

LOCAL PLAN COMMITTEE - 28 JANUARY 2026

UPDATE

Item 5: New Local Plan – Diseworth and Isley Woodhouse Area of Separation

Further to the publication of the above report, officers received correspondence from the following parties:

- Richard Brackenbury (on behalf of Protect Diseworth)
- Steve Lewis-Roberts, Pegasus Group (on behalf of Harworth Estates Investments Limited and Caesarea Planning Services Limited)
- Georgina Doyle, Mather Jamie (on behalf of Fred Sherwood and Sons (Transport) Ltd and Messrs Sherwood)

Copies of the correspondence received are appended to this update report.

Richard Brackenbury (on behalf of Protect Diseworth)

Summary

- Mr Brackenbury emailed officers on 20 January 2026 to state it was his understanding that, although the Area of Separation (AoS) was not explicitly identified as comprising parcels A to I, that was the intention of Local Plan Committee on 19 November 2025 when resolving that an AoS should be designated.
- Mr Brackenbury forwarded two emails that he had sent to Ian Nelson, then the Planning Policy Team Manager (on 25 November 2025 and 8 December 2025, the latter following a phone conversation with Mr Nelson). It is Mr Brackenbury's understanding from that phone call that Mr Nelson also agreed that members had intended to designate parcels A to I.
- Mr Brackenbury thinks that the Local Plan Committee are being asked to take a further decision on the extent of the AoS; something with which he disagrees as he feels this decision has already been taken.

Officer Response

- The reasons underpinning the recommendation before members at this (28 January 2026) committee are clearly set out at paragraphs 1.3 to 1.6 of the committee report.

Pegasus Group (on behalf of Harworth Estates Investments Limited and Caesarea Planning Services Limited)

Summary

- Pegasus Group emailed a letter to officers on 20 January 2026. Their letter was sent on behalf of the promoters of the Isley Woodhouse proposed allocation.
- Their clients object to the inclusion of parcels H and I in the proposed Area of Separation. These parcels fall within the site boundary of Isley Woodhouse.
- Their clients' view the designation of parcels H and I in the AoS as "*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.”

Officer Response

- The implications of designating parcels H and I are addressed in the committee report at paragraph 1.8.
- It should also be noted as well as setting out the uses that would be acceptable in the AoS, draft Policy En5 also includes an element of flexibility: “*Any other proposed uses will need to demonstrate why they cannot be accommodated elsewhere within the district.*” The draft (‘Regulation 19’) wording for Policy En5 was agreed at Local Plan Committee on 24 September 2025.
- There will be the opportunity for Pegasus’ clients to object to the proposed AoS boundary as part of the Regulation 19 consultation.

Mather Jamie (on behalf of Fred Sherwood and Sons (Transport) Ltd and Messrs Sherwood)

- Mather Jamie emailed a letter to officers on 26 January. Their clients have interest in land to the west of Diseworth and wish to object to the principle of the proposed AoS between Diseworth and Isley Woodhouse.
- Mather Jamie agree with the officer report to the 19 November 2025 Local Plan Committee, which did *not* recommend an AoS in this location.

Officer Response

- Members have already resolved to designate an AoS; this report is seeking clarity on the extent of the AoS, so that it can be included in the Regulation 19 Plan.
- There will the opportunity for Mather Jamie’s clients to object to the principle of the AoS as part of the Regulation 19 consultation.

Officer recommendation

No change to the officer recommendation on page 15 of reports pack.