 Ecus Ltd, working on behalf of Future Water MJJV Ltd (hereafter ‘the Client’) undertook a programme of Historic Landscape Survey for The Avenue, Havant Thicket Reservoir (hereafter ‘the Site’). The Site is centred at National Grid Reference 471631, 109771 (Figure 1). The Site is located within the Grade II* Registered Park and Garden of Leigh Park (NHLE: 1000112) as well as the Sir George Staunton Conservation Area.
- 1.1.2 The programme of Historic Landscape Survey recording was undertaken in accordance Condition 25(ii) of the hybrid planning applications REF 51680/001 and APP/20/00990.
- 1.1.3 The construction of the reservoir will result in removal of the part of The Avenue. As part of The Avenue will be lost, a detailed level of recording (Level 3) was requested as appropriate to preserve the historic significance that will otherwise be lost. Approximately 400m of The Avenue which falls within the Sir George Staunton Conservation Area will be retained, near the lake, along with the Terrace.

1.2 Site Description

- 1.2.1 The Site is located to the north of the town of Havant. The Site is occupied by dense tree cover and understorey planning with The Avenue forming a publicly accessible footpath from Staunton Country Park. The Site is bounded by open grassland on all sides, apart from the south where the boundary consists of more woodland leading into Staunton Country Park.
- 1.2.2 The Site is c. 8ha in area, sloping down from c. 36m aOD in the north to c. 31m aOD in the centre of the site and then c. 33m aOD in the north. The underlying geology comprises Tarrant Chalk and Whitecliff Sand overlain by clay, flint, sand and gravel (British Geological Survey 2022).

2. Methodology

2.1 Project Scope

- 2.1.1 The historic landscape survey comprised of both documentary research and measured survey of The Avenue.
- 2.1.2 The historic landscape survey was undertaken in advance of tree felling works but with the option to revisit the site once initial clearance has been undertaken.
- 2.1.3 The purpose of the historic landscape recording is to produce an archive to preserve by record the significant historic features that will be removed as a result of the construction of the Reservoir in order to preserve through record their significance and relationship with the development of the Leigh Park Grade II* Registered Park and Garden and the Sir George Staunton Conservation Area.

2.2 Project Standards and Guidance

- 2.2.1 The historic landscape survey was undertaken with reference to current national guidelines as set out in *Understanding the Archaeology of Landscapes: A Guide to Good Recording* (Historic England 2017), *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015), and *Water Features in Historic Settings: A Guide to Archaeological and Palaeoenvironmental Investigations* (Historic England 2018).

2.3 Project Aims

- 2.3.1 The principal aim of the historic landscape survey was to create an analytical record that will provide a systematic account of the origins, development and use of the site.
- 2.3.2 The general aims of the project was:
 - To provide a detailed and accurate mapping of the area;
 - To understand the relationship between previously recorded features and earthwork features within the site area;
 - To produce an analysis of the development and use of the site; and
 - To prepare an indexed and cross referenced archive from the fieldwork.

2.4 Methodology for Earthwork Survey

- 2.4.1 The Analytical Earthwork Survey was undertaken to a Level 3 standard in accordance with the procedures set out in *Understanding the Archaeology of Landscapes; A guide to good recording practice* (Historic England 2017).

- 2.4.2 A new control framework for the survey was established outside the tree canopy using a survey grade Network RTK DGPS system operating within the Ordnance Survey National Grid. From this a total station theodolite based survey would be undertaken beneath the canopy, extending the control network via a combination of open and closed traverses sufficient to record any pertinent features.
- 2.4.3 The survey recorded the top, bottom and breaks of slope of each relevant identified feature as layered 3D break lines. Additional topographical or reference information was recorded as necessary.
- 2.4.4 These files were imported into AutoCAD or other suitable software and the features drawn up as hachured earthwork plans or simplified outlines, depending on their scale and complexity (Figures 2 and 3).
- 2.4.5 The survey was managed by Paul White, Ecus' Head of Heritage, overseeing Project Officer Dr. Mary Lutescu, and Project Assistant Zoe Wortt.

Archival Research

- 2.4.6 As part of the programme of historic landscape survey, the following archives were consulted to determine if there were any readily available online sources and material relating to the Site. Archives consulted included:
- Historic England Archives;
 - Hampshire County Council;
 - Havant Borough Council; and
 - Any held by the Friends of Staunton Country Park.

Other Research

- 2.4.7 The historic landscape survey also incorporated previous research undertaken by Atkins as part of the hybrid planning application (51680/001). This included a detailed statement of significance for Leigh Park Registered Park and Garden and Sir George Staunton Conservation Area (2020) which comprised a detailed literature and documentary research review. As part of this work, archival material held by Portsmouth Water was reviewed. The results have been combined to develop understanding of The Avenue. Where this information has been utilised, appropriate reference is made.
- 2.4.8 A copy of Atkins report is reproduced in full in Appendix 2.

3. Research

3.1 Archival Research

- 3.1.1 Archival research was undertaken to determine if there was any readily available online sources and materials relating to the Site.
- 3.1.2 Due to copyright reasons, the archival information was not able to be reproduced as part of this report but is summarised below in Appendix 1.
- 3.1.3 Although several data sources at Hampshire Archives were reviewed relating to plans/maps of the Forest of Bere, these do not record the Site in detail. They illustrate the forest prior to development of Leigh Park, with the Site appearing as part of the woodland. They are not discussed any further.
- 3.1.4 Ecus would like to thank the Friends of Staunton Country Park and the archives for their input into this research.
- 3.1.5 As part of the following section, previous research undertaken by Atkins as part of the hybrid planning application (51680/001) has been utilised and reproduced. The intention is not to repeat the information in full, but in enough detail to contribute to understanding about the historic environment. A copy of Atkins report is reproduced in full in Appendix 2.

3.2 Historical Background

- 3.2.1 The Site was located within the medieval Forest of Bere, although it is unclear as to whether or not it was incorporated into the Forest boundaries or lay just outside of it. Havant Chase (HER 34198), the Bishop of Winchester's hunting grounds within the Forest of Bere, is recorded as having included an area known as 'Havant Thicket', suggesting that at least this part of the Site may have been within the royal Forest.
- 3.2.2 The Forest of Bere continued to be used as a hunting ground into the post-medieval period. In 1800 the Leigh Park Estate was created by William Garrett and documentary sources illustrate Havant Thicket comprising an area of open heathland pastoral habitat. Within the Site, the landscape appears to depict open heathland. Garrett was responsible for the creation and extension of the estate, throughout the early 19th century.
- 3.2.3 Leigh Park Estate was purchased in 1819 by Sir George Staunton, a great authority on China and friend of the famous botanist Sir Joseph Banks. Sir George greatly extended

the existing house and developed and planted the gardens around it, incorporating many new introductions from China. He also created further pleasure grounds to the north which he embellished with a lake, follies, and garden buildings. The Tithe map of 1842 and a series of drawings mapping Leigh Water and Features from Gladwyn 1992 (Figure 3-3 and 3-4 in Havant Thicket Reservoir Project ES Volume 4 – Appendices – Appendix A8.1) shows Staunton's development of Leigh Park, with the Site depicted as open land with scattered trees of Havant Thicket.

- 3.2.4 The work undertaken by Staunton can be divided into two specific groups: Leigh Park House (no longer surviving) and the lake. Today the walled gardens and glasshouses still survive and are managed as part of Staunton Country Park. Leigh Park (NHLE 1000112) also survives as a Grade II* Registered Park and Garden (RPG).
- 3.2.5 Following his death in 1859, the estate was bought in 1861 by William Stone who built a new mansion overlooking the lake, demolishing Sir George's house over a period of some fourteen years. The creation of the Upper Lake and a new entrance drive from the north (The Avenue) are attributed to Stone. However the Ordnance Survey mapping does not show the creation of The Avenue or the upper lake until the 1890s by which time the estate had been sold in 1874 to Major General Sir Frederick Wellington Fitzwygram. The estate then passed to his son, Frederick Lofthouse Fitzwygram in 1904.
- 3.2.6 The Avenue is understood to have been formed during the construction of the mansion by Stone as part of the re-shaping of the landscape. Prior to its establishment, the area within which The Avenue was located comprised thickly planted rhododendrons and conifers which, by 1873, were sufficiently mature to form the formal wide pathway called The Avenue. This routeway lead from the northern end of the house, in a north westerly direction, for c. 1.25 miles. Unlike other avenues in early English gardens, The Avenue was not created by the planting of standard trees to form a frame around a specific approach to a building or landscape feature (Atkins 2020, p. 21).
- 3.2.7 A full Ordnance Survey (OS) map regression was undertaken of the Site. The main historic features of interest were the alignment of The Avenue and the Upper Lake. Based on the 1:2500 OS maps on the 1868 map there was no avenue or lake recorded and the Site formed part of the wider Havant Thicket. OS mapping from 1880 illustrates The Avenue as a clearance of trees extending from Leigh Park to the county boundary in the west. On these maps The Avenue is not illustrated clear of vegetation, it was located within an area recorded as rough or healthy pasture. It does not appear

connected to any part of the wider landscape, nor create a formal approach to Leigh Park mansion. This has led to the suggestion that The Avenue may have formed a secondary route, connecting Leigh Park with the wider Stansted Forest (Atkins 2020, p. 21).

- 3.2.8 According to the designation description for Leigh Park, The Avenue was focused on a vista to the south and was part of a “goose-foot” pattern of three avenues radiating from Stansted House (the third, south-west aligned avenue having disappeared by the time of the 1880 map). It is suggested that it was unlikely to Stone’s intention to create a similar “goose-foot” pattern of avenues from the Mansion, as the central avenue would have had to go through Leigh Water (Atkins 2020, p. 21).
- 3.2.9 The 1880 and later 1895 map (Figure 4) shows the alignment of The Avenue being disrupted by the creation of the Upper Lake with a sluice recorded near the centre of the dam. The Upper Lake is recorded almost overlaying the alignment of The Avenue.
- 3.2.10 A small island is recorded on the eastern edge of the lake. Near the southeast edge of the lake a small building is recorded as a Bathing House. A footpath leads from the original alignment of The Avenue around the eastern edge of the lake before re-joining the routeway to the north.
- 3.2.11 There are no changes recorded on the 1909 map. By the 1932 map the sluice had been moved to the southeast corner of the dam. By 1972 a new sluice and weir had been created in the centre of the dam slightly to the east of the original sluice. By the time of this map the island on the eastern edge and the Bathing House are no longer marked upon the map.
- 3.2.12 Within the research undertaken by Atkins, it was noted that:

‘Perhaps it was Stone’s intention to create a similar situation with Leigh Water, creating a larger avenue that would lead up to and through Leigh Water. Or perhaps The Avenue served only as a decorative means by which to access the smaller paths through the woodlands that were by this time extensively used for timber production. However, Stone left no plans or designs for future works on his landscape and left Leigh Park shortly after The Avenue was established. Not even the sales particulars of 1874 offer up any purpose in The Avenue, with Upper Lake and the terminus of The Avenue not included in the maps of the grounds (see Figure 3-8 of this report) and the only reference to it as a feature being a line in The Times from 10 October 1874 stating “[o]f this area the celebrated woodlands, called the Thicket comprises about 700 acres, with

a broad avenue of a mile and a quarter, opening from the Mansion, with many miles of beautiful turf drives and rides.”

The Avenue is shown as a wide route of undeveloped ground through woodland leading into Upper Lake until the 1969-70 OS map, at which point a clear path is shown going around the western edge of Upper Lake and re-connecting with a path on the other side. This appears to be a shift in the focus of the original intended path around Upper Lake, as the earlier maps illustrate a number of smaller paths leading from the waterfall to the bathing house and boat house, along the eastern side of Upper Lake. By 1983 the route of The Avenue is no longer shown on OS maps beyond Upper Lake, and it was not included in the 1984 listing for the Register of Parks and Gardens of special historic interest in England’ (Atkins 2008, p. 23).

- 3.2.13 Leigh Park Estate was purchased by Colonel Sir Frederick FitzWygram, Bart., in the 1870s and it was requisitioned in 1940 with parts of the estate used for housing for those displaced by the war. It continued in the FitzWygram family until 1944 when it was purchased by the City of Portsmouth. Post-war development commenced with the Leigh Park housing estate following this period.

3.3 Significance of Leigh Park Estate

- 3.3.1 A detailed analysis of the form and character, including key features, of Leigh Park (NHLE 1000112) Grade II* RPG and Conservation Area which contribute to their overall heritage significance are summarised in the work undertaken by Atkins in 2008 (Section 4 and 5).
- 3.3.2 Key elements which form this landscape comprise the following:
- Areas surrounding Leigh Park Farm House (NHLE 1092130) are associated with Staunton’s home and horticultural interests;
 - Areas surrounding Leigh Water comprise the remains of Staunton’s landscape and comprise evidence associated with his tenure on the estate;
 - The principal feature relating to horticulture is the Walled Garden south of Middle Park Way, defined by red brick walls and enclosing an area of 3,700 m², dating to the late 18th century and later altered;
 - A second walled garden survives north of Middle Park Way, known as Storey Garden (a former productive garden now under pasture) and fragmentary remains of decorative and exotic planting survive in Leigh Park today;

- The principal water feature in the RPG is Leigh Water, designed to be the focus of unfolding views, and as part of the experience of the landscape. Its position influenced the development of outbuildings and regrading of the landscaping and planting;
- Walks and pathways are a key feature in the Leigh Park Estate which contribute to the experience of the historic landscape. These influence formal walks, long-distance paths and The Avenue (Site);
- Buildings are a key element of the landscape and these form two groups: those located around Leigh Park Estate and those around Leigh Water. The majority of the buildings are nationally designated and include agricultural buildings, farmhouses, ancillary estate buildings, follies and garden structures, bridges and the only surviving element of the Leigh Park House, the Gothick Library (NHLE 1092129); and
- Views and vistas although those as were originally intended have been significantly altered by later work. Views from the Terrace down The Avenue (Site) contrasts with the majority of views (deliberately designed to focus on Leigh Water) and is noted for being short-distance, encompassing mature vegetation and woodland, and not fully appreciable;

3.3.3 Within their analysis of Leigh Park, Atkins describe the Site as follows:

'Stone also attempted to create his own, secondary and detached water feature at Upper Lake, whilst carving out The Avenue from the woodland that he had planted in part to create a stronger connection between his Mansion and Leigh Water. Upper Lake is referred to as a "bathing pool" being created northeast of the lake (Leigh Water), and Gladwyn notes that a swimming pool was built 1,100m north-east of Leigh Water. Both The Avenue and Upper Lake were late additions to the landscape and it is unclear as to whether Stone had plans for future works that would better connect these features to the overall landscape, or whether they were always intended as a separate, private element of the parkland. The Avenue originally extended beyond Upper Lake, but since the 1970s Upper Lake has served as a de facto terminus to The Avenue and is the farthest extent along The Avenue included in the RPG. Upper Lake is therefore slightly out of its original context as the central focal feature of avenues to be approached and viewed from two principal directions' (Atkins 2008, p. 26).

3.3.4 The heritage significance of Leigh Park RPG is summarised as follows:

- Historical interest associated with principal landowners who were responsible for the design and development;
- Historic interest associated with the varied use of the estate and continued function and use to present day;
- The number of known documentary and cartographic evidence which illuminate the understanding and appreciation of the historic landscape held across several platforms and archives;
- Earthworks, buried remains, built infrastructure and upstanding remains, which relate to past human activity;
- The proven archaeological interest inherent in this area;
- Function of the landscape as part of a landscape within the wider context of Fore of Bere, Stansted Forest and Havant;
- Historic land use and landscape character providing an aesthetic interest;
- The influence the estate has on archaeologists, historians, the local community etc;
- Retention and continuation of views to/across Leigh Water;
- Overall form, layout and character and appearance of the historic landscape as an example of a Regency landscape which incorporates aspects of the Picturesque movement in English landscape gardening which grew into the Romanticism period;
- Historic, architectural and aesthetic interest inherent in the classical features present within the garden;
- Historic, architectural and aesthetic interest in the pleasure grounds;
- Historic, architectural and aesthetic interest in buildings, structures and other built infrastructure;
- Historic development of the estate reflected in the design which features its evolution and change;
- Activity and noise generated by use of the estate;
- Association with living or social history with the landscape through collective experience and memory;

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- Landscape/earthworks valued as a source of relaxation and recreation; and
 - Historic and continued communal value associated with the history of the estate and as areas of large open space.

4. Earthwork Survey Results

4.1 Introduction

- 4.1.1 This section describes in detail features of historic interest that have been recorded as part of the earthwork survey. The results of the survey are presented on Figure 3, with key features alphabetically labelled (A-K) and photographic plate locations labelled numerically (1-8).
- 4.1.2 The survey was undertaken 30 August to 2 September 2022 at a scale of 1:1000. It was using survey grade differential Global Positioning System (GPS) equipment. Observation times were based on those recommended by the sector and profiles across the earthworks were surveyed using GPS.
- 4.1.3 Photographs of the earthworks were taken and form part of the project archive.

4.2 Survey Results

- 4.2.1 The upper lake has been created by damming a small stream. The earthwork of the dam (A) is approximately 80m in length and up to 10m wide at the base at its widest point. The outer side of the dam is broadly 1m in height across its length. The top of the dam, which is used as a footpath, is approximately 2m wide (Plate 1).
- 4.2.2 Near the centre of the dam is a culverted sluice (B). The north facing, upstream structure comprises of a retaining brick wall, laid to an English Bond, with concrete shuttered edging and reinforced with concrete sand bags (Plate 2). The brick structure is 3m wide, tapering to 3.3m width at its base, and 0.9 m high, with culvert pipe width of 0.65m. This indicates a modern construction which is also reflected in the historic map regression where the location of the original sluice shown on the 1897 OS map in the dam was abandoned and relocated to the east as shown on the 1932 OS map. Then by the 1970 OS map the sluice had been recut more into the central part of the dam. Downstream on the southern side of the dam the modern pipe and concrete construction can be observed (Plate 3). A narrow channel can be traced leading from this culvert to the south east, although at the time of the survey this channel was dry.
- 4.2.3 At the southeast end of the dam is a large cut bypass channel which is 1.8m deep and 8m wide at the top (C). In the base of the channel, which is 4m wide, is a large concrete weir structure (Plate 4). This is the sluice which was constructed in the early 20th century as shown on the 1932 OS map. The channel loops around the front of the dam to the west although the earthwork peters out at its western extent where it would have

joined the original outflow channel.

- 4.2.4 Downstream of the dam at its western end are some shallow earthwork channels (D) which may relate to a possible earlier overflow or bypass channel at the southern end of the dam.
- 4.2.5 The western edge of the Upper Lake is defined by a long linear bank which can be traced for 120m before being obscured by vegetation and the result of silting up of the pond. The edges of the pond are particularly overgrown which made surveying difficult (Plate 5). A series of banks were observed to the east of feature D within the area of the pond and these are interpreted as later desilting deposits. The lake would have been originally 83m wide and 129m long.
- 4.2.6 The northern edge of the lake (F) is very heavily overgrown and has been subject to modern alteration with construction of trackway and a modern plastic culverted pipe for the feeder stream to the lake (Plate 6).
- 4.2.7 OS mapping from 1897 indicates the presence of a small island (G) located on the eastern edge of the lake and this can still be readily distinguished within the landscape (Plate 7). A broad channel, 4m wide at the top and 2m at its base, demarcates a roughly square platform that is approximately 11m wide.
- 4.2.8 A small structure for a bathing house is demarcated on OS maps and its approximate location is labelled (H) on Figure 3 although no evidence the building was observed as part of the survey. The eastern edge of the pond has become particularly silted up and comprises of dense understorey planting that made surveying difficult.
- 4.2.9 The eastern side of the Upper Lake became the main routeway (I) around the waterbody (Plate 8) and continues in use as the main footpath.
- 4.2.10 To the south of the dam a small ditched linear (J) may demarcate the original route of The Avenue prior to its dissection by the creation of the Upper Lake. The boundary of The Avenue that now defines it as a wooded landscape, in contrast to the surrounding open grassland, are demarcated by a low bank and shallow ditch which is most prominent on the eastern edge of The Avenue (K). On the western edge of The Avenue downstream from the dam the boundary is demarcated by a ditch which serves as a drainage ditch to the outfall of the Upper Lake.

4.3 Interpretation

- 4.3.1 The survey results, combined with the documentary and cartographic sources, confirm the understanding of the Site and its historic development. It comprises a well-preserved water feature, with evidence of modification recorded in the earthwork survey especially to the sluices to the dam which were relocated on three occasions. The earthwork survey of the Site has provided information on both The Avenue and Upper Lake but also the continuing story of the landscape of Leigh Park from the post-medieval period onwards.
- 4.3.2 There are two questions raised by the earthwork survey, the first relating to the exact age of the Site. The physical evidence combined with the documentary sources, indicates that The Avenue and Upper Lake were created during the post-medieval period (late 19th century- based on cartography sources between 1867-1880). The development of the Upper Lake is more equivocal, with the physical remains suggesting a sequential phase of development which continued throughout the 20th century. However the earthwork survey does appear to confirm that the Upper Lake was cut through the Avenue.
- 4.3.3 The second question relates to the rationale behind the construction of The Avenue and Upper Lake by William Stone. Theories have been suggested that include it was designed based on Leigh Water, with a larger avenue leading up to/through Leigh Water, or as a decorative means. The Avenue was an informal cutting through existing woodland acting as a principal ride to the edge of the estate and provided access to the wider Thicket. The construction of Upper Lake was conceived as a surprise feature within the landscape, to come across upon a perambulation of the wider grounds, taking advantage of damming a natural stream course and providing privacy for outdoor bathing.
- 4.3.4 When considering the results of the earthwork survey in accordance with *Water Features in Historic Settings: A Guide to Archaeological and Palaeoenvironmental Investigations* (Historic England 2018), the following was considered:
- The shape and profile of the feature –
 - o the shape and profile of Upper Lake accords with the irregular feature recorded on documentary and cartographic sources;
 - o Silting of the pond, especially at its northern end, has started to obscure its shape.

- o the shape and profile of the Upper Lake is not of great significance. It does not feature rarity or a level of innovation. Although the associated remains contribute to its overall character and appearance, and our understanding of its function and use, they do not form an extensive network of linked features considered to be of high archaeological interest. Despite this, the original profile and characteristics remain appreciable and along with The Avenue, contribute to the wider appreciation and importance of the historic landscape of the parkland;
 - o the layout of the routeways (I and J) accord with the focus of the original pathways recorded on cartographic sources prior to a shift in focus around the western edge in the late 20th century.
- Sediment and structures—
 - o no evidence of historic structures that pre-date the 20th century was identified during the earthwork survey. All available evidence related to relatively modern activity;
 - o the layout of the island (G) and bathing house (H) accords with earthwork evidence for routeways, overall alignment of The Avenue and cartographic sources.
 - o No evidence of the bathing house demarcated on the 1892 OS map was observed as part of the survey;
 - o The small square island on the eastern side of the pond appears to have been a deliberately designed feature within the construction of the lake and is most likely the location of the boat house labelled on the 1880 OS map. By the time of the 1897 OS map no structure is recorded on the cartography. As part of this survey no evidence for a structure was visible on the ground;
 - o the earthworks and structures are not of considerable historic or architectural interest. They do not feature elements of rarity but as a group contribute to an appreciation of the function of Upper Lake and its historic development and function within the wider parkland;
 - o no sediment remains were recorded as the survey was non-intrusive. Whilst sediment remains would contribute to understanding of the water

feature, they are not considered to be of great significance or interest and would not be of significant date.

4.3.5 Overall, the results of the earthwork survey contribute to understanding the historic development of the Grade II* RPG of Leigh Park (NHLE: 1000112) as well as the Sir George Staunton Conservation Area. The results concluded that:

- The Upper Lake was not the primary water feature in the historic landscape but a secondary subservient addition later to Leigh Water;
- The Upper Lake survives an overgrown area of earthworks which to the uninformed observer cannot be experienced or appreciated;
- No surviving evidence of built structures (boat house or bath house) are known to exist in the Upper Lake;
- The Upper Lake now forms the terminus to The Avenue although historically (pre mid-20th century) it would have continued beyond the water feature. It forms the boundary of the RPG;
- The Upper Lake has been subject to later modern alteration which are perceivable in the earthwork survey, although these changes have not affected the overall appearance and appreciation of the original design of the Upper Lake;
- The Avenue is an illustrative remnant of changing attitudes in landscape design and aesthetics in the Victorian period although due to the overgrown nature, it has impacted somewhat on a full appreciation and understanding and comprises a discreet landscape feature;
- The Avenue forms a peripheral yet core element to the landscape designed by Staunton and Stone; and
- The remains contribute to the heritage interests and significance of the RPG and Conservation Area.

5. Conclusion

5.1 Discussion

- 5.1.1 The Level 3 standard survey of The Avenue has recorded the late Victorian landscape features associated with the creation of The Avenue and Upper Lake. No earlier or other features of historic interest were recorded within the Site. Although heavily overgrown with trees and scrub, and the waterbody is heavily silted up, the original extent of the Upper Lake can still be distinguished within the landscape and survive as distinct earthworks. The small island that was created on the eastern edge of the lake survives as an earthwork island separated from its surroundings by a wide, albeit now dry, channel. The dam, in particular its sluices, have been modified throughout the 20th century with a new sluice channel created in the early 20th century before being abandoned and a culvert inserted near the location of the original sluice in the centre of the dam during the mid-late 20th century.
- 5.1.2 The landscape scheme of The Avenue including the Upper Lake, are attributed to William Stone, who purchased the estate in 1861. Stone then sold the estate to Sir Fredrick Fitzwygram in 1875. It is not until the 1895 OS map that The Avenue and the Upper Lake are demarcated upon mapping although their development is attributed to the work for William Stone.

5.2 Archive

- 5.2.1 The survey archive is currently held by Ecus Ltd and comprises:
- a copy of the report; and
 - digital images alongside associated metadata that is not presented in the report.
- 5.2.2 The digital archive will be deposited in a Trusted Digital Repository – the Archaeological Data Service (ADS). The digital archive will be compiled in accordance with standards and guidance, including those from ADS, and guidance can be found at *Work Digital/Think Archive: A guide to managing digital data generated from archaeological investigations* (Dig ventures, 2019). The OASIS ID for this project is: ecusltd1-513621.
- 5.2.3 Ecus will notify the Senior Historic Environment Officer at Hampshire County Council on:
- deposition of the site report with the ADS, and
 - deposition of any additional digital images with the ADS.

6. References

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Ministry of Housing, Communities and Local Government. 2021. National Planning Policy Framework (NPPF).

Appendix 1. Archival Research

Title	Date	Description	Archive and Ref
Romano-British and Saxon Commons: The Evidence from Leigh Havant	Spring 2005	Newsletter 43 from Hampshire Field Club and Archaeological Society. Discusses the exploitation of the Forest of Bere during the Romano-British (1st-5th centuries) and later early medieval and medieval periods. Concluded that the area was subject to agricultural activity including grazing. No specific reference to the Site.	Accessed online ¹ . Provided by Friends of Staunton Country Park.
Aspects of the Forest of Bere from the Late Iron Age to the Middle Ages	1989	Proceedings of the Hampshire Field Club and Archaeological Society, 45, p. 113-119. Written by John Pile. Discusses the Forest of Bere and its development, including woodland pasture and forest clearance. No specific reference to the Site.	- Provided by Friends of Staunton Country Park.
The Royal Forest of Bere, Bedhampton Deer Park, Havant Thicket (Havant Chase), Rowland's Castle Deer Park	October 2020	Havant Local History Booklet No. 124. Written by John Pile. Text and accompanying maps illustrating the location of Havant Thicket (Havant Chase) and its extent. Discusses the development of the area from a monks' hunting forest (Bishop of Winchester's after 1284) and the hamlet of Leigh to the south; the latter of which was removed with the enlargement of Leigh Park estate in the 18th century. No specific reference to the Site.	Available online ² . Provided by Friends of Staunton Country Park.
History of Staunton Country Park	n.d.	Details historic development of Staunton Country Park previously known as Leigh Park Gardens. Image 3 Leigh Water looking North by Joseph Francis Gilbert, c. 1842. Part of the Site is illustrated on the 3rd edition 1908 map of Leigh Park.	Available online ³ .
Leigh Park landscape survey and plans and Hayling Island seafront plans	1945-1947	Photographs of the Site from the north and from Leigh House looking north and coloured drawing illustrating the Site	Hampshire Archives 57A22/17

¹ Available at:

file:///C:/Users/local_Emily.L.Taylor/INetCache/Content.Outlook/4NH2LWSI/Hampshire%20Field%20Club%20%20Archaeological%20Society.html

² Available at: www.thespring.co.uk/heritage/localhistorybooklets/

³ Available at: <https://www.hants.gov.uk/things/todo/countryparks/staunton-country-park/our-story/history#:~:text=1802,houses%20in%20the%20walled%20garden.>

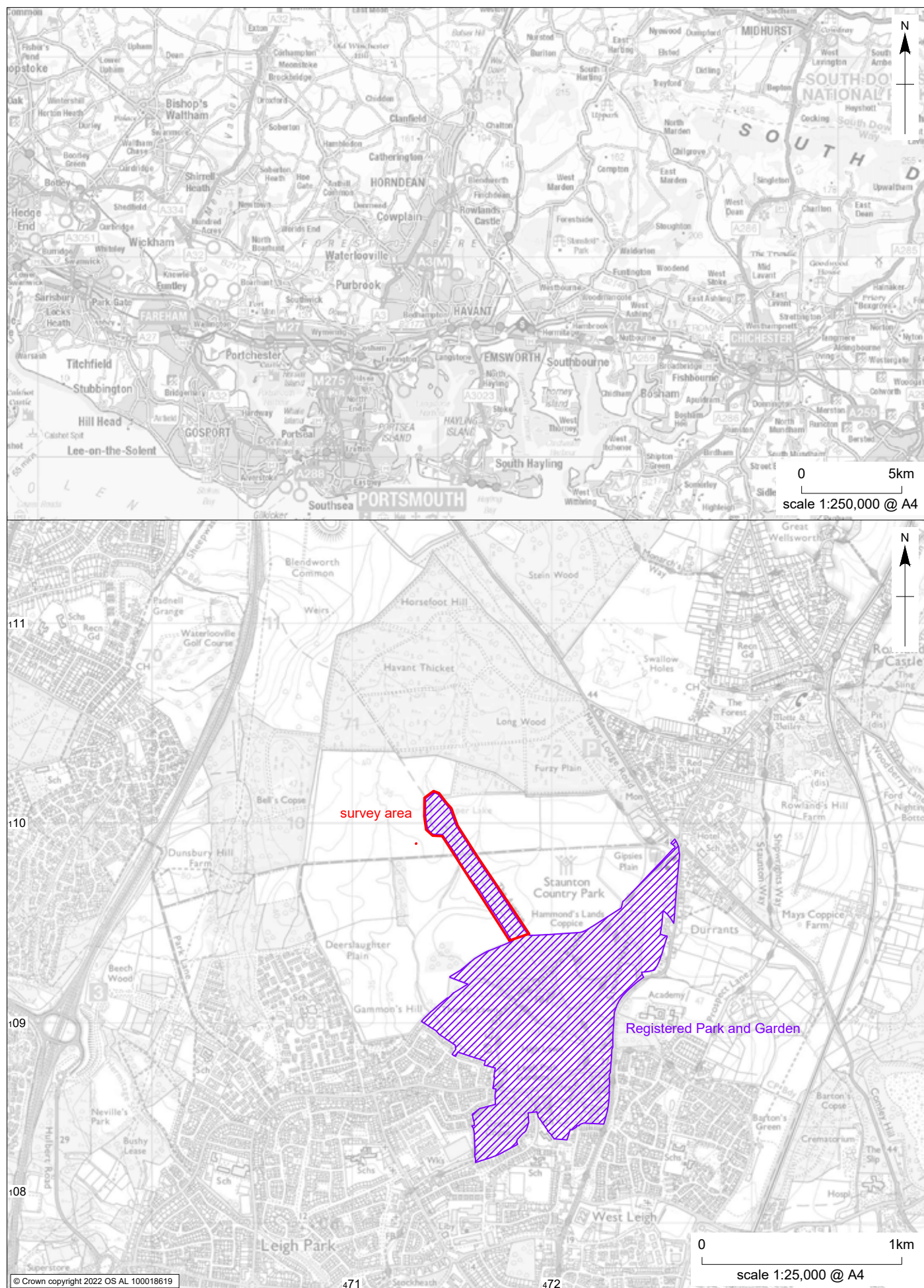
Title	Date	Description	Archive and Ref
Maps of Leigh Park Estate	Mid-20th century	Illustrate extent of Leigh Park	Hampshire Archives 117M91/CP2/2/2
A Plan of Havant Parish in the County of Hants	1842	Records the presence of Leigh Park but not the Site in detail. Its postulated location leading to the obelisk is illustrated on the map.	The Genealogist
Sketch of the Estate showing Stone's Alterations	1874	From Gladwyn, 1992. Illustrates the location of the Site.	Figure 3.8 of Atkins ES Volume 4 – Appendices Appendix 48 Historic Environment
OS maps	-	Illustrate location of the Site	Figure 3.9-3.10 Atkins ES Volume 4 – Appendices Appendix 48 Historic Environment
Staunton 1843 map	1843	Illustrates layout of Leigh Estate but not the Site	Available online ⁴ .
Maps of Leigh Park Estate*	Mid-20th century	Two dissected maps of the Leigh Park Estate: printed 6 inch: 1 mile Ordnance Survey maps annotated (by Pink and Arnold as agents to the estate) with colouring to show the extent of the estate and with memoranda concerning sales of portions of the estate. Illustrates the presence of the Site as part of the estate holding. Includes Havant Thicket to the north, Bell's Corpse, Leigh Park and across to the Southern Railway in the east and south.	Hampshire Archives 117M91/CP2/2/2
'Notices of the Leigh Park Estate, near Havant, 1836'	1836	Pamphlet with detailed description of internal rooms and contents. Description of grounds including pleasure grounds, terraces and principal walks. The obelisk at the end of the Site is described as 50 ft high and inscribed to the memory of Right Hon. George Canning. It was erected in 1832 from a design by L Vulliamy Esq as an ornamental termination to a natural avenue (i.e. the Site) in Havant Thicket, the woods of which, blended with the more distant Royal Forest of Bere.	Hampshire Archives TOP151/1/11

