

Regulation 15 Draft Neighbourhood Plan for Bingley 2023-2038





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1. Foreword

Bingley and the adjacent villages of Cottingley, Crossflatts, Eldwick, Gilstead and Micklethwaite have a long and proud history. Yet our Parish Council area was formed only recently, in April 2016. The catalyst for the formation of Bingley Parish was to provide an independent voice for Bingley residents within a much broader and larger metropolitan area. It was a way to gain a local perspective and view on emerging development pressures and a way to harness local energy to regenerate the Parish.

An early decision of the new Parish was to prepare a Neighbourhood Development Plan (Neighbourhood Plan) to provide local planning strategy and policies that can help deliver our Vision for the future, secure our local objectives for the development of the area and reflect community priorities to secure improvements in our environment, and influence how new development comes forward.

The Government established the system of Neighbourhood Plans for this purpose and to reconnect local communities to the planning decisions which affect them. There are some important limits we must work within in preparing our Neighbourhood Plans – through them, we must not promote less development than is set out in the adopted Local Plan for the area, we must seek to make a contribution to sustainable development, our Plan must be positively prepared, local people must be involved in its preparation, the whole of the Plan should be in conformity with the strategic policies of the area and of the Government's national planning guidance set out in the National Planning Policy Framework (NPPF).

We have ensured that our draft Plan meets these requirements. This means the draft Plan does not seek to remove existing or proposed development site allocations (as these are considered strategic level policies which we must conform with). We do not propose policies that would constrain development

more than strategic policies or the NPPF allow. The Plan cannot undo decisions that have already been taken on planning applications.

When we started the Neighbourhood Plan, we considered a time period for the plan, to 2030, to match the adopted Bradford Core Strategy. Since then, Bradford Council has embarked on the preparation of a new Local Plan and this is advancing, so it makes sense to extend the time period for our Neighbourhood Plan to match this, to 2038.

Once it is made following further consultation, an independent examination and a referendum of Bingley residents and businesses, our Neighbourhood Plan will become a statutory planning document incorporated into the Bradford Local Plans framework, used alongside other policies by the Bradford Council to determine planning applications within our area. This should mean that our local planning policies are built into the consideration of planning applications determined by the Local Planning Authority.

A Neighbourhood Plan could have other benefits:

- a. Our proposed design policy will guide development within Bingley town centre and promote improvements on key links between Bingley and the villages.
- b. The Neighbourhood Plan has provided a mechanism to identify, protect and enhance our Local Green Spaces.
- c. Our work on local housing needs could help us to secure more housing which is targeted to what we need locally in terms of size, type and tenure of new housing.
- d. The Plan identifies important heritage and landscape features which are important to the character and setting of the Parish and provides policies

to protect these as new development proposals come forward.

- e. With a Made Neighbourhood Plan in place, this will give the parish access to Community Infrastructure Levy (CIL) funding to improve facilities. (with a Town Council, the parish gets 15% of any CIL, with a Town Council and Neighbourhood Plan, the parish gets 25% of CIL).

Our Draft Neighbourhood Plan has been produced by local residents and Town Councillors who form the Neighbourhood Plan Working Group, established by the Town Council. The group represents those who live in Bingley and the villages that form the parish.

An initial consultation was carried out in September 2019 for residents to comment and make suggestions on the work done to date. The Neighbourhood Plan Working Group has been consulting and listening to the community and local organisations to ensure the Plan supports the sustainability and long-term preservation of our community and efforts to tackle climate change. Every effort is being made to ensure that the views and policies contained in the Plan will reflect those of the majority of residents. All comments from this initial consultation were reviewed by the Neighbourhood Plan Working Group.

The COVID-19 Pandemic produced an extraordinary change in circumstances meaning that further public consultations and events were not possible. Bingley Town Council had to put its focus on ensuring that the community remained safe during the pandemic as it continued to provide its services and also help with wider efforts to combat the virus. At the turn of this year, we were finally able to return to the Neighbourhood Plan and have now brought together our proposals so that we can hear the views of the community on them.

All documents relating to the plan to date are available on the Bingley Town Council website www.bingleytowncouncil.gov.uk

The Town Council would like to thank all members of the Neighbourhood Plan Working Group for their work since the start of 2018 when the group was formed.

The Town Council is also grateful for the help and the engagement of many others in the parish who are assisting in the production of the Neighbourhood Plan.



Cllr Philippa Gibbons

Chair of Bingley Town Council
February 2025

2. The Role and Scope of the Neighbourhood Plan

- 2.0.1 Bingley Town Council applied for designation of the Neighbourhood Area for its Neighbourhood Plan in June 2017 with an area based on the Parish boundary. This was approved by Bradford Council on 30th August 2017. The Neighbourhood Area is set out in **Figure 1** (right).
- 2.0.2 It should be noted that the Neighbourhood Plan Area was formed in consultation with residents and is based on the whole Parish. This is a larger area than the Bingley Sub-Area referred to in emerging local plan documents. The Bingley Sub-Area misses out Micklethwaite, Cottingley and other outlying parts of the Parish.
- 2.0.3 This section of the Neighbourhood Plan confirms that the Plan has been prepared in relation to the following:
- A designated Neighbourhood Area.
 - Meeting Basic Conditions requirements for the preparation of neighbourhood plans.
 - Screening the likelihood of potentially significant environmental effects arising from Plan proposals.
 - Contributing to the achievement of sustainable development.
 - Ensuring broad conformity with national policies and strategic policies in adopted local plans.
 - A time period for which the Neighbourhood Plan has been prepared.
 - Extensive public consultation and engagement in the formation of the Plan.

