

MARCH 2006

NUTLEY

VILLAGE DESIGN STATEMENT

2006

*A proposed Supplementary Planning Document that will be
presented to Wealden District Council for their consideration
for adoption in 2006*

*Compiled on behalf of Nutley Residents by a sub-committee of the Nutley
Conservation Group, as part of a nationwide Countryside Agency initiative
to safe guard local character and protect the countryside*

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1. INTRODUCTION

1.1 Why is Nutley preparing a Village Design Statement?

It is to help ensure that new development in the village fits comfortably with its surroundings and is in keeping with local character and distinctiveness. The document will establish an awareness of past traditions to which present day proposals should relate. The aim of the Village Design Statement is to guide and influence change in a way that respects and enhances the character of the village.

“A Village Design Statement sets out clear and simple guidance for the design of all development in a village, based on its character.....It will not stop change from happening, but it can help affect how any new building fits into the village. Village Design Statements are intended to influence the operation of the statutory planning system, so that new development is in harmony with its setting and makes a positive contribution to the immediate environment.

The Countryside Agency

What does it say?

It describes the physical character of the village as it is now, through the eyes and experience of local people. The village is much more than a collection of individual buildings, spaces, streets and trees: it is the community.

How will it work?

Compiled on behalf of the residents of Nutley by a sub-committee of the Nutley Conservation Group, it is hoped that this work will be adopted by Wealden District Council as a Supplementary Planning Document to support the Local Development Framework as it affects Nutley. These guidelines to the design of rural buildings and their setting are part of a nationwide Countryside Agency initiative to safeguard local character and protect the countryside. If this document is adopted it will be taken into consideration when planning applications are assessed and should be considered by developers, landowners and residents.

1.2 Statement of Consultation

This Design Statement is subject to a lengthy public consultation process. The process was launched at a public meeting in May 2005, attended by approximately 50 village residents. They were asked to identify what they considered to be the distinctive characteristics of the village. Following discussions in small groups and in a plenary, common characteristics were agreed and from this a series of working groups was set up to work during the summer to investigate the varying aspects of the village. This research was summarised and interpreted into a display that was mounted at a public joint consultation meeting held with the Parish Council, as part of the consultations for the Local Development Framework in November 2005.

Following this a separate public exhibition was mounted for a fortnight in order to show the result of the work the groups have been doing and to give an opportunity for **any** villager to indicate if the views expressed reflect the wider views of the village community.

This process of consultation is still on-going with meetings being held with individuals and with both Maresfield Parish and Wealden District Councils. The work in process is also accessible on the Nutley Conservation Group's website giving any interested party the opportunity, until the spring, to give their views.

In the spring Wealden District Council will be asking local people how they wish to be consulted further about both the Village Design Statement and the Local Development Framework, before they produce a Statement of Community Involvement.

What you can do now?

There is a long way to go yet before work is completed, so you can be assured you will have ample opportunity to express your views and influence the work in hand.

Please read the attached text that gives the background to the village and describes its physical characteristics. Are there any inaccuracies or omissions we should be aware of? Are you in agreement with the design guidelines associated with each section? Let us know your feelings by contacting Jock Compson on 712679 or email jockcompson@onetel.com.

We have photos to illustrate each section already, however a village photographic competition has been organised, not only to produce better quality pictures but also to raise awareness of the distinctive characteristics of Nutley.

1.3 Acknowledgements:

This work has been carried out by the committee and members of Nutley Conservation Group, and thanks are given for the contributions from Kate Orr, Jackie and Del Hone, Lesley Rickman, Beryl Easton, Edward Davies, Ross Deeks, Helen Compson, Sarah Smith, Matthew Bright, Ian Johnstone, Liz Thonger, Hugh Deeks, Muriel Parker, David Juniper, and all others who have worked behind the scenes in various ways.

2. HISTORY of NUTLEY

When the Romans withdrew from Britain in the fifth century AD, there was a Saxon settlement on the site of Nutley since its name comes from Hnut, the Anglo-Saxon for a nut tree, and from Leag, a Saxon word meaning a forest clearing. We know that the Romans worked the iron ore found in the local weald clay in bloomeries as close as Duddleswell and Maresfield, since Roman coins and piles of furnace waste have been found in these areas.

In 731 AD the Venerable Bede wrote of “a dense forest, thick and inaccessible, a retreat for large herds of deer and swine...wolves and wild boar.” After the Norman Conquest in 1066, the Forest became part of the Rape of Pevensey, and in 1176, Richard D’Aquila founded “a free chapel at Nutlye”, sited near a wayside track on high ground in an area known as Chapelwood, along the Chelwood Gate road and now just outside the village boundary.

In 1372, Edward III granted this chapel, together with nearly fourteen hundred acres of land, to his son, John of Gaunt, Duke of Lancaster. The Commoners living on the edge of the forest were able to help themselves to two wagon loads of alder, birch or willow for each household, “agayste the feaste of Crysmase” We do not know when this royal Free Chase, an unenclosed portion of the forest, set aside for sport was impounded but for the next three hundred years the area we know as Ashdown Forest was called Lancaster Great Park.

