

## Rushcliffe Local Plan Part 2. Housing Site Selection Interim Report.

### OBSERVATIONS FROM COMMUNITY PLAN TASK GROUP 1

'Housing and Development' based on answers to Questionnaires, sent to every household in East Bridgford, in June 2017.

### HOUSING NEED

The responses to the Community plan Questionnaire indicated, as expected, that 90% of the respondents would prefer to see East Bridgford remain as it is, surrounded by the Green Belt, insulated from main roads by green fields and trees.

Nevertheless population growth and national policies require additional houses to be located somewhere.

Nottinghamshire County Council and Rushcliffe are obliged to meet this additional housing need by identifying sites with development potential. Following earlier consultation on sites which have been suggested by land owners and developers in East Bridgford, four locations in East Bridgford are proposed by RBC Local Development as providing enough land for 100 homes between 2019 and 2024.

If all the selected sites, in this and the other six identified villages, are developed there will be twice as many houses in 2024 as needed by the population growth survey results. **Should East Bridgford accept any of this over-provision?**

Task Group 1, Housing and Development (TG1), believes that growth over the last 50 years has been beneficial for the Community and village life. Although open spaces and orchards within the village have been lost, houses in Holloway Close and Croft Rise have provided homes for young families and Ludgate Drive and Burnham Close, Walnut Tree Lane have provided homes for new village families, helping to support village shops, clubs and health services.

The opportunities for 'infill' development have now gone and only expansion into the Green Belt remains.

The responders to the Community Plan Questionnaire grudgingly accept that, if village expansion is inevitable, this should be accommodated in the Green belt towards the A46 or towards Kneeton. The Questionnaire also highlights the need for more public open space and a hard play area (MUGA) is requested by young people. It is unlikely that the scattered, small sites identified by RBC will be able to provide either of these. For this reason the TG1, having consulted with land owners, propose a more contiguous development site, stretching between Butt Lane and Closes Side Lane, with a mixed development, including starter homes and homes for the elderly as well as the 4 and 5 bedroom houses beloved of developers. There will also be open space suitable for the providing of the MUGA. A diagrammatic indication of these proposals is shown on plan TG1. 01.

This Strategic Plan also has the advantage of replicating the historic grid pattern of the village street network and the surrounding tree belt. The internal footpath network should be preserved and extended.

The location provides access to existing sewerage system and traffic routes without passing through the village which is an important consideration for responders to the Questionnaire. Traffic congestion on Main Street is a serious concern and 'through traffic' is seen as a problem. An entrance chicane on Butt Lane, giving priority to east-going traffic, together with the 'no-through-road' sign proposed for Trent Lane, would make the village less attractive to through traffic. Although the plan provides more space than required for 100 homes TG1 believe that it is preferable to the scattered development suggested.

## RECOMMENDATIONS

The land owners of sites A and B intend to write to Rushcliffe Borough Council offering their land for housing development, in the same way that Mr H Pickford and other land owners have done. The Community Plan Group request that the Local Development Team consider this proposal and cooperate with the Parish Council and land owners to provide a coherent plan for the future; to coordinate and control services and road layout, tree planting and housing mix, for the most beneficial outcome for the village community.

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Nevertheless population growth and national policies require additional houses to be located somewhere.

Nottinghamshire County Council and Rushcliffe are obliged to meet this additional housing need by identifying sites with development potential. Following earlier consultation on sites which have been suggested by land owners and developers in East Bridgford, four locations are proposed as providing enough land for 100 homes between 2019 and 2024.

If all the selected sites in all the seven identified villages are developed there will be twice as many houses in 2024 as needed by the population growth survey results. **Should East Bridgford accept any of this over-provision?**

Task Group 1, Housing and Development (TG1), believes that growth over the last 50 years has been beneficial for the Community and village life. Although open spaces and orchards within the village have been lost, houses in Holloway Close and Croft Rise have provided homes for young families and Ludgate Drive and Burnham Close, Walnut Tree Lane have provided homes for new village families, helping to support village shops, clubs and health services.

