

# NORTHNEY & TYE

## *Village Design Statement*



# Contents

|  |    |
|--|----|
| What Makes Northney and Tye Special? .....   | 3  |
| Village Design Statement Purpose and Aim.....  | 4  |
| Map of Northney and Tye with Public and Permissive Footpaths.....                      | 5  |
| Introduction .....   | 6  |
| History.....   | 8  |
| St Peter’s Church.....   | 10 |
| Settlement Pattern.....  | 11 |
| Map of Green Spaces and Nature Conservation.....                                       | 13 |
| Geology, Landscape and Green Spaces .....  | 14 |
| Conservation Sites .....   | 17 |
| Flora, Fauna and Wildlife.....   | 19 |
| Map of Sea Defences and Surface Water Drains .....                                     | 24 |
| Sea Defences .....   | 25 |
| An Introduction to the Distinctive Character Areas of Northney and Tye .....           | 26 |
| Map of Northern Area.....  | 28 |
| Northern area: Northney Road, Northney Lane and Spinnaker Grange.....                  | 29 |
| Map of Central Area .....  | 32 |
| Central Area: Northney Village including the Conservation Area.....                    | 33 |
| Map of Southern Area.....  | 38 |
| Southern Area of Tye: Copse Lane, Gutner Lane, Woodgaston Lane and Chichester Road ... | 39 |
| Design Considerations for all Character Areas.....                                     | 42 |
| Economic Activities .....  | 46 |
| Local Amenities.....   | 48 |
| Appendix 1. Relevant Local, County and National Policies to this VDS .....             | 50 |
| Appendix 2. Listed Buildings and St Peter’s Conservation Area Appraisal.....           | 51 |
| Appendix 3. Local Priorities and Concerns.....   | 52 |
| Appendix 4. Trees .....  | 53 |
| Appendix 5. Record of Birds Seen in Northney and Tye .....                             | 53 |
| Appendix 6. Record of Butterflies and some Moths Common to Northney and Tye.....       | 53 |
| Sources .....  | 54 |
| Acknowledgements .....   | 55 |

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).

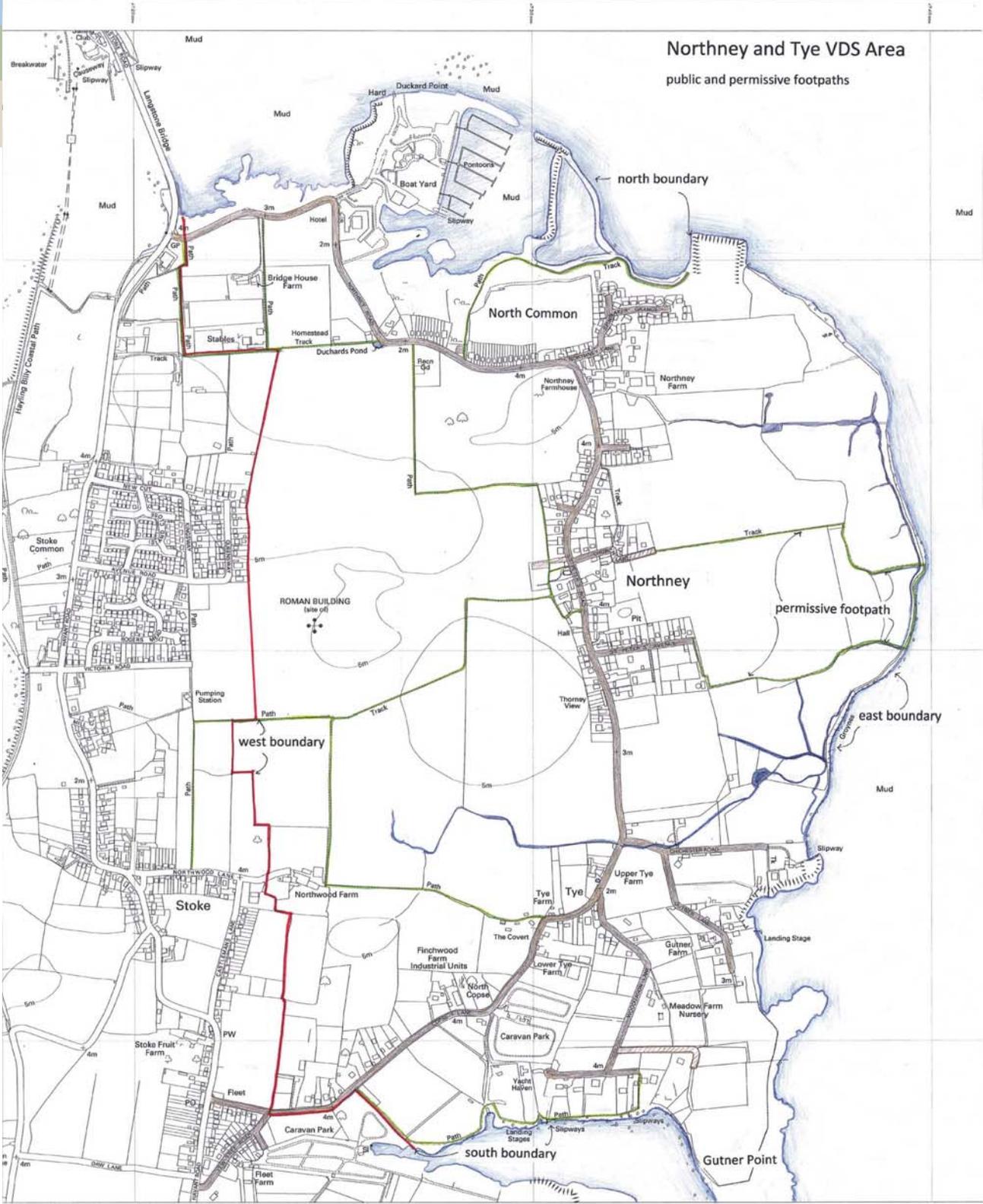
The production of this VDS has been aided by grants from Hampshire County Council, Chichester Harbour Conservancy and North East Hayling Residents' Association and their support is acknowledged with gratitude. The VDS Steering Group also appreciates the support and help from the people of Northney and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

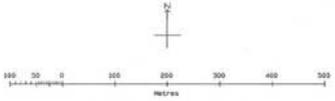
Our website is [www.nehra.org.uk](http://www.nehra.org.uk)



# Northney and Tye VDS Area public and permissive footpaths



Reproduced from OS Landplan,  
1:5000 scale, by permission of the  
Ordnance Survey, on behalf of the  
Controller of HMSO.  
Crown Copyright 2006.  
All rights reserved.  
Licence no 100011836



-  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.

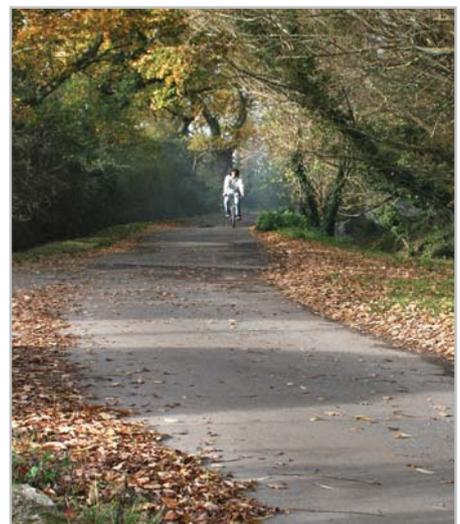
Parts of the VDS area fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), and are designated either as a Site of Special Scientific Interest (SSSI), a Special Protection Area (SPA) or a Ramsar site for protected wetlands (see Appendix – Sources websites); these designations 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.

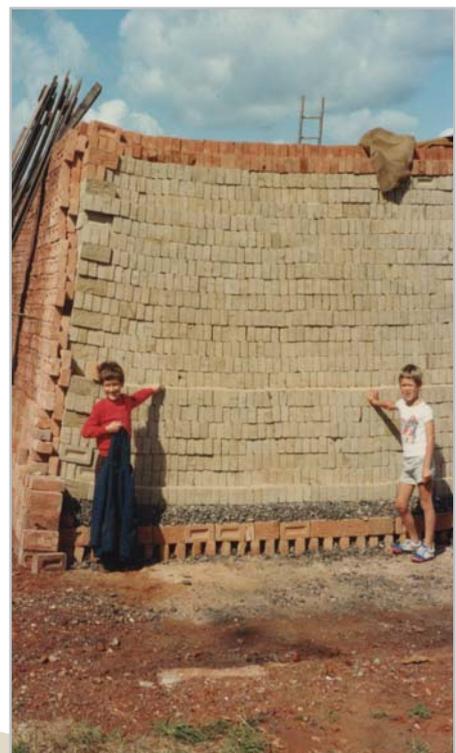


Northney Farm circa 1900



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

# Settlement Pattern

A map dated about 1665 shows North Hayling to have no roads and a few dwellings clustered around Northwood Church. The basis of the current road system had been established by 1776; the map showing Northney Road and Lane with St Peter's Road and Cope Lane linking to Stoke. The 1811 census showed North Hayling Parish, a larger area than the VDS area, to contain 42 houses and 254 inhabitants. The population had increased to 272 by 1851 and the 2001 census gave that of Northney and Tye as 667.

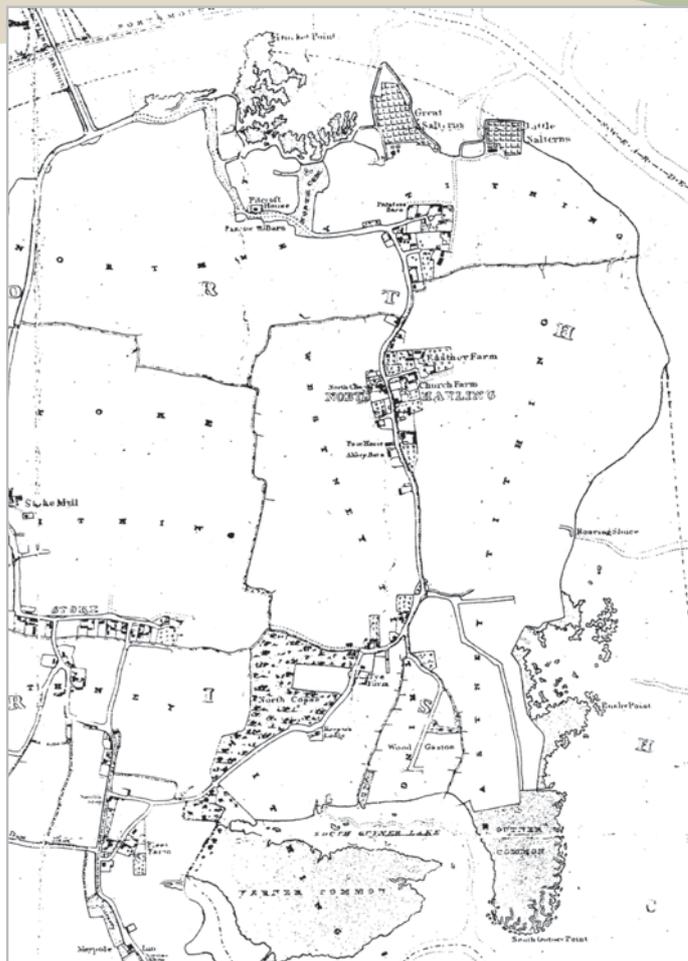
Maps drawn in the 1800s show the pattern of settlement to be similar to that of the present - largely linear - with the majority of housing spread along the main road. Most side roads had appeared, some (except Gutner and Woodgaston Lanes) with housing. Thorney View, at the southern end of St Peter's Road, had been constructed by 1895 and by 1920 dwellings were scattered along Cope Lane with Gutner and Woodgaston Lanes also inhabited.

