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## Chapter 1 – Introduction

This Statement of Community Involvement (SCI) sets out the community and stakeholder consultation undertaken by CalComms, on behalf of Peveril Homes (the Applicant), on the Applicant's plans for the Old Western Mere School Site.

Peveril Homes' Outline Application for the Old Western Mere School Site proposes:

- Up to 100 new homes, including affordable homes prioritised for local residents
- Modern drainage which mitigates flooding, and improved management of the water channel to reduce blockages and enhance water flow
- New walking and cycling links connecting Draycott Road, Gregory Avenue, Holmes Road and local fields
- Improved boundary management, and safety features to the benefit of existing residents
- Introduction of new public open space, play areas and footpaths for residents
- A shift from an unmanaged, unsafe land to a safe, welcoming space

The public consultation period lasted from 8 January to 26 February 2026, although the project website continued to accept any responses beyond that date.

## Chapter 2 – Policy Background

### **National Policy**

The Localism Act (2011), Section 122, requires developers to consult local communities before submitting certain planning applications<sup>1</sup>.

The Government's National Planning Policy Framework (NPPF) was revised in December 2024, with a further amendment in February 2025, and states that:

*"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community."*<sup>2</sup>

The Government's latest revised draft of the NPPF was published on 16 December 2025 and is currently being consulted on. It expands on the need for public engagement by developers:

*"1. Proposals for major development should:*

- a) Be informed by early engagement with neighbours and the local community, as well as with the local planning authority, statutory consultees and other relevant bodies where appropriate, to identify and seek to resolve key planning matters prior to the submission of a planning application. This pre-application engagement should be proportionate to the nature of the scheme and those likely to be affected by it; and*
- b) Be accompanied by a concise planning statement setting out:
  - i. how the proposals are consistent with relevant development plan and national decision-making policies;*
  - ii. the outcome of pre-application engagement and the extent to which the proposals have changed in response to this engagement; and*
  - iii. the proposed use of any planning obligations to make the proposals acceptable in planning terms."*<sup>3</sup>*

### **Local Policy**

Erewash Council's current SCI was adopted in August 2019<sup>4</sup>, and sets out what the Council expects of developers:

*"3.2.4 To increase community 'buy in' and raise awareness, the Council encourages applicant(s)/developer(s) to undertake their own consultation at a pre-application stage. The applicant/developer(s) are not bound to undertake their own consultation, and any consultation is at their own discretion."*

*"3.2.5 Should an applicant/developer choose to carry out consultation, this will vary depending on the scale and nature of the proposal. Using the example of a household extension again, this would typically entail sharing draft plans with immediate neighbours to canvass opinion. Major development however may necessitate wider public consultation which could include holding public meetings, exhibitions or briefings (to Parish Councillors for example) or the drafting of a development brief(s) and use of leaflets. Whilst such events are outside the direct control of the Council, it is advised that any public meetings and exhibitions are hosted at times and locations which maximise attendance. It is expected that developers give prior notification to the Council ahead of any such events."*

*"3.2.7 Where an applicant has undertaken pre-application consultation, the Council recommends the applicant submits a statement which sets out the steps undertaken to involve stakeholders (including the public). This assists the Council in understanding how development proposals have been received within communities."*<sup>5</sup>

As evidenced by the following document, Peveril Homes and CalComms have aligned their public consultation on this Outline application with the above local and national policies.

1. *The Localism Act (2011) Section 122.*
2. *National Planning Policy Framework - December 2024.*
3. *National Planning Policy Framework, Plan-making and national decision-making policies - December 2025.*
4. *<https://www.erewash.gov.uk/planning/planning-information/statement-community-involvement>.*
5. *Erewash Borough Council: Statement of Community Involvement (SCI) - December 2019.*

## Chapter 3 – Engagement Strategy

Peveril Homes and CalComms' public engagement strategy was designed to support an Outline application in the early stages of design. As such, residents and stakeholders were encouraged to provide ideas to the design team regarding what they, as residents and stakeholders, would like to be included in the development.

In order to provide adequate amount of time and opportunity to engage, CalComms determined that the public consultation for the Outline application should primarily be via digital means and carried out over a six-week period.

The stakeholder engagement started in December 2025, with the full community consultation taking place in January and February 2026.

## Chapter 4 – Engaging with the community

### **Website**

To promote the consultation, raise awareness of the scheme, and secure consultation feedback, CalComms produced a full website (<https://westernmerebreaston.co.uk/>) with the following information:

<i>Theme</i>	<i>Information</i>
Application Summary	Sets out the background to the site, and the key points of the proposal.
Our Plans	Sets out more information on the proposal, including access points, and the consultation.
The Site	Provides information and images of the site as it currently stands, setting out the anti-social behaviour issues which affect the site and near neighbours.
New Homes for Breaston	Sets out more information on the type of housing which could go on the site.
Your Feedback	The feedback section of the website (more information below).
About Peveril	Sets out more information on Peveril Homes, and a link to the company website.

Screenshots from the website can be found in Appendix 1.

