



P18-1419 L001v2 MC

9th May 2025

North West Leicestershire District Council
Planning and Development Control
Belvoir Road
Coalville
LE67 3PD

Dear Sir/Madam

P18-1419 Isley Woodhouse – Submission of an Outline Planning Application With All Matters Reserved Except Access for a proposed new settlement (Isley Woodhouse) for up to 4,250 dwellings and employment, along with related services and facilities

I am pleased to enclose an outline planning application (all matters reserved except access) submitted by Pegasus Group and Oxalis Planning on behalf of Harworth Estates Investments Limited and Caesarea Planning Services Limited, for a proposed new settlement. The site is located on land south of East Midlands Airport (south of the A453, Walton Hill and Melbourne Lane, east of Moor Lane and west of The Green). The development description is as follows:

Outline application with all matters except access reserved for a new settlement of up to 4,250 new houses, including employment space with ancillary offices, a local centre and two neighbourhood centres, a new secondary school and two new primary schools, residential institutions, hotels, demolition of existing structures, with associated infrastructure, including strategic highway improvements, drainage, ground modelling, landscaping, open space, sports facilities with changing and parking facilities, and access (including the realignment of the A453).

This application has been submitted electronically via the Planning Portal (application reference number: PP- 13825237). The application is supported by the following documents:

- A453 Realignment Plan (*Reference: ADC2570-DR-002 P5 Proposed A453 Realignment and Site Access Roundabouts General Arrangement*)
- Application Form, submitted electronically via the Planning Portal
- BNG strategy (also within ES)
- Design and Access Statement (*Reference: P18-1419_DE_GO17 DAS*)
- Environmental Statement (*Reference: No reference*)

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Offices throughout the UK and Ireland.

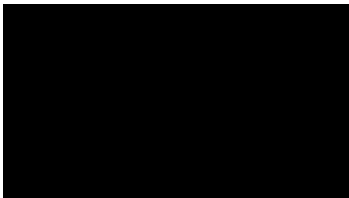
Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
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Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

- Illustrative Masterplan – for information only (*Reference: P18-1419_DE_001_X_01 – Illustrative Masterplan*)
- Parameter Plan (*Reference: P18-1419_DE_032_Q_01 – Parameter Plan*)
- Planning Statement (including Heads of Terms)
- Retail Impact Assessment (*Reference: P18-1419_ROO2v1 EC_JB/JB*)
- Statement of Community Involvement (*Reference: P18-1419ROO1v2PL*)
- Site Access Drawing Pack – References:
 - Proposed Access Strategy. (*ADC2570-DR-001 P7*)
 - Proposed A453 Site Access Roundabout (Junction 2). (*ADC2570-DR-003 P5*)
 - Proposed A453/Eastern Site Access Junction (Junction 1). (*ADC2570-DR-004 P7*)
 - Proposed A453/Eastern Site Access Junction – Phase 1 (Junction 1). (*ADC2570-DR-017 P3*)
- Site Location Plan (*Reference: P18-1419_DE_006_J_02 – Site Location Plan*)
- Sustainability and Energy Statement (*Reference: No Reference*)
- Planning Application Fee of £205,943 (plus a service charge of £85.00), paid electronically through the Planning Portal

I trust that the above information is sufficient to validate the planning application – please notify me once this application is validated. However, if you require any further information, please do not hesitate to contact me.



Graduate Planner



Enc. Document pack as above – submitted via SharePoint