



Breaston
PARISH COUNCIL

PARISH ROOMS
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23rd February 2026

A Baldwin
Peveril Homes
Beech Lawn
Green Lane
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Derbyshire
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Dear Mr Baldwin

Western Mere Park Proposed Development Breaston.

The Parish Council provides the following response to the proposed development of the former Westernmere School site.

The Parish Council has significant concerns regarding housing development on this site. These concerns reflect the previously stated intention of Peveril Homes that development of the school site could act as a gateway proposal, potentially facilitating the future development of up to 600 dwellings across approximately 36.994 hectares of land under their ownership, extending from Draycott Road to the south to the canal footpath to the north.

Previous development proposals affecting this wider area have been refused on flood risk grounds. In recent years, a considerable number of properties in the vicinity have experienced flooding during multiple events. Peveril Homes' own Hydraulic Modelling Study acknowledges that flood risk currently exists on the site and further recognises, in line with established scientific evidence, that climate change is likely to increase both the frequency and severity of flooding by approximately 30% over the next two decades. While the study suggests that development may be accommodated on higher areas of land that could avoid direct inundation, this approach would result in housing being located on relatively isolated areas within a flood-prone landscape, raising concerns about long-term resilience and safety.

The Parish Council is also concerned that the hydraulic modelling does not appear to fully assess surface water runoff or the cumulative impact of increased hardstanding and the loss of permeable surfaces, particularly in

relation to existing residential properties that directly adjoin the development area. These factors are important considerations, given their potential to increase flood risk both on and beyond the site.

In the Council's view, development of the former school site could only be considered acceptable if the remaining land owned by Peveril Homes were permanently secured as a managed wetland or flood attenuation area, maintained in perpetuity by the developer, in order to mitigate any increased flood risk arising from development. Alternatively, the land could remain as managed agricultural land. The Parish Council also notes that this land lies within the Green Belt, and any loss of such land to development would be permanent.

The Parish Council further notes that Peveril Homes, and previously Westerman Homes, have owned this land for over 30 years, during which time there has been limited evidence of proactive measures to manage or reduce flood risk for residents of Breaston.

In addition to flood risk, the cumulative impact of development on local infrastructure is a matter of concern. Breaston has a population of approximately 4,500 residents. Development of the Peveril Homes land, even at a reduced scale of 350 dwellings, could introduce an estimated 1,000 additional residents, representing an increase of around 25%. Existing infrastructure - including the primary school, GP surgery, road network, parking provision, and local shopping facilities - is already under pressure and would be unlikely to accommodate this level of growth without substantial and clearly evidenced infrastructure investment.

The Parish Council hopes that the local planning authority will continue to apply careful and consistent scrutiny to development proposals in this location, taking account of the rationale that has informed previous refusals. However, recognising the uncertainty of the current planning environment, should development proceed, the Parish Council would expect the following minimum requirements to be met to ensure any future development addresses the needs and safety of the local community:

Flood Alleviation

Previous flooding has affected neighbouring homes, and any development must include robust flood mitigation measures.

Detailed plans for drainage, watercourse management, and flood risk reduction are essential, including consideration of climate change impacts.

Housing Mix

A proportion of bungalows should be included to meet the needs of the increasing elderly population in Breaston.

Affordable homes should be provided, prioritising young local residents to support the community's social and economic sustainability.

Biodiversity Net Gain

Biodiversity improvements must be on-site, not offset elsewhere, and should demonstrate meaningful ecological enhancement consistent with best practice.

Sustainable Building and Energy Efficiency

Homes should employ sustainable construction methods, high-quality insulation, energy-efficient design, and solar panels or other renewable energy measures. Buildings should meet the highest standards of energy efficiency to reduce long-term costs and carbon footprint.

Traffic and Road Safety

The new access junction to the main road must include traffic calming measures and safe pedestrian crossings, as speeding has been a longstanding issue in this area.

Community Facilities and Open Space

Proposals should include adequate public open spaces, play areas, and community facilities to serve new and existing residents.

Consideration should also be given to public transport access and potential local amenities, such as a small shop, to enhance sustainability and community cohesion.

Impact on Local Services

Any development must consider the capacity of local schools, medical practices, and dental services to accommodate additional residents.

Developers should work with local providers to ensure services are not overstretched and that existing residents continue to receive adequate access.

Whilst we have raised objections to your current proposals, we remain keen to engage constructively with you and to maintain an open dialogue as matters progress. Our shared interest is in achieving the best possible outcome for the village, and should planning permission be granted, we would welcome the opportunity to continue liaising with you to help ensure that the development reflects the character, needs, and long-term wellbeing of the community.

Yours sincerely



Nicala O'Leary
Clerk/Responsible Financial Officer
Breaston Parish Council