



protecting and improving the environment

Newsletter 162

September 2014



A beautiful garden in High Road Chilwell, open for the Beeston and Chilwell Garden Trail weekend June 2014

in this issue: Brownfield sites, Continuum update, Planning applications and some appeals.

EDITORIAL

Following the Toton and Field Farm announcements, I decided to do a bit of background reading on brownfield site statistics, I hope you find the article informative.

This edition also includes updates on many Beeston and District activities, including Civic Society events during this beautiful summer.

We urgently need help to continue running these events and doing our good work. Please read our Chair's appeals at the end of the newsletter and act if you can help.

Karen Attwood

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BROWNFIELD SITES

Brownfield sites

The Government Inspector's report on the Nottingham+Broxtowe+Gedling Aligned Core Strategy Plan was released recently and building on Toton and Field Farm has been approved. There is major concern that green sites will disappear if this development goes ahead.

In official statistics, the definition of 'Brownfield land' is referred to as 'Previously Developed Land (PDL)' and encompasses "land that was developed but is now vacant or derelict, or currently in use with known potential for redevelopment". In 2009, there were 61,920 hectares of brownfield land, roughly the equivalent of 100,000 small football pitches. This compares to England's Green Belt, which covers approximately 639,540 hectares.

In 2012, the Campaign to Protect Rural England (CPRE) observed in the Independent that "Government figures show that the amount of brownfield land becoming available for re-development is far outstripping the rate at which it is being used and there is enough available for 1.5 million new homes." Full Fact, an independent fact checking organization, using the data from 2009, confirmed this to be true by observing that most of the brownfield sites (54 per cent) are made up of vacant or derelict buildings or land (the rest represent buildings currently in use with the 'potential for redevelopment') and estimating the average number of houses that can be built per hectare of land - the national average for this is 48 dwellings per hectare, although the regional variation is considerable. London has 126 dwellings per hectare while the North East has 33 per hectare.)

Unfortunately, it's not as simple as just building everything on brownfield sites. The Department for Communities and Local Government's states immediately after providing the figures above that: "there are likely to be barriers to development for some of this housing capacity: not all of it can be expected to come into use in the immediate future."

The Department goes on to specify the kinds of challenges to building associated with each type of brownfield site. 'Previously-developed vacant land' and 'vacant buildings' present relatively few barriers since they can be built upon or reoccupied without the need for 'treatment' (demolition, ground levelling, etc). However, 'derelict land/buildings' pose more of a problem, since they can't be put to beneficial use without demolition, clearing fixed structures or levelling. Those with 'known redevelopment potential' could have future potential but are for the time being in use. Land is placed in this category at the discretion of local authorities before they reach a planning permission stage.

This means, although the figures cannot be precise, around 203,000 of the 1.5 million potential sites face barriers before they can be made into homes. A further 312,000 are currently in use and don't have planning permission to change.

So Full Fact concluded that while the CPRE are correct to say that England's brownfield land holds the potential for 1.5 million new homes, it's reasonable to assume that for a significant proportion of these it isn't immediately feasible to build until the obvious barriers have been overcome.

In November 2011 the CPRE released a report compiled by Green Balance which aimed, in part, to highlight a number of statistical misunderstandings in the debate over whether brownfield building targets are needed. They pointed out that, while the total brownfield land area in England has been decreasing since 2001, the area *suitable for housing* has actually increased, and in 2009 stood at its highest recorded level.

The Communities and Local Government Committee's report on the National Planning Policy Framework (NPPF) in 2010 also commented: "Even in the regions with lowest availability, it would take seven years of house building on previously-developed land at pre-recession rates to use up the current supply. However, figures also show that the supply of previously-developed land is being replenished at almost

exactly the rate it is being used in England as a whole, with some regional variation, so it should not be considered a finite resource.”

It’s worth pointing out that there isn’t widespread agreement that building housing on brownfield land is necessarily a good thing. The Government presented some of the cases in an impact assessment for the NPPF in 2012: “The target to build 60% of England’s new homes on brownfield land was introduced in 1999. This centrally imposed target had negative outcomes, resulting in imbalances in housing provision for example between blocks of flats and family homes with gardens. The brownfield target was also seen to drive up land prices in certain areas and would increasingly limit the supply of new housing as stocks of brownfield land are used up, which would harm first time buyers.”

