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# LCA15

## Bedhampton and Havant – north western suburbs



Hermitage Stream, Hawthorn Walk



Hooks Row



Hulbert Road, Leigh Park



Penshurst Road, Bedhampton

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## LCA15      **Bedhampton and Havant – north western suburbs**

### **Introduction**

The area contains one landscape type: Urban Upper Harbour Plain LCT E. A full description of the characteristics common to this type is set out within Section 4. The area is composed of nine historic landscape character types: Assarted Pre-1810 (4.1); Pre-War Residential (9.6.4); Post-War Residential (9.6.5); 60's and 70's Residential (9.6.6); 20th Century Schools and Playing Fields (9.12.2); Large-Scale Commercial (9.15); Sports Fields (11.3); Open Ground (11.5); and Allotments (11.6) (Figure 1).

### **Location**

Located in the south west of Havant and enclosed by the Hermitage Stream to the north and Bedhampton to the south.

### **Relationship to adjacent character areas**

*LCA11 A3 (M) Eastern Corridor:* The wooded character within LCA11 is also apparent on the western edges of LCA15, as seen around the northern end of Hulbert Road.

*LCA12 Portsdown Hill:* Dwellings at Hillmead Gardens are visually prominent from the adjacent landscape due to the lack of rear garden vegetation. The boundary vegetation to the rear of the dwellings along Brooklands Road includes a number of mature trees which create a better screen to the urban edge, as seen from adjacent areas within LCA12. Two contrasting character areas: LCA12 with a strong open character and LCA15 an enclosed urban character.

*LCA13 Historic Bedhampton:* The urban character of LCA15 abuts the more enclosed village character found at Bedhampton. The transition to the east is marked by the Portsdown Hill Road, while to the west by the southern edge of the disused chalk quarry which contains Havant Retail Park.

*LCA14 Havant Historic Core:* Intervisibility is provided along the B2149, whilst the railway line and the line of periphery rear gardens separate these two LCAs physically and visually. The dilution of the historic landscape character of LCA14 along its periphery tends to merge into LCA15 where large areas of similar post war housing prevail.

*LCA16 Leigh Park:* Separated by the Hermitage Stream, although the southern part of LCA15 includes part of the Hermitage Stream. The vegetation along this corridor provides a partial visual screen for both sides of development. Strong landscape connections with similar post war housing, lines and clusters of mature trees and open areas of recreational grassland.

### **Historic development**

This area formed the southern part of Bedhampton Park, which was ploughed up in the early 18th century. The main road between the main house and Bedhampton to the south, Park Lane, became the focus of a number of farms, of which two lay in this LCA. The southern part of the LCA was the parkland section of the estate of 18th century Belmont, which had a belvedere, known as Belmont Castle, situated close to the long barrow to the west. Although the line of the Roman Road ran through Belmont Park, the layout of the parkland features did not respect or reflect it. The line of the road marking the northern boundary of Belmont survives as Scratchface Lane, though in the 19th century, this name referred to a stretch of road to the east of Park Lane, now (the partly modified) Hooks Lane. Early residential development in

the 1930's was focussed on the southern end of Park Lane, and on Hulbert Road, created during the late 19th and early 20th century. The provisional layout of roads within the former area of Belmont Park also took place in the 1930's. Three naval camps, Belmont, Bedhampton and Daedalus III, constructed during the war and later used to house Portsmouth people made homeless by bombing, are situated within this LCA. A map of 1945, marked up with the proposed alignments of Barncroft Way and Purbrook Way is reproduced in a book on the naval camps. The main period of residential development in this LCA took place in the early post-war period, with only the northern area around Purbrook Way being developed in the 60's/70's.

### **Key characteristics of *Bedhampton and Havant - north western suburbs***

#### *Physical: Landform, soils and land cover*

- The landform falls from the west (at around 25mAOD) in an undulating manner down to a less undulating landform at a around 10mAOD
- To the north the underlying geology is London Clay, while to the south west lie the Lambeth group, the Portsdown Chalk formation and the Spetisbury Chalk Member, with a covering of periglacial deposits found across the north east. This has given rise to slowly permeable seasonally wet slightly acid but base rich loamy and clayey soils
- Although streams are a feature to the west, their courses have been piped through the built environment of this LCA apart from the canalised Hermitage Stream
- Street trees form a feature along the B2150. Additionally at the northern part of the B2150, the landscape is further characterised by woodland
- Housing areas for example around Hazelholt Drive are characterised by wide treeless grass verges and larger open grass areas
- The southern part of Hermitage Stream provides a vegetated corridor of trees, shrubs and adjacent areas of grassland
- An area of allotments exists to the south providing an area of contrasting forms, colours and textures
- Rear garden vegetation especially as shown to the west of Hulbert Road has created a belt of mature trees, which although not particularly visually prominent from the public domain creates a strong feature within the built environment
- The recreation ground at Havant RFC and the school grounds at Barncroft School contain a number of mature trees around the periphery, although the area of public grassland adjacent to St Christopher's Road is more treeless
- Two fields retained in original form from previous agricultural area
- Bounded to the north by the green corridor of the Hermitage Stream.

#### *Biodiversity*

- This landscape character area is urban and provides a variety of habitats through elements such as gardens and street trees
- The main habitat type tends to be amenity grassland although there is a large sports field in the south east. There is one patch of broadleaved woodland in the west of the landscape character area
- There is a strip of scattered trees over grassland in the south east of the area and this is associated with the riverside habitat mosaic that runs along the outside of the eastern boundary of this landscape character area

- At the northern extent of the area there is a small mosaic of habitats, linking broadleaved woodland with forestry scrub and unimproved neutral grassland. This extends north and westwards out of the area and into LCA 11.

*Historic and built environment*

- Dominated by residential development, the few open spaces and recreation grounds reflect the survival of individual fields from a landscape of irregular assorted fields with wavy boundaries. Belts of mature trees within residential areas are remnants of Little Park Wood and Hook's Row
- Although some of the historic routes survive through this area, their origins have largely been obscured by the density of residential development, though in many areas, the boundaries of the 18th century fields can be traced in the boundaries within the housing estates
- Two former fields survive in their original layout, the western one now forming the recreation ground on Scratchface Lane, and the second forming the recreation ground and sports field on Hook's Lane
- Although the internal road layout of the former Bedhampton naval camp has been largely obliterated by later development, that of the Daedalus camp to its north is reflected closely in the layout of Redbridge Grove, Hazelholt Drive etc
- Pre-war and post-war residential area of mixed character, but predominantly long sweeping roads and detached and semi-detached properties with generous gardens
- The density of settlement grain clearly reflects ownership within this area, with densely packed areas comprising short (4 or 6 house) terraces and semi-detached municipal housing along, and to the north of Purbrook Way, contrasting with the more generous settlement grain of the privately owned bungalows, detached and semi-detached houses to the south-west
- Efforts have been made to improve the appearance and individuality of the municipal housing by means of painting in bright colours, but the style and detail of the houses is very simple (rendered with profiled cement roof tiles)
- The variety of design and detail in the privately owned houses is much more individual. Almost exclusively of brick, the colour of the brick varies between yellow, red and brown, and many have been rendered. Tile hung bays, and lapped timber gables provide variety, and roof profiles vary from simple gabled, through hipped with side catslides, to quite complex profiles with hips and hipped gables
- Red brick and flint walls are characteristic along Hulbert Road
- A disused chalk pit to the west contains large warehouse style buildings which form Havant Retail Park
- The edge of the built environment on the west is well defined (although the adjacent supermarkets slightly degrade this division) as approaching along Purbrook Road. This change from woodland to the built environment creates a gateway to Havant from the west.

*Experiential: tranquillity, visual perceptions and access*

- Noise from the A3 (M) along the western edge is apparent
- Pedestrian access is provided along the Hermitage Stream. One point of access is shown to the west across the A3 (M) leading to Crookhorn.

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*Visual: openness/enclosure, prominence and visibility*

- The areas to the west are more elevated which provides a stronger sense of openness compared to the lower urban areas to the east
- Limited views to the west due to the adjacent woodlands
- Elevated view from the west at the junction of Purbrook Way and Hulbert Road
- Contained views within the disused chalk pit which encloses and screens the large warehouse buildings of Havant Retail Park.

**Specific local key issues**

- Visual impact of large scale development within the A3 (M) corridor
- Impact of noise from the A3 (M) on adjacent western edge, as well as possible widening of A3 (M)
- Large expanse of housing with few landmarks
- Open areas of grassland (road verges and small greens within housing areas) with a poor character
- Lack of trees within the public domain
- Forestry scrub provides a diversity of habitat types.

**Designations**

None

**Landscape and built form strategy and guidelines**

The landscape strategy is to *enhance* the local character. The following guidelines apply:

*Land management*

- Maintain and manage the Hermitage Stream corridor to provide an attractive routeway/links into the Havant town centre
- Maintain, manage and improve further adjacent areas of trees, shrubs and areas of grassland as a periphery feature of the stream corridor
- Recognize the importance of small woodlands and groups of trees within this character area and enhance where necessary their appearance
- Recognize the small woodlands adjacent to Hulbert Road and their link with the woodland character to the west
- Improve boundary edge treatment along the western edge
- Manage forestry scrub to prevent encroachment on the woodland resource
- Improve areas of public grassland within the housing areas
- Improve footpath network close to Scratchface Lane
- Maintain chalk cliffs.