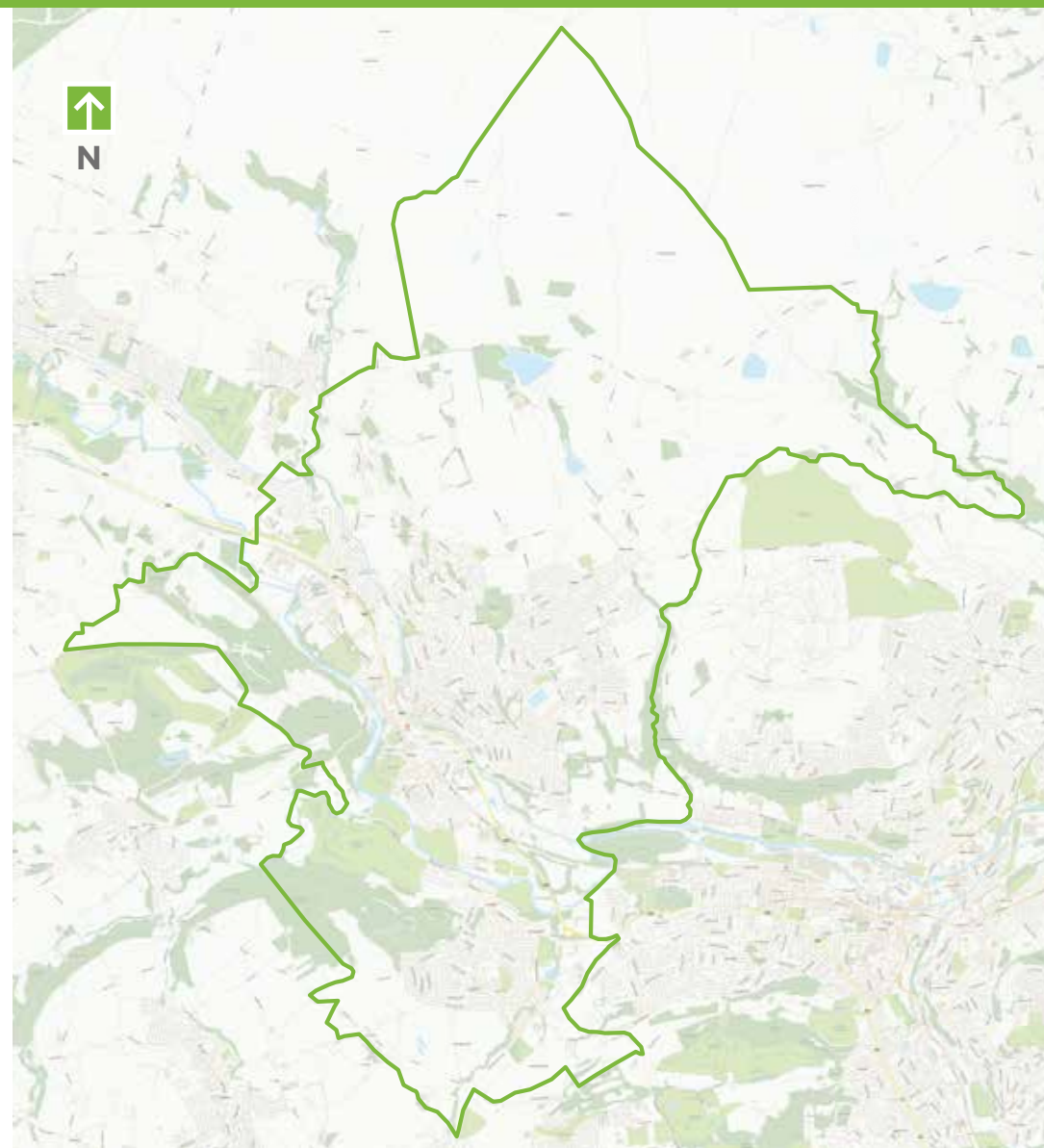


Figure 1: Bingley Neighbourhood Area Boundary – approved 30th August 2017

2.1 Neighbourhood Area Designation

- 2.1.1 Bingley Town Council applied for designation of the Neighbourhood Area in July 2017 with an area based on the Parish boundary. This was approved by Bradford Metropolitan District Council (hereafter referred to as Bradford Council) on 30th August 2017. The Neighbourhood Area is shown in **Figure 1** and details of the application and decision are set out in the Basic Conditions Statement.
- 2.1.2 It should be noted that the Neighbourhood Plan Area was formed in consultation with residents and is based on the whole Parish. This is a larger area than the Bingley Sub-Area referred to in emerging Local Plan documents. The Bingley Sub-Area misses out Micklethwaite, Cottingley and other outlying parts of the Parish.

2.2 Basic Conditions for the Neighbourhood Plan

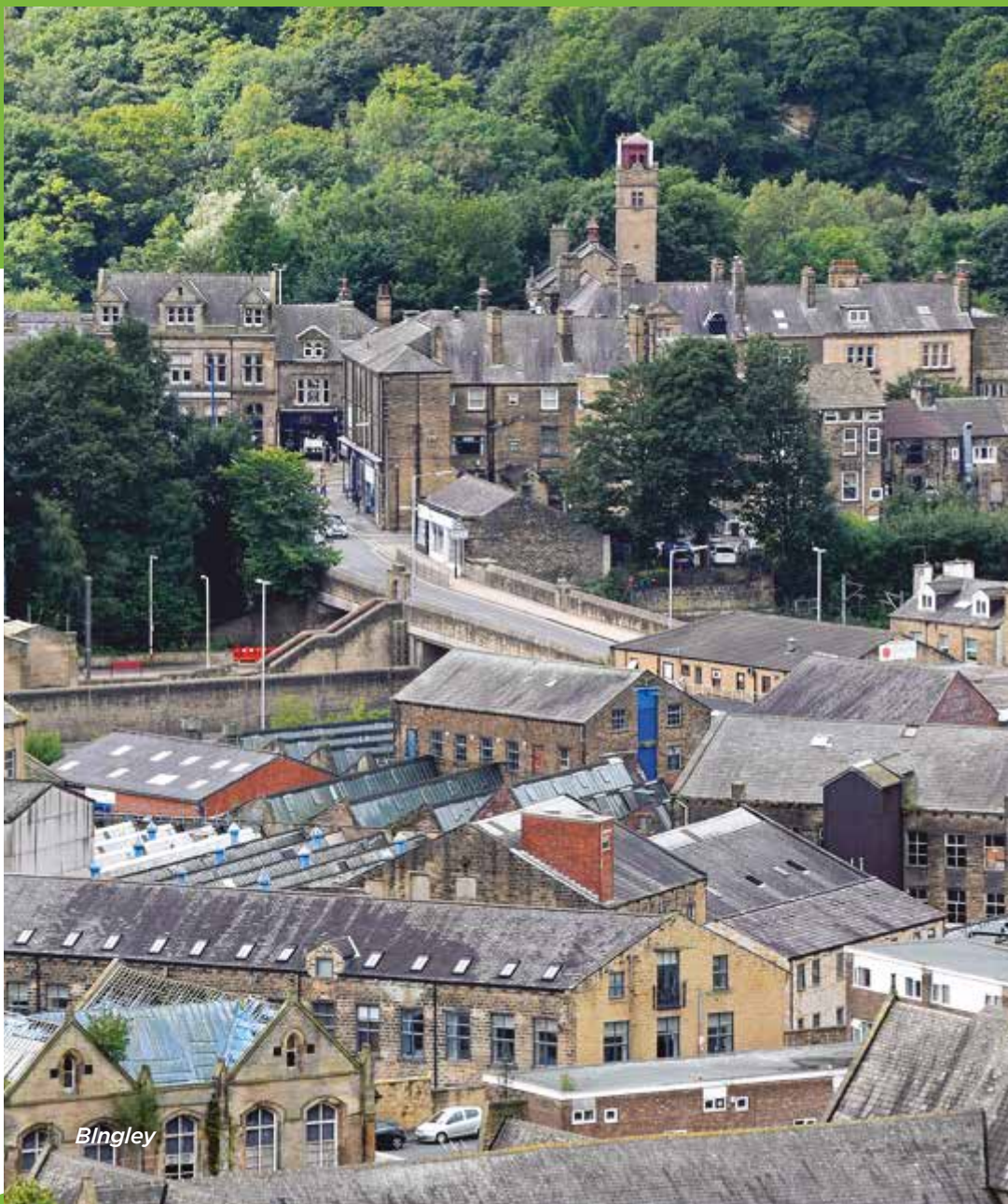
- 2.2.1 Neighbourhood plans must operate in accordance with guidance set out in the NPPF (December 2024) which says that succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings. This applies to plans at all levels and so neighbourhood plans should play their part in the planning system in the same way.
- 2.2.2 A key reference to the role of neighbourhood planning is set out in Paragraph 30 of the NPPF. Here, it says neighbourhood plans give communities the power to develop a shared vision for their areas and through them shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.
- 2.2.3 Neighbourhood plans are required to meet Basic Conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Development Plans by section 38A

of the Planning and Compulsory Purchase Act 2004. A Basic Conditions Statement is published alongside the Neighbourhood Plan to demonstrate how the Plan meets basic conditions.

