

## **BINGLEY NEIGHBOURHOOD DEVELOPMENT PLAN (2023 TO 2038) COMMENTS FORM (JULY 2025)**

**Bingley Town Council has submitted their proposed Neighbourhood Development Plan to City of Bradford Metropolitan District Council (CBMDC). The Council is now required to consult on the plan for a period of 6 weeks in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).**

This consultation seeks your views on whether the Bingley Neighbourhood Development Plan meets the Basic Conditions<sup>1</sup> which are that the plan:

- Must be appropriate having regard to National Planning Policy.
- Must contribute to the achievement of sustainable development.
- Must be in general conformity with the strategic policies in the development plan for the local area.
- Must be compatible with human rights requirements.
- Must be compatible with EU obligations.

The consultation period starts on **Monday 21<sup>st</sup> July** and closes at 5pm on **Monday 1<sup>st</sup> September 2025**.

The Plan and supporting documents are available to view electronically at: [www.bradford.gov.uk/consultations](http://www.bradford.gov.uk/consultations) as well on the Council's Opus Consult portal: <https://bradford.oc2.uk/>. Hard copies are available to inspect during normal opening hours at:

- CBMDC Customer Service Centre, Britannia House, Hall Ings, Bradford, BD1 1HX.
- City Library, Centenary Square, Bradford, BD1 1SD.
- Bingley Library, 5 Rise Shopping Centre, Bingley, BD16 1AW.

### **How to submit your comments:**

Please ensure you complete both parts of this comment form otherwise your comments may not be accepted.

Comments can be submitted:

- **Online at:** <https://bradford.oc2.uk/> (*Registration is required*)
- **Email to:** [planning.policy@bradford.gov.uk](mailto:planning.policy@bradford.gov.uk)
- **Post to:** Local Plan Team, City of Bradford Metropolitan District Council, 4<sup>th</sup> Floor, Britannia House, Broadway, Bradford, BD1 1HX (*Please ensure that there is sufficient time to guarantee delivery to our offices by the closing date for comments*)

All comments received will be sent to an independent examiner who will examine the plan. If the examiner determines that the plan meets the basic conditions, then a local referendum shall be held on whether to 'make' the Neighbourhood Plan.

### **Contact Details:**

If you have any questions, comments or queries please contact the Local Plan Team using the details below:

- **Telephone:** 01274 433679
- **Email:** [planning.policy@bradford.gov.uk](mailto:planning.policy@bradford.gov.uk)

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<sup>1</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

**NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012**  
**REGULATION 16: PUBLICISING A PLAN PROPOSAL**  
**BINGLEY NEIGHBOURHOOD DEVELOPMENT PLAN (2023 TO 2038)**  
**COMMENT FORM**

<b>For Office Use only:</b>	
<b>Date Rec.</b>	
<b>Date Ack.</b>	
<b>Respondent ID</b>	
<b>Representation Ref:</b>	

**PART A: PERSONAL DETAILS**

Please provide your personal contact details. If an agent is appointed to represent you, then they would need to provide their full contact details in addition to your title, full name and organisation (where relevant). This information is required to enable the independent examiner and/or the Council to contact you for further information if required during the examination of the Neighbourhood Plan.

<b>1. PERSONAL / AGENT DETAILS</b>		
	<b>PERSON / ORGANISATION DETAILS*</b>	<b>AGENT DETAILS (if applicable)</b>
<b>Title</b>	Mr	
<b>Full Name</b>	Simon Tucker	
<b>Job Title</b> (where relevant)	Area Planner	
<b>Organisation</b> (where relevant)	Canal & River Trust	
<b>Address</b>		
<b>Post Code</b>		
<b>Email Address</b>		
<b>Telephone Number</b>		

**2. FUTURE NOTIFICATION**

Please tell us if you would like to be notified when City of Bradford Metropolitan District Council decide to make the Plan under Regulation 19 (to bring it into legal force after examination and local referendum).