⁴ Available at: <https://thecolourfulhistorian.wordpress.com/2018/08/10/leigh-park-a-study-of-19th-century-pleasure-gardens/>

Title	Date	Description	Archive and Ref
Sale plan of the Leigh Park Estate	1874	Illustrates the Site in the context of the estate. Runs through the thicket towards an ornamental lake and beyond. Defined route.	Hampshire Archives 102M86/270
Leigh Park Landscape Survey and Plans and Hayling Island Seafront Plans.	1945-1947	Landscape survey of Leigh Park, prepared by Ronald Harrison, landscape architect for the City of Portsmouth Planning Department. Leigh Park Tree Survey Battins Copse. Illustrates the Site.	Hampshire Archives 57A22/27/13
Leigh Park Landscape Survey and Plans and Hayling Island Seafront Plans.	1946	Tracing of the Leigh Park area, divided into sections, labelled 'Landscape survey Leigh Park, scenic reservations, Map 3.' Landscape Survey for Leigh Park. The Site is recorded with trees either side of the avenue.	Hampshire Archives 57A22/26
Leigh Park Landscape Survey and Plans and Hayling Island Seafront Plans.	1945-1947	Coloured drawings by Ronald Harrison of the landscape of the Leigh Park area. Painting of the view from the tower of Leigh Park House. Records the Site.	Hampshire Archives 57A22/13/18
Leigh Park Landscape Survey and Plans and Hayling Island Seafront Plans	1946-1947	Folder of photographs formerly enclosed in 57A22/1, landscape survey Photographs of the estate – aerial photograph illustrating the avenue.	Hampshire Archives 57A22/2
Survey of Leigh Park estate by Charles Lewis	1842	The Site is recorded but not in extensive detail.	Hampshire Archives 76M78A E/P6
Maps Estate map	Pre-1824	Plan of the Leigh Park Estate, Havant. Illustrates the location of the Site as part of the copse – no detailed depiction of the site.	Hampshire Archives 124M71/EP1
Estate Map	1833	Obelisk recorded – Site not visible.	Hampshire Archives 11M64 E/P2

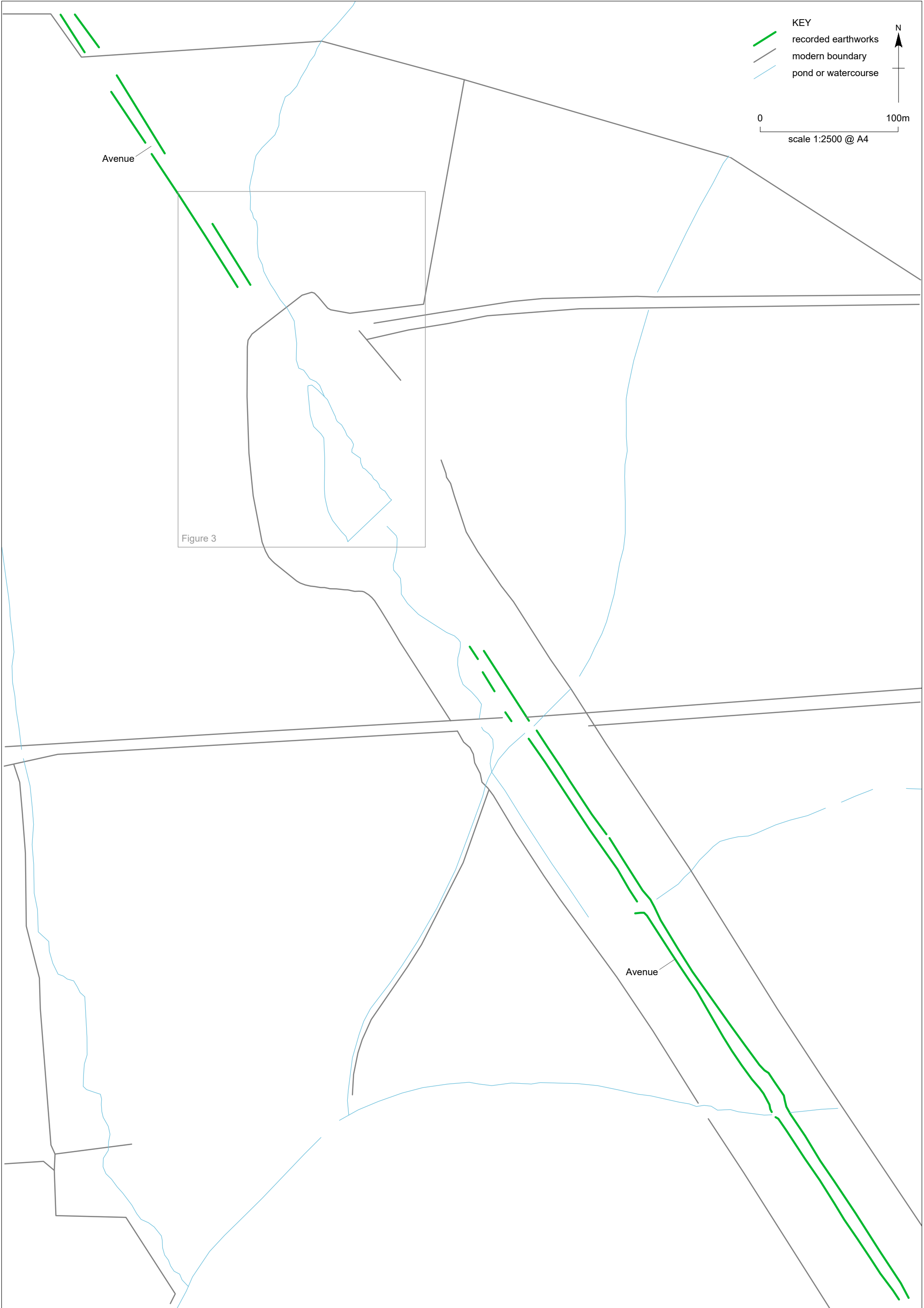
Title	Date	Description	Archive and Ref
Photocopy sale particular of Leigh Park Estate, Havant, the seat of the late Sir George Thomas Staunton, Bart	1860	Reference to plantation, wood and copse but no clear information relating to the Site. Stated residence of Sir George Thomas Staunton Bart, Representative in Parliament for Portsmouth. Havant Thicket is referenced as part of landscape scenery. Accompanying map – in parts – outline of the Site leading to the obelisk is recorded.	Hampshire Archives COPY/628/1/1 & 12

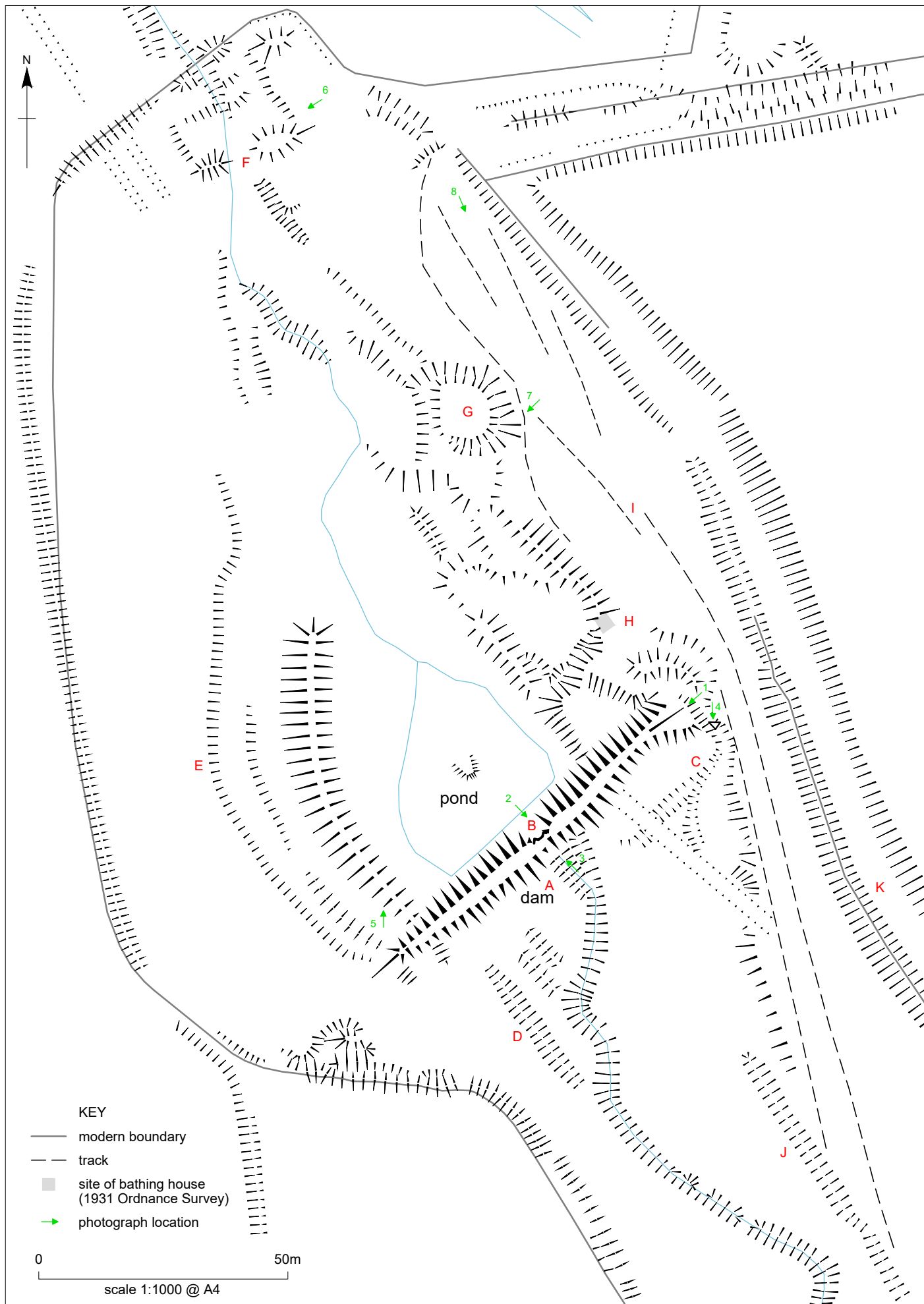
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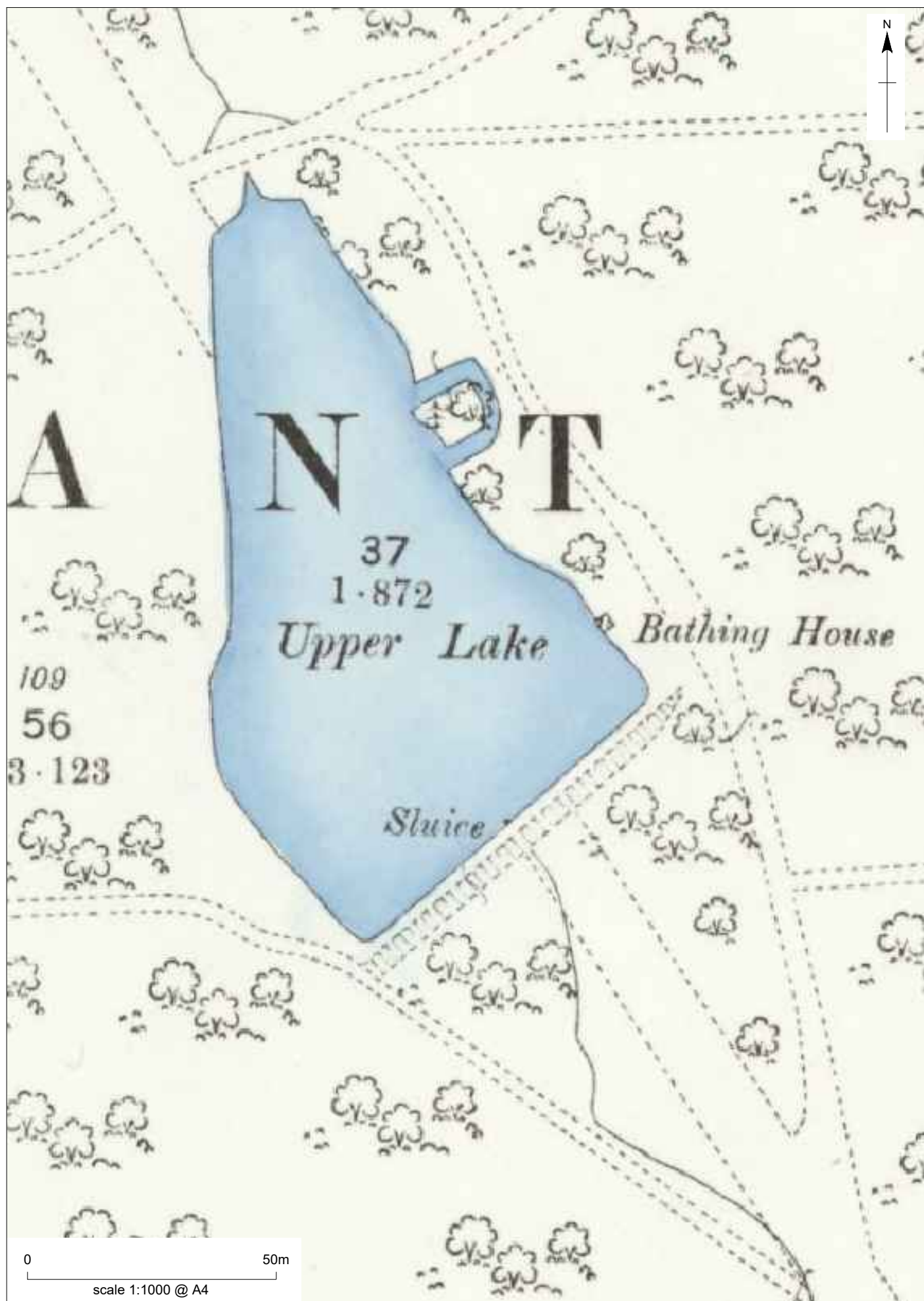


Havant Thicket Reservoir: site location

Figure 1







Plates



Plate 1: View west along top of dam



Plate 2: North facing culvert and sluice



Plate 3: South facing culvert



Plate 4: Modern bypass channel and sluice



Plate 5: View northeast across pond



Plate 6: View west at north edge of historic pond



Plate 7: View west of island and channel on eastern edge of pond



Plate 8: View southwards along trackway east of pond

Historic Mapping

Site Details:

Client Ref: EMS_846870_1046700
Report Ref: EMS-846870_1086685
Grid Ref: 471622, 109779

Map Name: County Series

Map date: 1866-1867

Scale: 1:10,560

Printed at: 1:10,560



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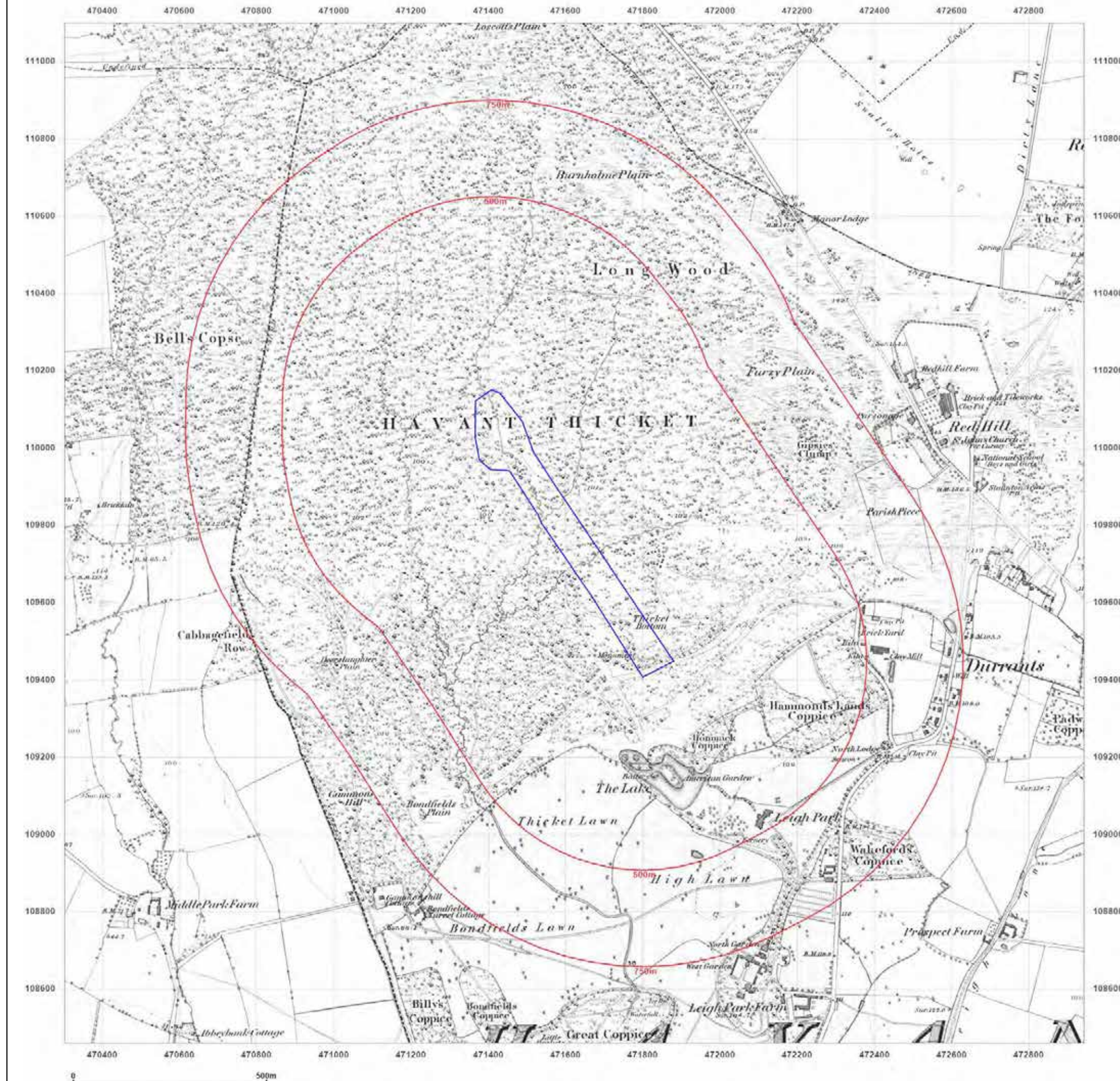


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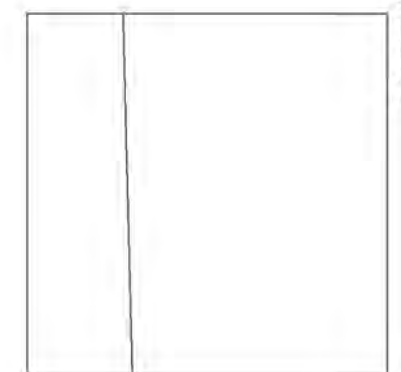
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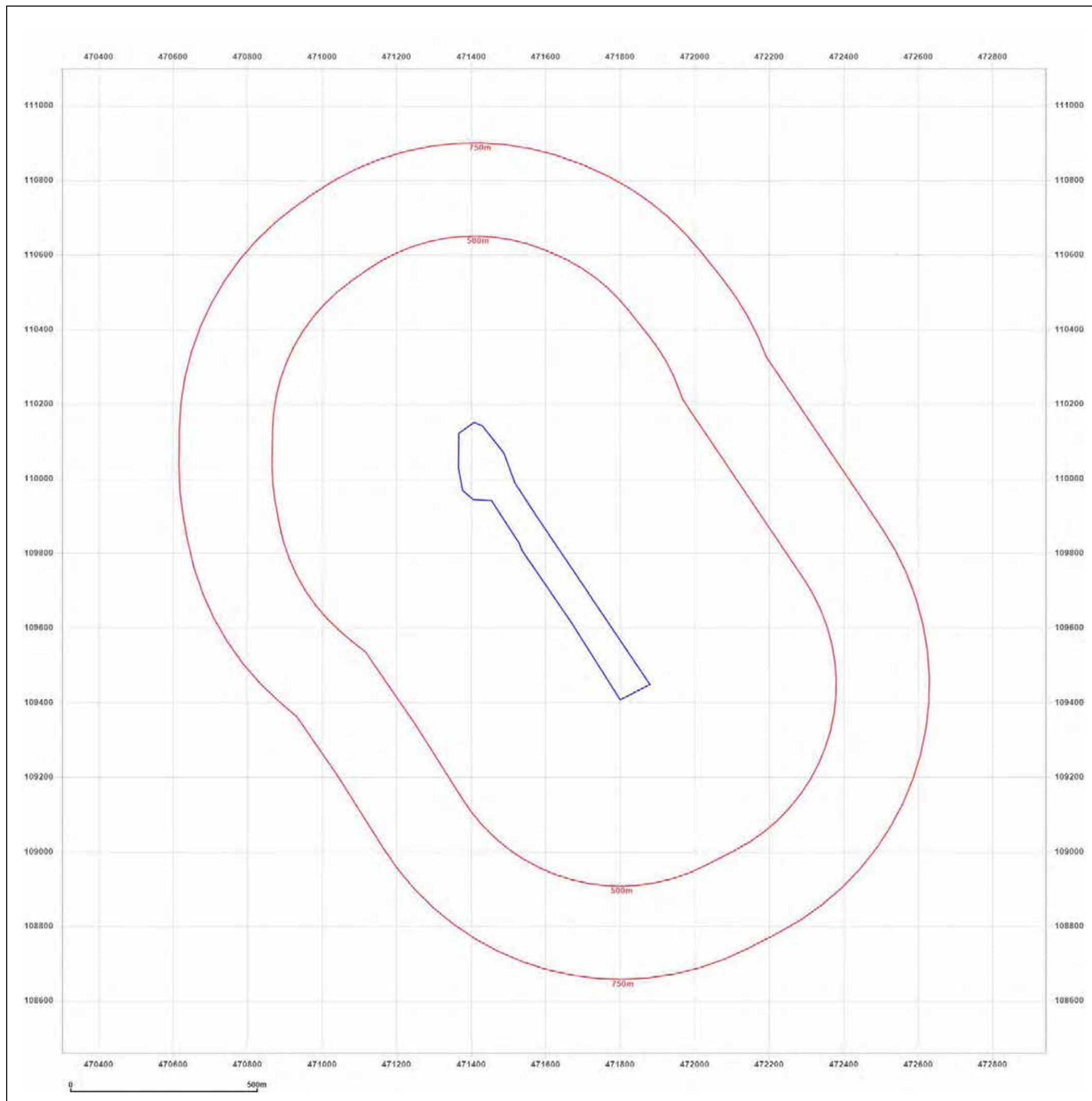


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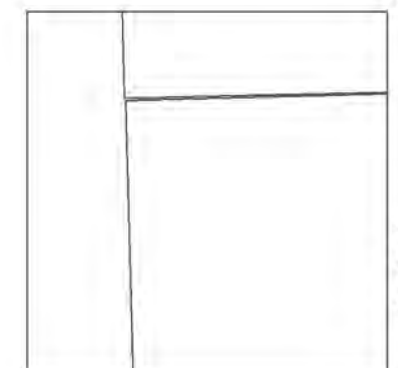
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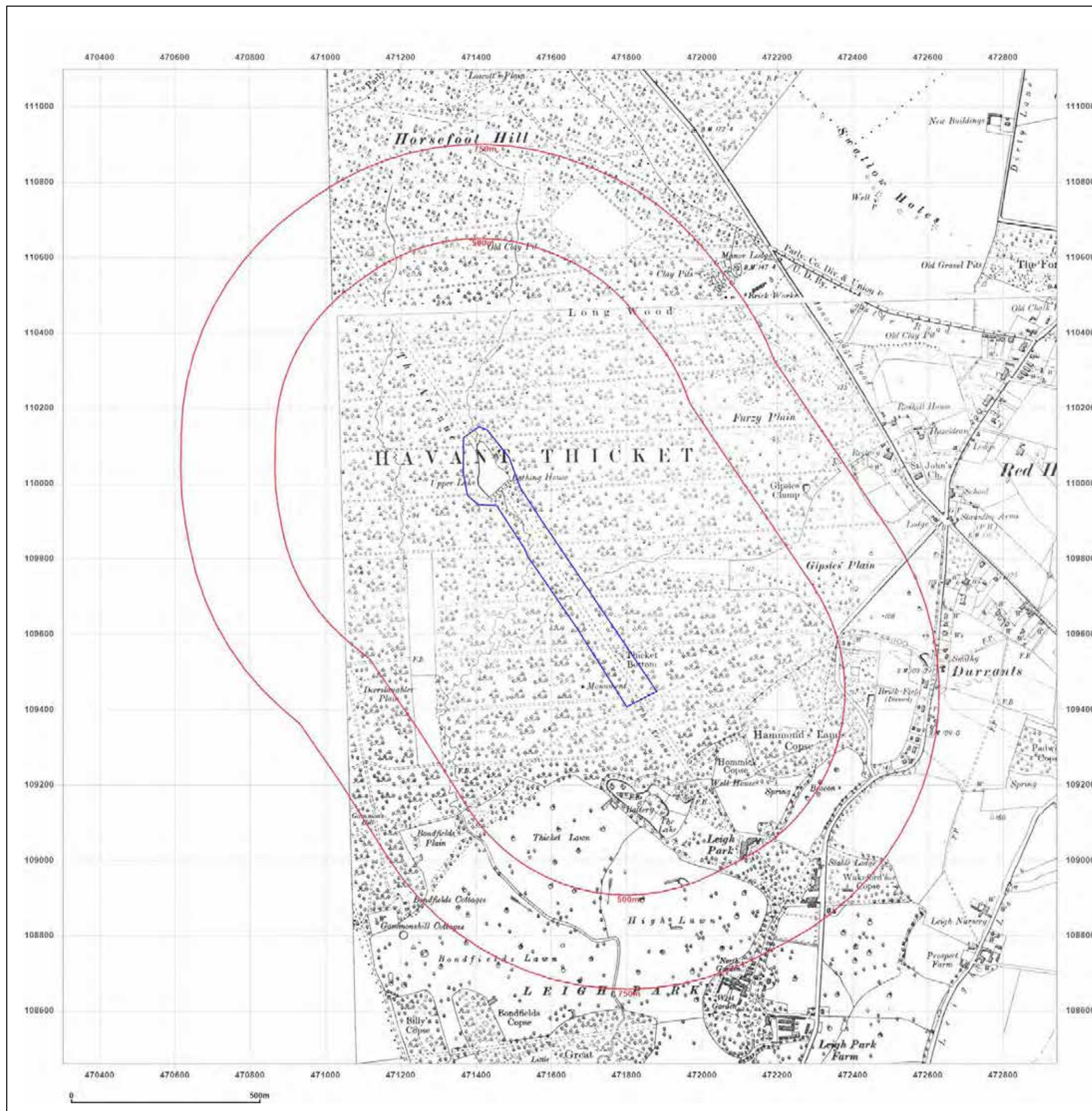


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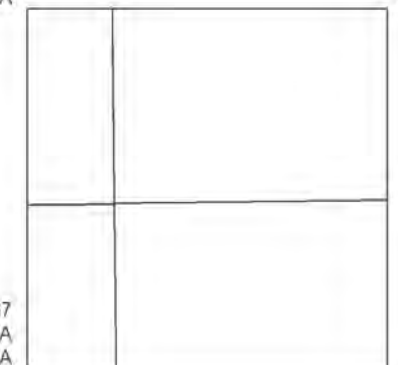
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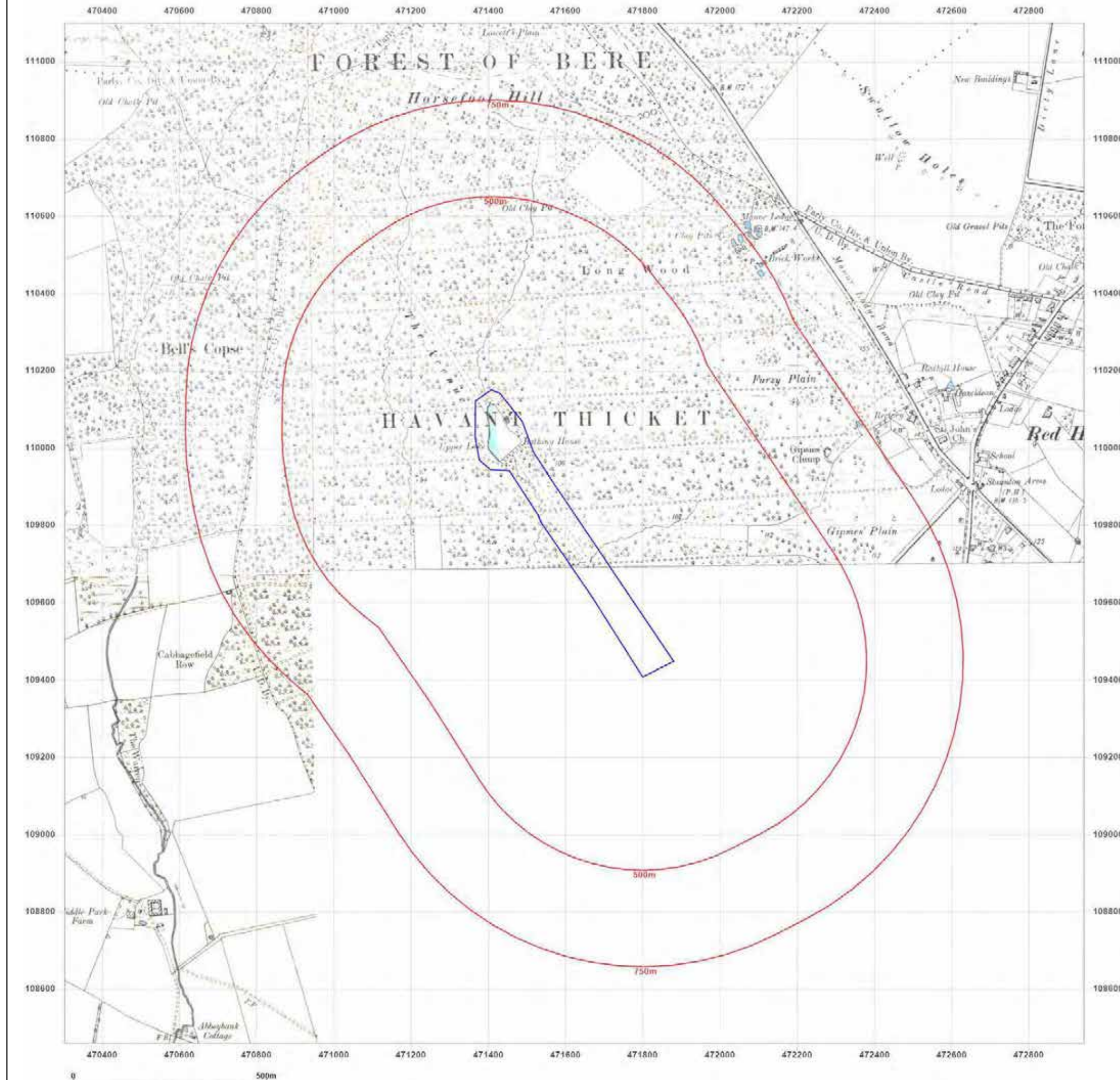