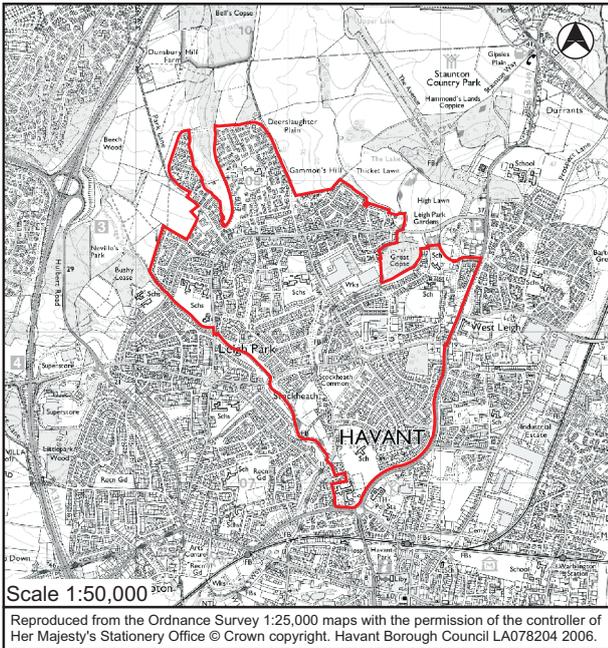
*Built form and development*

- Promote entrance gateway from the west with appropriate planting
- Avoid development within rear gardens along the western edge to prevent visual impact of the built form on adjacent open character
- Encourage distinctive architecture to provide landmark buildings
- Avoid built development adjacent to the Hermitage Stream corridor which would have an adverse impact on its natural undeveloped character
- Improvements to be made to the streetscape close to Bedhampton Station.



# LCA16

## Leigh Park



Hermitage Stream – Stockheath Common



Housing in Leigh Park



Leigh Park Centre



Leigh Road



Soberton Road housing

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## LCA16 Leigh Park

### Introduction

The area contains one landscape type: Urban Upper Harbour Plain LCT E. A full description of the characteristics common to this type is set out within Section 4. The area is composed of twelve historic landscape character types: Other Commons and Greens (2.3); Assarted Pre-1810 Woodland (4.1); Late Victorian Settlement (9.6.2); Post-War Residential (9.6.5); ; 60's and 70's Residential (9.6.6); Late 20<sup>th</sup> Century Residential (9.6.7); Pre 1810 Village/Hamlet (9.7); 20th Century Schools and Playing Fields (9.12.2); Sports Fields (11.3); Open Ground (11.5); Allotments (11.6); and Industrial Complexes and Factories (12.3)(Figure 1).

### Location

Located in the north of Havant, from Hermitage Stream in the west across to the B2149 in the east.

### Relationship to adjacent character areas

*LCA11 A3 (M) Eastern Corridor:* An interlinked relationship, with open recreation areas which form part of LCA11 being important for LCA16. A variable edge to the LCA, with rear gardens along Ramsdale Avenue providing poor boundary edge treatment to the adjacent public open space. The continuation of the Bell's Copse woodland into LCA16 provides a strong connection to the wooded landscape of LCA11.

*LCA15 Bedhampton and Havant – north western suburbs:* Separated by the Hermitage Stream, the vegetation along this corridor provides a partial visual screen for both sides of development. Strong landscape connections with similar post war housing, lines and clusters of mature trees and open areas of recreational grassland.

*LCA17 West Leigh:* Separated by the wide boulevard corridor of the B2149. Similar post war housing with lines and clusters of remnant trees from previous agricultural landscape.

*LCA20 Staunton Country Park:* Adjacent areas of housing overlook the open undeveloped landscape of LCA20, with the South Downs beyond, although some tree and shrub planting along the periphery has started to screen these views. Contrasting landscape characters.

*Beyond the Borough boundary:* Long views across the wooded horizon of Havant Thicket to the South Downs beyond.

### Historic development and context

While the western part of this LCA comprises land formerly part of Bedhampton Park, put under the plough in the early 18th century, the eastern half belonged to Leigh Park which survived as parkland until after WW2. Park Lane, which ran N-S through the former had become the focus of a succession of farms along its length by the mid 19th century, and the small triangle of Stockheath Common (formerly Leigh Common), lay between Riders Lane and Stockheath Road, where they converged. A small hamlet (most likely a squatters' settlement) had encroached upon the west side of the common by the early 19th century, and become the more established hamlet of Stockheath by the 1930's, though otherwise, the LCA remained largely undeveloped. A WW2 naval camp was situated in the Great Copse, to the east of Riders Lane Farm,

and (as in LCA 15) used to house Portsmouth residents made homeless by wartime bombing. This, in some senses, formed the precedent for the development of the former Leigh Park area as a residential suburb of Portsmouth. The realisation of this began in the 1940's (authorities differ on the exact date between 1943 and 1949) with the purchase by Portsmouth City Council of 1,671 acres of the former Leigh Park estate, which was supplemented by a further compulsorily purchased 798 acres. A ten year plan of residential development was drawn up, for the decade 1951-61, and by the time of completion of the final stage, Warren Park, the area contained 9,800 homes.

### **Key characteristics of *Leigh Park***

#### *Physical: Landform, soils and land cover*

- From the south a gently undulating landform at a height below 10mAOD to the south and south east (the Hermitage Stream) and rising up to round 40mAOD to the north where the landform becomes more pronounced
- Underlying solid geology of London Clay with a band of Bognor Sand across the northern section. Overlying drift geology includes periglacial Head deposits to the south west within the valley of the Hermitage Stream and Park Lane Stream
- Soils are mainly slowly permeable seasonally wet slightly acid but base rich loamy and clay soils, but in the south they become freely draining slightly acid and loamy
- Streams form a distinctive feature of this LCA. The Riders Lane Stream emerging from Staunton Park is aligned with mature trees. Hermitage Stream from the north west is characterised by adjacent open areas of grassland, with shrubs and a number of mature trees, additionally other open spaces including recreation fields, areas of allotments and school playing fields are found along the periphery of this stream corridor
- Mature oak trees exist in wide roadside grass verges as seen along Botley Drive, Highclere Ave, Bramdean Drive and Riders Lane, probably hedgerow trees from the original field boundaries
- 60/70 housing development for example Warren Park Estate is characterised by wide open grass areas and roadside grass verges.

#### *Biodiversity*

- This landscape character area is urban and provides a variety of habitats through elements such as playing fields, gardens and street trees
- The main habitat type is amenity grassland with some sports fields and a patch of broadleaved woodland in the east of the landscape character area
- The western boundary of the character area has a river valley mosaic of habitats which run in a strip from north to south, this consists of amenity grassland with scattered trees over grassland and a patch of semi-improved neutral grassland
- There is a very thin strip of residential development which will provide habitat through gardens towards the north of the area
- Running perpendicular to the eastern boundary of the area there is a thin strip of broadleaved plantation woodland. This links to a mosaic of habitats in the adjacent character area (LCA 20).

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*Historic and built environment*

- Now dominated by residential development to the north of the historic core of Havant, the former landscape consisted of medium sized geometric shaped fields with straight boundaries in the western half of the LCA and lawns and coppice woodland of Leigh Park in the eastern half
- Battin's Coppice survives as woodland and the recreation ground in the eastern side preserves the open nature of the Front Lawn of Leigh Park. Few of the historic land divisions survive but the orientation of the road network reflects the general trend of the former field systems
- Open ground survives along Hermitage Stream on the western edge of the LCA, whilst Stockheath Common survives intact as a distinct triangular area, which has not altered in size since the earliest OS maps, to the rear of the municipal flats at the east end of Purbrook Way, between Riders Lane and Stockheath Lane, and Battin's Copse
- To the south, predominantly short stretches of terrace dwellings, set around wide grass verges and open areas of grassland
- To the north the Warren Park Estate is characterised by blocks of up to three storey flats and stretches of terraces set around wide open, treeless areas.
- Although the western half of Middle Park Way roughly takes up the line of the southern part of former Park Lane, and the road east to Bondfields Cottage, its alignment has been smoothed and widened. It does, however, preserve the name of Middle Park Farm which lay just to the north of the junction
- Other names have been preserved in the LCA including 'Front Lawn' of Leigh Park in the two schools of the same name, and the name of the historic route forming the western boundary of the Leigh Park Estate (Park House Farm Way) also retained in the names of local schools
- The design and layout of the residential estates generally follows the principals of the garden city layout, and the phased development can be traced in the layout of the built form
- Due to the masterplanning of such a large area, it has been provided with the services necessary to create self-contained communities, including shops, churches and schools
- However, with the exception of the large Greywell Precinct at the heart of the area, the smaller community foci, such as the commercial core of the Warren Park Estate, have very poor townscape quality or presence, being of a more modest scale than the surrounding housing
- The principal roads are generally curved, with generous grass verges and both old and new trees
- Whilst the designers were obviously striving for variety in the layout and orientation of building groups, the result is one of disorganised lack of cohesion
- The shortcomings in the layout are exacerbated by the poor condition of some of the public spaces intermixed in the areas of housing. Similarly, although the layout of the estates contains a relatively generous proportion of open space, it is generally in the public realm, of poor quality and no clear function, and resultingly underutilised
- Large areas of this LCA have a high proportion of public open space to private gardens, finely intermixed within the settlement grain
- The predominant building material, virtually ubiquitous in the area is brick

- The pre-70's housing, predominantly short two-storey terraces with some semi-detached houses, and three storey blocks of flats, generally has pitched roofs, mostly covered in profiled cement tiles
- The post-70's housing, principally the Warren Park Estate, with other small areas of localised infilling, is also brick built, with render or cladding panels, generally flat fronted and flat roofed, with very simple detailing. The main commercial centre, Greywell Precinct is a typical 1960's suburban shopping centre, with pedestrianised thoroughfare flanked by flat fronted three storey ranges of building with shops below and flats above.