- 2.2.4 Importantly, neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies (NPPF Paragraph 30). A key requirement is that neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area (NPPF footnote 17).
- 2.2.5 Once the Neighbourhood Plan has been brought into force, it will comprise part of the development plan, and its policies will be considered alongside Local Plan policies under section 38(6) of the 1990 Act when determining planning applications. Where they are in conflict, Neighbourhood Plan policies will take precedence over existing non-strategic policies in the Local Plan covering the Neighbourhood Area, until they are superseded by strategic or non-strategic policies that are adopted subsequently (NPPF Paragraph 31).

2.3 Potentially Significant Environmental Effects

- 2.3.1 The NPPF (Footnote 18) says that neighbourhood plans may require Habitat Regulations Assessments (HRA) or Strategic Environmental Assessment (SEA), but only where there are potentially significant environmental effects arising from their implementation. HRA or SEA are more likely to be required where there are environmental assets present which are sensitive to the effects of development, and where a neighbourhood plan which allocates sites for development or would in other ways promote development, could potentially generate impacts on them.
- 2.3.2 The Neighbourhood Plan does not propose to allocate sites for development or promote additional development affecting sensitive sites or create additional visitor pressures on sensitive sites. A Screening



Opinion from Bradford Council, which has been subject to the required period of consultation with the prescribed statutory consultees, has confirmed that HRA/SEA is not required for the Neighbourhood Plan.

2.4 Requirement to Promote Sustainable Development

2.4.1 The NPPF requires that the Bingley Neighbourhood Plan should seek to contribute to the achievement of sustainable development through meeting economic, social and environmental objectives (set out in paragraph 8 of the NPPF). The Bingley Neighbourhood Plan has been prepared with these requirements in mind. The Basic Conditions Statement published alongside the Neighbourhood Plan demonstrates how policies in the plan will contribute to sustainable development objectives.

2.5 Requirement for Conformity with Adopted Plans

2.5.1 Basic Conditions are set down in regulations and these require that policies in neighbourhood plans must have regard to national policies and advice contained in guidance issued by the Secretary of State; and they must be in broad conformity with the strategic policies contained in the development plan for the area. The Basic Conditions Statement demonstrates how the policies of the plan conform with national and local policies.

2.6 National Planning Policies

2.6.1 The current version of the National Planning Policy Framework (NPPF) was published on 12 December 2024. The NPPF sets out national planning policies in a single document and in so doing sets the framework for plan-making and decision-making on development proposals. The Framework explains the relationship between the NPPF, Local Plans and neighbourhood plans. This influences how local planning authorities approach the development of local plan policies and how they regard policies as strategic or non-strategic in nature. The NPPF identifies matters on which the government thinks local

communities through neighbourhood plans can contribute to the achievement of national policy goals and also express their own ambitions and objectives.

- 2.6.2 Under transitional arrangements, previous NPPF policies apply provided the Neighbourhood Plan has been submitted to the local planning authority under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) on or before the 12 March 2025.

2.7 Local Plans Context

- 2.7.1 The development plan for the Bingley Neighbourhood Area comprises the following development plan documents:
- The **Core Strategy** which was adopted by Bradford Council on 18 July 2017. The Core Strategy forms part of the statutory Development Plan for the Bradford District. The Core Strategy covers a period of 15 to 20 years, ending in 2030.
 - The **Bradford District Replacement Unitary Development Plan** (RUDP) which was formally adopted in October 2005. The policies were saved by the Secretary of State in 2008. The Council continues to have regard to the remaining Replacement Unitary Development Plan 'saved' policies.
 - The **Waste Management DPD** which was adopted by Bradford Council on 17 October 2017. It forecasts requirements and sets objectives for achievement by 2030.
- 2.7.2 Bradford Council is preparing a new Local Plan to meet planned requirements for the period 2020 to 2038. A Regulation 18 'Preferred Options' Consultation was undertaken in February and March 2021.

2.8 Time Period for the Neighbourhood Plan

- 2.8.1 The intention of this Neighbourhood Plan is to ensure that it is in conformity with strategic policies in adopted plans, with requirements

in the NPPF and with emerging Local Plans in preparation where possible. Adopted Plans end in 2030 and emerging plans are not progressed sufficiently to provide clarity on the emerging Local Plan time period (currently 2038).

2.9 Consultation with the Community

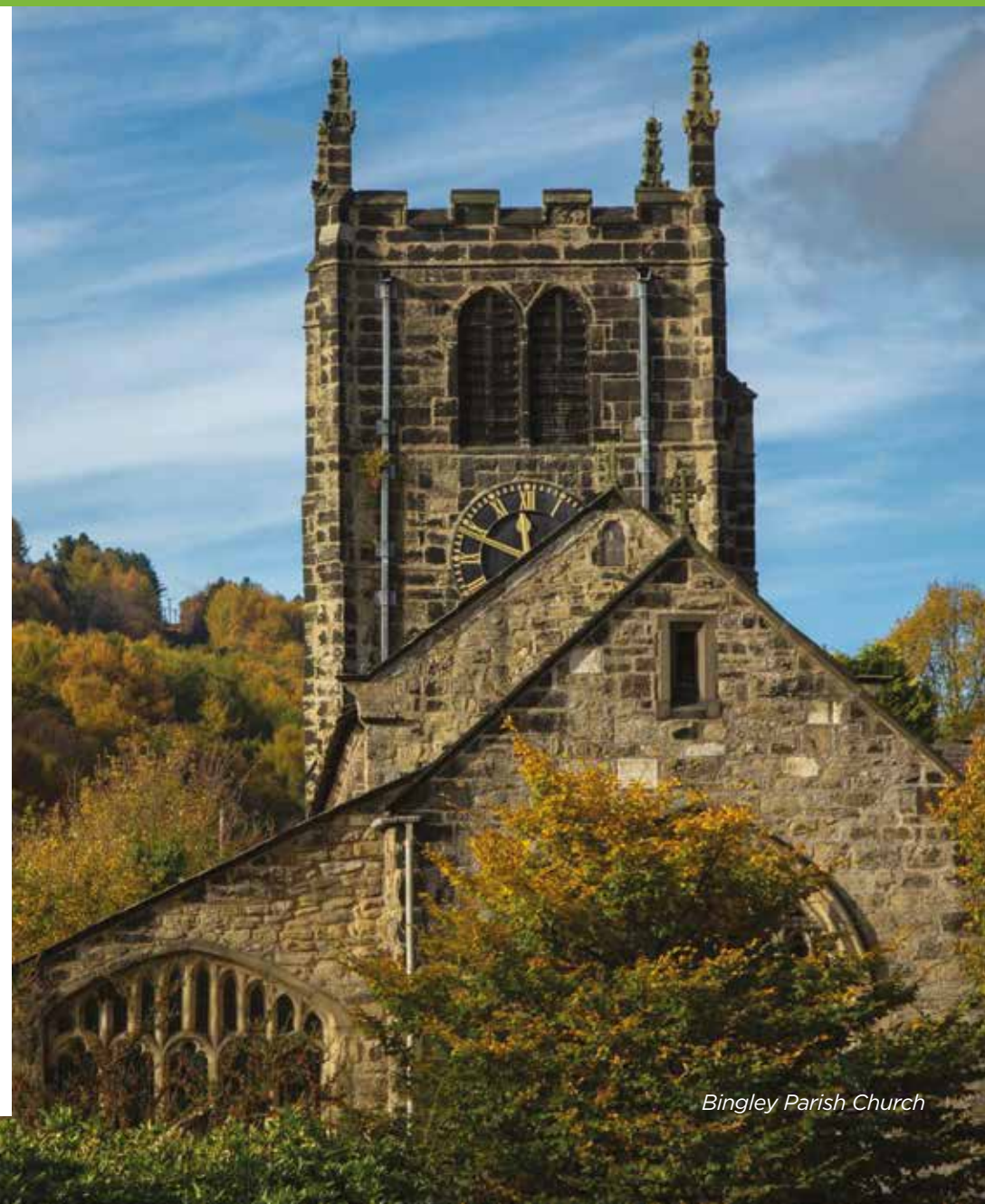
- 2.9.1 Engagement of the local community is regarded as essential in the developing a vision and objectives for the future development of neighbourhoods and to provide the detailed information to support non-strategic policies that can make a difference to localities.
- 2.9.2 The preparation of the Bingley Neighbourhood Plan has been supported by engagement and consultation in a variety of forms at different stages. These are summarised in the consultation statement.

