

NORTHNEY & TYE

Village Design Statement



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With financial support from



What Makes Northney and Tye Special?

Comments and photos by local residents



"It's the closeness of sea and farmland."

"It's lovely to see the cows crossing the road and grazing in the fields."

"Like an oasis."

"We love the openness of the green spaces here."

"Church bells on Sunday mornings and for weddings lift my spirits."

"The meadows gleaming with golden buttercups are unforgettable."

"Standing on the sea defences with a strong breeze blowing clears your head."

"Summertime is golden fields of wheat ripening and busy harvests."

"The vivid displays of sea lavender in July."

"Seeing roe deer in the morning mist is worth an early rise."



Village Design Statement

Purpose and Aim

This Village Design Statement (VDS) is the result of extensive consultation, under the auspices of the North East Hayling Residents' Association, which began in 2005, and included a questionnaire that was distributed to every household at the start of the project. This was followed by well-attended public workshops, meetings, discussions and an exhibition. Publicity about the project was carried out through posters, fliers to each household, the Hayling Islander newspaper and our website. The VDS represents the considered and collective opinion of the people of Northney and Tye and is a statement about the local characteristics which the residents value in this beautiful area.

The purpose of this VDS is to help guide change and to conserve and enhance the historic and natural legacy of North East Hayling. It offers local guidance to all those making planning and development decisions for Northney and Tye and is intended for use by local householders, businesses and farmers, planners, engineers, architects, designers, developers, builders, statutory bodies and utility companies.

Change occurs not only by the creation of large developments but also by the smaller, sometimes less obvious, alterations to homes and gardens, commercial buildings, farmland and green spaces. On their own they may not seem to amount to much but their cumulative affect can alter the appearance of an area considerably.

Our VDS documents this community within its historic and landscape setting by highlighting the pattern of settlement, the style and location of buildings, and the views and green spaces. Each section is accompanied by Design Considerations to be applied to any future development or building modification. These Design Considerations should be read together with the relevant current planning policies and design guidelines that apply (See Appendix 1 for details). During the course of the VDS project a number of issues arose through the questionnaire, workshops and public consultation which although are not Design Considerations are, nevertheless, very important to the area (See Appendix 3 for details).

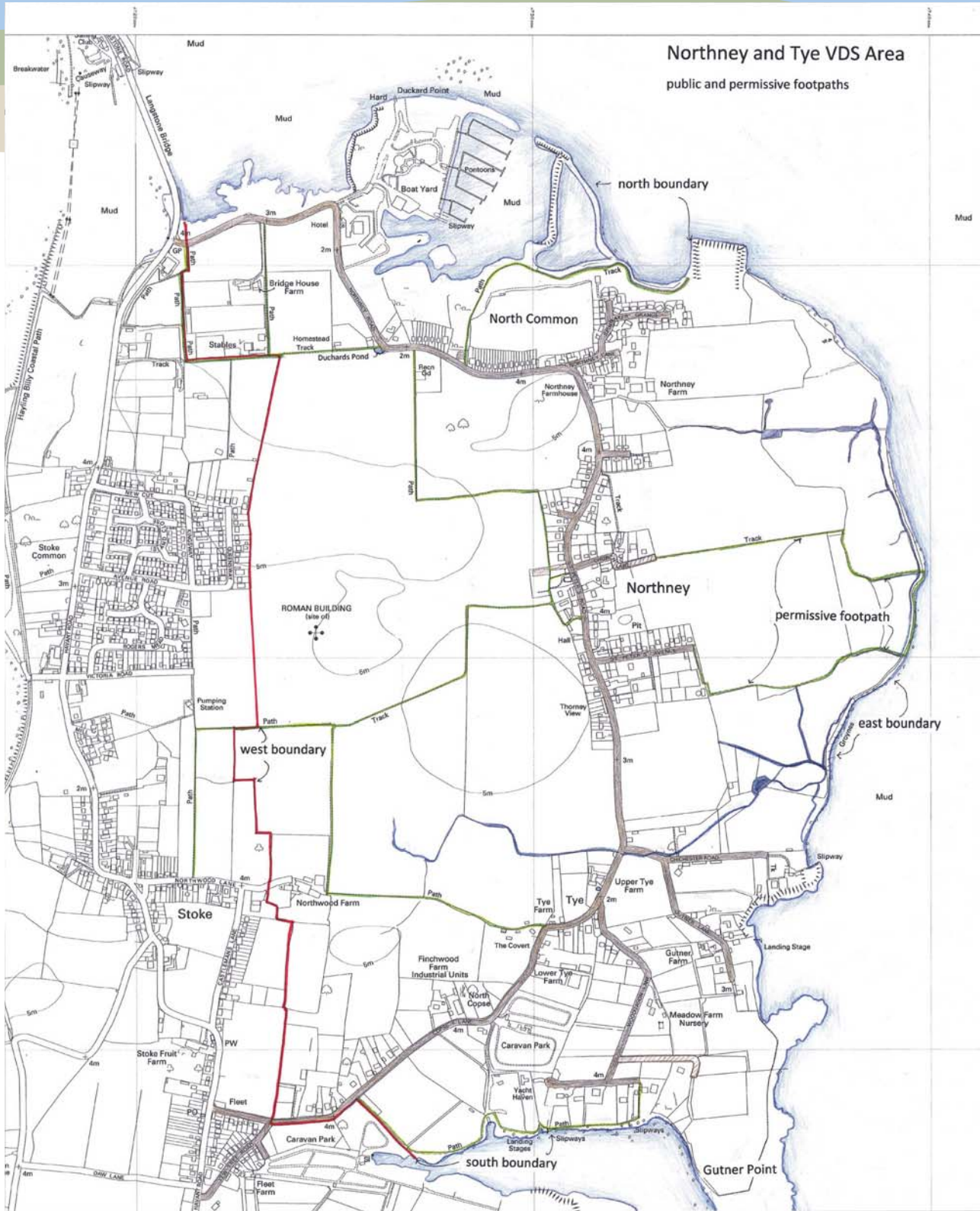
The production of this VDS has been aided by grants from Hampshire County Council, Chichester Harbour Conservancy and North East Hayling Residents' Association and their support is acknowledged with gratitude. The VDS Steering Group also appreciates the support and help from the people of Northney and Tye.