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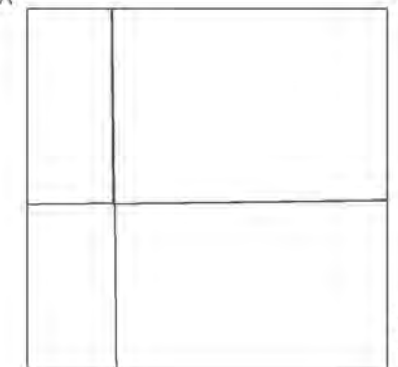
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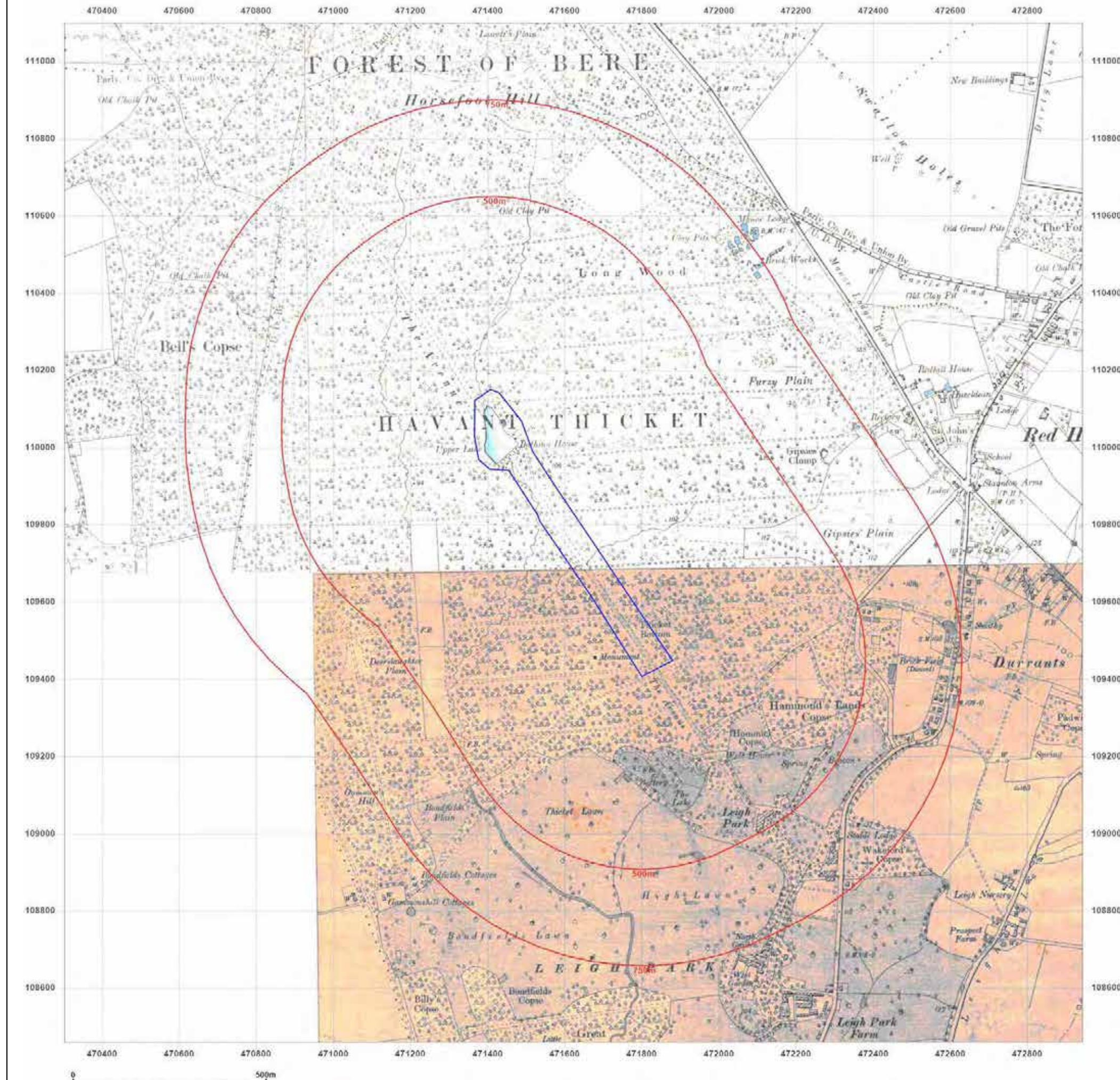


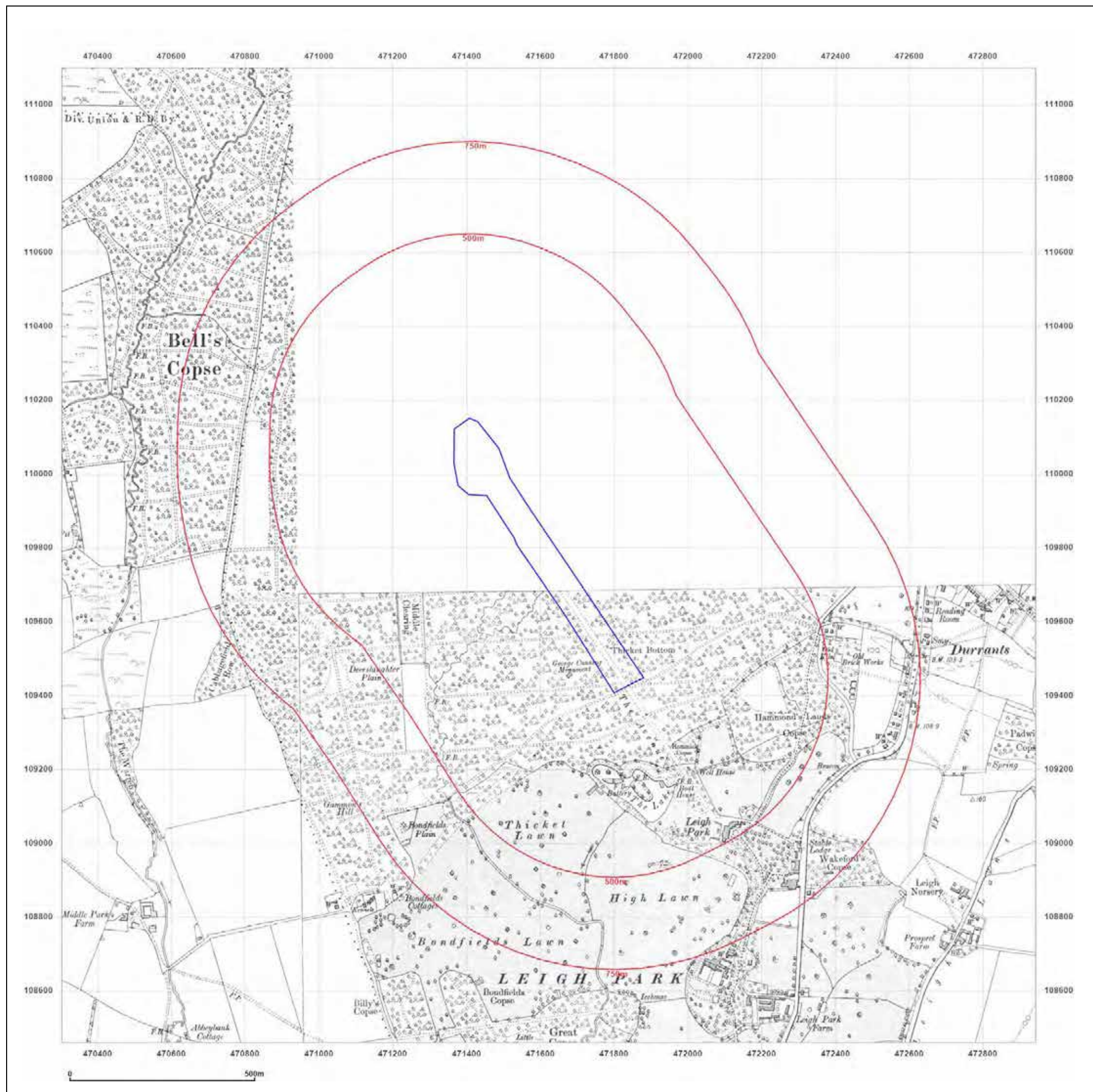
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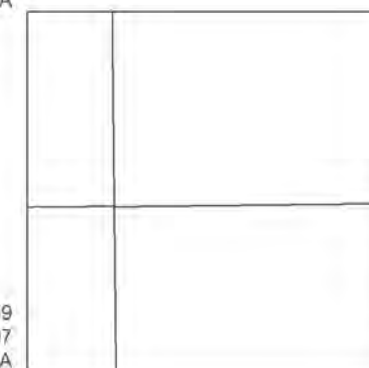
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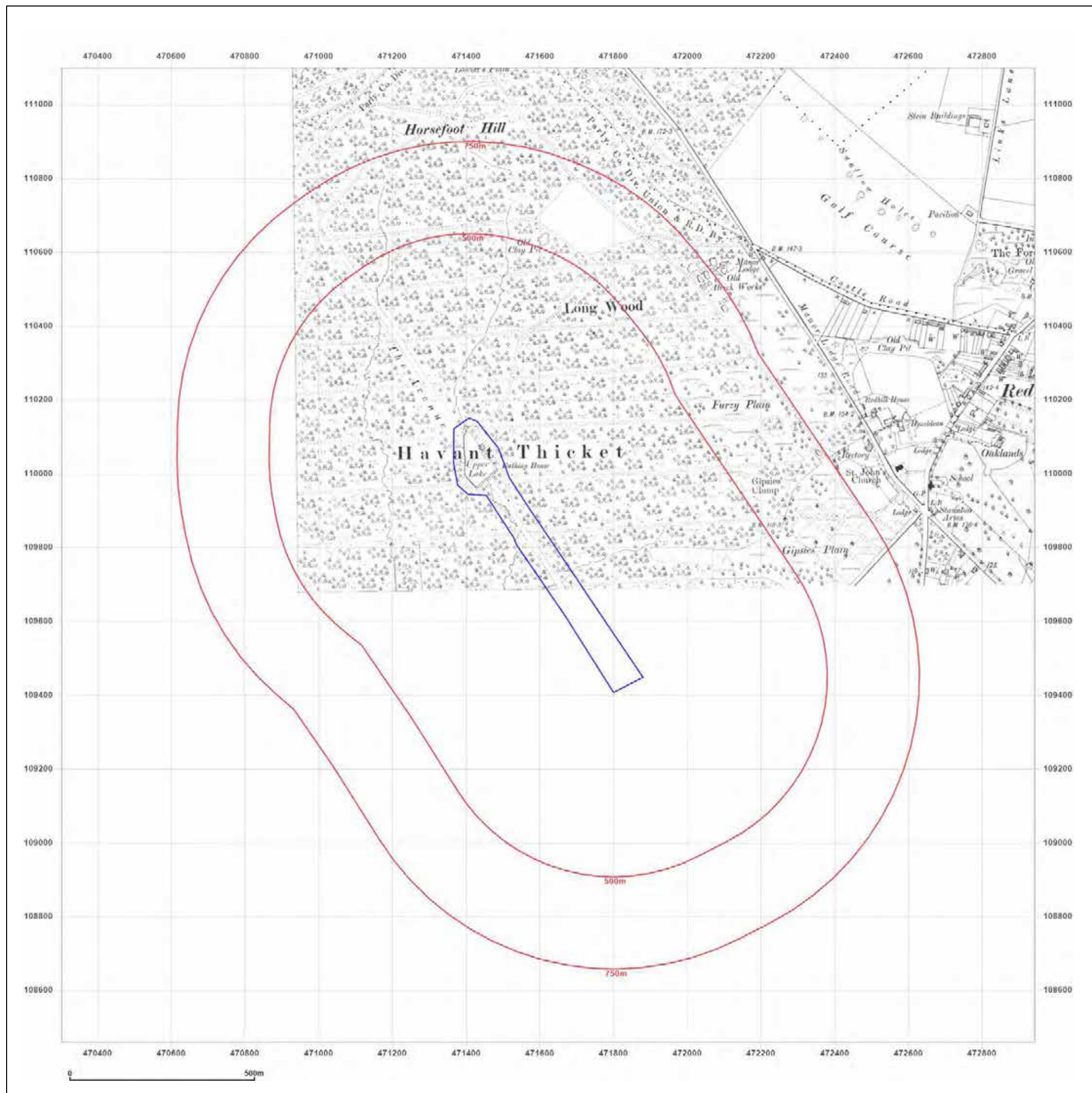


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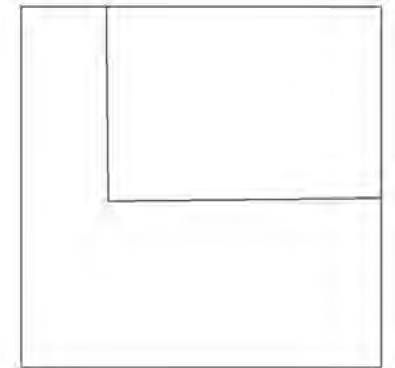
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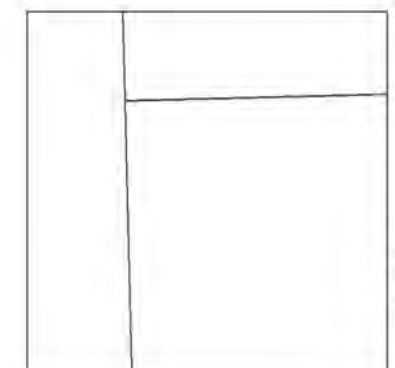
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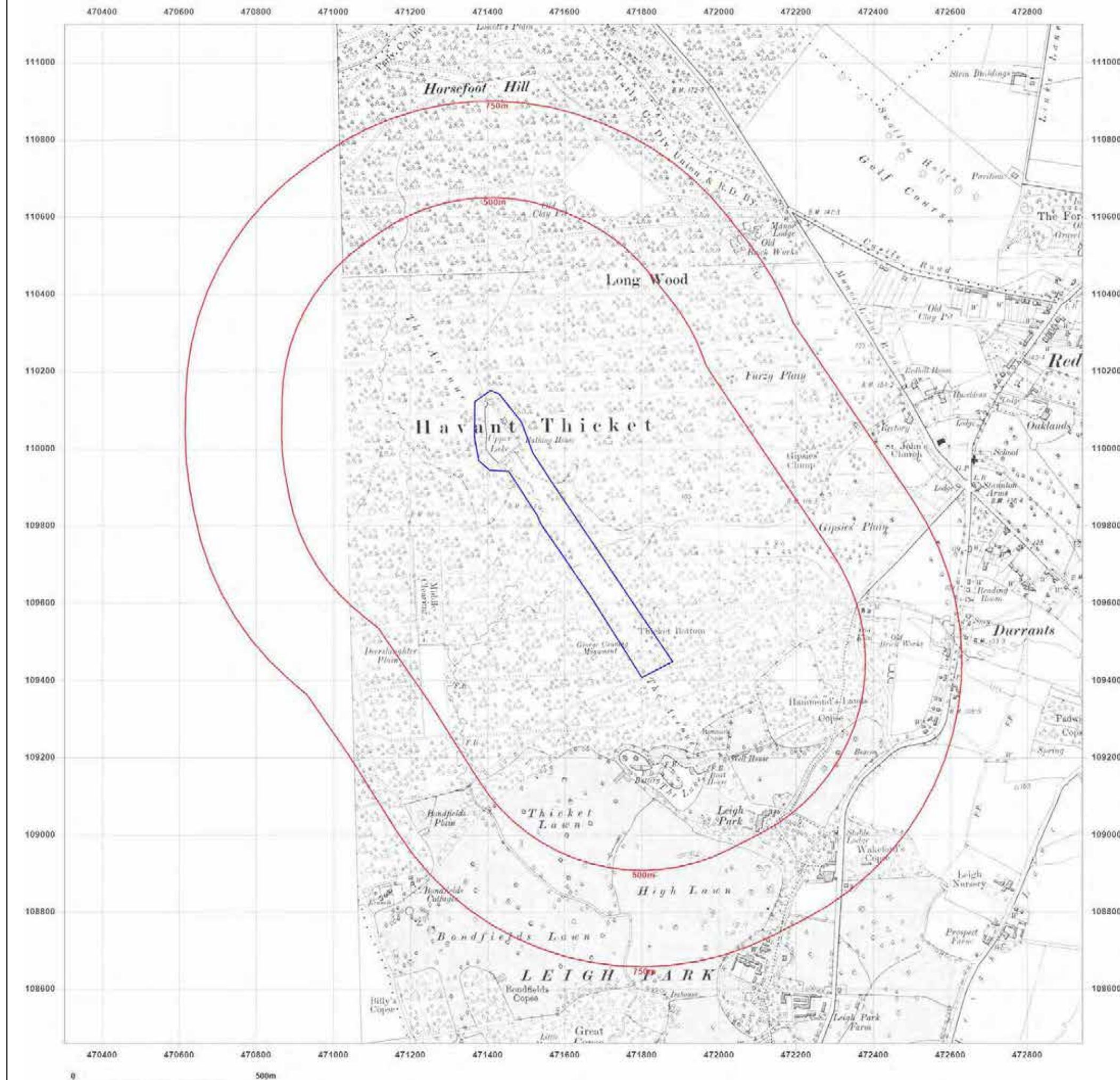


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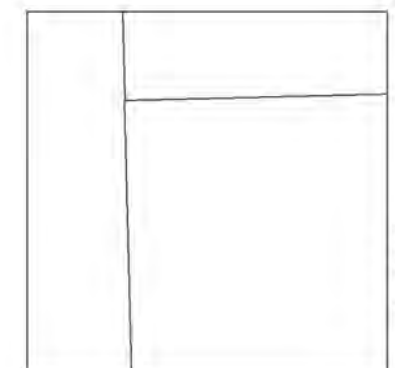
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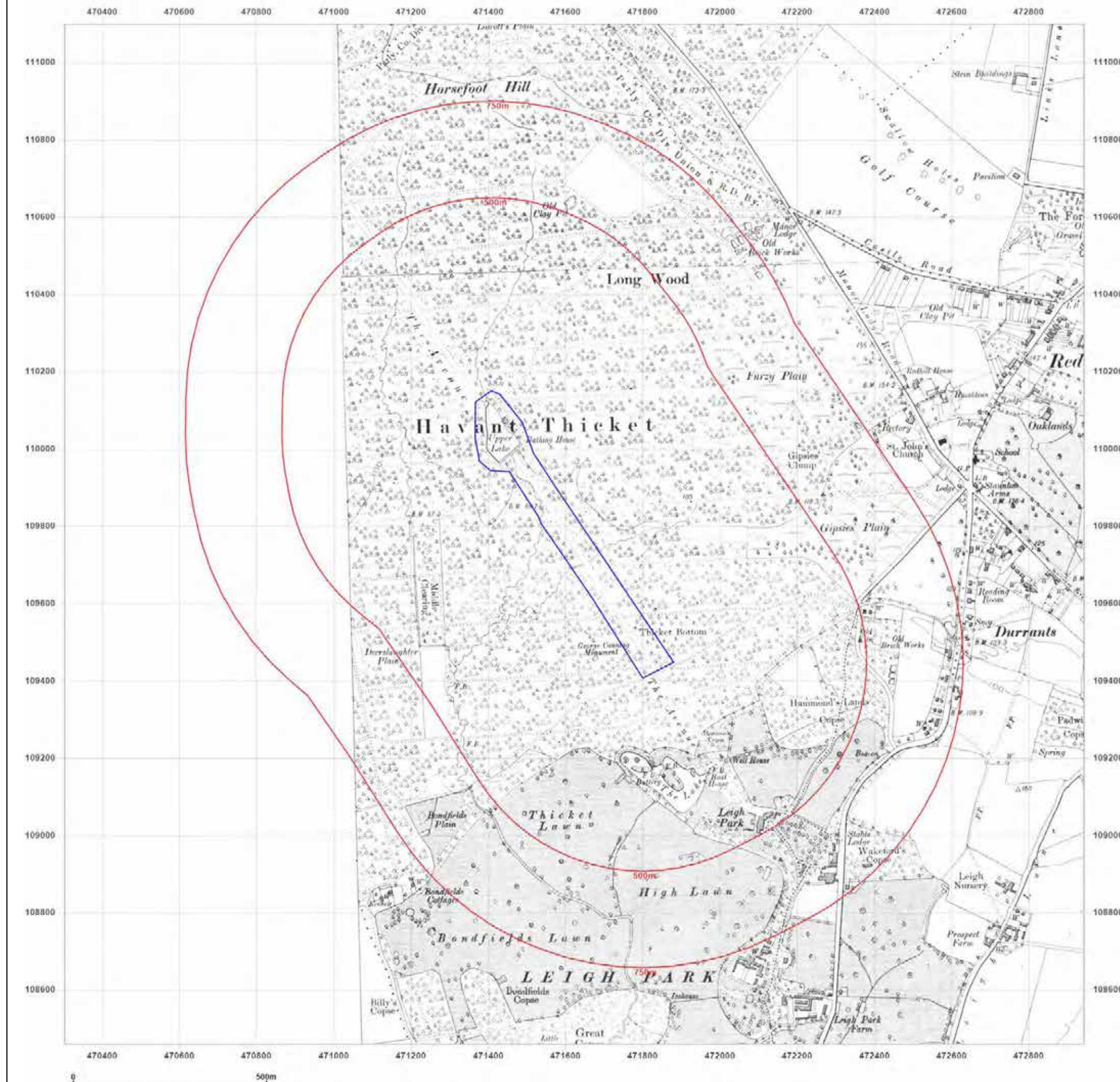


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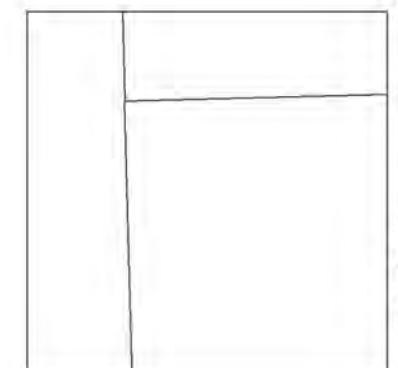
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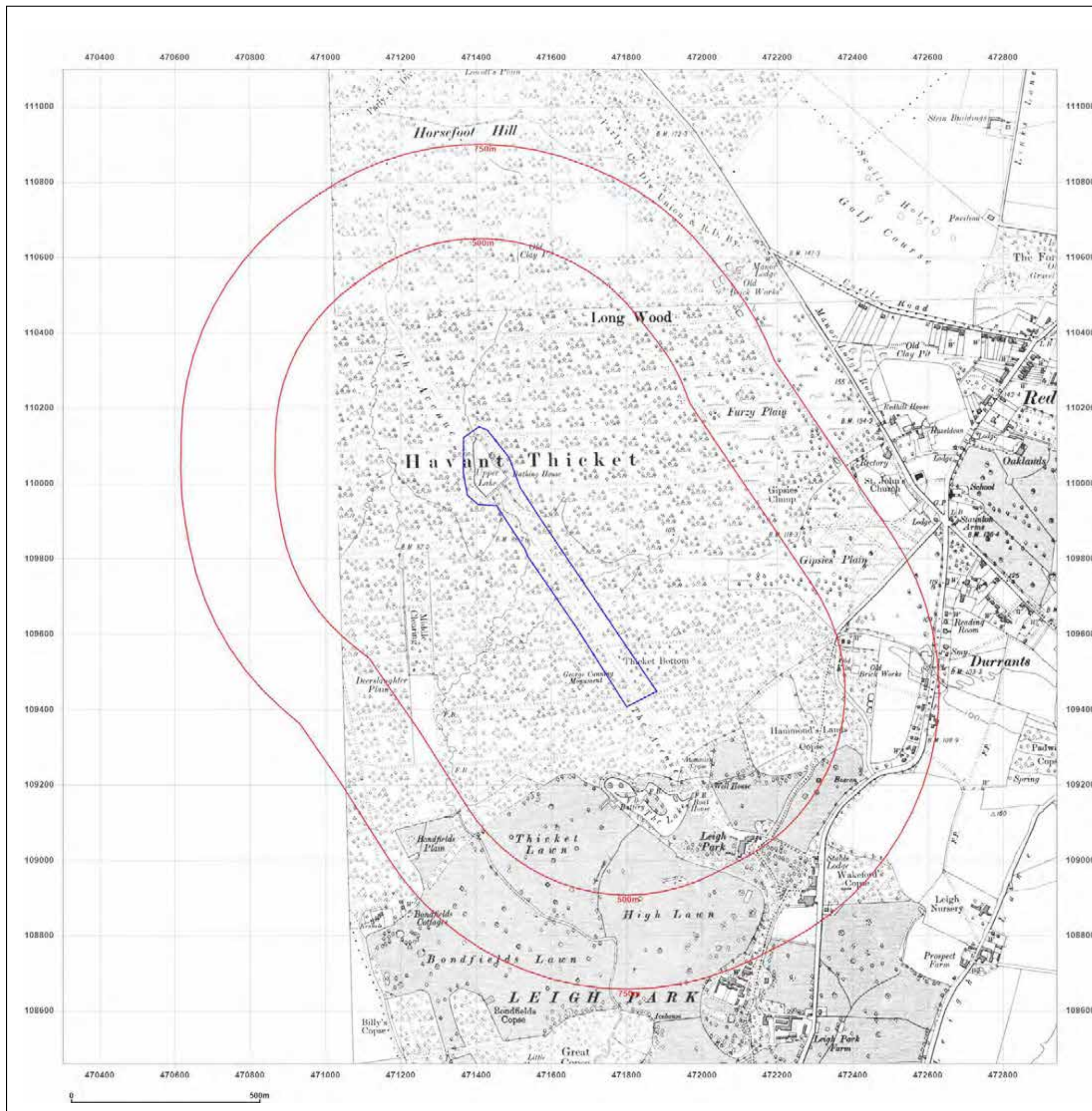


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Grid Ref: 471622, 109779

Map Name: County Series

Map date: 1930-1933

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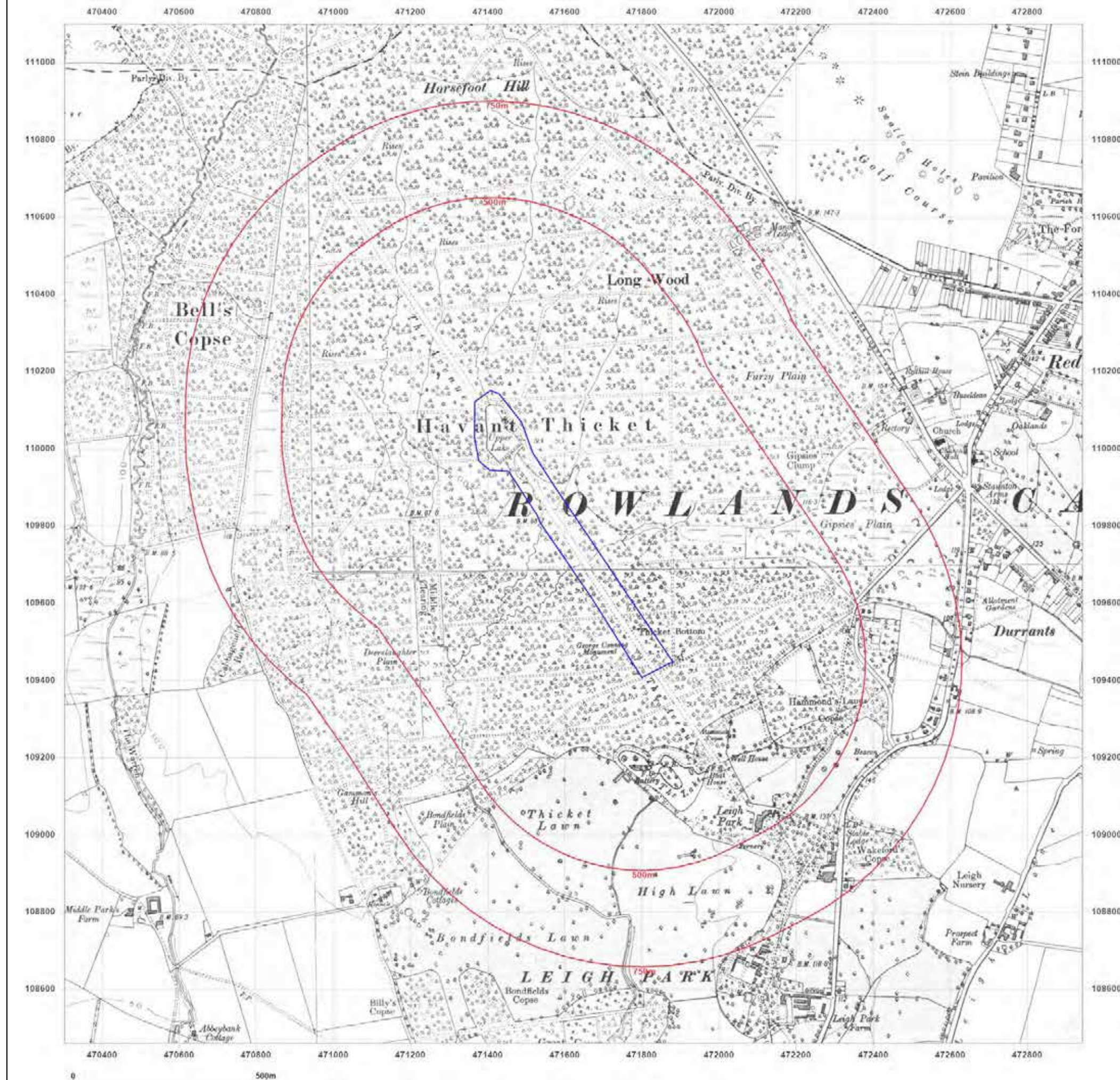


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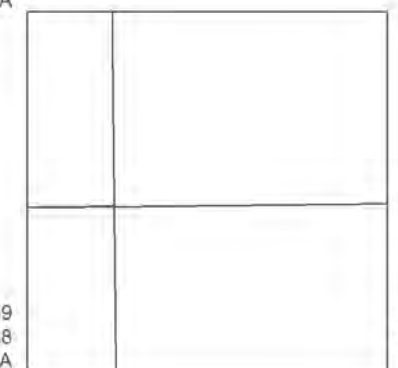
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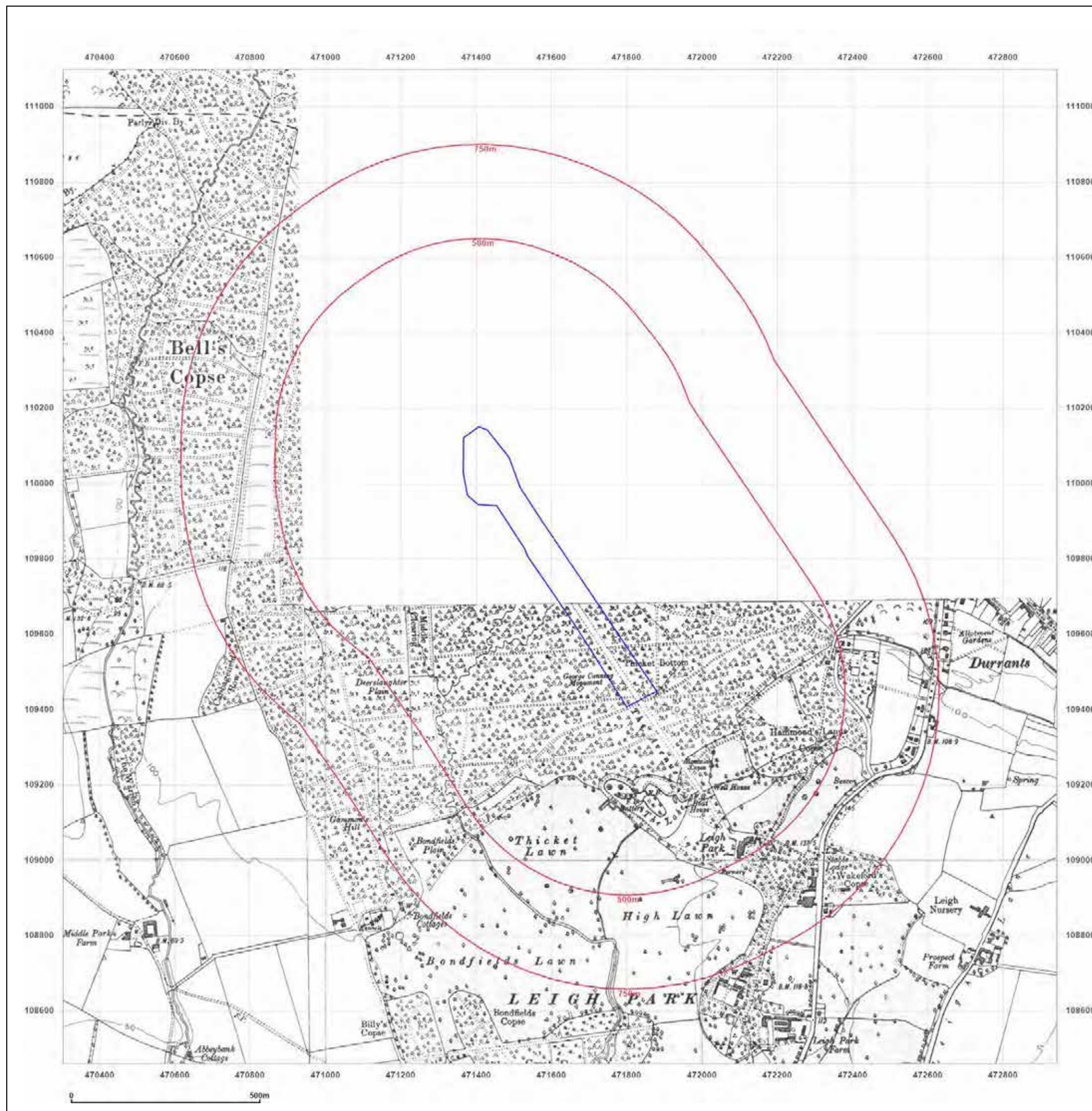