This suggests that, while greater use of brownfield sites for building could be a means of reducing the pressure on greenfield land, this needs to occur in a careful manner that is coordinated with other parts of the planning and housing strategy framework.

Karen Attwood

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CONTINUUM BEESTON - an update

Continuum Beeston had its origins in a New Deal public meeting organised by Nick Palmer and Matt Gould in January this year.

After the initial meeting it was decided to set up a steering group chaired by the editor of the Beeston Express to build on the enthusiasm and ideas of those who attended this meeting.

As a group whose focus is to protect and improve our local area some members of the Civic Society Committee were invited to join, and have now attended several informal meetings which have sometimes included Council Officers, Beeston BID and the Town Centre Manager. However, it has to be emphasised that while Continuum can act as a focus for discussion and put forward ideas for the future development of the centre of Beeston after the tramworks are finished ultimately the decision makers remain the elected members of the Borough Council.

In an effort to publicise current proposals and involve more public participation the Society published a Town Centre Improvement Poll on our website. The ideas in the poll were those already costed and put forward by the Council for what they call Phase 1, ie the current developed centre of Beeston, not the Bus Station, multi storey car park

and fire station land which is Phase 2. Full development of that site is likely to be several years in the future, and on our stall at Beeston Carnival we gave people the opportunity to say what they would like to see, and will be doing the same when we are at Barton's for Heritage Open Days.

Councillor Pat Lally recently chaired a useful, informal meeting between Pat Lally, Continuum members, council officers and other invited individuals. The intention being that the vision produced for the town centre will be resident led and indeed a list of matters considered desirable is already being formulated. Based on the ideas of sustainable development put forward by Professor Poliakoff, Nottingham University Built Environment Department have now expressed an interest in getting involved in the process, and via a competition next February students will work on generating ideas which could be fed to the Council as a basis for briefs for would be developers.

It was also suggested at this meeting that there could be a wider axis for consideration than just the centre as the tram route opens up further areas of potential development opportunities such as Myfords and Bartons.

The Council has a Town Centre Advisory Committee and it is they who will provide structure and set the programme for delivery for the development, but it is to be hoped with high standards and plenty of opportunity for public input. It was emphasised several times at this meeting that whatever development takes place developers and indeed the council will only be interested in projects which are commercially and financially viable.

Caroline Penn

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Did you see the results of the Broxtowe Council's Town Improvements Poll?

- Shop front improvement grants – esp. Chilwell Road 13.36% (152 votes)
- Special events, markets, competitions etc 10.28% (117 votes)
- Living (green) walls on the pedestrian links to Tesco's and Sainsbury's (on their land) 7.29% (83 votes)
- Upgrade bandstand electrical supply and install roof 6.33% (72 votes)
- Uplighters (flood lights) to Beeston parish church 6.24% (71 votes)

- Clean (or repair) the Beeston man statue 6.06% (69 votes)
- Replace mock-Victorian benches /bins/pedestrian signing/bike stands etc, especially in Square area, with stainless steel to match rest of Beeston 5.8% (66 votes)
- Town centre wifi (inc 5 years maintenance) 5.45% (62 votes)
- Uplighted, flood lights for public trees 5.1% (58 votes)
- Remove "Stump" from Square and reinstate hole left behind 4.92% (56 votes)
- Heavy duty gum removal 4.13% (47 votes)
- Replace lighting in Square and High Road with stainless steel theme to match Broadgate 3.69% (42 votes)
- Install big screen at The Square 3.25% (37 votes)
- Enhanced Christmas decorations 2.9% (33 votes)
- External appraisal of Beeston 2.37% (27 votes)
- Town centre car park signing (highway) 2.28% (26 votes)
- Feature sculptures of well known "Beestonians" 2.2% (25 votes)
- Interpretation trail with info panels 2.11% (24 votes)
- Replace some grass at Broadgate with artificial grass to facilitate year-round events (eg, beach in summer time) 1.93% (22 votes)
- Multi-language focal point "welcome to .." in main Beeston languages (eg, Chinese) 1.67% (19 votes)
- Stainless steel planters 1.58% (18 votes)
- Re-launch leaflets etc 0.62% (7 votes)
- Social media advertising/press releases 0% (5 votes)