### **Flyer**

CalComms produced a flyer for neighbouring residents, providing information on the proposal and inviting residents to visit the website and provide feedback. The flyer can be found at Appendix 2, and the distribution map is set out in Appendix 3.

Flyers were hand-delivered to residents neighbouring the site on 8 January 2026. Residents directly abutting the site on Gregory Avenue were also canvassed to ensure they were aware of the proposals.

### **Feedback Form**

Residents and stakeholders were asked to fill out a feedback form on the website. Each question on the website provided some information to provide context to the question and give respondents the information needed to answer the questions constructively.

The full feedback received from the respondents via the website will be set out in Chapter 6.

### **Reaching out to community groups**

In addition to directly contacting the local community, CalComms also wrote to multiple local groups making them aware of the proposals and offering to arrange meetings with the project team:

- Eco Erewash
- The Breaston Belles WI Group
- Breaston in Bloom
- Breaston Community forum
- Breaston WI
- Breaston Evergreens – spoke to group members who advised the group is in abeyance
- Church Wilne Rotary Satellite Group
- Derby and Sandiacre Canal Trust Ltd
- Erewash Partnership business group
- Long Eaton Town Deal Board

- Long Eaton Chamber of Trade
- Long Eaton Rotary Club
- 1st Breaston Beavers
- 1st Breaston Cubs
- 1st Breaston Scout Group
- Athletica Football Club
- Breaston Park Football Club
- Breaston Pre-School CIO
- Breaston St Michael's Church
- Erewash VIPS (deaf/blind society)
- Firfield Primary School
- Derbyshire Wildlife Trust
- Risley Educational Foundation
- Methodist Church Hall

The above list of groups was compiled through desk research and via engagement with the ward councillors and MP's office.

## Chapter 5 – Engaging with Stakeholders

CalComms contacted the local stakeholders to brief them on the scheme and collect their feedback. In the course of the consultation, the following stakeholders were met with and briefed on the proposals:

- Adam Thompson MP, Member of Parliament for Erewash
- Cllr Curtis Howard, Lead Member for Town Centres, Regeneration and Planning
- Cllr John Lawson, County Council representative for Breaston
- Cllr Kevin Miller, Local Ward Member for Breaston
- Cllr Ann Mills, Local Ward Member for Breaston
- Breaston Parish Council
- Breaston Pre-School CIO

### **Feedback from stakeholders**

At these briefing meetings, the following themes emerged:

<b>Theme</b>	<b>Peveril Homes' response (if required)</b>
The status of the site in the Local Plan	The proposal currently being consulted on relates only to the Western Mere School site and original hardstanding; no phased or wider development is proposed.
The make-up of the affordable housing provision. Bungalows and affordable housing for existing residents were suggested by stakeholders.	The preferred makeup of the affordable housing provision will be determined as part of the public consultation (subject to consultation and agreement with the Planning Department).
The local environment and biodiversity, and the wider development sustainability.	The project will meet 10% BNG improvement targets across the development. Peveril Homes' commit to using the latest building methods, materials and advances in energy efficiency to build beautiful quality homes that will stand the test of time.
The infrastructure provision for the site, including community facilities and open space.	The plans include a new access road from Draycott Road, and a pedestrian and cycle route from Gregory Avenue. The development would also provide S.106 contributions.  The public consultation included questions on what community amenities residents would like included in the site.
The plans for the access to the new development, including traffic and road safety.	The plans include a new access road from Draycott Road, and a pedestrian and cycle route from Gregory Avenue.
The impact on school places and other local services.	Should the local education authority determine that the development would exceed the current school places, then the Applicant would provide some funding via a S.106 agreement.
Existing and potential flooding issues	The proposed development includes an attenuation pond to deal with the existing and potential flooding issues on the site of the old school.

## Chapter 6 – Feedback analysis

As of 26 February 2026, the public consultation has garnered 26 feedback form responses. The following chapter sets out the feedback received in full.

### **Question 1 - Do our proposals strike a good balance in meeting Breaston and Erewash's housing needs?**

Out of 26 respondents, 10 were supportive of the proposals – more than a third of respondents.

Of the remaining 16 respondents:

- One respondent responded that they didn't want affordable housing in the area
- Three didn't give a view or answered this question
- Six respondents stated they didn't agree there was a need for housing in Breaston

A further four respondents raised concerns regarding infrastructure, specifically:

- Concerns around flooding
- Healthcare provision
- Concerns over the number of school places

### **Question 2 - What type of affordable housing do you think Breaston needs?**

Respondents were given different options and a short explanation of what they each include. The results are set out below, and some responders provided multiple responses:

- New homes sold at an ongoing 20% discount – 1 respondent
- Socially rented homes, let at discounted rates (usually 50%) – 3 respondents
- Affordable rented homes, let at discounted rates (usually 20%) - 2 respondent
- Bungalows for residents with mobility needs – 8 respondents
- Shared ownership where the owners pay rent on half the property, with the other half covered by a mortgage – 2 respondents
- New homes, discounted and marketed solely to local families &/or primary occupations – 4 respondents
- All of the above – 3 respondents

### **Question 3 - How well do you think these plans meet the area's needs? What else could we do to improve infrastructure and connectivity?**

The need for GP and school support was reiterated by many respondents, and 3 respondents suggested footpaths and cycle lanes be included throughout the proposal. Four respondents expressed approval of the plans as set out on the website.

