



Outline application for residential development
of up to 100 dwellings and associated
infrastructure with all matters reserved (except
for access) at the former Western Mere School
site, land north of Draycott Road, Breaston,
Derbyshire

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SECTION 1: INTRODUCTION

- 1.1 Thornton Planning Limited is instructed by Peveril Homes to prepare and submit an outline application for residential development up to 100 dwellings and associated infrastructure with all matters reserved (except for access) at land north of Draycott Road, Breaston, Derbyshire.
- 1.2 The following comprises the submission:
- a) Planning application forms, certificate and declaration.
 - b) Planning Drawings:
 - Drawing No**
 - Site location plan ref: 6131-LOP
 - Illustrative masterplan ref: PRJ01-TTE-00-XX-DR-UD-60000-P01
 - Landscape Strategy Plan ref: PRJ01-TTE-00-XX-DR-L-00100-P04
 - Proposed Site Access layout ref: 3594-ADC-HGN-XX-DR-CH-0101-S1-P04
 - Drainage Strategy Plan ref: 25018-BMC-25-XX-Dr-C-2000-P01
 - Tree Constraints Plan sheets 1 and 2 ref: GLY0172 AR01 & AR2 prepared by Golby & Luck
 - Topographical Surveys sheets 1-8
 - Redevelopment Area plan ref: 6131-DAP
 - Constraints Plan ref: 3497-002
 - Parameter Plan ref: 3497-003-A
 - c) Planning Statement, including S106 Heads of Terms, Green Belt / Grey Belt Assessment/ Very Special Circumstances and Affordable Housing Details, prepared by Thornton Planning Limited
 - d) Design and Access Statement, prepared by Nineteen47
 - e) Arboricultural Impact Assessment, including tree survey, tree constraints plan and tree protection plan prepared by Golby & Luck
 - f) Landscape Visual Impact Assessment prepared by Tetra Tech
 - g) Preliminary Ecological Appraisal ref: SQ-3486 prepared by Estrada
 - h) Biodiversity Net Gain Report ref: SQ-3486.B prepared by Estrada
 - i) Biodiversity Metric prepared by Estrada
 - j) Transport Assessment ref: ADC3594-RP-D prepared by ADC Infrastructure
 - k) Travel Plan ref: ADC3594-RP-C prepared by ADC Infrastructure
 - l) Hydraulic Modelling Study ref: PSL-JBA-XX-XX-RP-HM-001-S3-P02 prepared by JB Consulting
 - m) Flood Risk Assessment and Sustainable Drainage Strategy ref: 25018-BMC-25-XX-RP-C-001 prepared by BMC Engineering
 - n) Phase 1 Geo-Environmental Assessment ref: E24151/1/0 prepared by Elemental GI Ltd
 - o) Energy Statement prepared by Energy and Design
 - p) Heritage Impact Assessment ref: 1326407.7 prepared by Marrons
 - q) Statement of Community Involvement dated March 2026 prepared by Calcomms

SECTION 2: THE SITE, PROPOSAL & SECTION 106 HEADS OF TERMS

Application Site

- 2.1 The application site covers approximately 3.6 hectares, and is located on the north western edge of Breaston, Derbyshire and is located immediately to the north of Draycott Road, the A6005, which runs through the centre of the village. Draycott is located to the west of Breaston and Long Eaton to the east. There is existing residential development located to the west and south of the site. Two open fields are located to the east, with residential development beyond. To the north is open countryside. Please see Figure 1 below.

Figure 1 – Wider Site Location



- 2.2 The site contained the former Western Mere County Secondary School, which officially closed in 1990. The land is therefore a previously developed brownfield site. Access to the school was via Gregory Avenue and there are currently locked metal gates along the western boundary at the end of Gregory Avenue. The buildings and tennis courts associated with the school were located in the northern half of the site and have since been demolished, with the playing field being within the southern half of the site. Evidence of former paths, roads, pavements and floor slabs remain in the northern half of the site. All buildings have been demolished to slab level. The electricity substation remains on site adjacent to the site access. The southern half of the site, where the school playing fields were previously located, overgrown grassed areas remain.
- 2.3 Existing fencing and hedges form the rear boundaries to the existing residential properties located to the west to the residential properties. Between these properties and the site boundary lies a ditch that runs largely along the sites western and northern boundaries. These ditches are however located outside of the application site area. A low stone wall with hedge/trees behind form the sites southern boundary with Draycott Road. There is also a bus stop located along the site frontage. Hedges and trees form the southern half of the eastern site boundary. Post and wire open fences form the northern half of the eastern boundary and the sites northern boundary.

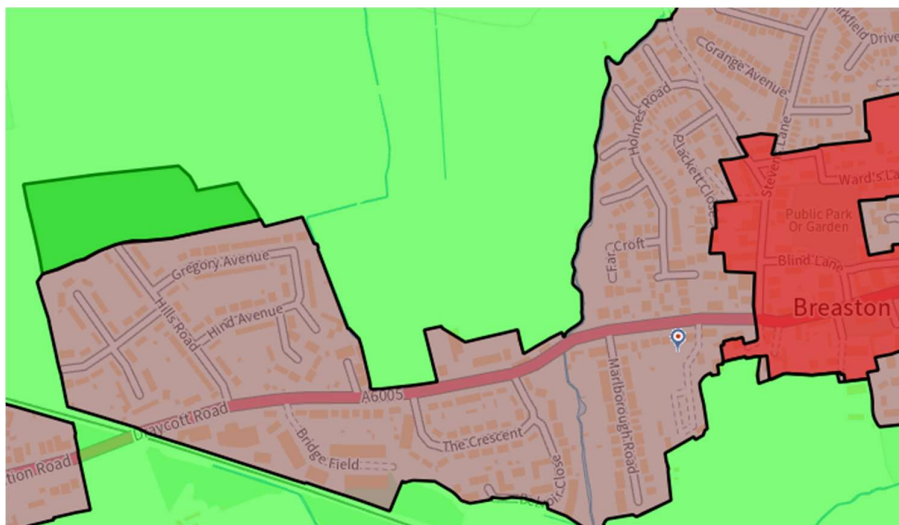
- 2.4 The site is relatively flat and whilst the majority of trees are located along the site boundaries there are a number of semi-mature and mature trees present in some central areas of the site. Please see Figure 2 below.

Figure 2 – Site Location



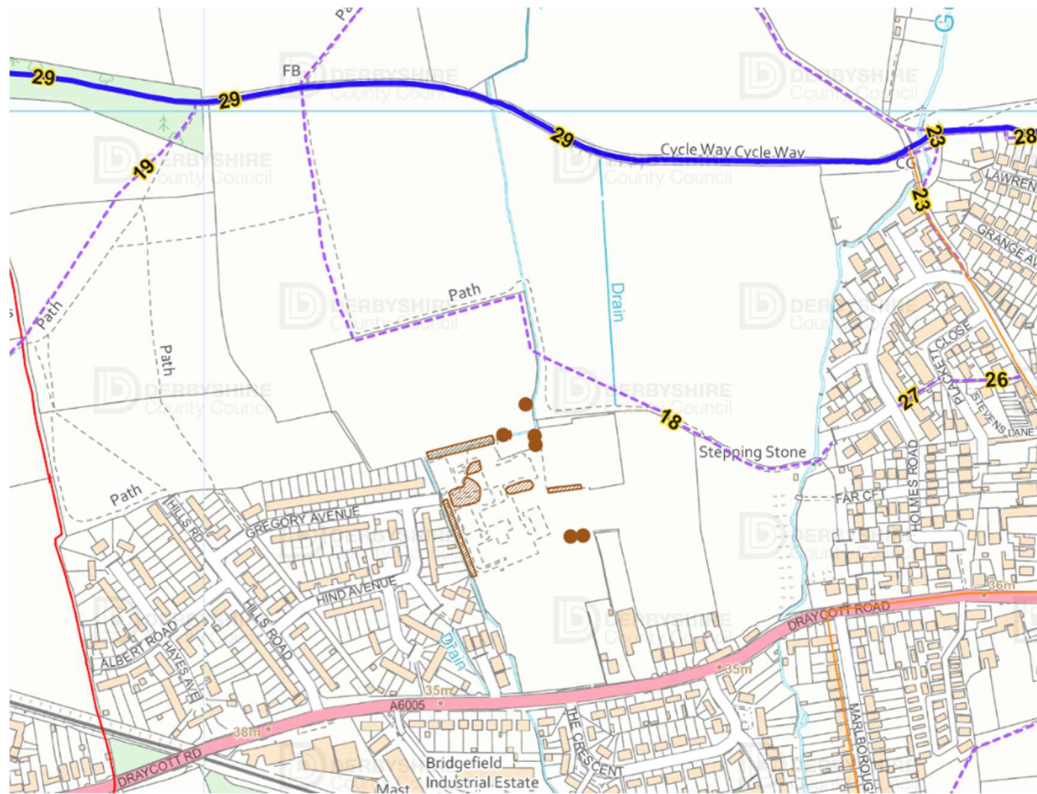
- 2.5 The site lies just within the designated Green Belt (light green shading) and just outside of the defined village development area (shading light brown). Breaston Conservation Area is located to the east and is shaded red.

Figure 3 – Local Plan Proposals Map Extract



- 2.6 Whilst no Public Right of Way (PRoW) cross the site itself, Footpath 18 runs in close proximity to the north of the site, as do a number of informal paths, which in turn connect up to a number of Footpaths to the north to access the countryside. Footpath 18 also connects to Cycle Way 29, the former Derby and Sandiacre canal route. Please see Figure 4 below, an extract of the Derbyshire PRoW map showing these footpaths.

Figure 4 – Derbyshire PRoW map extract



The Application Proposals

- 2.7 This is an outline planning application with all matters reserved (except for access) for residential development of up to 100 dwellings and associated infrastructure at land to the north of Draycott Road, Breaston, Derbyshire.
- 2.8 A single point of vehicular access is proposed to be formed off Draycott Road, with the design of the access junction including a ghost island right turn lane is shown in Drawing 3594-ADC-HGN-XX-DR-CH-0101-S1-P04. The access junction is located to create a right-left stagger junction arrangement with The Crescent. Pedestrian and cyclist access only is proposed off Gregory Avenue with the existing vehicular access being closed off.
- 2.9 The site access junction comprises of a 6.2m wide carriageway, to ensure suitable access for the scale of development, and to allow two-way vehicle movements at the access. The junction would have 6m kerb radii, again, accordance with the new design guidance. 2m wide Footways would also be provided adjacent to the access road carriageway to tie into the existing provision along Draycott Road. The drawing also shows the proposed relocation of the bus stop and shelter to a location towards the centre of the site.

- 2.10 The supporting Transport Assessment advises that the site has approximately 80m of frontage onto the A6005 Draycott Road. A suitable access junction can be constructed within the available frontage and designed in accordance with the relevant local and national design standards. The required visibility spays, based on observed speed data along Draycott Road, can be achieved within the public highway or land under the control of the applicant. There is no pre-existing accident concern on the site frontage, and the junction can be designed in accordance with the relevant standard. The proposed access can comfortably accommodate the development traffic. Safe and suitable access to the development can therefore be achieved, in line with the requirements of the NPPF.
- 2.11 A TRICS assessment using comparable sites indicates that the proposed development could be expected to generate up to 61 two-way vehicle movements in a peak hour.
- 2.12 Breaston is located between two major urban centres, Nottingham and Derby and census data indicates that most residents of the village typically work in or around either of these areas. As such the development traffic would divide at the site access, with 58% routing east towards Nottingham, and 42% towards Derby. Based on this assignment, two off site study area junctions have been assessed in detail. The Eaton Farm roundabout would experience an increase of 36 two-way vehicle movements in a peak hour, and the Bostock's Lane Mini-Roundabout would see an increase of 21 trips.
- 2.13 The Transport Assessment concludes that the proposed development will not result in an adverse impact upon the safety or operation of the surrounding local transport network.
- 2.14 The site is within walking distance of the Breaston village centre, with its Primary School, shops, pubs and other amenities. The local pedestrian network is good, with footways either side of the A6005 Draycott road along the site, providing unbroken connectivity to the village centre. While there is no dedicated cycling infrastructure on the A6005 between the site and the village centre, once in the village there is a segregated cycleway along the A6005 continuing east into Long Eaton. This forms part of the National Cycle Network, and connect into the wider provision in Long Eaton, Beeston and beyond.
- 2.15 Local bus services are excellent. There are stops on the site frontage, which are called at by the Trent Barton Indigo bus. The 'Indigo' runs every 20 minutes throughout the day between Derby and Nottingham via Long Eaton and Beeston, and every half hour on Sundays. Journey times from the site are approximately 40 minutes into Nottingham, and 20 minutes into Derby.
- 2.16 Furthermore the supporting Travel Plan sets out a number of measures and incentives to encourage people to travel by a range of different modes of transport other than just the private car. It is concluded that there are good opportunities for sustainable travel to and from the proposed development, for residents and commuters.
- 2.17 Whilst the application is in outline form, it is supported by an illustrative masterplan which has been prepared to demonstrate how a scheme could be brought forward that positively addresses the sites opportunities and constraints. Please see Figure 5 below for a copy of the illustrative masterplan. However, as layout, external appearance and housing mix are currently not fixed this outline application is for development up to 100 dwellings.

Figure 5 – Illustrative Masterplan



- 2.18 The illustrative masterplan shows the built development area of the scheme being confined to the previously developed extent of the former school site, with the southern area of the site, which previously contained the schools playing fields, being provided as a large area of public open space to be used for the benefit of existing and new local residents. Other than the site access and the attenuation pond, the southern area will remain an undeveloped landscape country park providing ecological as well as recreational benefits. An equipped children's play area is also proposed. This southern area of open space total approximately 1.28 hectares.
- 2.19 The illustrative proposals have a strong landscape led approach, which together with the landscape strategy plan show how the site could be developed to minimise any adverse impact on the landscape and the Green Belt. Trees and hedges will be retained as far as possible and significant additional planting is indicated.
- 2.20 The application is also supported by a redevelopment area plan, parameter plan and constraints and opportunities plan to assist in the assessment of the site. Please see the supporting Design and Access Statement for further details.
- 2.21 Car parking and cycle parking will be provided in accordance with the highway standards.

For cars this will mainly comprise curtilage parking on drives and garages. In addition each dwelling will be provided with a safe and secure cycle storage facilities, namely through garages or sheds, and with an electric charging point.

- 2.22 Internal access roads will be constructed to adoption standards, together with private drives serving a maximum of 5 plots.
- 2.23 The illustrative masterplan indicates potential pedestrian connections to the PRow network to the north of the site and to Gregory Avenue to the west.
- 2.24 The number and mix of properties are unknown at this outline stage, however the illustrative masterplan gives an indication of the scale and type of dwellings that the site could accommodate and that the site will be developed to provide a high quality scheme that is reflective of its surroundings. Any future detailed application will respond to market demands and local housing needs and will seek to provide a variety of tenure and dwelling types.
- 2.25 These proposals comprise of 55% market housing and 45% affordable housing, in accordance with the NPPF Grey Belt 'Golden Rules' (detailed later in this statement). The affordable houses will be indistinguishable from the market houses in terms of design, construction materials and landscaping, and will be distributed across the site.
- 2.26 The application is also supported by a LVIA, with the recommendations also having been incorporated into the illustrative masterplan and landscape strategy plan for the site. Please see LVIA for further details.
- 2.27 The application is supported by an Arboricultural Impact Assessment, including tree survey, tree constraints plan and arboricultural impact plan. Vegetation removal is limited to areas required for site access and drainage. The proposed Landscape Strategy Plan demonstrates the capacity to deliver substantial planting across the site, with the southern half of the site providing a parkland setting incorporating significant areas of tree planting.
- 2.28 The scheme presents no significant arboricultural impacts, and any effects can be fully mitigated through significant areas of new planting secured as part of the subsequent Reserved Matters application. At that stage, an updated Arboricultural Impact Assessment and Method Statement should be provided to identify appropriate tree protection measures based on technical design requirements.
- 2.29 The application is supported by a Preliminary Ecological Appraisal (PEA), which advises that the site is generally of low ecological value. There are no statutory designations at or within close proximity to the site. The site contains suitable habitats for breeding birds, hedgehogs, badgers, reptiles and amphibians, and appropriate recommendations, and where necessary mitigation, is detailed within the PEA. The scattered trees on site were assessed as having negligible bat roost suitability, with the exception of one tree in the southern corner of the site, which contained a potential roost feature (PRF). One small substation building just outside of the site boundary to the west was also assessed as having negligible suitability for bats. No evidence of bat roosting or activity was recorded during the survey. However, the surrounding landscape and linear features offer suitable foraging and commuting habitat for local bat species. Appropriate mitigation and recommendations are provided in the conclusions of the PEA. The site was recorded to lack significant floral diversity and is unlikely to support important assemblages of

invertebrates. No species listed on Schedule 8 of the Wildlife and Countryside Act 1981 were recorded within the site. No species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the site.