Important causes of increased population were the construction of the first bridge in 1824 and the Hayling railway in 1865, although this increase was concentrated in the south of the island. The old bridge was replaced by the present concrete structure in 1956 and its tolls abolished in 1960.

By about 1940, at the time of the undated 6 inch:1 mile Cook, Hammond and Kell map, the Northney Road houses, Warner's Holiday Camp (built 1934) and the village recreational hall had been built. The 18th century settlement pattern has changed little since then, with new dwellings filling the gaps between the remaining old farm houses and farm workers cottages.

Current density is less than 10 houses per hectare throughout most of the area, however, the size of dwellings now being built is currently larger per plot, reducing the surrounding space and giving the appearance of greater density.

The existing situation is recognised by the Havant Borough Townscape, Landscape and Seascape Character Assessment which states that this area, perhaps more than any other in the Borough, retains much of its authentic rural settlement pattern, with Northney Farm situated along St Peter's Road creating a largely ribbon development. The number of roads leading off has resulted in an indented character with a mix of small pasture fields and rear gardens backing on to the open farming landscape.



*Map of North Hayling 1834 (source Havant Museum)*

Indeed, the Assessment states that:

*“Infill or backland development within rural settlements should be resisted as this would fundamentally alter the authentic irregularity and density of settlement here. Further development to the north or south of the village core should also be resisted, as this could lead to the merging of the original detached hamlets of North Hayling, Tye and Northney.”*

Farmland separates Northney and Tye from the semi-urban nature of the remainder of the island, with pastures and arable fields meeting the back gardens of all but a handful of houses. In general, the characteristic of the settlement edges is open, with dwellings enjoying the views out across the farmland and sea. Conversely, from the perimeter of Chichester Harbour views are open into the settlement areas.

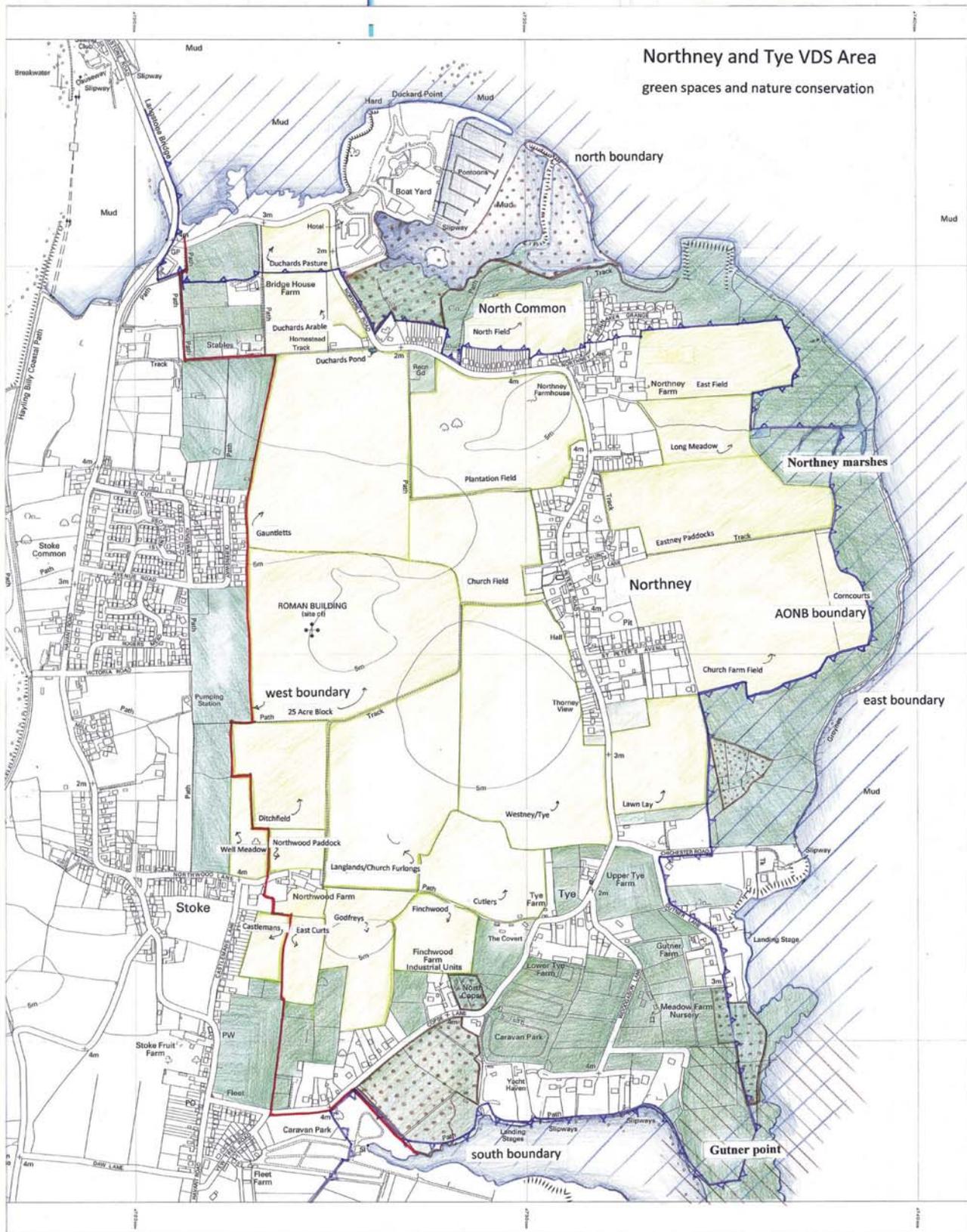
## Design Considerations

- **The authentic rural and linear settlement pattern.**
- **The open characteristics of the settlement edges with views of agricultural land and the harbour environs.**
- **The size of extensions and replacement dwellings, in relation to plot size and location within each character area, in order to maintain the appropriate open space around each building.**

Northney looking north



# Northney and Tye VDS Area green spaces and nature conservation



Reproduced from OS Landplan, 1:5000 scale, by permission of the Ordnance Survey, on behalf of the Controller of HMSO. Crown Copyright 2006. All rights reserved. Licence no 100011836



- Chichester Harbour Area of Outstanding Natural Beauty
- Site of importance for nature conservation
- Nature reserve
- Site of Special Scientific Interest, Special Protection Area, and Ramsar
- Northney farm fields with names
- Green open spaces: marshes, small farm nursery and stable units

Map of Green Spaces and Nature Conservation

# Geology, Landscape and Green Spaces

The Havant Borough Townscape, Landscape and Seascape Character Assessment, which was adopted in February 2007, places the area covered by this VDS in two landscape types. Northney and Tye come within the Open Harbour Plain landscape type whereas the area south of Gutner Lane is considered as Enclosed Lower Harbour Plain. The difference is that the enclosed character type is an area of many smaller fields each surrounded by hedges.

This VDS area is low lying and predominantly flat with local variation producing low smooth mounds. The land rises gently from sea level in the east, some three metres above Ordnance Datum, to an average of 4.5 metres in the west. The entire area is underlain with river terrace deposits which lie over a number of chalk formations, while raised marine deposits exist along the edge of the harbour basin. The terrace deposits formed by sea level variation and Ice Age rivers have, over time, become a layer of brick earth, a slightly acidic soil of high fertility, Grade 1 and 2 agricultural land, apart from poorer Grade 4 land that fringes the harbour edge and is used for coastal grazing to produce beef for the Three Harbours Beef Scheme.

Except for the thin strip overlying the marine deposits on the eastern edge, the soil quality has been identified as *“a valuable increasingly rare resource that should be cherished and protected from further development for the sake of future generations”* – from a report by Cranfield University to Hampshire County Council and DEFRA (Dept for Environment, Food and Rural Affairs) in 2005.

Flint is common to the area, liberated from the chalk beds by erosion. In Northney it can be seen in St Peter’s Church, some boundary walls and a number of older properties. Bricks were another readily available building material, produced locally at a number of sites on North Hayling in the 19th and 20th centuries, and can also be seen in many of the older properties.

No other hard rock is found in quantity in the area. Some erratics and sarsens, granitic or other rock boulders, occur but are not local and were probably transported south by glaciers during the Ice Ages or arrived more recently as ships’ ballast.

Throughout the area an extensive network of man-made ditches follows the field margins to allow water to drain into Chichester Harbour. At low tide extensive mud and sand flats are exposed, drained by channels which merge and meander to the sea.

Spared any sizeable development in recent years, picturesque views and green spaces form the character of Northney and Tye. The historical development pattern of the VDS area, linear with a few short side roads, ensures that the majority of homes have open views of farmland or harbour and sometimes both. This openness, detailed in the following paragraphs, defines the character of Northney and Tye which is so highly valued by residents and visitors alike.



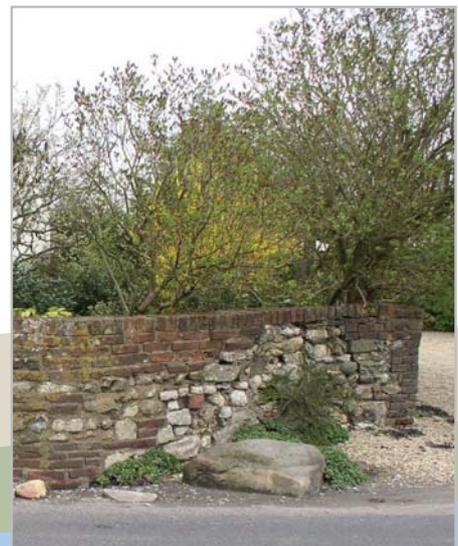
*Extensive mud and sand flats*



*Arable crop growing in fertile soil*



*A flint wall*



*An erratic by the roadside*



*View from Northney Road to Langstone*

The view eastwards from the Langstone Bridge end of Northney Road is a landscape masterpiece. Northwards to the left, salt marsh encroaches to the edge of the road and, on a sunny day at high tide, a shimmering expanse of blue water stretches out to the contrasting greens of the shore and fields beyond and on to the South Downs in the distance. The Ship Inn and Royal Oak pubs with old Langstone Mill can be seen over the marshes on the far shore. This is one of the most painted and photographed scenes in Hampshire. The remains of the Wadeway can be seen at low tide, to the south of the Royal Oak.

Directly ahead is the Langstone Hotel and close by is Northney Marina, hidden from general view although the yacht masts are visible over a chalk bank and trees.

On the right to the south are views over pastures and arable fields which stretch the full length of the VDS area, forming an important break between the A3023 Havant Road - the main road through Hayling Island - and Northney and Tye and define the western boundary. Horses and cows graze the immediate foreground and, coupled with a pond to the right on entering Northney village, all set a distinctive farming scene which typifies the area.

Windswept reclaimed salt marsh fields run along North Hayling's eastern shore defining the eastern boundary of the VDS area. From this shore are striking views of Thorney Island, Emsworth Channel and the South Downs to the north. To the south the view extends down the entire zigzagged eastern shore of Hayling Island to the harbour mouth.

Mill Rythe is a meandering channel providing a natural border to the southern boundary of the area. The land around the shore in this area is privately owned but a bridleway gives access to the shore and fine views over to Gutner Point and beyond to the sailing clubs and Chichester Harbour entrance in the distance.

Within this framework of farmland and shore a feeling of spaciousness abounds due to the important green spaces illustrated in the following paragraphs.



*Duchards Pond*

*Looking south from Northney Road*



*The poplars lining St Peter's Road*



Local residents value the space and open aspect of Plantation Field opposite Northney Farm. As well as being an important pasture for cows, a fenced-off corner of the field provides a safe playground for children.