By the end of the thirteenth century it was enclosed by a Forest Pale to protect the royal park, by keeping the deer inside the Forest, and unwelcome people out. The Pale was a high bank with a deep ditch on the external side, and a high fence on top. At strategic points, access was provided through thirty-four gates, or “hatches”. Within the village, Pricketts Hatch and Courtland Gate remain as evidence of the site of the ancient Pale.

Nutley Hunting Lodge was the centre for many of John of Gaunt’s hunting expeditions, and the villagers of Nutley at this time were largely self sufficient and provided goods and services for the royal visitors and their entourages. The villagers eked out an austere existence in stark surroundings, living in scattered homesteads, in huts of turf, wood and thatch, in what Thomas Pentecostt described as

“a heathy waste of huts and dens
where human nature seldom mends”

John Wycliffe, the religious reformer, whose patron was said to have been John of Gaunt, is thought to have worked on his translation of the Bible into English, to make it accessible to people in their own language, at the Chapel in Nutley. This translation was later incorporated into the new King James I Bible. The Chapel went out of use during the Reformation in 1541, and the ruins could still be seen in the eighteenth century. The ancient font was discovered in the early 1800s beneath two feet of soil. It was lost again being rediscovered 50 years later in use as a farmer’s cattle trough. The rector of Maresfield removed it to his church where it remains despite efforts to bring it back to Nutley.

Iron furnaces were in use in the area from medieval times until the early 19th century. They used local ironstone, water and charcoal to produce cannon and shot. Trees

were cut by the charcoal burners and charcoal was also used for hop drying and making gunpowder. In Tudor times local trees were cut from the forest to build the new navy. There were several brickyards in the area between Nutley windmill and the village. The one at Marlpits, producing bricks as well as tiles, pipes and clay pots, survived until about 1920. During the 19th century there were several hop fields around Nutley and three oast houses still remain today.

In 1560, the lease of the Forest was granted to Sir Richard Sackville, and the first exact survey showed that there were fifteen official properties in Nutley, including Pricketts Hatch cottage, Millbrook, and the Nutley Inn. However, it is known that several further properties must have been in existence, including substantial properties like Twyford and Whitehouse, since many smallholdings were acquired illegally by encroaching or “cribbing” part of the Forest. This was a practice that continued until the mid 1900’s, since anyone who could clear an area and build a temporary dwelling, keeping a roof on it for twenty-four hours, could claim ownership. This could explain why many of the village’s oldest cottages are hidden away in dips in the Forest, invisible from the road.

During the seventeenth century, after the Restoration, Charles II gave plots of the Forest as a reward for loyalty. For the commoners and foresters alike, life was harsh, and their meagre rations would have been supplemented by poaching the occasional rabbit, hare and deer.

By the eighteenth century, there is evidence that smuggling was being used to help keep the families of Nutley fed. The well-worn packhorse track from Duddleswell to Nutley provided an ideal route, with plenty of hiding places on the Forest. One notorious smuggler, Gabriel Tomkins, leader of the infamous Mayfield Gang, was arrested at Nutley after being pursued from Burwash. It is not surprising, as the Sussex historian Mark Antony Lower reports, that the area was “infamous for the deeds of poachers, horse stealers and smugglers, so that ‘forester’ became a synonym for rogue and vagabond.”

In 1793, during the Napoleonic Wars, a regiment of the British Army established a large camp for seven thousand men, sited on the Forest in the area north of Duddleswell and extending westwards towards Nutley. There were field kitchens, tracks and rubbish dumps, traces of which can still be seen as mysterious mounds today. The officers were billeted in three cottages, known as The Barracks, which are still situated in the High Street. At this time although there was iron working, charcoal making and milling, Nutley still remained an area of poverty and loneliness, so much so that in 1822 William Cobbett, a Norfolk farmer, recorded in his account of a horseback journey through the country that Ashdown Forest was “verily the most villainously ugly spot I ever saw in England.”

It was not until the mid eighteenth century that the school and the church were built. The Earl and Countess De La Warr gave the land for the school to the village. Until then, the nearest established church was in Maresfield.

Even though most of Sussex was opened up in the Victorian era, being away from the railway lines, Nutley remained largely isolated. The road was small, dusty and winding, and it has been recorded that at the pub at the corner the landlord would give you a pint of beer just to stay to talk to him!

At one time there were three public houses in the village. The Bell was near the top of what is now Bell Lane. The Nutley Inn was built in 1807 by Squire Newnham of

Maresfield Park, to be used as a staging post for travellers from London to the coast, and by drovers passing on their way to the South Downs to summer pastures. In 1919, the name was changed to "The Shelley Arms". The third public house, the Nutley Arms, was originally a seventeenth century property, now a private dwelling, situated next door to the present Nutley Arms (formerly known as William IV), which was built in 1928. Gypsy horse fairs were held regularly near the Nutley Arms until 1920.

During the nineteenth and twentieth centuries there were many and various businesses and shops in the village. These included a thriving butcher's, three grocery stores, a bakery, bicycle shop, cobbler and, with the onset of the motor car in the early 1900's, a garage. The twentieth century saw the introduction of piped water into the village, but electricity and the telephone did not arrive until the 1930's, by which time the population stood at 1,000.