- 2.30 A baseline biodiversity assessment has been undertaken, which shows that the existing site has 7.86 habitat units and 0.50 hedgerow units. As the application in outline form, with all matters reserved except for access, a post development assessment has been undertaken based on the landscape masterplan which shows a value of 8.67 area habitat units and 0.84 hedgerow units. The assessment has therefore demonstrated that the illustrative proposals will lead to a net gain of 1.01 habitat units (10.35%), and 0.34 hedgerow units (69.88%) on site. Whilst the landscaping proposals are not set at this outline stage, it has been demonstrated that the mandatory 10% net gain in biodiversity is likely to be delivered on site. Please see the submitted Statutory Metric and Ecological Appraisal for further details. It should be noted that this is in accordance with the request from Breaston Parish Council within their consultation response that the BNG enhancements be delivered completely on site.
- 2.31 In relation to ecology and biodiversity the appraisal/assessment concludes that the development of the site will comply with all relevant national and local planning policy, and overall the development will deliver the required net gains to biodiversity.
- 2.32 A Heritage Impact Assessment has been submitted in support of the application. There are no designated or non-designated heritage assets located within or in close proximity to the site. There are a number of listed buildings, plus the Breaston Conservation Area and the Draycott Conservation Area, located within 1km of the site. The Assessment advises that the proposed development of the site will not cause harm to the significance of any designated or non-designated built heritage asset through changes within their settings. The proposed development is therefore in accordance with the statutory legislation and consistent with national and local policy in relation to built heritage.
- 2.33 In relation to archaeology, the site has undergone development and subsequent demolition over the second half of the 20th century. A high level of anticipated disturbance and likely outright truncation to pre-20th century archaeological remains within the Site, there is a low potential to impact upon remains of archaeological interest, associated with Medieval and later agricultural activity. Due to the limited evidence of Prehistoric and Roman activity across the study area and the results of the geophysical survey, development of the site is unlikely to impact upon Prehistoric or Roman archaeological remains. The Assessment concludes that the significance of the archaeological resource within the site is sufficiently well understood to allow for an informed judgment to be made. As such no further archaeological field evaluation is considered to be required.
- 2.34 The application is supported by a Hydraulic Modelling Study, a Flood Risk Assessment and Sustainable Drainage Strategy.
- 2.35 Flood risk to the proposed development has been reviewed and the site is deemed to be at low risk of flooding from all sources. The site is located in Flood Zone 1 and detailed hydraulic modelling assessments of the site and the surrounding catchment area confirms that flood waters associated with the adjacent rivers and watercourses are contained within the banks of these features and do not impact on the built form of the proposed development.

- 2.36 Whilst the risk of flooding is deemed to be low, further mitigation measures shall be incorporated into the design to provide a robust solution and ensure that the development remains safe for its lifetime. These measures include:
- Setting finished floor levels to a minimum of 300mm above the bank of the adjacent watercourses.
 - Implementation of a sustainable drainage strategy to deal with all surface water flow arising from the development, designed in accordance with the relevant local and national policies and incorporating an allowance for climate change.
 - Finished surface levels to account for overland flows in the event of design exceedance or failure of the drainage system. So far as reasonably practical, flows shall be directed away from proposed and existing properties and towards the sites open spaces and water features. Typically, the surrounding ground levels shall be set 150mm below plot finished floor levels.
- 2.37 The surface water drainage network shall be designed to provide a 1 in 100 year standard of protection, including a 40% allowance for climate change. A piped drainage network is proposed to capture and convey surface water from the built development to the natural topographical low point at the southwest corner of the site. Surface water storage shall be provided in an open attenuation pond feature with final discharge to the adjacent Golden Stream watercourse at restricted rates to mimic the natural drainage regime.
- 2.38 The existing site contains a mixture of both brownfield and greenfield elements, however, in accordance with local policy, it is proposed that discharge rates are based on the equivalent greenfield conditions for the whole site, thus providing a considerable betterment to the existing runoff regime.
- 2.39 The supporting reports conclude that by implementation of the drainage strategy and flood risk mitigation measures, the proposed development will not be at risk of flooding, will be adequately protected for its lifetime and will not increase the risk of flooding elsewhere. It is therefore concluded that the application site accords with local and national planning policy and that there are no reasons that the application should be refused on the ground of flood risk or drainage.
- 2.40 All utilities are available to serve the development.
- 2.41 A Phase 1 Geo Environmental Assessment, is submitted in support of the application. It recommends that a full Phase II geo-environmental intrusive site investigation to determine specific recommendations for future work (subject to advice from specialist design engineers etc.).
- 2.42 The application is supported by an Outline Energy Statement, the principles of which will be incorporated into the detailed designs for the scheme at the reserved matters stage. Peveril Homes are committed to constructing high quality sustainable homes that in many instances exceed the requirements set by current Building Regulations.
- 2.43 The applicant has actively engaged in pre application consultation with key stakeholders and local residents through a number of ways including direct discussions and meetings, notifying surrounding existing local residents and through the establishment of a website where information is shared and feedback sought.

Public Consultation

- 2.44 The public consultation was carried out by CalComms on behalf of Peveril Homes and lasted from 8 January to 26 February 2026. Some stakeholder meetings took place in December 2025, and the project website continues to be open to submissions beyond February 2026. The public consultation garnered 26 separate feedback form responses from the community, answering various questions via the project website. The results have been positive, with over a third (10 responses) of community respondents expressing support for the proposals. Of those in opposition to the plans, many expressed views which were anti-development in principle, rather than expressing specific concerns about these proposals. An SCI has been submitted in support of the planning application, setting out the consultation in more detail.

Section 106 Heads of Terms

- 2.45 Planning obligations cannot be considered a reason to grant planning permission unless they meet the tests laid out in Regulation 122 of the Community Infrastructure Regulations 2010 (as amended), that they are:
- a) necessary to make the development acceptable in planning terms
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 2.46 Core Strategy Policy 19: Developer Contributions states that:
- 1. All development will be expected to:**
 - a) meet the reasonable cost of new infrastructure required as a consequence of the proposal;**
 - b) where appropriate, contribute to the delivery of necessary infrastructure to enable the cumulative impacts of developments to be managed, including identified transport infrastructure requirements; and**
 - c) provide for the future maintenance of facilities provided as a result of the development.**
 - 2. The Borough Council may introduce a Community Infrastructure Levy (CIL) to secure infrastructure that has been identified as necessary to support new development and to achieve Core Strategy objectives.**
 - 3. Prior to the implementation of a CIL, planning obligations will be sought to secure all new infrastructure necessary to support new development either individually or collectively.**
- 2.47 To supplement this policy the Council have a Developer Contributions S106 SPD (adopted April 2015). The SPD refers to the below list of common Planning Obligations sought by Erewash Borough and their policy justification:

Planning Obligation	Policy
Affordable Housing	Policy 8 – Erewash Core Strategy
Community Halls	Policy 18 – Erewash Core Strategy Policy H9 – Saved Policies Document Appendix D – Core Strategy infrastructure Delivery Plan
Highway Works	Policy T9 – Saved Policies Document
Sustainable Transport:	Policy 15 – Erewash Core Strategy Appendix D – Core Strategy Infrastructure Delivery Plan
Cycling	Policy T6 – Saved Policies Document
Town Centre Regeneration	Policy 2 – Erewash Core Strategy
Flood Risk/Sustainable Drainage	Policy 1 – Erewash Core Strategy Policy DC7 – Saved Policies Document SPD – Flood Risk and Development
Environmental Sites (Woodlands and Biodiversity)	Policy EV10, EV11, EV12, EV13 and EV14 – Saved Policies Document SPD – Biodiversity
Heritage	Policy EV5, EV6, EV7, EV8 and EV9 – Saved Policies Document
Public Art	Policy DC5 – Saved Policies Document
Open Space	Policy H9 – Saved Policies Document The Green Space Strategy and PPG17 Audit
Education	Policy 12 – Erewash Core Strategy Appendix D – Core Strategy Infrastructure Delivery Plan
Greenways	Policy R1 and R4 – Saved Policies Document

2.48 For this outline application for up to 100 dwellings it is expected that the following items will/ may be required to be secured via a planning obligation:

- Affordable Housing provision
- Education contributions
- Healthcare
- Libraries
- Provision and Management of On Site Open Space
- Enhancement to Off Site Open Space and Sports facilities
- Biodiversity
- Sustainable Transport
- Other contributions as required

2.49 Affordable Housing Provision – please see below Affordable Housing Statement.

2.50 Education contributions – Should the catchment primary school, secondary school (including Post 16 where applicable) and SEND school not have sufficient capacity to accommodate the additional pupils generated by the development, and the Local Education Authority requests financial contribution/s to invest in these schools accordingly; the Applicant is agreeable for this to be secured via a planning obligation. Given the application is in outline form, any required education contribution is likely to be secured as an amount per dwelling. The Derbyshire County Council Developer Contributions Protocol dated July 2025 includes the follow thresholds and level of contribution for providing additional school place capacity at an existing school in Derbyshire for 2025-2026:

	Places per 100 dwellings	Cost per pupil place	Cost per 1 dwelling	Cost per 10 dwellings	Cost per 100 dwellings
Primary phase	25 places	£20,768.06	£5,192.01	£51,920.15	£519,201.48
Secondary phase (without Post16)	18 places	£31,293.57	£5,632.84	£56,328.43	£563,284.26
Secondary phase (with Post 16)	25 places	£32,049.27	£8,012.32	£80,123.16	£801,231.63
SEND	0.8 places	£118,838.98	£950.71	£9,507.12	£95,071.18

2.51 Healthcare – Should the local healthcare facilities not have capacity to accommodate the additional population generated by the development, based on a maximum of 100 dwellings at an average of 2.3 people per dwelling equates to a population increase of up to 230 people, and requests a financial contribution to invest in healthcare as required; the Applicant is agreeable for this to be secured via a planning obligation. Given the application is in outline form, any required education contribution is likely to be secured as an amount per dwelling. It is understood that the anticipated contribution is likely to be approximately £1,000 per dwelling.

2.52 Libraries – the Derbyshire County Council Developer Contributions Protocol dated July 2025 advises that *"The need for a contribution will be established by comparing the current capacity of the library and population it serves against the number of people likely to be generated by the new development including:*

- Residential (including student accommodation) of over 50 dwellings
- Where new development generates a need for additional library provision
- Where the existing library's capacity is exceeded".

It goes on to advise that where a request relates to the provision of stock only is likely associated costs are based on the following calculation:

Number of dwellings x 2.3 (average household size) x 1.532 (stock level per person) x £20.27 (cost per stock item) = £ contribution required (equivalent to £71.42 per dwelling). The Applicant is agreeable for this to be secured via a planning obligation, if requested by Derbyshire County Council.

2.53 Provision and management of on-site POS – the indicative proposals include approximately 1.28 hectares of public open space that could be provided across the development (36% of the total site area), this includes informal and more formal facilities, including an equipped play area and footpaths. It is the Applicant's intention that these areas will be managed and maintained by an appointed Management Company. Whilst these details cannot be established at this outline stage the Applicant is agreement to the on-site POS requirements and their ongoing management to be secured via a planning obligation.

- 2.54 Enhancement to off-site open space and sports facilities – through the application process should the Borough Council’s Open Space team provide justification for off-site financial contributions to be secured towards improving existing open space and sports facilities in the locality; the Applicant is agreement for this to be secured via a planning obligation.
- 2.55 Biodiversity - The Environment Act 2021 requires all development schemes in England (unless exempt) to deliver a mandatory minimum 10% biodiversity net gain measured against the pre-development biodiversity value of the onsite habitat, and calculated using the most up to date DEFRA biodiversity metric. The BNG must be secured for a period of at least 30 years.

Should permission be granted, the Environment Act also sets out that a general condition will be applied to every planning permission (except those exempt from BNG requirements) that a biodiversity gain plan should be submitted and approved by the planning authority before commencement of development. The Biodiversity Gain Plan must have regard to the Biodiversity Gain Hierarchy with biodiversity credits being the last resort.

The Derbyshire County Council Developer Contributions Protocol dated July 2025 advises that *"A monitoring fee will be secured to ensure biodiversity net gain is being achieved in line with the Biodiversity Net Gain Plan. The County Council will need to track and record the progress towards achieving biodiversity net gain wherever and however this is secured, over the 30 year period. The BNG Monitoring fee will also cover the costs of reviewing reports, site progress reviews, and reporting information internally and to government. Following the publishing of the monitoring guidance by Government, the County Council will develop a fee structure for the monitoring applications with BNG in line with Regulation 122 of the CIL Regulations 2010 (as amended). Appropriate approval will be sought for the fee structure, which once approved will be incorporated into this document. Please note the BNG monitoring fee will be secured via Section 106 agreement and will be a separate charge to any Section 106 monitoring fee"*.

Whilst the application is in outline form, the Applicant is agreeable to biodiversity net gain and monitoring to be secured via a planning obligation to ensure that 10% biodiversity net gain is delivered.

- 2.56 Sustainable Transport – Whilst the proposed development does not require any improvements to the highway network to accommodate the proposed development (please see supporting Transport Assessment), the submitted Travel Plan sets out a commitment to encourage future residents to use alternatives to the private car and sets out a number of proposals measures for doing so. It is appreciated that this Travel Plan would need to be secured and monitored to ensure that the targeted modal shift is achieved.

The Derbyshire County Council Developer Contributions Protocol dated July 2025 advises that *"Developers will provide an annual monitoring report to show progress against the travel plan targets. The monitoring fee provides a contribution towards the County Council reviewing the submitted reports. Annual reports will be required to cover the buildout period plus 1 year following completion. 5 years minimum. The monitoring requirement for a travel plan for development up to 200 dwellings will be for a minimum*

of 5 years at £2,000 per annum."

The Applicant is agreeable for this to be secured via a planning obligation, if requested by Derbyshire County Council.

- 2.57 Other contributions as required – during the consideration of the application, other planning obligations may be identified, and where justified and in accordance with local plan policy and the CIL tests of Regulation 122; the Applicant is agreeable to these being secured.

Affordable Housing Statement

- 2.56 Policy 8: Housing Size, Mix and Choice of the Adopted Erewash Core Strategy has the following approach to affordable housing:

4. On sites capable of supporting 15 or more residential units, up to 30% of those units will be sought by negotiation to be delivered as affordable housing, subject to consideration of viability. Viability is likely to constrain this target in the following areas:

- a) In the Ilkeston Urban Area excluding the Stanton Regeneration Site to around 10%*
- b) At the Stanton Regeneration Site to around 10 to 20%*
- c) In the Long Eaton Urban Area to around 20%.*

- 2.57 The application site is located within the rural area just outside of the village of Breaston, and the Local Planning Authority has advised that the site has a policy requirement of 30% of the total number of dwellings to be provided as affordable dwellings.
- 2.58 Under the NPPF 'Grey Belt' Rules the site is required to provide a 15% increase above the policy requirement for affordable housing provision at the site. In this case that equates to the provision of 45% affordable housing provision on site.
- 2.59 It is likely that the Borough Council will require a tenure split of 80% affordable / social rented units and 20% shared ownership units, which for a 100 unit scheme would result in the provision of 45 affordable units with 36 being for affordable / social rent and 9 being for shared ownership.
- 2.60 Given the application is outline in nature, the housing mix proposals are currently unknown. However should outline planning permission be granted, the detailed reserved matters application will be informed by discussions with registered providers and the Borough Council's Affordable Housing Team to ensure that the proposed mix reflects the affordable housing needs at the time.
- 2.61 The affordable units will be indistinguishable from the market houses in terms of design, construction, materials and landscaping. They will be grouped in small clusters and distributed across the proposed development.
- 2.62 The Applicant is also agreeable for triggers for the delivery of the affordable housing to be secured via the planning obligation.
- 2.63 The Applicant is committed to delivering the required quantum, tenure split and housing mix at the proposed development and will work positively with the Borough Council to secure this.

SECTION 3: PLANNING POLICY CONTEXT

3.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that all planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance, the statutory Development Plan comprises the Erewash Adopted Local Plan Saved Policies 2005 (amended 2014) and the Erewash Core Strategy Adopted March 2014. In addition to the Development Plan, there is the National Planning Policy Framework. The purpose of this section is to set out the relevant planning policy background as well as identifying any key studies or reports which will assist in the justification of these proposals. For ease of reference, these are considered under the following headings:

1. National Planning Policy Framework
2. Erewash Adopted Local Plan Saved Policies 2005 (amended 2014)
3. Erewash Core Strategy Adopted March 2014
4. Erewash Core Strategy Review

1. National Planning Policy Framework (December 2024)

NPPF and Sustainability

3.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans can provide sufficient housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.

3.3 The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.

3.4 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 3.5 So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).
- 3.6 Paragraph 11 states that the presumption in favour of sustainable development means for decision-taking:
- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*
- 3.7 The NPPF requires, at Paragraph 39, that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. Decision makers at every level should seek to approve applications for sustainable development where possible.
- 3.8 As will be demonstrated, the proposal represents sustainable development and the proposal is consistent with the NPPF when taken as a whole.