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Grid Ref: 471622, 109779

Map Name: Provisional

Map date: 1962-1963

Scale: 1:10,560

Printed at: 1:10,560



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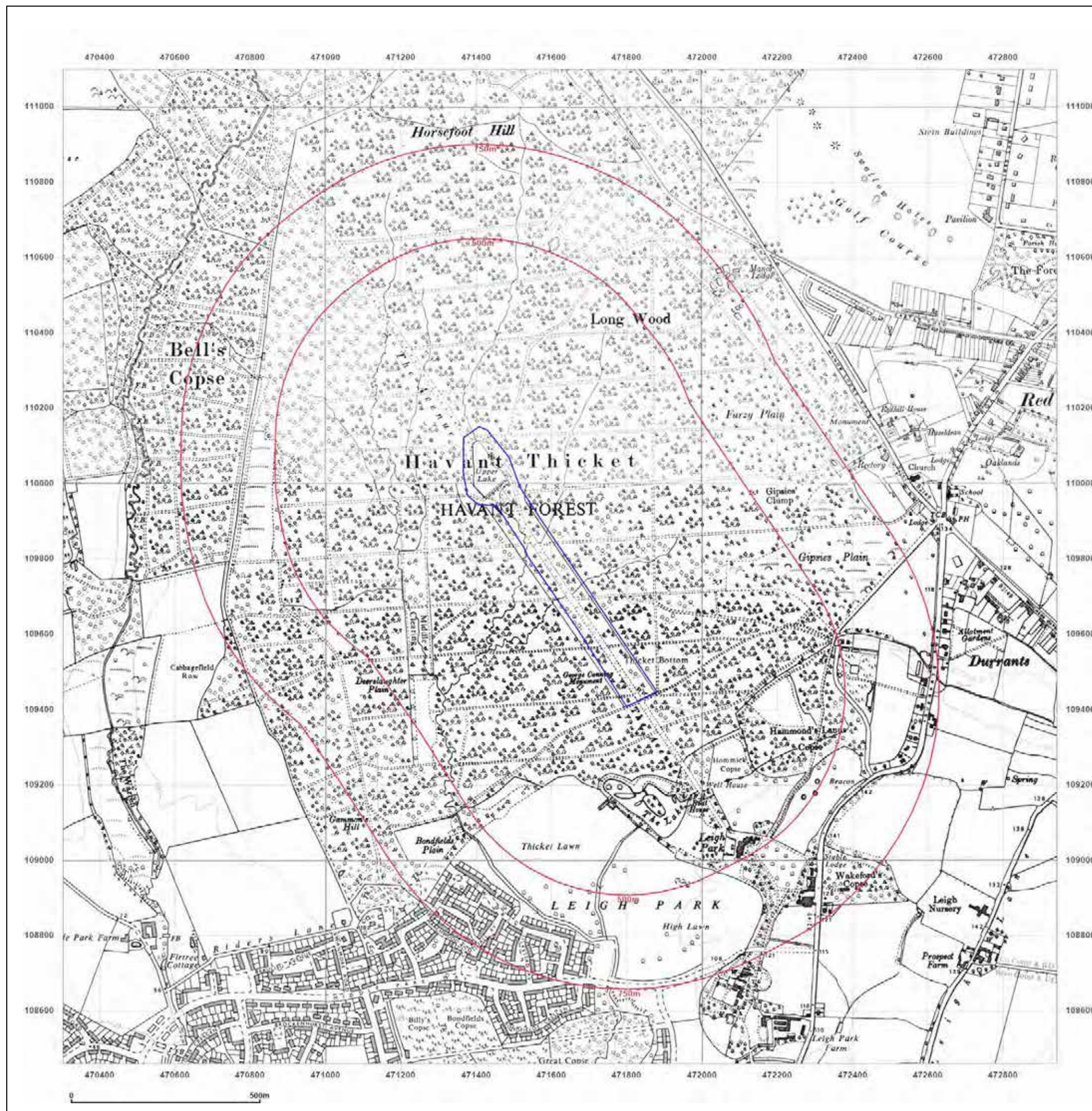


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Grid Ref: 471622, 109779

Map Name: National Grid

Map date: 1975-1980

Scale: 1:10,000

Printed at: 1:10,000



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 Edition N/A
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Map Name: National Grid

Map date: 1991

Scale: 1:10,000

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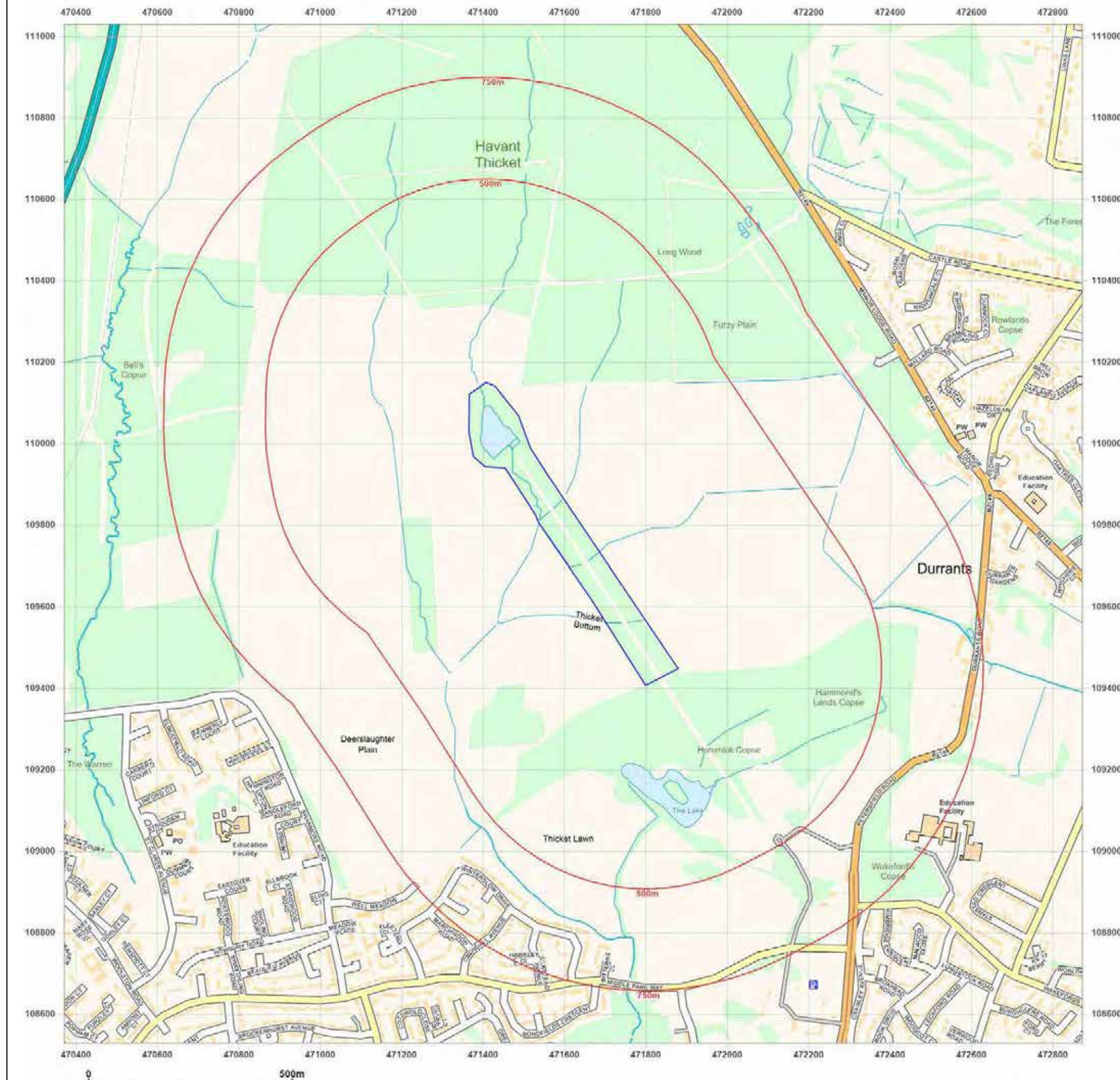


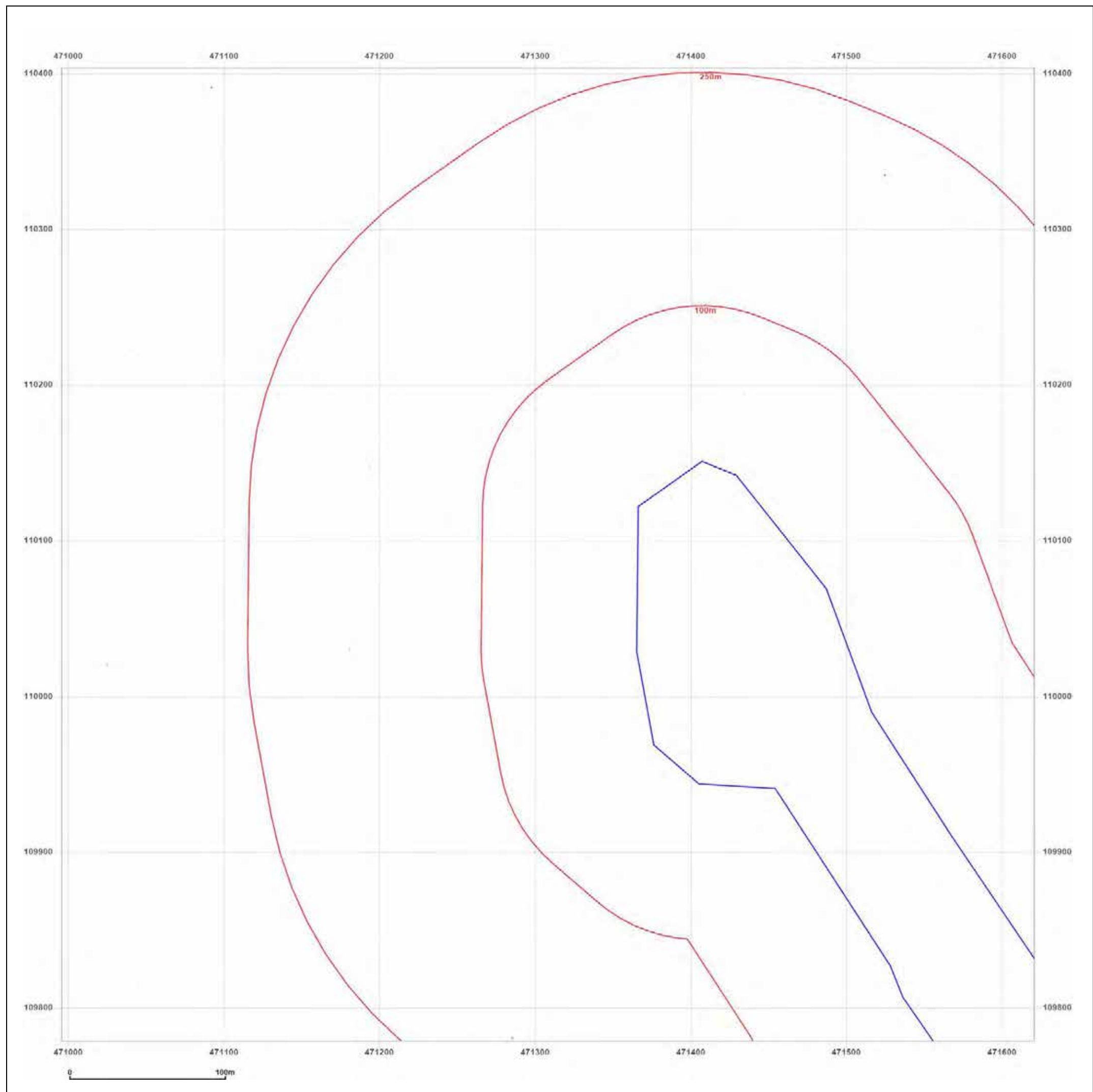
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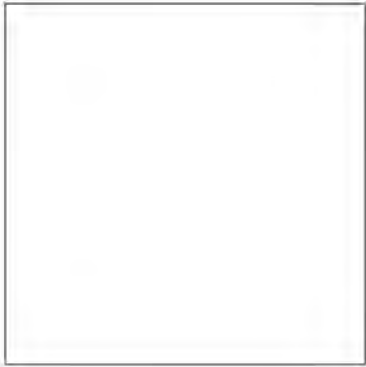
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Map Name: County Series
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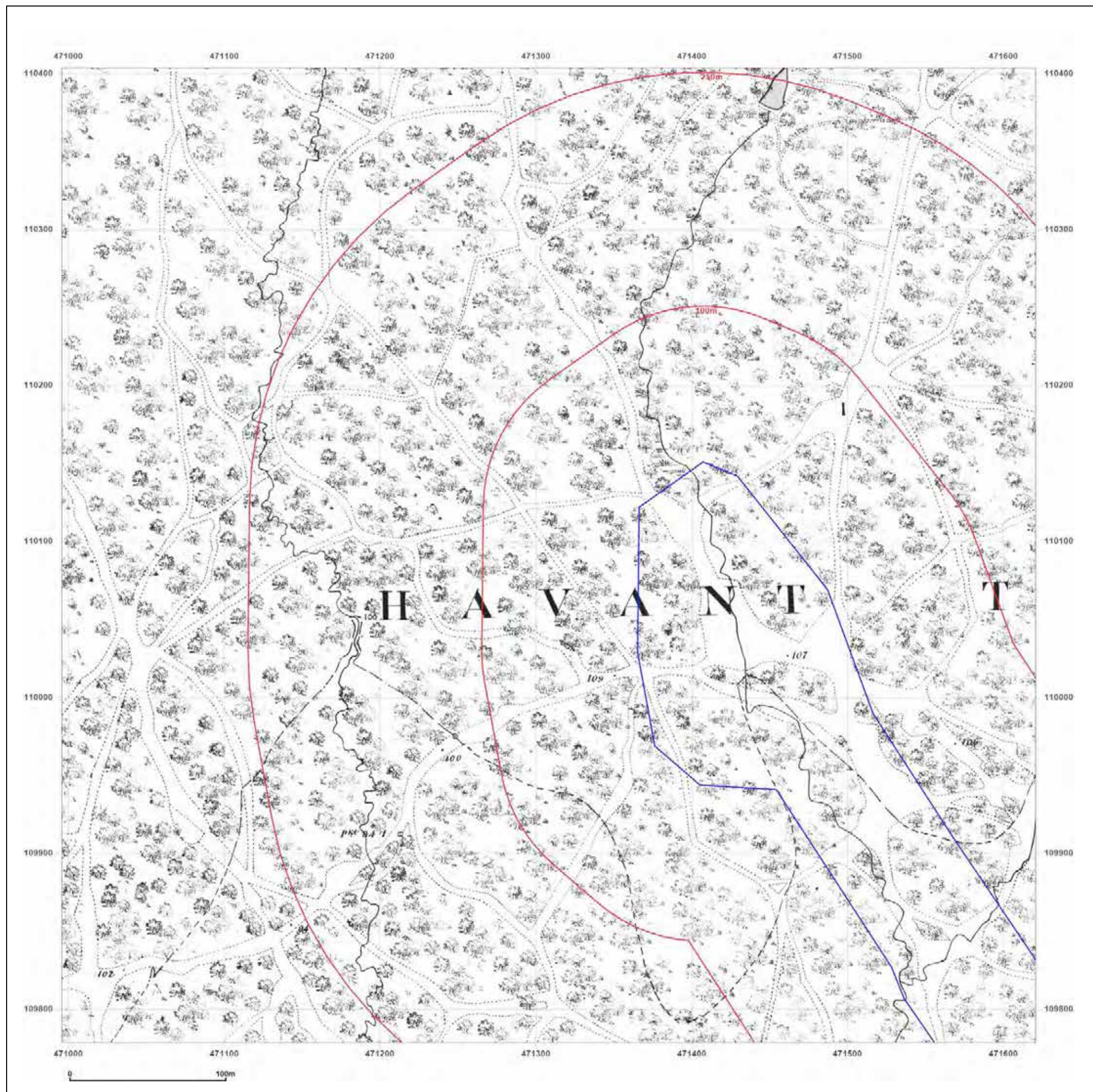


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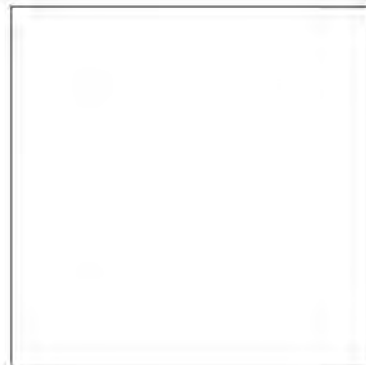
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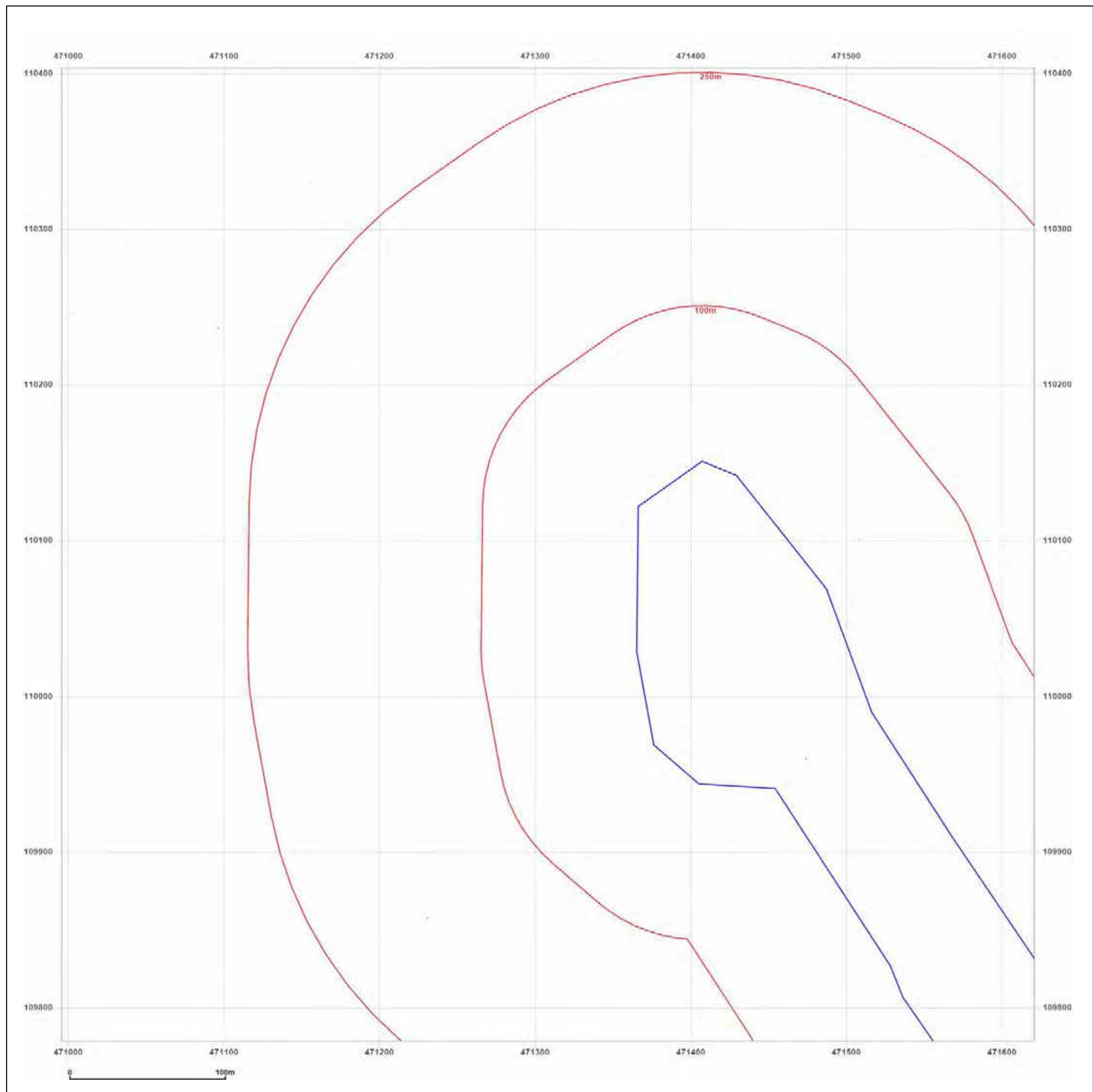


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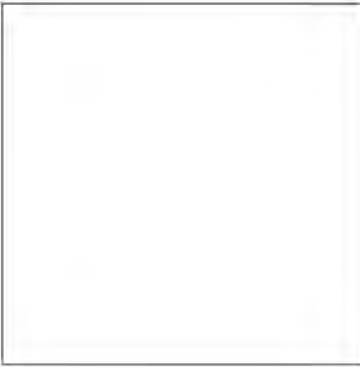
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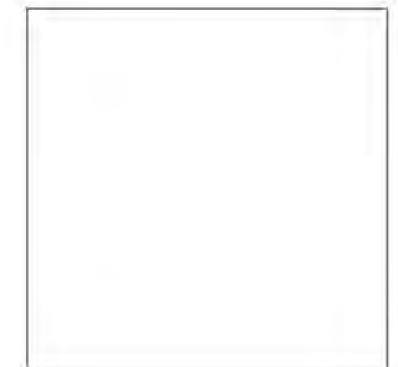
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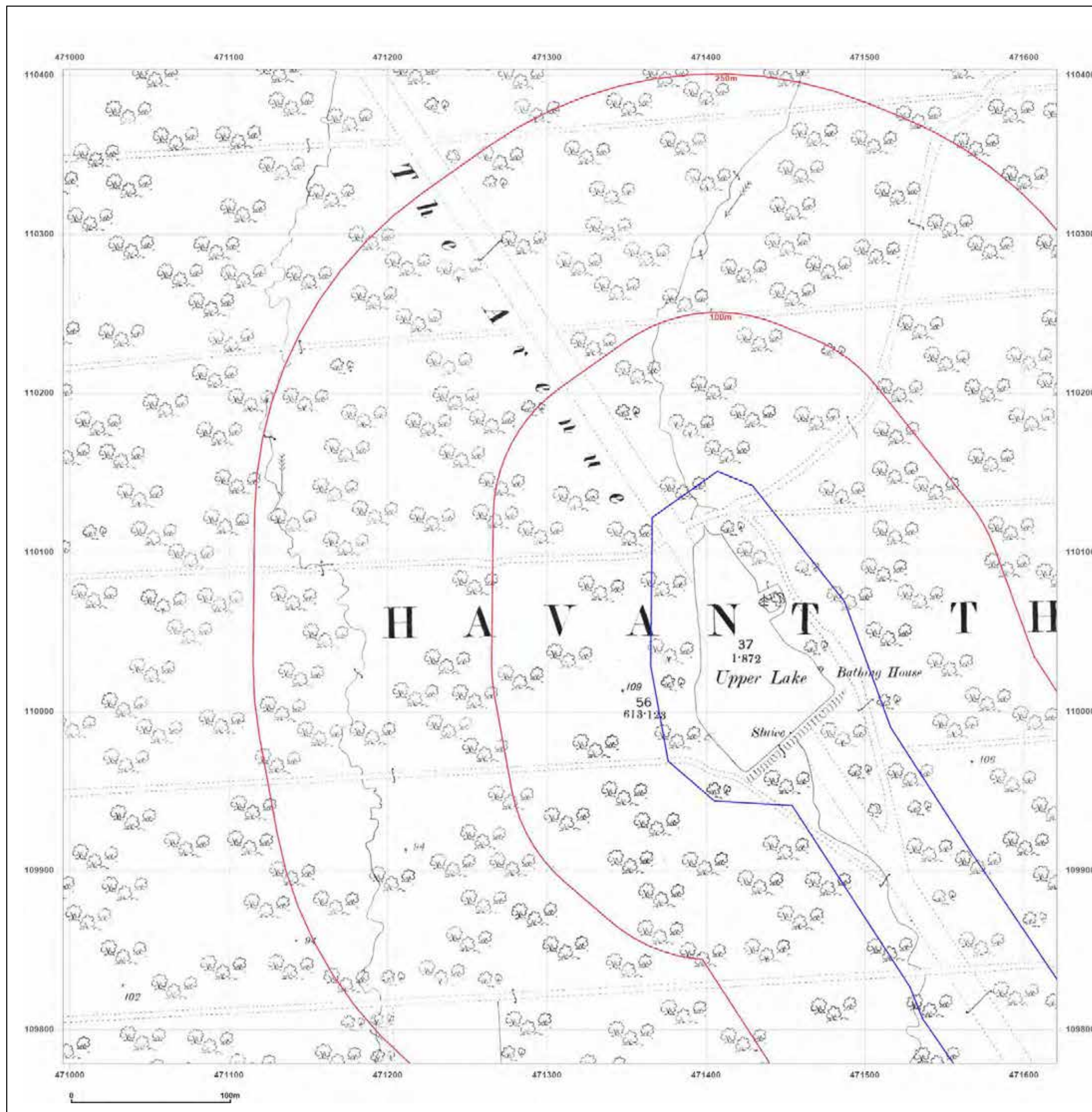


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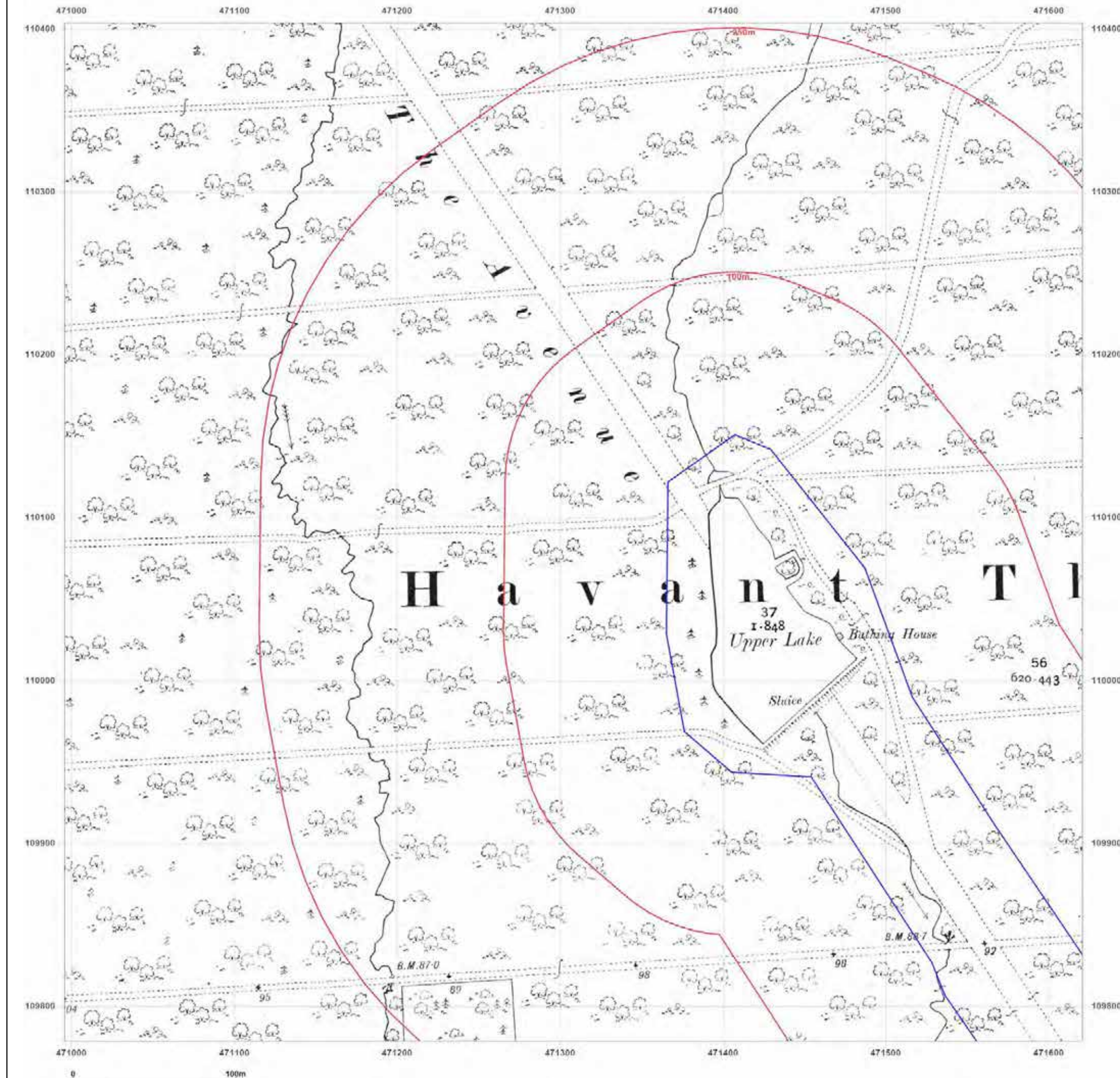
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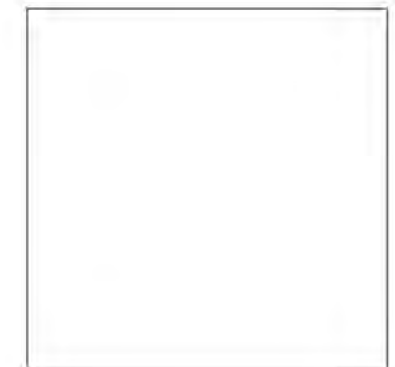
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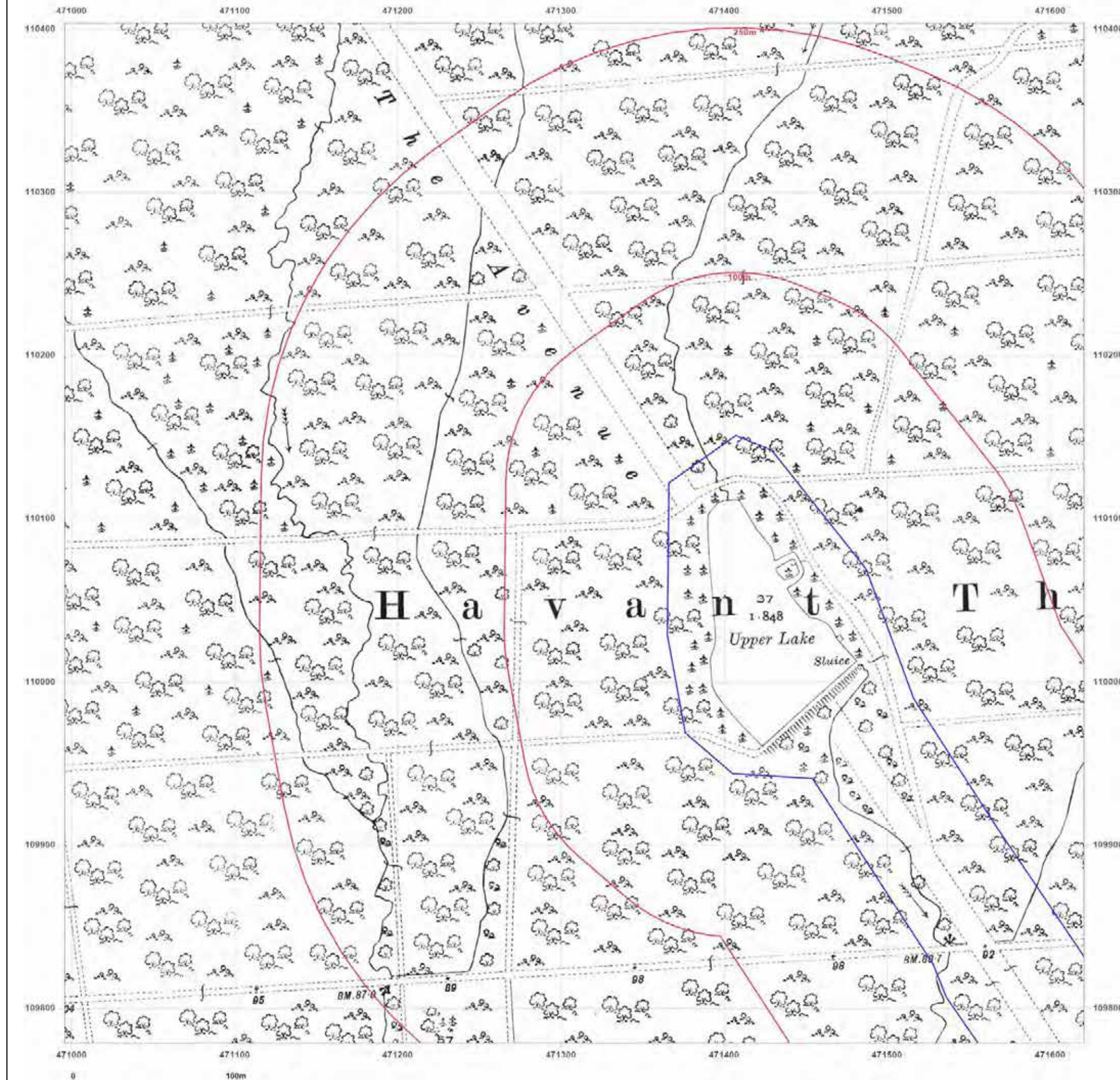


