

Nutley

(Inset Map No.44 - Mapsheet)

Introduction

19.29.1 Nutley lies along the A22 five miles north-west of Uckfield. It is predominantly residential in character with a number of shops, services and employment opportunities for the local community and surrounding area.

19.29.2 The Council's aim for Nutley is to maintain its residential character and its role as a local service centre whilst protecting its sensitive rural setting.

Environment

19.29.3 Nutley has an attractive setting, occupying an elevated ridge-top position within the steeply undulating countryside of the High Weald Area of Outstanding Natural Beauty on the edge of the Ashdown Forest. Its elevated position affords extensive views over heathland, woodland and farmland as well as long distance views towards the Sussex Downs to the south. The Ashdown Forest Site of Special Scientific Interest lies to the north and east of the village.

19.29.4 The pattern of development is principally linear, as is characteristic of many of the ridge-top High Weald villages. From original frontage development along the A22, some cul-de-sac development has taken place while in contrast, the loose-knit pattern of development at Fords Green and along Nursery Lane and Clock House Lane, together with the trees and hedgerows, contribute to a more rural character in these parts. To the north of the main confines of the village, the relatively compact frontage development contrasts with the other more loosely-knit ribbons on the rural fringes.

Development Boundary

19.29.5 The development boundary to Nutley seeks to prevent a linear extension of the village along the A22, an intensification of development in the fringe areas and further outward encroachment of development into Ashdown Forest and the High Weald Area of Outstanding Natural Beauty, in order to conserve the character and sensitive setting of the village.

19.29.6 In the northern part of the village the development boundary includes the land being developed for housing adjoining the former Shelley Arms Hotel and development at Ridge Close beyond which there is a distinct change in character to the open countryside.

19.29.7 Along the western edge of the village the development boundary generally follows the rear of existing development and development under construction. However it excludes the full depth of curtilages in places and several more isolated properties in order to prevent backland development. Any further development to the west would form an unwarranted outward encroachment of development into the countryside. Along Bell Lane a number of large detached properties on the south side have been excluded in view of their spacious settings, and mature landscaping and tree cover, which contribute to a more rural character.

19.29.8 In the south of the village the pattern of development around Ford's Green is loosely-knit and is served off narrow unmade tracks and where an intensification of development would be detrimental to the more rural character. On the south-eastern edge of the village the land falls away from the A22 into open countryside, providing long distance views over the attractive heathland and woodland of Ashdown Forest. Development here would be harmful to the setting of Nutley and it is therefore excluded from the development boundary.

19.29.9 Both Nursery Lane and Clock House Lane are narrow unmade tracks. Despite recent infilling, this area maintains a distinctive rural character and any intensification of development will be strongly resisted on environmental and access grounds. For this reason, the development boundary includes the tightly-knit properties immediately to the east of the High Street on the southern side of Nursery Lane, but excludes the area further east.

19.29.10 To the north of Clock House Lane the development boundary excludes countryside areas and scattered development in order to protect the rural character on the fringe of the Ashdown Forest.

19.29.11 Beyond the main confines of the village to the north, ribbon development extends along Crowborough Road. Any intensification of development here would be detrimental to its more rural character and the area is not included within the development boundary.

19.29.12 The diverse character of development within the defined development boundary provides limited opportunities for further new housing, other than through the redevelopment of existing sites and the conversion of buildings to residential use.

Traffic

19.29.13 The A22 Eastbourne to London road carries a heavy volume of traffic through the village. Local concern has been expressed in the past over the speed and volume of traffic and pedestrian safety. The County Council's current policies do not include the provision of a bypass for Nutley. However, traffic calming measures within the village are proposed.