NPPF and Green Belt

- 3.9 Paragraph 142 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 3.10 Paragraph 143 advises that the Green Belt serves the following 5 purposes:
- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 3.11 Paragraph 153 states:
- When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness (55). Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly*

outweighed by other considerations.

(55) Other than in the case of development on previously developed land or grey belt land, where development is not inappropriate.

3.12 Paragraph 154 of the NPPF states:

Development in the Green Belt is inappropriate unless one of the following exceptions applies:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.*
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it.*

3.13 Importantly paragraph 155 states that

The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:

- a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
- b) There is a demonstrable unmet need for the type of development proposed⁵⁶;*
- c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework⁵⁷; and*

d) Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.

- 3.14 Paragraph 158 advises that a development which complies with the Golden Rules should be given significant weight in favour of the grant of permission.
- 3.15 Please see Section 4 of this Planning Statement for a Green Belt / Grey Belt assessment of the proposed development, which demonstrates that the site complies with the requirements of paragraph 155. For the avoidance of doubt the Very Special Circumstances that exist in this case are also detailed in Section 4.

NPPF and Heritage

- 3.16 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 outlines the duty of local planning authorities to consider the preservation of listed buildings and their settings when granting planning permission. Specifically, it states that authorities must have special regard to the desirability of preserving the building or its setting, as well as any features of special architectural or historic interest it may possess.
- 3.17 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 outlines a general duty for local planning authorities and the Secretary of State in relation to any buildings or other land in a conservation area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 3.18 NPPF paragraph 210 states that:

In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

- 3.19 Paragraph 212 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 3.20 Paragraph 213 states that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

3.21 Paragraph 214 advises that:

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

3.22 Paragraph 215 states that:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

3.23 The Heritage Impact Assessment concludes that the proposed development of the site will not cause harm to the significance of any designated or non-designated built heritage asset through changes within their settings. The proposed development is therefore in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF. Please see the Heritage Impact Assessment for full details.

2. Erewash Adopted Local Plan Saved Policies 2005 (amended 2014)

3.24 The Erewash Local Plan was adopted in 2005 and the relevant policies saved in 2014.

3.25 The application site is located within the Green Belt. Saved Policy GB1 – Green Belt states:

WITHIN THE GREEN BELT, AS DEFINED ON THE PROPOSALS MAP, THERE WILL BE A PRESUMPTION AGAINST INAPPROPRIATE DEVELOPMENT, EXCEPT IN VERY SPECIAL CIRCUMSTANCES WHERE INAPPROPRIATE DEVELOPMENT CAN BE JUSTIFIED, PLANNING PERMISSION WILL ONLY BE GRANTED FOR APPROPRIATE DEVELOPMENT AS FOLLOWS:

- 1. BUILDINGS ASSOCIATED WITH AGRICULTURE OR FORESTRY PROVIDING THE PROPOSALS SATISFY THE CRITERIA OF POLICY GB8;**
- 2. ESSENTIAL FACILITIES FOR OUTDOOR RECREATION, OUTDOOR SPORT AND OTHER LAND USES WHICH WOULD PRESERVE THE OPENNESS OF THE GREEN BELT AND WOULD NOT CONFLICT WITH THE REASONS FOR INCLUDING LAND WITHIN THE GREEN BELT;**
- 3. NEW DEVELOPMENT ON PREVIOUSLY DEVELOPED OR BROWNFIELD LAND WHICH REPRESENTS INFILLING OR CONSOLIDATION PROVIDED THE PROPOSALS SATISFY THE CRITERIA IN POLICY GB2;**
- 4. THE RE-USE OF EXISTING BUILDINGS PROVIDED THE PROPOSALS SATISFY THE CRITERIA OF POLICIES GB3, GB4 AND GB5;**
- 5. NEW DEVELOPMENT TO PROVIDE AFFORDABLE HOUSING ON 'RURAL EXCEPTIONS' SITES, PROVIDING THE PROPOSALS SATISFY THE CRITERIA IN POLICY GB7.**

- 3.26 Saved Policy GB1 is not consistent with the NPPF and accordingly should be given no weight in the decision-making process. Please see Section 4 of this Statement for a Green Belt / Grey Belt assessment in accordance with the NPPF and also details of a Very Special Circumstances that exist.
- 3.27 The site lies immediately adjacent to the defined village development area of Breaston as shown on the local plan proposals map extract (please see Figure 3), and as a former secondary school it is a previously developed brownfield site.
- 3.28 There are a number of listed buildings, plus the Breaston Conservation Area and the Draycott Conservation Area, located within 1km of the site. With Breaston Conservation Area, at approximately 360m to the east, being the closer heritage asset to the site. Saved Policy EV5 – Conservation Areas – Development Control, amongst other things, states:
- 1. PROPOSALS FOR NEW DEVELOPMENT, INCLUDING CONVERSIONS, ALTERATIONS, EXTENSIONS AND CHANGES OF USE WILL ONLY BE PERMITTED WHERE THE BOROUGH COUNCIL IS SATISFIED THAT SUCH PROPOSALS WILL PRESERVE OR ENHANCE THE SPECIAL CHARACTER AND APPEARANCE OF THE CONSERVATION AREA. BUILDINGS, OPEN SPACES, TREES, AND OTHER FEATURES WHICH CONTRIBUTE TO THE SPECIAL CHARACTER AND APPEARANCE OF THE CONSERVATION AREA WILL BE CONSERVED AND PROTECTED FROM HARMFUL DEVELOPMENT.**
- 3.29 The Heritage Impact Assessment advises that the proposed development will not adversely affect the Conservation Area or its setting nor will it affect any other built heritage assets or their setting due to the distance between the heritage assets and the site and the intervening existing development. Please see the supporting Heritage Impact Assessment for further details.
- 3.30 The development proposals are therefore acceptable in relation to heritage and are in accordance with saved policy EV5.

- 3.32 Saved Policy H12 – Quality and Design sets out criteria that housing proposals will be assessed against in order to create and maintain high quality design and to protect privacy and amenity.
- 3.33 Whilst the application is in outline form with all matters reserved, except for the point of access, an illustrative masterplan has been prepared to demonstrate how the site could be developed to positively address site constraints and to create a landscape led high quality development that is in scale and character with its surroundings. Other than to facilitate the site access, internal access and site drainage, the majority of existing trees and hedgerows on site are shown to be retained and include significant additional planting particularly within the parkland to be created in the southern half of the site, and provide adequate amenity space and privacy for each dwelling.
- 3.34 The proposed developable area of the site is confined to the northern area where the former school buildings, tennis courts and other hard surfaced areas were located. The southern half of the site, previously playing field associated with the former school, is shown to be retained undeveloped, other than the internal access road and attenuation pond. The southern area of the site will provide a large area of public open space which is envisaged to provide both recreational and ecological benefits.
- 3.35 It is considered that the proposal will create a high-quality scheme and is consistent with Saved Policy H12. Please see supporting drawings, images and the Design and Access Statement, plus the landscape strategy plan and LVIA for further details.
- 3.36 No PRoW cross the site itself but do run in close proximity including along the sites northern boundary. The illustrative proposals indicate potential pedestrian connection points from the site to this PRoW, which will be beneficial for both new residents and the existing community providing enhanced connections and opportunities for recreation.
- 3.37 In conclusion the proposed development, other than in relation to Green Belt, is consistent with the relevant Saved Policies of the Erewash Local Plan.

3 Erewash Core Strategy Adopted March 2014

- 3.38 The Erewash Core Strategy sets out the strategy for development across the Borough over the period 2011 to 2028. The document was adopted at a meeting of the full council on the 6th March 2014. It forms part of the development plan for the Borough, alongside the Erewash Local Plan Saved Policies 2005 (amended 2014), until any such policies are superseded.
- 3.39 Core Strategy Policy A: Presumption in favour of Sustainable Development states:

- 1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.**
 - 2. Planning applications that accord with the policies in the Development Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.**
 - 3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:**
 - Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
 - Specific policies in that Framework indicate that development should be restricted.**
- 3.40 The site is located immediately adjacent to the defined built area of Breaston, on the western side of the village. Being a former secondary school site until 1990, the site must have previously been identified as being included within the built limits of the settlement. In fact the foundations and footprints of the buildings, roads, tennis courts and other structures still remain visible on site today.
- 3.41 The site is easily accessible to a range of shops and services within Breaston (including a Co-op, other key shops, several cafes and public houses, petrol station and garage, churches, a school and health centre) on foot or by bike. In terms of leisure activities the site is closely located to Johnsons play area, Perks Park recreation area, disused Derby and Sandiacre Canal recreation route, church halls and a scout hut, plus there are a range of public footpaths providing easy access to adjacent open land and the countryside.
- 3.42 The local pedestrian network is good, with footways either side of the A6005 Draycott Road along the site, providing unbroken connectivity to the village centre. While there is no dedicated cycling infrastructure on the A6005 between the site and the village centre, once in the village there is a segregated cycleway along the A6005 continuing east into Long Eaton. This forms part of the National Cycle Network, and connect into the wider provision in Long Eaton, Beeston and beyond.
- 3.43 Local bus services are excellent. There are stops on the site frontage, which are called at by the Trent Barton Indigo bus which runs every 20 minutes Mondays to Saturdays and every 30 minutes on Sundays.
- 3.44 The proposed development will deliver significant environmental, social and economic benefits, which outweigh any harm. Please see Section 5 of this Statement for further details.
- 3.45 The proposals are therefore consistent with Core Strategy Policy A.
- 3.46 Core Strategy Policy 1: Climate Change advises that all development proposals will be expected to mitigate and adapt to climate change, and to comply with national targets on reducing carbon emissions and energy use.

- 3.47 Whilst the application is only in outline form, it is supported by an Outline Energy Statement, the principles of which will be incorporated into the detailed designs for the scheme at the reserved matters stage. Peveril Homes are committed to constructing high quality sustainable homes that in many instances exceed the requirements set by current Building Regulations. For example, all Peveril Homes already utilise non gas forms of energy within all their homes.
- 3.48 The proposed building specification for the development follows the Government's "Fabric First" approach. These measures will maximise the efficiency of each dwelling. These measures are built in for the life of the dwelling, add value and limit the emissions of carbon dioxide to the atmosphere arising from the operation of the dwellings and their services. The proposed development proposes to reduce the use of energy through design features and energy efficient measures including:
- Good levels of thermal insulation on the ground floor, external walls and roof spaces, thereby reducing heat loss.
 - Opportunities for energy efficient lighting and electrical and white goods.
 - Natural ventilation to ensure a healthy and comfortable living environment.
- 3.49 The outline drainage strategy includes the disposal of surface water via a new balancing pond which will be located in the south western area of the site. The pond will be planted to deliver biodiversity gain. Please see the Landscape Strategy Plan.
- 3.50 The proposals are therefore consistent with Core Strategy Policy 1.
- 3.51 Core Strategy Policy 2: The Spatial Strategy, amongst other things, states:
1. **Sustainable development in the plan area will be achieved through a strategy of urban concentration with regeneration. Most development will therefore be located in or adjoining the urban areas of Ilkeston (including Kirk Hallam) and Long Eaton (including Sandiacre and Sawley).**
 2. **The settlement strategy to accommodate this growth is illustrated on the Key Diagram and consists of:**
 - a) **Ilkeston urban area: strategic growth to maximise opportunities for regeneration and economic development of the town;**
 - b) **Long Eaton urban area: development to meet the needs of the existing community over the plan period; and**
 - c) **rural areas: development restricted to within existing settlement boundaries to preserve the openness of the Green Belt.**
- 3.52 The site is located on land immediately adjacent to the existing built area of Breaston, which is one of the Borough's larger villages, where the spatial strategy for the Borough is directed to land within the existing settlements. Whilst the site is currently shown to be located just outside of the defined built area of Breaston, being a former secondary school site with development immediately adjacent to it, the land must have previously formed part of the built extent of the village.
- 3.53 Core Strategy Policy 3: Green Belt states:

1. The principle of the Nottingham-Derby Green Belt will be retained. Within Erewash, when considering proposals for development within the Green Belt, regard will be given to:

- a) the statutory purposes of the Green Belt;
- b) maintaining the strategic openness of the Green Belt between the towns of Ilkeston and Long Eaton and the Derby urban area;
- c) ensuring the continued separation of neighbouring towns and rural settlements within Erewash Borough;
- d) safeguarding valued countryside; and
- e) preserving the setting and special character of Erewash towns and rural settlements.

- 3.54 The proposals will not affect the openness of the Green Belt and its development will not result in the cohesion of any urban areas. The land is not a valued area of countryside being a previously developed former secondary school site, with existing residential development located immediately to the west and south, plus to the east beyond two fields. The illustrative masterplan shows the proposed developable area of the site only extending to the areas within the site that previously contained school buildings, roads, tennis courts and other structures associated with the school. The non developed areas, largely school playing fields are to be kept free from development, other than the site access and attention pond. It's development would not adversely affect the setting and character of Breaston. Please see Section 4 of this Statement for a Green Belt / Grey Belt assessment and details of Very Special Circumstances that exist in this case, in accordance with the NPPF.
- 3.55 Core Strategy Policy 8: Housing Size, Mix and Choice advises that residential development should provide and contribute to a mix of housing tenures, types and sizes, in order to create mixed and balanced communities. In relation to affordable housing on sites providing 15 or more residential units, up to 30% of those units will be sought by negotiation to be delivered as affordable housing, subject to consideration of viability.
- 3.56 The proposals are in outline form with the illustrative masterplan simply demonstrating what could be accommodated within the development at a density that is considered in keeping with the surrounding area. At the detailed application stage full consideration will be given to the identified housing needs for the area at that time.
- 3.57 The site is currently located just outside of the village of Breaston and therefore the policy requirement for on-site affordable housing provision is 30% of the total number of dwellings. Given the site is currently located in the Green Belt under the 'Grey Belt Golden Rules' the site is required to deliver 45% on site affordable housing provision. Please see Section 4 of this Statement for a Green Belt / Grey Belt assessment in accordance with the NPPF. Peveril Homes are committed to delivering the required quantum of affordable housing on site.
- 3.58 Core Strategy Policy 10: Design an Enhancing Local Identity states:

1. All new development should be designed to:

- a) make a positive contribution to the public realm and sense of place;
- b) create an attractive, safe, inclusive and healthy environment;
- c) have regard to the local context and reinforce valued local characteristics; and
- d) reflect the need to reduce the dominance of motor vehicles.

2. Development will be assessed in terms of its treatment of the following elements:

- a) structure, texture and grain, including street patterns, plot sizes, orientation and positioning of buildings and the layout of spaces;
- b) permeability and legibility to provide for clear and easy movement through and within new development areas;
- c) density and mix;
- d) massing, scale and proportion;
- e) materials;
- f) impact on the amenity of nearby residents or occupiers;
- g) incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments; and
- h) the potential impact on important views and vistas, including of townscape, landscape, and other individual landmarks, and the potential to create new views.

3. Outside of settlements, new development should protect, conserve or where appropriate, enhance landscape character. Proposals will be assessed with reference to the Derbyshire Landscape Character Assessment.

- 3.59 Whilst the application is in outline form, with all matters reserved (except for access), the submission is supported by an illustrative masterplan, parameter plans, and a landscape strategy plan which seek to demonstrate how the site could be developed to positively address the site's location and its surroundings. Please see the supporting Design and Access Statement for further indicative design details.
- 3.60 The proposals are therefore consistent with Core Strategy Policy 10.
- 3.61 Core Strategy Policy 11: The Historic Environment advises that proposals will be supported where the significance of heritage assets and their settings would be sustained or enhanced. And that planning decisions will take into account the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- 3.62 There are no designated or non-designated built heritage assets located within the site. Breaston Conservation Area, which also contains a number of Listed Buildings, is located approximately 360 metres to the east of the site.
- 3.63 The supporting Heritage Impact Assessment concludes that the proposed development will not adversely affect the Conservation Area or its setting nor will it affect any other built heritage assets or their setting due to the distance between the heritage assets and the site and the intervening existing development. Please see the supporting Heritage Impact Assessment for further details.