The Executive and the Full Council of Havant Borough Council have approved the Northney and Tye Village Design Statement and the Design Considerations it contains as non-statutory planning guidance and is to be used as material consideration in Development Control.

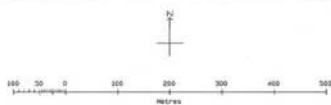
Our website is www.nehra.org.uk



Northney and Tye VDS Area public and permissive footpaths



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- Footpaths
- Tracks
- Roads

Map of Public and Permissive Footpaths

Introduction

Northney and Tye, the area covered by this Village Design Statement, lies in the north east corner of Hayling Island, Hampshire and is recognised by Havant Borough Council as a character area which should be respected by any new development. St Peter's Conservation Area sits at the heart of Northney village with the church at its centre.

Parts of the VDS area fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), and are designated either as a Site of Special Scientific Interest (SSSI), a Special Protection Area (SPA) or a Ramsar site for protected wetlands (see Appendix – Sources websites); these designations often overlap. Much of the VDS boundary is the shoreline of Chichester Harbour and this gives the area its distinctive character and appeal.

The importance of the area shown by these bio-diversity and nature conservation designations arises from the tidal waters of Chichester Harbour, which provide internationally-known feeding grounds for a wide variety of birds. The outlook from the shore changes with the ebb and flow of the tide from a wide seascape to one of mudflats reaching out to Sweare Deep and Emsworth Channel. The land is protected from the tidal waters of Chichester Harbour by sea walls, mainly earth embankments, with some constructed by Napoleonic prisoners of war.

Northney and Tye lies on the old coach road that crossed the harbour by the Wadeway until it was replaced by a wooden toll bridge in 1824. This one road connects Langstone Bridge with Stoke in a semi-circular sweep through farmland. However, the road's narrow and meandering form remains a significant feature of Northney and Tye but is not well suited to the current heavy traffic usage. The majority of the 260 residential dwellings in the area are found on this route, the others front a number of short side roads.

There are about 25 commercial buildings, ranging from small specialist suppliers, such as the timber fencing and chandlery businesses, to the larger yacht sales and repair firms of Northney Marina. The Langstone Hotel and a few bed and breakfast establishments provide accommodation for visitors locally. Both Northney Farm and Lower Tye Farm and their land are of paramount importance to the character of the whole VDS area, providing much of the open green spaces.

Within this VDS area there is no public house, food/convenience shop or school and it is not served by any regular bus service. There is, however, a school bus which residents may use and a responsive taxi share scheme subsidised by Hampshire County Council Passenger Transport Department. The nearest petrol station cum convenience shop is situated on the Havant Road just south of the Langstone Bridge. Otherwise, shops, Post Offices, banks and schools, are to be found further south on Hayling Island or in Havant, on the mainland.



Amenities which can be enjoyed in the Northney and Tye area are nearly all outdoor-based. There are several walks on the outer edges of the area and some radiating from the churchyard. Northney Farm has made available a circular walk from the end of Church Lane, along the shore and back across fields to the village. The main roads and lanes of Northney are ideal for exploring by bicycle or horse. There are plenty of open views across land and sea and hedges are generally cut low. Chichester Harbour is extensively used by yachts, powerboats, dinghies and windsurfers and there are private and Chichester Harbour Conservancy moorings.

St Peter's Church organises many social activities for the community to enjoy and the Recreational Hall is also used for meetings and a variety of other events, such as barn dances, fairs and parties. Northney Farm holds a popular farm open day and hosts local school visits and several charity events are held in the grounds and barns.