### **Question 4 - What other facilities do you think the village needs? Alternatively, is there a community project we could support?**

Multiple respondents provided constructive feedback regarding this question, suggesting the following:

- Reinstatement of the nearby canal and maintenance of Golden Brook
- Funding youth sport in Breaston
- A play area within the development
- Funding for a new train station
- Funding for school and GP places

- A green space within the development, such as a playing field for the local school
- A new shop for the village
- Support for community-led projects
- Safe walking and cycling initiatives

**Question 5 - How well do you think our proposals respect the character of the surrounding area? How can we do more?**

Out of 26 respondents, 4 stated that the development respected the character of the surrounding area.

A further 3 respondents advised that they would need to see more detailed plans before being able to respond. The question text confirmed this current application is an Outline proposal, not a Reserved Matters application.

Finally, 3 respondents suggested more trees and green areas being planted to protect the green fields around the development.

**Question 6 - Do you have any further suggestions on how our proposals can meet Breaston's needs?**

Respondents replied to this question with the following proposals:

- Ensuring the design of the homes is in keeping with the local area
- A request that no cafés or pubs are included in the proposal
- A further request for bungalows to be included in the proposal
- A further request for education and infrastructure funding
- A solar farm next to the development to reduce energy bills for local residents
- A range of green-energy additions to the homes – insulation, air source heat pumps, solar panels, EV chargers
- Continued engagement as the application moves from outline to reserved matters stage
- Consideration of construction-phase safety

**Question 7 - Do you have any more questions or thoughts?**

Three respondents asked to be kept informed of the progress of the proposals, and one respondent mentioned they would be interested in purchasing a home on the site. In addition, one resident asked that a community centre be included in the proposals.

**Conclusion**

In conclusion, many of the feedback responses received were constructive with suggestions regarding what residents would like to see coming out of development in the area. Over a third (10) of the respondents were supportive of the scheme, with one respondent actively seeking to move into the development. A group of 5-8 respondents consistently expressed anti-development views throughout the feedback process.

## Chapter 7 – Conclusion

In conclusion, Peveril Homes' public consultation programme has engaged with the community and stakeholders to inform them of the proposals and secure their feedback.

The results have been positive, with over a third of community respondents expressing support for the proposals. Of those in opposition to the plans, some expressed views which were anti-development in principle, rather than expressing specific concerns about these proposals.

For a fuller outline of how this consultation has influenced the wider proposal, please see the rest of the planning application.

## Appendix 1 – Screenshots from the website

### Application Summary

The Old Western Mere School site in Breaston has been unused for over 30 years, and neighbours have suffered fly-tipping, trespassing and anti-social behaviour.

Peveril Homes have owned the site for the since 2021 and are reviewing the site as a getting ready to submit an outline planning application to turn the old school site into a vibrant addition to Breaston.

On this website, you can find out more about our plans and tell us what you think.

## Appendix 2 - Flyer



### Western Mere Park, Breaston

*We want to hear from you*

*Indicative view of the site from Draycott Road*



Peveril Homes, the owners of the Old Western Mere School site in Breaston just off Gregory Avenue, are proposing to redevelop the site, and want to hear from the community.

Our plans are to provide up to 100 homes, including affordable housing, with landscaping, new active travel links, and a playground.

Peveril Homes' proposals will be limited to the existing concrete, tarmac and previously developed areas of the site, and we won't be building on the surrounding

fields to the east and north. These fields will stay open and in their current use.

We will be landscaping the green space to the south of the site to include a new pond and playground just off Draycott Road.

We have launched a new website – [www.WesternMereBreaston.co.uk](http://www.WesternMereBreaston.co.uk) – which includes more information on the emerging proposals, and a feedback form to let us know your thoughts.

Peveril's proposals are still being developed, and we are keen to hear from our neighbours.

*Please turn over for more information*



*Give us your feedback*

## THE SITE



This site was first developed in the 1950s, before being closed down and demolished in the early 1980's. It has been largely empty for 33 years and is now covered by concrete slabs & tarmac car park areas.

It has also suffered from fly-tipping, trespassing, and other anti-social behaviour.

Our plans will deal with these problems by transforming this piece of land into a safe, secure and useful place providing homes and a nicer environment for our neighbours.

We believe our development will leave a positive legacy for Breaston.

Our plans are still coming together, and we want to hear from you.

We are also looking at what other community features we could include if it will benefit the community.

Visit our website – [www.WesternMereBreaston.co.uk](http://www.WesternMereBreaston.co.uk) – or scan the QR code below to find out more about our proposals and let us know what you think.





# Chapter 8 - Appendices cont.

## Appendix 3 – Distribution Map