- 3.64 The proposals are therefore consistent with Core Strategy Policy 11.
- 3.65 Core Strategy Policy 14: Managing Travel Demand advises that the need to travel, especially by private car, will be reduced by securing new developments of appropriate scale in the most accessible locations. Developments should be readily accessible by walking, cycling and public transport.
- 3.66 As highlighted earlier in this section of the Statement, the site is located immediately adjacent to the existing built area of Breaston, on the north western edge of the village. The site is easily accessible to a range of shops, leisure activities and services within the centre of Breaston by foot or by bike. Access to the wider countryside can be easily gained via the indicative connections from the site to the PRow that runs along the sites northern boundary and then beyond to the wider PRow network.
- 3.67 As detailed in the supporting Transport Assessment and Travel Plan, there are good opportunities for sustainable travel to and from the proposed development, for residents and commuters. The site is within walking distance of Sandiacre centre and its service and amenities. The local streets have excellent quality pedestrian infrastructure, with footways either side of the carriageways, and street lighting. Local public transport provision is excellent with the extremely regular Trent Barton Indigo bus service, which operates between Nottingham and Derby, having bus stops outside the site frontage on Draycott Road.
- 3.68 Furthermore, the applicant will seek to encourage future occupants to travel more sustainably with each property being provided with a secure and covered bike store and an electric vehicle charging point.
- 3.69 The proposals are therefore consistent with Core Strategy Policy 14.
- 3.70 Core Strategy Policy 17: Biodiversity requires the biodiversity of Erewash to be increased over the Core Strategy plan period by, amongst other things, ensuring that new development provides new biodiversity features and improves existing biodiversity features wherever appropriate.
- 3.71 The illustrative layout proposals retain the trees and hedgerows along the site boundaries, other than to facilitate the site access. Some tree losses within the central area of the site may be unavoidable due to the need to cap the ground within the areas at previously contained school buildings. However, the scheme adopts a landscape led approach, with the illustrative masterplan and landscape strategy plan providing significant additional tree and hedgerow planting predominantly within the large southern area of the site, but also within the developable northern part of the site.
- 3.72 The Ecological Appraisal identifies the site to be of low ecological value. There are no statutory designated site within the site itself or 1km from the site. There are also no non-statutory designated sites within the site itself but there are three within a 1km radius of the site, two of which are separated from the site by the A6005 and intervening existing development. There are no priority habitats recorded within the application site and those identified within the search radius are considered to have a negligible risk of impact from the development due to their distance from the site. The Appraisal recommends appropriate mitigation and enhancement measures.

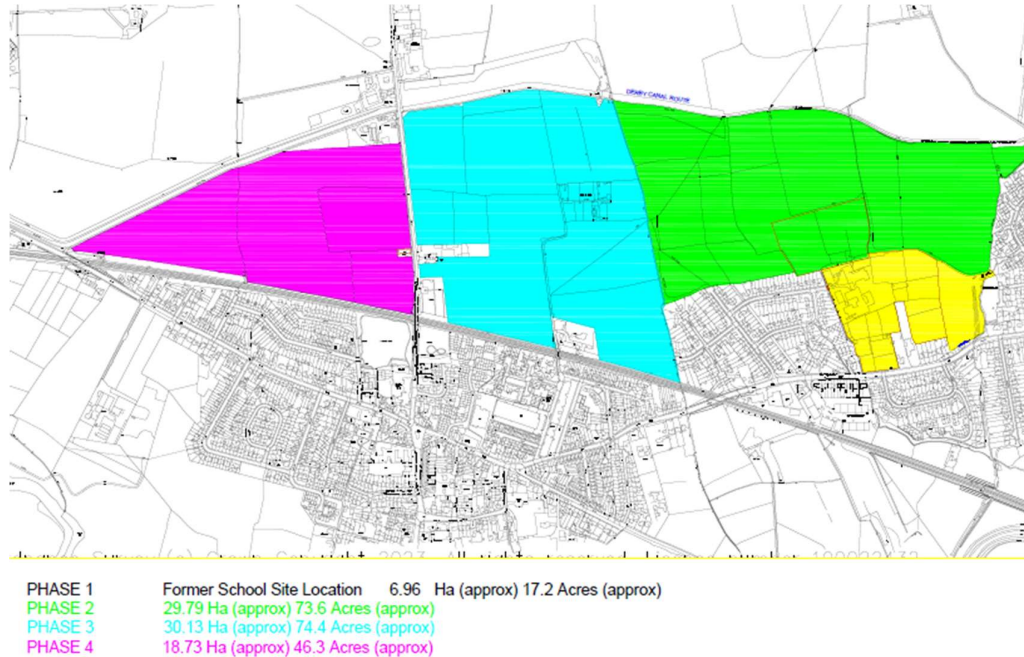
- 3.73 In terms of biodiversity, the baseline value of the site is 7.86 Habitat Units and 0.50 Hedgerow Units. The illustrative proposals result in approximately 8.67 Habitat Units and 0.84 Hedgerow Units – demonstrated a net gain of 1.01 habitat units (10.35%), and 0.34 hedgerow units (69.88%) on site. The mandatory 10% biodiversity net gain in biodiversity is therefore expected to be delivered on site. Please see the submitted Statutory Metric and Ecological Appraisal for further details.
- 3.74 The proposals are therefore consistent with Core Strategy Policy 17.
- 3.75 In conclusion the proposed development is consistent with the relevant Policies of the Erewash Core Strategy.

4 Core Strategy Review

- 3.76 In accordance with Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), Erewash Borough Council submitted its Core Strategy Review document to the Planning Inspectorate (PINS) for independent examination on Wednesday 30th November 2022.
- 3.77 Following feedback from the Inspector additional work was undertaken in 2023, 2024 and 2025, with the latest amendments being made to the Core Strategy Review and public consultation running for six weeks from Monday 7 April to Monday 19 May 2025. Following this public consultation the Council has updated the consultation statement.
- 3.78 Key areas of further work that the Council undertook included a housing assessment review and a Green Belt review, as the Inspector identified that insufficient housing need for the Borough had been identified.
- 3.79 The 2024 call for sites undertaken by the Borough Council included the promotion of land off Draycott Road, Breaston by the Applicant. The total site of 85.61 hectares was submitted as a single combined site and separate parcels/phases (comprising four phases). The individual parcels/phases comprise as follows:
- Phase 1: Former school site (6.96ha (4.58ha net deliverable), delivering 110 (24 dwellings per hectare))
 - Phase 2: Northeast parcel (29.79ha (14.38ha net deliverable), delivering 345 (24 dwellings per hectare))
 - Phase 3: Central/Western parcel (30.13ha (14.58ha net deliverable), delivering 350 (24 dwellings per hectare))
 - Phase 4: Western parcel (18.73ha (7.92ha net deliverable), delivering 190 (24 dwellings per hectare))
- 3.80 Within the Erewash Core Strategy Review Amendment 2025 consultation stage and associated evidence base documents, the site was referred to as follows, as shown on the Sustainability Appraisal 2025 Update Sites Assessed (Rejected) Borough South map:
- Phases 1 and 2 are considered together as CSR0046 ('Land North West of Breaston')
 - Parts of Phases 3 and 4 are referred to as CSR0008a and CSR0008b, along with other parcels of land not promoted by the Applicant through the call for sites process.

- 3.81 It appears that the sites were assessed as Phases 1 and 2 together, and Phase 3 and 4 together, rather than being individually assessed. The key reason that Phases 1 and 2 were rejected by the Council is that the site extended further north than the existing residential development. However Phase 1 alone, which is similar to the application site, does not extend further northwards and instead runs in line with the existing residential development located immediately to the west of the application site.
- 3.82 Figure 6 below shows the different phases of sites CSR0046, CSR0008a and CSR0008b

Figure 6 - land off Draycott Road, Breaston site promotion plan



- 3.83 However, on 20th November 2025 the Council received a letter from the Planning Inspector examining the Plan (ref: INS11) advising them that following a review of the additional work undertaken they are of the view that there are significant soundness concerns with the Submitted Plan, including:
- Spatial Strategy and Settlement Hierarchy
 - Housing Requirement and Housing Supply
 - Green Belt Assessment and Site Selection process
- 3.84 The Inspector advised that the Council should withdraw the plan, and the only alternative would be for the Council to ask the Inspector to proceed with writing her report on the Plan as submitted which would be recommending that the Plan is not adopted.
- 3.85 Subsequently, at a Full Council meeting held on the 22nd January 2026 the Council confirmed withdrawal of the Core Strategy Review.
- 3.86 The Full Council report advised the following in relation to planning decision making without an up to date local plan:

4.1 As summarised above, Erewash Borough Council has not had the benefit of an up-to-date local plan since April 2019. Additionally, the Government introduced the Housing

Delivery Test in 2019. This is an annual test of housing delivery (the number of homes actually built v the number of homes that should have been built) over the previous three years. Erewash Borough has failed to meet the Housing Delivery Test for every year since its inception.

4.2 The consequences of both having an out of date plan and failing to meet the Housing Delivery Test are that planning applications in Erewash have been subject to the presumption in favour of sustainable development since 2019. This means that proposals for housing should be approved, unless clear harm is shown i.e. they are contrary to policies of the NPPF relating to nationally designated wildlife and heritage sites, flood risk, or Green Belt. Given that the majority of undeveloped land in the Borough is in the Green Belt, the presumption in favour of housing has had little real impact on the number of housing consents granted.

4.3 The introduction of Grey Belt policy by the December 2024 version of the NPPF has, however, made a substantive change to the Borough. Under this policy, Green Belt that does not contribute strongly to the separation of towns or the prevention of sprawl by large urban areas can now come forward for housing, provided it meets the "Golden Rules" of providing necessary infrastructure, adequate open space, and up to 45% affordable housing.

4.4 One such application has already been approved in the Borough: the 259 home Bloor Homes proposal north of Spondon. Additional such applications might be expected in the future, though the "Golden Rules"¹, and in particular the affordable housing requirements, do appear to be acting as a disincentive for landowners to make strategic Grey Belt applications.

4.5 In simple terms, as new applications are received, the Council will apply the presumption in favour of housing and assess such applications in line with the new NPPF. Members should note, as exemplified above, that if the Core Strategy is withdrawn, the sites included in it may still come forward and be approved.

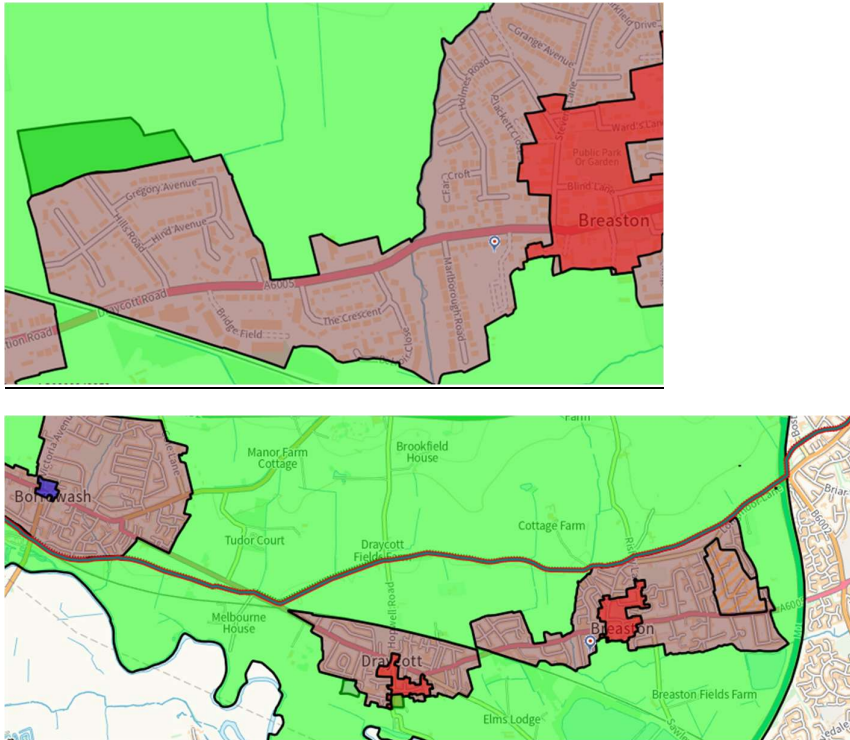
- 3.87 The Council will now shortly be commencing the preparation of a new plan.
- 3.88 The site is a former school and therefore is a previously developed brownfield site located on the edge of the defined built area of Breaston (identified as a Key Settlement) and in the past was likely to be considered to fall within the built limits of the settlement. There are limited brownfield opportunities available in the Borough for growth, and the application site provides such an opportunity for the Council in Breaston.
- 3.89 The Inspector considered that the now withdrawn Core Strategy Review did not provide sufficient housing allocations with the Borough during the Plan period and that further sites were required. This outline application demonstrates the Applicant's commitment to the quick delivery of the site.
- 3.90 Given the Borough Council's lack of a 5 year housing supply and poor performance, the tilted balance of paragraph 11d of the NPPF is engaged and the development of this previously developed sustainable site should be approved without delay. Please refer to Section 4 Grey Belt Assessment 'Golden Rules' for further assessment on housing need.

SECTION 4: GREEN BELT / GREY BELT ASSESSMENT AND VERY SPECIAL CIRCUMSTANCES

Green Belt Assessment

- 4.1 The site is currently located with the Green Belt but immediately adjacent to the defined built area of Breaston, with the sites western and southern boundaries forming the edge of the Green Belt designation. The existing defined built area of both Breaston and Draycott are surrounded by Green Belt. Please see Figure 7 below for extracts taken from the Adopted Local Plan Policies Map.

Figure 7 – Wider Extracts from the Adopted Local Plan Policies Map



- 4.2 Paragraph 154 of the NPPF advises that development in the Green Belt is inappropriate unless one of the stated exceptions applies, none of which apply in relation to this proposed development.
- 4.3 However, the proposed development is considered to be regarded as appropriate development in accordance with Paragraph 155 of the NPPF.
- 4.4 Paragraph 155 of the NPPF identifies that:

The development of homes, commercial and other development, in the Green Belt should not be regarded as inappropriate where all the following apply:

- a) *The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
- b) *There is a demonstrable unmet need for the type of development proposed* ^{(footnote}

⁵⁶⁾,

- c) *The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of the NPPF (footnote 57); and*
- d) *Where applicable the development proposed meets the 'Golden Rules' requirements set out in Paragraphs 156-157 of the NPPF.*

4.5 This Section of the Planning Statement will now undertake a Grey Belt Assessment but before it does the recent Green Belt Review (GBR) work undertaken to date by the Council will be detailed. Whilst it is acknowledged that the Inspector has raised some concerns with the recent GBR, given how constrained the Borough is by the Green Belt and its important restrictions for growth, inevitably some development will need to be permitted within the Green Belt through Grey Belt development and / or the release of land from the Green Belt.

2025 Green Belt Review

4.6 Erewash Borough Council undertook a GBR in January 2025 to provide a systematic assessment of existing Green Belt designation within Erewash Borough. This was produced in response to a request made by the Planning Inspector examining the Emerging Plan. It focused specifically on appraising Green Belt against the following three of the five purposes of designation set out by Paragraph 143 of the December 2024 version of the NPPF:

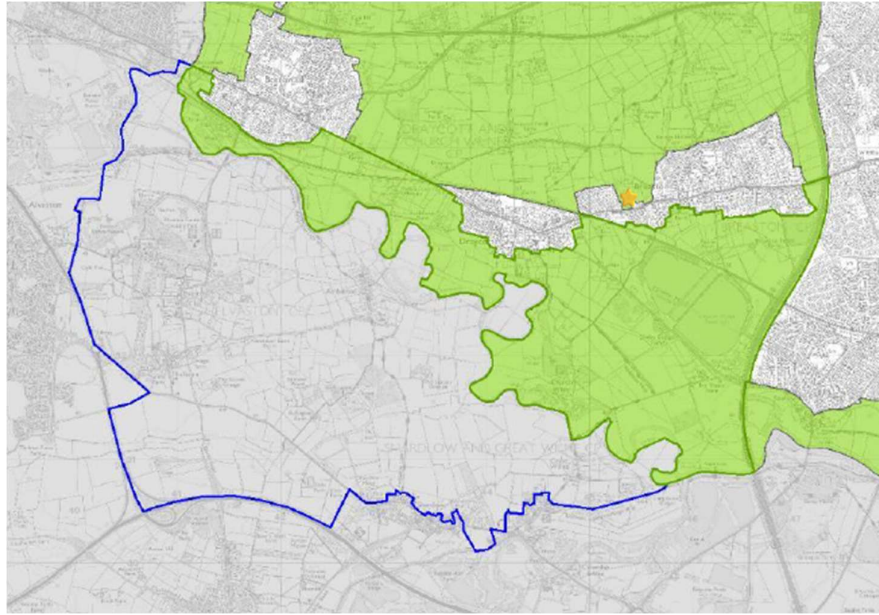
- Safeguarding the countryside from encroachment
- Preventing neighbouring towns from merging, and
- Checking the unrestricted sprawl of large built-up areas

4.7 Assessment of the Green Belt against these three purposes enables the GBR to, both through its technical analysis and the accompanying mapping, appraise the relative strength and effectiveness of the designation inside Erewash. The GBR subjects the current designation to appraisal in order to establish to what extent it continues to contribute towards the three functions listed above. The GBR should be read in conjunction with its brief supporting methodology, produced to help guide its work. This provides justification as to why the two remaining purposes of Green Belt concerning the protection of the setting and special character of historic towns and to strengthen focus around utilising land to assist with urban regeneration, have not been held as relevant for the purposes of assessing Green Belt.

4.8 The work undertaken and the findings of the GBR provides important context in understanding the impacts arising from the Council's identification of land within Green Belt to assist with how it plans to meet the Borough's short and longer-term housing requirements. This GBR contributed to the consideration of specific proposed allocations through a Site Selection Paper which forms part of the wider portfolio of work requested by the Inspector under the now withdrawn Core Strategy Review.