During both the First and Second World Wars, Canadian troops were stationed near the village, and a prisoner of war camp for Italian prisoners was built near Chapelwood. During the First World War, twenty local men gave their lives. In recognition of their sacrifice, the village built a Memorial Hall, situated in the centre of the village opposite the present Post Office. In the Second World War, eighteen gave their lives. In the 1970's a new War Memorial Hall was built on land to the north of the village donated by the Nettlefold family and managed by the Nettlefold Trust. On this land there are also a social club, committee rooms, and a tennis and squash club and the office of the Parish Council.

Design Guideline 1.

Conserve the integrity of the Ashdown Forest and its ancient Pale when considering any developments in the vicinity of the village, safeguarding the current acreage
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Design Guideline 2.

Support and encourage where feasible, in association with the Conservators, the restoration of the ancient forest area around Nutley by land purchases and other voluntary management agreements.

3. LANDSCAPE CHARACTER AND WILDLIFE

3.1 Introduction

The village of Nutley, East Sussex, lies within the High Weald Area of Outstanding Natural Beauty, designated in 1983 due to its landscape character of dispersed settlements, ancient route ways, small ancient woodlands, ghylls and small irregularly shaped fields.

The surrounding landscape of Nutley embodies all these features, lying on a ridge of sandstone and siltstone laid down 135m years ago running east-west across the area. This ridge marks the watershed on the High Weald with streams to the north eventually flowing into the River Medway and those to the south joining the River Ouse before reaching the sea at Newhaven. The streams have cut through the softer rock strata to leave us with a gently undulating landscape with numerous valleys and ghylls..

The village is split by the A22 London to Eastbourne road that follows the ridge running north-south through the parish, the nearest towns being East Grinstead 8 miles to the north and Uckfield, 6 miles to the south. The road divides the landforms into two distinct regions.

To the east of the road, the topography is dominated by Ashdown Forest with its expanse of open lowland heathland, occasionally fragmented by stands of Birch scrubland and Oak copses.

The western side of the village is characterised by a patchwork of small, irregular shaped fields of improved and semi-improved grassland bordering modest areas of woodland, such as the ancient and semi-natural coppiced broad-leaved woodlands of Courtland, part of which is a Site of Special Scientific Interest, Maskett's and Ann woods and the Forestry Commission's ancient re-planted mixed woodland at Hollybush Wood. There is also Carr's Wood, which is an area of ancient and re-planted coniferous woodland.

3.2 Relief and Approaches

The centre of the village lies at an elevation of 125m above sea level. A southerly approach along the A22 takes you through an avenue of mature Lime, Oak, Sycamore and Horse Chestnut trees, which border the village recreation ground on the western side and Ashdown Forest on the eastern.

A gentle incline peaks outside the village primary school and then falls away sharply into Millbrook valley; Millbrook stream marking the northern boundary of the parish.

Lanes and minor roads radiate from the main A22 such as Nether Lane which leads into Down Street as it heads southwards, bordered by attractive cottages before reaching a mosaic of grassland fields and hedges. On the eastern side, Cackle Street falls away from the main road on its way to the valley bottom at Boringwheel

Mill before rising gently to the hazel coppices which border the southern edge of Ashdown Forest.

Further north, just before the Church, Bell lane drops away westwards towards the village of Fletching, passing through woodland and farmland as it goes. Both Clockhouse and School lanes peter out into Forest tracks on the eastern side whereas the main easterly Crowborough Road is lined by houses on either side before reaching the 500ha enclosed grazing area of Ashdown Forest.

Opposite, Beaconsfield road heads westwards to the hamlet of Chelwood Gate where beyond high hedges are fields of sheep and arable land suitable for growing forage maize.

If one walks in an easterly direction down Clockhouse Lane, through Misbourne valley and up the steep hill towards Misbourne Farm, a fine view of the village can be gained looking back as the rooftops appear above the young Oaks and Birches of the heathland landscape.

3.3 Natural History

The eastern side of the village boundary is set within the southern reaches of Ashdown Forest, the largest area of open access land in southeast England.

The Forest is an internationally important conservation area and is designated a Site of Special Scientific Interest (SSSI), Special Protected Area (SPA) and Special Area of Conservation (candidate) – all within the High Weald AONB!

This special area affords the greatest level of protection for its wildlife, which includes the following rare **Flora and Fauna**:

Dartford Warbler, (2.1% of the British population) and Nightjar (1.1% of the British population) that are both specialist heathland habitat birds, also Hobby, Woodlark and Tree Pipit.

Adders and lizards enjoy the dry open heathland and Great Crested Newts frequent the boggy pools that remain above the clay seams and peat. Rare plants such as carnivorous Sundews, Bog Asphodel, Marsh Gentian and Ivy-leaved bell-flower also enjoy the undisturbed wetter areas of the Forest.

Fallow deer are abundant on Ashdown Forest and are often seen in sizeable herds as opposed to the Roe deer which wander around in small family groups, often into the gardens bordering the forest edges, much to the chagrin of keen gardeners who value their nurtured plants!