*Experiential: tranquillity, visual perceptions and access*

From areas to the west the noise from the A3 (M) is apparent

Some of the rendered housing as seen along Botley Drive has been painted a variety of colours, providing landmarks and a sense of place throughout this area

Good access, with the stream corridors providing access from the areas of housing down into Havant centre

Public rights of way also lead from the urban edge into adjacent areas of open land to the north and west.

*Visual: openness/enclosure, prominence and visibility*

- To the north the elevated landscape provides a sense of openness
- From the north and in particular the elevated Warren Park Estate, there are long open views across Staunton Country Park to the east and views across to the west.

### **Specific local key issues**

- Large expanse of housing with few landmarks
- Open areas of grassland with a poor character
- The high proportion of public open space results in it not being cared for by the local residents. It is generally subject to low-maintenance planting and management leading to much under-utilised space
- Much of the residential edge is very stark, and has a poor relationship with the landscape beyond
- Housing is regularly not oriented to enjoy available views of the surrounding countryside with estates being 'internalised'
- Major 'through-routes' such as Middle Park Way are very busy and create a physical barrier within the residential area
- There is a lack of semi-natural habitat in this character area.

### **Designations**

The Warren SINC  
Great Copse SINC

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## Landscape and built form strategy and guidelines

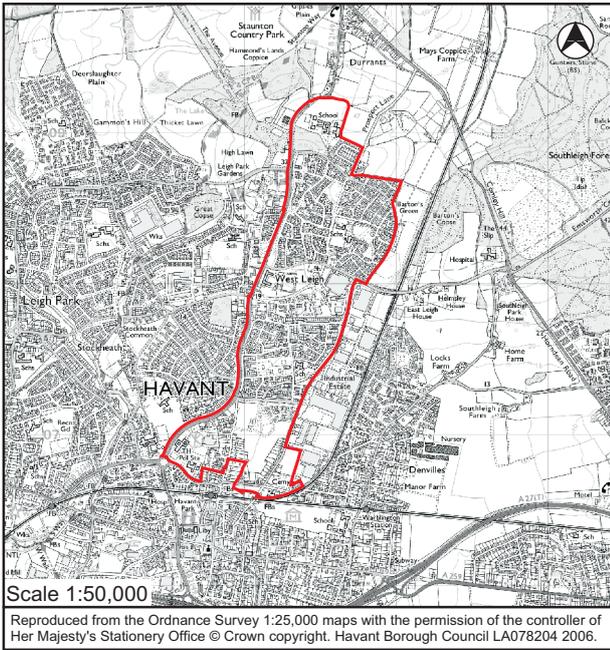
The landscape strategy is to *restore* the local landscape character. The following guidelines apply:

### *Land management*

- Maintain and manage the stream corridors to provide attractive routeway/links into Havant town centre
- Conserve oak planting as a characterisitic of the area
- Maintain, manage and improve further adjacent areas of trees, shrubs and areas of grassland as a periphery feature of the stream corridor
- Ongoing management should aim to create a varied habitat resource within the urban area
- Review all areas of public grassland (verges, roundabouts, corner pieces, small greens etc) and provide a strategy to collectively improve their overall character. Also use the strategy to provide areas of contrast which provide landmarks within this uniform area of suburban development
- Draw on the design and vegetated character of neighbouring LCA's to influence future planting, eg the designed parkland character (LCA20) and the wooded character of LCA11 to the west.

### *Built form and development*

- Any further expansion of the residential area should aim to allocate more space to the private realm and avoid poorly conceived communal spaces
- Redevelopment within areas on the periphery should be designed to relate and enhance the wider open landscape, with dwellings orientated to take advantage of the unspoilt open landscape
- Encourage innovative architecture to provide landmark buildings
- Improve pedestrian access across the major routeways
- Continue and encourage the good treatment of coloured rendered properties to provide landmark areas
- Long views from the South Downs to the urban edge should be improved and not further compromised
- Avoid built development adjacent to the Hermitage Stream corridor which would have an adverse impact on its natural undeveloped character
- Redevelopment of the commercial centres within residential areas would allow their re-design to have greater physical and townscape presence, and to incorporate facilities appropriate to 21<sup>st</sup> century life
- Conserve the best features of Leigh Park within any regeneration or improvement schemes.



# LCA17

## West Leigh



New Lane allotments



Havant Cemetery



Lavant Stream adjacent to Leigh Park flats



Lavant Stream next to Leigh Park flats



View southwards down Horndean Road

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## LCA17                      West Leigh

### **Introduction**

The area contains one landscape type: Urban Upper Harbour Plain LCT E. A full description of the characteristics common to this type is set out within Section 4. The area is composed of a complex mix of seventeen historic landscape character types: Medium Irregular Assarts and Copses with Wavy Boundaries (1.2); Assarted Pre-1810 Woodland (4.1); Early and Mid-Victorian Settlement (9.6.1); Edwardian Residential (9.6.3); Pre-War Residential (9.6.4); Post-War Residential (9.6.5); 60's and 70's Residential (9.6.6); Late 20<sup>th</sup> Century Residential (9.6.7); Local Authority Buildings (9.6.8); Pre 1810 Village/Hamlet (9.7); 20th Century Schools and Playing Fields (9.12.2); Cemetery (10.4); Sports Fields (11.3); Open Ground (11.5); Allotments (11.6); Industrial Complexes and Factories (12.3); and Large Scale Industry (12.4) (Figure 1).

### **Location**

Located within Havant between the B2149 to the west and New Lane to the east and as far as the railway line to the south.

### **Relationship to adjacent character areas**

*LCA14 Havant historic Core:* The mature tree lined character of Leigh Road provides a good approach to the historic core from LCA17; crossing the railway line the trees are then replaced by a tighter building line. The built environment to the north of the railway line creates an area of transition from a close knit urban environment of LCA14 to a more open later housing layout of LCA17.

*LCA16 Leigh Park:* Separated by the wide boulevard of the B2149. Similar post war housing with lines and clusters of remnant trees from previous agricultural landscape provide a connection across these two LCAs.

*LCA18 West Leigh industrial estate:* Separated by New Lane. The roadside vegetation adjacent the stream softens the visual impact of the main industrial site on this adjacent area of housing. However to the south there are open views across to the industrial estate. Contrasting landscape characters, although the Lavant Stream connects across the two LCAs.

*LCA20 Staunton Country Park:* Although an area of contrast with 60/70's housing within LCA17 abutting the historic landscape of the park, mature oak trees within LCA17 and woodland on the northern edge of LCA17 provide a connection to the parkland character of LCA20. The B2149 provides the boundary, with the walled garden and periphery tree and shrub planting within Staunton Country Park limiting intervisibility.

*LCA21 Southleigh Forest:* Good relationship with housing on Wakefords Way which fronts the recreation ground which forms part of LCA21. Small woodland copses within LCA17 connect across to the wooded character of LCA21.

*Beyond the Borough Boundary:* Views across to Southleigh Forest, where the forest provides an attractive wooded backdrop. Areas of woodland and individual trees connect to this wider wooded character type.

### **Historic development and context**

West Leigh House, originally situated to the south of Martin Road (formerly West Leigh Road), with its parkland to the south, was one of a line of gentleman's houses

(along with Woodlands/Southleigh House and East Leigh House) which were situated on or above the 100 ft contour, commanding fine views across their parkland to the harbour in the distance. The house survived until the later post-war period, though its parkland to the south was purchased by Portsmouth City Council immediately after the war for development within their proposed extensive Leigh Park housing estate. The area between Farrington Road and Crossland Drive had been developed by 1959. This LCA includes such town periphery land uses as a gas works and cemetery by 1879, and allotments by 1910. The northern part of the LCA, which originally comprised a mix of agricultural land and the parkland of Leigh Park, was not developed until the 60's/70's.