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## COMMUNITY INVOLVEMENT

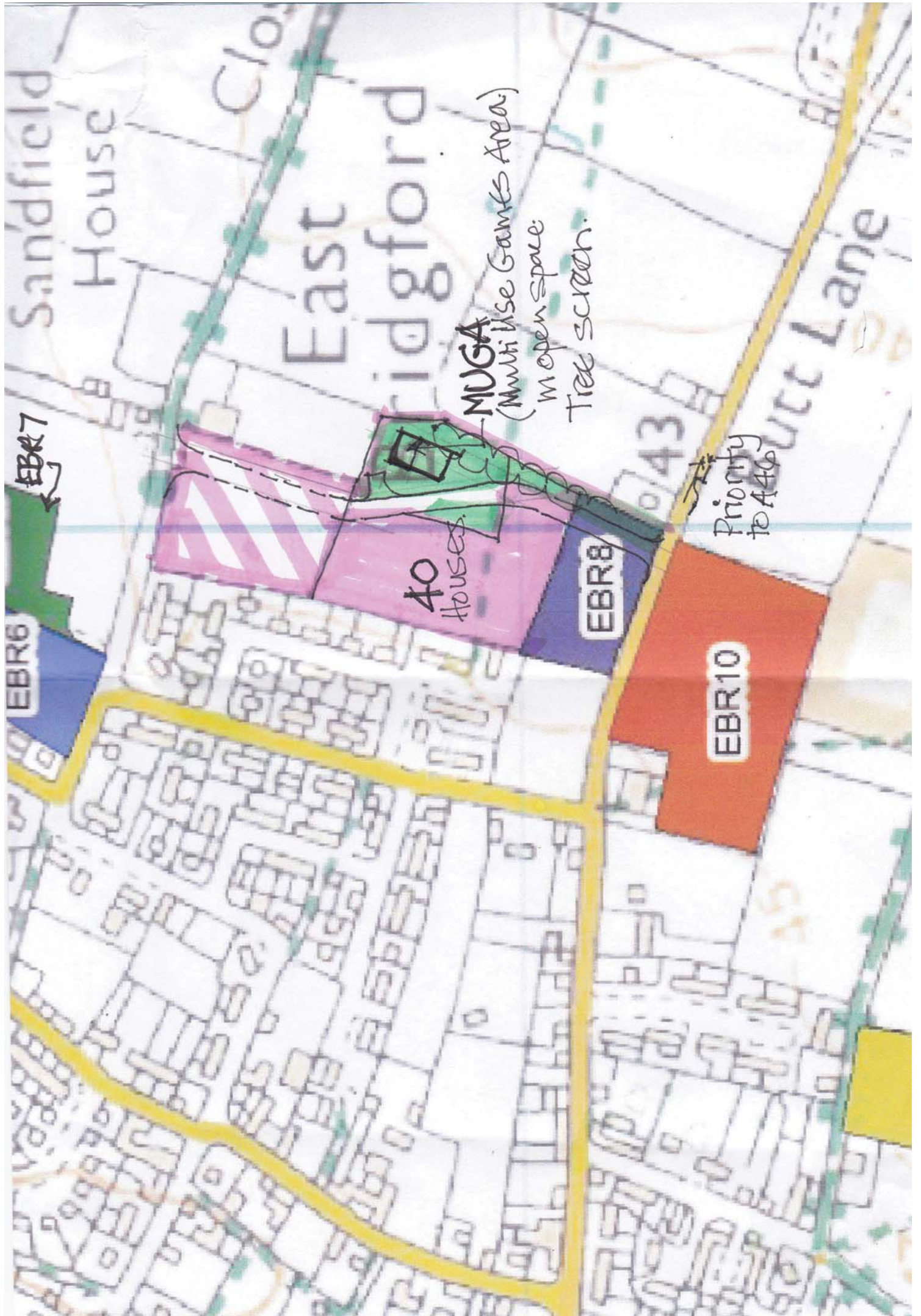
The responders to the Community Plan Questionnaire grudgingly accept that, if village expansion is inevitable, this should be accommodated in the Green belt towards the A46 or towards Kneeton. The Questionnaire also highlights the need for more public open space and a hard play area (MUGA) is requested by young people. It is unlikely that the scattered, small sites identified by RBC will be able to provide either of these and for this reason the TG1 propose a more contiguous development site, stretching between Butt Lane and Close Side Lane, with a mixed development, including starter homes and homes for the elderly as well as the 4 and 5 bedroom houses beloved of developers. This Strategic Plan also has the advantage of replicating the historic grid pattern of the village street network and the surrounding tree belt. The internal footpath network should be preserved and extended.

