

P18-1419LO04v2

20 January 2026

Joanne Althorpe – Principal Planning Policy Officer
North West Leicestershire District Council
By Email Only

Dear Jo,

North West Leicestershire District Council Local Plan Committee, 28th January 2026
Diseworth and Isley Woodhouse Area of Separation

I write on behalf of my clients Harworth Estates Investments Limited and Caesarea Planning Services Limited regarding the upcoming meeting of the Local Plan Committee at North West Leicestershire District Council, scheduled for Wednesday 28th January 2026 at 6pm. Harworth and Caesarea are the joint applicants on the pending application 25/00865/OUTM for the Isley Woodhouse site.

Item 5 on the Agenda for this meeting is entitled '*New Local Plan: Diseworth and Isley Woodhouse Area of Separation*'. Members are due to confirm the extent of the proposed Diseworth and Isley Woodhouse Area of Separation. The options presented to the committee are Parcel B only (as previously recommended by NWLDC's Officers), or Parcels A to I, per Appendix A of the report.

The applicants wish to note that, should the Local Plan Committee proceed to confirm the Area of Separation covering Parcels A to I, this would be inconsistent with the proposed allocation for Isley Woodhouse (IW1). This is because Parcels H and I as shown in Appendix A of the report intrude into the site area of proposed allocation IW1 and would be inconsistent with the planning application site boundary and the Masterplan that accompanies the planning application. The consideration of the application is at an early stage and is supported by an Illustrative Masterplan which may need to be adjusted and refined to respond to consultee comments. Designating part of the allocation as an Area of Separation is unnecessary and will remove all flexibility in these parcels which could potentially frustrate the delivery of the site. The designation of these parcels is premature and better considered once the development is permitted in full.

For these reasons the applicants object to the inclusion of Parcels H and I in the Diseworth and Isley Woodhouse Area of Separation.

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Please ensure that this objection is reported to the Local Plan Committee on the 28th January, to ensure that our representations are properly considered before a decision is made.

If you require any further information, please do not hesitate to get in touch.

Yours sincerely,



Steve Lewis-Roberts
Executive Director
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