South of Northney Farm on St Peter's Road is an open paddock giving a glimpse to the east across meadow and harbour waters to Thorney Island. The grazing pastures surrounding the farm highlight its position and importance to the landscape of the village, providing a strong connection to the area's farming heritage.

St Peter's churchyard is spacious, quiet and peaceful, with a pleasant scattering of trees and the opportunity for expansive views across the farm's main arable land to the west.

A shady tree-lined length of St Peter's Road separates Northney and Tye. This valued picturesque rural break in the linear domestic development allows spacious vistas looking across farmland.

Tye and the south of the VDS area provide a different mix of green space with secluded lanes, small fields and paddocks. The density of buildings is less in Tye than in Northney and the lanes are lined with hedgerows and trees, creating intimate scenes glimpsed through gates and gaps of the wider landscape beyond. This lower density and smaller, well-hedged fields which support a considerable number of horses, define the somewhat different character of Tye.

Meadows make up much of the character of the northern, eastern and southern areas, bordered by hedges of thorn. Several meadows are cut to provide hay for domestic animals. Others are grazed and a few remain untouched throughout the year except by foraging wild life.



*Eastwards from the open paddock of Northney Farm*

*Cutting the meadows close to North Common*



*South eastern shoreline*

*Plantation Field*



*View of the South Downs from North Common*

## Design Considerations

- **The key feature is the open character of land, hedgerows and shoreline.**
- **The green spaces of Plantation Field, Northney Farm's paddock, St Peter's Churchyard and other farmland contribute to the character of the area.**
- **Houses are set back enhancing space and serenity.**



# Conservation Sites

The entire shore area of Northney and Tye is in the Chichester Harbour Area of Outstanding Natural Beauty (AONB). Landscapes of such national and international importance have the highest status of protection. Much of the shore habitat along this section of Hayling Island is the result of natural actions. The harbour's inter-tidal mud and salt marsh provide a rich feeding ground for waders and wildfowl. The mud and tidal areas bordering the area are listed as Sites of Special Scientific Interest (SSSI) and protected by Ramsar (a global convention for wetlands), SPA (EEC Special Protected Area), SAC (EEC Special Area of Conservation) and SCI (EEC Site of Community Importance) designations.



*Old Saltings looking east*

Although the land inside Chichester Harbour AONB and the mud rights, or ownership, belong to many different people, the conservation of the area is controlled by the Chichester Harbour Conservancy. The Friends of Chichester Harbour, a registered charity, keep the foreshore clear of litter and report to the Conservancy on the state of sea defences, public footpaths, water quality, bait digging activity and any destruction of wildlife habitat.

To the north and east, the land between the harbour shores and Northney and Tye includes three Sites of Importance for Nature Conservation (SINC): North Common, Northney Marshes and Gutner Point. Limited access leaves these areas largely undisturbed and of particular importance to migrating and wintering bird life. Their solitude encourages many species of insect, butterfly and wetland plants, some immigrants from Mediterranean climates.

*North Common*



North Common, accessed from a small car park on Northney Road, includes a narrow path leading to the shore with panoramic views across the harbour to the South Downs in the distance. The area is mainly rough grass, shrub and salt marsh, owned and managed by Havant Borough Council. As the site has matured and been managed, more and more different types of flora are thriving. Areas of native shrubs and small trees support a large number of insects, butterflies and birds.

At Northney Marshes, man-made sea defences and a system of ditches have created rich pasture in place of the marshland, providing grazing meadows for Northney Farm. This area sustains a quite different ecosystem alongside the adjacent maritime environment. Cropping the marsh grass provides conservation management in helping certain types of flora to flourish and the Chichester Harbour Conservancy recognises the importance of grazing marsh in ensuring biodiversity.

Much of the farm land comes into the AONB and wildlife is further encouraged by the provision of perimeter areas to some fields set aside for conservation. The Havant Borough Townscape, Landscape and Seascape Character Assessment recognises the importance of this area by stating: *“Maintain and manage the undeveloped swathe of coastal grazing marsh adjacent to the harbour edge.”*

Gutner Point is a protected nature reserve, not open to the public, between the ends of Gutner and Woodgaston Lanes. It is owned by Hampshire County Council and managed by its Countryside Services. This is a most important roosting and feeding site and every effort is made to leave the birds undisturbed. To help keep the marsh grasses cropped and encourage other types of flora, a group of Highland cows, owned by the Countryside Services, periodically graze through the area. Wild orchids are relatively common. Thrift, samphire and sea lavender give spectacular displays of colour at certain times of the year – as they also do in other locations.

This reserve shows the purest example of plant succession from primitive algae below the low water mark to eel grass and seaweeds, strandline inhabitants to pioneer plants, grasses and shrubs and the wind sculptured trees at the back of the shoreline.



*Northney Marsh*



*Highland cattle at Gutner Point*



*Plant succession at Gutner Point*

## Design Considerations

- **The continuing conservation and enhancement of the wildlife habitats and scenic beauty of the AONB.**
- **Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions 2007 - Coastal Strip: North Hayling.**

# Flora, Fauna and Wildlife

Northney and Tye has an important part to play in sustainable development. It is a small but focal area sustaining life cycles for a wide variety of insect, bird, small mammal and plant life. Its mix of saline shore, fertile farmland, scrub and spacious cultivated garden is unusual and of considerable importance to the survival of the large variety of species in such a relatively small area.

## Trees and Shrubs

The edges of the fields to the north of the village are dominated by mature high trees. These include a horse chestnut, two field maples and several Scots pines bordering Northney Road close to Northney Farm. Plantation Field, a grazing pasture, is bordered on the south and west sides by large majestic black Italian poplar trees, interspersed with Scots pines. This field also contains three distinctive clumps of mixed oak, ash, beech and hornbeam trees, one with a thriving, noisy rookery.

Between Northney and Tye the road is lined by distinctive mature Lombardy poplars, all the same age and height. Oaks grow naturally but often on the shoreline they are small and twisted, shaped by the wind. Elms were common in the area until ravaged by Dutch elm disease.

Most of the older houses have orchards, or remains of orchards, with a predominance of apple trees. Fir trees and thorn are common and there is a scattering of walnut, birch, hazel and cherry.

There is a yew tree, believed to be about 800 years old, on the north side of St Peter's churchyard (see Appendix 4). To mark the millennium in 2000, two small yew trees, grown from cuttings of an ancient yew at Canterbury Cathedral, were planted in the churchyard.

Common gorse and broom can be found in small quantities at North Common and Gutner Point. Wild roses flourish on North Common. Thorn is used extensively for hedging in fields and private gardens.

A list of trees and shrubs recorded locally for this VDS and Tree Preservation Orders can be found in Appendix 4.

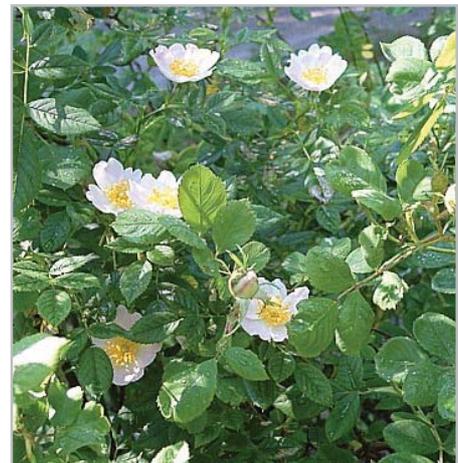
## Flora

The mosaic of coastal, salt water and terrestrial habitats provides the opportunity for a wide variety of plants to exist within close proximity to each other. The salt marsh habitats are of particular botanical interest and there are also plenty of fascinating plants to be found along the hedgerows and grasslands abundant in the VDS area. North Common has plants not found elsewhere on the island such as pepper, saxifrage, hairy sedge, common spotted orchid and strawberry clover.



*Plantation Field*

*St Peter's churchyard yew tree*



*Wild dog rose*

*Common spotted orchid*



Elsewhere, other wild orchids can be found with Green-winged orchid and Southern Marsh orchid being the most common.

Alongside the borders of its arable fields, Northney Farm leaves wildlife strips uncultivated. Here, and in the hedgerows, verges and ditches can be found all of the typical southern England species of wild plant and flower: cow parsley, ground elder, primrose, daisy, buttercup, nettle, thrift, ground ivy, sorrel, thistle and wild geranium.

There are plant checklists and publications on flora in the area issued by the Chichester Harbour Conservancy and available on its website ([www.conservancy.co.uk](http://www.conservancy.co.uk)). One pamphlet lists 369 species recorded in the nature areas and another 200 species in the harbour area.



*Teasels*

## Fauna

Roe deer are the largest wild animal within the VDS area and a small number are regularly seen in early morning or late evening in the quiet woody areas or in the fields. The soft earth and hedge areas support a large number of rabbits and a population of foxes and grey squirrels. Hedgehogs, moles, rats and mice are common. Various small mammals provide a dwindling number of barn owls with their source of food. Common frogs, common toads and smooth palmate newts inhabit the garden ponds scattered throughout the village.

*Deer in Northney*



## Birds

Northney is a Mecca for the ornithologist and North Common is one of two main sites chosen by the Chichester Harbour Conservancy for guided bird watching walks. Bird watchers visit this area during the migrating and wintering periods to see the many species. The harbour has the highest density of wetland birds in the UK, according to the Chichester Harbour Conservancy. Gutner Point is the second most important roosting site in the harbour.

Winter is heralded by the noisy arrival of great numbers of Brent geese from their breeding grounds in Siberia. It is not unusual to see more than a thousand together in the grassy areas of North Common and its shore waters or the farm pastures. Large flocks fly frequently over the area during the day.

In addition to this wealth of migrant birds, residents enjoy all the species attracted to the many garden habitats in the area and some less usual ones at home in a mixed farming environment.

*Thousands of Brent Geese make Northney their home in the winter*



The loss of traditional barns, haystacks, grain stores and outbuildings has altered the habitat adversely for birds. A lack of tolerance to small mammals has led to keener vermin control and wider use of poisons and harmful chemicals, aggravating the decline of some species. However, enthusiastic residents can still observe many different birds, often without moving from their home. Appendix 5 lists birds observed by one resident over recent years.



*Plover*

## Bats

Pipistrelles and brown long-eared bats inhabit the church belfry, old barns and gable ends of several homes. They can be seen flying out at dusk on a summer's evening.

## Entomology

The area has three distinctly different habitats: coastal and salt marsh, farmland and common scrub and garden and nursery. Sheltered from the prevailing south west winds, there are a variety of mature trees, shrubs and other food plants providing habitats for species of moths and butterflies normally associated with localities further inland as well as the normal coastal species. The mixed hedgerows and scrub, as found on North Common, are also an important resource for insect life.

Larger moths are well represented with 346 species recorded to date, representing about 40% of the current British list. In good migratory years *Convolvulus*, Humming-bird and, even more rarely, Striped hawk-moths arrive from across the English Channel. Coastal and salt marsh areas harbour moth species specific to this type of habitat and two of particular significance recorded in Northney are the Crescent Striped and Matthew's Wainscot.



*Little Egret*

Lack of pollution and excellent air quality has encouraged the lichen feeding species. One rare and recent arrival is the Tree Lichen Beauty, first recorded in Northney in 1999 and now probably resident. Leyland cypress trees within local gardens have led to an invasion from the continent of various species new to Britain. They are now well established in Northney and include Cypress Pug, Blair's Shoulder-knot and Cypress Carpet.



*Cream Spot Tiger Moth*

The area's spacious residential gardens also provide a rich source of species of *Lepidoptera* (butterflies and moths). In good migratory years the Clouded Yellow can be seen on North Common. A list of some of the butterflies and moths commonly seen in the VDS area is recorded in Appendix 6.