The location provides access to existing sewerage system and traffic routes without passing through the village which is an important consideration for responders to the Questionnaire who considered traffic congestion a serious problem. An entrance chicane on Butt Lane, giving priority to east-going traffic, together with the 'no-through-road' sign proposed for Trent Lane, would make the village less attractive to through traffic.

It is unlikely that all the land will become available at the same time and it is important that RBC take the necessary steps to provide a coherent plan for the future; to coordinate and control services and road layout, tree planting and housing mix, for the most beneficial outcome for the village community.

COMMUNITY PLAN TASK GROUP 1

11 October 2017



Sandfield House

East Ridgford

East Ridgford

Priest Lane

EBR7

EBR6

40 Houses

EBR8

EBR10

Priority to A46

MUGA  
(Multi Use Games Area)  
in open space  
Tree screen.

## East Bridgford Community Plan Group Submission to Rushcliffe Borough Council concerning the RBC proposal to build 100 new homes in the Green Belt surrounding East Bridgford

The objective of the East Bridgford Community Plan is to create an Action Plan for improvements over the next five years and develop a Strategic Vision for the village to guide longer term changes.

The biggest challenge facing the village over the next 5 to 10 years is Rushcliffe Borough Council's proposal to build 100 new homes in the Green Belt surrounding EB, increasing in the number of homes in the Village by 12%.

Rushcliffe held an East Bridgford Consultation on their 100 New Homes proposals in November. On the 6<sup>th</sup> December, the EB Community Plan Group (EBCPG) held a Community Plan Consultation Event to present the conclusions the Group has drawn from the 2016 Village Appraisal. This included a review of the village's development strategy and a response to Rushcliffe's plans for 100 new homes

This submission summarises the EBCPG's **Alternative Plan for 100 New Homes in East Bridgford's Green Belt**.

We believe two important sources of EB opinion provide valid backing for these plans:

- The 2016 Village Appraisal in which 353 EB households, 45% of the 2011 Census total of 787 and covering 659 adults, filled in the 109 question Household Appraisal. Questions covered EB's development with specific questions directly addressing attitudes to an imposed expansion into the Green Belt.
- The responses recorded at the EBCPG 6<sup>th</sup> December Consultation at which our Alternative Plan was presented. It was attended by 88 persons

This submission describes our alternative plan, summarises the relevant conclusions of the 2016 Village appraisal and provides the statistics that back it up.

### **1 The EBCPG's Alternative Proposal for 100 New Homes Expansion**



Plan TG1:01

### 1.1 Key Elements of the CPG Plan:

- A more contiguous development site, stretching between Butt Lane (both north and south, including sites EBR 08 & 10) and Close Side Lane. The landowners of the two new sites A and B have confirmed their interest. With a new access road, this would constitute a new sector, replicating the historic irregular grid pattern of the village street network.
- A surrounding tree belt would replicate another characteristic of the older EB. The internal footpath network could be preserved and extended. This larger contiguous site would permit with a mixed development, including starter homes and homes for the elderly as well as the 4 and 5 bedroom houses beloved of developers. The larger site if it were designed and developed as whole might permit a higher standard of design than could be achieved on 4 separate plots. See the separate proposal A Place Making Guide - East Bridgford.pdf. Similarly, this larger site should be able to provide certain benefits for the village as a whole, in particular a site for young people's play - a Multi-Use Games Area. The existing playing field (Butt Close) is fully used.
- This new sector provides access to existing sewerage system and to traffic routes without necessarily passing through the village. Site EBR10 would provide space for EB Medical Centre car park extension and a tree belt
- **A large 100 home development like this should be dependent upon certain pre-conditions concerning sewage/drainage, space in the primary school for the children of the new families and other benefits for the community.** The demand for housing is not internal and development should be delayed until significant progress has been made at Bingham and Newton and the proposed primary school is available which will free up places at St Peters Academy for new families
- The above proposals are based on replies to the Village Appraisal (VA) and observations received at the Community Plan Consultation (CPC) event on 6th December 2017

## 2 EBCPG Assessment of RBC's Proposals

### 2.1 A majority of villagers consider any development into Green Belt is undesirable, but if imposed on us:

- All 4 RBC sites are on the preferred development direction - to north, direction Kneeton or to the east, direction A46 (VA)
- Sites EB 06 & 07 off Closes Side Lane increase traffic through existing village; sites EB 08 & 10 off Butt Lane offer alternative access direct to road network (CPC)