History

Northwood, North Hayling, Eastney, Westney and Northney are all names (variously spelled) which, together with Tye, have historically applied to the area being covered by this VDS. The area provides evidence of the earliest stone built structure on Hayling, a Roman temple, the remains of which lie buried in a field to the west of St Peter's Road. The temple consisted of a circular tower in a square walled compound and was built on the site of a timber and daub Iron Age shrine.

The earliest settlers probably came from the mainland during the summer to fish and make use of the fertile soil, once recognised as some of the most productive farmland in England. Doubtless this slowly led to permanent residence, a process hampered by the lack of access other than by boat or the Wadeway, which was only useable at or near low water. Wade is an old English word for a ford.

Clearly visible at low water, the Wadeway still runs from the bottom of High Street, Langstone to a small lay-by on Northney Road, about 200 yards from the bridge. Believed to date from the Bronze Age, the track was wide enough for a single carriage and had been maintained regularly to serve settlements on the island until 1820. It was severed by the construction of the Portsmouth to Arundel canal, authorized by an Act of Parliament which also ordered the building of a toll bridge to compensate for the loss of the Wadeway.



Bill (left) and Harold Pycroft making bricks

The Wadeway



Agriculture in the Middle Ages was carried on mainly by the field strip system with unfenced strips in varied ownership and this persisted until the enclosures of the 19th century which formed discreet fields and commons. Since then, the number of farms has diminished as they have either been sold for housing or aggregated into larger units, resulting in one main working farm, Northney Farm, now covering an area of 530 acres. This farm has since changed from labour intensive, with

45 workers and a strong market garden section, to family run with one or two additional workers running a mixed arable and livestock farm and a farm shop in Stoke. In the 1920s and 1930s, the farmland was well known under the ownership of Harvey Brown, a renowned agricultural economist and sound practical farmer, whose lands recorded the best returns per acre of any in Britain (Agricultural Review 1959). Both arable and livestock farming provided the main occupations over the years but fruit orchards, salt manufacturing and brick making were also important until the last century. Remnants of the orchards are found in the gardens of many Northney and Tye houses.

In Saxon times, North Hayling was part of Hayling Manor, owned by the crown and the monks of St Swithun's, Winchester, until William the Conqueror gave it to the Norman Abbey of Jumiéges. Wars with France led Henry V to donate it to his own abbey of Sheen (near Richmond, south-west London) but Henry VIII gave it to the Earl of Arundel during the dissolution of the monasteries, and it remained essentially in the Arundel family ownership until sold to William Padwick in 1825. After his death, the manor was slowly broken up by sales to various interests, mainly for farming or building.

The governance of North Hayling lay initially with the manor and parish but, with the formation of Urban and Rural District Councils in 1894, it became part of Havant Rural District Council. Unlike South Hayling, North Hayling never formally became a Parish Council, remaining a Parish Meeting, but it proved to be a sturdy guardian of the area. A letter sent to the HRDC in 1906 could well have been written today. *"In consequence of the oft-recurring flooded condition of our roads, we call upon you as the Highway Authority, to instruct our Surveyor to pay attention to the wretched state caused by years of neglect and mismanagement of the ditches running by their sides and to apply a remedy."*

In 1932, North and South Hayling were merged as one ward of the rearranged Havant Urban District and, following further reorganisation in 1974, Hayling is now divided into the East and West Wards of Havant Borough Council.



Northney Farm circa 1900



One of the orchards

Paul Pycroft (left) and John Vickers beside a brick stack



St Peter's Church

Dating from 1140 St Peter's Church, with its broach spire clad in cedar shingles, was built by the monks of the Abbey of Jumiéges in Normandy and was known as Northwode Chapel, indicating the presence of a small community here. This community must have prospered and grown because during the 15th century the Bishop of Winchester agreed to a resident chaplain at Northwode, who was to be provided with a house by the parishioners.

The original church consisted of the main nave area, with flint and render walls and a tiled roof. A chancel and north chapel were added in 1250 and the interior has changed little since then. The chancel has three lancet windows and originally had two smaller buttresses. Two larger buttresses were added later but the east wall still leans outwards.

Equally as old as the church is the font and its oak cover dates from about 1600. The oak chest alongside is also believed to have come from the 12th century. Some of the original oak pews date from the 16th or 17th century and are still in use, with the remainder of the pews dating from 1886, together with the pulpit.

In 1999 the original one manual pipe organ was replaced with a Father Willis organ, originally built by organ-makers Henry Willis & Sons of Petersfield for the Wedgwood pottery family for its church at Barlaston, Staffordshire in 1890.

The north door is 13th century and the timber porch is 15th century, formed from an oak bole (tree trunk) sliced in two halves to form the front arch. On the west elevation there is a stained glass window, dated 1902, above the 15th century door which now links the old church with a new extension built in 2000. This award-winning structure is shaped like an upturned boat and is called The Ark. The building received the Borough of Havant Design Award 2000 and the Royal Institute of British Architects' South Conservation Award 2002, which said: *"The extension lifts the spirits and adds value to the building fitting within the constraints of a mature churchyard and a very ancient yew tree."*



St Peter's Church circa 1940



North door and timber porch



St Peter's Church



The Ark