

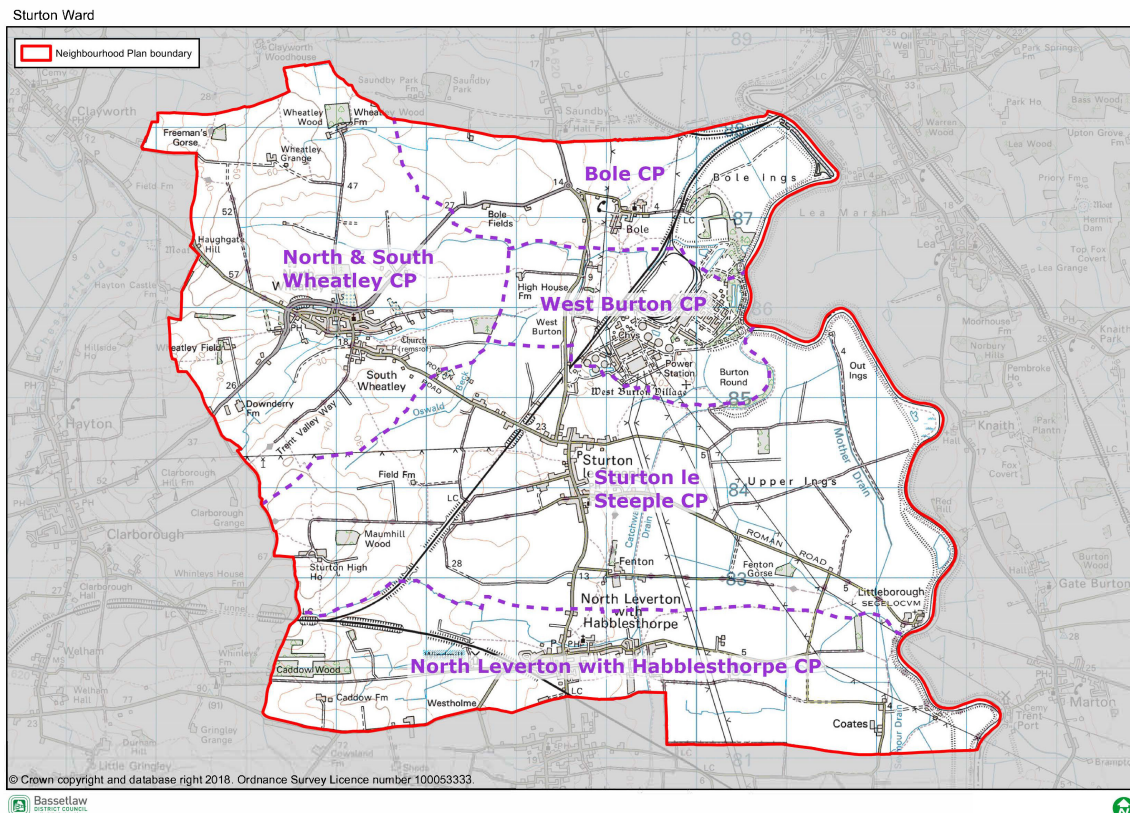
Will Wilson  
Bassetlaw District Council  
Queens Buildings  
Worksop  
Nottinghamshire  
S80 2AH

27 September 2022

Dear Will,

**NEIGHBOURHOOD AREA DESIGNATION REQUEST: STURTON LE STEEPLE, BOLE, AND WEST BURTON PARISHES**

Thank you for your support in progressing the recent revision of Sturton Ward’s Neighbourhood Plan which was approved in a referendum on 11<sup>th</sup> November 2021. This Neighbourhood Plan covers the whole of Sturton Ward, including five parishes, with North and South Wheatley Parish Council acting as the qualifying body.