### **Key characteristics of West Leigh**

#### *Physical: landform, soils and land cover*

- The landform is relatively flat to the south but then slowly and then steeply rises further to the north to a height around 45m AOD at Staunton Park School
- The underlying geology includes London Clay to the east with a band of Bognor Sand along the western side
- Underlying drift geology includes periglacial deposits to the south east, with some river terrace deposits to the west
- Soils are mainly slowly permeable seasonally wet slightly acid but base rich loamy and clay soils, whilst to the south they become freely draining slightly acid and loamy
- The Lavant Stream follows the boundary of LCA18, before aligning centrally to the south where it is then confined within an open concrete channel
- Strong tree lined character to Leigh Road and intermittent line of mature trees along Prospect Lane. Otherwise street trees are not a feature of this LCA
- Mature woodland to the south of Staunton Park School. Another area of mature trees exists to the north of Sharp's Road
- Adjacent tree and shrub vegetation highlight course of the Lavant Stream which runs through the southern part of this LCA
- A number of sports fields, recreation grounds and wide roadside verges provide open areas of grassland. Also a number of communal areas of grassland exist between housing with little or no tree cover
- An area of allotments adjacent to a cemetery to the south creates large open area within this semi residential area and a spatial buffer to the adjacent warehouses within LCA18
- Wide open grass verges adjacent the B2149, with some tree planting.

#### *Biodiversity*

- This landscape character area is urban and provides a variety of habitats through elements such as playing fields, gardens and street trees
- The main habitat types tend to be either amenity grassland or sports fields
- Within the north western corner of the area there is a patch of broadleaved woodland that is ancient, semi-natural woodland. There is a further small patch of broadleaved woodland in the north which is associated with patches of amenity grassland
- In the south of the area there is a very large patch of amenity grassland which exists in isolation.

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*Historic and built environment*

- Multiple phases of residential development characterise this LCA which has retained little of the former historic landscape character except for a small area of woodland, Sharp's Coppice
- A range of 60/70's housing development set around in places a treeless environment
- The built form of this LCA comprises a number of large areas of homogeneous estate development, separated by major roads, with small pockets of more individual forms between and beyond
- The density of urban grain varies between the main areas, from the small pocket of detached and semi-detached Edwardian houses fronting New Lane and Eastern Road in the south, to the typical small terraced houses of the Radburn estate in the north east of the LCA
- Large areas of this LCA have a high proportion of public open space to private gardens finely intermixed within the settlement grain.

*Experiential: tranquillity, visual perceptions and access*

- The wide grass verge adjacent the B2149, sets dwellings back and away from the main source of noise. To the north there are pockets of tranquillity
- Road access is provided throughout.

*Visual: openness/enclosure, prominence and visibility*

- The built urban environment provides areas of enclosure, however additionally the lack of street trees and trees within open areas of grassland has resulted in wide open roads where parked cars become a dominant feature
- The allotments and cemetery create an open space, although the character is influenced by the visibility of the adjacent industrial/business shed buildings
- From the south of Wakefords Way there are views to Southleigh Forest to the east.

**Specific local key issues**

- Lack of trees within the built environment, with a number of open areas of grassland with a poor landscape character
- The high proportion of public open space results in it not being cared for by the local residents. It is generally subject to low-maintenance planting and management leading to much under-utilised space
- Amenity grassland areas should be managed to develop ecological value as habitats and food sources with links between the different areas in order to enable links between the different patches of habitat
- Contrasting landuses, with residential areas adjacent to semi industrial areas.

**Designations**

Elmleigh House – Listed building  
Wakefords Copse SINC

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## Landscape and built form strategy and guidelines

The landscape strategy is to *restore* the local character. The following guidelines apply:

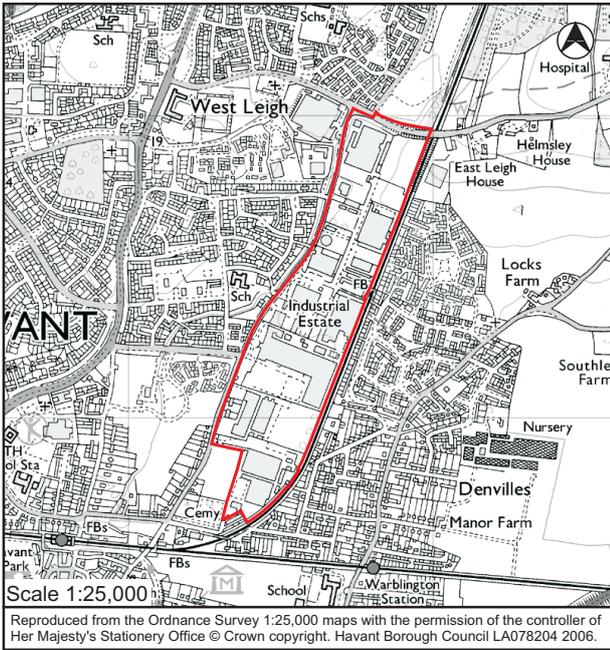
### *Land management*

- Recognise the Lavant Stream as a key landscape feature of this LCA and enhance its overall character by maintaining, managing and improving adjacent trees, shrubs and areas of grassland
- Maintain, manage and improve trees, shrubs and areas of grassland as a feature of the stream corridor
- Recognize the importance of small woodlands and groups of trees within this character area and enhance where necessary their appearance. Also where possible create connections to the adjacent Southleigh Forest
- Conserve and enhance the street trees along Leigh Road
- Propose tree planting along a number of roads to strengthen their character, for example Prospect Lane
- Improve and increase areas of tree planting adjacent to the B2149; use this edge to form an entrance and identity for the housing
- Maintain the existing views across to Southleigh Forest
- Improve the eastern edge of this urban area with where possible appropriate tree and shrub planting
- Improve the relationship to the historic landscape of Staunton Park, by maintaining the mature oak trees within the north of this LCA and with areas of new planting within this area having a similar theme
- Develop a landscape strategy to improve the landscape character of the cemetery and to reduce the visual impact of the adjacent buildings.

### *Built form and development*

- Any new development should seek to address the issue of under-utilised public space, particularly those large areas of hard landscape in the northern half of the LCA, and consider more generous allocation to private gardens space in the private realm to avoid poorly conceived communal spaces
- Improve pedestrian access across the major routeways
- Redevelopment within areas on the periphery should be designed to relate and enhance the wider open landscape, with dwellings orientated to take advantage of the unspoilt open landscape
- Redevelopment within the semi industrial areas should include sensitive boundary treatment to adjacent areas of residential dwellings
- Long views from the South Downs to the urban edge should be improved and not further compromised
- Encourage innovative architecture within the large areas of homogeneous estate development to provide points of reference and landmark buildings.





# LCA18

## West Leigh Industrial Estate



Lavant Stream at New Lane Industrial Estate



New Lane Industrial Estate from the allotments

## LCA18

## West Leigh Industrial Estate

### Introduction

The area contains one landscape type: Urban Upper Harbour Plain LCT E. A full description of the characteristics common to this type is set out within Section 4. The area is composed of two historic landscape character types: Post-War Residential (9.6.5); and Large Scale Industry (12.4) (Figure 1).

### Location

Located on the eastern side of Havant between New Lane and the railway line leading to Rowland's Castle.

### Relationship to adjacent character areas

*LCA14 Havant Historic Core:* The bottom tip of LCA18 meets this LCA. The impact of the large shed buildings is not significant due to their main concentration further to the north. The area of allotments and cemetery provides a good connection to the historic core of LCA14.

*LCA17 West Leigh:* The roadside vegetation adjacent the stream softens the visual impact of the main industrial site on this adjacent area of housing. However to the south there are open views across to the industrial estate. Contrasting landscape characters, although the Lavant Stream connects across these two LCAs.

*LCA19 Denvilles:* Poor intervening tree vegetation allows large shed buildings to be visible from this adjacent area of housing. Contrasting landscape characters

*LCA21 Southleigh Forest:* An area of tree and shrub planting within the north eastern corner of LCA18 provides a visual buffer and connection to the wider rural landscape of LCA21.

### Historic development and context

This LCA remained undeveloped until relatively late, surviving as agricultural land until that time. The first development was located at the very southern tip of the LCA, with a very limited group of houses on the east of the road. A single works building is shown to the north of the allotments by 1938, and both this, and the location adjacent to the railway line, may have influenced the decision for this area to be designated for industry as early as 1949 when the 10 year plan for the development of the Leigh Park Estate was being drawn up. By 1959, only a small group of works buildings occupied the central part of the LCA, and it was really only towards the end of the 20th century that the area became fully developed.

### Key characteristics of West Leigh Industrial Estate

#### *Physical: landform, soils and land cover*

- Predominantly flat, while slightly rising to the north and sloping down to the west, where a water course is located
- The underlying geology is London Clay with river terrace drift deposits found to the east and periglacial Head deposits found to the west. This to the north has created a freely draining slightly acid loamy soil, while to the south a loamy soil with a naturally high water content
- The Lavant Stream aligns from the north along the western side

- High density of large scale shed buildings with accompanying areas of hard standing. A high grey/blue palisade fence forms a boundary feature along the edge with New Lane
- Short lengths of tree and shrubs vegetation located in an adhoc fashion throughout the industrial site
- On the northern boundary a thin area of shrubs and trees exists between the railway line and the industrial estate
- New Lane is characterised by a band of mature oak trees found opposite the entrance of Stanbridge Road. These oak trees align a stream.