*Clancy's Rustic Moth*

Other orders of insects also abound and await recording effort in Northney and Tye, including *Hymenoptera* (bees - particularly bumble bees - wasps and ants), *Odonata* (dragonflies), *Diptera* (true flies), *Coleoptera* (beetles - the area is a stronghold of stag beetle) and *Orthoptera* (grasshoppers and crickets). The distinctive coloured wasp spider is also found on North Common.



*Elephant Hawk Moth*

## Shore and Tidal Area

Over 50 species of fish have been caught around Hayling Island. The shallow harbour waters off Northney shores are a nursery for bass; cuttlefish are common and, occasionally during summer, mackerel shoals reach Sweare Deep off North Common. There is a small colony of common seals in the rythes, or channels, opposite Northney Marshes which, during their hunting sorties, are seen occasionally in Northney Marina.

Although many small crustaceans inhabit the large mud flat areas of the village shores, the oyster beds, once an important industry of these shores, have long disappeared and oysters are only fished in small quantities by trawling the deeper channels of the harbour. Mud snail, lugworm, rag worm and shore crab proliferate in the foreshore mud and, along with smaller crustaceans in prodigious numbers, provide food for wading birds.

The most notable seaweeds off Northney's shores are the green and brown algae. The two dominant green species are *Enteromorpha*, eaten by the Brent geese, and *Ulva*, eaten by a small snail which in turn provides food for Shelduck. Focus is the most noticeable of the brown seaweeds with its flat brown fronds and occasional bladders.

Marsh samphire is the first plant to appear above the low water mark and at North Common can be found in large quantities, some of which turn bright red as the season advances. Salt marsh or *Spartina angelica*, a spiky tufted grass, appears next with other plants interwoven or sometimes established in large patches of their own. These include sea purslane, thrift (sea pink), sea lavender, sea aster and sea club rush and some give spectacular floral displays in spring and summer.



*Sea Lavender*

*Seals can be seen around our shores*



*Shoreline at Gutner*





*North Common shore*

## Design Considerations

- The sustainment and enhancement of the mudflat, marsh, farming and domestic garden environment, which provides such a unique combination of habitat in such a relatively small area.
- Potential impoverishment of natural resources. Planting hedgerows with native species will protect natural biodiversity.
- Although new development may only be relatively small, its impact on the ecological resource and its connectivity may break up the existing habitat mosaic and make movement between habitats more difficult.
- The sensitive management of public access to the shoreline in ways which help to sustain the peace and tranquility of these susceptible areas and the diverse quality of wildlife.
- The preservation of outbuildings, particularly traditional ones, where possible, in a way that continues to offer home to wildlife.
- Guidelines for remedial or construction work where there is evidence of bat habitation.



# Sea Defences

Northney and Tye has extensive sea boundaries on three sides. Sea defences range from a short length of hard-faced bank protecting Spinnaker Grange to soft earthen bunds of varying height and thickness elsewhere. Behind the sea wall along the eastern side is rare coastal grazing marsh, known as Northney Marshes, established over many years. This has provided habitat for land birds, as well as flora and fauna, and forms an important part of the AONB.

The water table can be high at certain times of the year. A comprehensive system of man-made ditches drains excess surface water off land and roads into the harbour through one way tidal flaps along the north and eastern sea defences. If heavy and prolonged rainfall coincides with an extra high tide the ditches become tide locked. In these circumstances the marshy area behind the existing sea wall acts as a functional flood plain, which helps to limit the rainwater backing up in the ditches towards the residential area. There are no other watercourses except for two farm ponds, Duchards Pond and Upper Tye Farm Pond.

There are two separate sets of circumstances when water can cut the village off from vehicle access and also flood residential property. These occur when the ditch system of drainage does not clear away quickly enough and, in the reverse direction, when very low barometric pressure, spring tides and a strong wind from the south combine. In this latter set of circumstances sea water spills over the low sea defences and floods towards the residential area cutting access from either end of St Peter's and Northney Roads.

The North Solent Shore Management Plan under development will include all aspects of sustainable development and might find Northney coastline suitable for 'Managed Realignment' or 'No Active Intervention' or a mixture of both. In the VDS survey all the residents strongly favoured a 'Hold the Line' approach and preservation of the rare coastal grazing marsh used by the beef cattle.



*Sea breach at Northney*

*Flooded ditch at high tide, Northney Road*



*Flooded Gutner Lane*

*Northney Marsh tidal flap*



## Design Considerations

- Use of soft engineering techniques, avoiding hard engineering solutions where possible.
- Repairs to existing defence require various licences and consents.
- Work that may result in a change of habitat requires Natural England's view.
- Possible effect on numerous environmental designations at the site and surrounding area.

# An Introduction to the Distinctive Character Areas of Northney and Tye

The VDS area has been sub-divided into three local character areas; sections which correspond roughly to characteristics of building type and style and are also separated by natural gaps. There are a few general issues that apply to all areas and they are described here before a description of each area is specifically given, followed by the Design Considerations.

## Building and Materials

The buildings are predominantly residential, with a variety of styles spanning several centuries of development. The abundant supply of alluvial brick earth enabled the bricks for all the older houses in the area to be made locally, using both kilns and clamps and these two characteristic styles of bricks can be seen in many of the older properties. This tradition continued until 1989, providing valuable local employment. Lime was also made locally for building. Local flint can be seen in St Peter's Church and many boundary walls.

## Hedges and Boundaries

Throughout Northney and Tye properties are generally set back from the road with front gardens of grass and flower borders and many have large cultivated rear gardens, some with small orchards. This gives a feeling of space and serenity. Gardens are fronted by either hedges, mainly hawthorn, or low walls of flint and, more recently, brick. Narrow grassed verges soften the edges of the road enhancing the countryside character. Hedges and indigenous trees are the predominant boundary between properties and fields.



*Open front garden*



*A listed stone wall in Northney*



*Property set back from the road*

*Layered hawthorn hedge*



## Access and Roads

Throughout this VDS area there is either a 30mph or 40mph speed limit. Roads and lanes wind through the area with few pavements. Without a footway, walking along the road is hazardous as it can be also for other non motorised users such as cyclists and horse riders. Various sections of the roadway are also liable to flooding or the collection of surface water. These factors all have implications for normal village life and for the safety of all road users.

Houses generally have private off-road parking, many have no turning space and access onto the road can be difficult due to the poor view of on-coming vehicles.

## Road Signs and Street Furniture

Road signs have been installed in a piecemeal and uncoordinated fashion. Many are now untidy, appear to serve no useful purpose and fail to enhance road safety. There is low intensity sodium lighting at regular intervals throughout the full length of the two 30mph zones, but the styles of lamp-post vary widely throughout the village and many are in poor condition.

There is an old letter box built into the St Peter's Road wall of Church Farm opposite the church and two modern free-standing letter boxes, one near the east end of Northney Road and one in Copse Lane at its junction with Woodgaston Lane. There is a traditional red telephone kiosk by the village hall, which adds to the character of the area.



*Northney Road looking north from Duchards Pond*



*St Peter's Road*



*Copse Lane*

*Traditional letter box and telephone kiosk*





Northern Area: Northney Rd, Northney Lane, and Spinner Grange and Spinnaker Grange  
 1:5000 approx

Tree preservation order  
 Listed building  
 Crown copyright 2006 All rights reserved

Map of Northern Area

# Northern area: Northney Road, Northney Lane and Spinnaker Grange

## Building and Materials

Set apart from Northney village there are two residential properties which are a short distance from Northney Road and are surrounded by fields. Bridge House Farm is a 1970s red brick building while The Homestead dates from the 1930s and is painted white. In 2006 the Homestead installed photovoltaic cells and solar panels on its new roof to maximise sun and light energy. The Homestead's barn was badly damaged in the 1987 hurricane and has been rebuilt using traditional materials.



*The Homestead Barn*

The main character of this area is in the two uniform groups of houses – about 50 semi-detached dwellings - built along Northney Road and Northney Lane in the 1930s for farm workers. They line the north side of the road, are well spaced and set back with long gardens and space for garages, which have since been added. Many have other extensions, but most retain the original features of a brick band at first floor level, some are rendered and some are brick. There are also two older (1870s) semi-detached houses, Northney Cottages, at the eastern end of Northney Road. Additionally, a second group of traditional older properties lie at the eastern end of Northney Lane, which was originally known as North Farm with a house, cottage and barn.

*The Homestead*



*North Farm House*



*Northney Road*

*Northney Cottages*





*North Farm Cottage*

Northney Lane also leads to Spinnaker Grange, a development of 31 detached houses built in 1996. These houses are large in proportion to the width of the plots and although not identical are built using a uniform style in red brick. All the properties have low iron fencing at the front and some have high walls at the side or rear. Although it is of no higher density than much of Northney and Tye, the ratio of dwelling size to plot size is greater, emphasising the closeness of the dwellings to each other. There is already a greater coverage of plot and therefore limited room for extensions to the original houses. The style is at variance with the character of the rest of Northney.



*Spinnaker Grange*

## Commercial Buildings

Within this area are sited the larger commercial buildings of the Langstone Hotel and Northney Marina. These are also the main employers in the area. The Langstone Hotel is a prominent building dominating the approach to the village and was built in two distinct stages with different materials and styles, although the same ridge height has been kept. The original hotel was built in the early 1970s with a later extension in 2006. Northney Marina consists of a number of modern buildings, some industrial, which have been built over the years to meet the needs of yacht owners. While these are necessary for boat sales and repairs they are visually dominant in places.



*The Langstone Hotel*

*Aerial view of Northney Marina and Langstone Hotel and looking across Chichester Harbour*





*Open driveways of Northney Road*

## Hedges and Boundaries

All of the properties on Northney Road are set back, with open driveways, a mixture of low hedges and planting and some with wooden fencing or low walls of brick or render. Within the pavement there are occasional beds with low hedges. Northney Lane properties are closer to the road but have similar hedges and boundaries. Spinnaker Grange has iron railings along the roadside boundaries, more in keeping with an urban development. There are shrubs and trees within the gardens, but driveways are frequently paved with brick.

## Access and Roads

Northney Road follows the edge of Chichester Harbour, before taking a sharp turn south at the entrance to the Marina and the Langstone Hotel, then enters a 30mph zone just before a blind corner at Duchards Pond. There is a tarmac footway from Langstone Bridge as far as the end of the Wadeway, but the unlit road from there to the hotel and on into the start of Northney Road has no footway. This stretch is also subject to flooding on exceptionally high tides, many of which are combined with heavy rainfall.

From Duchards Pond there is semi-detached housing with a tarmac footway on the north side as far as Northney Farm, and a wide verge by the Plantation Field to the south, which is used for off-road car parking along most of its length. There is another sharp bend south at Northney Farm, where the main road becomes St Peter's Road, while Northney Lane continues eastwards into Spinnaker Grange. There is street lighting in this area.