**Figure 1: The current Sturton Ward Neighbourhood Area**

Between 2018 and 2021, as part of the revised Neighbourhood Plan, over 50 site allocations were considered across four villages (Bole, North Leverton with Hablesthorpe, North & South Wheatley and Sturton Le Steeple). This took considerable time and effort with some villages able to move quicker than others for a range of reasons (for example, the number of Neighbourhood Plan

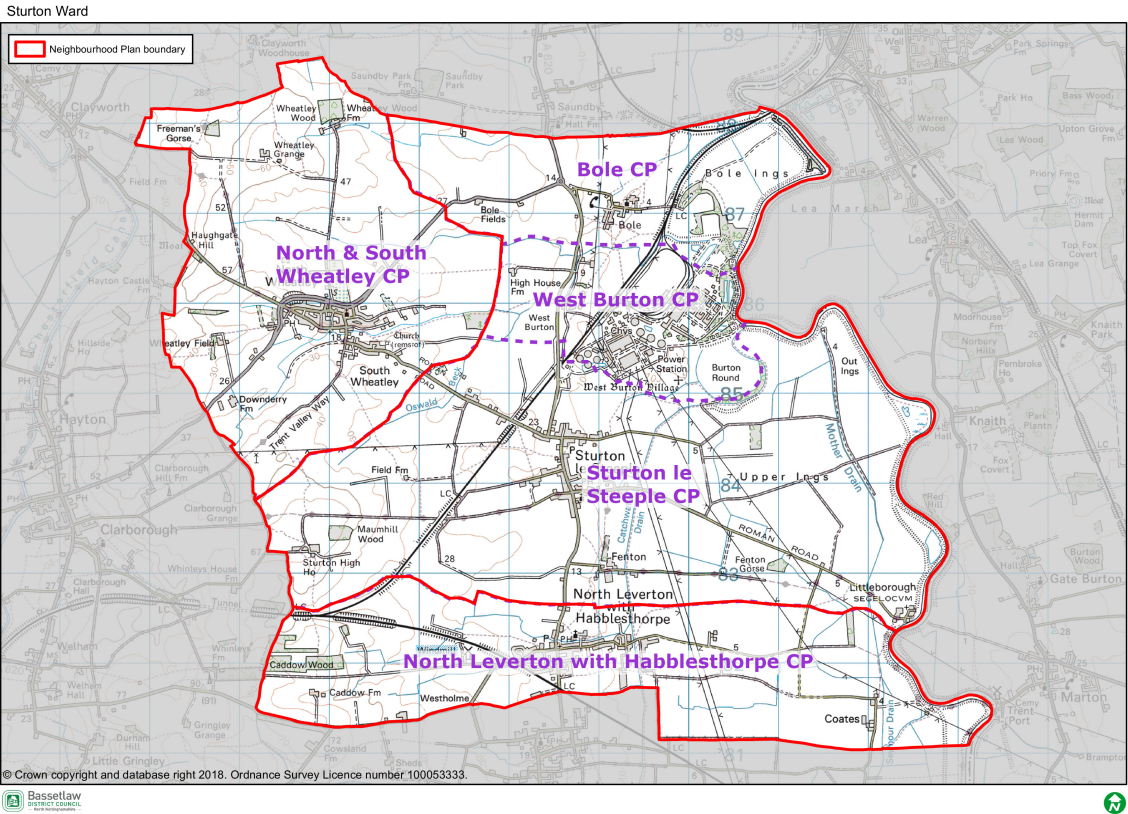
volunteers, the number of sites to consider and the challenge trying to meet ambitious target housing allocations).

Given it took c.3 years in total to complete the revised Neighbourhood Plan, there is an argument to reduce the size of the Designated Area for future iterations of the Neighbourhood Plan. This was recommended by the Sturton Ward Neighbourhood Plan Steering Group as part of its “lessons learned” session following the referendum in November 2021.

As a result, in early 2022, North Leverton with Hablesthorpe, North & South Wheatley and Sturton Le Steeple Parish Councils individually discussed the future shape of Sturton Ward’s Neighbourhood Plan. All three Parish Councils agreed to the following option:

- **Option 3: three new Neighbourhood Plan areas to be designated, one for the North & South Wheatley Parish Council area, one for the North Leverton with Hablesthorpe Parish Council area, and one for the rest of Sturton Ward.** This reflects the fact that the Sturton Le Steeple Parish Council area will be most directly impacted by the redevelopment of the power station site known as West Burton A and may, therefore, wish to include Bole and West Burton Parish Council areas in future iterations of its own Neighbourhood Plan to account for and help control wider development.

Note that there isn’t a functioning Parish Council in either Bole or West Burton to take on Neighbourhood Plan responsibilities, and both settlements contain less than 100 houses in total meaning they are normally exempt from housing growth targets.