Design guidelines

3.

Conserve and enhance the unique landscape setting of Nutley, ensuring that it is not materially altered by inappropriate infill or back land development..

4.

Ensure the scale, mass and height of any development, eg. of buildings, aeriels and other constructions, does not adversely affect the distinctive silhouette of the village as seen from the Forest and from the West.

5.

Ensure any new development is properly integrated, softening harsh edges with new hedges, trees and woodland planting.

6.

Conserve mature hedgerows, large trees and small copses that contribute to the village's distinctive character ensuring there is no overall loss of tree cover associated with new development.

7.

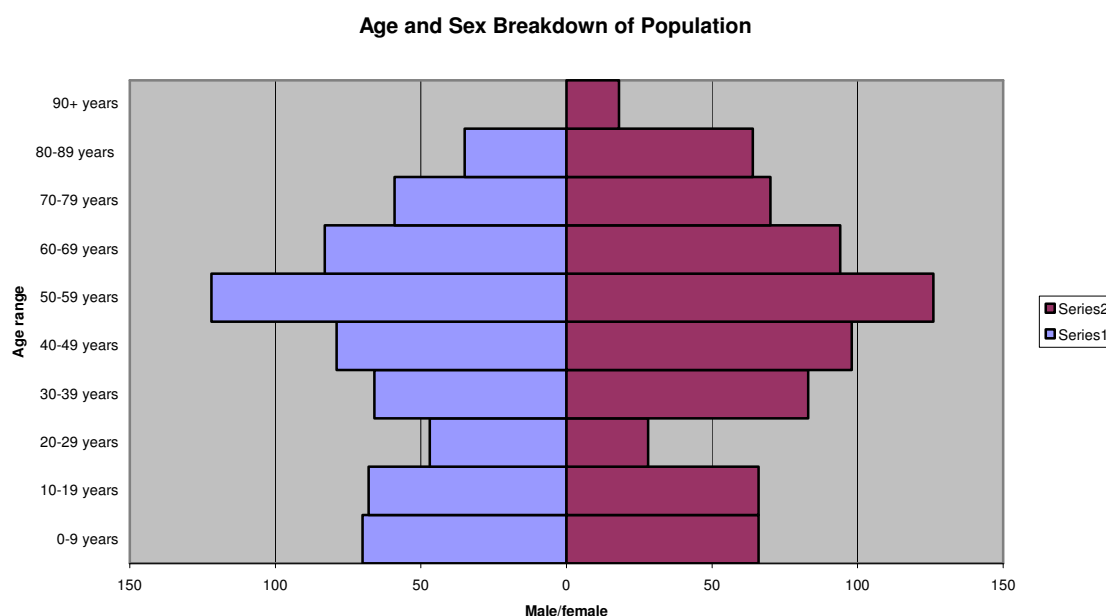
Conserve and enhance existing wildlife habitats, taking opportunities to create new habitats associated with new developments eg. species rich grassland. heath land, ditches and ponds.

4. OUR COMMUNITY

4.1 NUTLEY'S POPULATION

The population of the village is 1342 persons. * It is split reasonably evenly between male and female. They live in 520 households, and nearly 90% of the houses are owned outright or on a mortgage. The balance are of local authority, housing association or private landlord dwellings. Over 20% of people live alone, including pensioners. The population has grown by around 5% since the 1991 census.

Age and Sex breakdown of population



Total Population	Males	Females
1342	629	713

Age	Males	Females	Total	%
0 - 9 years	70	66	136	10.1
10 - 19 years	68	66	134	10.0
20 - 29 years	47	28	75	5.6
30 - 39 years	66	83	149	11.1
40 - 49 years	79	98	177	13.2
50 - 59 years	122	126	248	18.5
60 - 69 years	83	94	177	13.2
70 - 79 years	59	70	129	9.6
80 - 89 years	35	64	99	7.4
90 plus	Nil	18	18	1.3
				100.0 %

Comments:

- 0-49 years, and 50-90 + years are split exactly 50/50
- The smallest age group is 20-29 years, which may reflect young people moving away from home to seek employment, university and career development.
- The balance of male to female reduces from 70 onwards, presumably due to the greater longevity of females!
- The largest group is in the 50-59 year olds, evenly balanced between male and female. These are mainly economically active people, which will mean there may be fewer people to fill employment vacancies in the next 5-10 years if retirement age stays at 60-65.

Conclusions

- In order to secure the village's amenities and economic and social future, encouragement should be given to young people who wish to stay in the village by providing some social and some low cost housing enabling them to get on the first step of the property ladder.
- Older people who feel they are no longer able to maintain completely independent households should have the opportunity of staying within their village's community by having access to suitable warden assisted accommodation.
- ESCC census data monitor 2004, based on 2001 census

Design Guidelines

8.

The priorities for new developments should be for housing that satisfies the village's need for small scale social housing, housing suitable for first time buyers and some sheltered accommodation.

9.