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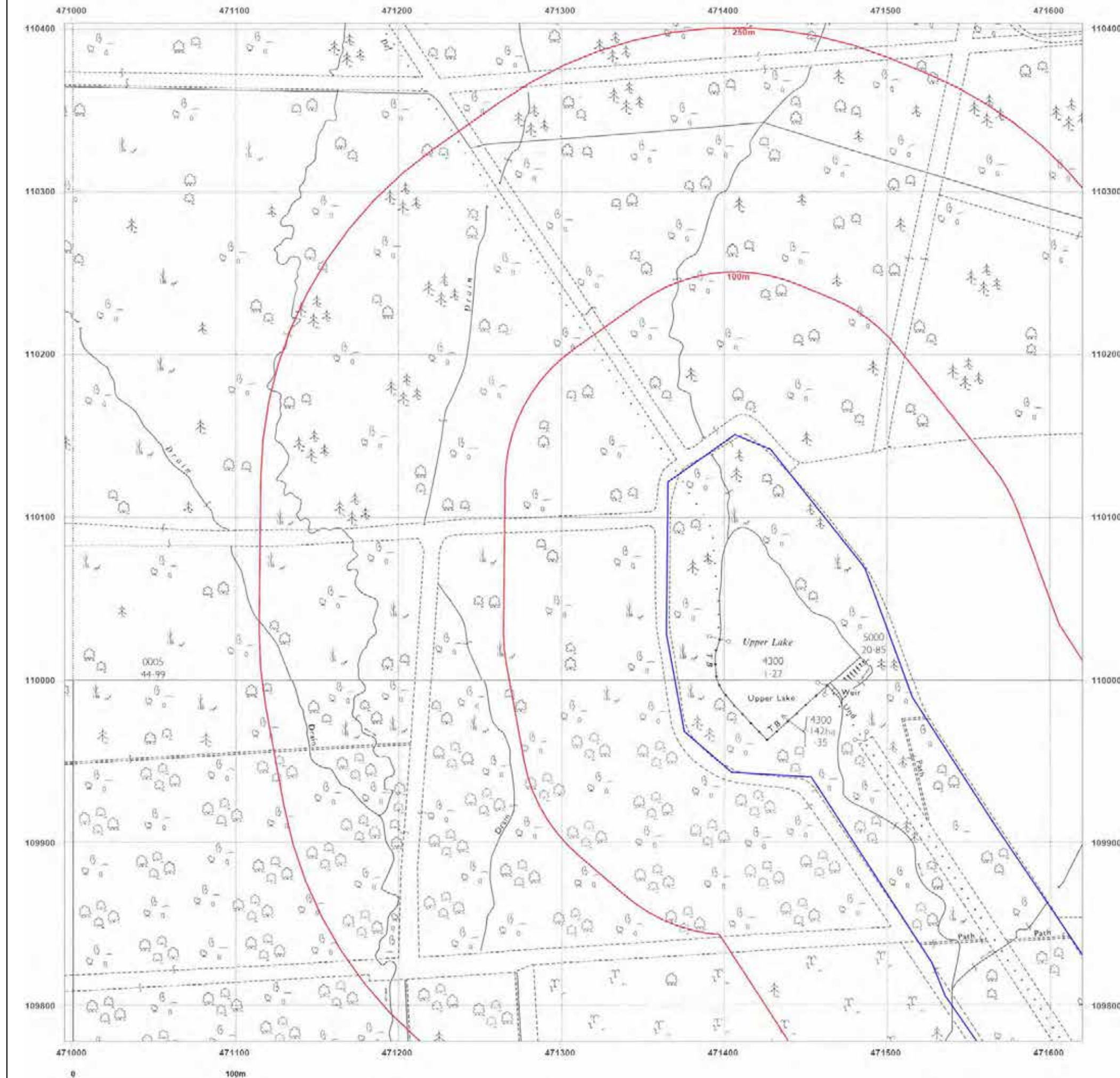


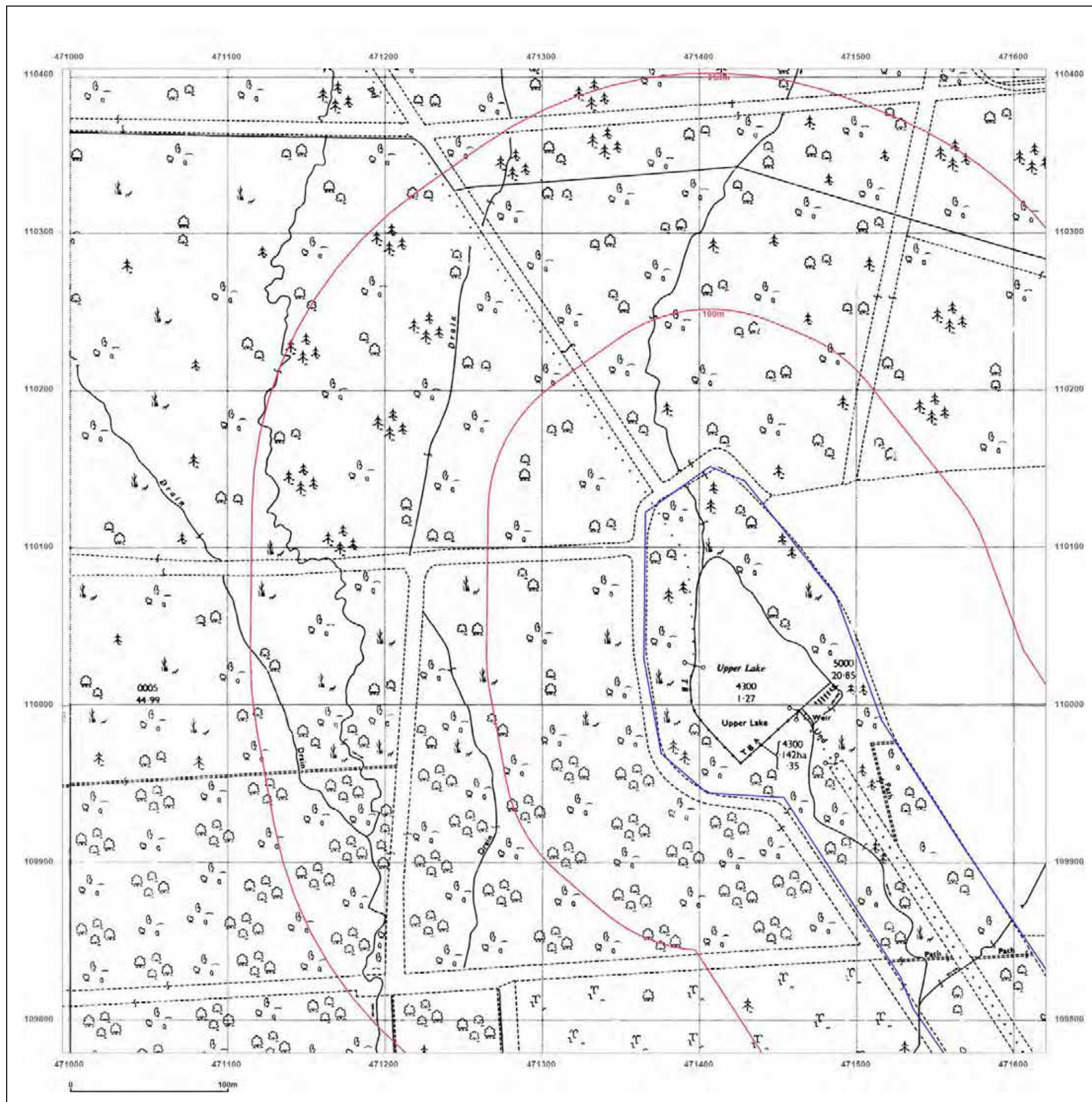
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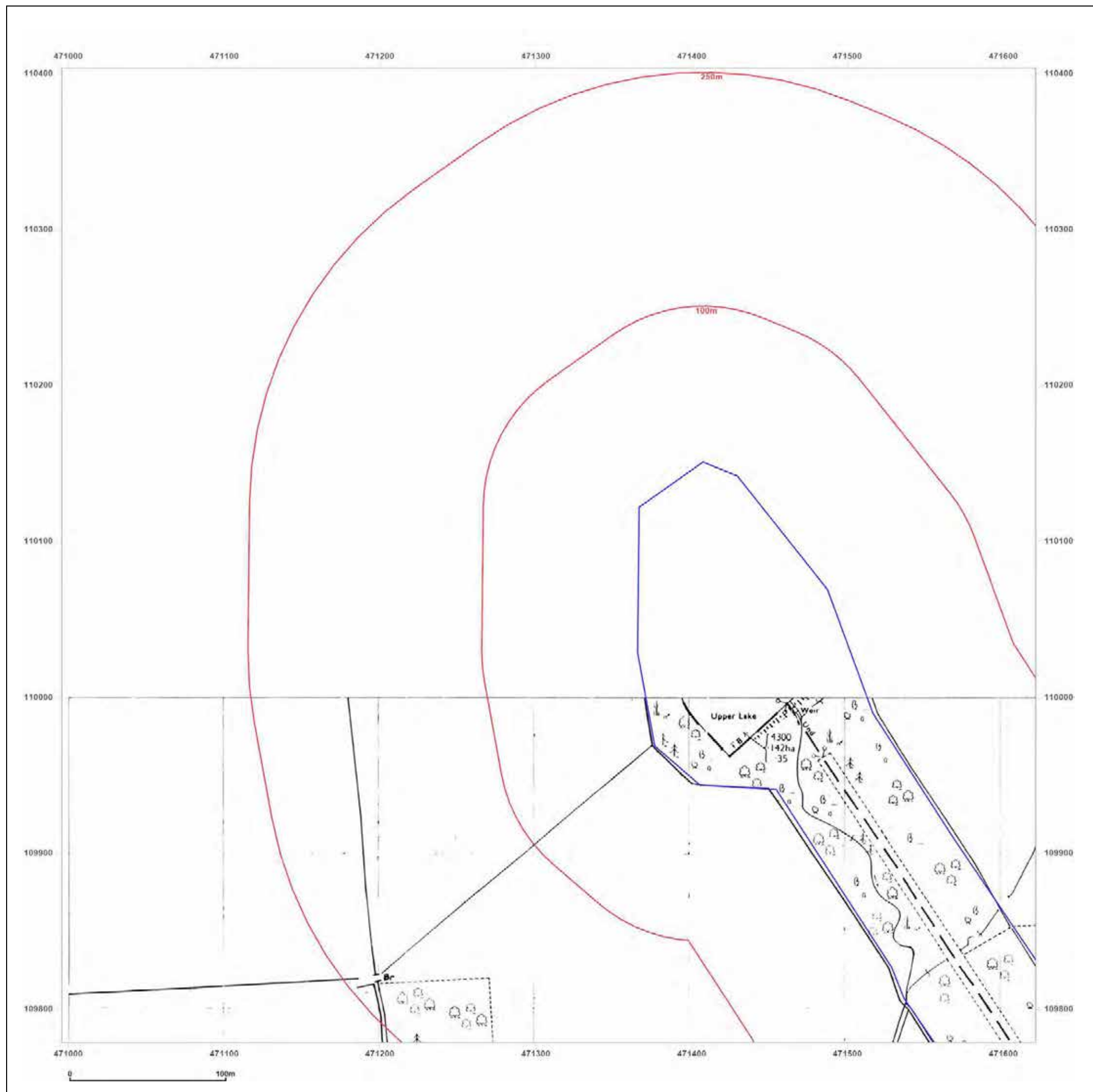


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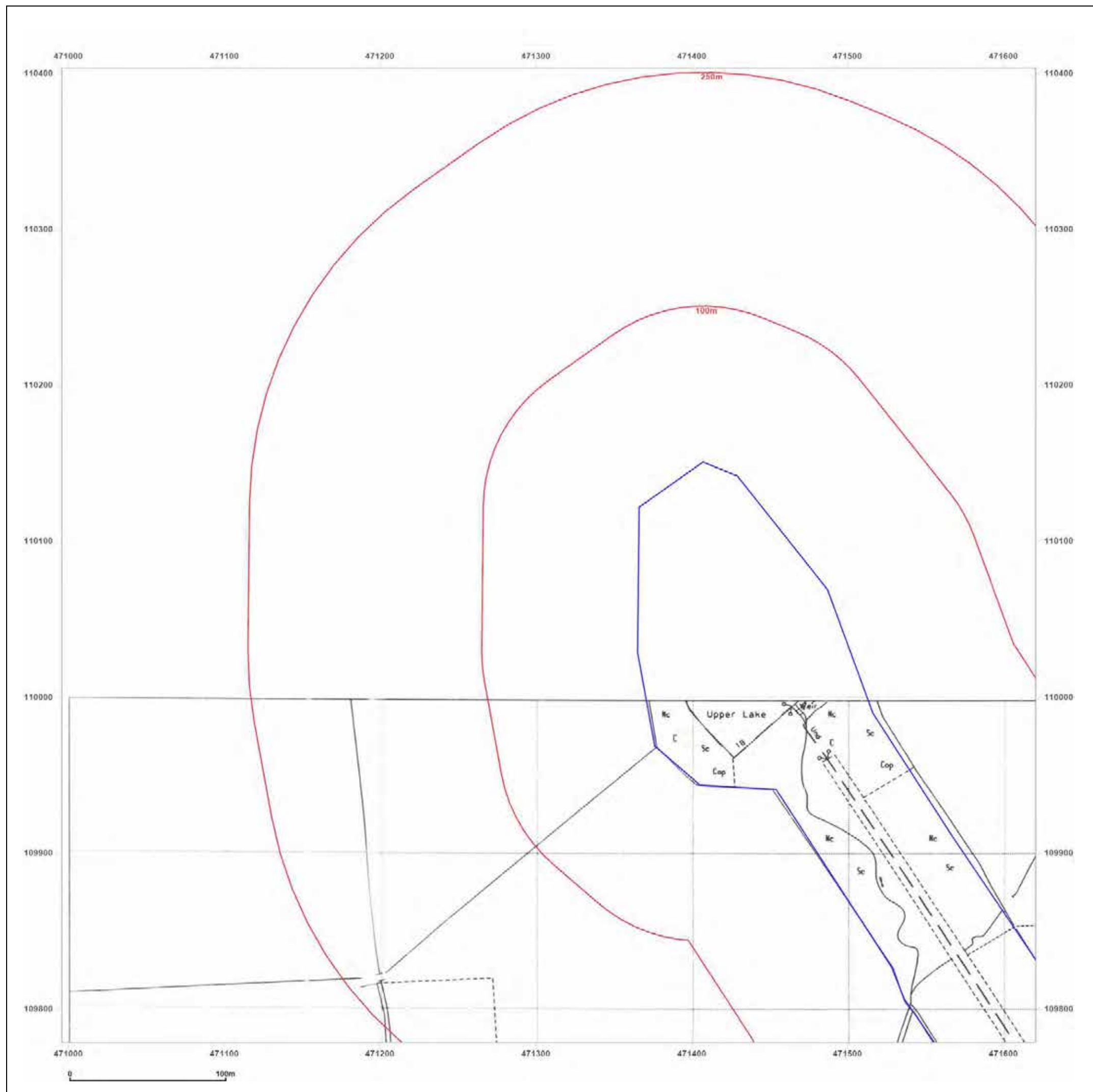


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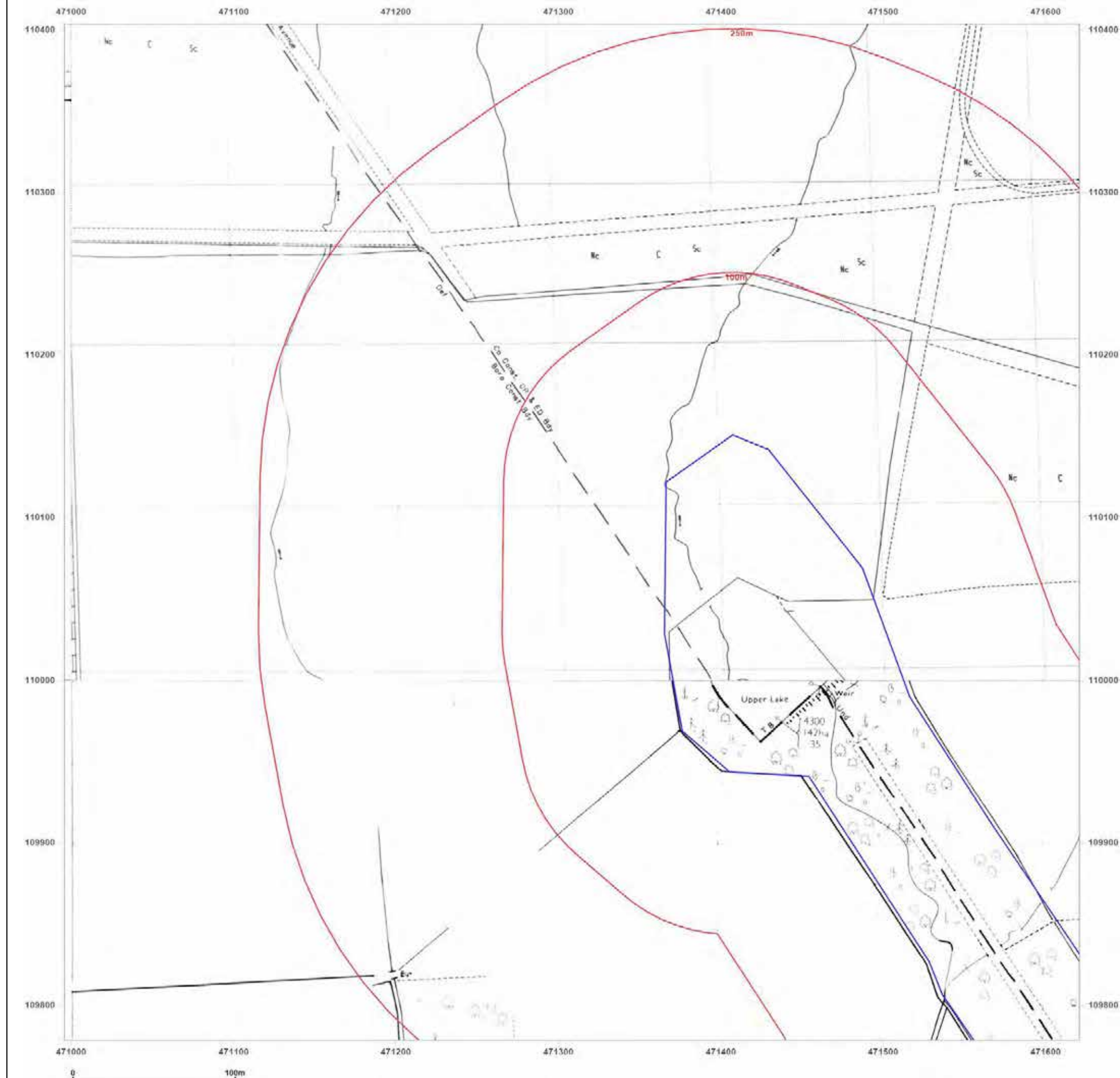


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Map Name:	National Grid
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Map date: 1988-1993

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Appendix 2: Historic Research

Havant Thicket Reservoir Project

Environmental Statement Volume 4 - Appendices

Appendix A8

Historic Environment

Portsmouth Water Ltd.

September 2020



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Havant Thicket Reservoir Project

Environmental Statement Volume 4 – Appendices

Appendix A8.1

Statement of Heritage Significance:

Leigh Park Registered Park and Garden and Sir George Staunton Conservation Area

Portsmouth Water Ltd.

01/09/20

Atkins Doc No.: HTR-ATK-XX-XX-RP-Z-0034

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Notice

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This document has 46 pages including the cover.

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C01	B1	First Issue	KN	SH	KS	LJB	19/05/20

Client signoff

Client	Portsmouth Water Ltd.
Project	Havant Thicket Reservoir
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Client signature / date	

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Foreword

by Bob Taylor, Chief Executive of Portsmouth Water

I feel extremely privileged to be the Chief Executive Officer at Portsmouth Water at this moment as we submit our planning application for the Havant Thicket Reservoir.

It has taken some years to reach this stage and as a Havant-based company we're delighted to be in a position to deliver this vital strategic water resource for the South East and create a unique leisure and wildlife environment for local communities.

Portsmouth Water has a long history since 1857 of supplying water to this area, and we've continually maintained a proud record of some of the highest service standards and the lowest water supply charges of all the water companies in England and Wales.

We believe in 'doing the right thing', a belief further embedded in our Community Pledge, launched earlier this year, and our Community Partnership, launched in the Spring which ensures society benefit is considered in all our decisions. Our aim is to make sure our objectives are in line with those of our communities.

Nowhere is this more important than in the development and delivery of a large infrastructure project like a reservoir, the first to be progressed in the South East since the 1970s.

This project has always had the potential to provide many additional benefits, over and above its core purpose of securing vital water supplies for our customers and those of Southern Water – ensuring we're ready for housing growth, climate change and protecting two world-famous rare chalk streams in Hampshire.

We believe we've captured that potential in this application, not least through the creation of a wetland for threatened bird species, extensive tree, hedgerow and wildflower planting, drought resilience and the educational, training and employment opportunities these also bring. Our plans also create a green leisure space with paths and play areas – offering priceless benefits for health and wellbeing – with a visitor centre aimed at bringing communities together.

And with our eye on future challenges, we've also considered the role we'll play in meeting our unique commitment as an industry to become carbon net zero by 2030.

We've listened carefully to the ideas and thoughts of our customers, communities, partners and regulators – held discussion groups, drop-in sessions, delivered talks, chatted on Facebook, spent time with young people and engaged tirelessly with our regulators, environmental organisations and the planning authorities. We believe this is part of the reason we have such strong support.

We think this application embodies not only our hopes and aspirations for the reservoir, but also those of the communities who will benefit and be part of its delivery, and we look forward to continuing to work in partnership with our neighbours over the months and years to come.



Bob Taylor, Chief Executive Officer, Portsmouth Water

Definitions

For ease of reference, the following terminology has been used throughout this document:

Term	Definition
The Scheme	<u>The Scheme comprises: Havant Thicket Reservoir Application</u> – the reservoir site including vehicular and pedestrian access routes, an operational control house and visitor facilities including a visitor centre, bird hide, car park and recreational walking and cycling network <u>Havant Thicket Pipeline Application</u> – the pipeline corridor including the pipe, an emergency discharge structure on the Hermitage Stream and upgrades to existing culverts
The Site	Land area of the Scheme
The Applicant	Portsmouth Water (PW)
C18 C19 etc	18 th Century, 19 th Century etc
EHDC	East Hampshire District Council
EIA	Assessment of the environmental effects of the Proposed Development
ES	The Environmental Statement as presented in an accompanying document
GPA12	Statements of Significance: Analysing Significance in Heritage Assets. Good Practice Advice Note 12 (2019)
HBC	Havant Borough Council
HCC	Hampshire County Council
HER	Historic Environment Record
NHLE	National Heritage List for England
REAC	Record of Environmental Actions and Commitments that is part of the Outline Environment Management Plan (OEMP) of the ES Volume 4
OEMP	Outline Environment Management Plan of the ES Volume 4
SDNP	South Downs National Park

Executive Summary

The proposed Havant Thicket Winter Storage Reservoir near Havant, Hampshire, includes land that falls within the boundaries of a Grade II* Registered Park and Garden (RPG) of historic interest as well as the Sir George Staunton Conservation Area. These heritage assets have been assessed to be of high and medium value, respectively. The reservoir would remove a portion of the landscape feature called “The Avenue” from both the RPG and Conservation Area and would further impact an area of open space within the Conservation Area, north of Thicket Lawn.

The National Planning Policy Framework (NPPF) requires a description of the significance of any assets impacted by proposed development, with the level of detail to be proportionate to the asset's importance, in sufficient detail to understand the potential impact of the development (p. 189). This Statement of Heritage Significance has therefore been prepared to understand the significance of both the RPG and the Conservation Area in order to ascertain the level of impact the proposed removal of a portion of The Avenue and the parcel of open space land within the Conservation Area would have on the significance of these assets.

Both assets cover much of the same area on the ground, and both are identified by their respective designations as representing a Regency (early 19th century) designed landscape associated with George Staunton. Later modifications by William Stone are also considered as part of the value of the designed landscape. This report assesses the contributions of the built heritage, landscape features, views, archaeology, and historic use of the RPG and Conservation Area to the interests and values provided in Historic England's *Conservation Principles* as a way to express significance as defined by the NPPF.

The significance of both the RPG and Conservation Area is found to be with the expressions of the design and maintenance of the early 19th century landscape gardens associated with George Staunton, focused around what remains and has been restored of the walled garden and glass-houses near the original Leigh Park Farm, as well as the landscape design and contributing features of the parkland and pleasure-grounds around Leigh Water. Later 19th century modifications by William Stone add to the value of the RPG in illustrating multi-phase landscape works and the adaptation of the gardens to changing, if at times contrary, design objectives. The reservoir would not impact directly on the early 19th century designed gardens south of Middle Park Way, and the mature plantings and natural topography of the area protects these from visual impacts of the reservoir.

The Avenue is a contributing feature to the significance of the RPG and Conservation Area. The contribution that it makes is to the understanding of the later development of the landscape by William Stone and it is considered to detract from the discernibility of the earlier Regency landscape, but contributes to the value of the later modifications made by William Stone.

The Avenue is much shorter than it was when built and the Lake is its end feature rather than its central feature, as originally conceived. The reservoir would require the removal of approximately one half of the remaining length of The Avenue within the RPG and the Conservation Area. Even with the removal of part of the remaining length of The Avenue, both the earlier and later designed landscapes remain easily identifiable and experienced. As such, while the reservoir would cause a moderate to high level of harm to the RPG and the Conservation Area as a whole through the removal of part of this feature, the level of harm is not considered to be substantial in NPPF terms.

1. Introduction and Purpose

The Scheme

- 1.1. The Havant Thicket Reservoir site and associated pipeline is allocated in the Havant Borough Council (HBC) and East Hampshire District Council (EHDC) Local Plans to ensure that there will be adequate provision to meet water supply needs during the plan period and to secure sub-regional supplies in the medium and longer term, including bulk supplies to Southern Water. The Scheme will provide improved resilience for existing Portsmouth Water customers and support additional housing growth in the Portsmouth Water supply area.
- 1.2. The reservoir, when constructed, will be filled with surplus water drawn from the springs at the Bedhampton works when flows are at their highest in winter via a new combined inlet/outline pipeline, and will provide water supplies to Portsmouth Water customers in the Summer months as required. On completion of the Scheme, the increase in water supplies available to Portsmouth Water will enable additional water to be supplied to Southern Water to address the deficit which will result from the reduction of its abstraction licences on the River Itchen.
- 1.3. Complementary to its infrastructure resilience function, the reservoir will provide a new recreational facility/resource adjacent to one of the more deprived areas in South East Hampshire, in an area which the community can access on foot, by bike, or through existing bus routes. It offers further opportunities to link with and improve the wider footpath, cycleway and bridleway networks in the area. More than 29,500 people live within walking distance of the reservoir site (1.5 km) and 120,000 people live within cycling distance of the site (4.5 km).
- 1.4. The Scheme will provide a new wetland habitat and improve adjacent areas for nature conservation. Proximity of the reservoir to the internationally important Langstone and Chichester Harbours means that it may be used as a sanctuary area for over-wintering birds associated with The Scheme description is included Chapter 2 of the ES Volume 2.
- 1.5. The site of the reservoir includes land that falls within the boundaries of the Leigh Park Grade II* Registered Park and Garden and the Sir George Staunton Conservation Area. The reservoir would remove a portion of the landscape feature called "The Avenue" from both the RPG and Conservation Area, and would further impact an area of open space within the Conservation Area, north of Thicket Lawn.

Purpose of this report

- 1.6. This report provides an assessment of the key characteristics that contribute to the significance (value) of the Grade II* Registered Park and Garden (RPG) at Leigh Park (Staunton Country Park, NHLE 1000112), and the Sir George Staunton Conservation Area (Appendix B of this report). Much of the two assets overlap, with only a small part of the Conservation Area outside of the RPG. This report has been prepared as part of the Environmental Impact Assessment is Appendix A8.1 in the Environmental Statement (ES) Volume 4.
- 1.7. While the value and character of additional heritage assets are discussed below, the primary purpose of this Statement of Heritage Significance is to assess the overall significance of the RPG and Conservation Area. Assessments of the Scheme impacts on individual heritage assets, designated and non-designated, are presented in Appendix A8.5 Impact Assessment for Heritage Assets in the ES Volume 4 and in Chapter 8 of the ES Volume 2

Heritage assets considered

- 1.8. Within the Leigh Park RPG and Sir George Staunton Conservation Area there are a number of designated and non-designated heritage assets that contribute to their respective value, character and appearance. Paragraphs 1.9-1.10 of this report identify and discuss these assets.