### 2.2 The RBC Proposals are just about the number of houses, their location and density, not about other important factors, such as:

- Retaining the existing village structure unchanged by diverting additional traffic from existing roads, while linking the new development through the footpath network.
- Retaining EB's village character - surrounded by the Green Belt, insulated from main roads by green fields and trees; preserving and extending the internal footpath network (VA).
- The housing mix – no commitment to a mixed development in line with villagers' desires (VA)
- Benefits to EB as a whole: no commitment to preconditions concerning improved services, such as better sewage/drainage; better facilities for young people and freeing up places in the overcrowded village primary school through opening a new school in Newton (CPC). All 4 sites (EBR6, 7, 8 and 10) are ad hoc short-term responses and not part of a strategic development plan. The EBCPG Alternative Plan (TG1:01). by omitting EBR6 and 7, provides an opportunity for better design, traffic control and sewage disposal. The scattered, small sites, identified by RBC from proposals submitted by landowners, are unlikely to provide significant community benefits for the whole of EB.

### 3 The Data Supporting the Alternative Plan

#### 3.1 The 6 December 2017 Community Plan Consultation

This Village Meeting was planned before the announcement of the Rushcliffe Consultation on 100 new homes in EB’s Green Belt. The EBCPG was given no opportunity to present its alternative plan at the RBC Consultation Event held in EB in November.

##### 3.1.1 The Consultation and its Findings concerning Development

8 CPG Task Groups, including Task Group 1 focussed on Development, presented the findings of the 2016 Appraisal and the conclusions to be drawn from them. Held in the Village Hall from 15:30 to 20:00, this event was publicised with an advertisement in the Village Magazine, an announcement on the Village website and by lamp post fliers throughout the village. 88 villagers attended and were given an opportunity to record their own comments.

As in similar consultations, it is probable that only those feeling strongly for or against the conclusions would have written down their opinions, so the number of comments on the issue of development is small - 25. On balance, there was a majority supporting the points made in this submission. However, it is reasonable to assume that the majority, who did not make comments, were broadly in agreement with the CPG proposal.

##### 3.1.1.1 Analysis of Comments on Development

Among those commenting there was a majority in favour of the CPG proposal. The reasons for opposing are likely to have been general objections to any development, although there was specific objections to development on EBR10 south of Butt Lane.

	<i>CPG project: sites A; B; EBR08; EBR10</i>		<i>Site EBR10 only</i>	<i>Sites: EBR 06 &amp; 07</i>		<i>Play Area</i>	<i>Keep Green Belt</i>	<i>Improve Infra-structure</i>	<i>Other</i>
	Approve	Oppose	Oppose	Oppose	Approve	Oppose			
FROM TABLE TOP WRITE-INS	4	2	2	1	1	3	2	3	4
FROM TG1 FORMS	11	8	3	2		1			
TOTAL EVENT	15	10	5	3	1	4	2	3	4

As a record of village opinion on a wide range of topics including development, the 2016 Appraisal is a far better indication of the opinions of the village as a whole.

#### 3.2 The 2016 Village Appraisal – Key Statistics

(The %s are based on the sample of 354 households, comprising 659 adults)

##### 3.2.1 EB is an attractive village: in the countryside; surrounded by the Green Bel; separated from the main roads

- Q9. What aspects of living in EB do you like most?

	Very important	Important	Not important
It is in the countryside, not the town or the suburbs	78%	18%	1%
It's an attractive village	69%	26%	2%
The actual house you live in	63%	30%	3%
The medical centre	50%	41%	6%
It's in the Green Belt	53%	32%	10%



- **Q13. Which of the following give EB its special character and should be preserved?**

Prompted list	Very important	Quite important	Total important
The fields separating the village from the main roads	88%	9%	96%
Butt Close playing field	83%	12%	96%
The network of footpaths and bridle ways	81%	14%	95%
The Green Belt surrounding EB	81%	13%	94%
The old village houses	74%	21%	95%
The River Trent, its bank and the wooded escarpment overlooking the river	73%	23%	95%
The many mature trees	71%	22%	93%
The Conservation Area	69%	22%	92%

This concern for the physical setting of the village in its environment is shown in more detail in questions on Wildlife and the Environment.