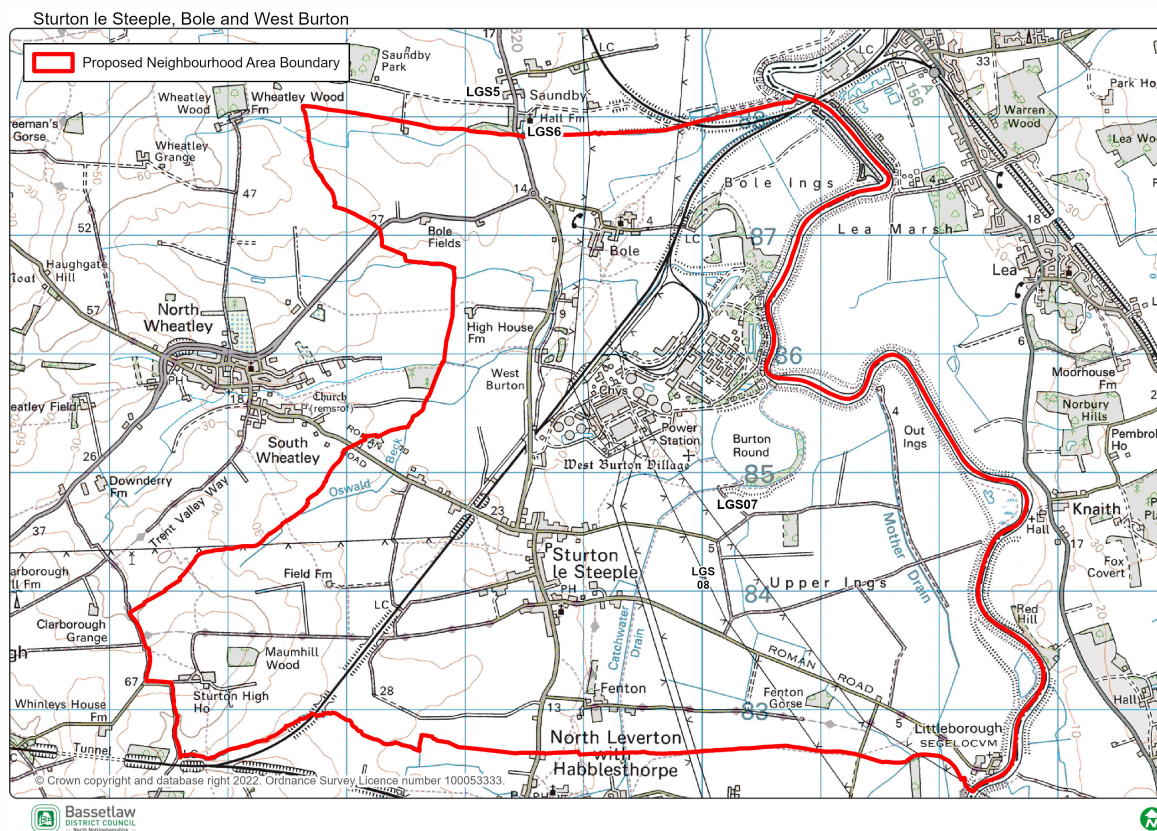


**Figure 2: The proposed boundaries for future neighbourhood areas in Sturton Ward**

In accordance with the above, it is proposed to designate a new neighbourhood area covering the combined area of the parishes of Sturton le Steeple, Bole, and West Burton, as detailed on the map

at Figure 3, below. The geography of the proposed neighbourhood area is considered to offer an appropriate configuration for the purposes of neighbourhood planning. West Burton Power Station is a key feature within the proposed neighbourhood area, with the settlement of Bole to the north, and Sturton le Steeple, Fenton and Littleborough to the south. All of the above are connected by a clear network of north-south and east-west routes that intersect at Sturton le Steeple, making the grouping of the three parishes an appropriate geography for a co-developed neighbourhood plan.

It is proposed that Sturton le Steeple Parish Council will act as the qualifying body for the new neighbourhood area, in light of the respective parish meetings for Bole and West Burton parishes no longer meeting. Sturton le Steeple Parish Council considers that this proposal, in the context outlined above, accords with the requirements of section 61G of the Town and Country Planning Act 1990.



**Figure 3: The proposed Sturton le Steeple, Bole, and West Burton Neighbourhood Area**

Kind regards,



Andrew Frankish, Chair, Sturton le Steeple Parish Council