Designated heritage assets

- 1.9. The following listed buildings are located within the boundaries of the Leigh Park RPG:
 - 1303476 – Grade II* Staunton Memorial
 - 1092129 – Grade II Gothick Library
 - 1092130 – Grade II Leigh Park Farmhouse

- 1092131 – Grade II Barn and Cowshed (20 Yards East of Leigh Park Farmhouse)
- 1092132 – Grade II Stable Cottage
- 1092133 – Grade II Pathway (to the South of the Staunton Memorial)
- 1155182 – Grade II Stable Block
- 1155204 – Grade II Leigh Park Mansion Terrace
- 1268395 – Grade II The Lodge
- 1339958 – Grade II Garden Wall, Gatepiers and Grotto
- 1339959 – Grade II Cartshed (Adjoining Barn on the East Side)
- 1339960 – Grade II The Beacon
- 1339961 – Grade II Footbridge

Non-designated heritage assets

- 1.10. Non-designated heritage assets include historic buildings of local interest, landscape features, and archaeological remains. They may contribute to the value of the RPG or Conservation Area individually or as part of a group. The Historic Environment Record (HER) includes a variety of records relating to archaeological investigations conducted within the RPG and Conservation Area. However, as none of the subsurface remains are within the boundaries of the Reservoir, their character is not expected to be impacted and they are not discussed further within this report, though they are considered in Appendix A8.2 Heritage Baseline Assessment in ES Volume 4, and Chapter 8 Historic Environment in the ES Volume 2, and contribute to the evidential value of both the RPG and Conservation Area.
- 1.11. Seven non-designated historic buildings are identified within the boundaries of the RPG and Conservation Area. These are:
- HER26561: Icehouse at Leigh Park
 - HER1215: the Bothy at Sir George Staunton County Park
 - HER69791: the Sawmill, Staunton Country Park
 - HER69792: the Fort, Staunton Country Park
 - HER69793: the Stable Block
 - HER69794: Storey Gardens
 - HER26737: Icehouse at Leigh Park
 - HER50685: Granary at Leigh Park Farm

2. Methodology

Assessment methodology

- 2.1. The assessment of significance is guided by several publications produced by Historic England, including:
 - Conservation Principles (2008)
 - Conservation Principles (2017 draft for consultation¹)
 - Statements of Significance: Analysing Significance in Heritage Assets. Good Practice Advice Note 12 (GPA12) (2019)
 - Managing Significance in Decision-Taking in the Historic Environment. Good Practice Advice in Planning #2 (2015)
 - The Setting of Heritage Assets. Good Practice Advice in Planning #3 (2nd edition).
- 2.2. In accordance with the methodology in GPA12, the assessment begins with an understanding of the form and history of the assets. As the boundaries of the RPG and the Conservation Area are mostly coincidental, these characteristics are summarised for both assets in Chapter 5 of this report. Chapter 6 of this report considers key characteristics of the landscape and their contributions to the overall significance of the RPG and Conservation Area, examining their contributions to the setting of built heritage assets as well as their role in the parkland of the RPG and Conservation Area.
- 2.3. As the definition of heritage significance in the NPPF corresponds to the values and interests set out in *Conservation Principles*, Chapter 7 of this report provides a summary of the significance of the Grade II* RPG in these terms, while Chapter 8 of this report does the same for the Conservation Area. While there is a considerable amount of overlap in the two assessments, that for the Conservation Area is principally concerned with the special architectural or historic interest of the Conservation Area, and its character and appearance.
- 2.4. The assessments of significance in Chapters 7 and 8 of this report are designed to reflect the need to understand impacts to significance under the NPPF². Under the NPPF:

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss (NPPF 2019: pp 195).
- 2.5. The NPPF does not identify any measures to determine if harm is substantial, though the parenthetical in Paragraph 195 notes that total loss of significance would be considered substantial harm. While total loss of significance is equated to substantial harm, partial loss is not necessarily equated with less than substantial harm. What is clear, though, is that the harm being assessed is in terms of the significance of the heritage asset, not simply changes to any elements therein. Paragraph 201 notes that '*not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance*' and that assessments should take into account '*the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole*'. Whereas not specifically referenced in the NPPF, Registered Parks and Gardens share many similarities with Conservation Areas and World Heritage Sites in that they are often made up of a number of different elements that contribute to their overall significance as an asset.
- 2.6. Chapter 7 and 8 of this report discuss how the key elements identified in Chapter 6 contribute to the significance of the overall RPG and Conservation Area and make a recommendation on the level of harm expected from the reservoir.

Literature and documentary research review

- 2.7. A detailed literature and documentary research review was prepared by Portsmouth Water in 2012. This document encompasses the history of the park, a historic map regression, and extensive

¹ <https://historicengland.org.uk/content/docs/guidance/conservation-principles-consultation-draft-pdf/>. While not yet finalised, the guidance and language of the draft revision of Conservation Principles is used in support of the assessments in this report to ensure the most up-to-date advice is considered

² https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

reporting on the changes to the ownership and form of the property. The following are the key resources consulted for this report:

- *Leigh Park: A 19th Century Pleasure Grounds* by Derek Gladwyn (1992);
- *Leigh Park Estate Garden Features and Follies* by Steve Jones (nd(a));
- *William Henry Stone of Leigh Park: His life, including his political career and the changing face of the Leigh Park Estate* by Steve Jones (nd(b))
- *A History of Leigh Park and the Hamlet of Leigh* by Ralph Cousins (2007); and
- *Havant Thicket Winter Storage Reservoir Site: Site History Information* by Portsmouth Water (2012).

2.8. In addition to the above references, the following maps were consulted:

- Speede, 1611,
- Moredon, 1696,
- Taylor, 1759,
- Milne, 1791,
- Cassini, 1810-1813,
- Parish Map for Warblington, Havant, and Bedhampton, 1833,
- Tithe Map, 1842,
- Ordnance Survey maps (all editions).

2.9. A full list of references can be found in Appendix A of this report.

Consultation

- 2.10. Consultations with Hampshire County Council (HCC), the local authority Conservation Officer, representing EHDC and HBC, and Historic England were conducted in advance of the Baseline Assessment report, Environmental Statement, and this Statement of Significance. In a meeting with the HCC Archaeologist, David Hopkins (24 January 2020), the archaeological potential of the larger project area was reviewed and it was agreed that the HCC archaeologist would take the lead in the advice regarding archaeological impacts, while deferring the lead regarding the Conservation Area impacts to the EHDC/HBC Conservation Officer and impacts on the RPG to Historic England. Subsequent communication with EHDC and Historic England confirmed this approach. More details regarding consultations can be found in Chapter 8 Historic Environment of the ES Volume 2.
- 2.11. An Enhanced Advisory Agreement between Historic England and Portsmouth Water is in place to allow for review and comment on this document.

3. The form and history of Leigh Park

The Manor of Havant

- 3.1. The reservoir site lies within the historic Manor of Havant, held from 1066 by the monks of St Swithuns in Winchester and from 1284 by the Bishop of Winchester himself³. While held by the Bishop of Winchester, it may have been part of the Forest of Bere or Havant Chase, land set aside for the use of the Bishop for income and hunting. The exact boundaries of the Forest of Bere are unknown. Whether or not it was part of the Forest of Bere, the land was considered part of the “common wastes” of the manor. Those people who lived within the manor had certain commoners’ rights to use the land but could not do as they pleased with it. Commoners were allowed to pasture their stock, have their pigs pannage in the wood-pasture, gather firewood and earth for building and maintenance, and in some cases take rabbits and small game. The right to hunt on the land belonged to the Bishop as did, perhaps more importantly, the right to the timber grown in the wood pasture.
- 3.2. In many Forests and Chases across England, the landscape includes evidence of alteration for the purposes of the hunt. Parks and ‘launds’, bounded by banks, ditches, and/or pales would keep the prey animals ready for the chase and prevent escape into the wider landscape. Lodges may have been built to house hunting parties and the staff that maintained and protected the land while not in use for hunting. It does not appear that such landscape features were common, or even present, in the Forest of Bere during the medieval period, suggesting that it was not as heavily used during the period as other forests in the region, such as the New Forest.
- 3.3. While the value of the land for hunting does not appear to be particularly significant, its timber production was quite a different story. After the Dissolution of the monasteries in the 16th century, the land was leased first by the Bishops of Winchester and subsequently by a number of private individuals. Encroachments into the commons for the purposes of creating small farmsteads were recorded throughout the 17th and 18th centuries, but the Bishops retained the right to timber from the manor, particularly in the area called Havant Thicket.

William Garrett and the beginning of Leigh Park

- 3.4. The Leigh Park Estate was created in 1800 by William Garrett, a citizen of Portsmouth who purchased the Manor of Havant and additional acreage including Havant Thicket. The 1810 first edition Ordnance Survey one-inch map illustrates the area of Havant Thicket with scattered tree symbols, suggesting an open heathland habitat (Figure 3-1 of this report). A report by the Hampshire Wildlife Trust in 1994 included this map and indicated that; “In the early 19th century Havant Thicket was an unenclosed common dominated by pasture woodland but with open heaths”⁴. The scattered tree symbols shown on the map in the vicinity of the reservoir appear to depict a more open heathland habitat similar to areas of the New Forest today. A topographical survey of the hundred in 1817 described the thicket as “[containing] a thousand acres of great inequality of surface partially covered with oak timber with spacious intervals or savannahs of pasture ground”⁵.

³ Technically, this makes the land a Liberty rather than a Manor, but the term Manor has been used to avoid unnecessary complexities.

⁴ Hampshire Wildlife Trust, 1994. Havant Thicket Proposed Reservoir Site – Nature Conservation Value

⁵ Bingley, W. 1817. *Topographical Account of the Hundred of Bosmere in Hampshire, comprising the Parishes of Havant, Warblington and Hayling*. Page 44



Figure 3-1 - Extract from the 1810 1st edition OS map showing Leigh House and Havant Thicket

- 3.5. William Garrett was thus responsible for the creation of the extent of the estate, as well as its enclosure to create a "Park". Garrett also rebuilt the original house at Leigh to the designs of architect John Kent (Gladwyn 1992:12). Garrett's landscaping improvements to the estate included the installation of both informal and more formal elements, such as a walled garden. The parkland had shrubberies, woodland walks, and a hermitage, while the gardens near the house (the Pleasure Grounds) included a pinery, hot-houses, and green-houses (ibid:14). Garrett also converted Leigh Farm into a Ferme Ornée⁶.
- 3.6. Garrett negotiated the sale of Leigh Park Estate in 1817 to John Angerstein, though the sale fell through. A November 1817 legal opinion obtained by Angerstein noted "qualified copyholders had no sporting rights in Havant Thicket and were only allowed access for driving their cattle to and from pasture" indicates that Angerstein was serious about the purchase. However, following a legal suit against Garrett for non-disclosure of dry rot, Angerstein withdrew from the sale (ibid:18).
- 3.7. A number of features were created by Garrett, which are no longer present, having been removed by subsequent landowners. Documentary references include mentions of a Hermitage, as well as an Indian Temple, the Swiss Wood House, and the Cone House (Figure 3-2 of this report below)⁷. Neither the Hermitage nor the Indian Temple are mentioned after Staunton's purchase of the property in 1819 and while the location of the Hermitage has been extrapolated from writings of the time, there is no evidence of where the Indian Temple was located. Both the Swiss Wood House and the Cone House survived into Staunton's ownership and their remains have been uncovered by archaeological investigations undertaken in 1992.

⁶ East Hampshire District Council, 2007. *Sir George Staunton Country Park Conservation Management Plan*, June 2007.

⁷ Jones, S. nd(a) Leigh Park Estate Garden Features and Follies. Havant Borough History Booklet No. 94. Hampshire County Council



Figure 3-2 - c. 1832 watercolour of the Cone House by Joseph Francis Gilbert (from Jones, nd(a).)

- 3.8. A number of features were created by Garrett, which are no longer present, having been removed by subsequent landowners. Documentary references include mentions of a Hermitage, as well as an Indian Temple, the Swiss Wood House, and the Cone House (Figure 3-2 of this report)⁸. Neither the Hermitage nor the Indian Temple are mentioned after Staunton's purchase of the property in 1819 and while the location of the Hermitage has been extrapolated from writings of the time, there is no evidence of where the Indian Temple was located. Both the Swiss Wood House and the Cone House survived into Staunton's ownership and their remains have been uncovered by archaeological investigations undertaken in 1992.

Sir George Staunton

- 3.9. Sir George Thomas Staunton was the son of Sir George Leonard Staunton - physician, botanist, attorney, and Secretary to the British Mission to the Chinese Imperial court. Staunton the younger travelled with his father from a young age to China and spent much of his youth there, learning the language as well as diplomatic skills. On his return to England after working for 18 years for the East India Company in China, Staunton purchased Leigh Park Estate along with the leases for the Manors of Havant and Flood at the end of 1819 and beginning of 1820, to settle into a position as Member of Parliament for various constituencies, starting with a pocket borough in Cornwall and moving closer to his new home, representing South Hampshire and finally Portsmouth⁹.
- 3.10. While the Conservation Area Character Appraisal states that the area of Leigh Park "until then had been untouched by an improver"¹⁰, documents from the period of Garrett's ownership prove otherwise. However, the nature and scale of the improvements that Staunton made to the grounds quickly surpassed Garrett's.

⁹ Cousins, R, ed. 2007. *A History of Leigh Park and the Hamlet of Leigh*. Havant Borough Council History Booklet No. 17. Hampshire County Council.

¹⁰ Havant Borough Council, 2008. *Sir George Staunton Conservation Area Character Appraisal*. Havant Borough Council: Havant.

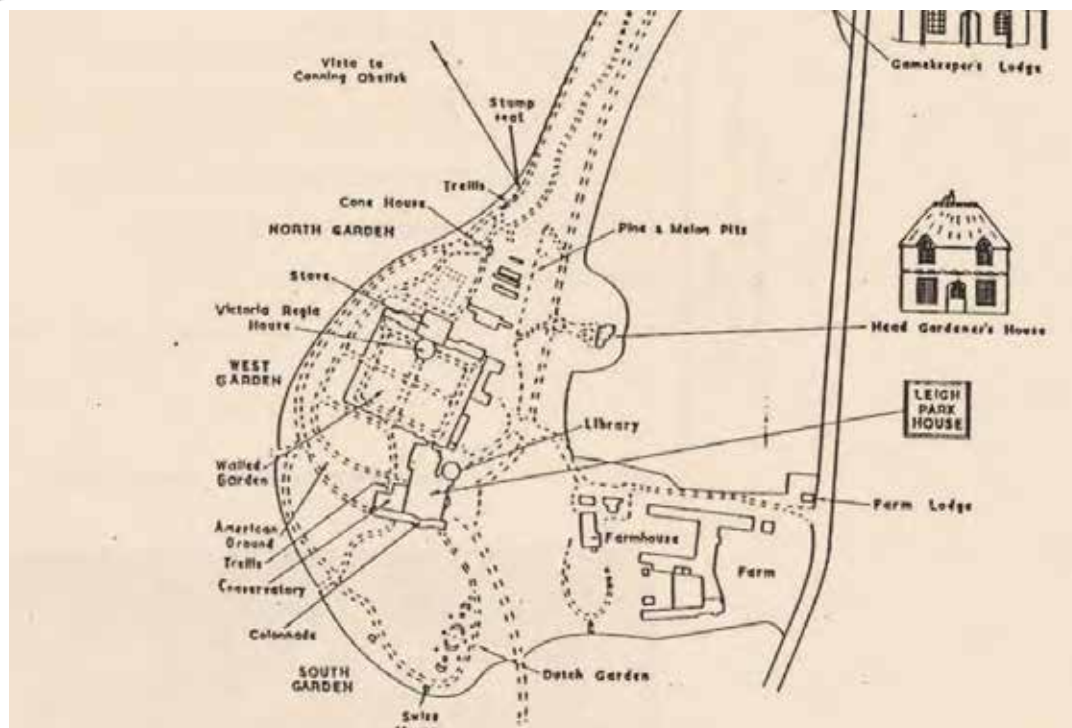


Figure 3-3 - Detail of the features near Leigh Park House (from Gladwyn 1992)

- 3.11. Staunton began his remodelling of the landscape by extending Leigh House, relocating the Havant to Horndean road further from the house, and further excavating Garrett's cattle pond to create Leigh Water. Following the popular 'Picturesque' fashion of landscape design, Staunton created a number of individual scenes through plantings, landscaping, and the construction of follies. Leigh Water included two bridges to an artificial island, including a "Chinese Bridge". This has been interpreted as a result of Staunton's early years in China, an interpretation unlikely to be true given that such bridges were common features of Picturesque style landscapes of the time. Gladwyn's analysis of Leigh Park debunks much of the myth that Staunton was creating a "Chinese Garden" based on influences from his time there¹¹.
- 3.12. The improvements made to the estate by Staunton can be divided into two specific groups: the house and the lake. Leigh Park House was remodelled by Staunton on the location of Garrett's original house, and included not only the house itself, but also several formal gardens, conservatories, the Gothick Library, and a model farm (Figure 3-3 of this report). A designed 'look-out' was positioned north of the Walled Garden and framed by a trellis to provide a view to the northwest and sight of the Canning obelisk, erected in 1832 to honour George Canning, who was the Tory party leader and then Prime Minister when Staunton was first elected to Parliament.
- 3.13. Leigh Park House no longer survives, with the exception of the ruins of the Gothick Library (NHLE 1092129). However, the walled gardens and glasshouses still survive and are managed as part of the Leigh Park Gardens part of the Staunton Country Park. Staunton was a keen botanist and laid out the formal house gardens with much care, growing both exotic plants from samples brought over from the far east and more local varieties such as pear trees and strawberries.
- 3.14. The glass-houses on the north end of the Walled Garden included a Vinery, peach-houses, and heated pit-beds for forcing melons and pineapples. An article by Robert Glendinning of the *Gardeners Chronicle* in 1845 praised Staunton's gardener Mr Scott for his successful cultivation of pineapple: "Pits, 150 feet in length, heated by pipes, are devoted to the production of this fruit. We never saw plants in better health, some of which were then producing beautiful fruit just fit for table – an object attainable at all seasons here"¹². Other notable delicacies grown by Staunton included banana, mango, tamarind, avocado, guava, coffee, sugarcane and papyrus¹³.

¹¹ Gladwyn, 1992:119ff

¹² Gladwyn, 1992:113

¹³ *ibid*

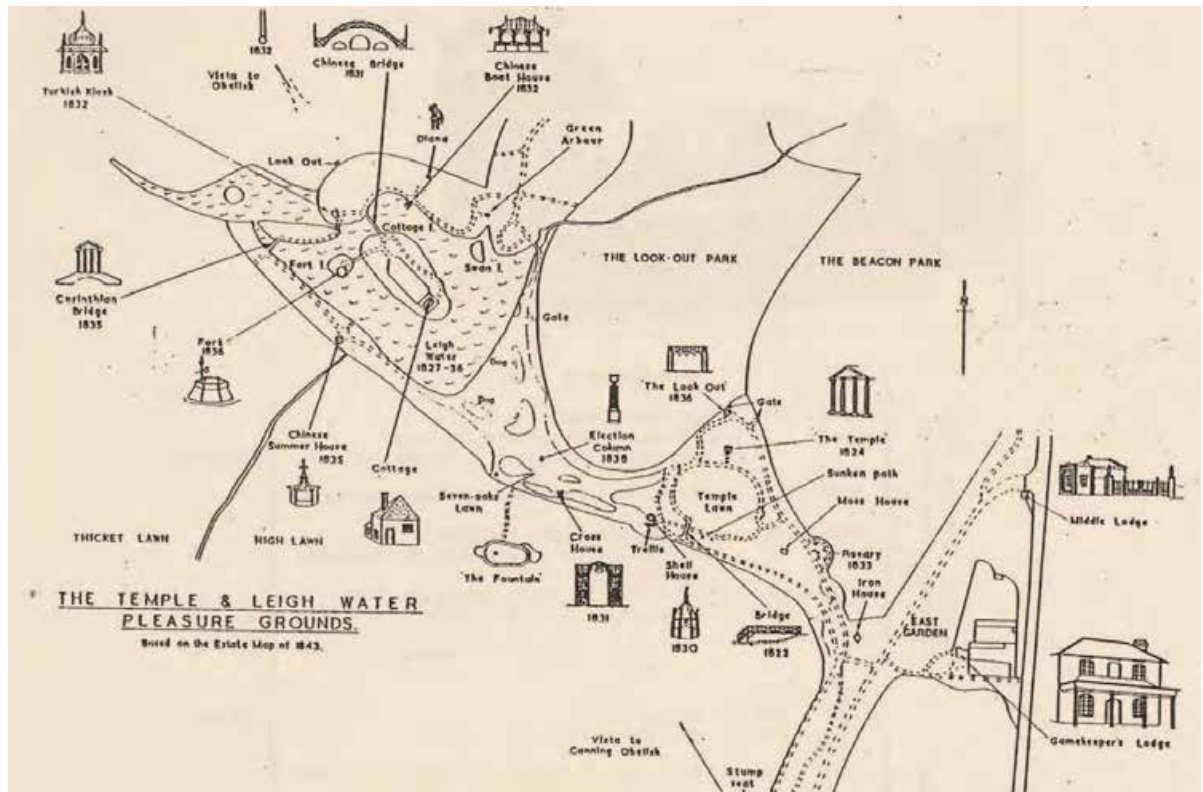


Figure 3-4 - Leigh Water and Features (from Gladwyn 1992)

- 3.15. Away from Leigh Park House, Staunton created an ornamental lake to be the centre of the parkland surrounding the house. The lake, called Leigh Water, was developed out of Garrett's original cattle ponds, and constructed in stages between 1828 and 1836. As was the fashion at the time, the lake included three artificial islands and five bridges to serve as backdrops to the various landscape scenes (Figure 3-4 of this report).
- 3.16. Around and within Leigh Water, Staunton had built a variety of features and follies typical of the Picturesque landscape (see Figure 3-4 of this report), including:
- A bridge from Temple Lawn
 - Shell House (now the Staunton Memorial, Grade II* NHLE 1303476)
 - A trellis
 - A fountain
 - A column to commemorate his Parliamentary election successes (the Election Column)
 - Cross House
 - A Chinese summer house
 - A Chinese fort (HER 69792)
 - A Corinthian bridge
 - Turkish kiosk
 - A Chinese bridge (HER 6947)
 - A statue of Diana
 - A Chinese boat-house
 - A green arbour.
- 3.17. Though the influence of Chinese and East Asian design aesthetics are frequently seen in English landscape gardens of this period, the number of 'Chinese' described features and follies at Leigh Park almost certainly reflect the connection that Staunton held with the area from his early years. The Chinese Bridge (NHLE 1339961) and the Fort (HER 69792) still remain.

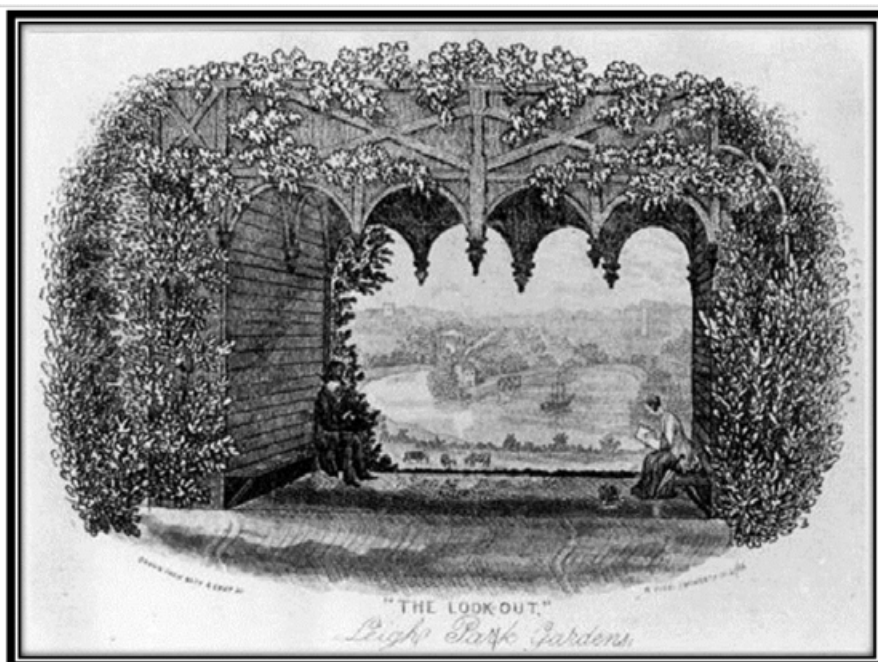


Figure 3-5 - The Look-out, drawn and engraved by W. Pink, Emsworth, 1954. From Jones, nd(a).

- 3.18. The Shell House (Staunton Memorial) (NHLE 1303476), also called the Grotto and now designated The Staunton Memorial, was built in 1828, and may be modelled after the Chichester Cross¹⁴. The decorative path to the Shell House also still remains intact and is Grade II listed (NHLE 1092133). The Shell House was an artificial cave-like structure popular with the landscaped gardens of the early 19th century and designed to be dark and secluded places.
- 3.19. Two principal viewpoints were created to showcase views of Leigh Water: the Temple and the Look-out. The Temple was created on the highest point of the estate on a curated expanse dubbed the Temple Lawn. It was built in 1824 for the purpose of holding a monumental urn dedicated to George Staunton's parents¹⁵. The Temple soon acquired more plaques, busts, and scrolls to commemorate individuals important to Staunton, and featured texts of Tacitus and contemporary poets to honour the elder Staunton and George Canning (to whom an additional monument of an obelisk was constructed in 1834).
- 3.20. The Look-out was built in 1836, on the completion of Leigh Water, on a small terrace overlooking another lawn and with a commanding view of Leigh Water. Even more so than the Temple, the Look-out was designed to have a view over Leigh Water. An engraving of the Look-out from 1854 illustrates the way in which the view is contrived to specifically focus on the lake (Figure 3-5 of this report).
- 3.21. Another, more distant, viewpoint over the lake was at the Beacon (NHLE 1339960), built in 1830 near the road to Rowlands Castle. The 1842 Tithe Map shows open lawn between the Beacon and the Lake, suggesting that that the view from the top of the steps (in alignment with the Lake) was a designed viewpoint from which to appreciate Leigh Water (Figure 3-6 of this report). Subsequent landscaping during Stone's tenure (see below) altered the landscaping with additional woodlands and features, which now obscure the view of the lake from the Beacon.

¹⁴ Jones, S. nd (a)

¹⁵ ibid

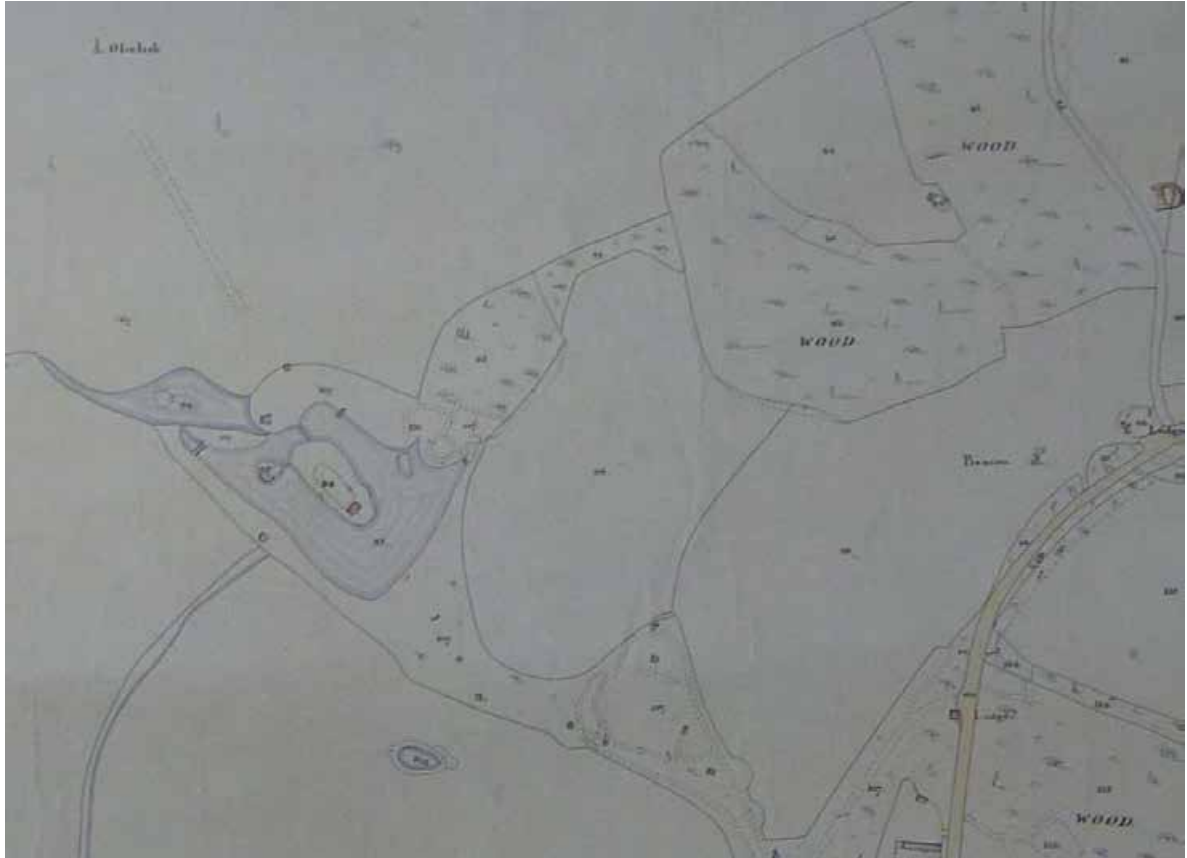


Figure 3-6 - Extract from the 1842 Tithe Map showing the relationship of the Beacon with Leigh Water

- 3.22. Many of the features and follies around Leigh Water were painted by Joseph Francis Gilbert between 1832 and 1836. Due to the radical changes made by William Stone during his tenure at Leigh Park, these paintings represent an exceptional corpus of work showing how Staunton wanted the landscape to be viewed and experienced, and where the focal elements of these views survive today, these views contribute strongly to significance. While the paintings illustrate a variety of viewpoints, the consistent theme is that the various features and follies are meant to be experienced in connection with Leigh Water.

William Stone

- 3.23. Following Staunton's death in 1859, the Leigh Park Estate passed to his cousin, Henry Cormick Lynch, who unfortunately passed away just six weeks later. For a variety of reasons, the estate was put up for sale by Lynch's heirs and in 1861 was sold to William Stone. Stone, at the time of his purchase, was a Justice of the Peace in Surrey (he soon took over the same position in Hampshire). In 1865, Stone won the Parliamentary seat for Portsmouth.
- 3.24. Shortly after Stone bought Leigh Park Estate, he began to make changes to the existing house and grounds. Much of this work led to the destruction of the key elements of Staunton's earlier work. Stone destroyed the Temple to make way for his new mansion in the 'pointed Gothic' style, which he felt should be placed on the principal viewpoint overlooking Leigh Water (Figure 3-7 of this report), offering a more commanding view and being suitable for "a family of wealth and position"¹⁶. The mansion was demolished in July 1959, with only the Terrace (NHLE 1155204) left upstanding, though archaeological remains of the destroyed house may still exist below ground.

¹⁶ Jones, nd (a), p. 62



Figure 3-7 - Photo c 1870 of Stone's mansion (Leigh Park House).

- 3.25. The construction of Stone's mansion removed the Temple and re-designed the Temple Lawn to accommodate a new carriage drive and to divide the area through plantings and drives to enforce the connection between the new mansion and Leigh Water. In discussions regarding the impact of Stone on the previous landscape, Jones notes "It is a fair assessment that what we see in the Pleasure Grounds today, apart from Leigh Water, is mostly Stone's creation and that during the thirteen years Stone spent at Leigh Park nearly all the elements of Staunton's Regency masterpiece have been destroyed"¹⁷.
- 3.26. The creation of Stone's "pleasure grounds" resulted in the following:
- 3.27. *The Rosary, Moss House, Lookout and Bridge had been swept away along with the Temple which had been the original focus on Staunton's design. The Election Column was destroyed, although the inscription relating to Staunton's election at Portsmouth was installed in the Shell House along with the four tablets from the pedestal of the Temple Urn. It is not known what happened to the Temple busts and other inscriptions. The construction of the long terrace on the west side of the new house with the arcade beneath, as well as the levelling of an area to form the croquet lawn meant that the ground was drastically regraded and the sunken Middle Thicket Lane, over which Staunton had built his first bridge, was filled with surplus soil, thus the natural ground slopes, which Staunton had been so careful to preserve, were lost¹⁸.*
- 3.28. The changes that Stone made to the estate included the construction of his mansion, along with a number of other ancillary buildings such as the Stable Block (NHLE 1155182), Stable Cottage (NHLE 1092132), the Coach House and Stables (HER 6941), a Walled Kitchen Garden (HER 69794), and a Sawmill (HER 69791). These were located to the south and east of the Mansion, between the house and Durrants Road, shifting the locus of the estate away from Staunton's original home manor with its formal gardens, glass-houses, and monuments entirely to the area occupying the highest point of the estate. Staunton's house was demolished and the materials used

¹⁷ Jones, nd(a), p. 88

¹⁸ Gladwyn, 1992:148

in the construction of a number of buildings both within and outside of the Leigh Park Estate (Figure 3-8 of this report).

- 3.29. Stone also made his mark on Leigh Water and the surrounding landscape. The Pleasure Grounds around the new mansion, as noted, included new plantings of trees and shrubberies, with plenty of rhododendrons included near the terrace. The plantings around the mansion had the intent and effect of creating a greater emphasis on Leigh Water. Whereas Staunton's design was intended to create a series of unfolding views and 'pictures' around the lake, Stone's design was intended to dominate the landscape through the construction of the new mansion and the opening up of some of Staunton's pathways and enclosed areas to make Leigh Water the most prominent "natural" feature, with its relationship with the house being the central element in the parkland.
- 3.30. Stone re-shaped Leigh Water as well, rounding off the northern end, creating an additional island, and having it "bricked all round at a very considerable expense"¹⁹. Features within and around Leigh Water were demolished, including the Corinthian Bridge, the Chinese Summer House, Turkish Kiosk, Chinese Boat House, and Green Arbour. The Chinese Bridge, which still remains (NHLE 1339961), had its balustrades, gateways, and Chinese inscriptions removed.