*Hedges form boundaries*



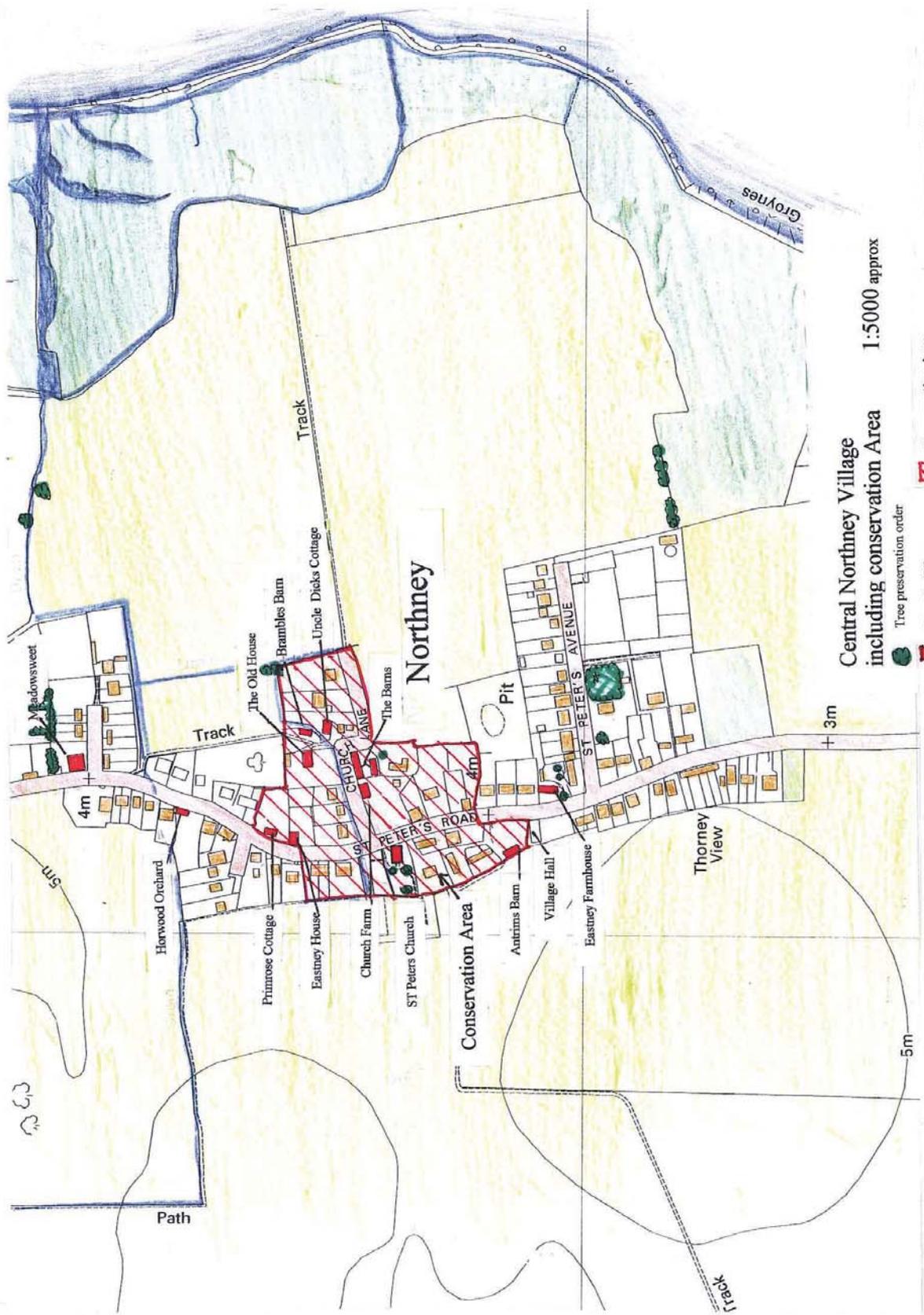
*Northney Road*

*Entrance to Northney village*



## Design Considerations

- Scale and form of extensions to existing commercial buildings.
- The design and size of any proposed building in relation to the high visibility across the harbour on to north east Hayling
- The natural appearance and peace of the surrounding area.



Map of Central Area

# Central Area: Northney Village including the Conservation Area

## Buildings and Materials

This central area is the original part of the village and contains most of the area's listed buildings. Many of the buildings were once of timber construction and did not stand the test of time. A large fire in 1757 destroyed a number of cottages. Unusually, there never appears to have been a large manor house, dominating the whole area; just a collection of small farms and farm workers' cottages around the village church.

Northney Farm marks the start of St Peter's Road with a traditional thatched cottage, which was the original farmhouse. The main farm buildings include two older barns, one of which houses the farm's machinery and one, which was formerly used as stables, backs on to the road. Most of the farm's buildings are now functional prefabricated units.

Within the central area there are several barns, some of which are no longer used as a result of the amalgamation of the many original farms and three are Listed Buildings. Another small barn sits alongside St Peter's Road, close to Northney Farm, and has partially collapsed.

South of the farm is Meadowsweet, a thatched cottage on the corner of Clovelly Road, which was formerly three dwellings, set at right angles to each other. Clovelly Road is a short road ending in a cul-de-sac. In the main it has pairs of houses, built at different times and styles dating from Edwardian times, the 1930s and three bungalows dating from the 1960s to the 1990s. All the dwellings face on to the road and back on to open farmland. South of Clovelly Road on the west side of St Peter's Road lies Horwood Orchard, a timber-clad property with a thatched roof.



*Conservation Area sign*



*Northney Farm*

*Clovelly Road*



*Meadowsweet*



*Horwood Orchard*



In the area around the church are some of the oldest domestic buildings in the village. It is designated by Havant Borough Council as a Conservation Area and is also noted as being of archaeological importance. All the older buildings are constructed in local materials, such as hand made bricks, clay tiles, thatch, oak and flint. The scale is restrained, dictated by the structural knowledge and availability of materials at the time.



*The Old House*

Each building has a relatively small footprint; even St Peter's Church is surprisingly small on plan. Most have low eaves, at least in part, visually tying the building to the ground. Traditionally, the earliest buildings were single storey with attic rooms but lean-tos and porches were added and continue to anchor the later dwellings. Windows are well proportioned and not overly large, cills are about a metre high, with window heads protected by the eaves in a time-honoured fashion.



*Brambles Barn*

There are 10 Listed Buildings within St Peter's Conservation Area (Appendix 2), the oldest being the 12th century St Peter's Church (Grade 1).

The Old House and Church Farm in Church Lane are both brick built farmhouses originating from the early 17th century with plain clay tiled roofs. The Old House has a separate barn, which was restored and sympathetically converted to a dwelling in 2005 called Brambles Barn. This conversion won an award from Havant Borough Council in 2005 and uses oak cladding on the original framework and a new thatched roof. It is a model for any future barn restorations in Northney and Tye.

*Church Farm Barn*



*Church Farm House*

Church Farm retains its granary on staddle stones and cart shed but the barn and stables are in separate ownership, as the stone built stables, which are dated from 1815, have been converted to a dwelling under a new slate roof. The threshing barn remains as a barn, complete with threshing boards, and the oak framework dates back to 1625, with an extension in 1818. Although a large building, the barn roof sweeps down to first floor eaves level adjacent to Church Lane. Farmhouses and most of the cottages have their own wells, as did most dwellings prior to 1970 when mains water was brought to this area of the Island.



Other original buildings in this area include thatched farm cottages, such as Uncle Dick's Cottage and Primrose Cottage, the latter being built as three dwellings under the one roof. Both dwellings have timber framework and brick or render infill panels, with low eaves and dormer windows.

*Uncle Dick's Cottage*



*Primrose Cottage*



*Granary at Church Farm*



Eastney House in St Peter's Road is an 18th century Georgian house and has contrasting brick headers on the façade but the windows are elegant timber sliding sashes, not casements as at Church Farm. By contrast, Eastney Farmhouse, further south in St Peter's Road, is a rendered property with plain tiled roof, barn hipped ends and the eaves at the same low level. First floor windows are low dormer windows, constructed on the wall immediately above the eaves. Nearby, there is Antrims Barn, an over-grown listed barn with attached cowshed, adjacent to the village hall.



*Eastney Farmhouse*

There are a few houses built in the Victorian era. These fall into two groups: firstly, white painted semi-detached dwellings, close to and facing on to the road and, secondly, a terrace of houses known as Thorney View in St Peter's Road, each of which has a small frontage and limited off-road parking. They have brick walls, slated roofs and traditional sash windows, some of which have been modernised. The brickwork at first floor level is only single skin and has been updated in various ways, for example with tile hanging.



*Highland Cottages*

Another small terrace, West Haye Cottages, lies behind the village hall set back off St Peter's Road and has been converted to two dwellings. These buildings are part flint and brick and retain the original cottage element.

*Northlands*

In about the 1930s several smaller semi-detached bungalows with rendered walls and slated or tiled roofs were built in St Peter's Road. The next phase of building in this area of Northney, including St Peter's Avenue and Pycroft Close, started in the 1950s and 1960s when the orchards and gardens of earlier houses were also used for infill detached properties, many with integral garages, as the car began to make its presence felt.



*Antrims Barn*

They are two storey dwellings, increasing in size overall but many with eaves at a lower level on at least part of the building, as was common in the original farmhouse-style. The roofs still follow the traditional level of pitch (ie: in excess of 40°) with a plain tile or slate finish, with hips or gables, and chimneys.



*Eastney Farmhouse well pump*

The majority of houses, whatever age, have at least one chimney. Most are brick, with a simple oversailing course, and are topped by terracotta pots. Many of the original houses gave access directly into the living room, however, the main way in was via a rear porch for people wearing muddy boots.

*White Gates and Eastney Cottage*



*Church Cottage*



Consequently, porches have been added to the main entrances over the years, mostly in keeping with the original house (for example, the Old House).

Many of the original windows have been replaced with UPVC and, while this may appear to be maintenance-free, its long-term durability is still unproven. Now, many of the traditional timber windows are available with a guarantee and have more slender and visually preferable sections.

From 1990 onwards the newest buildings erected have a larger floor plan and higher eaves, coupled with an unwelcome tendency to close the gap between the buildings that was characteristic of this rural area. The use of more mass-produced materials, tile hanging over large areas, ostensibly to reduce the visual impact of the overall height, and other non-vernacular use of materials is creating a different phase to the village architecture, which does not blend in so readily with the existing dwellings.

North Hayling Recreational Hall is a non-residential building located on St Peter's Road, to the south of St Peter's Church. The land for the village hall was purchased from farmer Harvey Brown for £95 in 1925 and the hall was paid for by the people of Northney, each household contributing 2s 6d and built by a group of local young men.

Erected in 1925 the hall is single storey brick built with a pitched roof over the timber and steel tied trussed construction, typical of that time and now has standard UPVC windows. There are several single storey extensions around the perimeter which have been added as funds became available. It is almost domestic in scale with low eaves and only the car park and ramped access give any indication that it is more than a house.

Northney has developed gradually over 400-500 years, with infill carried out in many stages between the original houses. In order to maintain the spatial character of the village, further infilling should be carefully considered. Therefore, any new housing is, of necessity, achieved by replacement dwellings and these are the subject of the Design Considerations at the end of the three character areas.



*Porch at The Old House*

*Porch at West Haye Cottage*



*Northney Village Hall*



## Design Considerations

- **The materials and scale of the dwellings that have existed for centuries in Northney village and the Conservation Area.**
- **Character of Northney Farm's traditional farm buildings.**

## Hedges and Boundaries

Some of the garden boundaries on St Peter's Road are more enclosed, with a mixture of hedging, including beech, hawthorn, *Elaeagnus* and small-leaved evergreens and a few of the driveways are gated. However, many frontages allow pleasant views through to the houses and gardens. Some have low fences or walls with informal low shrub plantings and others have lawns that meet the road and use specimen shrubs and small trees as shelter. St Peter's Church is fronted by a flint wall and bounded by hedges and trees. Further south along St Peter's Road is an avenue of Lombardy poplars on the western side and a layered hawthorn hedge, interplanted with aspen poplars, maple and ash, on the east side.

## Access and Roads

From Northney Farm St Peter's Road has a short stretch with open fields on both sides giving clear views east and west before entering the main part of the village. Clovelly Road is a short spur to the east, and then about 140 yards further on Pycroft Close branches to the west. There is a footway between these spurs but, apart from this, there is no dedicated footway.