2.10 Supporting Documents

- 2.10.1 A great deal of work has been undertaken by local volunteers to support the preparation of the Neighbourhood Plan. Technical support has also been provided by AECOM and our planning consultant to provide evidence to support policies. Documents which support the content of the Neighbourhood Plan and which rest in the document library are listed below.
- Bingley Town Centre and Local Centres Design Code (AECOM, 2020)
 - Bingley Parish Neighbourhood Plan Masterplan (AECOM, 2020 with update 2023)
 - Bingley Housing Needs Assessment (AECOM, 2020)
 - Milner Field Estate Special Character Area Assessment (2022)
 - Note on Town Centre Boundary Considerations 30.11.22 (APL, November 2022)
 - SEA/HRA Screening Report (AECOM, 2023)
 - Historical Development of the Villages of Bingley Parish (2022)

3. History and Character of the Neighbourhood Area

- 3.0.1 This section of the Neighbourhood Plan provides an introduction to the settlements covered by the plan by describing the history and character of Bingley and the villages of Cottingley, Crossflatts, Eldwick, Gilstead and Micklethwaite. Information for this chapter was obtained from the respective Village Societies. It is understood that the text relating to Eldwick was taken from *Bingley. A Yorkshire town through nine centuries* (E.E. Dodd, 1985 edition). A fuller account is provided in the supporting document *Historical Development of the Villages of Bingley Parish*.
- 3.0.2 Bingley developed from an ancient Saxon township founded by a ford on the River Aire at the site of Ireland Bridge. This crossing gave access to the villages of Harden, Cullingworth and Wilsden on the south side of the river. Bingley is listed as “Bingheleia” in the Domesday Book of 1086.
- 3.0.3 Bingley became a market town with the grant of a Market Charter in 1212 by King John.
- 3.0.4 According to the poll tax returns of 1379, Bingley was bigger than the nearby towns of Bradford, Leeds and Halifax.
- 3.0.5 In 1592, Bingley was shown on a map as a single street with prominent buildings including its parish church, the Grammar School and the Manorial Corn Mill, located at what is now Millgate. The Old White Horse Inn dates from the 17th century.
- 3.0.6 Bingley remained centred on all subsequent transportation routes through this narrowest point in the lower Aire Valley, and this influenced the growth and development of the town. Main Street



Bingley Parish Church

became part of the Keighley and Bradford Turnpike road of 1753, following construction of the stone Cottingley Bridge, with assorted inns on the route providing coaching services from Bradford and Leeds to Kendal.

- 3.0.7 The Bingley section of the Leeds and Liverpool Canal was completed in 1774, linking the town with neighbouring Skipton and Shipley, later with Bradford and Leeds, and eventually with Liverpool.
- 3.0.8 Local cotton spinning mills relying on water power were located in the valleys of Harden and Morton becks outside of the town, along with a large mill constructed on the river at Castlefields, in 1791. Accessibility to steam power from 1801 led to the building of small cotton and woollen spinning mills on the riverside and alongside the canal at Dubb. A railway line and goods yard were constructed in 1846 bringing further trade, and sustaining Bingley as a hub for communications.

- 3.0.9 Only a handful of the mills remain with many converted to engineering whilst others have been converted to residential apartments but their architecture remains a reminder of the town's industrial heritage.
- 3.0.10 By 1801, the population had grown to around 4,100, with half of those being employed primarily on the land. It then rose dramatically to around 17,000 by the 1890s, as Bingley changed to being primarily an industrial town.
- 3.0.11 Improvement Commissioners, established in 1847, allocated lands to either side of Park Road for further industrial development and as a result a 25-year housing boom began around 1865 to house the mill workers and owners. The Commissioners initiated services such as water, sewerage, gas, drainage and lighting and regulated the development of new streets. Main Street was later redeveloped, including the diversion and widening of the main road through the former church graveyard.
- 3.0.12 Many schools were built between 1885 and 1910, including a training college for teachers. Additional housing was provided by the Co-operative Society, following its acquisition of much of the former Myrtle Grove Estate, at Poplar House. Its development of 250 assorted terraced houses commenced in 1898 and the area was allocated its own school in 1904. By 1910, two large parks were created, along with a fire station, library, hospital, courthouse, police station and public baths.
- 3.0.13 After the First World War over 550 council houses were built at Cottingley and Crossflatts. Later the Ferncliffe lands were purchased and developed with over 350 houses. Private developments at this time included housing on former estate lands at Ashfield, Southlands and Ghyll Wood in Cottingley, and Falcon Road and Fairfax Road on the former manorial estate of Gawthorpe.



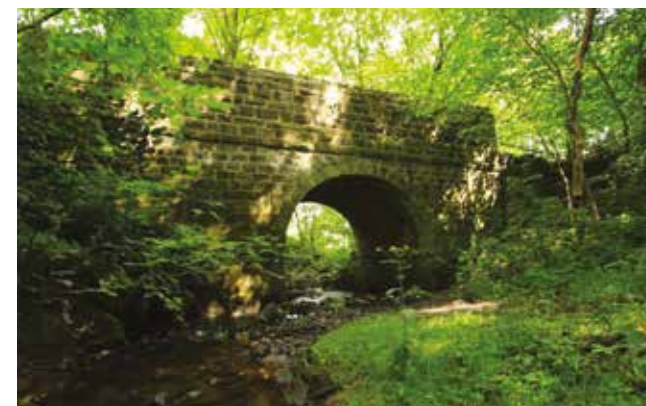
Signpost at the Five Rise Locks, Bingley