#### *Biodiversity*

- There are two adjoining habitats in the north of the area; these are neglected rough grassland and active coppice with standards (managed woodland). These two habitats are associated with a mosaic of habitats in the adjacent character area (LCA 21) to the east which is dominated by arable land.

#### *Historic and built environment*

- Now defined by large industrial buildings
- Very little tree planting has created an environment with a hard landscape character
- The built character of the LCA is of a mix of large and very large industrial sheds, set around large areas of hard standing mainly used for car parking, intermixed with smaller units, generally set in groups/terraces, severed by estate access roads
- The buildings are generally constructed of modern pre-fabricated components
- The gasometer, constructed in the northern third of the LCA in the 50's, is an extremely prominent townscape feature, visible from a considerable distance from both the north and east.

#### *Experiential: tranquillity, visual perceptions and access*

- Noise of traffic throughout impacts on tranquillity
- The large-scale shed buildings provide extensive areas of a range of sombre greys
- Access via a footpath to Denvilles to the east.

#### *Visual: openness/enclosure, prominence and visibility*

- The large shed buildings create a strong sense of enclosure
- The gas tower is a landmark within the area
- Long open views down New Lane, the mature trees adjacent to the stream are a prominent feature
- The façade of the industrial units creates a barrier to the industrial/business environment beyond.

#### **Specific local key issues**

- Impact of buildings on adjacent areas
- There is a lack of semi-natural habitat in this character area, particularly towards the south of the area
- Lack of habitats within this area means that migration of wildlife across the area will be difficult

- 
- Impact of semi-industrial character of buildings on New Lane
  - Impact of adjacent buildings on cemetery landscape character
  - Lack of unified character of large shed buildings, collection of boundary treatments and an overall robust landscape structure.

### **Designations**

None

### **Landscape and built form strategy and guidelines**

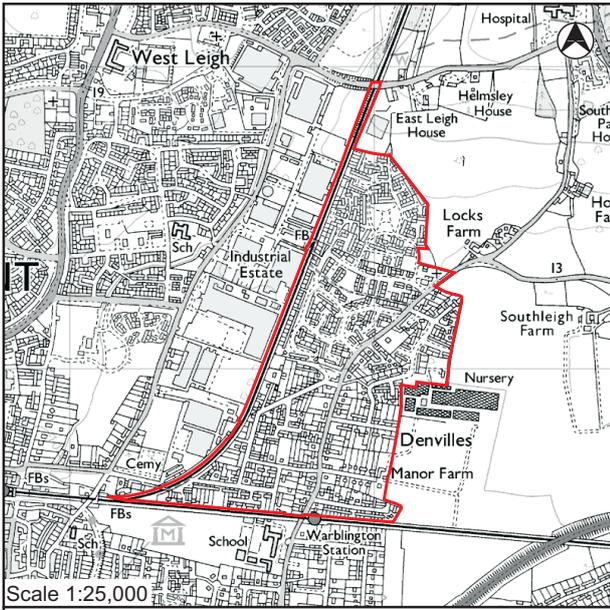
The landscape strategy is to *restore* the local character. The following guidelines apply:

#### *Land management*

- A landscape strategy should be developed for this area which will provide it with an improved identity
- Improve and create a tree lined character for New Lane and enhance the vegetated character of the Lavant Stream corridor. This should also reduce the visual dominance of the industrial buildings on the residential dwelling to the west, as well as creating an improved identity for New Lane
- Improve eastern boundary treatment with the planting of trees to reduce the visual impact on the adjacent housing area
- Maintain a soft vegetated boundary within the north eastern area adjacent to LCA21
- Continue to coppice woodland
- Endeavour to screen the large industrial sheds and gasometer from the relatively intact rural parkland to the north-east
- Develop a landscape strategy to improve the landscape character of the cemetery and to reduce the visual impact of the adjacent buildings.

#### *Built form and development*

- New development within this LCA adjacent to LCA17, LCA19, LCA21 should not be visually intrusive or degrade the overall character of these adjacent areas
- Attention should be paid to the redevelopment of sites within the industrial estate and the visual impact of future façades on the character of New Lane
- Re-development should also include satisfactory boundary treatment which does not compromise the adjacent areas
- Avoid redevelopment adjacent to the cemetery which would have an adverse visual impact on its character.



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# LCA19

## Denvilles



View eastwards along Fifth Avenue



Castle Avenue



Hallet Road

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## LCA19                      Denvilles

### **Introduction**

The area contains one landscape type: Urban Upper Harbour Plain LCT E. A full description of the characteristics common to this type is set out within Section 4. The area is composed of six historic landscape character types: Late Victorian Settlement (9.6.2); Edwardian Residential (9.6.3); Pre-War Residential (9.6.4); 60's and 70's Residential (9.6.6); Late 20<sup>th</sup> Century Residential (9.6.7); and Railway (13.5.1) (Figure 1).

### **Location**

Located on the eastern side of Havant, between the north to south railway line to the west and the west to east railway line to the south.

### **Relationship to adjacent character areas**

*LCA14 Havant Historic Core:* Separated by the railway line. Southleigh Road provides the only access between these two LCAs. Strong similarities with mature trees within both LCAs provide a connecting landscape feature.

*LCA18 West Leigh Industrial Estate:* Poor intervening tree vegetation allows large shed buildings to be visible from this adjacent area of housing. Contrasting landscape characters.

*LCA21 Southleigh Forest:* New high density development within the northern part of LCA19 has little boundary vegetation treatment and is highly visible from the adjacent open plain. Contrasting landscape characters.

*LCA22 Southleigh agricultural plain:* An area of predominantly bungalows and mature gardens provides soft edge treatment along the boundary with LCA22. Contrasting landscape characters.

### **Historic development and context**

This area is named after Denvilles Farm, an isolated early 19th century farm situated at the south end of the LCA; though there was another 19th century farm, Nutwicks, with a regular courtyard plan, situated to the north. By 1910, the southern part of the LCA, which appears to have been the former landholding of Denvilles Farm extending northwards to a tree-lined boundary at Clapgate, had been developed with housing; the line of the former SW-NE path across the fields being used to create the line of Fourth Avenue. The location of Warblington Halt, where Southleigh Road crosses the railway line, must have made this an attractive, semi rural residential location with good transport links to both Havant and Portsmouth. The area to the east of Southleigh Road had been developed by 1938 together with a limited number of additional houses, all in very large plots further north on the east side of the main road. Even by 1959, Nutwicks remained isolated within farmland, and it was not until the last quarter of the 20th century that the northern part of the LCA was developed.

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## Key characteristics of *Denvilles*

### *Physical: landform, soils and land cover*

- Predominantly flat while slightly rising to the north
- The underlying geology is London Clay overlain with river terrace deposits, which has produced a freely draining slightly acid loamy soil
- No evidence of surface drainage
- Tree lined roads include the central Southleigh Road and a number of roads to the south of this LCA
- Roads which are more open in character include Blenheim Gardens and roads around the new housing development to the north
- Rear gardens collectively provide wide swathes of non native trees and shrubs, as seen between Hallett Road and Fifth Avenue
- Open areas of grassland exist between Hornbeam Road and Rowan Road and within the new area of housing.

### *Biodiversity*

- This landscape character area is urban and provides a variety of habitats through elements such as playing fields, gardens and street trees
- Habitats tend to exist along the eastern boundary and in the north of the area
- There is a large patch of arable land in the north of the area which is a small part of a large arable area that continues to the east into LCA 21. South of the arable land is a small, isolated patch of amenity grassland
- In the south east of the area there is a patch of residential development providing habitat value through gardens. This borders another area of arable land that is also a small part of a large patch of arable land which continues into LCA 22. At the southern edge of the arable area within LCA 19 there is a very small patch of broadleaved woodland.

### *Historic and built environment*

- The southern end of the LCA is defined by the early suburban expansion of Havant into Denvilles with much later residential development in the northern end
- Little of the former historic character survives although the street pattern in the southern end of the LCA reflects the former general trend of earlier field systems
- Mixed area of fine Edwardian and 30's houses, with mature gardens, and denser late 20<sup>th</sup> century housing
- This area has a close, and more integrated relationship with the farmland to the east
- This LCA, physically separated from the adjacent areas of Havant town by the two railway lines, still has a very 'separate' identity, strongly reinforced when the level crossing at Warblington Halt is closed
- The incremental development of the LCA clearly reflects former agricultural landholdings, and the layout of streets and other features has tended to respect earlier alignments, eg the site of Nutwicks Farm being marked by its former access track which is now a public right of way
- The Edwardian housing in the south western quadrant of the LCA comprises a mix of both large detached houses set in generous plots with mature gardens, and more modest terraced houses. Although a limited number of these large plots have been redeveloped with pairs of modern bungalows or

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blocks of flats, the overall Edwardian character of the area has not been badly eroded

- The 1930's housing in the south east quadrant is also well maintained and attractive, with large, well-kept gardens, and numerous mature trees
- The later residential areas to the north have a much denser settlement grain, with small two-storey terraced houses with a varied offset building line, and three storey blocks of flats
- Open spaces are of a range of scales, and there are wide grass verges, parking lay-bys and areas of common open space. The later residential areas to the north have a much more open and 'communal' feel by comparison with the tall hedges and onus on privacy of the earlier housing to the south
- The scale and detailing of the Edwardian houses are typical of their HLC type, as are the 1930's houses
- The 1970's housing is on a Radburn layout, with onus on communal space. The buildings are all of brick, some of which have white 'weatherboard' cladding, and the houses have pitched roofs with concrete tile coverings
- New building is continuing to the north of the area. This appears to be making a far greater effort in terms of quality of materials and architectural detail than the late 20th century housing, with contrasting brick detail and flint panels
- To the south east there are a number of dead end roads abutting the adjacent agricultural plain, for example Fifth Avenue
- The area of new housing development to the north is of a high density (although there is a central open area of grassland) with buildings located against the boundary with the area of adjacent open land.