4.9 The GBR identifies 15 Countryside Units, with the application site forming a very small area of Countryside Unit 12 (CU12) which covers a total of 2,032 hectares. Please see Figure 8 below for a copy of the plan, the site is denoted by the yellow star.

Figure 8 – Area covered by CU12



- 4.10 In relation to safeguarding the countryside from encroachment the assessment of CU12 is as follows:

CU12 is a substantial area of countryside that spans a sizeable section of Green Belt designation throughout the south of the Borough between the edge of the Derby main built-up area and the M1 motorway. A larger area of Green Belt adjoins the Borough to its south beyond the River Derwent as the Unit extends over into South Derbyshire, whilst a small area of designation west of Borrowwash sits inside Derby City.

Unsurprisingly, given the large area covered by CU12, the Unit displays significant diversity in land-use across its extent. One common aspect however is the entirety of CU12 being located within the Trent Valley Washlands landscape character area.

The pattern of development across CU12 is strongly dispersed, heightening the sense of rurality that is evident around the majority of the Unit. Within Erewash, only the washed over hamlet of Church Wilne is present, with further washed over hamlets found inside South Derbyshire at Ambaston, Elvaston, Great Wilne and Thulston. This results in significant openness across the Unit, although it is defined by a number of built-up villages in Erewash (Borrowwash, Draycott and Breaston), with the fairly elongated settlement of Shardlow forming a section of CU12's southern-most boundary. The influence of newer, modern development is more evident along the Unit's western boundary, with the growth of Derby seeing major housing schemes now having straddled Derby City's boundary with South Derbyshire, reaching as far the A6 road. Further north along the Unit's boundary sees significant new employment facilities situated just beyond the River Derwent to the south of Spondon. Despite the presence of Elvaston Castle and its extensive open parkland, woodland and formal gardens spanning a considerable area of land within the west of CU12, it is this side of the Unit which has seen its countryside character most threatened as a consequence of the gradual expansion of Derby's main built-up area.

Covering a vast area from the fringes of Derby all the way east to the edge of Long Eaton and Sawley, this is one of just three Units (the others being CU13 & CU15) which

see Green Belt designation extend between the cities of Derby and Nottingham. Openness throughout CU12 is derived largely from the landscape type prevalent throughout the area, with low-lying land extending away from the River Derwent affording relatively unbroken vistas across much of the Unit.

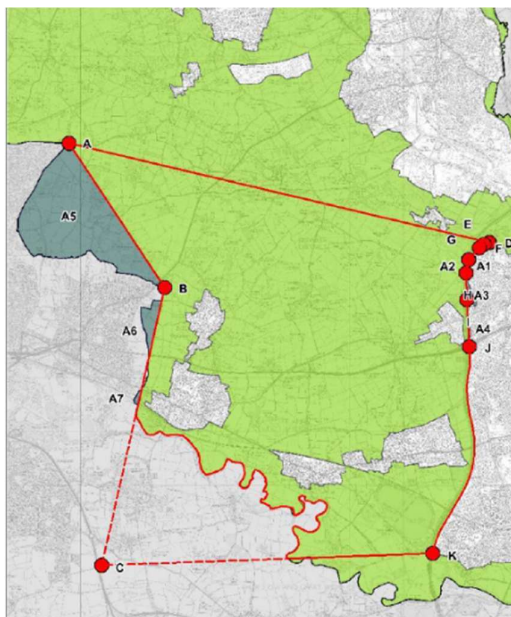
The description of CU12 reaffirms that a sizeable area of land located on each side of the River Derwent which is largely open can demonstrate a fairly strong countryside character. Land within the northern areas of the Unit are influenced by the directly adjoining settlements of Borrowwash, Draycott and Breaston which have all been contained from any further southwards expansion by Green Belt designation. As such, much of CU12's northern boundary (similarly to the eastern boundary) sees a fairly hard interface between housing development and the open countryside immediately beyond. Whilst outside Erewash Borough, the continued south-eastern growth of Derby does.

It is clear that which such open land across CU12, the Green Belt designation does continue to contribute strongly towards safeguarding the countryside from encroachment.

Conclusion: Development in this Countryside Unit could encroach on the countryside.

- 4.11 Whilst the conclusion is that the development of this countryside unit could encroach on the countryside, this is a very large parcel with the application site equates to less than 0.25% of the total area. Importantly the site is previously developed and when the school was operational the land would have formed part of the settlement of Breaston. The site is surrounded on two sides by built development and does not extend any further northwards than the existing immediately adjacent residential estate. The development of the site itself it therefore considered to not encroach on the countryside.
- 4.12 In relation to preventing Neighbouring Towns from merging CU12 is included in the Corridor F – Derby to Long Eaton, however the application site does not lie adjacent to any of the identified points on the below plan (Figure 9).

Figure 9 - Corridor F – Derby to Long Eaton Plan



- 4.13 In relation to the area of the corridor that includes the application site the GBR concludes regarding separation that:

South of the A52, the east-west orientation of the three largest inset settlements, Borrowwash, Draycott and Breaston, sees the Green Belt's separation purpose assume significant importance. The collective interdependency and relationship of Green Belt that surrounds and separates all three villages at this part of the Corridor is apparent, with only a 6km total width between its outer boundaries.

The three settlements are positioned along the A6005. This is one of only two roads which link the cities of Nottingham and Derby, and the villages see a significant area of land inset from Green Belt designation. At an already narrow section of the Nottingham-Derby Green Belt between the two urban areas, the extent of built-up areas at Breaston, Draycott and to a lesser degree, Borrowwash, sees expansion in recent decades having occurred in an arterial manner along the A6005 outwards from the traditional village centres. This has resulted in the width of wider designation reduced to approximately 1.5km of open land located at various points between the outer extents of Corridor F.

With only small sections of open land in existence between urban areas and villages, the role of Green Belt to protect these is of paramount importance within the south of the Corridor. This is emphasised when considering the built form of development along the A6005. The settlements of Draycott and Breaston are separated only by a small section of Green Belt approximately 100 metres in width where the Nottingham to Derby railway line passes beneath the A6005 through a section of cutting. On the northern side of the road, the gardens of residential development on both sides of the narrow section of Green Belt back on to the railway, limiting any sense of openness between the two villages. At the eastern end of Breaston another narrow area of Green Belt, totalling 150 metres in its width, provides separation between the village and the Long Eaton urban area located just beyond the M1 motorway.

As described above, the small network of Green Belt areas situated between the urban areas and inset villages at the southern end of Corridor F contribute to a vital 'in combination' role, preventing the merging of Derby and Long Eaton urban areas. The pattern of settlements along the A6005 has created small areas of openness between each of the villages. Whilst the purpose of Green Belt under consideration at this part of the Review is to prevent towns from merging, maintaining openness of land between the chain of inset settlements which span much of Corridor F is also of high importance as not to further reduce existing gaps between each, and by extension, reduce the overall level of openness between the urban areas at each end of the Corridor. Furthermore, narrow sections of Green Belt which currently provide separation between the Derby urban area and Borrowwash, and the Long Eaton urban area and Breaston, are equally as important in preventing the merging of towns through outward growth of the urban areas.

Conclusion:

Green Belt designation located within the identified zone shown within Corridor F and which is situated within Erewash Borough remains important in order to maintain separation between the Derby and Long Eaton urban areas. This is subject to further study around the status of Green Belt between the villages of Borrowwash, Draycott and Breaston in the south of the Borough to ensure that land between these inset settlements does not cumulatively contribute to a lessening of separation within the identified zone.

Green Belt designation outside of the identified zones (A1 to A7) does not contribute towards the separation of the Derby and Long Eaton urban areas.

- 4.14 Whilst it is accepted that the development of Breaston to the east and west of the existing defined development limits of the village could impact on the separation of settlements; the development of the proposed site is not located at either of these areas. Instead the site is located with existing development immediately to the west and south, and in close proximity to the east, plus does not extend any further north than that of existing adjacent residential development. The development of the site itself will therefore not reduce the separation between settlements and will not result in the merging of neighbouring towns/urban areas.
- 4.15 In fact it should be noted previously plans to redevelop the former Secondary School site, accessed off Gregory Avenue, saw the Borough Council allocate this land for residential development as part of its 2005 Local Plan. The draft allocation was discontinued prior to the Plan's adoption.
- 4.16 In relation to checking the unrestricted sprawl of large built-up areas the GBR advises the following in relation to Breaston:

As alluded to already, a sizeable proportion of the Green Belt boundary around Breaston already follows strong, defensible features on the ground.

Starting along the northern side of Breaston, a clearly defined and established boundary in the form of the former Derby & Sandiacre Canal (now multi-user recreation trail) helps provide a strong physical limit to the village. Land beyond this sees a number of irregularly shaped field enclosures, which in some instances are fairly large and extend as far as 200m away from the current boundary. The boundary stretches along the rear of all properties situated north of Longmoor Lane, some on Stevens Lane and likewise on Lawrence Avenue. At this point, the Green Belt picks up the Golden Brook, another strongly defining physical feature, all the way to Draycott Road. The boundary then tightly fringes residential properties on Draycott Road, before passing around the outer extent of the former school by following a minor watercourse which eventually meets the Golden Brook. A sizeable area of land connected with the former school sits within Green Belt and sees open land separate residential areas within Breaston. Watercourses which bookend this wider area result in the presence of land which falls within functional floodplain – substantially limiting the development uses such land can accommodate. Notwithstanding this, an opportunity to 'round off' the village boundary so that the existing line of development along Gregory Avenue continues, adjoining an area of Green Belt just west of Far Croft could be appropriate.

- 4.17 The GBR continues to advise as follows in relation to the consideration of land not contributing to preventing sprawl:

In general, much of the Green Belt that surrounds Breaston continues to be effective in preventing any sprawl of the village. This is influenced by the presence of strong physical boundaries consisting of the former Canal route and the Golden Brook, north and south of the village respectively that have restricted growth in either direction.

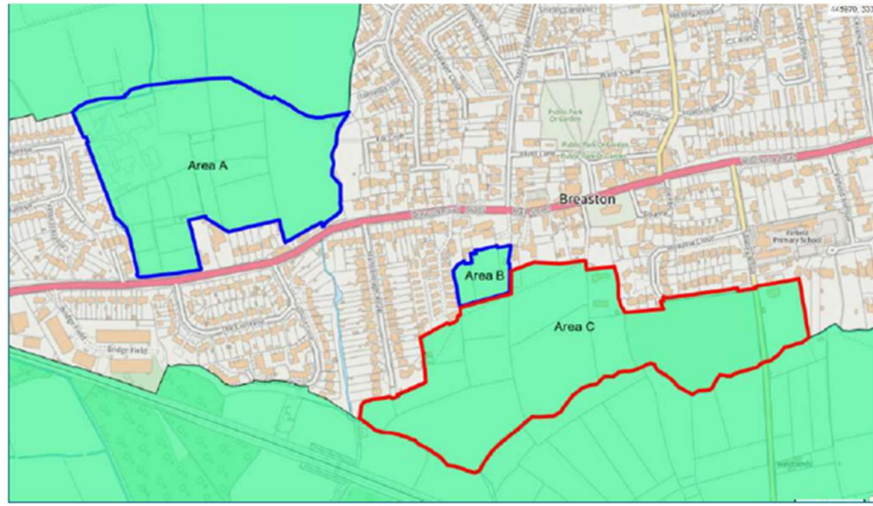
In the west of Breaston, a notable area of Green Belt designation (Area A) around 7.5ha in size and which includes the former Western Mere School, creates an open area of land that serves to separate residential areas located north of Derby Road (A6005). A number of smaller enclosed fields exist within the area, with equine associated uses evident across much of the land. At its northern-most edge, a long

and continuous field boundary divides the several paddocks from agricultural land which exist immediately north. The hedgerow, wooded in places where the boundary passes the derelict school, represents a clearly defined and defensible boundary to the identified land. The semi-urbanised character of land within Area A, particularly the derelict curtilage where school buildings once stood, also helps it form a close association with the surrounding residential areas immediately to the west and east.

Its location, between different residential areas makes limited impact on other aspects of the Green Belt purposes assessed by this review. Land falls within Corridor F of its separation analysis, identifying a corridor of Green Belt between Derby and Long Eaton's urban areas. Despite the importance of continued separation between inset villages throughout the Corridor to preserve the overall wider separation of the two urban areas, land within Area A would not compromise that planning objective, nor would it encroach into the countryside for the reasons discussed above which describe the semi-urbanised character of the land within its extent.

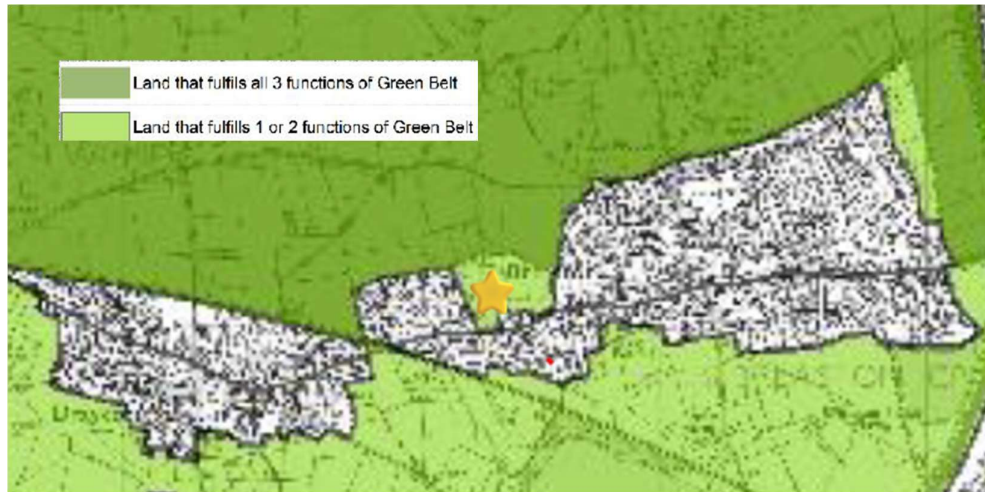
- 4.18 Figure 10 below shows the land defined in the GBR as Area A.

Figure 10 – GBR Breaston Area A



- 4.19 The GBR concludes that the Green Belt designation at Areas A, B & D, have been assessed as making a limited contribution to checking the unrestricted sprawl of the Breaston built-up area.
- 4.20 The GBR Map of Green review finding identifies that the application site is land that fulfils 1 or 2 functions of the Green Belt. Please see an extract of the Map in Figure 11 below, the site is denoted by the yellow star.

Figure 11 – Extract of the Map of Green Belt review findings



4.21 The GBR advises that:

The map's dark green layer indicates where current Green Belt has been assessed as making an important contribution to all three of the designation's purposes appraised by this GBR, relating to the Green Belt's function in protecting the countryside from encroachment, preventing neighbouring towns from merging and checking the unrestricted sprawl of built-up areas. This zone of Green Belt, largely situated as a belt throughout the central area of the Borough, forms the most effective part of the designation within Erewash in terms of its strategic function.

The light green layer of current Green Belt shown on the map indicates where assessment has concluded that designation makes an important contribution to only one or two of the above-mentioned purposes. In contrast to the Green Belt shown by the area of dark green, the GBR concludes this zone of designation located within Erewash fails to meet all of the three functions that Green Belt has been assessed against.

4.22 The results of this GBR has subsequently informed the Borough Council's Site Selection process for identifying additional land for residential development. However, it should be noted that in relation to site promotions in Breaston a much wider site was considered and not the land identified as Phase 1 in isolation. Phase 1 comprising the land identified as Area A in the GBR. The application site is the western half of Phase 1 or Area A. The GBR identifying this land as making a limited contribution to checking the unrestricted sprawl of the Breaston built-up area and concludes that the application site is land that fulfils only 1 or 2 functions of the Green Belt.

4.23 In accordance with the NPPF a Grey Belt Assessment has been undertaken as the site is located within designated Green Belt. Furthermore, for the avoidance of doubt a Very Special Circumstances case has also been detailed.

Grey Belt Assessment

4.24 It is considered that the proposed development is regarded as appropriate development in accordance with Paragraph 155 of the NPPF.

4.25 Paragraph 155 of the NPPF identifies that:

The development of homes, commercial and other development, in the Green Belt should not be regarded as inappropriate where all the following apply:

- a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
- b) There is a demonstrable unmet need for the type of development proposed ^(footnote 56);*
- c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of the NPPF ^(footnote 57); and*
- d) Where applicable the development proposed meets the 'Golden Rules' requirements set out in Paragraphs 156-157 of the NPPF.*

Each part will now be considered in turn.

Part a) - whether the development would utilise Grey Belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan?

4.26 Paragraph 155 a) comprises of two tests. The first test of Part a) is to demonstrate whether the development would utilise Grey Belt land. The second test is to demonstrate whether the development would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan. Both tests in Part a) must be met.