TOTAL VOTES **1,138**

At the Carnival, visitors to the Beeston and District Civic Society stand also made the following comments in response to 'WHAT WOULD YOU LIKE TO SEE BUILT IN PHASE TWO BEYOND THE SQUARE'

- Bus station
- Roller skating/Skate park
- Methodist church
- Marks and Spencer's/TK Maxx/ Primark/Wilko's/shoe and handbag shop/Clarkes shoe shop/small children's shop selling wooden items and children's clothes/ Independent shops –crafts etc.
- Café
- Fountains and seating
- A new walk in medical centre
- Soft play centre
- Some sort of green space, free to access/ a memorial park
- Meeting room
- Roof garden, shaded and covered for coffee and drinks/One person suggested 'theming' this building,

- Humber cycles, green transport, themed café, in fact anything to do with cycling.
- Many people mentioned a new venue for multi-purpose use ie, theatre (for AmDram use)/cinema/Gallery space/cultural centre/coffee shop. It was also said by some that this one building should have a 'green' roof with facilities for people to look over the town (as in the top floor of Multi storey car park)

Other comments made about Beeston:

- Free Parking
- Free Wifi
- Cycle routes
- Stop people riding bikes on pavements
- Move War Memorial to redeveloped square
- Put roof on the bandstand so can be used for events including Santa at Christmas
- Get rid of the Stump
- No more cafes or charity shops
- Better road surfaces / cycle routes throughout
- Proper bus station interchange with toilets.
- Paint murals on blank walls eg B & M, walls near Hallams (approaching Tesco's,) suggestion of getting local community groups involved in this and providing relevant designs, such as in Invergordon, Scotland

Most of the responses from people came from walking around the site with a clipboard asking questions, some of the responses came from people who visited our stall.

Judy Sleath, Chair



An Invergordon mural

PLANNING APPLICATIONS (AND OTHER THINGS)

Way back in the early 90's, just before I retired from teaching, two things bothered me which caused me to make contact with Beeston Civic Society. One was that the Council were proposing that housing was built at the back of our houses, in Chilwell MOD off Field Lane, and secondly, a high wall had been built at the junction of Cromwell Road and Park Street which I thought looked very inappropriate. I went along to a public meeting, not sure now what that was about, but I spoke to Marion Wallwork about my concerns. Subsequently she asked me if I would like to join the committee and in particular help with the "planning" and as I was interested in maps and plans, I agreed once I'd retired.

In those days Ken Stevens would go to the council offices and look through the latest plans, and I started to go with him and gradually I became familiar with what to look out for etc. Then when he retired from that job, I took over, but as the responsibility for planning applications became more complex for the Council, I suggested that there was a sub-committee to look at the weekly lists of planning applications. Consequently four of us would go to the Council Offices once a month, prior to our committee meetings, and pore over the latest relevant plans, discussing and deciding if and how we would comment on various ones, especially when we disapproved, but also sometimes when we were very much in favour of the proposals. Then, technology took over, the Council put all the planning applications online, and so now, we, the sub-committee, check the weekly lists online and email comments to each other, and I then send the comments from the Society to the Planning Department.

Sometimes, when a planning application is being put to the Development Control committee, we are asked if we would like to speak to the members, although this is a general procedure when all respondents to applications are asked, then the officers choose the appropriate person to represent all.

We have also been included with consultations about Conservation Areas – helping walk around and make comments when the review of Chilwell CA took place. The Society was very involved in putting forward the proposal to designate the Cottage Grove CA (Park Road and Grove Avenue).

We have made comments about the many large plans/schemes in the area that have been proposed. We did make a great effort to save

Beeston Maltings, and to have the area (Beeston Station and part of Dovecote Lane etc) designated a Conservation Area (our proposal for that still sits on the planners' shelf!) We failed to save the large, grotesque yet magnificent, building, but will keep our eyes open to what is proposed there, that somehow, it reflects the heritage of the site!

As I have been doing this 'job' for twenty years, I think it is time to let someone else take on the task! So if you are particularly interested in looking at what is going on in the area in the way of planning applications etc, do contact us.