Schemes enabling the purchase of subsidised , low cost housing for both first time buyers and older people seeking more appropriate accommodation should be encouraged, ensuring homes are available for villagers who wish to stay here.

10.

Encouragement should be given to schemes that can enhance or maintain the distinctive characteristics of the village, whilst at the same time, building or adapting existing buildings to provide suitable warden assisted housing.

4.2 ECONOMIC LIFE

Employment in the village falls into three broad categories;

1. Activities from local businesses and amenities

These employ approximately 150 and include the School, Village Shop and Post Office, Petrol Station and shop, three motor repair workshops, car showroom, antique shop, village pub/restaurant, social club, an Indian and a Chinese restaurant, two care homes, a builders' merchant and various other small enterprises.

Farming and forestry management, although small employers nowadays, are still important in maintaining much of the rural character and the quality of the environment for Nutley.

2. Businesses operated from home

Over 90 home-based businesses have been identified, between them probably providing employment for a further 150 village residents. The range of activities mirrors the increasingly diverse range of services required by modern society and of activities that have developed because of the decentralising impact of modern telecommunications and computer technology. These activities can be summarised as: -

Professional and Personal Services including: accountancy and taxation, chiropractic, computer software, business consultancy, design services, fitness and life style, alternative therapies, nutrition, will writing, hairdressing, beauty therapies, domestic and care help, gardening and maintenance.

Trades: Building related, plumbing, heating engineers, blacksmith (farrier).

Arts and Crafts: Curtain making, picture framing, artists, photography, music, filmmaking, entertainment agency, rocking horse making.

Holiday and Leisure: Bed and Breakfast accommodation, holiday accommodation lets, horse riding and livery.

Social trends indicate a strong potential growth for home business activity. It is more environmentally and family friendly and offers low fixed cost operations for an Enterprise economy.

3. Surrounding area employment

Uckfield, Crowborough, Tunbridge Wells, East Grinstead, Crawley and the Gatwick area are all easily accessible within 45 minutes by car from the village. The M23 is only 30 minutes away and London is accessible from the stations at Buxted, East Grinstead and Haywards Heath. It is estimated that just over 50% of the working population commute to the surrounding area.

Nutley's superb forest environment and overall good quality housing stock makes it an attractive choice for Home Business location and as a place to live for those employed within a 20-30 miles radius.

- 60% of Nutley's population in the 16-74 age group are economically active in either full or part time work, or self-employment. There are very few people unemployed

Total of those	Full, Part-time,	Unemployed,	House parents	Others
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Economically Active 16-74	Self-employed	Students, Retired	Carers Sick/Disabled	
953	573	205	136	39

- 70% of the 16-74age group have some form of qualification, and 20% have a first degree or higher qualification..

Total Qualifications 16-74	Levels 1 to 3	Degree and Higher	No Qualifications	All Others
953	472	196	214	71

- The typical employment type is characterised as professional, white collar or Self employed.

Job Type 16-74	Higher and Professional	Small employers and own account workers	Supervisory and Technical Occupations	All Others
953	311	118	41	483

Design Guideline 11.

The sensitive adaptation of residential properties for the use of businesses operated from home should be encouraged to further the village economy and promote more environmentally, family focussed lifestyles.

4.3. COMMUNITY SERVICES AND AMENITIES

Nutley is a friendly village with a strong community spirit. It has some excellent amenities and a great variety of clubs and societies that have the effect of strengthening community life. With between 25-30% of its population of retirement age and 50% working in the village, many of them home based, perhaps it is not surprising that its amenities, clubs, societies and services are well used.

Ashdown Forest must rank as the most important of the village amenities. It covers 6400 acres beautiful open lowland heathland, an Area of Outstanding Natural Beauty and designated as a Site of Special Scientific Interest, providing opportunities for walking, riding and quiet recreation right on the doorstep.

AMENITIES.

The village has a church and a chapel, a primary school, a pub/restaurant, an Indian and a Chinese Restaurant, three halls for hire by the community, and a large village green with an enclosed children's play area and a sports' pavilion catering for the soccer, stool ball and cricket clubs. There are also facilities for the Bowls, Tennis and Squash Clubs. Both the village Social Club and the Parish Council Offices are situated in the Memorial Hall complex.

Retail outlets are provided by a village shop and post office, Nutley Hall Bakery, a goat farm, a builders' merchant, a showroom for selling classic and sports cars, and four garages; one for the purchase of petrol, and other basics such as newspapers, bread and milk etc., and three for repairs and maintenance. A mobile fish and chip van and a library visit the village weekly, and there are door-to-door deliveries for milk eggs and other items. In addition there is available a whole range of trades, professional and personal services as described on page twelve, under the Economic Life of the village. There is a limited bus service to and from East Grinstead and Uckfield and a daily coach service between London and Hastings.