4.27 In respect of the first test, the definition of Grey Belt in Annex 2 of the NPPF states as follows:

"Grey belt: For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development."

4.28 Of the five purposes of Green Belt stated in paragraph 143 of the NPPF, (a), (b) and (d) are as follows:

- (a) To check the unrestricted sprawl of large built-up areas,
- (b) To prevent neighbouring towns merging into one another, and
- (d) To preserve the setting and special character of historic towns.

4.29 As previously stated Erewash Borough Council undertook a GBR in January 2025 as part of the evidence base for the now withdrawn Core Strategy Review. This review however only related to purposes (a), (b) and (c). The reason for not including (d) in the GBR was as follows:

This purpose is considered to apply to a limited number of circumstances nationally where the historic setting of a town is protected by Green Belt designation. The neighbouring cities of Nottingham and Derby both have historic cores, although neither are considered to be historic towns with special character and setting due to the extensions of both cities over recent decades, seeing the growth and establishment of modern suburbs contribute to the weakening of their historic character.

4.30 The updated guidance on Green Belt published in the PPG sets out how the contribution land makes to the relevant Green Belt Purposes a), b) and d) should be assessed (Paragraph: 005 Reference ID: 64-005-20250225).

4.31 In relation to Purpose a), the PPG refers to the illustrative features as having the following 'strong,' 'moderate' and 'weak' contribution:

Contribution	Illustrative features
Strong	Assessment areas that contribute strongly are likely to be free of existing development, and lack physical feature(s) in reasonable proximity that could restrict and contain development. They are also likely to include all of the following features: - be adjacent or near to a large built up area - if developed, result in an incongruous pattern of development (such as an extended "finger" of development into the Green Belt)
Moderate	Assessment areas that contribute moderately are likely to be adjacent or near to a large built up area, but include one or more features that weaken the land's contribution to this purpose a, such as (but not limited to): - having physical feature(s) in reasonable proximity that could restrict and contain development - be partially enclosed by existing development, such that new development would not result in an incongruous pattern of development - contain existing development - being subject to other urbanising influences
Weak or None	Assessment areas that make only a weak or no contribution are likely to include those that: - are not adjacent to or near to a large built up area - are adjacent to or near to a large built up area, but containing or being largely enclosed by significant existing development

[Source: Extract from PPG, Paragraph: 005 Reference ID: 64-005-20250225]

4.32 In relation to purpose (a), the site is a former school, Western Mere County Secondary School, which officially closed in 1990. The site was accessed via Gregory Avenue and the majority of the built development was located in the northern half of the site with the southern area comprising the school playing fields. Whilst all structures on the site, except for the electricity substation, have been demolished to slab level their foundations are still clearly visible. The site is therefore a previously developed brownfield site. The illustrative masterplan seeks to locate the developable area of the scheme in the northern area where buildings, roads, car parks and other hard surfaced structures were previously located.

Figure 12 below shows a couple of recent photographs to demonstrate the brownfield nature of the site. Figure 13 provides an extract of a 1974 OS Plan of the school alongside a copy of the illustrative masterplan.

Figure 12 – former school site photographs



Photo 1 - Site Entrance / Gate



Photo 2 - View of Central Area



Photo 3 - Remnant Concrete Pads / Blocks



Photo 4 - View of North-Eastern Area (Sports Courts)

Figure 13 – 1974 OS Map and illustrative masterplan



- 4.33 The proposed development is considered to 'round off' built development of Breaston as it is a previously developed site that is bound on the west and south by existing residential development and beyond two small fields to the east also contains residential development. The proposal does not extend any further to the north than the existing residential estate located immediately to the west. The development would result in the redevelopment and regeneration of a former school site that has been left vacant since it closed in 1990.
- 4.34 The redevelopment of the site represents a logical and natural edge to the built area and would not result in incongruous pattern of development. Following its redevelopment the site would read as part of the existing built up area of Breaston, a Key Village, just like it would have done previously when the school was operational. It should be noted that the GBR came to the same conclusion in relation to the site.
- 4.35 The application site is therefore considered to make a 'weak' contribution to Purpose a), and certainly not a 'strong' contribution.
- 4.36 In relation to Purpose b), the PPG refers to the illustrative features as having the following 'strong,' 'moderate' and 'weak' contribution:

Contribution	Illustrative Features
Strong	Assessment areas that contribute strongly are likely to be free of existing development and include all of the following features: <ul style="list-style-type: none">- forming a substantial part of a gap between towns- the development of which would be likely to result in the loss of visual separation of towns
Moderate	Assessment areas that contribute moderately are likely to be located in a gap between towns, but include one or more features that weaken their contribution to this purpose, such as (but not limited to): <ul style="list-style-type: none">- forming a small part of the gap between towns- being able to be developed without the loss of visual separation between towns. This could be (but is not limited to) due to the presence or the close proximity of structures, natural landscape elements or topography that preserve visual separation
Weak or None	Assessment areas that contribute weakly are likely to include those that: <ul style="list-style-type: none">- do not form part of a gap between towns, or- form part of a gap between towns, but only a very small part of this gap, without making a contribution to visual separation

[Source: Extract from PPG, Paragraph: 005 Reference ID: 64-005-20250225]

- 4.37 In relation to purpose (b), the proposed development is relatively modest in scale and it is not considered to materially reduce the size of the gap between settlements. This is particularly the case given the site sits between existing residential development immediately on two sides (to the west and south) and in close proximity to the east and does not extend any further northwards than the existing immediately adjacent

residential development to the east. The development would in effect 'infill' and redevelop a former school site which would have previously formed part of the built area of the village. The GBR assessed the contribution that different areas of the Green Belt made to ensuring settlements do not merge into one another. It concluded that the development of the site would not reduce the gap between the Ilkeston Urban Area to the north and the Long Eaton Urban Area, and would not affect the separation of neighbouring settlements of Breaston, Draycott and Long Eaton.

4.38 The application site is therefore considered to make a 'weak' contribution to Purpose b), and certainly not a 'strong' contribution.

4.39 In relation to Purpose d), the PPG refers to the illustrative features as having the following 'strong,' 'moderate' and 'weak' contribution:

This purpose relates to historic towns, not villages. Where there are no historic towns in the plan area, it may not be necessary to provide detailed assessments against this purpose.

Contribution	Illustrative Features
Strong	Assessment areas that contribute strongly are likely be free of existing development and to include all of the following features: <ul style="list-style-type: none">- form part of the setting of the historic town- make a considerable contribution to the special character of a historic town. This could be (but is not limited to) as a result of being within, adjacent to, or of significant visual importance to the historic aspects of the town
Moderate	Assessment areas that perform moderately are likely to form part of the setting and/or contribute to the special character of a historic town but include one or more features that weaken their contribution to this purpose, such as (but not limited to): <ul style="list-style-type: none">- being separated to some extent from historic aspects of the town by existing development or topography- containing existing development- not having an important visual, physical, or experiential relationship to historic aspects of the town
Weak or None	Assessment areas that make no or only a weak contribution are likely to include those that: <ul style="list-style-type: none">- do not form part of the setting of a historic town- have no visual, physical, or experiential connection to the historic aspects of the town

[Source: Extract from PPG, Paragraph: 005 Reference ID: 64-005-20250225]

4.40 Whilst the GBR concluded that Purpose d) was not applicable to the Green Belt within Erewash, for the avoidance of doubt the below assessment has been undertaken in relation to the application site.

4.41 In relation to purpose (d), the proposed development would not have an adverse impact on the setting or special character of a historic settlement. Whilst Breaston Conservation

Area is located approximately 360 metres to the east of the site, the supporting Heritage Impact Assessment concludes that the proposed development would not have an impact on this heritage asset or its setting or the Listed Buildings that are located within the Conservation Area.

- 4.42 The contribution of the site to Purpose d) is considered to be 'weak or none' on the basis that the site does not form part of the setting of a historic town, and therefore also has no visual, physical or experiential connection to historic aspects of such a town.
- 4.43 In consideration of the above, the site satisfies the first part of the definition of 'Grey Belt' land with the application site not making a strong contribution to Purposes a), b) or d).
- 4.44 The second part of the definition of Grey Belt land in the NPPF is establishing whether the application of policies relating to Footnote 7 (other than Green Belt), would provide a strong reason for refusing or restricting development. With the exception of Green Belt, Footnote 7 refers to policies relating to: *"...habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest;..., Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change..."*.
- 4.45 In the context of Footnote 7 and Paragraph 194, there are no internationally designated sites within 5km of the site boundary and no nationally designated sites within 2km of the site boundary. The supporting ecological appraisal assesses the site as having low ecological value and not impacting on any local wildlife sites located within the search area.
- 4.46 In terms of landscape considerations referred to in Footnote 7, the site is not identified as Local Green Space, a National Landscape and neither does it fall within a National Park or defined Heritage coast.
- 4.47 In the context of heritage considerations and Footnote 7, the site is not located within a World Heritage Site, Historic Park and Garden, a Conservation Area, a Scheduled Monument and does not contain any Listed Buildings, or their settings. The supporting Heritage Impact Assessment concludes that the proposed development would not have an adverse impact on the setting of heritage assets identified within 1 km of the site and given its' previously developed nature the site is not identified as having archaeological potential.
- 4.48 With regards the risk of flooding, by implementation of the drainage strategy and flood risk mitigation measures, the proposed development will not be at risk of flooding, will be adequately protected for its lifetime and will not increase the risk of flooding elsewhere.
- 4.49 Overall, all relevant technical reports have been prepared to support the outline planning application, which demonstrate that there are no reasons for refusing or restricting development. Therefore it is concluded that the second part of the Grey Belt definition has been met.
- 4.50 In light of the above, it then falls to consider the second test of Part a) of Paragraph 155

as to whether the land would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan. The PPG provides further guidance, outlining that in reaching this judgement, regard should be had to the extent a development would "... *affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way*" (Paragraph: 008 Reference ID: 64-008-20250225).

- 4.51 The Council's GBR identifies that the application site is land that fulfils 1 or 2 functions of the Green Belt and not all 3, please see Figure 11.
- 4.52 Given the sites physical and visual degree of containment, its previously developed nature and historical development and use and close relationship to Breaston; the proposed development is not viewed to fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan. On this basis, it is considered that the second test of Part a) of Paragraph 155 has been met.

Part b) – whether there is a demonstrable unmet need for the type of development proposed?

- 4.53 Part b) of Paragraph 155 of the NPPF states that there must be a demonstrable unmet need for the type of development proposed. Footnote 56 states that in the case of applications involving the provision of housing this need can be evidenced in two forms. Firstly, if there is a lack of a five-year supply of deliverable housing sites, including the relevant buffer where applicable, or secondly, where the Housing Delivery Tests was below 75% of the housing requirement over the previous three years. Importantly only one of these criteria must be met for Part b).
- 4.54 The Adopted Core Strategy Adopted March 2014, Policy 2: The Spatial Strategy refers to a minimum of 6,250 new homes being required between 2011-2028. Therefore the Adopted Core Strategy annual requirement is 6,250 divided by 17 years equating to 368 dwellings per annual (dpa) provision.
- 4.55 The now withdrawn Core Strategy Review referred to a minimum housing provision between 2025 and 2043 of 6,948, which divided by 18 years provides an annual requirement of 386 dpa. It is unclear if this figure includes the appropriate buffer as required by paragraph 78 of the NPPF.
- 4.56 To support the Government's objective of significantly boosting the supply of homes, with a target of delivering 1.5 million homes across the country in the parliamentary 5 year period, minimum housing requirements for each Local Planning Authority were proposed by the Government using a proposed standard methodology in July 2024. The minimum housing requirement proposed under this July 2024 consultation for Erewash Borough Council was 569 dpa.
- 4.57 However, following this consultation the requirements were amended under the Final Standard Method (December 2024). This identified the NPPF December 2024 minimum annual housing need for Erewash Borough Council as being 523 dpa, with the previous standard methodology 2023 NPPF minimum annual need having been identified as 376 dpa – giving a difference in annual need of 147 dpa, which over the 5 years is a total of an additional 735 dwellings. The latest 2025 NPPF minimum housing need figures by Local Planning Authority are due to be published imminently, and it is anticipated that

this will further increase the minimum housing need for Erewash.

- 4.58 It is considered likely that any future Plan will need to deliver housing based on the latest 2025 NPPF figure, when released. However, for now, adopting the December 2024 NPPF minimum housing annual need figure of 523 dpa over the 2025-2043 plan period (18 years) then the minimum total housing requirement would be 9,414 as opposed to 6,948 new homes referred to in the Core Strategy Review. It should be noted that the Council's assessments are based on the Core Strategy Review being adopted in March 2026, which will now clearly not be the case.
- 4.59 It has already been identified that the Borough Council is unable to find sites outside of the Green Belt to meet its need, which is why a number of Green Belt sites were proposed for allocation in the now withdrawn emerging plan to make up the old identified need shortfall. However, going forward the housing need figure over the new plan period will increase and significantly more land will need to be identified within Erewash for residential development.
- 4.60 The Inspector in her recent correspondence to the Borough Council dated 20th November 2025 (ref: INS11) states the following in relation to Housing Requirement and Housing Land Supply:

The submitted Plan identifies a housing need of 5,800 dwellings during the period 2022-2037. In the case of this Plan the Council say that the housing need and the housing requirement are the same. During the course of the stage one hearings the Council revised their position to identify a housing requirement of 6,948 dwellings over the period 2022/23 – 2039/40, generating an annualised requirement of 386 dwellings. The information provided estimated a total supply of 6,128 dwellings and therefore the housing requirement for the Plan would not be met. In addition, the Council was unable to demonstrate that there would be a 5 year housing land supply upon adoption.

To address the shortfall the Council has undertaken additional work. This includes a Green Belt Review which I turn to below and work to identify additional sites. The Council now say they will have a housing land supply that will deliver 7,124 new homes over the period 2025-2043 to meet the required 6,948 dwellings. However, I note that the Council's housing trajectory and site delivery for Strategic Policy 1.7 differs to that of the site promoter who suggests the delivery of around 80 less dwellings than identified by the Council. This would reduce the anticipated delivery to 7,044 dwellings, some 96 dwellings above the housing requirement.

- 4.61 The Inspector is therefore questioning that sufficient sites have been identified even when applying the lower annualised requirement of 386 dpa (referred to as the requirement in the now withdrawn emerging local plan).
- 4.62 Whichever annual housing requirement figure is taken, the same conclusion is reached that the Borough Council have a lack of a five-year supply of deliverable housing sites.
- 4.63 The Erewash Five Year Housing Land Supply Position Paper – November 2022 was the last published 5 year housing supply information by the Borough Council and it advised that the Borough's Local Housing Need (LHN) target over five years is 2,316 dwellings as at April 2022. The Council's estimate of deliverable supply is 2,408 dwellings. This equates to a 5.2 year supply and represents an oversupply against the LHN derived housing requirement of 92 dwellings. At that point in time, the Council claimed that they were able to demonstrate a five-year supply of deliverable housing land. However this

position is now significantly out of date. It is unfortunate that there isn't a more recent published 5 year housing land supply figure. Reflecting on recent appeal decisions, planning appeal ref: APP/N1025/W/23/3319160 (Erewash ref: ERE/0722/0038) in its decision letter dated 31.01.2024 states at paragraph 8 that:

The main parties agree that the Council cannot demonstrate a five-year housing land supply (5YHLS). The latest supply figure identified (2.65 years) indicates a significant undersupply which, I note, has existed for some years. Furthermore, a requirement in the revised Framework to demonstrate a 4 year supply does not appear to materially improve the existing supply position.

4.64 Paragraph 79 of the NPPF states:

To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:

a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;

b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan;

c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.

4.65 The Government Housing Delivery Test 2023 identified that Erewash Borough Council had only delivered 67% of the total number of homes required during the assessed 2020-21, 2021-22 and 2022-23 period. As a consequence Erewash Borough Council has been identified as a 'presumption' authority.

4.66 The PPG advises that from the day following publication of the Housing Delivery Test measurement, where delivery of housing has fallen below the housing requirement, certain policies set out in the National Planning Policy Framework will apply. Depending on the level of delivery, these are:

- the authority should publish an action plan if housing delivery falls below 95%;
- a 20% buffer on the local planning authority's 5 year land supply if housing delivery falls below 85%; and
- **application of the presumption in favour of sustainable development if housing delivery falls below 75%.**

These consequences apply concurrently, for example those who fall below 85% should produce an action plan as well as the 20% buffer. The consequences will continue to apply until the subsequent Housing Delivery Test measurement is published. The relevant consequence for any under-delivery will then be applied. Should delivery meet or exceed 95%, no consequences will apply.

4.67 Having been identified as a 'presumption' authority, paragraph 11d) of the NPPF and the

'tilted' balance is automatically engaged and the Council has to prepare a housing delivery Action Plan (HDAP) sets out how it will address this consistent under delivery.