Micklethwaite



Crossflatts

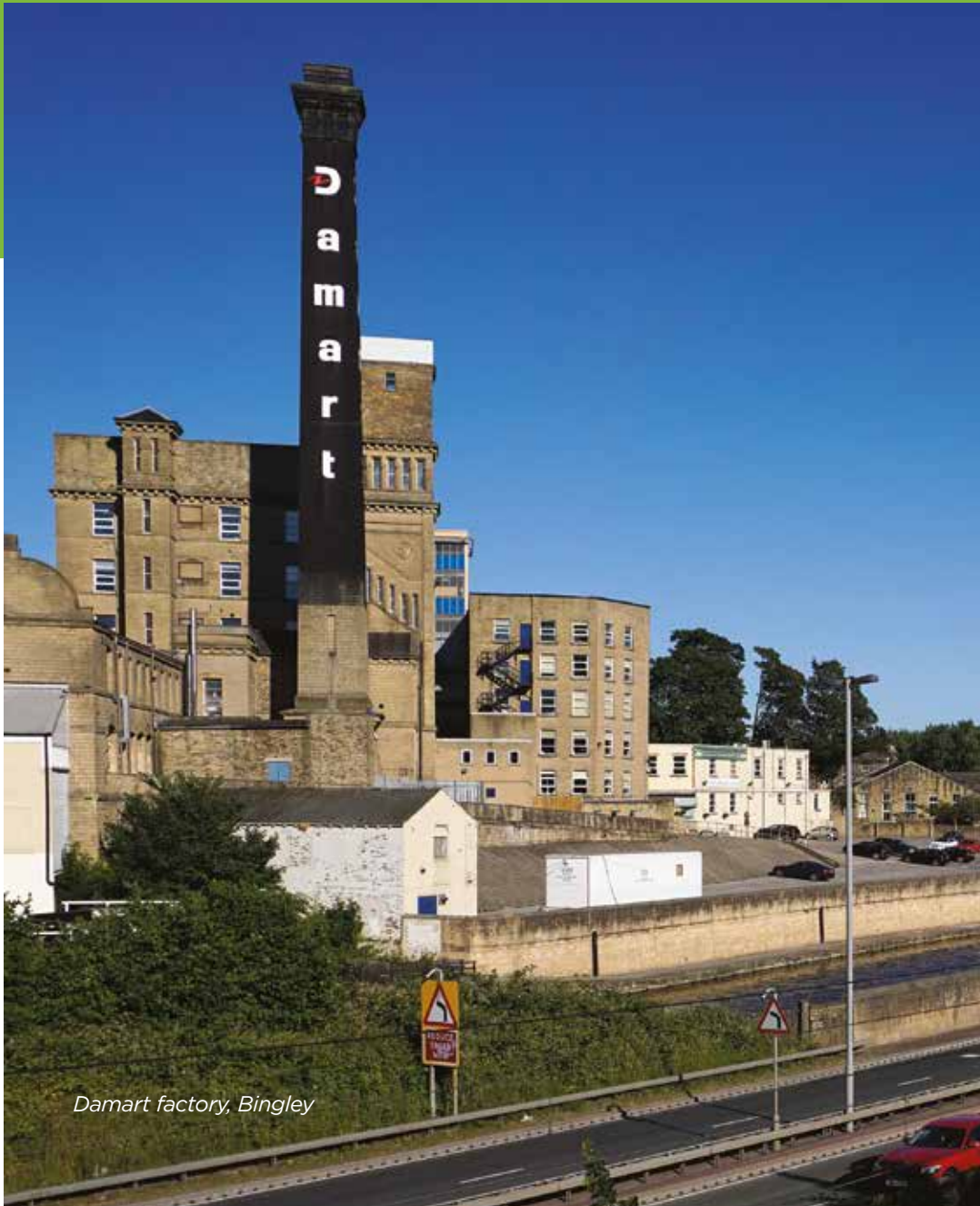


Cottingley

- 3.0.14 Later, the hamlets of Priestthorpe and Crownest and the village of Gilstead became conurbated with the main town of Bingley. The village of Eldwick remained separated only by the Prince of Wales Park and Gilstead Moor. The population of Bingley reached a peak of 22,000 at the 1951 census, then stagnated and declined. Nevertheless, the spread of housing continued, with housing developments in Eldwick and Gilstead being built on farmland through the 1960s and onwards.
- 3.0.15 Much of the older and poorer back-to-back housing in the centre of the town was demolished in the 1950s and 1960s to make way for the provision of flats on York Street, 'sheltered' blocks on Bradford Road and social housing at Crosley Wood.
- 3.0.16 In the early 1970s, the Bradford and Bingley Building Society headquarters became the town's new landmark structure and a new Theatre and Arts Centre was erected to the north of Myrtle Place with Jubilee Gardens beyond providing an open space in the centre of town.
- 3.0.17 Several suburban housing estates were built on the estate lands in the Oakwood area during the 1980s, and the former residential blocks of the teacher training college were converted to apartments with the

large grounds covered with further housing projects. Just after 2000, the large Swan Avenue housing estate was built, effectively joining the two villages of Eldwick and Gilstead together.

- 3.0.18 Serious traffic congestion was eased with the Relief Road of 2004 which required remodelling of the top end of town for the connecting Ferncliffe Road. The early textile mills at Dubb were demolished for the new A650, though other worsted mills had already suffered such a fate.
- 3.0.19 The demise of the Bradford and Bingley Building Society in the financial crisis of 2008 resulted in the loss of several hundred local jobs and the former site has now reverted to retail usage.
- 3.0.20 Within the Bingley parish, several villages such as Cottingley, Crossflatts and Micklethwaite lie just outside of the main conurbation of Bingley, but with little physically separating them now from the main area of Bingley. Nevertheless, they retain distinct identities based on their own historical development. A more detailed description of the historical development of villages within the parish is provided in a supporting document, *Historical Development of the Villages of Bingley Parish*.



Damart factory, Bingley

4. Social, Economic and Environmental Characteristics

4.1 Introduction

4.1.1 This section of the Neighbourhood Plan establishes the most recent social, economic and environmental information which sets the context for the challenges and opportunities facing the parish. Bradford Council has published information for the Bingley Sub-Area, but the boundaries of the area are smaller than the Parish which forms our Neighbourhood Area. This makes the data less useful for the Neighbourhood Plan.

4.2 Physical characteristics

4.2.1 The Parish is located to the northwest of urban area of Bradford, lying within Airedale Valley on the A650 Aire Valley Trunk Road, completed in 2004, which connects Bradford with the towns of Shipley, Bingley and Keighley. Bingley is served by two train stations (Bingley, and Crossflatts which was opened in 1982) that provide access to Bradford, Leeds, Carlisle and other major towns and cities in Yorkshire. It has a reasonable network of footpaths, cycleways, and public transport. Leeds Bradford Airport is only 10 miles away.

4.2.2 The Parish comprises the main town of Bingley together with the villages of Cottingley, Crossflatts, Eldwick, Gilstead and Micklthwaite. Beyond these main settlements, there are several hamlets, plus many isolated dwellings. The town is nestled in the Airedale Valley which provides it with a noteworthy setting amongst the surrounding Pennine moors. Some parts of the town, particularly Eldwick and

Micklethwaite, lie uphill from the town centre, lending the town topographical and settlement distinctiveness between its different areas, but also challenges when it comes to the promotion of walking and cycling.

- 4.2.3 Bingley has a vibrant and historic town centre that provides the principal focus for shopping, social and leisure activity in the parish. A large part of its town centre is a Conservation Area and it has several other notable historical features including the Five Rise Locks on the Leeds Liverpool Canal. With the exception of Micklethwaite (which relies on Crossflatts), the other villages within Bingley town possess essential key local public and commercial services which access on foot by people living there.