The road now enters Northney's Conservation Area for a stretch of 220 yards, and is closely bounded on each side by either flint walls or old mixed hedges. St Peter's Church with its own private car park is on the west and Church Lane, with no footway, to the east. The village hall and its car park lies just to the south of the Conservation Area boundary.

St Peter's Avenue is an unadopted tarmac road that branches off on the eastern side into an area of newer housing. St Peter's Road leaves the village and reverts to a 40mph zone where it becomes a pleasant tree-lined avenue as far as the junction with Gutner Lane.

*St Peter's Road looking towards Northney Farm*



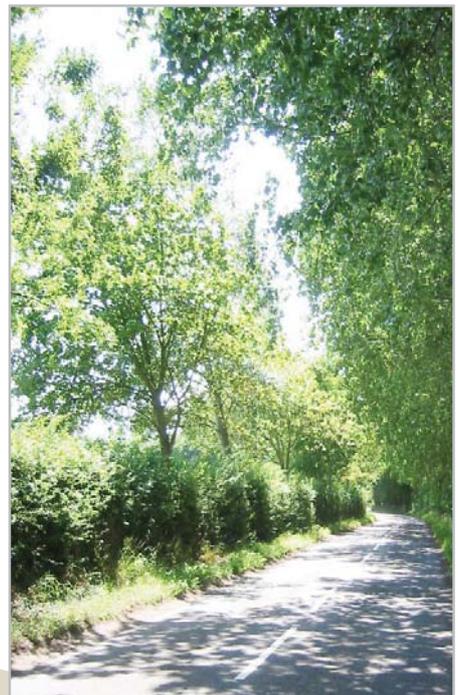
*West Haye Cottages*

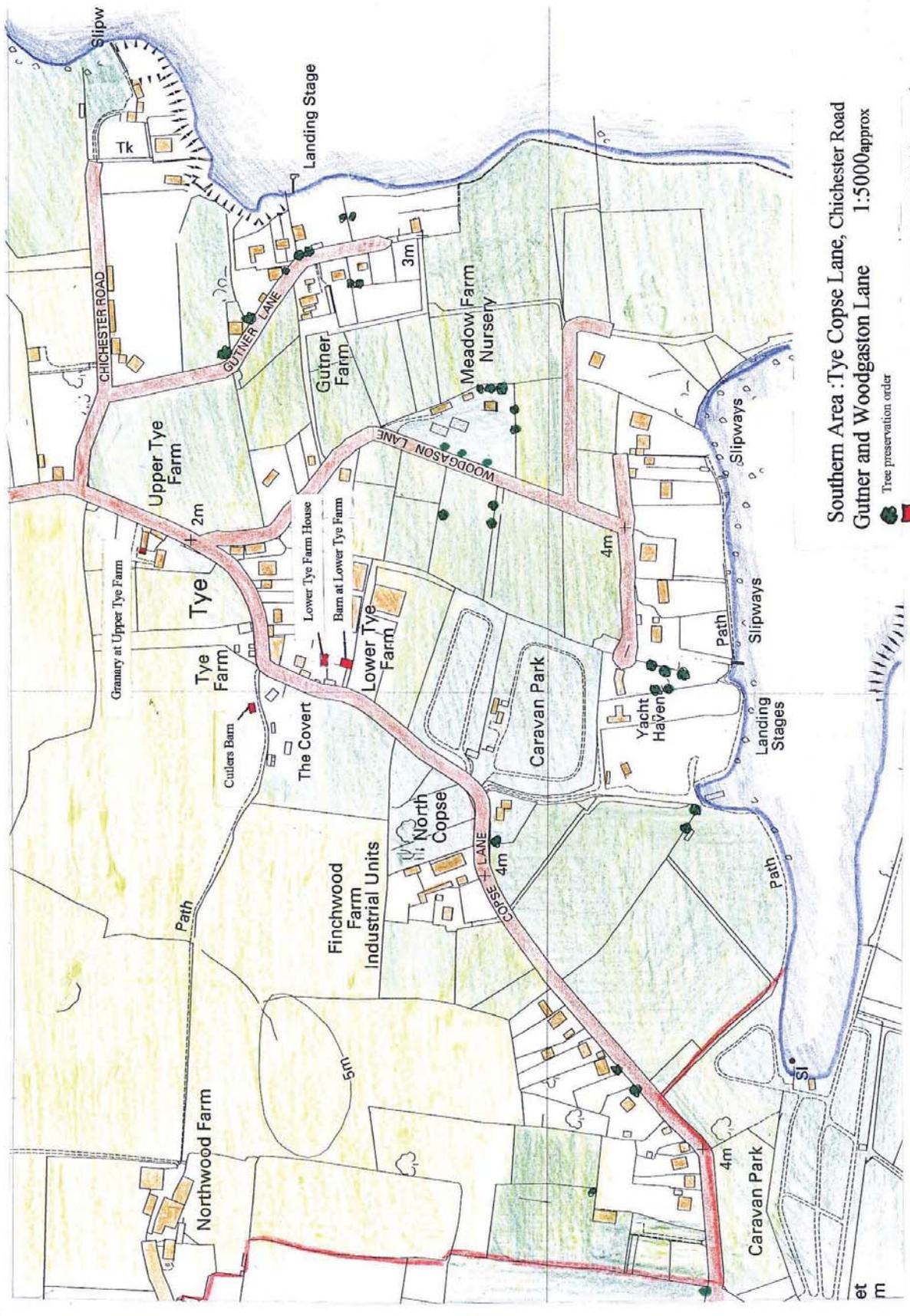
*Flint wall with hedge in St Peter's Road*



*Church Lane*

*St Peter's Road leading to Gutner Lane*





Southern Area :Tye Copse Lane, Chichester Road  
 Gutner and Woodgason Lane 1:5000approx

-  Tree preservation order
-  Listed building

Crown copyright 2006 All rights reserved

Map of Southern Area

# Southern Area of Tye: Copse Lane, Gutner Lane, Woodgaston Lane and Chichester Road

## Buildings and Materials

The southern area has a different character again with a variety of houses, materials and roof pitches but still following the pattern of infill between existing properties. The surrounding land is used rather differently, although green fields still abound. There are several horse stables, a plant nursery and a few camp sites. There is also a small group of pre-fabricated buildings used as small light industrial units, which are screened by trees.

St Peter's Road becomes Copse Lane as it enters the hamlet of Tye with first Gutner Lane and then Woodgaston Lane on the eastern side. These lanes are more isolated and rural so the supply of gas and mains drainage has not reached all properties. The individual properties are bounded by fields and in many cases face the shore, some with their own moorings. The land is low level and the landowners are responsible for clearing the ditches to allow water drainage.

Buildings in these lanes are of various ages, mainly from 1960s onwards, some on the site of earlier properties, with one or two older dwellings in each lane. Some are brick and some rendered, plain or with part tiling, or timber cladding. There is a mixture of roof types: shallow, steep pitched or some almost flat. Within this area lies Meadow Farm Nursery, whose single storey timber-clad buildings merge with the rural aspect. The dwelling on site was brick built with a traditional tiled roof in 2005.

Copse Lane leads past Upper Tye Farm, now a thatched cottage with two or three fields on the west side of the road with a couple of outbuildings and a brick-built granary, which is listed. There is also a timber granary in the adjoining field.



*The Meadows  
Upper Tye Farm*



*The lych gate at Upper Tye Farm*



*Hawkstone*

South of the farm, on both sides of the road, are dwellings of mixed ages, some from the turn of the previous century and some like Lower Tye Farm, which dates back to 1758. Lower Tye Farm still has the original farmhouse, thatched barn and cowsheds, now used as stables. A flint and brick barn with tiled roof was constructed near the road in the 1990s. There is a caravan site on the eastern side, only evident by its entrance as it is well screened by trees.

The remaining houses lie on the west side of Copse Lane, which meanders towards Stoke. They are of varying age and style, both single and two storey, rendered or brick walls, tiled or slated roofs. All are individual detached properties with hedges of indigenous species and an open aspect on to the road in general, with one or two exceptions. A wooded area partially conceals a number of residential caravans, with limited permitted occupancy. One property has a small certified site for holiday caravans.

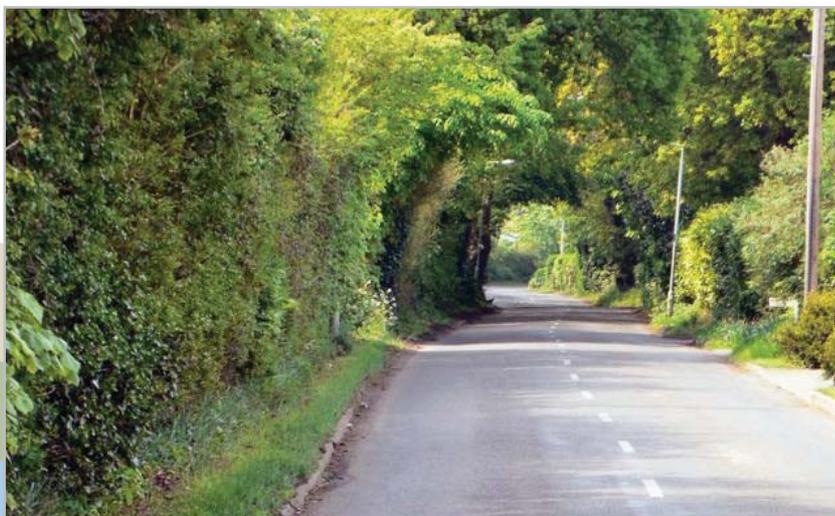
## Hedges and Boundaries

Copse Lane runs through Tye with more dispersed housing surrounded by paddocks and woodland, with boundary hedges of elm and elder saplings, hawthorn, ivy and bramble. The southern end of Copse Lane is canopied with oak, lime and field maple trees. Gutner and Woodgaston Lanes are bounded by many fine old oaks.

## Access and Roads

The junction of St Peter's Road and Gutner Lane is beside a culvert that is subject to flooding after storms and here the road becomes Copse Lane. Gutner Lane is an unadopted road leading to a few dispersed houses on the edge of the harbour and to Chichester Road, also unadopted. Woodgaston Lane is a little further along, branching off east towards a plant nursery and older housing looking out to Mill Rythe. Copse Lane continues southwards through several sharp bends lined with mature trees and enters another 30mph zone, before finally rejoining the Havant Road at Stoke. There are no footways or pavements throughout this area.

*Copse Lane towards Stoke*



*Northwood Farm House*

*Tye Farm*



*Sharp bend at Copse Lane*

*Chichester Road*





*Finchwood Farm*



*Cranbrook Villa*

*Lower Tye Farm*



*Barn at Lower Tye Farm*



*Granary Store at Tye Farm*



*The Covert*



*The White House*

*Secluded houses in Tye*



# Design Considerations for all Character Areas

## Landscape and Approach to each Dwelling

- The character of the landscape and the existing views throughout the area.
- The open approach to a property to be maintained, with particular care given to location of garages, carports or extensions.
- The open aspect of traditional gardens in alterations and rebuilding; ideally with low hedgerows on the road boundaries and using traditional field gates or be left open with no high walls or security gates.
- Permeable surfaces for parking, rather than hard paving, to allow the ground water to be replenished and reduce loading on the surface water system of pipes and ditches. This is particularly important as it helps the area to cope with storm surges.

## Buildings

- The current pattern of development and dwelling type in each character area.
- The size of any development (extension or replacement dwelling) in relation to the plot is critical to reflect the local scale and maintain the space around buildings.
- A street scene drawing of a new development project will establish its overall impact, especially in height, in relation to the neighbouring properties.
- Residential alterations to reflect the style of surrounding properties with special care given to semi-detached properties.
- Maximising solar heating and providing for the storage and use of rainwater and grey water, where possible.