*Experiential: tranquillity, visual perceptions and access*

- Areas of tranquility although noise from the A27 (T) is apparent within the south
- To the south a green landscape with a high concentration of trees and private garden vegetation. To the north partly due to age the red brick of the new housing is the more dominant colour within the landscape
- One public right of way leading to the industrial estate, no access to the open countryside to the east.

*Visual: openness/enclosure, prominence and visibility*

- An enclosed landscape, with some views out to the adjacent agricultural plain from the end of roads
- Some long open views from where the roads abut the adjacent open landscape to the east, but views are generally restricted within this built environment
- Open views to the adjacent industrial area to the west, especially from the north.

**Specific local key issues**

- Poor quality boundary treatment adjacent West Leigh Industrial Estate
- Lack of access to adjacent open landscape to the east
- Poor treatment along boundary of new housing adjacent open landscape
- Potential for pressure of development for further encroachment of residential areas into farmland to the east. This would adversely affect the setting of the

- 
- important listed building on Eastleigh Road, and could affect the wider landscape setting of Southleigh Farm
- Further development of this area would put increased pressure on Southleigh Road and the level crossing at Warblington Halt
  - Scrub and rough grassland provide valuable habitats, particularly adjacent to the arable area.

### **Designations**

None

### **Landscape and built form strategy and guidelines**

The landscape strategy is to *conserve* and *enhance* the local character. The following guidelines apply:

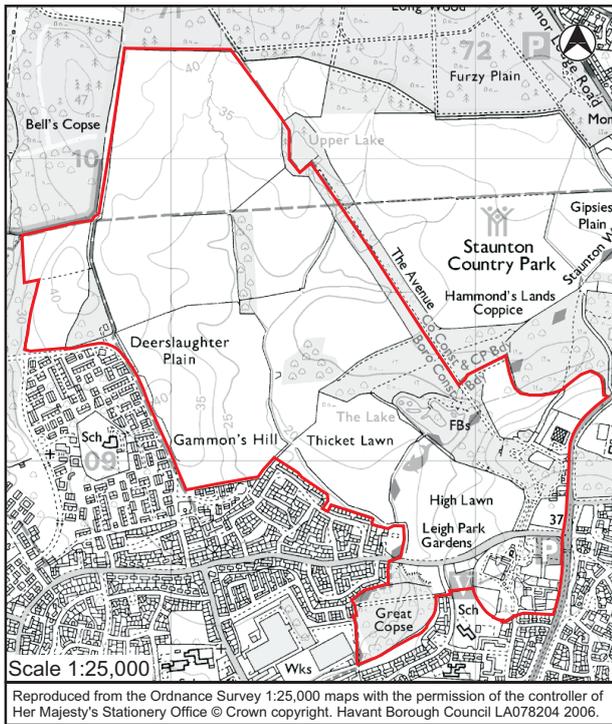
#### *Land management*

- Improve boundary treatment adjacent to West Leigh Industrial Estate, so to provide a screen and buffer to the western area of housing
- Maintain and improve tree lined character of Southleigh Road. Also retain distinctive tree lined character of the residential roads to the south
- Improve boundary treatment of housing to the north on adjacent open landscape.

#### *Built form and development*

- Any new development adjacent to the open area of countryside to the west must include sufficient boundary edge treatment so to improve and not to compromise the adjacent open rural landscape character
- Improve recreational access to the adjacent area of LCA22 and consider a joint recreation cycleway/footpath link across to New Brighton
- Further development on the eastern side of the residential area should be of a loose grain to form an intermediary between urban and rural, and be in keeping with the generous plot sizes of the early houses in the south-east quadrant.





# LCA20

## Staunton Country Park



Deerslaughter Plain, Staunton Country Park



Picnic in Staunton Country Park



Staunton Bridge



The Lake, Staunton Country Park



The Walled Garden, Staunton Country Park

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## LCA20: Staunton Country Park

### Introduction

The area contains one landscape character type: Lowland Settled Wooded Farmland LCT B. A full description of the characteristics common to this type is set out in Section 4. The area is composed of six historic landscape character types: Regular Assarts with Straight Boundaries (1.4); Nurseries with Glass Houses (3.3); Assarted Pre-1810 Woodland (4.1); Manor/Estate Houses (9.14); Post 1810 Parkland (10.2); and Open Ground (11.5) (Figure 1).

### Location

The LCA is located against the northern edge of the settlement of Havant, enclosed to the west, north and east by adjacent woodlands which lie south-west of Rowlands Castle.

### Relationship to adjacent character areas

*LCA10 Blendworth Common and Woodlands:* Bell's Copse located on the eastern edge of this LCA provides containment and a buffer to the A3 (M) further to the west.

*LCA11 A3 Eastern Corridor:* The more wooded character of this LCA provides a wooded background, containment and buffer to the A3 (M).

*LCA16 Leigh Park:* A contrasting area of urban development including the Radburn estate style housing. New planting along the LCA boundary has reduced the visual influence of this high density urban area on the LCA20 character.

*LCA17 West Leigh:* The B2149 provides the boundary, with the wall of the walled garden and periphery tree and shrub planting (within Staunton Country Park) limiting intervisibility.

*Beyond the Borough boundary:* The LCA continues further to the east across to the B2148, separated by an avenue of trees running along the Borough boundary.

However there are views from The Avenue into the east, reinforcing the link between the LCA and its wider landscape context.

### Historic development and context

Although shown on Speed's map of Hampshire in 1611 as Lighe, and for the first time as Leigh on Kitchin's map of 1751, little is known of the early history of the Leigh Estate, other than that it had passed from Richard Newland the Elder to William Garrett in 1800, before being bought by Sir George Staunton in 1819. The character of the LCA today, however, derives primarily from Staunton's improvements to the estate, modified by later alterations.

Although carrying out alterations to Leigh Park House, it was the design of the parkland landscape, the pleasure grounds and specialised gardens, and the ancillary buildings and follies which survive as Staunton's legacy. This work was carried out primarily between 1828 and 1836, and included the construction of the large glass houses in the walled garden, the creation of a 'ferme ornee' incorporating some of the existing farm buildings, and the construction of 19 structures set in the parkland, including bridges, monuments and follies. Staunton was also responsible for an extensive programme of tree and shrub planting.

Following Staunton's death in 1859, the estate was sold to William Stone, MP for Portsmouth. He demolished the old Leigh Park House, replacing it with a new mansion to the north, overlooking the lake, in 1863. It was during his ownership of the estate that the precedent of public access was established; opening the grounds for fetes, shows and weekend picnics, with permission also granted for fishing in the lake (Cousins & Rogers, 1993). This tradition was continued by the next owner, Sir Frederick Fitzwygram, in an effort to woo the electorate during his own election campaign. Portsmouth City Council bought the estate from his surviving family in 1946 and much of the land was used for the construction of the huge municipal housing estate of Leigh Park. William Stone's mansion was demolished in 1959, but the ornamental farm, the gardens and garden buildings, and the area of parkland around the lake were retained, and have been restored and developed as the Staunton Country Park.

### **Characteristics of Staunton Country Park**

#### *Physical: Landform, soils and land cover*

- A low lying undulating landform with an underlying geology of London Clay to the north and Bognor Sand to the west. Periglacial deposits are located to the south and around to the west within the valley bottoms
- The non agricultural land has slightly acid but base rich loamy and clayey soils which are slowly permeable and seasonally wet
- A network of streams and ditches drain across the landscape in shallow valleys, draining from the north from Havant Thicket
- Designed 19th century pleasure park and gardens, with areas of grassland, intermittent tree planting, ornamental lakes and an important group of listed buildings and follies
- Large open area of non productive grassland to the north and west, with field trees and intermittent hedgerows and the occasional tree belt
- The open area of grassland is enclosed by woodland with a mix of deciduous and evergreen providing containment, colour and texture.