Shopping precinct, Bingley



Beckfoot secondary school, Bingley



Canalside Health Centre, Bingley

4.3 Social Characteristics

- 4.3.1 Bingley is a popular, distinct and civil parish in the metropolitan district of Bradford, West Yorkshire. In 2021, the Census counted the population of the Parish as 23,170, which was 432 lower than the 23,602 recorded at the time of the 2011 Census. The working age and younger populations are lower than the West Yorkshire and England averages.
- 4.3.2 The Housing Needs Assessment (HNA), prepared as a supporting document to the Neighbourhood Plan, indicates (paragraph 16 of the HNA) that the population of Bingley is forecast to grow by 1,014 residents by 2030, with the majority of the increased population likely to be aged over 75 years.
- 4.3.3 In terms of ethnicity within the Bingley Sub-Area (statistics are drawn from an OCSI Local Insight Report produced by Bradford Council, for

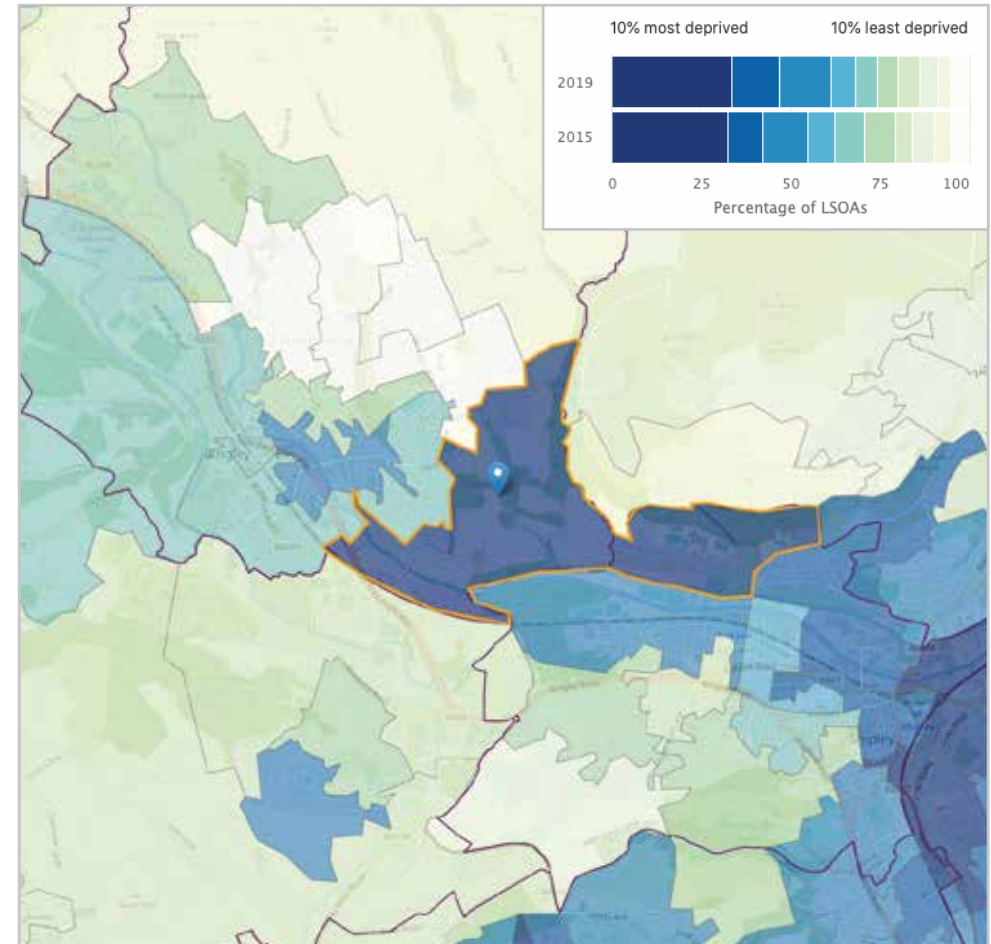
the sub-area), the 2011 Census records 91.7% of the population as White British, which is above the West Yorkshire average of 78.4%. 'Other ethnic groups' account for 1% of the population (slightly above the West Yorkshire average) while all other census classified ethnic groups (Asian, Black, Mixed, Multiple Ethnicities) are present below the average.

- 4.3.4 In 2011, the Census recorded 27.1% of households with dependent children. 2.2% of households in Bingley contained households with dependent children and no adult in employment. 23.6% of all households in Bingley contained one resident person with a long-term health problem or disability. 3.6% of households in this subset in Bingley also contained dependent children. The 2011 Census also recorded 553 lone parent households with dependent children (5.5%) of which 89.5% with female lone parents.
- 4.3.5 The OCSI report produced for the Bingley Sub-Area reports (for May 2020) 12.2% (slightly higher than the West Yorkshire average) of people living in the area as able to claim Attendance Allowance (payable to people over the age of 65 who are so severely disabled, physically or mentally, that they need a great deal of help with personal care or supervision.

4.4 Economic characteristics

- 4.4.1 Employment in the town has changed in recent years with the loss of major employers such as Bradford & Bingley's head office and a growth in small businesses. Predating these changes, the 2011 Census recorded 9.5% of economically active residents as self-employed, which was above the Bradford District and England averages. According to the 2021 Census, 17.3% of residents aged 16 years and over had no qualifications, 39.6% had Level 1, 2 or 3 qualifications, 5.9% were in apprenticeships, 37.6% with Level 4 qualifications and above, and 2.5% with other qualifications.
- 4.4.2 The Government's Indices of Multiple Deprivation for 2019, records the level of deprivation in England based on multiple indicators and ranks Local Super Output Areas (LSOAs) on a basket of indicators including employment, crime, environment, housing, health and other criteria. The lowest 20% of wards on the ranking are seen to exhibit the greatest level of deprivation. Within Bingley, the area to the east of Bingley Town Centre (LSOA Bradford 015D) is ranked in the 30% most deprived LSOAs in England. LSOA Bradford 018B straddles Bingley and Shipley Parishes and is ranked in the 10% most deprived LSOAs in England the number of people living in the most deprived 20% of area of England. **Figure 2** shows the location of the LSOAs referred to with the darkest colours representing the most deprived LSOAs.