## Materials and Details

- The use of solid timber front doors in traditional buildings.
- Materials to respect the colour palette used in the area. For example: white or cream render, bricks to tone with those formerly made locally. Timber frames and boarding finished with a clear stain, black, white or various shades of brown. Roof tiles terracotta, brindle or brown, and slates in grey.
- Traditional building materials to match the original building. This is particularly important with listed buildings - even the smallest extension. Porches in scale with the elevation to which they are attached.
- Timber windows and doors, where possible, respecting the proportions and sizes of traditional members.
- Design of UPVC windows, if used, without small sub-divisions, so that the plastic sections are not dominant and the visual appearance is acceptable.
- Chimneys on a new dwelling of the same design as used in the area. Those chimneys in existence should be retained where possible.

*Selection of house walls of flint and brick*





*Selection of windows*

*Selection of doors and porches*



## Barn Conversions

- Maintenance and repairs of existing barns and their surrounding spaces.
- Conversions benefit from appropriate new parking areas in traditional materials with sympathetic boundary treatments.
- Restoration of a barn requires good quality traditional materials and methods, incorporating new materials within the structure for the latest insulation requirements.
- Utilisation of existing openings for new doors and windows, where possible, with a minimum of new openings.
- Timber cladding stained or left clear to weather if oak. Traditional brickwork repaired with lime mortar and reclaimed bricks.



*Brambles Barn before and after restoration in 2005*



*The Barns after conversion*

## Access and Roads

- Residents to ensure, where possible, that any fixed roadside boundaries (including hedges or shrubs) do not encroach on areas of verge owned by Havant Borough Council or the Hampshire County Council Highway Authority, so that pedestrians will have adequate space to move out of the way of vehicles when necessary.
- The desirability of off-road parking and turning spaces for dwellings, while retaining hedges where possible.
- The impact of property boundaries and access points on the safety of all road users, particularly pedestrians, cyclists and horse riders.
- Soft grass verges on roadsides are characteristic rather than hard kerbs or tarmac footways.

*Traffic calming in Northney and old style lamp post*



*Tarmac and soft boundaries*



*Excessive signs in Northney Road*



## Hedges and Boundaries

- The use of thorn hedge boundaries is a local characteristic. Native hedges are preferable to high brick walls and fences where privacy is required between residential dwellings.
- The use of trees and shrubs, preferably native, where possible to reduce the impact of commercial and larger residential buildings.
- Retention of trees is important as they form an integral part of the area's character.
- The use of fast growing 'quick-fix' coniferous trees to be discouraged, as this often leads to later management problems.
- Maintenance of existing tree lines and hedges.
- Conservation of the secluded character of local lanes through the sympathetic management of hedges and trees by their owners. Hedge-cutting is best done in late summer or autumn when birds have finished nesting.
- Siting of hedges, trees and shrubs to allow the sun to shine onto properties but provide shelter from wind and subsequent wind chill. This would help to conserve heat in buildings and reduce domestic energy use.
- Management of the felling and heavy pruning of trees, allowing them to retain their natural character and habit.
- Planning for and planting more trees and hedges to allow for losses; for example in Plantation Field copse and along the current line of poplars in St Peter's Road between Northney and Tye. Use of indigenous trees such as oak, beech, hawthorn, field maple and disease-resistant elm is preferable.
- Farmers and landowners to be encouraged to make maximum use of grants to retain and enhance hedgerow and woodland with an emphasis on the use of indigenous species.
- The trees, field and lane hedges, in conjunction with green garden boundaries, act to create a harmonious landscape and a green corridor for wildlife.
- If used, low fences and walls of natural materials are preferable in order to complement rather than detract from the rural location.
- Maintenance of low brick and flint walls, with re-pointing where necessary, as this is more cost-effective than rebuilding or replacement.

## Signs and Street Furniture

- The number and style of street signs to be in keeping with the character of the area.
- Traditional style street lighting.
- Location and direction of security lights on public and residential buildings to avoid light pollution and dazzle.

*Hedges and boundaries  
in the central area*



*Canopy of trees at Copse Lane*



*A laid hawthorn hedge*



# Economic Activities

A few local businesses have developed over the years. All of them, except for Northney Farm, occupied small sites no bigger than the average garden in the area, until Duchards Point was developed into Northney Marina and the Langstone Hotel.

Northney Farm grew by absorbing smaller farms as time went by to reach its present size of 530 acres. It is a mixed farm of livestock, fruit and arable crops, although the fruit side has all but disappeared. The farm under a rotation system grows a variety of crops. Its grazing pastures support a herd of Ayrshire dairy cows for milk and a smaller number of beef animals for meat production.

The presence of Northney Farm is highly valued by local residents as an integral part of the area. Its open farmland contributes to the local distinctiveness as it provides many key views and green spaces.

Meadow Farm Nursery is a family business with an Agricultural Holding reference number, growing and selling nursery stock plants. The work is seasonal and up to eight more people are employed in the summer months. There is also a plant consultancy section with advice available and on-line mail order service.

As one of the original small farms in the area, Lower Tye Farm with its house, barn and former cowsheds dates back to 1758. The farm now keeps a few sheep and the cowsheds have been converted into horse stables. Some of the horses are trained and used for pulling carts and carriages and annual horse and carriage shows are held on the premises. Meadows are also used as certified locations for the Caravan Club.

Tucked away at the end of Clovelly Road's cul-de-sac is a family run timber fencing business, which blends in naturally with the landscape when viewed from all sides. The business deals in all types of wood and makes and installs fencing, gates and garden furniture.

Finchwood Farm Industrial Units consist of about 10 small single storey, light-colour painted buildings set back off Copse Lane that cannot be seen from the road as trees and shrubs provide a natural screen. As light industrial businesses they provide a few local people with an income without having to leave Hayling Island.



*The stables at Lower Tye Farm*

*Northney Farm entrance*



*Various crops on Northney Farm*



*Summer grazing at Northney Farm*





*Summer flowers at Meadow Farm Nursery*

*Boats moored at Northney Marina*



## Design Considerations

- The importance of future farming practices to the rural character of the area.
- The planting of indigenous trees to reduce the visual prominence of some of the larger commercial buildings. Where possible, trees and shrubs to provide natural screening.
- The minimisation of light pollution from external lighting.
- Commercial units of single storey and muted in colour are more likely to be in keeping with the character of the area and blend in with the environment.
- Signage of businesses in the same location is better contained on one common style board in keeping with a rural area.
- Shielding of noise and containment of fumes from commercial activities.

# Local Amenities

There are several walks on the outer edges of Northney and Tye and some radiating from the churchyard.

North Common can be accessed from a small car park off Northney Road by using a public footpath of good quality in most weathers. There are various branches which can be explored and many people exercise their dogs along these paths. The area is also a favourite haunt of bird-watchers.

A public footpath from the church goes around the fields at the rear of St Peter's Road houses, past Duchards Pond, ending at the petrol station on the main Havant Road. Another takes a westerly route along the farm track across the fields to Eaststoke Farm and divides either west into Stoke village or eastwards to Copse Lane.

There is a walk along Church Lane which runs into a farm track leading to a permissive footpath to the shore of Chichester Harbour. The path continues southwards along the sea defences and then returns to the eastern end of St Peter's Avenue.

Another picturesque walk starts in Woodgaston Lane, using a short public footpath between private property to Mill Rythe creek shore which then continues westwards along the creek bank to Copse Lane.

A small children's playground off Northney Road is set back from the road, surrounded by mature black poplar and Scots pine trees giving a shaded, safe and secluded spot. A large grassy area can be used by older children for ball games, while younger children can play on the equipment.

Over the years, the recreational hall has been used by all age groups for various activities, including a day care centre for the elderly on some weekdays. Although St Peter's Church now has a small extension, called The Ark, the hall is still used occasionally for larger church functions such as harvest suppers, as well as local meetings and events. There is a small garden and parking adjacent, but this is a space for hall users rather than a general village communal area.

The main road and lanes are ideal for exploring by bicycle. There are plenty of open views and hedges are generally cut low. Many horses and a pony and trap are exercised along the roads of Northney and Tye. In the southern area is a short off-road bridle path for horses as part of a registered riders scheme, which seeks to improve the bridleways for off-road riding throughout the whole island.

Chichester Harbour is extensively used by yachts, powerboats, dinghies and windsurfers and there are also some private and Chichester Harbour Conservancy moorings. Northney Marina has multiple berths and two slipways. Safety and a peaceful atmosphere is maintained by regulating power boats to a maximum speed limit of 8 knots.



*Chichester Harbour Information board*

*North Common*



*Walk at Gutner Point*

*Annual gymkhana*



## Design Considerations

- Retention of the playground and equipment in Northney village.
- Maintenance of public and permissive footpaths and bridleways by the private owners or the appropriate local authority.

*Cycling during the Scarecrow Festival*



*Children's play area in Northney Road*



*Moorings in Chichester Harbour*



*Walking in the fields behind the Church*

*North Common looking over Chichester Harbour*



# Appendix 1. Relevant Local, County and National Policies to this VDS

These can all be sourced from the appropriate authorities whose contact details are below.

## **Havant Borough District-Wide Local Plan 1996-2011**

[www.havant.gov.uk/havant-4889](http://www.havant.gov.uk/havant-4889)

HBDWLP contains policies for the countryside and coast, nature conservation, design, landscape and historic heritage. The policies provide the framework for determining planning applications.

## **Havant Borough Townscape, Landscape and Seascape Assessment - February 2007.**

[www.havant.gov.uk/havant-7364](http://www.havant.gov.uk/havant-7364) - see section 5 LCAs 29-34.

This study was commissioned by Hampshire County Council, Havant Borough Council and the Countryside Agency. There are full descriptions of the characteristics common to the landscape types of the VDS area and includes planning recommendations.

Contact: Havant Borough Council, Civic Centre Road, Havant PO9 2AX.  
Tel 02392 474174  
[www.havant.gov.uk](http://www.havant.gov.uk)

## **Hampshire County Structure Plan 1996-2011 (Review)**

[www.hants.gov.uk/structureplan/](http://www.hants.gov.uk/structureplan/)

This is designed to shape the pattern and quality of development and the conservation of the landscape and environment up to 2011 and beyond.

