

LOCAL PLAN COMMITTEE – 28 JANUARY 2026

Title of Report	NEW LOCAL PLAN: DISEWORTH AND ISLEY WOODHOUSE AREA OF SEPARATION	
Presented by	Joanne Althorpe Principal Planning Policy Officer	
Background Papers	<u>Diseworth Separation Study October 2025</u> <u>Diseworth Separation Study Appendix 1</u> <u>Item 11 Local Plan Committee 19 November 2025</u> <u>Draft minutes to 19 November 2025 Local Plan Committee</u> <u>Item 5 Local Plan Committee 24 September 2025</u>	Public Report: Yes Key Decision: No
Financial Implications	The Diseworth Separation Study has been paid for from existing budgets. Signed off by the Section 151 Officer: Yes	
Legal Implications	The Local Plan must be based on robust and up to date evidence. Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	No staffing implications associated with the specific content of this report. Signed off by the Head of Paid Service: Yes	
Purpose of Report	The purpose of this report is to consider and agree the extent of an Area of Separation at Diseworth as part of the new Local Plan.	
Recommendations	<p>THAT THE COMMITTEE CONFIRMS WHETHER THE PROPOSED DISEWORTH AND ISLEY WOODHOUSE AREA OF SEPARATION SHOULD ENCOMPASS:</p> <p class="list-item-l1">I) PARCEL B AS SHOWN ON THE PLAN AT APPENDIX A; OR</p> <p class="list-item-l1">II) PARCELS A TO I AS SHOWN ON THE PLAN AT APPENDIX A</p>	

1.0 BACKGROUND

- 1.1 At the meeting of this committee on 19 November 2025 a report was considered in respect of a potential Area of Separation between Diseworth and the proposed new settlement at Isley Woodhouse.
- 1.2 The report was underpinned by the Diseworth Separation Study (2025). An extract from the study; a plan showing all the parcels assessed (A to I), is at **Appendix A**.
- 1.3 Based on the findings of the study, officers recommended that an Area of Separation between Diseworth and Isley Woodhouse was not necessary. However, the Committee resolved that:

“An area of separation at Diseworth be identified as part of the Local Plan to better protect the surrounding countryside and preserve the character of the village.”

- 1.4 Whilst there was a clear decision to include an Area of Separation in the new Local Plan, its precise boundary was not agreed.
- 1.5 Paragraph 3.1 of the 19 November 2025 report stated:

“Officers are of the view that if an Area of Separation was to be identified then it is considered that it should be restricted to parcel B which is identified as being of primary importance as it encompasses the narrowest section of open land between Diseworth and the new settlement”.
- 1.6 Officers have reviewed a recording of the Committee, which indicates that members were minded to designate parcels A through to I as the Area of Separation (as opposed to just parcel B as recommended by officers). For the avoidance of doubt, the Committee is asked to confirm and agree the boundary at this meeting.
- 1.7 The agreed boundary of the Area of Separation will be included in the Regulation 19 version of the Local Plan. Members are also advised that Policy En5 (the wording of which was agreed at the 24 September Local Plan Committee) will be amended to refer to the Diseworth / Isley Woodhouse Area of Separation.
- 1.8 If members agree that the Area of Separation should comprise all parcels (A to I), it should be noted that parcels H and I sit within the site boundary for the proposed new settlement, Isley Woodhouse (IW1). In accordance with the agreed wording for draft Policy En5, nature conservation, leisure, sport and recreation would be acceptable uses in the Area of Separation. Whilst the details for Isley Woodhouse are yet to be finalised, an illustrative masterplan submitted as part of the pending outline planning application (25/00865/OUTM) shows Parcels H and I used for open space / sports / recreation; uses which accord with draft Policy En5.

Policies and other considerations, as appropriate	
Council Priorities:	- Planning and Regeneration
Policy Considerations:	None
Safeguarding:	No issues identified
Equalities/Diversity:	No issues identified
Customer Impact:	No issues identified
Economic and Social Impact:	None specifically identified
Environment and Climate Change:	The decision, of itself, will have no specific impact. The new Local Plan as a whole will aim to deliver positive environmental and climate change impacts, and these will be recorded through the Sustainability Appraisal.
Consultation/Community Engagement:	None
Risks:	If an Area of Separation was to be identified this could be challenged at Examination. It is considered that if such a challenge was successful then it would be unlikely to result in the plan being considered as not sound. Including an Area of Separation at Diseworth could result in requests for other Areas of Separation elsewhere in the district. This would result in resources being redirected from other areas of work, which could impact upon the ability to submit the plan by December 2026.
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