#### *Biodiversity*

- This area consists mainly of parkland: a large open area of semi-improved neutral grassland in the north continuing to the east outside of the boundary of Havant Borough
- There is a large area of broadleaved, often ancient semi-natural woodland (managed as active coppicing with standards) in the centre of the area, which extends outwards to the east, outside of Havant Borough
- Adjoining this area to the north is a very small area of mixed plantation, close to a pond which is outside the boundary of the LCA
- There are two further areas of recent plantation to the west of the area, these are small in area
- The parkland creates a valuable biodiversity resource adjacent to an urban area to the south in LCAs 16 and 17
- Cattle grazing of the grassland occurs with rare breeds of cattle such as English Longhorn and Rosacre cattle
- In the south of the area there is a habitat mosaic consisting of a large patch of scattered trees over unimproved or semi-improved grassland, as well as specimen and non native scattered parkland trees over grassland, amenity grassland, a pond, horticulture and nursery land and improved grassland.

*Historic and built environment*

- The northern half of the LCA is defined by regular assarted fields with straight boundaries interspersed by small woodland areas. The remaining field boundaries of degraded hedgerows reflect this HLC
- The southern half is defined by the designed parkland landscape of Staunton Park
- Nationally important 19<sup>th</sup> century pleasure park and gardens with areas of grassland, intermittent tree planting, ornamental lakes; a designated conservation area
- The landscape also has evidence of pre-1810 assarted woodland and regular assarts with straight boundaries whereas in the north the landscape becomes more open with large areas of rough grassland
- Although both Sir George Staunton and William Stone's mansions have now been lost, the park retains many ancillary buildings and structures dating to the two main periods of development of the house and park, including the Gothic library, an ornamental farm, walled gardens, re-creations of Staunton's impressive glass houses, and numerous bridges and follies, many of which are listed, and have considerable group value
- The displacement and grouping of buildings within this LCA are typical of a 19<sup>th</sup> century gentleman's country house and designed landscape. Although both the mansions have been demolished, the surviving buildings and follies are of sufficient number and quality to evoke the character of the former property. They comprise an eclectic mix of architectural styles, reflecting the architectural fashions of the periods within which they were built. With the exception of the re-created glass houses, the surviving buildings are of a domestic scale; generally of two storeys, and range in architectural style from the ornate Gothic library, designed by Vulliamy, and the ornamental Staunton Memorial, based on the Chichester Market Cross, to the simplicity of the estate workers cottages
- The building materials used on the estate are primarily those found generally in contemporary buildings of the Havant area; that is, brick, tile and slate. However, the exterior of the Gothic library is rendered, and the front elevation of the late 18<sup>th</sup> century Old Estate Office is faced with flint with red brick quoins and dressings, while some of the follies use less common, and ornamental materials including pebbles, shells and Purbeck stone
- Main Staunton Park buildings are found to the south, which are severed by the road called Middle Park Way from the rest of the park. These buildings could become more associated with the urban edge of Leigh Park rather than the park and gardens located to the north.

*Experiential: tranquillity, visual perceptions and access*

- The modern landscape has a strong rural character, however in places the urban edge of Warren Park, Havant to the south is visible, in particular the three storey buildings to the west on Gammon's Hill. The regenerating scrub on the area known as the High Lawn and Thicket Lawn softens the visual influence of the urban edge of Leigh Park further to the south
- This rural quality is however undermined by urban detritus, fly tipping and burnt out cars which are a common appearance and collect within the tree

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and shrub buffer along the western edge. Noise from the A3 (M) disturbs tranquillity especially to the west

- Middle Park Way severs this LCA, although there are still strong visual ties along the designed central pathway northwards
- Staunton Country Park is now a popular and very accessible landscape with free open access across the northern part of the designed park, paid access to the southern part of the designed park, with café and children's farm. There is also footpath and bridleway access to the open areas of grassland to the north from the urban edge of Havant and the Staunton Way runs across the southern part of this LCA.

*Visual: Openness/enclosure, prominence and visibility*

- Areas of openness to the north with areas of enclosure to the south within the designed grounds of the park
- The regenerating scrub within the area known as High Lawn and Thicket Lawn filters the views of the urban edge of Havant to the south
- Long open views from the west across to the undeveloped South Downs enhance this rural character whilst the surrounding mix woodlands provide containment, colour and texture to the open areas of grassland
- From the Terrace within the designed park, there are views to the west including Gammon's Hill
- From the west there are views across the open areas of grassland, over the surrounding woodlands to the South Downs.

**Specific local key issues**

- Increased visitor pressure, resulting in increased requirements for car parking and visitor facilities which could have a impact on the historic landscape
- Increased frequency of winter storms may impact on the older trees within the historic park causing instability and loss
- Drier summers and higher levels of water extraction could affect the water levels of the lakes, an important feature within the designed park
- Pressure on open land adjacent urban areas could create a more complex landscape of small fields, variety of fencing, horse shelters additional tracks which would change the present character
- The impacts of public access on biodiversity
- The development of the reservoir will fundamentally alter the wider landscape setting of the historic park and its associated listed structures and follies, and will significantly alter the (currently) relatively authentic view from the terrace of William Stone's former mansion.
- The visual impact of the northern built edge of Havant, in particular the three storey buildings along Swanmore Road, which are visible from within the designed park and throughout the areas of rough grassland
- The urban scale and character of Middle Park Way and severance of the designed park.

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## Designations

Middle Clearing SINC  
Cabbagefield Row SINC  
Thicket Bottom Woods and Lake SINC  
Thicket Lawn SINC  
High Lawn SINC  
Hammondsland Copse SINC  
Lower Beacon Field SINC  
Great Copse SINC  
Dunsbury Hill Wood SINC

Sir George Staunton Conservation Area  
12 Listed Buildings  
2 buildings of local historic interest  
Staunton Country Park (Leigh Park) English Heritage Register of Historic Parks and Gardens - Grade II\*  
Rowlands Castle Strategic Gap

## Landscape and built form strategy and guidelines

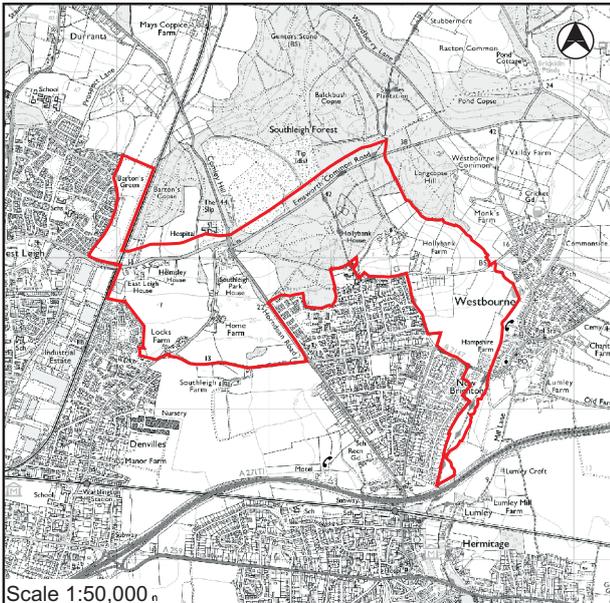
The landscape strategy is to *conserve* the local character. The following guidelines apply:

### *Land management*

- Create greater connectivity between the rich habitat mosaic of Staunton Park and nearby woodland and grassland habitats that are separated by urban areas
- Continue with the programme of restoration of parkland features
- Conserve and continue to develop and manage a buffer of native broadleaved woodland adjacent to the more visible parts of the urban edge of Leigh Park.
- Continue to manage woodland within Staunton Park through active coppicing. This practice could also be extended to cover woodland outside of the Park boundary
- Manage areas of open grassland, meadows and parkland to enhance biodiversity and direct public access.

### *Built form and development*

- Conserve and continue to manage features of Sir George Staunton's historic landscape. It would be desirable to further develop the gardens of the park, to reflect the variety of specialised garden areas and structures in Victorian country estates
- It is important that the group value of the surviving buildings and parkland structures is retained, and their settings protected
- The development of the reservoir should be simple, with earth works and planting designed to be integrated into the local landform, vegetation and landuse pattern as well as not compromising the adjacent parkland character
- Important views especially views from the park should also be protected. These include the view from the platform of William Stone's former mansion, and the view back to it from the urban fringe to the north east.



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# LCA21

## Southleigh Forest



Bartons Green



Farmed landscape to the south of Bartons Road



River Ems landscape



South front of Southleigh Park

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## LCA21 Southleigh Forest

### Introduction

The area contains one landscape character type: Lowland Settled Wooded Farmland LCA B. A full description of the characteristics common to this type is set out in Section 4. The area is composed of fifteen historic landscape character types: Small Regular Fields with Straight Boundaries (Parliamentary Type) (1.9); Medium Regular Fields with Straight Boundaries (Parliamentary Type) (1.10); Wooded over Commons (2.4); Assarted Pre-1810 Woodland (4.1); Early and Mid-Victorian Settlement (9.6.1); Late Victorian Settlement (9.6.2); Pre-War Residential (9.6.4); Late 20<sup>th</sup> Century Residential (9.6.7); Pre 1810 Village/Hamlet (9.7); Small Farmsteads (9.13); Manor House/Estate (9.14); Large-Scale Commercial (9.15); Post 1810 Parkland (10.2); Sports Fields (11.3); and Railway (13.5.1) (Figure 1).

### Location

Located towards the north east of the Borough, including the woodland of Hollybank Wood which forms the southern part of Southleigh Forest. To the east this LCA also includes the remnant parkland of Southleigh.