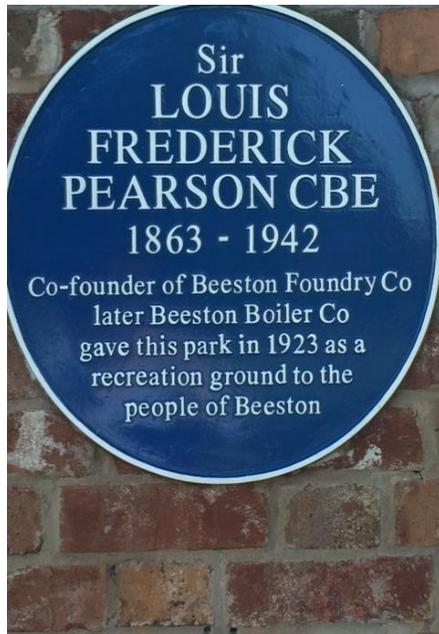
PS – the proposal for dwellings at the back of us, on MOD land, still stands in the Core Strategy; and vegetation has grown over the wall, which now is very much part of the scene and no longer intrusive!

Barbara Selwood

BROADGATE PARK

Many people enjoyed the Beeston Bay which appeared in Broadgate Park early August. The Carnival also largely took place at the same venue.

The blue plaque attached to the wall, which was unveiled in April 2013, commemorates the fact that the park was donated to the people of Beeston in 1923 by Sir Louis Frederick Pearson, the co founder of Beeston Foundry Company (later Beeston Boiler Company).



The park was refurbished in 2006.



Some comments on Twitter about the event, which even gained its own hashtag #BeestonBay:

“Party in the park!”

“Had so much fun at **#beestonbay** with the boys this week”

“Many thanks for putting on '**Beeston Bay**' a great event. What's on the agenda for next week? Stapleford by Sea?”

TRAM WALKS – led by Matt Orchard of Taylor Woodrow and Sarah Alton, Communications Manager for the NET Project, from Nottingham City Council

Here are some pictures of the tram walk on Sunday 1 June from Beeston Square to Toton Lane Park and Ride, taken by Peter Robinson.



Chilwell High Road



Inham Road



Matt Orchard demonstrates tram equipment

Thirty five people attended the first tram walk and twenty five more set out from Beeston Square to explore tram progress East up to University Blvd four days later.



Outside Tesco

On Wednesday 20th August, the tram jaunt was a little different. Starting at Nottingham Midland Station, about 30 people explored the Midland station improvements and track progress up to Wilford Lane with the help of Nick Cuming of Taylor Woodrow, Sarah Alton of the NET Project Team, Pat Thomas representing Meadows' residents and local Councillor Mike Edwards



It was great to see the Meadows Community Groups embracing the project.



All the tram walks this year have been run jointly with the Royal Society of Arts (RSA) Nottingham Network. Our thanks to Taylor Woodrow and the NET Project Team for giving their time freely to help keep us informed.

Peter Robinson/Karen Attwood

WORLD WAR ONE WALK in July, led by Professor John Beckett

There were 27 attendees including several members of the Civic Society and Local History Society.

John started at the Podium in Beeston Square and gave the background to how Beeston received the news of the war. We then walked along the High Road east, stopping at a couple of places where research has indicated where soldiers and their families had lived. We ended up at Cedar Ave and Professor Beckett told us about The Cedars and the family that lived there and how it was used as a nursing home during the war.

We then walked towards Beeston stopping at Humber Road, Middle Street at Tesco's Petrol Station, The White Lion Pub, the War Memorial and finally into Beeston Parish church. At each stop John described what the places would have been like and gave us information about various families etc.

Finally we were able to see the WW1 Memorial Plaque in the Church, explaining various details.

Barbara Selwood



At the War Memorial on Middle Street

HERITAGE OPEN DAYS 2014

Apologies for the note in our last newsletter which implied the Heritage booklet would be included. In the end it was not quite ready.

Hopefully you will have already seen one of the 10,000 copies already distributed, but we have included a copy just incase. If you already have a copy, please pass the attached to a neighbour or friends who might be interested.

We look forward to seeing many of you out and about at one or more of the 30 registered events for Heritage Open Day - from 11th to 14th September.