- **Q30. Do you Agree with the following Statements about East Bridgford and the surrounding countryside**

Selected items	Strongly agree	Agree	Total Agree
Informal, accessible green space is important for quality of life	70%	26%	96%
The Green Belt surrounding East Bridgford is important and should be preserved	67%	25%	92%
The landscape is threatened by developments and there are key aspects that need preserving	32%	40%	72%

- **Q28 Conservation Area**

	Strongly agree	Agree	Agree Total
The Conservation Area's planning controls help preserve the character of the village	53%	31%	85%

### 3.2.2 Resistance to Change

The EB Household Appraisal shows that EB residents are resistant to change

#### 3.2.2.1 Like EB as it is - remaining as a village in the countryside

- **Q9. Thinking about East Bridgford as a place to live, what aspects do you as a household or family like most?**

being in the countryside not the town or suburbs	99%
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- **Q13. Which of the following features of East Bridgford Parish give it its special character and should be preserved?**

	% rating very important
The fields separating the village from the main roads	88%
The Green Belt surrounding EB	81%

**3.2.2.2 Mixed attitude to the current level of development**

- **Q14. What do you feel about the current development of the village? Here are some views that have been expressed, do you agree?**

The village is being over developed	21% strongly agree	53% total agree
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**3.2.2.3 Demand for continuity, to keep things as they are**

- **Q 108. Have Your Say: What sort of village would you like to see in 5-10 years' time? What needs to be preserved**

	# write-ins	% write ins
Keep things as they are, etc.	70	32%

**3.2.2.4 Opposition to development into the Green Belt**

- **Q9 What aspect of EB do you like most?**

It's in the Green Belt	30% very important	56% total important
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**3.2.2.5 Negative factors – require improvement**

- **Q10. What are the things you dislike about the village or you feel would benefit from improvement? Here are some ideas / statements that have come up in East Bridgford and other villages.**

Development extending into the surrounding countryside (building in the Green Belt, wind turbines, etc.)	40% significant problem	71% total problem
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**3.2.2.6 Direction of Development**

- **Q26. If the village has to be extended, in which direction would the development be acceptable and under what restrictions?**

<i>Direction development is acceptable:</i>	<i>Strongly agree</i>	<i>Agree total</i>
All development outside the village limits into the green belt should be <u>opposed</u> .	46%	67%
Towards the new A46 (off Butt Lane, Springdale, Closes Side Lane)	8%	42%
Towards Kneeton	3%	39%
Towards the A6097 (off Kirk Hill, Brunts Lane)	4%	22%
Towards the River Trent	3%	9%

**3.2.2.7 Strong rejection of even carefully designed developments larger than 10 dwellings on the edge of the village**

- **Q25. If new homes are to be built what scale of development would be acceptable and where?**

<i>Answer Options</i>	<i>Preferred</i>	<i>Acceptable</i>	<i>Unacceptable</i>
Conversion/extension or replacement of existing buildings	44%	42%	6%
Infill inside the existing village-single dwellings	18%	55%	16%
Infill inside the existing village-small groups of less than 10 homes	11%	38%	42%
Edge of the village in the green belt-single dwellings	2%	28%	60%
Edge of the village in the green belt-less than 10 homes	3%	21%	66%
Edge of the village in the green belt-carefully designed larger developments	2%	7%	81%

### 3.2.3 Types of Housing

- **Q24. What are the problems facing people moving within EB or coming to live in EB who are looking for different types of accommodation?**

<i>Answer Options (based on 101 responses)</i>	<i>Shortage</i>	<i>Price</i>	<i>No particular problem</i>
Larger family homes	6%	36%	38%
Rented Accommodation	35%	10%	36%
Single Storey homes	34%	17%	29%
Starter homes	49%	25%	15%

### 3.2.4 Forms of ownership and types of building:

Sheltered housing and starter homes and bungalows and 2/3 bedroom houses are the most acceptable; Housing Association/ Council Lets, Flats and Larger Exec homes are the least acceptable types of housing.