### Relationship to adjacent character areas

*LCA17 West Leigh:* Good visual relationship with housing on Wakefords Way that fronts the recreation ground which forms part of LCA21. Small woodland copses within LCA17 connect across to the wooded character of LCA21.

*LCA18 West Leigh Industrial Estate:* Tree and shrub planting along Bartons Road and the railway line provide a visual buffer and a connection to the adjacent industrial estate.

*LCA19 Denvilles:* The new housing to the north is visually prominent from adjacent areas within LCA21. Due to the high density of development this limits any landscape connections to the wider rural landscape of LCA21.

*LCA22 Southleigh agricultural plain:* Some intervisibility exists between these two LCAs although there is a dense hedgerow along the southern boundary road. The open predominantly treeless fertile agricultural plain of LCA22 contrasts with the wooded landscape of LCA21, although hedgerows within LCA21 connect across to poor intermittent hedgerows within LCA22.

*LCA23 New Brighton:* To the north the urban edge is hard up against Hollybank Wood, while in the east the relationship is more transitional with clusters of trees found within the urban landscape of LCA23. Along the western edge the hedgerow planting adjacent to Redlands Road and Westbourne Road provides some screening of the adjacent built form.

*Beyond the Borough boundary:* To the north is an extraction site which is now being filled with waste. Adjacent this site and within the Borough is a wide band of trees (part of Southleigh Forest), these screen and filter views into this waste site. Hollybank Wood forms part of the woodland which extends into Southleigh Forest to the north.

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### **Historic development**

Historically, an interesting mix of gentlemen's houses in parkland settings, and isolated farmsteads, lying along the southern edge of the Havant Thicket. The early 19th century houses of East Leigh and Hollybank House, together with the mid 19th century Southleigh Park (formerly 'Woodlands') (and West Leigh House in LCA17 to the west), are all situated on or above the 100 ft contour, and therefore commanded fine views across the lower harbour plain to the sea beyond. The south-west quadrant of the LCA was occupied by the parkland settings of East Leigh and Southleigh Park, while the agricultural land down the east side of the LCA was managed from the two isolated farms of Hollybank Farm and Hampshire Farm. Historically, the junction of Southleigh Road and Eastleigh Road lay immediately to the south west of Emsworth Common, and early maps show a small cluster of buildings here, presumably taking advantage of the common land. Another small cluster of buildings are shown just to the north by 1810, along the western boundary of what became the parkland to Southleigh Park, marking the enclosure of the common land.

### **Key characteristics of *Southleigh Forest***

#### *Physical: landform, soils and land cover*

- The landform gently slopes down from Comley Hill to the north in a southerly and westerly direction, with the upper levels forming part of Southleigh Forest and Hollybank Wood and the lower slopes becoming more open with the designed parkland to the south of Southleigh House and the open arable landscape to the west
- The underlying geology for this LCA is London Clay with periglacial drift deposits of Head found in a band to the north and to the south. River terrace deposits align along the southern boundary
- The soils to the north overlying the London clay and periglacial deposits are composed of slowly permeable seasonally wet slightly acidic but base rich loamy soils, this have produced a range of poorer grade agricultural land ranging from Grade 3 to Grade 4. Further to the south west, the soils are loamy with a naturally high water content producing fertile plains (grade 1) under arable production
- The parkland at Southleigh House consists of small woodland copses and individual trees within an area of grassland
- The open area of farmland to the east, consists of medium sized fields of pasture in the north predominantly used for horse grazing with some hedgerow division leading to larger open arable fields to the south.

#### *Biodiversity*

- The north east of this area consists of a large area of broadleaved woodland, none of which is ancient semi-natural woodland. Within the broadleaved woodland there are smaller patches of coniferous plantation and a patch of forestry scrub as well as three patches of grassland, one of which is quite large
- In the north west of the area there is a large sports field with broadleaved woodland at its southern extent
- A habitat mosaic adjoins the woodland at the southern edge and extends to the east with grassland adjoining a large patch of arable land. There is a small area of residential development associated with this mosaic providing habitat

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through gardens. The patch of arable land is large, with some commercial buildings on its south eastern edge

- The arable land is bordered by improved grassland which is associated with a thin strip of broadleaved woodland that runs up to the larger patch of woodland in the north.
- In the south east of the area, below the woodland there is further agricultural land consisting of improved grassland and arable land.

*Historic and built environment*

- This is one of the few areas in the Borough where the sparseness of the historical settlement pattern survives with only few later additions, and contains a number of important listed buildings
- Small regular parliamentary type fields define the historic landscape in the north west corner and eastern quarter of the LCA. Recent hedgerow loss in both areas has degraded this historic landscape although where field boundaries survive the character is still traceable
- The north eastern part is dominated by woodland which includes pre-1810 woodland north of Southleigh Park and plantation woodland in areas of the historic woodland of Emsworth Common
- The central area retains the designed parkland character associated with Southleigh House
- South of East Leigh House the historic landscape is defined by medium sized regular parliamentary type fields. However, extensive boundary loss has degraded this character and it is hardly recognisable in the current landscape.
- Linear intermittent hamlets with predominantly mixed hedgerow boundaries with mature oak trees evoking a rural character
- Individual farmsteads with farm house, outbuildings and adjacent small paddocks
- The 16th century timber-framed and thatched house of 'East Leigh', at the junction of Southleigh Road and Eastleigh Road is one of the very rare surviving examples of the early local vernacular building tradition of the Borough
- To its north, though of somewhat later date, the small cluster of flint and brick buildings at Home Farm demonstrate the later vernacular building materials of this area, including the decorative use of tabular flint in the Victorian period
- Southleigh Park retains a number of flint and brick ancillary buildings including stables and a model dairy, which together comprise a fine group, though their setting has been seriously compromised by the modern tinted glass office building to the north
- Line of gentlemen's houses built in the early 19<sup>th</sup> century within parkland estates, following the enclosure of parts of the Forest of Bere
- Interesting group of buildings focussed on Home Farm now constitutes one of the rural hamlets in the borough
- The entrance to the sand quarry is busy however the good quality boundary vegetation filters views reducing the impact.

*Experiential: tranquillity, visual perceptions and access*

- Road located along the wood's northern boundary is busy and detracts from the tranquil quality within adjacent areas

- The accessibility to this LCA is mixed, with the Hollybank Wood accessible with numerous footpaths and the Sussex Border Path. The parkland area of Southleigh House is private. Further to the west, the large arable fields are inaccessible as well as the mixed range of fields to the east.

*Visual: openness/enclosure, prominence and visibility*

- The woodland provides an enclosed landscape with a variety of vegetation types, including a high density of holly, areas of coppice and yew
- Eastleigh Road due to its thick hedgerows is predominantly enclosed, while further to the north views along the elevated Bartons Road focus down across the landscape to the A27 (T) and beyond. Farmsteads are seen as individual clusters within this open rural scene
- Hollybank Wood is a prominent feature
- Views from the road out towards Westbourne across the open agricultural plain.

### **Specific local key issues**

- Loss of boundary hedgerows leading to large fields and poor edge treatment adjacent New Brighton
- Encroachment of urban character into adjacent rural areas
- Increased use of farmland for horse grazing
- Views eastwards from Eastleigh Road are now dominated by the industrial area of LCA18
- Potential loss of settings of historic buildings.

### **Designations**

8 listed buildings

7 unlisted historic buildings

Southleigh Forest (South) SINC

Southleigh Forest (North of Emsworth Common) SINC

### **Landscape and built form strategy and guidelines**

The landscape strategy is *conserve* and *enhance* the local character. The following guidelines apply:

*Land management*

- Maintain and manage woodland strip adjacent quarry
- Maintain robust woodland edge adjacent New Brighton
- Continue to manage a variety of vegetation types within Hollybank Wood
- Retain and manage the treed hedgerow character along Redlands Lane and Westbourne Road to maintain a vegetated buffer to New Brighton as seen from the open landscape of this LCA
- Maintain and enhance the broadleaved woodland, replacing coniferous woodland when appropriate with broadleaved species
- The woodland resource needs to be protected from loss through development
- Encourage the use of field margins for ecological benefits by providing habitat through hedgerows and land that is not cultivated for farming
- Retain and manage characteristic small hedged paddocks.

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- Enhance the rural character to the playing fields at Barton's Green
  - Protect the character and public enjoyment of Ems Valley.

*Built form and development*

- Retain, manage and improve the parkland character of Southleigh House. Retain the historic setting for Southleigh House and associated buildings within this rural landscape
- Avoid urbanisation of site with lighting, road details and sight lines
- Maintain the scale and size of farm settlements at Locks Farm and Home Farm
- Retain rural character of the intermittent linear settlement to the east of New Brighton, with open grass verges, boundary hedgerows or low flint walls. Avoid urbanizing trends i.e. close boarded wooden fencing, high brick walls, outside lighting and railings
- The surviving elements of the 19<sup>th</sup> century estates, and their landscape settings should be protected from further erosion by development
- The long distance views from Southleigh Park, once common to all of the estates, should be protected.