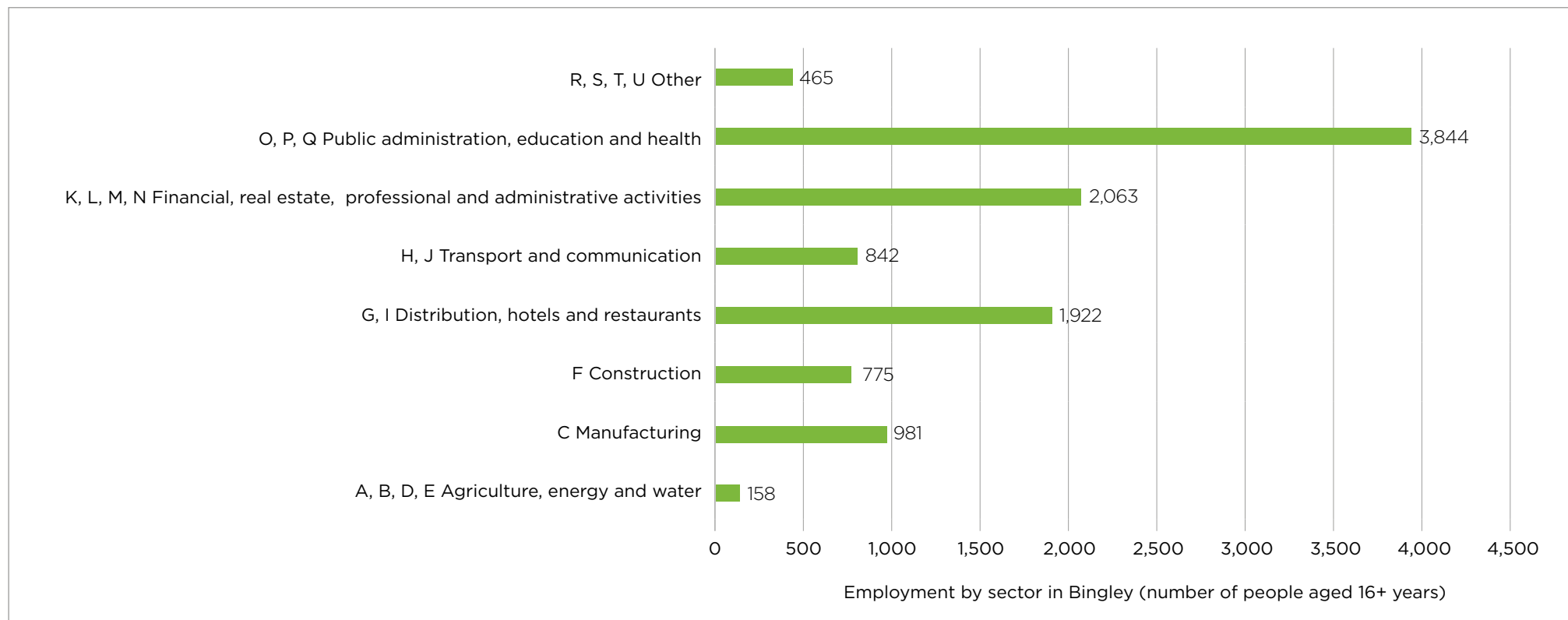
Figure 2: Levels of Deprivation within Bingley, 2019 Indices



Source: UK Government Indices of Multiple Deprivation Explorer Map.

4.4.3 **Figure 3** shows the percentage composition of employment by Standard Industrial Classification as recorded at the Census in 2021.

Figure 3: Key Employment Sectors in Bingley - number of people aged 16+ years, 2021



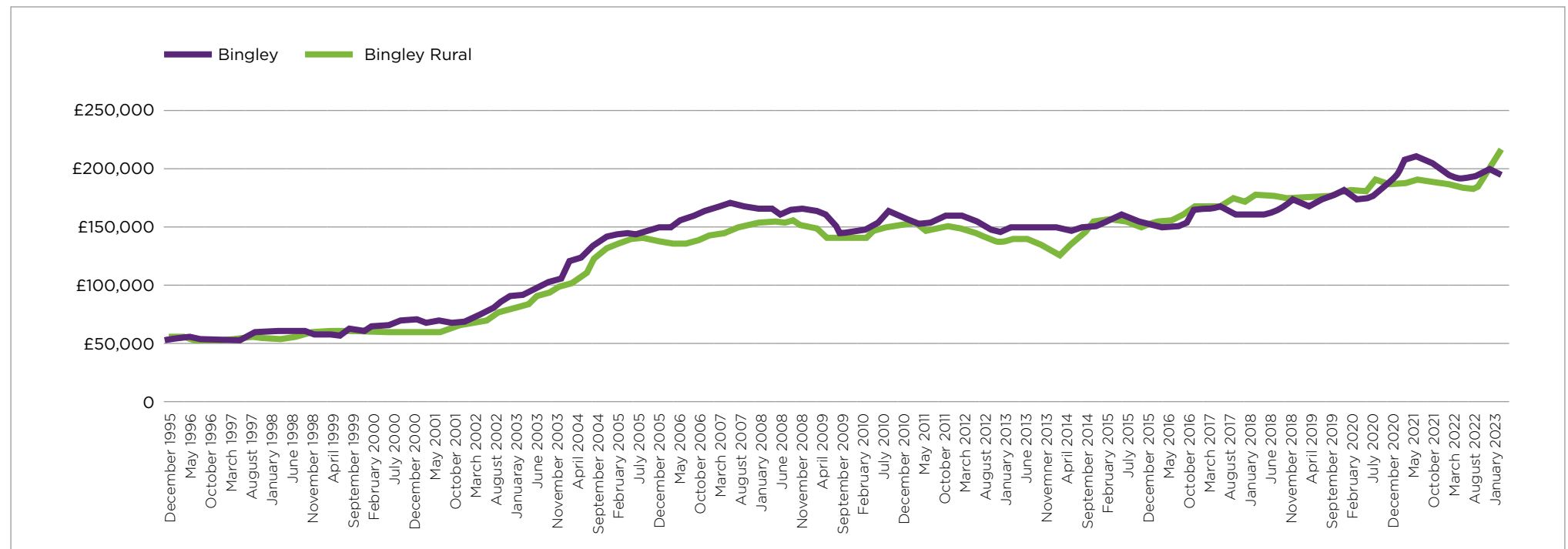
Source: 2021 Census

- 4.4.4 The attractiveness and location of the town mean that average house prices are higher than in neighbouring areas. **Figure 4**, below, charts house price trends by ward for the local area according to Office for National Statistics data, showing that the median average house price for the year ending March 2023, was £195,000 within Bingley Ward and £218,000 within Bingley Rural Ward.
- 4.4.5 The 2021 Census recorded the proportion of owner-occupied housing (including shared ownership) in the Bingley Parish at the 71.7%. 10.1% of households lived in social rented accommodation and the remainder

were living in private rented accommodation or rent free.

- 4.4.6 The Census 2021 records around 10,500 households in Bingley Parish. 69.5% of households contained one or two persons. 96.4% of households were single person or single-family households. Larger houses predominate in the area with 62% of houses having three or more bedrooms, 27.3% have two bedrooms and 10.7% have one bedroom. In view of the high proportion of small households, 76.9% of households have at least one spare bedroom. Only 1.5% of households were recorded as lacking one or two bedrooms for their needs.

Figure 4: Median House Prices (£) in Bingley and Bingley Rural Wards, 1995-2023



Source: PNS, HPSSA Dataset, 37 Median Price Paid by Ward

4.5 Environmental characteristics

- 4.5.1 Within the wider parish, the South Pennine Moors are internationally recognised for nature conservation/biodiversity value. In addition to be designated as a Site of Special Scientific Interest (SSSI), they are also designated as Special Areas of Conservation (SAC) and Special Protection Areas (SPA).
- 4.5.2 Much of Bingley town is green and open in nature. This green landscape is important to the character and setting of the town as well as the wildlife and wildflowers it supports. These extensive green spaces support some important habitats and a wide variety of wildlife and wildflowers, some of which are rare or declining. There are several environmental assets that have been identified as of national significance. These include two Sites of Special Scientific Interest (SSSI), namely the South Pennine Moors, and Bingley South Bog. The Leeds-Liverpool Canal is a Local Wildlife Site designated by BMDC. Abutting the eastern boundary of the Parish is Trench Meadows SSSI.
- 4.5.3 Bingley has a rich history. One of the most obvious manifestations of this is the number of fine buildings that can be found within it. There are over a hundred 'Listed' Buildings that have been designated as of national architectural or historic importance. Many of these Listed Buildings lie in the four designated Conservation Areas (Bingley, Micklethwaite, Eldwick Beck and the Leeds-Liverpool Canal) that can be found fully or partly in the Parish.