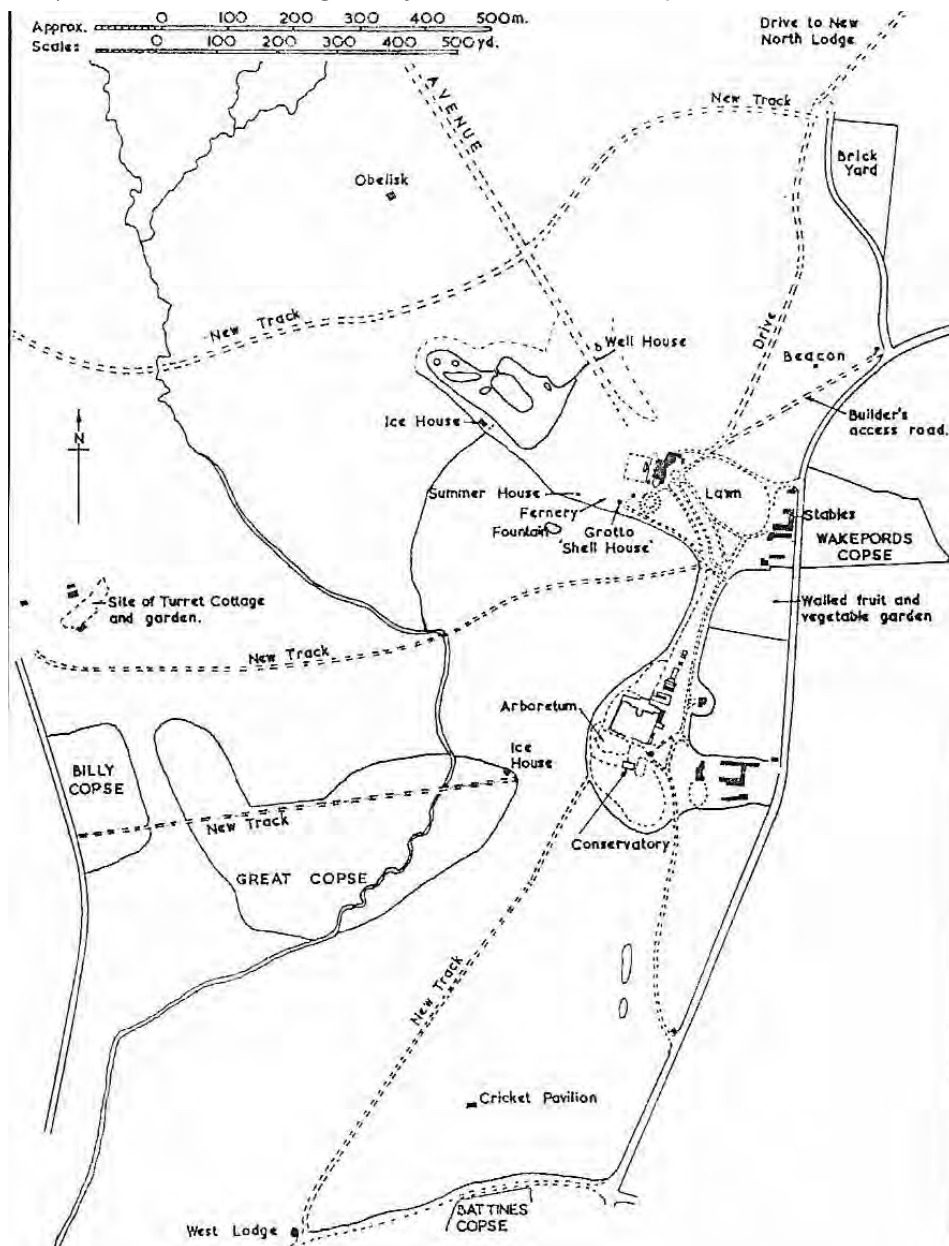


Figure 3-8 - Sketch of the estate in 1874, showing Stone's alterations. From Gladwyn, 1992.

¹⁹ Ibid: 148

- 3.31. The final element created by Stone to re-shape the landscape surrounding the Mansion was The Avenue. The additional trees and shrubberies planted by Stone on the north side of the Mansion resulted in cutting off the views of the lake from the Beacon and the Look-Out. The landscaping around the Mansion was undertaken during its construction. George Newlyn, in an article for the Journal of Horticulture and Cottage Gardener in 1867, noted the thickly planted rhododendrons on one side of the new carriage drive, with a plantation of conifer on the opposite side²⁰. By 1873, the plantings were sufficiently mature for Stone to cut out a wide formal pathway dubbed ‘The Avenue’ that led from the northern end of the house in a north-westerly direction for approximately 1.25 miles²¹. Unlike The Avenues of many earlier English landscape gardens dating from the time of Capability Brown, this Avenue was not created by the planting of standard trees to form a frame around a specific approach to a building or landscape feature.
- 3.32. The 1st edition OS map six-inch map of Hampshire and the Isle of Wight published in 1880 shows The Avenue as a clearance of trees extending from Leigh Park (the Mansion) to the county boundary to the north-west (Figure 3-9 of this report). Upper Lake, while not labelled as such, is located approximately halfway down The Avenue, and appears almost overlaid on top of The Avenue alignment, which appears to cut straight through the Lake. Unusually, The Avenue does not appear in the same symbology as other roads nearby in that it is not shown clear of all vegetation. Rather, the dashed lines that indicate “other roads” are on either side of an area illustrated as “rough or heathy pasture”²².
- 3.33. Indeed, Stone’s Avenue does not appear to connect to any part of the wider landscape in any meaningful way. It does not lead to any road, carriageway, or ride that would be used to create a formal approach to the Mansion, nor does it connect to a principal façade of the Mansion. Whilst The Avenue originally appears to have extended to the county boundary, there are no roads or features at its intersection with the boundary.
- 3.34. When examined in terms of other, nearby landscaped parks and gardens such as Stansted Park, the purpose of The Avenue may be compared not to the formal Avenue planted at that park (which created a direct connection between Stansted House and Rowland’s Castle), but to a second Avenue or ride that went at an angle from Stansted House into Stansted Forest (see Figure 3-10 - Avenues shown at nearby Stansted Park, as seen on the 1st edition OS 25-inch map, c 1880).
- 3.35. According to the National Heritage List entry for Stansted Park RPG²³, the north-west aligned avenue was focused on a vista to the south and was part of a “goose-foot” pattern of three avenues radiating from Stansted House (the third, south-west aligned avenue having disappeared by the time of the 1880 map). It is unlikely that it was Stone’s intention to create a similar “goose-foot” pattern of avenues from the Mansion, as the central avenue would have had to go through Leigh Water.

²⁰ Jones, nd (b): 42

²¹ Jones (nd) (d): 51

²² <https://maps.nls.uk/view/74477147>, for the Ordnance Survey Characteristic Sheet for the Engraved six inch maps of Great Britain.

²³ <https://historicengland.org.uk/listing/the-list/list-entry/1000327>



Figure 3-9 - Extract of the 1st edition OS 6-inch map, published 1880, showing The Avenue cut through Havant Thicket and Upper Lake. The extent of The Avenue is overlain in green for visibility.



Figure 3-10 - Avenues shown at nearby Stansted Park, as seen on the 1st edition OS 25-inch map, c 1880

- 3.36. In the middle of The Avenue, Stone created another water feature, Upper Lake. The 1880 OS map shows the lake set within thick woodland, with a waterfall on the embankment, along with a Boat House and a Bathing House. A site visit in January 2020 found the Upper Lake to be mostly silted up and without a well-defined form, though it is still discernible as a lake or pond. No visible evidence of the Boat House or Bathing House were observed during this site visit. Perhaps it was Stone's intention to create a similar situation with Leigh Water, creating a larger avenue that would lead up to and through Leigh Water. Or perhaps The Avenue served only as a decorative means by which to access the smaller paths through the woodlands that were by this time extensively used for timber production. However, Stone left no plans or designs for future works on his landscape and left Leigh Park shortly after The Avenue was established. Not even the sales particulars of 1874 offer up any purpose in The Avenue, with Upper Lake and the terminus of The Avenue not included in the maps of the grounds (see Figure 3-8 of this report) and the only reference to it as a feature being a line in The Times from 10 October 1874 stating "[o]f this area the celebrated woodlands, called the Thicket comprises about 700 acres, with a broad avenue of a mile and a quarter, opening from the Mansion, with many miles of beautiful turf drives and rides."²⁴
- 3.37. The Avenue is shown as a wide route of undeveloped ground though woodland leading into Upper Lake until the 1969-70 OS map, at which point a clear path is shown going around the western edge of Upper Lake and re-connecting with a path on the other side. This appears to be a shift in the focus of the original intended path around Upper Lake, as the earlier maps illustrate a number of smaller paths leading from the waterfall to the bathing house and boat house, along the eastern side of Upper Lake. By 1983 the route of The Avenue is no longer shown on OS maps beyond Upper Lake, and it was not included in the 1984 listing for the Register of Parks and Gardens of special historic interest in England.

²⁴ Jones, nd(b): 77

After Stone

- 3.38. Stone put the Leigh Park estate up for sale in 1874 for unknown reasons, though the loss of his Parliamentary seat and financial hardships may have contributed to his desire to sell. The estate was purchased by Colonel Sir Frederick FitzWygram, Bart., an Army man and veterinary surgeon and leading authority on horses²⁵. FitzWygram enjoyed the Mansion and garden amenities of Leigh Park estate but did not make any major modifications to them during his tenure. He employed a series of head gardeners at the estate to manage the formal gardens and plantings at the glass-houses, and had constructed additional cottages for the labourers on the estate, but there is no evidence that he had any desire to make changes to the wider designed landscape.
- 3.39. At the beginning of WWII, Hilsea College was evacuated to Leigh Park, but the Admiralty requisitioned the property in 1940 when the military installations at Portsmouth began to suffer heavy bomb damage by the German airforce. Parts of the estate were used to provide housing for victims of the bombing in Portsmouth, and later for Displaced Persons²⁶. The Leigh Park Estate was owned by the FitzWygram family until 1944 when it was purchased by the City of Portsmouth. The areas of housing first established during the war as Naval Camps and temporary housing became the focus of Portsmouth's post-war development of the Leigh Park housing estate.

²⁵ Ibid: 157

²⁶ Jones, nd(a): 62

4. Key elements

- 4.1. The following chapter identifies key features and characteristics that still remain within the RPG and Conservation Area. The contributions of these features to the significance of the RPG and Conservation Area are elaborated to inform the assessments in Chapters 7 and 8 of this report.

Designed landscapes

- 4.2. As noted above, the designed landscapes within the RPG and Conservation Area can be viewed as two distinct areas, with a connecting passage. Those areas surrounding Leigh Park Farm House (NHLE 1092130) are principally associated with Staunton's home and horticultural interests, while those around Leigh Water include the remains of Staunton's landscape and most of the evidence associated with Stone's tenure on the estate.

Horticulture

- 4.3. The principal feature relating to horticulture is the Walled Garden located to the south of Middle Park Way. Defined by red brick walls and enclosing an area of c.3700m², the walled garden is believed to originate in the late 18th century, under Samuel Harrison, and have been altered with the construction of the distinctive crinkle crankle south wall by Garrett at the turn of the 19th century²⁷.
- 4.4. When constructed, the Walled Garden is likely to have been employed principally as a productive garden, however under Staunton its focus became more ornamental. Staunton undertook considerable expansion of the glasshouses to cover the inner-facing north elevation, and part of the east and west elevations. These were used as vineries, peach, heath, mangosteen and orchid houses^{28 29}. Of these, two are of particular interest. Constructed in the mid-1840s, the stove house is a substantial double-height structure which is centrally placed against the north elevation. This was noted in the Gardener's Chronicle of 1841 to be "perhaps unequalled for its size"³⁰. Extending to the south of this is the octagonal Victoria Regia House. Constructed in 1853, this hothouse was purpose-built to contain a heated pond for the giant Victoria Amazonica lily³¹ which was hugely popular during the mid-19th century. Staunton's success in 1853 in cultivating a flowering specimen³² would have been a source of considerable satisfaction. Further evidence of Staunton's cultivation of exotic species is provided by the surviving evidence for pineapple and melon pits to the north of the Walled Garden³³. Today the Walled Garden is quartered by paths and planted with vegetables, fruit and flowers, and, following restoration in the early 1990s, is well maintained.
- 4.5. A second walled garden survives to the north of Middle Park Way, known as Storey Garden. Established by Stone in the 1860s, this was a productive garden, and is now under pasture.
- 4.6. Fragmentary remains of the decorative and exotic planting which was formerly present within Leigh Park survive today. This includes native and exotic trees and shrubberies flanking the walk between the walled garden and Middle Park Way, mature conifers from a former Pinetum to the west of the site of the house³⁴, and a number of ornamental species in the West Garden which are believed to originate in the late Victorian period³⁵.

Water features

- 4.7. The principal water feature of the RPG is Leigh Water. Created by Staunton from Garrett's cattle ponds, Leigh Water was the focus of the designed landscape away from Staunton's house and farm. Following the principles of the Picturesque movement in landscape design, Leigh Water was designed to be approached in a series of unfolding views, carefully curated by the designer, to take the visitor through a series of scenes evoking different emotions and providing images from a

²⁷ Jones, nd(a): 80

²⁸ Jones, nd(a): 80

²⁹ Gladwyn, 1992: 107

³⁰ Ibid: 109

³¹ At that time referred to as the *Victoria Regia*

³² http://www.victoria-adventure.org/victoria_images/staunton/surprising_staunton.html

³³ <https://historicengland.org.uk/listing/the-list/list-entry/1000112>

³⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1000112>

³⁵ Havant Borough Council, 2008: para 3.17.

variety of far-off places, from Italian ruins to Chinese bridges. Leigh Water was originally designed to be viewed from the high points of the Temple, the Look-Out and the Beacon, as well as to form the backdrop and setting for the various follies set around its borders and on its artificial islands.

- 4.8. With Stone's tenure, Leigh Water became the focal point for the overall estate. It can be argued that during Staunton's tenure, equal importance was given to the landscapes around Leigh Water as to those around Staunton's home with its Gothick library, walled gardens, glasshouses and botanical specimens. However, with the re-location of the principal residence to the site overlooking Leigh Water and subsequent re-grading of the landscape and planting the trees and shrubberies that removed the views from the Beacon and destroyed the Temple and Look-Out, Stone decisively placed Leigh Water at the centre of the estate.
- 4.9. Stone also attempted to create his own, secondary and detached water feature at Upper Lake, whilst carving out The Avenue from the woodland that he had planted in part to create a stronger connection between his Mansion and Leigh Water. Upper Lake is referred to as a "bathing pool" being created northeast of the lake³⁶ (Leigh Water), and Gladwyn notes that a swimming pool was built 1,100m north-east of Leigh Water³⁷. Both The Avenue and Upper Lake were late additions to the landscape and it is unclear as to whether Stone had plans for future works that would better connect these features to the overall landscape, or whether they were always intended as a separate, private element of the parkland. The Avenue originally extended beyond Upper Lake, but since the 1970s Upper Lake has served as a *de facto* terminus to The Avenue and is the farthest extent along The Avenue included in the RPG. Upper Lake is therefore slightly out of its original context as the central focal feature of avenues to be approached and viewed from two principal directions.
- 4.10. Site visits in January 2020 found Upper Lake to have little discernible form, with no traces of the structures mapped in the 19th century (the Boat House, Bath House, and Waterfall).

Walks and Paths

- 4.11. There are a number of walks and pathways around the Estate that are key to experiencing the landscape. Around Staunton Park Farm, these walks criss-cross the formal gardens, leading around the glass-houses and the remains of Staunton's original farm (particularly the Gothick Library). The original paths around Staunton's house are now mixed in and dominated by the walkways used by visitors to the Country Park and Farm. Longer distance paths that once connected the farm to the Great Copse, Riders Lane, and additional follies have been destroyed by the creation of the Leigh Park housing estate.
- 4.12. The path between Staunton Farm and the Terrace and Leigh Water remains intact and is used by contemporary visitors to access the areas of the Country Park away from the farm, as well as those accessing the Terrace and surrounds directly from the car parks. Middle Park Way now bisects the path, and the designed view to the Canning Monument is gone (as is the Canning Monument).
- 4.13. The Avenue, created by Stone out of the trees and shrubberies planted with the construction of his Mansion, provides a wide, straight path from the northern end of the Terrace for 2 km to Upper Lake. From the northern edge of the Terrace, The Avenue can be seen leading away from the house on the edge of the view over Leigh Water.



Figure 4-1 - View from the Terrace, showing Leigh Water and The Avenue. Taken October 2019

- 4.14. Being created by clearing through woodland rather than by planting trees to define the path, The Avenue results in being more of an enclosed walkway than other features referred to as avenues,

³⁶ Cousins, R. 2017. *A History of Leigh Park and the Hamlet of Leigh*. Havant History Booklet No. 17, Hampshire County Council

³⁷ Gladwyn 1992:146.

which are usually specifically planted. The result is a path with limited views of the wider landscape in a setting that only provides short-distance views from its inception at the Terrace.

Buildings and follies

- 4.15. A variety of buildings and follies within the RPG and Conservation Area are key elements of these assets. Like many of the other elements of the RPG, these can be consolidated into two distinct groups: those around Leigh Park Farm and those around Leigh Water.
- 4.16. The Leigh Park Farmhouse (NLHE 1092130), Barn and Cowshed (NLHE 1092131), Cartshed (NHLE 1339959), granary (HER 50685) and small cow byre form a coherent group of late Georgian buildings, little altered since the mid-19th century. Together these buildings form the ornamental farm or Ferme Ornée, a decoratively treated farm conceived as an integral part of the designed landscape. The farmhouse and buildings were incorporated into the estate by William Garrett after he acquired the land close to Leigh House. The present farmhouse site was much altered first by William Garrett and later by Sir George Staunton after he acquired the estate in 1819.
- 4.17. Leigh Park Farmhouse dates from between 1800 to 1819 and is probably one of the oldest buildings remaining on the estate. The building was constructed from brick, with a tile roof. It has a symmetrical front of two storeys, with three windows and a hipped roof with a dentiled brick eaves.
- 4.18. From Walter Butler's Topographical Account of the Hundred of Bosmere, in 1817, there is a description of the Leigh Park Farmhouse: "The farm buildings, dairy embellished with old china, and pheasantry adjoining, are detached from the mansion, and contribute by their nice arrangement to render this estate one of the most delightful residences in the country."
- 4.19. East of the farmhouse is an L-shaped range of a mid-19th century red-brick barn and cowshed, with a further open-fronted timber and brick cartshed on the east side, these now house farm animals. The east section has a late 20th century hipped tiled roof with dentiled brick eaves cornice. The walling is of red brickwork laid in English bond, with roundel panels above pointed panels of blue brick, with 'diamonds' of ventilation holes. There are short buttresses, and two large late 20th century doors on the west face. The barn is connected to the cartshed on the west end. Architecturally, the cartshed has six bays, with a rear brick wall and open front, supported on timber posts. Queen post trusses support the tiled roof. Two further small-scale buildings, a granary and small cow byre, complete the farm complex.
- 4.20. The only element to survive from Staunton's residence of Leigh Park House, is the Gothick Library (NHLE 1092129), which was probably retained by Stone as a landscape folly within his remodelled designed landscape. Inspired by medieval chapter houses, Vulliamy's building comprises a distinctive octagonal structure, ornamented with traceried windows and a parapet ornamented with diamond cusped panels and crocketed finials.
- 4.21. A small number of ancillary estate buildings also survive in this area, including a bothy, and garden boys' quarter³⁸ and coach house (HER 1215). Constructed of yellow brick, Jones notes these to date from Samuel Harrison's ownership of the site in the 1780s³⁹.
- 4.22. In addition to the buildings and follies around the farmhouse, south of Middle Park Way, a handful of Staunton's developments remain in the larger landscape. Leigh Water, created by Staunton to be the centrepiece of his Picturesque landscape, remains as the focal point within the landscape north of Middle Park Way.
- 4.23. The Chinese Bridge (NHLE 1339961) is comprised of a simple three-arched brick structure, linking to the largest island in Leigh Water. Originally ornamented with gateways and Chinese inscriptions, these elements as well as Stone's later rustic railings are now lost; however, the bridge continues to be valued as a picturesque element within views to and from Leigh Water. Also located on the island, the fort was inspired by Staunton's travels in China, comprising a mock battery constructed of Purbeck stone, overlooking Leigh Water. Recent archaeological investigation of the ruined structure has identified that only half the structure survives (HER 69792).
- 4.24. The Shell House (Staunton Memorial) (NHLE 1303476) comprises a memorial pavilion erected in 1828. Inspired by the Chichester Cross, this is a small hexagonal structure designed in the Gothick style which originally housed curiosities such as mineralogical specimens and archaeological finds, and later Staunton's memorial tablets removed from the Temple following its demolition in the 1860s. Located within a sunken depression within the woodland to the west of Mansion Terrace

³⁸ Presumably the living quarters for the boys employed to help the head gardener with his duties

³⁹ Jones nd(b): 46

and accessed by a decorative pebble path (NHLE 1092133), the Shell House enjoys a dark, secluded setting which contributes to a sense of surprise and delight upon finding the structure.

- 4.25. Located on the eastern edge of the RPG, the Beacon is formed by a small classical gazebo designed by Vulliamy (NHLE 1339960), sited on a small knoll close to Petersfield Road. Providing long views towards Leigh Water in Staunton's picturesque landscape, Jones also records that Staunton would raise a flag from its roof when he was in residence at Leigh Park House⁴⁰.
- 4.26. Stone's development of the landscape is represented by a small handful of buildings to the north of Middle Park Way. Following its removal in the mid-20th century, Stone's gothic mansion is now represented by Leigh Park Mansion Terrace (NHLE 1155204). Designed in the gothic style, this is a red brick and ashlar structure, formed by a vaulted passage with central staircase, giving access to a raised terrace overlooking Leigh Water. This terrace provided a fitting setting for enjoyment of the designed view of Leigh Water, a function which it continues to fulfil today.
- 4.27. Also present within the north part of the RPG are a small number of ancillary structures, comprising the Stable Block constructed by Stone (NHLE 1155182), Stable Cottage, a flint and brick building of polite design, dating from the late 18th or early 19th century, and an undesignated stable block, likely to date from Stone's period. Located close to Petersfield Road, these structures lay outside the designed landscape, fulfilling a functional role in the operation of the estate.

Views and vistas

- 4.28. The views and vistas of Staunton's original designed landscape have been much altered and disrupted by Stone's later work. Staunton's original designed views of the Canning Monument and obelisks (see Figure 3-3 and Figure 3-4 of this report) have been effectively destroyed by Stone's later Mansion construction and the re-shaping and re-planting of the landscape, along with the addition of features such as The Avenue. What remains of the designed views and vistas are those developed and reinforced by Stone. These are almost entirely focused around views of Leigh Water, with the exception of the views from the Terrace down The Avenue. The view of The Avenue from the Terrace competes to some extent with the view of Leigh Water at the same location, though it provides only short-distance views into heavy vegetation and woodland, and much of its length is not visible.
- 4.29. Much of what is written regarding the views from the Mansion during Stone's residence reference the views of the Isle of Wight, Hayling Island, and the sea⁴¹. This suggests that the design of the Mansion wanted to emphasise views toward the south, rather than those towards the north and Leigh Water.

⁴⁰ Jones nd (a): 54

⁴¹ Jones, nd(b)

5. The Significance of the Leigh Park Registered Park & Garden

- 5.1. The Grade II* RPG is described in the National Heritage List for England as ‘A Regency landscaped garden, laid out in the 1820s and 1830s on the site of late C18 pleasure grounds and a walled garden, with a series of specialist gardens and follies by Sir George Staunton to accommodate his Chinese and botanical interests. The gardens are surrounded by a park of C18 origin, which was developed by Sir George in the early C19, and also incorporates late C19 alterations’⁴².
- 5.2. The assessment of the significance uses the guidance from Historic England in its Advice Note 12: Statements of Significance⁴³ (GPA12). This involves the identification of various types of heritage interest that may be present within an asset, following Historic England’s guidance advised in Conservation Principles⁴⁴. The areas of heritage interest include historic interest, architectural and artistic interest, archaeological interest, and communal interest.

Historic interest (Historic Value).

- 5.3. The historic interest and value of the Leigh Park RPG can be found in its association with its principal landowners, George Staunton and William Stone. Different parts of the RPG are associated more or less with either Staunton or Stone. The formal gardens, model farm, and glass-houses, along with the Gothick Library and buildings within the bounds of the original Leigh Park House and gardens retain their association with George Staunton. The features reflect his keen interests in botany and formal garden design.
- 5.4. A great deal of documentary evidence relating to Staunton’s original Leigh House Park and its contents still exists to support the historic interest exemplified by the fabric remaining within the RPG. The combination of the documentary archive along with the continued conservation and use of the Leigh Park farm as part of the Staunton Country Park allows this association to be maintained and communicated to visitors.
- 5.5. Less of Staunton’s influence can be seen in the parkland around Leigh Water. A handful of the features created by Staunton are still preserved around the lake, notably the Chinese Bridge, the Beacon, and the Shell House (Staunton Memorial). The views from the Temple and Look-Out, designed by Staunton, are now present in the view from the remains of Stone’s Terrace, though views from the Beacon have been obliterated by planting.
- 5.6. The historic interest associated with William Stone is in part related to the removal of a number of Staunton’s features, notably the Temple, and the construction of his new house on the site. Stone’s house is now only present in ruins and the preserved Terrace, though this does have the effect of preserving the earlier views across Leigh Water. The continuation of the views of Leigh Water from Staunton to Stone’s ownership, despite the re-location of the main estate house, speaks to the significance of the views over the Lake to the overall significance of the property.

Architectural and artistic interest (aesthetic value)

- 5.7. The RPG is identified as an example of a Regency landscape, and one that incorporates aspects of the Picturesque movement in English landscape gardening, which itself grew out of the Romanticism of the mid- to late- 18th century. This can be summarised as a method of creating a way in moving through a landscape in which the visitor comes upon designed “pictures” that are meant to be appreciated through an understanding of shared aesthetics. In the case of much of the Picturesque movement, this was the shared understanding and appreciation of the classic European landscapes experienced by members of society learned in classical literature and art. The influence of the Italian art and landscapes experienced by the upper classes as part of the Grand Tour resulted in the desire to include temples, ruins, grottoes, and other classically inspired features in the English Landscape, which demonstrated the owner’s sophistication and status.

⁴² <https://historicengland.org.uk/listing/the-list/list-entry/1000112>

⁴³ <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

⁴⁴ English Heritage, 2008. *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment*. While this is the current published guidance, the draft 2017 revision of the guidance has also been considered. See Chapter 4 of this document.

- 5.8. Staunton's design for Leigh Park incorporated a number of these classical features, such as the Temple, the Beacon (with its Greco-Roman design), Shell House (Staunton Memorial), Election column (which also advertised his political loyalties), and obelisk monuments. By the time Staunton was designing his landscape, Orientalist details had been added to the fashion of the English landscape garden, perhaps owing to the development of extensive trade with southeast Asia in the 18th century. This can be seen in the Chinese-style structures built by Staunton (and possibly having a personal connection for him), as well as the Turkish Kiosk.
- 5.9. Unfortunately, much of what Staunton designed was destroyed by Stone's re-design. All that remains of the follies around Leigh Water are the Chinese Fort, the Shell House (Staunton Memorial), and Leigh Water itself. Staunton's Chinese Bridge, of which parts still remain, was "rusticated" by Stone, removing its Orientalist details. Indeed, the listing for the Grade II listed bridge (NHLE 1339961) describes it in its entirety only as "[f]ootbridge, which joins an island in the lake (in Leigh Park) to the mainland. Early C19. A plain bridge of 3 elliptical arches, the centre being larger, With a convex low parapet (about 6 inches above the footway). Brickwork in English bond. The rustic wooden side rails have gone"⁴⁵.
- 5.10. The design of Staunton's pleasure grounds and landscapes nearer the original house (now near the Leigh Park Farmhouse), is the more discernible part of the original Regency landscape. The Gothick Library, Walled Garden (with gatepiers and grotto), and the glass houses all remain to express the ideals associated with Romanticism and the Picturesque as does their carefully designed settings and the interest in exotic plants and botany (Staunton, like many other landscape designers in the gentry, held membership in various Societies and Clubs, taking a keen interest in botany and horticulture).
- 5.11. What does remain of the Staunton landscape north of Middle Park Way is the centrality of Leigh Water and the focus of views to the water from the high points in the topography. In the location of the Temple and Look-Out, views of Leigh Water are now taken in from the Terrace of Stone's Mansion. While the Mansion in its heyday may have overwhelmed the lake, its demolition has had the effect of restoring Leigh Water to prominence.
- 5.12. During Stone's tenure, the character of the designed landscape changed drastically. The separate house, with its pleasure gardens and glass-houses, was separated further from the larger part of the estate by means of new drives and roads, particularly with the new track Stone built that would become Middle Park Way. Staunton's modest Regency house was demolished except for the Conservatory and Gothick Library, and the entire focus of the designed landscape was brought to Leigh Water. Stone increased plantings around the lake to create a more naturalistic effect and built an imposing Gothic Mansion at the highest point of the grounds to overlook Leigh Water.
- 5.13. According to the sales particulars from when Stone put the estate up for sale in 1874, the sporting opportunities afforded by the estate shared equal report with its designed landscapes. The sales particulars note coverts well-placed for pheasant, partridge, and woodcock shooting⁴⁶. Perhaps this was the reason for large parts of Stone's modifications to the plantings around the Mansion and Leigh Water, and maybe even an impetus for the development of The Avenue. Stone was an avid cricketer and also had a cricket ground with pavilion established south of the original house on what was called Front Park. The area is now Front Lawn sports complex, part of the Leigh Park housing estate.
- 5.14. Aside from the Mansion, the most obvious design change Stone made to the landscape was the carving out of The Avenue from the plantings that had been made early in his occupation. Jones notes "There can be no direct reason why this was cut, it certainly took the eye away from the lake as a focal point and certainly changed the look of the landscape in this part of the grounds"⁴⁷. Gladwyn uses slightly stronger language in describing The Avenue:

Even more drastic was the cutting of the broad, 2 km (1 ¼ mile) long Avenue, radiating from the house in a NNE direction. Clearly this feature took the eye away from the tranquillity of Leigh Water. While Staunton had skilfully planted shrubs and trees on the south side of the lake so that it looked as if it was set in a natural basin with the background of Havant Thicket and the more distant Royal Forest of Bere, this new Avenue was

⁴⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1339961>

⁴⁶ Gladwyn 1992:146

⁴⁷ Jones, nd(a): 48

imposed on the landscape as if it sought to proclaim from the new house that “all this is my territory”⁴⁸.

- 5.15. Overall, the architectural and artistic interest of the RPG lies primarily in those aspects designed and implemented by Staunton during his development of the Estate. The architectural contributions made by the remaining buildings around Staunton Park Farm greatly support this interest, as does the prominence of Leigh Water as a feature in the landscape. The remaining Terrace of Stone’s Mansion contributes by being only the subtlest of reminders of the imposing structure that once dominated the landscape, including Leigh Water. Stone’s alterations to the landscape provide value reflecting changes in landscape design and aesthetics, particularly in the creation of Leigh Water as the prominent, though slightly separate feature of the estate and in the focus of the park.
- 5.16. As created and currently maintained, The Avenue provides evidence of changing priorities in Victorian architecture and landscape design. However, the heavy vegetation surrounding The Avenue creates a relatively narrow area in which this element can be appreciated. Away from the very start of The Avenue, near the remains of the Mansion, the topography and vegetation quickly engulf the visitor, removing any connection with the wider landscape, Leigh Water, or Stone’s Terrace. Upper Lake created at the mid-point of The Avenue exists currently as an overgrown pond with no clear definition and no trace of the boat house or bath house recorded as being built on its shores. The extent of The Avenue beyond Upper Lake was divorced from the estate in the mid 20th century, confirmed by the exclusion of the feature beyond Upper Lake from the boundaries of the RPG and Conservation Area. As such, The Avenue can be seen as peripheral to the core of the landscape as designed by both Staunton and Stone, who both held Leigh Water as the core of their designs.