Yes

☒

No

☐

**Data Protection Statement** - Any information we receive will be processed in accordance with the General Data Protection Regulations (GDPR) and the Data Protection Act 2018. A Local Plan Privacy Statement sets out CBMDC Local Plan Team processes your personal data. This notice should also be read in conjunction with the Council's Corporate Privacy notice and other specific service notices, which are available at <https://www.bradford.gov.uk/privacy-notice/>



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**PART B – YOUR COMMENTS**

If responding using this form, please use a separate Part B sheet for each different part of the Plan or supporting document that you are commenting on, and clearly state to which part of the document it relates.

<b>3. To which document does your comment relate? Please place an 'X' in one box only</b>			
Neighbourhood Development Plan (NDP)	<b>X</b>	Basic Conditions Statement	
Consultation Statement		Other (please specify)	

<b>4. To which part of the document does your comment relate?</b>					
Whole document	<b>X</b>	Section		Policy	
Page Number		Paragraph			

<b>5. Do you wish to? Please place an 'X' in one box only</b>					
Support		Object		Make an observation	<b>X</b>

<p><b>6. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.</b></p> <p>Thank you for your consultation on the above document.</p> <p>We are the charity who look after and bring to life 2000 miles of canals &amp; rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Canal &amp; River Trust (the Trust) is a statutory consultee in the Development Management process, and as such we welcome the opportunity to input into planning policy related matters to ensure that our waterways are protected, safeguarded and enhanced within an appropriate policy framework.</p> <p>The Trust own and manage the Leeds &amp; Liverpool Canal, which runs east-west through the area covered by the Neighbourhood Plan. Our waterways are acknowledged as significant green infrastructure, but they also function as blue infrastructure, serving as a catalyst for regeneration; a sustainable travel resource for commuting and leisure; a natural health service acting as blue gyms and supporting physical and healthy outdoor activity; an ecological and biodiversity resource; a tourism, cultural, sport, leisure and recreation resource; a heritage landscape; and a contributor to water supply and transfer, drainage and flood management.</p> <p>Bingley 5 rise lies on this stretch of canal, and is an important area of historic interest, which attracts visitors to the area.</p> <p>The Trust made previous comments to Bingley Town Council in relation to the regulation 14 consultation. We note that changes have been made to the plan since these comments have been made, which do address our comments to a degree.</p> <p>Please find below comments we wish to make on the plan:</p>
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**Reference to the Canal & River Trust**

Our name is the 'Canal & River Trust'. The document does refer to ourselves (for example in paragraph 11.4.2) as the 'Canal and Rivers Trust', which is not correct. To avoid confusion, we request that our name is corrected to amend 'and' to & and to make 'Rivers' singular.

**11. Walking, Cycling and Green Infrastructure**

Walking and Cycling

The Leeds & Liverpool Canal towpath provides car free access for pedestrians and cyclists across the Neighbourhood Plan area. The Trust is keen to promote use of our asset, which also provides a space for relaxation and leisure, with associated wellbeing benefits discussed above.

For the consultation at regulation 14, the Trust noted that the approach of the plan sought to strengthen links between Bingley Town Centre and key village centres, and also talked specifically about introducing cycle and pedestrian routes. This is retained in the latest document (for example paragraph 11.2.1).

The canal towpath, by its very nature, is a car free route, and we believe people could be encouraged to utilise this asset. Towpath access points at Ferncliffe Road and on Main Street (close to the fire station) provide direct routes to Bingley Town centre. The latest plan acknowledges the role that the canal towpath plays in providing access between Bingley Town Centre and Crossflats. The general approach of the Plan to make use of these routes is considered by us to be appropriate.

We note that amendments have been made since the previous consultation to refer to opportunities to improve signage between the town centre and the canal towpath in paragraph 11.4.2. We believe this will make the document more effective in meeting its overall aims, as this could help improve legibility from the town centre and promote sustainable travel.