- 4.68 Consequently, Erewash Borough Council have prepared a HDAP. This Plan identifies that the adopted Core Strategy required 368 dpa but the use of the Standard Method increases Erewash's housing need from 368 to 393 dpa – a 6.8% rise. It states that the Core Strategy Review is an important requirement. As referred to earlier in this section of the Statement the identified need is now significantly higher than the 393 dpa stated in the HDAP.
- 4.69 The HDAP considered housing performance from 2011-12 to 2018-19, please see the below published table.

Table 1 – Erewash Borough Council published housing performance 2011-12 to 2018-19

Year	Total	Cumulative	Target	+/- of Target
2011-12	222	222	368	-146
2012-13	198	420	736	-316
2013-14	257	677	1,104	-427
2014-15	222	899	1,472	-573
2015-16	369	1,268	1,840	-572
2016-17	179	1,447	2,208	-761
2017-18	173	1,620	2,576	-956
2018-19	321	1,941	2,944	-1,003

- 4.70 This indicates a consistent trend of annual net completions that fails to meet the Adopted Core Strategy housing requirements in all but one year (2015-16). Between 2011 and 2019, an average of 243 homes have been delivered each year - 125 homes less than necessary to maintain the Adopted Core Strategy growth targets. Again since the HDAP was prepared the local housing need has increased considerably. Delivery has fluctuated between a peak of 369 new homes completed in 2015-16 and the 173 new homes constructed during 2017-18. To address this consistent under delivery the HDAP sets out nine recommendations.
- 4.71 The now withdrawn Core Strategy Review Amendment – Housing Trajectory 2025-2043 projects the following completions against the stated Core Strategy Review annual requirement of 386 dpa and includes a 6% lapse rate:
2025/2026 – 209 dpa
2026/2027 – 168 dpa
2027/2028 – 332 dpa
It isn't until 2028/2029 that the projected completion rise above the 386 dpa.
- 4.72 The now withdrawn Core Strategy Review Amendment Site Selection Paper refers to the

Borough's objectively assessed housing need (OAHN) for the consideration of this plan is 386 homes per annum, which projected over an 18 year period is 6,948. However a 20% buffer must be applied as there has been a significant under delivery of housing over the previous three years in Erewash, making the 5 year housing requirement $1930 + 20\% = 2316$, equating to 463 dpa. A 6% lapse rate has been applied. However it is considered that a 10% lapse rate is more realistic given how out of date the adopted local plan is and the delays in the delivery of sites.

4.73 It is considered that the now withdrawn Core Strategy Review Amendment Housing Trajectory has overestimated the delivery of the identified sites. For example Strategic Policy 1.7 – West of Sandiacre – a site also in the ownership of the Applicant – includes 180 dwellings but it is unlikely that this capacity figure has been thoroughly tested as following a detailed analysis of the site's constraints and requirements it is considered that 100 dwellings is more realistic – hence why the recently submitted outline application is for up to 100 dwellings (ref: PA/2026/0149). If this is the case for one of the previously proposed housing allocations it is questionable if the case applies for other sites. We are also aware of the delays associated with the delivery of the Stanton Regeneration site, with this site having been allocated in the Adopted Core Strategy 2014 and no development having still taken place.

4.74 To conclude, paragraph 155 part b) of the NPPF states that:

The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:

b) There is a demonstrable unmet need for the type of development proposed⁵⁶

Footnote 56 states:

*Which, in the case of applications involving the provision of housing, **means the lack of a five year supply of deliverable housing sites, including the relevant buffer where applicable, or where the Housing Delivery Tests was below 75% of the housing requirement over the previous three years;** and in the case of traveller sites means the lack of a five year supply of deliverable traveller sites assessed in line with Planning Policy for Traveller sites.*

4.75 The above detailed analysis establishes that Erewash Borough Council does not currently have a 5 year supply of deliverable housing sites and there has been significant and consistent under delivery. However critically irrespective of the Council's 5 year supply position, the 2023 Housing Delivery Test at 67% was below the stated 75% and as such Erewash Borough Council is a "Presumption" Authority with this statement demonstrating that the proposals constitute a sustainable form of development. Whilst footnote 56 only requires one or the other of the stated circumstances to apply, this Statement has detailed that both are in fact present within Erewash. Therefore, there is clearly a demonstrable need and hence the requirements of Part b) of Paragraph 155 the NPPF have been met.

Part c) – whether the development would be in a sustainable location?

4.76 Part c) of Paragraph 155 requires that development be in a sustainable location, particularly in reference to Paragraph 110 and Paragraph 115 of the NPPF.

- 4.77 Paragraph 110 indicates that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This paragraph also goes on to say that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in decision-making (and plan-making).
- 4.78 Paragraph 115 of the NPPF seeks to ensure the following with regards to assessing sites:
- "a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;*
b) safe and suitable access to the site can be achieved for all users;
c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach."
- 4.79 In relation to both Paragraphs 110 and 115, the site is in a sustainable location, being located immediately adjacent to the defined built area of Breaston, a Key Settlement where the local plan seeks to direct development and growth.
- 4.80 Being a former secondary school site until 1990, the site must have previously been identified as being included within the build limits of the settlement. In fact the foundations and footprints of the buildings, roads, tennis courts and other structures still remain visible on site today.
- 4.81 The site is easily accessible to a range of shops and services within Breaston (including a Co-op, other key shops, several cafes and public houses, petrol station and garage, churches, a school and health centre) on foot or by bike. In terms of leisure activities the site is closely located to Johnsons play area, Perks Park recreation area, disused Derby Canal recreation route, church halls and a scout hut, plus there are a range of public footpaths providing easy access to adjacent open land and the countryside.
- 4.82 The local pedestrian network is good, with footways either side of the A6005 Draycott Road along the site, providing unbroken connectivity to the village centre. While there is no dedicated cycling infrastructure on the A6005 between the site and the village centre, once in the village there is a segregated cycleway along the A6005 continuing east into Long Eaton. This forms part of the National Cycle Network, and connect into the wider provision in Long Eaton, Beeston and beyond.
- 4.83 Local bus services are excellent. There are stops on the site frontage, which are called at by the Trent Barton Indigo bus. The 'Indigo' runs every 20 minutes throughout the day between Derby and Nottingham via Long Eaton and Beeston, and every half hour on Sundays. Journey times from the site are approximately 40 minutes into Nottingham, and 20 minutes into Derby.
- 4.84 The application is supported by a Travel Plan, which sets out how the applicant will seek to encourage future occupants to travel more sustainably. Measures include providing secure and covered bike stores and electric vehicle charging points for all properties.

4.85 On this basis, Part c) of Paragraph 155 has also been met.

Part d) – whether the development would meet the ‘Golden Rules’?

4.86 Part d) of paragraph 155 requires that, where applicable the development proposed meets the ‘Golden Rules’ requirements set out in Paragraphs 156-157 of the NPPF.

4.87 The first ‘Golden Rule’ at Part a) of Paragraph 156, and read with Paragraph 157, relates to the provision of affordable housing and requires affordable housing provision which reflects either of the following:

“...(i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in Paragraph 157 below; ...”

4.88 In consideration of the above, the current affordable housing requirements for Erewash Borough Council are set out in Adopted Core Strategy March 2014 Policy 8: Housing Size, Mix and Choice, which pre-dates the provisions of Paragraphs 67-68 of the NPPF. As such, in accordance with Part a) ii) of Paragraph 156, the provisions of Paragraph 157 would therefore apply at this current time.

4.89 In consideration of Paragraph 157, to satisfy this part of the Golden Rules the affordable housing contribution is required to be 15% above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%. In the absence of a pre-existing requirement for affordable housing, a 50% affordable housing contribution should apply by default.

4.90 Adopted Core Strategy Policy 8: Housing Size, Mix and Choice advises that on sites capable of supporting 15 or more residential units, up to 30% of those units will be sought by negotiation to be delivered as affordable housing, subject to consideration of viability.

4.91 The site is currently located just outside of the defined settlement of Breaston and therefore the policy requirement for on-site affordable housing provision is 30% of the total number of dwellings. Given the site is currently located in the Green Belt under the ‘Grey Belt Golden Rules’ the site is required to deliver 45% on site affordable housing provision. Peveril Homes are committed to delivering the required quantum of affordable housing on site. Therefore the affordable housing requirement of the Golden Rules at Part a) Paragraph 157 are met.

4.92 The second Golden Rule at Part b) of Paragraph 157 requires development to provide necessary improvement to local or national infrastructure. The development proposals include improvements to education, healthcare facilities, sports pitches, public services and highway infrastructure, as deemed necessary as a result of the development.

4.93 Furthermore, it is likely that any ‘necessary improvements’ would be the subject of consultation with the Council (and County Council etc.) following submission of the planning application which may form the basis of Section 106 contributions. The Golden Rule at Part b) Paragraph 157 is therefore met.

4.94 The third Golden Rule at Part c) of Paragraph 157, with Paragraph 159 of the NPPF,

deals with the provision of accessible green space. Paragraph 157 requires:





"the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces."





- 4.95 Paragraph 159 of the NPPF requires that *"the improvements to green spaces required as part of the Golden Rules should contribute positively to the landscape setting of the development, support nature recovery and meet local standards for green space provision where these exist in the development plan. Where no locally specific standards exist, development proposals should meet national standards relevant to the development (these include Natural England standards on accessible green space and urban greening factor and Green Flag criteria). Where land has been identified as having particular potential for habitat creation or nature recovery within Local Nature Recovery Strategies, proposals should contribute towards these outcomes."*
- 4.96 The illustrative proposals are based on a landscape led approach and show the delivery of extensive areas of green and blue infrastructure, which would be accessible to both residents and members of the public in appropriate locations. Significant biodiversity enhancements are also proposed at the site. The proposals ensure that the development would contribute positively to the sites landscape setting. The large southern area of open space equates to approximately 1.28 hectares (excluding the road), and will provide a valuable local recreation source for both existing and new residents. The proposals also include the potential connections to the PRoW that runs along but just outside the sites northern boundary, providing easy access to the network of rural footpath networks. Golden Rule at Part c) of Paragraph 157 has therefore been met.
- 4.97 In conclusion, it has been demonstrated that the site satisfies the first and second part of the definition of 'Grey Belt' land and therefore meets Paragraph 155 a). There is a clear need for the proposed development and as such Part b) of Paragraph 155 has also been met. Furthermore, the development is in a sustainable location, meeting Part c) of Paragraph 155. Finally, the development meets all the Golden Rules. The proposals therefore constitutes an appropriate form of development in the Green Belt.

Green Belt / Grey Belt Assessment Conclusion

- 4.98 The site is located within designated Green Belt and as such it does not fall into a form of appropriate development. However in accordance with the NPPF, this assessment has demonstrated that the proposed site is 'Grey Belt' and that the proposals meet the criteria as set out in Paragraph 155 of the NPPF, including the Golden Rules. Paragraph 158 advises that *"A development which complies with the Golden Rules should be given significant weight in favour of the grant of permission."*
- 4.99 On this basis the proposals therefore constitutes an appropriate form of development in the Green Belt and therefore the principle of development is acceptable. Please see below table 2 for a summary of the Grey Belt Assessment against paragraph 155 of the NPPF.

Table 2 - Grey Belt Assessment Summary

Grey Belt Criteria	Site response	Complies
<p>Part a) Test 1 first part of the definition - whether the development would utilise Grey Belt land</p>	<p>The site satisfies the first part of the definition of 'Grey Belt' land with the application site not making a strong contribution to Purposes a), b) or d).</p> <p>The development would 'round off' built development of Breaston as it is a previously developed site that is bound on the west and south by existing residential development and beyond two small fields to the east also contains residential development. The proposal does not extend any further to the north than the existing residential estate located immediately to the west. The development would result in the redevelopment and regeneration of a former school site that has been left vacant since it closed in 1990. It's development would not result in neighbouring towns merging into one another. The development of the site would not have an adverse impact on the setting or special character of a historic settlement. The site makes a 'weak' contribution to purposes a) and b) and a 'weak to none' contribution to purpose d).</p>	
<p>Part a) Test 1 second part of the definition - whether the application of policies relating to Footnote 7 (other than Green Belt), would provide a strong reason for refusing or restricting development</p>	<p>All relevant technical reports have been prepared to support the outline planning application, which demonstrate that there are no reasons for refusing or restricting development. Therefore it is concluded that the second part of the Grey Belt definition has been met.</p>	
<p>Part a) Test 2 - whether the development would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan</p>	<p>Given the sites physical and visual degree of containment, its previously developed nature and historical development and use and close relationship to Breaston; the proposed development is not viewed to fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.</p>	
<p>Part b) - whether there is a demonstrable unmet need for the type of development proposed</p>	<p>Erewash Borough Council does not currently have a 5 year supply of deliverable housing sites and there has been significant and consistent under delivery with the Council only achieving 67% of its housing delivery requirements and, as such, is a "Presumption" Authority meaning that the tilted balance of paragraph 11d) of the NPPF is engaged. As the proposals constitute a</p>	

	sustainable form of development, the application should be approved without delay. Therefore, there is clearly a demonstrable need for residential development.	
Part c) - whether the development would be in a sustainable location	The site is in a sustainable location, being located immediately adjacent to the defined built area of Breaston, a key settlement where the local plan seeks to direct development and growth. The site is accessible to a range of shops, services and recreational opportunities within Breaston on foot or by bike. Local bus services are excellent and there are stops on the site frontage which are served by very regular services. A framework Travel Plan supports the application to encourage future occupants to travel more sustainably. Measures include providing secure and covered bike stores and electric vehicle charging points for all properties.	
Part d) – whether the development would meet the ‘Golden Rules’ Rule 1 – affordable housing provision	Under the ‘Grey Belt Golden Rules’ the site is required to deliver 45% on site affordable housing provision, policy requirement is 30%. Peveril Homes are committed to delivering the required quantum of affordable housing on site.	
Part d) – whether the development would meet the ‘Golden Rules’ Rule 2 – provide necessary improvement to local or national infrastructure	The development proposals include improvements to education, healthcare facilities, sports pitches, public services and highway infrastructure, as deemed necessary as a result of the development. These ‘necessary improvements’ would be the subject of consultation with the Council (and County Council etc) following submission of the planning application which may form the basis of Section 106 contributions.	
Part d) – whether the development would meet the ‘Golden Rules’ Rule 3 - the provision of accessible green space	The proposals provide extensive areas of green and blue infrastructure, which would be accessible to both residents and members of the public. Significant biodiversity enhancements are also proposed at the site. The proposals ensure that the development would contribute positively to the sites landscape setting. The large southern area of open space equates to approximately 1.28 hectares (excluding the road), and will provide a valuable local recreation source for both existing and new residents. The proposals also include the potential connections to the PRow that runs along but just outside the sites northern boundary, providing easy access to the network of rural footpath networks.	

Very Special Circumstances

- 4.100 Whilst it is considered that the site is a 'Grey Belt' site and passes all the required criteria to make it an appropriate form of development, should the Local Planning Authority take a different view, the development proposals would constitute 'inappropriate development' in the Green Belt and a Very Special Circumstances (VSC) case will need to be demonstrated.
- 4.101 Paragraph 153 of the NPPF states: *"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."*
- 4.102 Whilst the proposed development, by definition, would be regarded as 'inappropriate development' in the Green Belt, the following 'Very Special Circumstances' exist and would outweigh any potential harm, being either quantitative and qualitative, to the Green Belt, and any other harm:
- The development would 'round off' built development of Breaston as it is a previously developed site that is bound on the west and south by existing residential development and beyond two small fields to the east also contains residential development. The proposal does not extend any further to the north than the existing residential estate located immediately to the west.
 - The development would result in the redevelopment and regeneration of a former school site that has been left vacant since it closed in 1990. Built development is only proposed on the areas of the former school that contain the buildings and hard surfaced areas. It represents a logical and natural edge to the built area and would not result in incongruous pattern of development.
 - The detailed analysis set out on pages 48 to 52 of this statement demonstrate that Erewash Borough Council does not currently have a 5 year supply of deliverable housing sites and there has been significant and consistent under delivery. Following the formal withdrawal of the Core Strategy Review, the annual housing requirement is likely to increase from 376 dpa to 523 dpa under the December 2024 NPPF figure, an additional 147 dpa, with further increases being expected once the 2025 NPPF figures are released. Over 20 years this equates to an additional 2,940 dwellings. At 25 dwellings per hectare that results in an additional 118 hectares of land being needed just for this increase. It has already been identified that the Borough Council is unable to find sites outside of the Green Belt to meet its need, which is why a number of Green Belt sites were proposed for allocation in the now withdrawn emerging plan to make up the old identified need shortfall.
 - In relation to delivery, the Borough Council failed the 2023 Housing Delivery Test as they can only demonstrate 67% of required housing having been delivered over the last three years. As the rate of delivery was below 75%, Erewash Borough Council is a "Presumption" Authority and the tilted balance of paragraph 11d) of the NPPF is engaged. This Statement has demonstrated that the proposals would

constitute a sustainable form of development and as such the application should be approved without delay.