Archaeological interest (evidential value)

- 5.17. The overall archaeological value of the land within the RPG is discussed in the ES. However, there exists the potential for archaeological remains within the RPG which would contribute value by adding to the understanding of the development of the park and its landscape. Archaeological remains of some of the early features and follies, built by William Garrett or George Staunton, have previously been identified during archaeological investigations. There is the potential that other “lost” features and follies related to earlier developments remain. These would be expected to be located either near the original Leigh Park farmhouse, or around the perimeter of Leigh Water. Investigations in 1992 sought to identify some of the original paths and basic layout of the Staunton-designed landscape⁴⁹. While these investigations were successful in identifying a number of paths around the walled garden and the farm, as well as part of a pathway around Leigh Water, the trench excavated to find evidence of Staunton’s Look-Out found no evidence of this feature. In the location where the Look-Out would have been, the archaeology found only building rubble associated with Stone’s Mansion.
- 5.18. Archaeological evidence for some of the removed follies on the islands of Leigh Water may still exist, though it is likely that Stone’s re-design of the landscape has removed most of those originally located on the Temple Lawn or between the Temple Lawn and Leigh Water. The potential for archaeological evidence of Stone’s tenure may be more readily available, with the foundations of much of the Mansion still visible on the ground. Though the documentary evidence suggests the structures around Upper Lake were relatively insubstantial, there may still exist sub-surface evidence for their form.

Communal value

- 5.19. Both Staunton and Stone were noted for their habit of making the grounds available for the public to enjoy. The Hampshire Advertiser reported in 1849 that “any respectable person or party, however humble their station, may enjoy the pleasure of perambulating Sir George’s grounds, any day except Sunday, simply on applying to the gardener (Mr Scott), whose invariable courtesy and attention is well known to very many who have experienced it”⁵⁰. In 1854, Staunton opened the

⁴⁸ Gladwyn 1992:148

⁴⁹ Currie, CK, 1995. Archaeological Excavations at Leigh Park, near Havant, Hampshire 1992. Proceedings of the Hampshire Field Club and Archaeological Society, volume 55 :201-232.

⁵⁰ Jones, Steve, nd(c). *Sir George Staunton of Leigh Park: His Life and Times*. Borough of Havant History Booklet No. 80. Hampshire County Council. P. 123

grounds to the public on the anniversary of the Queen's Coronation day⁵¹. This generosity of accessibility was noted in Staunton's obituary in the Portsmouth Times and Naval Gazette, where it was noted as being that for which Sir George Staunton's name was known to most in the borough⁵².

- 5.20. During Stone's tenure, the opening of the grounds at the Leigh Park Estate for celebration on the anniversary of the Queen's Coronation became an annual event from 1864⁵³. Following an experimental opening to the public without restriction during 1865 (the year of his election campaign), access was scaled back in 1866 and restricted to admissions by ticket on the first and third Monday of each month, though this was still free of charge. Additional fetes were added, including one on Whit Monday and other public holidays.
- 5.21. The FitzWygram family continued the tradition of public accessibility and following WWII, when the property was purchased by the City of Portsmouth. The construction of the Leigh Park housing estate removed much of the original open land, with large segments of the remaining estate conveyed to the Forestry Commission for the production of timber. Public footpaths and bridleways remained for access. In 1964, outline planning permission was granted to Portsmouth Water for a new reservoir and in 1987 the Staunton Country Park was created and additional footpaths and bridleways were added, along with visitor parking.
- 5.22. From this, it is clear there is a strong communal value associated with the history of Leigh Park estate, beyond the basic amenity value often seen with any areas of large open space.

⁵¹ Stone, nd(c): 135

⁵² Ibid:139

⁵³ Cousins, 2017:28

6. The significance of the Sir George Staunton Conservation Area

- 6.1. Conservation Areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.” As set out in the Draft Conservation Area Appraisal⁵⁴, the Sir George Staunton Conservation Area is significant primarily as an example of a landscaped park of the 1820s-1830s⁵⁵. The following assessment sets out the significance of the Conservation Area, which encompasses its special architectural and historic interest. Significance is assessed in relation to historic interest, architectural and artistic interest, archaeological interest and communal value, in accordance with Historic England’s guidance.
- 6.2. The description of elements and areas within the Conservation Area uses the names identified on the Sir George Staunton Appraisal Diagram which accompanies the Draft Conservation Area Management Plan⁵⁶. It should be noted that some of these names do not necessarily coincide with the same terms used when describing the wider landscape. For ease of reference, the Conservation Area Appraisal diagram is included in Appendix B of this report along with plans of the wider study area and RPG as referenced in the Chapter 8 Historic Environment of the ES Volume 2, that report supports.

Historic interest (historic value)

- 6.3. As for the RPG, the historic significance of the Sir George Staunton Conservation Area derives principally from its association with George Staunton and William Stone, whose development of the designed landscape evidences the changing tastes in landscape design throughout the 19th century. This has determined the character and appearance of the Conservation Area today, with its two design foci, which has created an amalgamation of two competing designs, and has created distinct character areas.
- 6.4. The historic association with Staunton is most evident in the area to the south of Middle Park Way. The survival of structures such as the Gothick Library, Walled Garden and Ferme Ornée, and the formal gardens in this area all enjoy a direct association with Staunton and evidence his enthusiasm as a botanist and garden designer. To the north of Middle Park Way, the landscape framework which Staunton established continues to inform the character and appearance of the conservation area in this area, despite large-scale alteration by Stone. This is most notable in the presence of Leigh Water, as well as follies such as the Shell House (Staunton Memorial) and Beacon. This historic association with Staunton is enhanced by the detailed documentary evidence relating to his development of the landscape and buildings, including the remarkable collection of landscape views showing Staunton’s picturesque landscape at its prime.
- 6.5. Stone’s influence on the Conservation Area is most clearly seen in the area of Water Lawn and the Mansion Terrace where, despite the loss of the house, his domination of the landscape can still be appreciated, in the siting of the terrace, the steepness of the slope between the terrace and lake, and in the sweeping views of Leigh Water. Similarly to the association with Staunton, the historic interest of the conservation area in relation to Stone is enhanced by the surviving documentary record. Documentary evidence, including contemporary descriptions of Stone’s estate, photographs and the sales particulars of 1874 enable Stone’s development of the designed landscape and its influence on the character and appearance of the conservation area to be understood.
- 6.6. Also of historic interest is the association of the Conservation Area with Lieutenant General Sir Frederick Wellington John FitzWygram. FitzWygram was a soldier and veterinary surgeon who, having published extensively on the care of horses, eventually served as Inspector-General of Cavalry at Aldershot. His publications included a 79-page pamphlet “*Notes on Shoeing Horses*” in 1861, “*Lectures on Horses and Stables*” in 1862, and a 600-page treatise called “*Horses and Stables*” in 1881. With these publications and his work as with the Royal College of Veterinary

⁵⁴ Havant Borough Council, 2008: para 1.1

⁵⁵ Ibid.

⁵⁶ East Hampshire District Council, 2007. Sir George Staunton Country Park Conservation Management Plan, June 2007

Surgeons, he was recognised as a leading authority on all things equine. It can be easily theorised that he would have held the Stables at Leigh Park to a very high standard during his tenure.

Architectural and artistic interest (aesthetic value)

- 6.7. Architectural and artistic interest is a key aspect of the significance of a conservation area, its visual qualities being integral to its character and appearance, and therefore the justification for its designation.
- 6.8. The architectural and artistic interest of the Sir George Staunton Conservation Area derives principally from its preservation of Staunton's picturesque Regency landscape, altered and overlain by Stone's mid-Victorian reworking. The resulting landscape comprises three distinct character areas which reflect different aspects of the Conservation Area's significance.
- 6.9. The character of the Conservation Area as a designed landscape is most evident to the north of Middle Park Way at Leigh Water. The panoramic view from the terrace across the landscape to the north and west forms an important element of the Conservation Area's character and results principally from Stone's work during the 1860s. Despite the loss of his mansion, this area continues to convey the drama of Stone's design, with sweeping views from the terrace across the steeply sloping expanse of Water Lawn towards Leigh Water, set against the backdrop provided by the mature woodland to its north. This view is of particular significance as a historic designed view which was integral to both Staunton and Stone's landscape designs and is identified as a notable panoramic view in the Sir George Staunton Character Appraisal⁵⁷ (see Appendix B, Figure B-1 of this report). The presence of Mansion Terrace emphasises the importance of this view to the mid-Victorian landscape and provides a tantalising hint of the scale and grandeur of Stone's now lost gothic house.
- 6.10. Running north-northwest from Mansion Terrace, The Avenue forms a discreet landscape feature within the Conservation Area. It does not appear to meet a defined design intention, such as creation of a formal approach to the principal building, or to frame an approach or view to a building or landscape feature. In contrast with the unfolding Picturesque landscape present to the north of Middle Park Way, The Avenue forms a broad woodland walk which channels views along its length. Extending at a steep diagonal angle from Mansion Terrace, views along The Avenue from this key viewpoint are limited in extent due to the angle of the view, falling topography and flanking woodland. It is notable that no important views along The Avenue have been identified in the Conservation Area Appraisal, and it is very much separate from the more integrated main body of the parkland to the south, where the elements interact more with one another providing a surviving sense of the historic progression through the park which changed over time.
- 6.11. To the northwest of the Conservation Area, Beacon Lawn is characterised by the presence of areas of mature woodland and open grassland. Established by Stone in the 1860s, this woodland serves to enclose views within Beacon Lawn and create a sense of separation from the landscape around Leigh Water. Notably this planting has severed the view between the Beacon and Leigh Water, with the monument now forming a prominent feature and viewing point within the locale of Beacon Lawn. Also of note within this area are the important views identified in the Draft Conservation Area Appraisal across the west of Beacon Lawn towards the northeast skyline and Hammond's Lands Copse, and towards the Beacon from Petersfield Road, forming a local landmark and contributing to the sense of place in this locale⁵⁸.
- 6.12. Although fragmentary, elements of Staunton's picturesque design survive in the area to the north of Middle Park Way and contribute to the aesthetic value and character and appearance of the Conservation Area. The route from Middle Park Way to Mansion Terrace follows the route laid out by Staunton in the early 19th century⁵⁹, flanked by belts of native and exotic trees. The survival of features such as the Chinese Bridge, Shell House (Staunton Memorial) and path, and the Beacon, continue to provide interest during movement through the designed landscape, as intended by Staunton. These structures also evidence the varied design influences apparent in Staunton's follies at Leigh Park, taking in Classical, Chinese and gothic architecture. The progression between these features, which was part of their historic design, remains partly legible within the landscape. It is of note however, that later alteration and time have resulted in the loss of some historic features, such as the shells and monuments in the Shell House, and the gateway and inscriptions on the Chinese Bridge.

⁵⁷ Havant Borough Council, 2008 para 12.

⁵⁸ Ibid: para 3.16.

⁵⁹ <https://historicengland.org.uk/listing/the-list/list-entry/1000112>

- 6.13. The area of Leigh Park Farm, to the southeast of Middle Park Way, enjoys a distinct architectural and aesthetic character within the Conservation Area, reinforced by the presence of bands of woodland defining and dividing the area from the wider designed landscape. Housing the greatest concentration of buildings within the Conservation Area, this area formed the core of Staunton's estate and contained its principal buildings including his residence (now demolished), farm and walled garden. The fragmentary survival of historic planting in this area also contributes to the aesthetic interest of the conservation area.
- 6.14. The surviving buildings, although mainly ancillary to the demolished house, are of varied character and function, and contribute to the architectural interest and aesthetic interest of the Conservation Area. The Gothick Library (NHLE 1092129) forms a notable architectural feature within the Conservation Area, providing a direct link to Staunton and evidencing its role as a garden feature in Stone's mid-Victorian landscape. The buildings of the Ferme Ornée (NHLE 1092130, 1092131, 1092131 and HER 50685) form a coherent group of late Georgian buildings, little altered since the mid-19th century. Their architectural treatment, in red and blue brick with plain tile roofs and pointed arch windows, lends them considerable aesthetic value and elevates them from utilitarian farm buildings to form an integral and characteristic part of the designed landscape and Conservation Area.
- 6.15. Defined by red brick walls to create a characteristically enclosed and inward-looking space, the Walled Garden (NHLE 1339958) incorporates a number of integral features to aid the cultivation of exotic and tender species. These include a crinkle crankle wall⁶⁰ defining the south side of the garden, an extensive range of glasshouses (now restored) along the north elevation, and the Victoria Regia House. The importance of the Walled Garden as a botanical, rather than productive garden under Staunton continues to be understood in the imposing scale and form of the glasshouses, evidencing his passion for botany and horticulture. The enclosure space of the Walled Garden combined with its decorative well-maintained planting serves to create a strong sense of place which contributes to the aesthetic value of the Conservation Area.
- 6.16. High Lawn and Thicket Lawn in the northwest of the Conservation Area, preserve part of the parkland formerly associated with Leigh Park and are characterised by the presence of open grassland with occasional scattered groups or individual trees. Notable within this area is the presence of specimen trees, some of which form landmarks due to their scale and stature⁶¹. Although not a historic designed view, the view from Middle Park Way across High Lawn to the north is identified an important view in the draft Conservation Area Appraisal. This viewpoint enables a fine view of the historic parkland in the foreground, with longer views sweeping down towards Thicket Lawn and the distant hills. To the southwest of the Conservation Area, the mature woodland of Great Copse is noted in the Conservation Area Appraisal to form "an attractive backcloth" on the edge of the Conservation Area⁶².
- 6.17. Available evidence suggests that the area of scrubland located in the angle between Thicket Lawn and The Avenue formed part of Havant Thicket⁶³, rather than the designed landscape of Leigh Park. Its inclusion within the Conservation Area may relate to the former presence of the Canning Monument in this area. Now comprised by unimproved grassland and following the loss of the Canning Monument, this area makes limited contribution to the aesthetic character of the Conservation Area, especially in relation to the conservation area as a whole.

Archaeological interest (evidential value)

- 6.18. A detailed assessment of archaeological potential within the study area is provided in the ES.
- 6.19. As identified at paragraph 5.17 above, there is potential for archaeological remains relating to the development of the designed landscape to survive within the Conservation Area. This may include evidence of demolished landscape features known from documentary evidence, or other potential "lost" features relating to earlier development of the designed landscape. These would be expected to be located either near the original Leigh Park farmhouse, or around the perimeter of Leigh Water. The archaeology of these features has the potential to inform on the lost architecture and layout of the park, enhancing our understanding of the park's architectural interest.

⁶⁰ Wall constructed on a plan of elongated S-shaped curves, often employed in walled gardens for growing fruit.

⁶¹ Ibid: para 3.6.

⁶² Ibid: para 3.7.

⁶³ Note that this refers to 'Havant Thicket' as labelled by the Conservation Area Appraisal Diagram, and not the land identified on OS mapping as "Havant Thicket", approximately 750m north of the area designated as such on the appraisal diagram.

- 6.20. Previous archaeological investigations within the Conservation Area have identified evidence of Staunton's house (HER 60741), demolished garden structures such as the Pine Pits and Melon Ground (HER 60743), and evidence of pathways (HER 60744). There is potential for further such archaeological evidence to survive which would enhance our understanding of the special historic interest of the Conservation Area and has the potential to inform further restoration or enhancement of its character and appearance.

Communal value

- 6.21. As described above paragraphs 5.19 – 5.22, there is a long tradition of public access to the designed landscape, with Staunton and Stone both noted for opening the grounds to locals to enjoy. Following Staunton's opening of the grounds on the anniversary of the Queen's coronation in 1854, annual opening of this garden on the anniversary was adopted by Stone, in addition to opening on the first and third Monday of each month, and a number of fetes on public holidays. This tradition of public access to the conservation area was continued by the FitzWygram family into the 20th century and, following the acquisition of the estate by the City of Portsmouth, access was ensured by the provision of public footpaths and bridleways. The creation of Staunton Country Park in 1987 ensured public access to the designed landscape. From this, it is clear there is a strong communal value associated with the Conservation Area, beyond the basic amenity value often seen with any areas of large open space.

7. Impacts on significant characteristics

- 7.1. The Scheme would remove a portion of The Avenue within the RPG and Conservation Area, as well as an additional area of open space within the Conservation Area (outside of the RPG). By definition, this has the potential to create very large impacts on the RPG and Conservation Area, which could result in substantial harm to their significance.
- 7.2. Both the RPG and Conservation Area are physically divided by Middle Park Way. Created when Leigh Park housing estate was constructed in the 1960s, the road likely had its origins in the track that William Stone created leading from his new Mansion to Riders Lane (see Figure 3-8 of this report). The part of the RPG and Conservation Area south of Middle Park Way is now focused on the Staunton Farm visitor attraction, which maintains many of the listed buildings associated with Staunton's original house and pleasure gardens, particularly with the ferme ornée, glass-houses, and exotic botanicals. Bands of woodland screen the views in and out of Staunton Farm, providing visual screening from the surrounding housing estate and roads. The significance of this group of buildings and landscape features rely on their association with George Staunton, his botanical interests, and the preservation of the Gothick Library and ferme ornée.
- 7.3. The original setting of the features in this group, that of a Regency manor house and pleasure grounds, has been somewhat compromised by the creation of the Leigh Park housing estate and its infrastructure, as well as the modern commercial activities associated with the gift shop, café, play barn, and family farm. The connections to the grounds of the estate south of Middle Park Way have been almost entirely removed by the housing estate, with only limited access to what remains of the Great Copse and Front Lawn by means of marked public footpaths.
- 7.4. The reservoir does not include any ground-disturbing work near the group of assets south of Middle Park Way. The proposed pipeline would be installed underground adjacent to existing roads, but should not impact the significance of these assets in any way, as it will not remove any features of the park or gardens, being located within the modern infrastructure of the housing estate and ultimately underground.
- 7.5. The heritage assets south of Middle Park Way are near enough to the Reservoir Site that construction of the reservoir could alter the noise levels within the RPG. However, low noise levels are not thought to contribute to the significance of the RPG in this location, particularly in light of the current visitor attraction of Staunton Park Farm and the existing noise levels from the surrounding suburban activities.
- 7.6. The larger area of parkland north of Middle Park Way includes a much wider landscape, with some relatively extensive views, and contributing buildings, follies, and features that express the significance of the RPG and Conservation Area. Chief among these features is Leigh Water. Designed by Staunton to be the principal setting for his Picturesque landscape, Leigh Water was meant to be seen. Separate from the Staunton's manor house to the south, even the area around Leigh Water was to be approached from the manor house in a series of glimpses and designed views. From the paths shown on the Estate Map (Figure 3-4 of this report), the visitor could move from scene to scene around Leigh Water, taking in experiences in the dark and secluded Shell House, vistas of the lake from across the Temple Lawn from the Look-Out (or further away from the Beacon), or experience a range of designed views from trellises and arbours, or within the settings of a Turkish Pavilion, or Chinese Summer House. Such experiences would surely have added to those of any exotic plants and fruits that were available from Staunton's extensive gardens. Partaking of mangosteens, pineapples, and bananas from a seat in the Chinese Summer House overlooking Leigh Water must have certainly been an exotic delight to the English visitor to Leigh Park.
- 7.7. Unfortunately, such a scene is no longer possible at Leigh Water, primarily due to the removal of most of the landscaping and buildings that Staunton designed. What remains of his landscape north of Middle Park Way are a handful of heavily damaged buildings in the Chinese Fort and Chinese Bridge and a view of Leigh Water from Stone's later Terrace, where Staunton's Temple once stood. The Shell House remains (as the Staunton Memorial) and retains the setting with which it was created, enhanced by the designed pathway that is also still preserved. The Beacon, while still existing in its original place, has had its views towards the lake disrupted by later plantings and tracks.
- 7.8. Landscape and visual impact assessments (LVIA), undertaken as part of the ES – see Chapter 11 of the ES Volume 2, have indicated that the reservoir would not be visible from the enclosed

confines around the Staunton Memorial, or from the Beacon, despite its prominent topographical location. There would be a visual impact on the view from the Terrace, where the original Temple and Look-Out stood. The viewpoint taken for the LVIA from the Terrace is shown in Figure 7-1 of this report. The natural topography and existing vegetation prevent most of the reservoir from being seen from this viewpoint. Not only would a very small portion of the reservoir be seen from the viewpoint, it would only be seen when the reservoir was at full capacity, with tree growth over time potentially obscuring it further.



Figure 7-1 - Viewpoint towards the reservoir (highlighted in blue), taken from the Terrace overlooking Leigh Water.

- 7.9. The view from the Terrace, one of Staunton's remaining designed views of Leigh Water, thus retains Leigh Water as the principal focus of the view, thanks in part to Staunton's plantings around the northwest edges of the lake, as well as the natural topography that places the reservoir in a low natural depression.
- 7.10. The views and scenes created by Staunton around the lake focused the eye on points towards either the lake or the Temple Lawn. While the follies Staunton built and the scenes he created are no longer obvious when walking the paths around Leigh Water, the bands of vegetation that screen the lake still help focus the viewer's eye towards the lake or towards what was once the Temple Lawn, now dominated by the Stone's Mansion Terrace.
- 7.11. While the reservoir would introduce a new element to this significant view, the nature and scale of the impact would be of minimal influence. The feature of Leigh Water, along with its islands, buildings, and plantings, would remain prominent in the landscape and able to express its connection with the larger designed landscape and those key elements that contribute to both Staunton's and Stone's emphasis on Leigh Water. The reservoir may create a slight distraction to the otherwise preserved landscape when water levels are at their highest, but this is easily overshadowed by the larger panoramic views that draw the eye to Leigh Water.
- 7.12. The reservoir would remove approximately 675 m of the 1100 m remaining of The Avenue created by Stone. As discussed above, The Avenue itself detracts rather than contributes to the designed landscape created by Staunton. In Stone's redesign of the estate, the Mansion and Avenue overwhelmed Staunton's more subtle Picturesque landscape with a bolder 19th century Gothic aesthetic. The demolition of Stone's Mansion may be regarded as a benefit to the overall artistic value of the RPG more than a loss, as it restored Leigh Water to prominence on pleasure grounds. Likewise, the existing Avenue contributes to the significance of the Regency landscape mostly as evidence of later modifications and the changing tastes of the gentry in their country homes and lands.
- 7.13. While not especially significant in terms of the Regency landscape of the Leigh Park RPG, The Avenue does offer a striking landscape feature that contributes to the overall historic significance of the park. In particular, it offers a view from the northern edge of the Terrace down a woodland ride, presenting the viewer with the temptations of a trek into the dark woods. Due to the heavy wooded bands of vegetation on either side of The Avenue, along with the gradual downward slope of the topography, the experience of travelling down The Avenue quickly removes the visitor from the experience of an unfolding Picturesque landscape into a broad woodland walk. Views of both Leigh Water and the Terrace are quickly lost, with only a straight path forward remaining. This pathway narrows and eventually dissipates at the location of a now-overgrown pond of dubious design. What may have once been a pleasant lake with bathing house and boat house is now largely silted over and overgrown.
- 7.14. The construction of the reservoir would remove the final, northernmost 675 m of what remains of The Avenue, from which there is no connection to Staunton's original landscape. The only appreciable connection to Stone's influence on the landscape is the knowledge that if one follows the path back again, one reaches the Terrace. From the Terrace, The Avenue is a prominent feature leading away from the civilisation of the Mansion and what it represents and into the darker, wilder, woodlands. The removal proposed for the reservoir would not alter this feature in relation to

the Terrace, the view from the Terrace or the experience of the visitor. The later Victorian creation that proclaimed Stone's ownership would remain and still retain its ability to express this connection from its origin at the Terrace. The removal of the portion of The Avenue, while truncating the feature, would not completely remove its ability to contribute to the overall significance of the RPG or the role of the feature in the original landscape design.

- 7.15. For these reasons, the reservoir is expected to have impacts on both the RPG and Conservation Area, but it is not thought that these impacts would rise to the level of substantial harm as described in NPPF. While the level of harm is not minimal, both the RPG and Conservation Area would continue to retain their significance and the ability for that significance to be understood at essentially the same levels as they are without the reservoir. There is some opportunity to minimise the harm through sympathetic design for a feature that can reflect the lost alignment of The Avenue. The Record of Environmental Actions and Commitments (REAC) that is part of the Outline Environment Management Plan (OEMP) of the ES Volume 4, forms the basis for the reserved matters to be dealt with in the Planning process, requires continuing consultation with Historic England and the local planning authority Conservation Officer to create appropriate features to interpret and enhance the historic environment in the design of the public realm amenities which will be included as part of the Scheme. In this sense, there is the opportunity to both compensate for the loss of the portion of The Avenue and to provide an opportunity to express its full and original role in the landscape, extending from Stone's Mansion to the county boundary. As part of the REAC that is part of the OEMP of the ES Volume 4, an Archaeological Management Plan will be developed for the Scheme which will include investigation of the potential for remains associated with William Stone's development of Upper Lake and The Avenue; and the identification and interpretation of remains associated with the value of the Leigh Park RPG and the Sir George Staunton Conservation Area where they may add to the value of these assets. The proposed benefits of the reservoir for recreational and amenity use are in keeping with the historic communal value placed on the open spaces of the estate for enjoyment of the local residents.
- 7.16. In relation to the Conservation Area, paragraph 201 of the NPPF states that assessments should take into account *'the relative significance of the element affected and its contribution to the significance of the Conservation Area ... as a whole'*. As discussed above, the elements of the parkland that would be truncated are peripheral to the main parts of the designed landscape and make a limited contribution to the significance of the historic parkland as a whole. The Avenue is a relatively discreet later addition within the park, which currently only partly survives and further its partial loss would largely preserve the significance of the Conservation Area as a whole.

8. Justification for harm

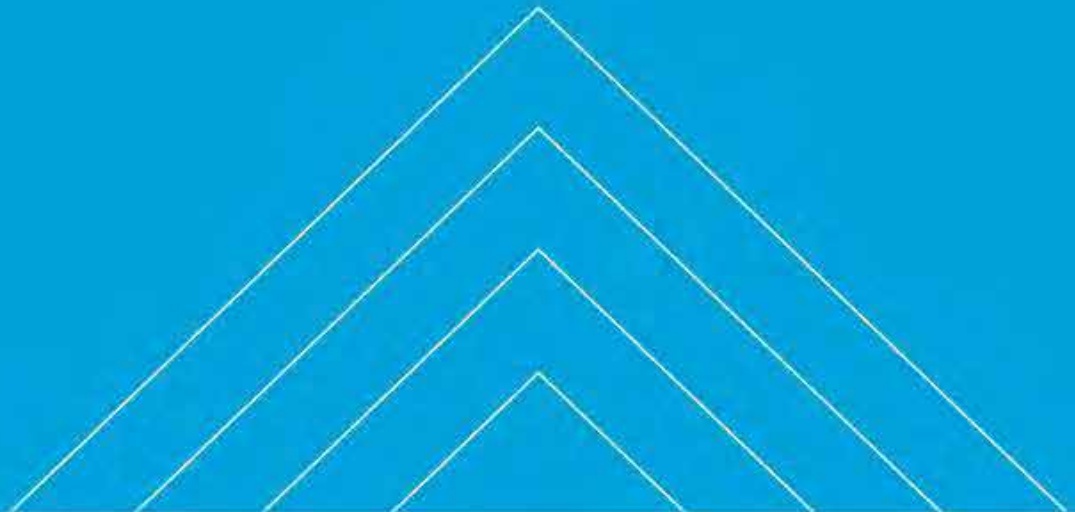
- 8.1. Detailed information relating to the need for the Scheme, and associated wider benefits resulting from its construction and operation are provided in the ES and Planning Statement accompanying the planning application for the reservoir site. The following section provides a summary of these, as relevant to understanding that the harm to the RPG and Conservation Area is outweighed by the wider public benefits. Please refer to these documents for a full discussion of the benefits.
- 8.2. Portsmouth Water supplies water for approximately 726,000 people on an average day, with this number increasing during the summer due to the many tourists who visit the coast, cities and the South Downs National Park. In addition to the 174 million litres of water provided to their customers, Portsmouth Water also supply up to 30 million litres of water each day to Southern Water. By 2045 it is expected to supply a similar amount of water but to more people, 833,000 people in 382,000 homes and businesses, in addition to the continued provision of water to support Southern Water's supplies.
- 8.3. Southern Water faces significant water resources deficits in the west of its region after tight limits were imposed by the Environment Agency on the amount of water it can take from environmentally sensitive rivers in Hampshire; namely the River Itchen, designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) and the River Test (SSSI). Environmental regulators are asking water companies to take less water from some existing sources, particularly rivers, to keep them healthy and protect wildlife. In response to this Southern Water had to take steps to improve water efficiency, reduce leakage and invest in new water sources to maintain secure water supplies for its customers. Southern Water forecasts that 190 million litres will be needed daily over the next 10 years in Hampshire, where the deficit is the most prominent and need for new water resource is critical. Southern Water predicts a further 56 million litres of water will be needed each day due to climate change.
- 8.4. As part of their statutory responsibilities as water providers, Portsmouth Water and Southern Water have prepared Water Resources Management Plans (WRMPs), which sets out how they will secure resilient water supplies for their customers over a period of 25 years. The proposed Havant Thicket Reservoir has been identified through a detailed optioneering process, which considered 183 options ranging from new reservoirs, to compulsory metering, desalination plants (creating drinking water from seawater) and recycling cleaned wastewater, against criteria including supply capacity, reliability, cost and environmental impact.
- 8.5. The Havant Thicket Reservoir is one of six options included in the Portsmouth Water WRMP, including reduced leakage, water efficiency, groundwater improvements and enhanced groundwater source which have been identified to enable Portsmouth Water to meet their responsibility in the provision of resilient water supplies. The reservoir is the most significant of these options to secure water, equating to over 50% of the water supply and will help Portsmouth Water to free up existing supplies in the west of the catchment area to share with Southern Water's customers. This is fundamental for Southern Water to meet its water supply needs following the restriction imposed on abstraction from the River Itchen and River Test.
- 8.6. The reservoir will be able to hold approximately 8,700 million litres of water when full and supply an average of 21 million litres of water each day, enough to supply approximately 160,000 people during an average year. This will significantly contribute to the provision of resilient water supplies for the areas covered by Portsmouth Water and Southern Water and enable Southern Water to meet its legal obligations to reduce water abstraction from the River Itchen.
- 8.7. The reservoir was included in Water Resources in the South East Group's regional strategy and Portsmouth Water and Southern Water's 25-year and 50-year WRMPs, which gained approval from the Secretary of State for the Environment in 2019. It was then included in both water companies' five-year investment plans for 2020-25, also approved by Ofwat⁶⁴ in late 2019. The need for the Scheme and principle of a reservoir and pipeline at Havant Thicket is also recognised in HBC and EHDC local plan allocations which safeguard land for the reservoir and pipeline route.
- 8.8. A range of ecological and community benefits will also arise from the Scheme. The reservoir will provide a new recreational facility/resource adjacent to one of the more deprived areas in south east Hampshire, in an area which the community can access on foot, by bike, or through existing bus routes. It offers further opportunities to improve the wider footpath, cycleway and bridleway

⁶⁴ Ofwat is the economic regulator of the water sector in England and Wales and challenges water companies to assess a wide range of options for securing water supply resilience including investment in new infrastructure and water transfers.

networks in the area. More than 29,500 people live within reasonable walking distance of the site (1.5 km) and 120,000 people live within reasonable cycling distance of the site (4.5 km). It will also provide a new wetland habitat and associated area for nature conservation. The proximity of the reservoir to the internationally important Langstone Harbour means that it can be used as a safe retreat for roosting birds when there is disturbance in the Harbour (Special Protection Area (SPA) and Special Area of Conservation (SAC)).

- 8.9. Whilst the permanent harm to Leigh Park RPG and the Sir George Staunton Conservation Area is acknowledged, this impact is necessary in order to deliver the significant public benefit of providing resilient water supplies for the areas covered by Portsmouth Water and Southern Water over the next 25 years, enabling Southern Water to meet its legal obligations to reduce water abstraction from the River Itchen, and securing a range of ecological and community benefits.
- 8.10. Measures to mitigate and offset the impact of the Scheme on Leigh Park RPG and the Sir George Staunton Conservation Area are being developed as part of the outline application. These include the provision of a viewing point across the reservoir at the termination of The Avenue. Further offsetting and enhancement measures will be developed and agreed with heritage consultees during the detailed design of the Scheme as part of the reserved matters approval process (see paragraph 7.15 of this report).

Appendices to A8.1 Statement of Significance



Appendix A. References

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Appendix B. Location map and heritage assets

ATKINS BASELINE - LOW RISK



Figure B-1 - Diagram showing features referenced in the Sir George Staunton Conservation Area. From Havant Borough Council, 2008