GROUPS AND SOCIETIES

In addition to the ones already mentioned the following are active in the village:-

Pre-school Play Group	Mother and Toddlers' Group
Coffee Pop-in	Historical Society
Horticultural Society	Women's Institute
Ashdown Evergreens	Ladies' Friendship Circle
Nutley Conservation Group	Youth Drama Group
NSPCC	Nutley Fete Committee
RNLI	St Peter and St James Hospice Support Group
Nutley Business Network	Ashdown Forest Decorative and Fine Arts Society
Friends of Ashdown Forest	Royal British Legion
Keep Fit, Badminton and Yoga Classes meet in the Village Hall	

5. SETTLEMENT PATTERN AND BUILDING CHARACTERISTICS

5.1 Overview

Nutley is located on the crest of prominent north-south and east-west running ridges, partly extending onto adjacent hillsides. Its settlement pattern is loose-knit and low-density, although there are limited sections of continuous building frontages, and at Fords Green buildings are grouped around a roughly fan-shaped village green. Generally plot sizes are medium to large. Cul de sac and other forms of small estates are a twentieth century development. Viewed from the surrounding landscape many buildings are hidden/softened by extensive trees. However, the silhouette of buildings and rooftops is distinctive, seen against the skyline or the backdrop of the wider landscape. In the countryside around Nutley there is a dispersed settlement pattern of farms and cottages and occasional small detached houses.

Pattern of roads and lanes

The historic development of the village has largely been concentrated along the current gently curving A22 and other more winding historic lanes such as Nether Lane, Bell Lane and School Lane. Subsequent twentieth century development has occurred as infill along these roads and along the Crowborough Road. Connecting the lanes there are other smaller more hidden pathways all contributing to the distinctive character of the village (see footpaths section).

Forest Pale

Most of the older parts of the village were located within the boundary of the Forest Pale (see History section). Some sections of the banks and ditches, marked typically by old oak and holly trees, are still visible forming a distinctive boundary e.g. towards the back of Nether Lane and The Orchard and running south of Fords Lane along the A22. (The Nutley Conservation Group is currently undertaking further research on its exact alignment.)

Open Spaces, Hedgerows and Trees

The green at Fords Green, with its avenue of lime trees adjacent to the A22, is a major feature of the village. Other smaller incidental green spaces also add to its distinctive character. Large mature trees in back gardens and in the verges of roads and lanes, together with tree belts and copses on the fringes, help to create an overall semi-wooded character.

5.2 Building Form, Design details and Materials

Nutley has mainly small and medium size buildings, without large uninterrupted wall masses. Its traditional buildings are mostly small scale with groups of cottages and modest farm buildings sometimes grouped around a courtyard. There are a few larger detached houses such as the regency Shelley Arms and the Victorian gothic Nutley Hall and a small number of other houses set in their own grounds. In the twentieth century there was a wider range of forms, including weatherboarded and brick bungalows, 1950's semi-detached council houses, 1960's modernist detached houses, and more recent '80's and '90's detached brick houses.

Nutley's traditional buildings tend to also have large roofs in proportion to the overall mass of the house and are covered in plain clay roof tiles which are soft red-brown. Brick walls are constructed of soft red and brown-red bricks with vitrified blue-grey details, typically in Flemish bond alternating stretchers and headers. Sandstone cottages also are found and the Church is constructed of Ashdown sandstone. Some of the oldest buildings are timber framed. Half tiling is another feature of old buildings. Windows are mainly small with finely divided panes and are tucked under the eaves.

5.3 Village Character Areas

Nutley High Street

- Linear pattern of small cottages and houses facing the High Street with some mixed modern twentieth century infill
- Occasional larger Victorian houses set in their own grounds
- Small front gardens defined by a mixture of hedges and fences
- Gently curving alignment of the High Street (A22)
- Large mature trees and wide grass verges provide a green corridor in the heart of the village
- Small Victorian sandstone church on slightly raised ground
- Dramatic views of the Forest ridges from the A22 south of the Post Office
- Key distinctive buildings include Nutley House (formerly the Shelley Arms), Butts Cottage, Tudor Cottage, Nutley Hall and The Barracks
- Modern well planned developments in the cul-de-sacs at Ashdown Chase, Churchfields and Oakwood Park
- Steep sided pastures of Grover's Field allow dramatic views of the Forest from the High Street contributing to the setting of the village.

School Lane

- Widely dispersed older farmhouses, cottages and barns and a few larger modern houses in extensive grounds.
- Attractive unmade country lane, well hedged
- Attractive panoramic views south to the Downs and east to the Forest
- Small pasture fields

Fords Green

- Large approximately fan-shaped level village green
- Faced by groups of cottages, modern houses and a farmhouse with oasts

- Distinctive line of lime trees
- Glimpsed views of the Forest
- The Green is important for a wide range of sports including football, cricket and stoolball, and has an enclosed playground area for children. The Green is well used by the village for events such as the annual Fete.

Crowborough Road

- Mainly twentieth century bungalows and detached houses at low density
- Traditional Forest cottages and farmhouses at the eastern and western ends.
- Hedges and verges are important to its character.
- Wooded character along the eastern approaches from the Forest

Clockhouse and Nursery Lanes

- Steeply sloping meandering hedged lanes leading to the Forest.
- Mix of brick and stone cottages and modern houses.
- Buildings set in large plots with many mature trees.
- Glimpsed views of the Forest

Bell Lane

- Deep, steeply winding lane
- Twentieth century detached houses interspersed with fields
- Extensive mature trees
- Site of Old Vicarage
- Views to the Downs

Nether Lane

- Attractive hedgerowed lane with wide grass verges and steep bank of trees
- Looping private lanes
- Houses on western side back on to fields
- Older distinctive buildings include Old Nether and Pricketts Hatch
- Recent cul-de-sac developments, The Orchard and Highlands.