- The site is in a sustainable location, being located immediately adjacent to the defined built area of Breaston, a key settlement where the local plan seeks to direct development and growth. The site is accessible to a range of shops, services and recreational opportunities within Breaston on foot or by bike. Local bus services are excellent and there are stops on the site frontage which are served by very regular services. Plus there are a range of public footpaths and cycleways providing easy access to adjacent open land and the countryside.
- Improved access and connectivity through the introduction of new pedestrian routes, offering connectivity to the surrounding built up areas, recreational and green spaces.
- The supporting Travel Plan sets out how the applicant will seek to encourage future occupants to travel more sustainably. Measures include providing secure and covered bike stores and electric vehicle charging points for all properties.
- The latest annual Monitoring Report advises that the Council does not have a specific target for Affordable Housing however it has a notional target of 1200 units for the purpose of monitoring. This target is for a period of 17 years requiring an average of 71 units per year. With the current average delivery of 45 affordable units per year this indicates an under delivery however this is broadly corresponds with the under delivery of housing overall. As with market housing, there is therefore also a great demand for affordable housing. The proposals include the provision of a minimum of 45% affordable housing on site, in accordance with the Grey Belt 'Golden Rules'. Peveril Homes Limited propose this quantum of affordable housing irrespective of whether the Local Planning Authority consider the site to be a 'Grey Belt' site or a 'Very Special Circumstances' site.
- The scale of development will support economic growth through the creation of construction jobs, with the Economic Footprint of UK House Building (Nathaniel Lichfield) indicating that each house will create 1.2 jobs. Hence 100 dwellings could create 120 jobs. Increased spending in the local economy will result from the increased population.
- The site will support environmental improvements through a landscape led masterplan approach as detailed in the supporting landscape strategy plan. The southern half of the site, where the school playing fields were previously located, are proposed to remain free from development and a large area of public open space created, which will provide a valuable recreational resource for both existing and new residents.
- The site has been the subject of fly tipping and anti-social behaviour and its redevelopment would remove these issues.

4.103 Paragraph 142 of the NPPF states as follows:

"The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

(underlining is our emphasis).

4.104 Paragraph 143 of the NPPF goes on to identify that the Green Belt serves five purposes and states as follows:

- a) *"To check the unrestricted sprawl of large built-up areas;*
- b) *To prevent neighbouring towns merging into one another;*
- c) *To assist in safeguarding the countryside from encroachment;*
- d) *To preserve the setting and special character of historic towns; and*
- e) *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land."*

4.105 In the context of Paragraphs 142 and 143 of the NPPF, the impact on the Green Belt arising from the development of the site on:

- Openness and permanence; and
 - The purposes of including land within the Green Belt.
- is undertaken below.

Openness and Permeance

4.106 The below assessment has been undertaken as to the openness of the Green Belt in the vicinity of the site and to what extent the impact the proposed development could have on the quantitative and qualitative perception of openness within the surrounding Green Belt.

4.107 Openness and permanence are considered below together and assessed under the following headings; visual, physical and qualitative, in line with Table 3 below.

Table 3 - Openness Criteria

Type of Openness	Level of Impact	Criteria
Visual	High	Clear, middle and longer-distance views across the land
	Mixed	Partially enclosed (e.g. by landform, vegetation or built form), but with views in/out
	Low	Flat, surrounded by trees and vegetation
Physical	High	No built form or very limited urbanising influences
	Mixed	Some built form, but not a defining feature
	Low	Existing development and urban influences are a prominent, defining feature

Quality	Strong	No definable boundary on the ground
	Moderate	Less robust physical features (paths/tracks, watercourses, woodlands, hedgerow)
	Weak	Prominent physical features (roads, railways, buildings/urban edge)

- 4.108 From a visual perspective the site is considered to have a mixed level of impact on openness as it is partially enclosed by existing built form located immediately to the west and south of the site, plus also to the east beyond two small fields. Whilst visible changes would be apparent to those travelling along Draycott Road and those walking the PRoW that runs along the northern boundary of the site, visual effects from medium to long distance views are likely to be negligible to limited.
- 4.109 From a physical perspective the site is considered to have a low/mixed levels of impact on openness as the site is a former secondary school and whilst the buildings have been demolished to slab level, the footprint of the building and areas of hard standing remain visible. There is also an existing access to the site from Gregory Avenue. The site is also bound by existing development immediately to the west and south plus two field away to the east. The proposals do not involve extends the build form any further northwards than that of existing residential development.
- 4.110 From a quality perspective the site is considered to have a weak level of impact on openness as the site is bound to the west and south by established existing residential development within Breaston and will not extend any further northwards than existing residential development and therefore the development of this site is reflective of the existing urban form.
- 4.111 The supporting LVIA provides a summary of the site’s visual setting that helps provides an understanding of visual openness. Please see LVIA for further details.

Green Belt Purposes

- 4.112 For completeness, this section shall now assess the impact of the development against all 5 purposes of Green Belt.
- 4.113 In relation to purpose (a), the site is a former secondary school which closed in 1990, that was accessed off Gregory Avenue and the majority of the built development was located in the northern half of the site with the southern area comprising the school playing fields. Whilst all structures on the site, except for the electricity substation, have been demolished to slab level their foundations are still clearly visible. The site is therefore a previously developed brownfield site. The development would therefore result in the redevelopment and regeneration of a former school site that has been left vacant for over 35 years. Importantly, the proposed development is considered to ‘round off’ built development of Breaston as it is a previously developed site that is bound on the west and south by existing residential development and beyond two small fields to the east also contains residential development. The proposal does not extend any further to the north than the existing residential estate located immediately to the west.

- 4.114 The redevelopment of the site represents a logical and natural edge to the built area and would not result in incongruous pattern of development. Following its redevelopment the site would read as part of the existing built up area of Breaston, a Key Village, just like it would have done previously when the school was operational. It should be noted that the GBR came to the same conclusion in relation to the site.
- 4.115 The application site is therefore considered to make a 'weak' contribution to Purpose a), and certainly not a 'strong' contribution, as defined by the PPG, Paragraph: 005 Reference ID: 64-005-20250225. Please refer to the Grey Belt Assessment section of this report for further details.
- 4.116 In relation to purpose (b), the proposed development is relatively modest in scale and it is not considered to materially reduce the size of the gap between settlements. This is particularly the case given the site sits between existing residential development immediately on two sides (to the west and south) and in close proximity to the east and does not extend any further northwards than the existing immediately adjacent residential development to the east. The development would in effect 'infill' and redevelop a former school site which would have previously formed part of the built area of the village. The GBR assessed the contribution that different areas of the Green Belt made to ensuring settlements do not merge into one another. It concluded that the development of the site would not reduce the gap between the Ilkeston Urban Area to the north and the Long Eaton Urban Area, and would not affect the separation of neighbouring settlements of Breaston, Draycott and Long Eaton.
- 4.117 The application site is therefore considered to make a 'weak' contribution to Purpose b), and certainly not a 'strong' contribution, again as defined by the PPG, Paragraph: 005 Reference ID: 64-005-20250225.
- 4.118 In relation to purpose c) the site is a relatively enclosed area of the Green Belt set on the edge of the defined village of Breaston. The adjoining presence of urban development immediately to the west and south, and slightly further to the east, plus the remains of buildings and hardstanding on the site, significantly reduces the rural feeling of the site. It is therefore concluded that development of this land for residential purposes would not encroach on the countryside.
- 4.119 This is a view shared by the 2025 GBR, which concludes in relation to land within *Area A* (which includes the site) *would not compromise that planning objective, nor would it encroach into the countryside for the reasons discussed above which describe the semi-urbanised character of the land within its extent.*
- 4.120 In relation to purpose (d), the proposed development would not have an adverse impact on the setting or special character of a historic settlement. The supporting Heritage Impact Assessment concludes that the proposed development would not have an adverse impact on any heritage assets or their settings.
- 4.121 The contribution of the site to Purpose d) is considered to be 'weak or none' on the basis that the site does not form part of the setting of a historic town, and therefore also has no visual, physical or experiential connection to historic aspects of such a town, again as defined by the PPG, Paragraph: 005 Reference ID: 64-005-20250225.
- 4.122 In relation to purpose e), being a previously developed brownfield site that until 1990

operated as a secondary school, the proposals will assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Very Special Circumstances Conclusions

- 4.123 Overall, this is a unique opportunity to deliver a high quality development within a sustainable location on the edge of Breaston, that results in the redevelopment of a former secondary school site, the ecological benefits and the landscape-led placemaking approach to deliver the development, and much needed market and affordable housing in the Borough, a 'Presumption Authority' should be accepted as 'Very Special Circumstances'. These 'Very Special Circumstances', are considered to collectively significantly outweigh any minor harm to the Green Belt, as demonstrated in this Statement, with any other minor harm also having been demonstrated as being appropriately mitigated.
- 4.124 Therefore should the Local Planning Authority not agree with the Applicants assessment that the site is a 'Grey Belt' site that passes all the necessary tests and golden rules, it has been demonstrated that 'Very Special Circumstances' exist that should result in the proposed development being permitted.

SECTION 5: SUSTAINABILITY ASSESSMENT

- 5.1 Paragraph 8 of the NPPF sets out the three overarching objectives in the achievements of sustainable development.
- 5.2 The development proposals need to be assessed within the context of the Development Plan and other relevant guidance as set out in the previous section and also other material considerations which assist in the justification of the grant of planning permission.
- 5.3 Breaston is identified as a Key Settlement, where the local plan seek to direct development. The site is in within easy walking distance to facilities in Breaston and is in close proximity to both Derby, Nottingham, Long Eaton and Beeston, with the regular 'Indigo' bus service running from the bus stops located along the site frontage on the A6005.
- 5.4 The application site lies immediately adjacent the existing defined built area of Breaston. It is a brownfield site having been previously the Western Mere County Secondary School until it officially closed in 1990. The structures on the site, except for the electricity substation, have all been demolished to slab level but the footprint of the buildings, roads, car parking, tennis courts and other structures are remain visible at the site. Historically the site is considered to have formed part of the build area of Breaston. This application results in the redevelopment of a brownfield site that has been left ideal for some 25 years and would make efficient use of the land.
- 5.5 The site have existing residential development immediately to the west and south, plus to the east beyond two small fields. The proposals would not extend development any further north than that of the existing adjacent residential estate. As such it is considered to be a natural 'rounding off' to the existing development within Breaston.
- 5.6 The proposal will deliver up to 45% of the total number of dwellings on site as much needed affordable homes with an appropriate housing mix and tenure being established at the detailed application stage.
- 5.7 The supporting Outline Energy Statement sets out the principles of sustainability and energy saving measures and renewables that could be incorporated into the development and demonstrates a commitment to achieving higher standards than that required by existing Building Regulations.
- 5.8 Extensive areas of landscaping incorporating additional tree and hedgerow planting, delivering biodiversity gains, are proposed. The illustrative masterplan indicates that the developable part of the site will be located within the northern half where structures and hard surfacing associated with the former school were positioned, with the southern half of the site where the school playing fields were located being provided as a 'country park' for the benefit of the whole community.
- 5.9 Informal recreational routes are proposed within these large landscape areas, with the potential to provide connections to the PRoW network to the north, promoting healthy lifestyles and recreational opportunities.
- 5.10 Economically, during the construction period jobs will be created and once occupied there will be up to 100 additional households benefiting the local economy.
- 5.11 The properties will all be of a high quality design that can be adopted to the changing

needs of the occupants over time; and will not adversely affect the amenity of existing residents.

- 5.12 There are no technical issues associated with the development; the site is not located within an area of flood risk and incorporates a sustainable drainage system (that also delivers ecological benefits), and ensures that a safe access point is provided and that the additional dwellings can be accommodated within the local highway network.
- 5.13 The development is not considered to have an adverse impact on any heritage assets.
- 5.14 The below table summarises the above, demonstrating that there are significant benefits to this proposal. There are no adverse impacts that would significantly and demonstrably outweigh the benefits associated with the development. It represents Sustainable Development and paragraph 11 is engaged.

Table 4 – Achieving Sustainable Development

Objective	Potential Benefits	Potential Adverse Impacts
<u>Economic</u>	<ul style="list-style-type: none"> • Construction jobs will be created. The Economic Footprint of UK House Building (Nathaniel Lichfield) indicates that each house will create 1.2 jobs. Hence 100 dwellings could create 120 jobs. • Ratable income will be received by the Council to invest in the community. • Increased spending in the local economy will result from the increased population. 	None
<u>Social</u>	<ul style="list-style-type: none"> • Increase vitality and viability in Breaston. • Market Housing will be provided in a location where there is known demand. • Affordable Housing will be provided at a time when there is a shortage in the Borough, with the applicant committing to the provision of up to 45% affordable housing. • Large areas of on-site open space provided, with informal recreational routes. • Potential connection to the PRow network to the north of the site. 	None

<u>Environmental</u>	<ul style="list-style-type: none">• The redevelopment of a brownfield site that has been left vacant since 1990.• Enhanced biodiversity will arise within the site as a result of the development, delivering in excess of the 10% net gain mandatory requirement.• Sustainable form of drainage system is proposed.• Additional tree and hedgerow planting.• Incorporation of sustainability measures, energy saving and renewables at each plot achieving higher standards than that required by existing Building Regulations.	<ul style="list-style-type: none">• The site is well contained but there will be a low level of impact on the localised countryside.
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SECTION 6: CONCLUSION

- 6.1 This Statement has assessed the development proposals within the context of the Development Plan and other relevant guidance and also other material considerations.
- 6.2 Breaston is a sustainable location and is identified as a Key Settlement, where the local plan seek to direct some development and growth.
- 6.3 This site is located immediately adjacent to the defined settlement framework boundary and has existing residential development immediately to the west and south, and also to the east beyond two small fields. The proposals do not extend any further north than that of the adjacent residential estate; and hence represents a logical extension to Breaston that will have minimal impact on the countryside.
- 6.4 The site is a former secondary school site that officially closed in 1990, with the buildings and other structure having been demolished to slab level and the site left vacant since then. The proposals result in the redevelopment of previously development brownfield site, with the illustrative masterplan showing the developable area being contained to the northern half of the site where the former school buildings and hard surfaced areas were concentrated. The southern half, where the playing fields associated with the school were located, are proposed to form a large area of public open space, in the form of a 'Country Park' having recreational and ecological value.
- 6.5 The site is located within designated Green Belt and as such it does not fall into a form of appropriate development. However in accordance with the NPPF, this Statement includes a Green Belt / Grey Belt assessment which has demonstrated that the proposed site is Grey Belt land and that the proposals meet the criteria as set out in Paragraph 155 of the NPPF, including the Golden Rules. Paragraph 158 advises that "*A development which complies with the Golden Rules should be given significant weight in favour of the grant of permission.*"
- 6.5 On this basis, the proposals therefore constitute an appropriate form of development in the Green Belt and therefore the principle of development is acceptable.
- 6.6 Whilst it is considered that the site is a 'Grey Belt' site and passes all the required criteria to make it an appropriate form of development, should the Local Planning Authority take a different view, this statement has also demonstrated 'Very Special Circumstances' exist that should result in the proposed development being supported.
- 6.7 The Core Strategy Review has now been withdrawn and any future Plan will need to deliver housing based on the latest NPPF housing need figure. The latest December 2024 NPPF figure of 523 dpa rather than the old assessment figure of 376 dpa, an additional 147 dpa. Over 20 years this equates to an additional 2,940 dwellings. At 25 dwellings per hectare that results in an additional 118 hectares of land being needed just for this increase. Further increases in annual housing need are expected once the 2025 NPPF figures are released. It has already been identified that the Borough Council is unable to find sites outside of the Green Belt to meet its need, which is why a number of Green Belt sites were proposed for allocation in the now withdrawn emerging plan to make up the old identified need shortfall. This will be the same position for the new local plan review, which is expected to commence shortly.

- 6.8 Whilst being in outline form, this application has demonstrated through specialist assessments and reports that the development is technically acceptable in all respects and the illustrative masterplan, landscape strategy, parameter plans, and Design and Access Statement show how the site could be developed internally to positively address the site constraints and incorporate appropriate mitigation and enhancement.
- 6.9 Furthermore, there is significant planning gain that is provided by the development.
- 6.10 This Statement also demonstrates that the proposal represents sustainable development when tested against the three planning objectives set out in paragraph 8 of the NPPF.
- 6.11 Peveril Homes Limited is a locally based regional house builder with a proven track record of delivery of high quality developments and homes. They are committed to bring this site forward.
- 6.12 Given the Borough Council has failed the 2023 Housing Delivery Test as they can only demonstrate 67% housing delivery over the last three years, the tilted balance of paragraph 11d) of the NPPF is engaged. Furthermore this Statement has demonstrated that the proposals would constitute a sustainable form of development and as such the application should be approved without delay.
- 6.13 In conclusion, the proposal represents a sustainable form of appropriate development. There are no adverse impacts relating to this development that would significantly and demonstrably outweigh the benefits. Indeed, if permission is forthcoming then there are significant benefits that will arise from the development as set out in this Statement. The Council is therefore requested to grant planning permission for this sustainable development.