- **Q21. Taking into account the housing needs and the character of the parish, if new homes are to be built what types would be suitable?**

<i>Answer Options</i>	<i>Strongly agree</i>	<i>Agree total</i>
Sheltered accommodation for the elderly	26%	75%
Starter homes for young people	24%	70%
Affordable housing for lower wage earners	29%	59%
Houses for restricted sale giving preference to local people	20%	63%
Houses for unrestricted sale to private buyers	5%	39%
Housing association/council houses for letting	9%	31%
Bungalows	18%	66%
Two -Three bedroom houses	15%	74%
Four bedroom or larger executive homes	5%	32%
Flats	4%	23%

### 3.2.5 EB Households Vision for the Future

There were 220 write-ins (62% of sample household). Many mentioned more than one improvement or aspect they would like to maintain. But the most frequently mentioned was a desire that EB should remain unchanged:

- **Q 108 HAVE YOUR SAY What sort of village you would like East Bridgford to be in 5 -10 years' time**

Remain unchanged (no. of mentions)	105
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### 3.2.6 Sports & Leisure Activities for Different Ages

Looking at sports and leisure facilities: For the different age groups: teenagers are thought to be less well catered for than other ages. EB's indoor facilities are much less good than the outdoor ones. However outdoor facilities will be more easily funded in any new developments than indoor ones.

- **Q39, Has EB adequate indoor sports and leisure facilities for....?**  
(probably because of household composition about 1 in 3 had no opinion of each category)

	<i>Good or very good</i>	<i>Adequate</i>	<i>Poor</i>
Young children	12%	17%	31%
Teenagers	6%	11%	44%
Young adults	7%	13%	40%
Mature adults	22%	26%	26%

- **Q40, Has EB adequate outdoor sports and leisure facilities for....?**  
(fewer than 1 in 5 had no opinion)

	<i>Good or Very Good</i>	<i>Adequate</i>	<i>Poor</i>
Young children	47%	25%	7%
Teenagers	28%	26%	21%
Young adults	34%	24%	16%
Mature adults	47%	31%	7%

Because Butt Close Playing Field is devoted to organised sport, a question was asked about additional space for informal sport and over half the respondents agreed it was desirable

- **Q44, Additional Space elsewhere in the village for Informal Play**  
(this might include an all-weather surface with a covered shelter)

	<i>Very necessary</i>	<i>Desirable</i>	<i>Not Necessary</i>
Informal Play Space	19%	40%	26%
Covered shelter	16%	35%	32%

Given the space restrictions inside the village envelope any new informal play area would have to be in the Green Belt and could be made a condition of planning permission for new housing.

### 3.2.7 Village Services & Infrastructure

Certain aspects of East Bridgford are already under pressure and additional housing can only add to it.

#### 3.2.7.1 Traffic & Parking are already seen as a major problem.

- **Q10. What are the things you dislike about the village?**

	<i>Significant problem</i>	<i>Minor problem</i>	<i>Problem total</i>
Volume of traffic	48%	38%	87%
Speed of traffic	47%	37%	84%

Additional housing clearly adds to traffic and so locations that offer access to one or other of the main roads without passing through the centre of the village should be preferred.

#### 3.2.7.2 St Peter's Academy

The village primary school has already expanded to fill (even over-fill) its site. Appraisal comments link the size of the school to parking problems with some suggesting the school be moved to a new site on the edge of the village. Significant expansion in the numbers of houses occupied by young families will create school overcrowding, although developments in Newton where a new primary school is planned would reduce the pressure.

### 3.2.7.3 Mains drainage is already only fair or poor for half the residents

- **Q60. What are your views on the standards and customer service?**

	Excellent	Good	Fair	Poor
Main drains and sewage (not domestic)	8%	28%	25%	24%

### 3.2.7.4 Mobile phone reception is not good (45% think it poor) and only 1 in 3 consider Broadband service to be good or better. Broadband service was a particular problem for businesses.

- **Q60. What are your views on the standards and customer service?**

	Excellent	Good	Fair	Poor
Mobile phone reception	6%	19%	22%	45%
Broadband	9%	26%	30%	19%

The desired improvements in village facilities and services are much more likely to materialise if planned in conjunction with developments big enough to realise some planning gains for the benefit of EB and not just for the landowners selling agricultural Green Belt land for development).

## 3.3 Historical Development

### 3.3.1 EB, A Lifetime of Development and Progress

The village needs a longer-term plan for development. Without one the village will be faced with short term and piecemeal expansion imposed on it. The current RBC proposal for some 100 new dwellings in the Green Belt surrounding EB is based on an evaluation of individual plots proposed by landowners without any longer-term development strategy for the village as a whole.

How EB has developed to what is now – a much loved village – is a good basis for planning future developments

East Bridgford grew rapidly in the 1960s through to the '90s, The Parish now has a population of just over 1,800 and just under 800 households.