Dodds Bank/A22 South

- On the western side, houses are hidden by scrub and woodland setback
- Forest comes up to the road on the east side
- Brick built old bus shelter
- Level, straight road

Cackle Street

- Stone cottages set down mainly below hedge lines
- Deep lane with grassy banks, full of wild flowers
- Small triangular green fronted by a line of older cottages
- Boringwheel Farmhouse – traditional Forest farm with old barns and bordered by a stream
- Traditional finger post signage

Design Guidelines

12.

Maintain the traditional loose knit form of the village, limiting back land, and estate development. The progressive subdivision of plots should be avoided.

13

Maintain the distinctive dispersed settlement pattern of farms, cottages and small-detached houses in the landscape around Nutley

14.

Conserve the remaining sections of the ancient forest Pale including its banks, ditches and old trees. Where possible seek opportunities to mark the former line of the Pale by new oak and holly planting.

15.

When planning new development consideration should be given to conserving and enhancing the distinctive characteristics of the village's character areas.

16.

Ensure new developments reflect and harmonise with the form, scale and proportions of existing vernacular buildings, taking account of the traditional building styles, materials, and colours of the village as described above. Neighbouring properties should complement not detract from each other. They should not be out of scale by being too large/small or too high /low and should not be too close to or dominate their neighbour. Mixing styles or historical references in the same building should be avoided, as should straight and unbroken rooflines, and developing forward of the line of existing buildings.

17.

. Hedges, brick or stonewalls of low height and post and rail fences should enclose boundaries facing on to roads and lanes. Close board fences, large metal gates and other urban features should be avoided.

18.

. Garages, hard standings and carports should have their appearance softened by the use of adjacent planting; they should not obscure or dominate the house frontage or approach

19.

. Whenever possible the layout of new development should use the landform to create shelter in order to maximise the potential for passive solar gain. High levels of energy conservation should be incorporated into buildings and consideration should be given to the inclusion of renewable energy generation, eg. Solar panels. Whenever possible appropriate sustainable drainage systems (SUDS) for the disposal of surface water should also be included.

20.

. Nutley is a rural village, set amidst beautiful landscape, a little distance from surrounding towns. The lack of street lighting and its distance from other urban settlements means that on a clear night the stars can be observed with a minimum of light pollution. Street lighting and obtrusive security lighting should be avoided to preserve this rare facility

21.

Extensions, single, multiple, sequential, should not result in a disproportionate increase in the size of the original house. They should have regard to both the bulk of the original house and neighbouring properties. Design and materials should respect the original building; ensure the pitch of the roof matches the existing, and the windows, doors and other key elements match the original.

22.

Satellite dishes and aerials on houses should be of minimum size and sited unobtrusively.

6. Footpaths, Roads and Lanes

Nutley is dominated by the busy A22, which links London to Eastbourne and the South Coast, including the port of Newhaven. Much of the village is linear, following the main road, but with significant lanes leading off. Lanes to the east of the A22, School Lane, Clockhouse Lane and Nursery Lane are unadopted, and are within the ancient Pale of the Forest, terminating in the open Forest. These unadopted lanes are surfaced primarily with recycled tarmac in keeping with the rural character and paid for by the lane residents. Cackle Street passes through the Forest, linking the village to Fairwarp in the east. The western lanes link the village to Chelwood Gate, Fletching (Bell Lane) and Piltdown (Nether Lane). All the village's lanes are narrow and meandering without lighting or footpaths. Parking spaces for vehicles on the main road and in the side lanes are scarce. Parking is a problem, both in terms of safety and congestion.

Nutley is in the High Weald Area of Outstanding Natural Beauty and lies either within, or adjacent to, Ashdown Forest, which is also an internationally important Site of Special Scientific Interest. With such a beautiful landscape on the village's very doorstep, it is not surprising that an excellent network of footpaths serves the village. The area to the east of the A22 is predominantly Ashdown Forest, consisting of open heathland, where people can wander freely or use any of the tracks and footpaths at will. Main tracks, with clear rights of way, link School Lane with the Nutley Windmill, Clockhouse Lane to Duddleswell, Fairwarp and Herons'Ghyll, and Cackle Street to the Crowborough Road via the Airman's Grave. There are many other clearly marked circular "dog walking" paths linking the village with the Forest.

To the west of the village, the nature of the landscape is different, with mature woodland interspersed with open fields. There are numerous sign-posted footpaths providing routes to Fletching and Chelwood Gate, and circular routes linking Courtland Wood, Funnell's Wood, Hollybush Wood, Annwood, Carr's Wood and Millwood to the village. The village's footpaths are well used and are an important and valued feature of the village and its daily life.