Paragraph 11.9.4 highlights opportunities our observation that there is a need to improve the canal towpath between Bingley 5 rise and Primrose Lane, which we consider could help make this matter more pertinent to decision makers when deciding future applications. Improvements to the canal towpath surface to make it more resilient to increased pedestrian and cyclist use

Green Infrastructure

The Leeds & Liverpool Canal forms an important wildlife corridor and a specific wetland habitat that enhances the existing green (and blue) infrastructure network within Bingley.

Wording in paragraph 11.15 highlights the role of the canal as a Green Infrastructure asset, which should help make the role of our network clearer to developers and decision makers to take better account of the benefits and opportunities the canal can provide.

**BING8 – Local Green Space. Inclusion of Trust land**



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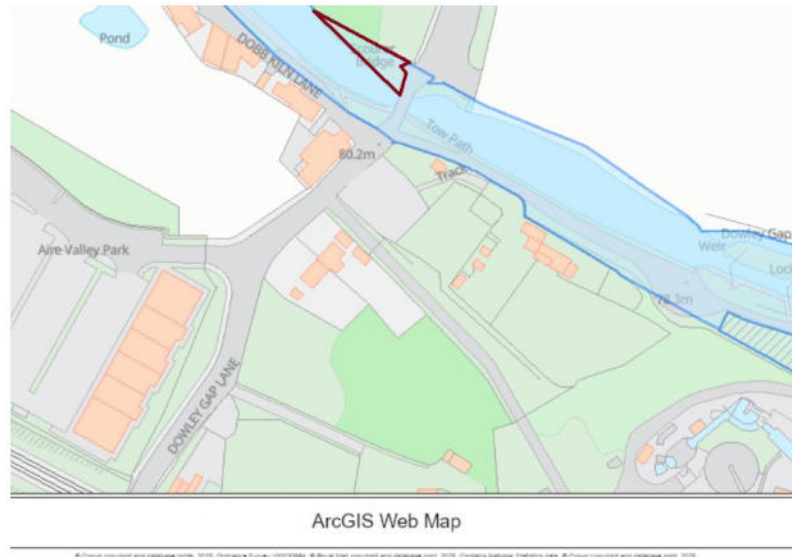
**Date Rec.**

**Date Ack.**

**Respondent ID**

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Site 5 ( Giles Wood/Crosley Wood) includes some land next to Bridge 205 (LL-181-001) (Scourer Bridge) that is owned and managed by the Trust. Please see figure 1 below.



*Figure 1 Map showing Trust Land Ownership (Infrastructure Trust Land) in proximity to Bridge 205 – Land included in the Local Green Space designation highlighted in red.*

The Trust request that the Local Green Space designation boundary is amended to exclude land owned by the Trust as this does pose potential threats to the ability of the Trust to properly manage the canal.

**We are confident that the designation of this land as Local Green Space is based on a desire to protect this valued asset and we appreciate this. We do, however, have serious concerns about the possible unintended consequences of its designation as local green space.**

Local Green Spaces are designated in accordance with paragraphs 106-108 of the National Planning Policy Framework. The National Planning Policy Framework states that policies for managing development within Local Green Spaces should be consistent with those for Green Belts (paragraph 108).

The Local Green Space designation could threaten the ability of the Trust to undertake works on land in its ownership necessary for public benefit and to support active and thriving waterways, for example, to gain consent for works affecting Bridge 205, or works associated with the management of the adjacent canal.

We wish to highlight that the Canal & River Trust is the statutory undertaker with responsibility for regulating navigation on the adjacent waterway. Its primary duty, as set out in S10 of the Transport Act 1962 is to 'provide to such an extent as they may feel expedient services and facilities on the inland waterways owned or managed by them'. We therefore benefit from permitted development rights under the Town and Country Planning (General Permitted Development) Order 1995. This is unchanged by the designation. As referred to above however, a Local Green Space designation may restrict proposals which are outside of the scope of our permitted development rights but are nonetheless in accordance with our charitable aims of providing wider public benefit.

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The above comments do not prejudice any further matters that might be raised at a later stage as the plan/document emerges.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Simon Tucker MRTPI  
Area Planner



<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

**7. Signature:**



**Date:**

**05<sup>th</sup> August 2025**