#### East Bridgford Population Census data 1951 to 2011

1951	777	1991	1727
1961	906	2001	1813
1971	1343	2011	1814
1981	1595		

Almost 60% of the population has been added since 1951 - over half the current households are benefiting from the expansion of EB in the last seventy years. Anyone now in their seventies was born into an EB that was not only very much smaller, but also very different.

Historic maps illustrate that the basic outline and structure of the village has remained the same for 400 years with an irregular grid layout.

Today EB combines an old structure based on farmsteads, orchards, large mansions in their grounds and cottages in an open and irregular open grid layout of roads, streets and footpaths into which the extensive house building of the 1960s, '70s and '80s has been inserted, mainly through infill. Much of it has been relatively small-scale developments, each with its own character.

Easy Bridgford is a not a linear village expanding along the four access roads, rather its irregular grid structure is a key element in its character.

EB has a small group of 20 protected (listed) buildings. It has a defined Conservation Area, which according to the RBC Conservation Area Management Plan (CAMP)<sup>1</sup> incorporates “the large majority of the settlement”.

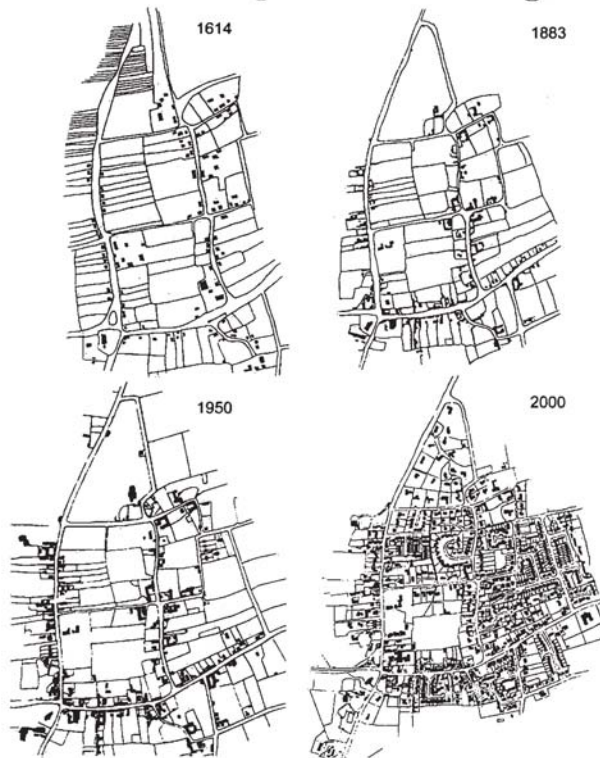
The overall character of the modern EB is determined more by its place in the countryside, proximity to Nottingham and perhaps most importantly its social structure than by its architecture.

It follows that a key element of any new buildings within the existing village envelope should be “neighbourliness or good manners”, that is respect for the design and built environment of its surroundings, rather than specific design features. Development outside the envelope into the Green Belt is an opportunity to correct the design errors of the ‘60s and ‘70s.

There has been only one major expansion of the village into farmland - the Rushcliffe Council’s developments of social housing to the east of Cross Lane (Holloway Close, 1950s & 1960s). Much of this was architecturally of poor quality and was *not* “designed to replicate or enhance the character of the village” (CAMP).

Other smaller developments into the Green Belt have been the award winning Medical Centre and the more recent affordable housing of Fosters Close (this development was proposed in the 2003 Village Plan). The rest has been infill within the village envelope. However, the opportunities for further infill are now severely limited.

### The Development of the Village



For EB, developments of around 30 or more dwellings can be considered large (for comparison: Cross Lane & Holloway Close 1950s development - 42 dwellings; Croft Rise Stage 1 1970s - 33 dwellings; Ludgate Drive stage 1 1970s - 28 dwellings; Farm Close 1980s - 21 dwellings). Any similar sized developments in the next five to ten years (2017 – 2028) will inevitably be in the Green Belt.

100 new dwellings would work out over 5 years at just over 2.5% p.a. This is just half the rate of around 5% per annum EB experienced in the 1960s and ‘70s. However, it is still a significant expansion, so the Village does need to consider what factors should guide decisions on growth.

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<sup>1</sup>[http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/conservationareas/East Bridgford Appraisal and Management Plan.pdf](http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/conservationareas/East%20Bridgford%20Appraisal%20and%20Management%20Plan.pdf)