Turnpike Milestones

In the eighteenth century turnpike trusts were formed to improve the road network. Milestones were erected along the routes and the sequence of original posts along the A22 from East Grinstead to Hailsham is the longest in the country. The bow of ribbon with bells beneath is a pun on Bow Bells. The milestone in the centre of Nutley indicates the origin of the route in the City of London 38 miles away.

Design Guidelines

23.

All new housing must provide adequate parking spaces for both the residents and their visitors
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24.

A well designed, well landscaped Village Car Park should be provided, for the use of visitors to the village, those coming to work in the village, parents dropping off and picking up their children from school, those attending Church services, and for the residents of dwellings on the main road that do not have parking spaces or garages

25.

To maintain the rural characteristics of the unadopted lanes leading to the Forest, they should be surfaced with recycled tarmac or local crushed stone, which is environmentally friendly and preferable in a rural area.

26.

Priority should be given to preserving the traditional finger signposts of the village's footpaths, to maintain access and to allow villagers and visitors to continue to enjoy the beautiful landscape of Ashdown Forest and the rest of the surrounding High Weald

27.

A well designed traffic calming scheme for the High Street(A22) should be implemented. This should comprise, where possible, road narrowing, and incorporating simple tree and shrub planting. The use of intrusive lighting, signage, street furniture and materials should be avoided.

28

Unnecessary straightening, and widening and kerbing of narrow, hedge banked country lanes should be avoided

29.

The historic milestones within the boundary of the village should be preserved.

30.

Encourage the use of the Forest for walking, riding and other quiet recreation

7. Future Development in the Countryside.

Nutley's elevated location, on top of a sandstone ridge; just inside the Medieval Pale of Ashdown Forest; overlooking the lowland heath to one side of the village and the quintessentially pastoral landscape of the High Weald Area of Outstanding Natural Beauty to the other side; and with views to the distant South Downs National Park; situates the village in one of the most environmentally sensitive positions in South East England.

The surrounding beautiful countryside though highly valued by local people is nevertheless threatened by the economic realities of farming today. Those parts of the ancient Ashdown Forest that are now owned and managed by a publicly funded trust under the statutory duties placed upon East Sussex County Council, and afforded several national and international landscape and environmental designations, are likely to have reasonable protection from undesirable development.

However, the pastoral farmland that is privately owned is at risk. This land is vulnerable because of the demise of profitable farming in this area. As this land falls out of traditional farming use and management it will be subject to increasing pressures for built development and other inappropriate uses. Over the last 20 years there has been a steady trend towards the break up of typical small family farms. That trend is likely to accelerate rapidly over the next couple of years as a result of the withdrawal of EU farming subsidies, which commenced this year. Coupled with the collapse in farm gate prices, the prospects for the farming community and hence for the landscape are dismal.

It is essential, therefore, that land use and planning policy are formulated to help enable farmers to survive and to prevent the further fragmentation of land holdings. Without such strategies there will be no viable sized farms to pass on to the next generation of farmers.

Without effective constraints the rural countryside around Nutley will in a very few years be transformed into suburbia.

Design Guidelines

31.

Encourage the re-use of redundant farm buildings but not necessarily limited to business use, as is the case at present. Residential use for low-cost housing restricted to local people should be supported

32.

New building on previously undeveloped land should be carefully controlled to remove the incentive to sell off small parcels of land for new residential development.

33.

Small-scale agricultural enterprises to provide locally grown organic food should be encouraged. However the extensive use of polytunnels should be avoided.

8. Summary of Design Guidelines

1.

Conserve the integrity of the Ashdown Forest and its ancient Pale when considering any developments in the vicinity of the village, safeguarding the current acreage

2.

Support and encourage where feasible, in association with the Conservators, the restoration of the ancient forest area around Nutley by land purchases and other voluntary management agreements.

3.

Conserve and enhance the unique landscape setting of Nutley, ensuring that it is not materially altered by inappropriate infill or back land development..

4.

Ensure the scale, mass and height of any development, eg. of buildings, aeriels and other constructions, does not adversely affect the distinctive silhouette of the village as seen from the Forest and from the West.

5.

Ensure any new development is properly integrated, softening harsh edges with new hedges, trees and woodland planting.

6.

Conserve mature hedgerows, large trees and small copses that contribute to the village's distinctive character ensuring there is no overall loss of tree cover associated with new development.

7.

Conserve and enhance existing wildlife habitats, taking opportunities to create new habitats associated with new developments eg. species rich grassland. heath land, ditches and ponds.

8.

The priorities for new developments should be for housing that satisfies the village's need for small scale social housing, housing suitable for first time buyers and some sheltered accommodation.

9.

Schemes enabling the purchase of subsidised , low cost housing for both first time buyers and older people seeking more appropriate accommodation should be encouraged, ensuring homes are available for villagers who wish to stay here.

10.

Encouragement should be given to schemes that can enhance or maintain the distinctive characteristics of the village, whilst at the same time, building or adapting existing buildings to provide suitable warden assisted housing.

11.

The sensitive adaptation of residential properties for the use of businesses operated from home should be encouraged to further the village economy and promote more environmentally, family focussed lifestyles.

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