Contact: Hampshire County Council, The Castle, Winchester, Hants SO23 8UJ  
Tel: 0800 028 0888  
[www.hants.gov.uk](http://www.hants.gov.uk)

## **Chichester Harbour AONB Landscape Character Assessment (Conservancy June 2005)**

### **Chichester Harbour AONB Management Plan, 2004-2009**

### **Chichester Harbour AONB Design Guidelines for new dwellings and extensions 2007 - Coastal strip: North Hayling**

Contact: Chichester Harbour Conservancy, Harbour Office, Itchenor, West Sussex PO20 7AW. Tel: 01243 512301  
[www.conservancy.co.uk](http://www.conservancy.co.uk)

# Appendix 2. Listed Buildings and St Peter's Conservation Area Appraisal

## A - Listed Buildings in Northney and Tye

- a) Antrims Barn with attached cartshed, adjacent to the village hall
- b) Barn at Church Farm (The Barns)
- c) Barn at Lower Tye Farm, on east Side of Farmyard
- d) Barn east of The Old House (Brambles Barn)
- e) Church Farmhouse
- f) Eastney Farmhouse
- g) Eastney House
- h) Granary 10 yards north of Upper Tye Farm
- i) Granary (Cutler's Barn) 30 yards west of Tye Farm
- j) Horwood Orchard
- k) Lower Tye Farmhouse and attached outbuilding
- l) Meadowsweet
- m) North Farmhouse
- n) Northney Farmhouse
- o) Primrose Cottage
- p) St Peter's Church (Grade 1)
- q) Stable at Church Farm (The Barns)
- r) The Old House
- s) Uncle Dick's Cottage



a



b



c



d



e



f



g



h



i



j



k



l



m



n



o



p



q



r



s

## B - St Peter's Conservation Area Appraisal

for information refer to:  
[www.havant.gov.uk/havant-3930](http://www.havant.gov.uk/havant-3930)

# Appendix 3. Local Priorities and Concerns

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 for the local authority are, nevertheless, very important to the area's residents. These are listed here:

- Green spaces are a local characteristic and it is desirable that they are left to develop naturally unless farmed or managed by environmental or wildlife plans.
- Recognition of the importance of Northney Farm as one of the few mixed farms still surviving and so vital to this area's wildlife habitat in any envisaged change.
- The preservation of the existing shoreline and sea defences by maintenance and any necessary improvements.
- Regular maintenance of surface water ditches and tidal flaps to regulate the outflow of rainwater thus avoiding the accumulation of water on the land and subsequent flooding.
- Conservation of wildlife habitats to encourage indigenous species.
- Residents are increasingly concerned about the speed of traffic on the winding road through Northney and Tye. Most houses along this route have blind exits onto the road and, therefore, into traffic. In addition, in the long stretches with no footpaths (2.2 miles of the 2.4 miles length), motorised vehicles need to integrate more safely with vulnerable users including children, walkers, cyclists and horse riders, who all share the same road space.
- Retention of the traditional phone kiosk and letter boxes by the relevant owners - BT and Royal Mail - as part of the character of the area. (As part of this project we are making them aware of our recommendation.)



*Green spaces are a local characteristic*

*Gutner Point Conservation site*



*Northney Farm*



*Gutner Lane water ditch*



*Gutner shoreline*



## Appendix 4. Trees

### a) Record of tree and shrub species found in Northney and Tye:

#### Trees found in the fields and gardens

English oak, evergreen oak, elder, elm, lime, field maple, ash, hawthorn, beech, Scots pine, black poplar, Lombardy poplar, rowan, willow, cedar, hazel, birch, cherry, apple, crab apple, damson, sycamore, laburnum, blackthorn, horse chestnut, liquidambar, yew.

#### Hedging and garden boundary shrubs

Hornbeam, beech, thorn, hazel, holly, laurel, lilac, bay, lavender, dog rose, shrub rose, privet, pittosporum, lavender, viburnum, strawberry tree, hebe, rosemary, cotton lavender, *Abelia*, *Berberis*, *Elaeagnus*, *Escallonia*, *Forsythia*, *Griselinia*, *Lonicera*, *Pyracantha*, *Senecio cineraria*, *Weigela*.

### b) Tree Preservation Order for North Hayling.

There are several Area TPOs, Group TPOs and individual TPOs in the Northney and Tye area.

### c) Record of North Hayling yew tree in St Peter's Churchyard.

Listed on [www.havant.gov.uk/havant-2196](http://www.havant.gov.uk/havant-2196) and [www.ancient-yew.org](http://www.ancient-yew.org)

## Appendix 5. Record of Birds Seen in Northney and Tye

(source: Ann Klitz, Northney resident, sadly deceased in 2006 before completion of VDS)

#### Wetland birds

Brent goose, cormorant, curlew, great crested grebe, mallard, mute swan, little egret, little grebe, red-breasted goose, moorhen, shelduck, lapwing (peewit), snipe and whimbrel.

#### Farmland birds

Barn owl, green woodpecker, grey heron, kingfisher, magpie, pheasant, rook, crow, spotted woodpecker, partridge, tawny owl, wood pigeon and wryneck.

#### Birds of prey

Buzzard, Harris's hawk, hen harrier, kestrel, red kite, osprey and sparrow hawk.

#### Garden birds

Blackbird, blue tit, bullfinch, chaffinch, collared dove, fieldfare, goldcrest, goldfinch, great tit, greenfinch, grey wagtail, hedge sparrow, house martin, house sparrow, jackdaw, lark, linnet, little owl, long-tailed tit, mistle thrush, pied wagtail, redstart, redwing, robin, starling, stonechat, swallow, swift, warbler, wheatear, whitethroat and wren.

## Appendix 6. Record of Butterflies and some Moths Common to Northney and Tye

(source: John Phillips, Northney resident and National Recorder for the British Entomological Society, Conservation Working Group)

#### Butterflies

Brimstone, Small Skipper, Large Skipper, Clouded Yellow, Large, Small and Green-veined White, Orange tip, Small Copper, Common Blue, Red Admiral, Painted Lady, Small Tortoiseshell, Peacock, Comma, Speckled Wood, Wall Brown, Gate Keeper, Meadow Brown, Holly Blue, Small Heath.

#### Moths

##### Burnets, Eggars, Hook-Tips etc

Six-spot Burnet, Oak Eggar, Scalloped Oak, Barred and Pebble Hook-Tip, Chinese Character, Peach Blossom, Buff Arches.

##### Emeralds, Waves, Carpets, Pugs, Thorns, Beauties, etc

Large, Blotched, Common, Small and Little Emerald, Maidens Blush, Blood Vein, Rosy Wave, Riband Wave, Vestal, Gem, Silver Ground, Common, Garden, Galium and Ruddy Carpet, Pine, Grey Pine, Spruce and Cypress Carpet, Toadflax, Foxglove, Lime-speck, Freyer's, Current, Common, Bordered and Yarrow Pug, Magpie, Brimstone moth, Large, August, Canary-shouldered, Dusky, September, Early and Purple Thorn, Swallow-tailed Moth, Peppered Moth, Willow Beauty, Mottled Beauty, Barred Red.

##### Hawk moths

Convolvulus, Privet, Pine, Lime, Eyed, Poplar, Humming-bird, Striped, Elephant and Small Elephant, Hawk Moth.

##### Prominents, etc

Buff-Tip, Iron, Pebble, Swallow, Coxcomb and Pale Prominent, Chocolate-tip, Vapourer, Brown and Yellow Tail, Black Arches.

##### Footmen, Tigers, etc

Rosy, Dingy, Scarce, Common and Buff Footman, Garden and Cream-spot Tiger, White and Buff Ermine, Cinnabar.

##### Darts, Underwings, Rustics, Wainscots, Sallows, etc

Heart and Dart, Heart and Club, Sand Dart, Large Yellow, Lesser Yellow, Broad Bordered, Lesser Broad Bordered, and Least Yellow Underwing, Setaceous Hebrew Character, Square-spot Rustic, Nutmeg, Cabbage Moth, Dot Moth, Bright-line Brown Eye, Pine Beauty, Hebrew Character, White Point, Delicate, Striped, Southern, Smoky, Common, Mathews, L-album, Obscure and Shoulder-striped Wainscot, Black Rustic, Blair's Shoulder-knot, Centre-barred, Barred, Sallow, Pink-barred Sallow, Tree-lichen Beauty, Copper Underwing, Angle Shades, Rosy Rustic, Bordered and Scarce Bordered Straw, Burnished Brass, Silver-Y, Spectacle and Dark Spectacle, Red Underwing, Herald.

##### Snouts, Fan-foots

Snout, Fan-foot and Small Fan-foot.

# Sources

## Bibliography

Village Design: Making local character count in new development. Countryside Commission 1996

Landscape Character Assessment of Havant Borough (LCA)

Kirkham Landscape Planning Consultants, Wessex Archeology and Countryside Consultants on behalf of Hampshire County Council, Havant Borough Council and the Countryside Agency. (February 2007)

Havant Borough Townscape, Landscape and Seascape Assessment - February 2007

Biodiversity Action Plan for Hampshire

Volume 1 (1998) - reviews status of Hampshire wildlife and sets out a framework for action over 10 years

Volume 2 (2000) - lists action plans for priority habitats and species

Management Plan for Chichester Harbour 2004 to 2009, Chichester Harbour Conservancy

Chichester Harbour AONB Design Guidelines for new dwellings and extensions 2007

This document was produced by The Terra Firma Consultancy, Petersfield, on behalf of Chichester Harbour Conservancy, Havant Borough Council and Chichester District Council

Hayling Island North Strategy Consultation Document, Catherine Sly, Environment Agency

Birds of Chichester Harbour, Mrs J Edom, Chichester Harbour Conservancy

Hampshire Observer 19 January 1929 and 6 January 1932

Agricultural Review 1959

A Key to Common Seaweeds, Steve Morrell

Plants of Chichester Harbour, Ann Griffiths

Chichester Harbour, A Reference Guide 2006

The Wildlife of Hayling Island, Pete Durnell and John Walters (2001) ISBN 0-9540256-0-1

St Peter's Church guide

The King holds Hayling, F G S Thomas, Pelham/Havant 1961

The Hundred of Bosmere, C J Longcroft, Scolar Press 1973

## Websites

The RAMSAR Convention on Wetlands (1971) - [www.ramsar.org](http://www.ramsar.org)

Chichester Harbour Conservancy - [www.conservancy.co.uk](http://www.conservancy.co.uk)

Friends of Chichester Harbour - [www.friendsch.org](http://www.friendsch.org)

Biodiversity Action Plan for Hampshire - [www.hampshirebiodiversity.org.uk](http://www.hampshirebiodiversity.org.uk)

Hampshire County Council, Hampshire Treasures, Volume 7 (Havant) - Page 49 Hayling East - [www.hants.gov.uk/hampshiretreasures/vol07](http://www.hants.gov.uk/hampshiretreasures/vol07)

Northney Farm - [www.northneyfarm.co.uk](http://www.northneyfarm.co.uk)

Meadow Farm Nursery - [www.meadowfarmnursery.co.uk](http://www.meadowfarmnursery.co.uk)

Northney Marina - [www.mdlmarinas.co.uk](http://www.mdlmarinas.co.uk)

Langstone Hotel - [www.langstonehotel.co.uk](http://www.langstonehotel.co.uk)

Three Harbours Beef - the production of free range beef; animals are naturally reared on marshes and grazing pastures and allowed to mature slowly - [www.threeharboursbeef.co.uk](http://www.threeharboursbeef.co.uk)

**Other interested groups:** Friends of Hayling Trees Society

# Acknowledgements

## **Northney & Tye VDS steering group:**

Dave Clark, Judy Clark, Ruth Dyche, Alyson Griffin, Fenella May (Project Co-ordinator), Judith Millman (Editor), Colin Pim, Martin Rhodes, Colin Richards.

With additional help from: Maggie Bryant, Nigel Chilcott, Di Gifford, Bob Klitz, Simon Minns, Kate Pim, Bridget Tweeddale, Martin Tweeddale.

## **With special thanks to:**

Phil Turner, RTPI Planning Aid South  
Roger Jenness and Julie Boschi, Havant Borough Council  
Vicky Blamire, Chichester Harbour Conservancy  
John Phillips (National Recorder for the British Entomological Society)  
Ann Klitz (bird records)  
Noel Pycroft (local history)

## **Photographs courtesy of:**

Judy Clark, Bob Comlay, Chris Emery, Alyson Griffin, Julian Hickman, Marcus Hunt, Adrian Jennings, Bob Klitz, Henry Law, Fenella May, Mike Owens, James Perfett, Colin Pim, Noel Pycroft, Colin Richards, Simon Wilson, Chichester Harbour Conservancy.

Published in 2008 by Northney and Tye Village Design Statement Steering Group

Presentation and printing by A3M Designs Ltd., Hayling Island

**Copyright © North East Hayling Residents Association [www.nehra.org.uk](http://www.nehra.org.uk)**

*Gutner Lane, Tye*