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CIVIC SOCIETY WEBSITE - UPDATE

The website has been very active over the last few months, and has been the place to find out all the latest news, information and activities of the society. Some recent highlights include: a poll about Borough Council improvements for Beeston town centre in time for the tram; Heritage Open Day news and events announced, and the latest about the Blue Plaques roll out. We've also added membership signup and renewal via PayPal on the website, regular write ups on the open meetings and some fantastic archive photos from founding members Mr and Mrs Wallwork.

We're thinking about adding a Society member's only section to the website in the future, where you can download back issues of the newsletter. We have some other ideas, but we'd love to know what you would like to see on this area of the website. Please do get in touch either via email or twitter!

Owen Rees, Website Officer

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CONGRATULATIONS TO MARION WALLWORK

Marion is one of our Founder Members and she was awarded The British Empire Medal in the Queen's Birthday Honours for Voluntary Service to Heritage in the National Trust in the East Midlands and in the Beeston and District Civic Society.

One of our members, Jean Hutchinson, remembers:

"In the early 1960's Marion organized what was probably Beeston's first pre-school playgroup. It was held in the Scout Hut, in or near

Styring St. and run by a very capable woman who had a good understanding of small children – our son greatly enjoyed his time in the group. The mothers attended as helpers on a rota basis”. Jean remembers Marion being very busy even in her late pregnancy: “Probably discovering that there was no local source of well designed toys for the under fives, Marion opened a toy shop in Chilwell Road. With her love of trees it is no surprise that only good quality wooden toys were sold; it was a delightful place to look for well-designed attractive toys.”

BARTONS ACTIVITIES

I wandered over to the Barton’s site for ‘Not the Camden Market’ in late July, I met my neighbour Elizabeth Barton (no relation) with some photographs she had been prompted to seek out. They show her and her late husband, Brian, who was a conductor on the buses, dressing up to celebrate an event at Barton’s in 1953. Elizabeth also worked at Barton’s, in the cash office.



Brian Barton (left)



Elizabeth Barton

These are wonderful, unique buildings, with so much living history. All credit to Barton’s for keeping them alive with different activities.

Karen Attwood

BLUE PLAQUE PROGRESS

We are getting towards the end of the plaque scheme now with three more to go. The Ten Bell, Sid Standard and Beeston Station will bring the total to 34 in just over four years. A full list appears in our website. Diary dates are:

Number 32: A rectangular blue plaque will replace the existing signage on the Ten Bell in Stoney Street as part of a spruce up courtesy of Sainsbury's and Beeston BID. Unveiling is likely to take place in early September.

Number 33: Local cycling legend Sid Standard will have a plaque unveiled on the Chilwell Road frontage of his former Beeston shop at 10.00am on Sunday 14 September to coincide with both his annual memorial cycle ride and the Heritage Open Weekend. Sid died tragically in 2003. The Mayor will be taking part and, we understand, will be bringing his bike.

Our last plaque at Beeston Station will be unveiled by Sir Neil Cossons at 11.30am on Wednesday 8 October on the platform side by the ticket office.

Also watch out for Bygones articles starting shortly, featuring each of the plaques. The September issue will cover the first ten.

Peter Robinson

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NEW MEMBERS

We have been joined by many new members over the last couple of months and we would like to welcome everyone.

We look forward to seeing you at our meetings and events.

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BRIAN LOUGHBOROUGH

We would like to thank Brian Loughborough for the service he has given to Beeston Civic Society over the past years as Chair and Vice chair. We will miss him at the committee meetings and wish him all the best for the future.

Judy Sleath

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SUBSCRIPTION RENEWALS

Sub's are due October 1st and 80% of our membership pay by Standing Order, thank you for doing this.

The job of Treasurer is the hardest to fill, not made easier by having to chase people for payment each year. Please can I ask those 20% of members who currently pay by cheque or cash to consider paying by standing order? It is easy to do, much easier than having to remember to pay each year. Our current subscription is £7 single, £10 couple. For those without bank accounts, we will of course continue to accept cash sub's at our Friday meetings.

Many of you have completed **GiftAid** forms to enable us to get that extra little bit of money for the Society. If you are able to do this we have the forms at our monthly meetings, please ask for one.

Thank you.

