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Joanne Althorpe – Principal Planning Policy Officer Northwest Leicestershire District Council by Email Only

22nd January 2026

Dear Joanne,

Re: Northwest Leicestershire District Council Local Plan Committee, 28th January 2026 Diseworth and Isley Woodhouse Area of Separation

I write on behalf of my clients Fred Sherwood and Sons (Transport) Ltd and Messrs Sherwood regarding Item 5 of the agenda at the upcoming meeting of the Local Plan Committee at Northwest Leicestershire District Council, scheduled for Wednesday 28th January 2026 at 6pm. Item 5 is a report by the Principal Planning Officer regarding a proposed Diseworth and Isley Woodhouse Area of Separation. Our client objects to the inclusion of An Area of Local Separation to Diseworth and would like their concerns to be shared with the Committee ahead of its meeting on the 28th.

This letter is written in relation to our client's interest in land to the west of Diseworth.

At the Meeting Members will be presented with 2 options to the extent of the Area of Separation at Diseworth. Members are due to confirm the preferred option that will be taken forward as part of the Local Plan process.

The options presented to the committee are Parcel B only, or Parcels A to I, per Appendix A of the report.

NWLDC had previously agreed to explore the most appropriate means for maintaining the separation of Diseworth and the new settlement at Isley Woodhouse, whether that be through creating some form of area of separation, gap, buffer zone, or similar designation, or by appropriate application of existing policy.

The Landscape Partnership was commissioned by NWLDC to undertake an independent study of the land that provides both physical and perceived separation between Diseworth and Isley Woodhouse and which therefore safeguards Diseworth's character and appearance.

Officers presented the study to the Local Plan Committee on 19th November 2025 recommending that Officers are of the view that the designation of an Area of Separation was not justified between Diseworth and the New settlement Isley Woodhouse. Whilst accepting that the new settlement will change the character between the two settlements to some degree, it was recommended that a countryside designation remains appropriate. This position is supported by my client.

My client does not support the designation of an Area of Local Separation between Diseworth and Isley Woodhouse. Such a designation is not supported by robust evidence, and there is no justification for the extent of land proposed. The land in question already lies outside defined settlement limits and is therefore subject to countryside policy, which restricts development accordingly. Adopted Policy S3 (Countryside) specifically states that development will only be supported where: "it does not undermine, either individually or cumulatively with existing or proposed development, the physical and perceived separation and open undeveloped character". This requirement is mirrored in emerging policy S4 of the New Local Plan that is in preparation.



As such, no greater level of protection would be achieved through the introduction of a bespoke Area of Separation designation, beyond that already provided by adopted and proposed policy.

This position is reinforced by the conclusions of the independent study undertaken by The Landscape Partnership, which does not support the need for an Area of Local Separation between Diseworth and Isley Woodhouse and indeed highlights that any designation could be counter productive and duplicate existing policy.

For the reasons set out above, my client objects to any Area of Local Separation designation, supports the original officer recommendation that a countryside designation is appropriate and considers that the identification of a wider Area of Local Separation is neither justified nor necessary as presented on 19th November 2025.

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

If you would like to discuss this representation, please can in touch.

Yours sincerely

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