Judy Sleath

EMAIL ADDRESSES

Can I ask those of you with email if you are receiving email reminders from us of events, walks and meetings? If not it means we have an incorrect email address for you and you need to let us have your correct or new address. Any members who have recently got internet access please let us have your address.

Please keep an eye on our website too, it is regularly updated with meeting reports, news and photos.

Lastly, if you have any photos, new or old, you would be happy to be put on our website please send them in to Eileen Atherton or Owen Rees. Thank you.

Judy Sleath

TREASURERS VACANCY – URGENT APPEAL

Once again we are asking for someone to come forward to take on the treasurer's role. You don't need to be an accountant, just have some book keeping knowledge. Please consider this, it is a vitally important but not onerous role, does not necessitate attending every committee meeting, just a few hours in your own home over the year and a final Treasurers Report at the end of the year. The post becomes vacant in

November. We do not take in masses of money to count, most members pay directly to the bank annually and we sometimes take just a few pounds at a Friday Evening meeting. Please think about it.

Thank you.

Judy Sleath

THE VOLUNTEER DISTRIBUTORS

This newsletter may have been delivered to your door by costly Royal Mail but more likely it was hand-delivered by one of our band of volunteer deliverers; they have saved the Society many hundreds of pounds in postage over many years. Four times a year they walk round their local area and push your newsletter through your letterbox

On behalf of the Society I thank the team who are:-

Evelyn Barker, Joyce Brown, Anita Carter, Arnold Goodliffe, Sue & Bill Hall, Howard Jackson, Brian Loughbrough, Barbara Phillips, Peter Robinson, Maureen Rushton, Jim Roy, Barbara Selwood and Dorothy Teeboon.

Thank you also to the others who carried out the deliveries for decades but recently retired for various reasons but mostly due to advancing years :- Mrs. E. Scothern, Gill Hallam, Dr P.T. Wheeler, Rosemary Silis and Kay Woolley.

We have no deliverers for the Beeston Rylands and the eastern end of Long Lane, Attenborough. If anyone from these areas could help, please contact me by phone 9191073, e-mail dochutch@virginmedia.com, or even by expensive postage to 63 Abbey Road, Beeston NG9 2HP.

Dick Hutchinson

FORTHCOMING EVENTS

BROXTOWE WALKS 2014

Public Walk - An introduction to Beeston

Description: The walk is designed primarily for beginners but even long established local residents to learn something new!

Date: Sunday 14 September 2014 Time: 2.30pm and are circular

Distance: 1 mile

Duration: 2 hours

Walk leader: Prof. John Beckett

Contact: 07773 027289 or email: beestoncivicsociety@gmail.com

Meeting place: The podium on Beeston Square (Close to Beeston Bus Station)

Car Parking Facilities: Please use local car park, free on Sundays.

DATES FOR YOUR DIARIES – Beeston & District Civic Society meetings and speakers

12th Sept 2014 Paul McKay, Service Director
Notts County Council – 'Living Independently'

10th October 2014 Sophie Clapp – 'Boots Archives'

14th November 2014 – AGM, followed by Stewart Craven of the
Canalside Heritage Centre

12th December 2014 – Anna Soubry MP – 'Commemorating the
War, striking the right balance'
Includes seasonal refreshments

9th January 2015 – Phillip Horsfield/John Delaney - Broxtowe
Borough Council, update on Beeston New Deal

13th February 2015 – Matt Orchard and Sarah Alton – An
update on NET progress

13th March 2015 Professor Mark Gillott from The University of
Nottingham Built Environment Department – 'The design,
delivery and use of Zero Carbon Homes'

10th April 2015 – Gareth Davies, Project Manager at Trent &
Peak, 'The Archaeology of the Tram'

The Meetings take place at John Clifford School, Nether Street, Beeston
NG9 2AT at 7.30.p.m.in either The Committee Room or the Junior
School Hall.

We will keep you well informed of venues in forthcoming newsletters
and on the website.

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Disclaimer

The views and opinions expressed in this Newsletter are those of the individual authors and not the official stance of Beeston and District Civic Society unless explicitly stated.

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All correspondence and contributions (text and photographs) can be sent to the **Editorial Board** at either the postal or e-mail addresses shown above under Hon Sec.

The next Newsletter is due to be published in December 2014