Retirement apartments, Bingley



Canalside apartments, Bingley



The Buttercross, Bingley



The Five Rise Locks, Bingley



North Bog, Bingley

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Airedale Mills and Micklethwaite Landings, Crossflatts

5. Our Vision and Development Objectives

5.1 Challenges and Opportunities

- 5.1.1 The Bradford Council Adopted Core Strategy 2017 set out strategic policies that would be highly significant for the future development of the Parish. Broadly, 1,400 new homes were expected to be delivered in Bingley for the whole of the Core Strategy period which runs from 2011-2030. At the point it was adopted, going forward to 2030, the plan envisaged that somewhere around 700-800 new homes remained to be provided.
- 5.1.2 The emerging Local Plan (Regulation 18 version at 2021) proposed 1,000 homes in the area between 2020 and 2038, comprising 850 homes for Bingley and 150 homes for Cottingley. Significant changes in the calculation of local housing need and for Local Plan making at the end of 2024 could result in change to local housing requirements in Bingley Neighbourhood Area in due course.
- 5.1.3 Planning consent is already granted for 400 houses on the boundary of Crossflatts with Micklethwaite village. The local community think there is little space for any infrastructure growth within Crossflatts village and that, overall, this will have a detrimental effect on life in both villages.
- 5.1.4 An opportunity arises to consider how new local housing should be provided to meet identified local needs. Successful places need successful economies and good quality environments. Bingley town centre and the centres of other historic settlements in the Parish have the potential to support growth in prosperity for the local community. It remains a challenge to make significant improvements to regenerate

Photo: © David Dixon - www.geograph.org.uk

town centres so that they become attractive places to invest, for shopping and leisure and to provide a civic focus for local life. Key challenges arise from ongoing economic restructuring, from retail and leisure trends and related to the investment required to improve the public realm. The Neighbourhood Plan provides an opportunity to talk about what our vision for the future is, how a process can start and how planning policies can help to deliver it.

- 5.1.5 Currently, Bingley town centre and the local centres of Crossflatts and Cottingley, together with the central areas of Eldwick and Gilstead provide a hub and satellite network of important central and local commercial, leisure and public services. The presence of local services and important community facilities in each village which is part of Bingley creates opportunities to sustain options for sustainable travel and important social cohesion benefits for local residents. As the town is facing potentially significant further development, it is important this pattern of provision is retained and strengthened.
- 5.1.6 The main settlements in the Parish, of Bingley, Cottingley, Micklethwaite, Crossflatts, Eldwick and Gilstead, abut or lie within the buffer zones of the South Pennine Moors Special Protection Area/ Special Area of Conservation (SPA/SAC). Management objectives are required to address the impacts on the SPA/SAC from development and from increasing numbers of recreational visitors to the Moors based in the locality. Accommodating new development whilst reducing impacts from it, by providing suitable alternative natural greenspaces and integrating these so that they can be accessed on foot, by bike and by public transport, are important challenges. It also provides an important opportunity to improve our local environment for walking, cycling, and for nature.
- 5.1.7 Pressure for development within the built-up areas of the Parish could lead to the erosion of valuable local green spaces. Providing protection for these so that they can continue to support a network of green



Views of the Greenhill site, between Bingley and Micklethwaite

infrastructure, providing important environmental benefits for people and potentially connected habitats for wildlife, is also an important challenge. Again, an opportunity arises to consider how protected local green spaces can be managed so that they are enhanced.

- 5.1.8 Bingley and its adjacent settlements form a distinctive urban settlement set amidst stunning Pennine scenery and a globally important heritage context provided by Saltaire to the east (outside the parish) and the wealth of heritage infrastructure along the Leeds-Liverpool Canal and within the town. The position of the town nestled in this natural and heritage landscape is important to local people, for the access it provides to natural scenery, for the views it provides over their town and for the character it imbues their town with. Maintaining and enhancing this character is an important challenge in the context of on-going development, but again also an opportunity to establish how things can be improved.

5.2 Draft Vision

- 5.2.1 From these challenges and opportunities, we have created a draft Vision for Bingley Parish, set out below.

By 2038, Bingley will be a thriving parish. Bingley town and the villages of Cottingley, Micklethwaite, Crossflatts, Eldwick and Gilstead will be an attractive place to live and work and which meet the economic, social and environmental needs of its businesses and residents, and which provide a good home for wildlife. Bingley parish will be a high quality local environment of which we can all be proud.

We have set out draft Objectives that would be followed to achieve the Vision.

5.3 Draft Objectives to achieve the Vision

- 5.3.1 Based on our draft Vision we have identified some objectives which, if achieved, could help us to deliver it.

Objective 1 – Encourage the development of a well-designed built environment for the area by promoting the implementation of design codes that reflect and enhance the character of different settlements within the Parish.

Objective 2 – Support and deliver significant improvements to Bingley Town Centre and ensure the role and function of local village centres is retained and strengthened.

Objective 3 – Create an attractive environment for new businesses and new investment in the area.

Objective 4 – Bingley will become a walking and cycling town, by fostering the development of better open spaces and connections for walking, cycling and nature between settlements

within Bingley Parish and to the town centre.

Objective 5 – Promote the development of housing which meets identified local housing needs.

Objective 6 – Maintain and enhance the distinct landscape and heritage character of the area.

- 5.3.2 The objectives form the basis for the following chapters of the Neighbourhood Plan which set out specific neighbourhood plan policies. Actions required to deliver the Vision and Objectives in full are likely to go well beyond the scope of the Neighbourhood Plan which is necessarily focused on the development of land through the planning system. Where wider action is needed, then Bingley Town Council will work with partners to take it where possible. This is discussed in the following chapters.



The view towards Bingley town centre from Gilstead Crag

6. Community Priorities and Aspirations

6.1 Introduction

- 6.1.1 A key element of the Vision for the Neighbourhood Plan is that the Parish and its communities will thrive and that the needs of its residents are met. Objective 2 highlights the important role and function of the town centre and village centres and wants to strengthen them.
- 6.1.2 The general aspiration is for Bingley and its surrounding villages to thrive and develop into well connected places where people want to work, live and play. The aspirations for each area have been developed by identifying things that we would want/like to happen to improve the town and villages, looking at the following core areas:
- a) Community/Culture/Leisure
 - b) Sport and Recreation
 - c) Employment/Retail
 - d) Environment
 - e) Health
 - f) Transport
 - g) Traffic
- 6.1.3 Identifying something as an aspiration does not necessarily mean that it can be delivered by policies in the Neighbourhood Plan or directly in other ways by the Town Council, who may not have the ability or funds in place to deliver these projects. In many cases, projects will require leadership from the Town Council, input from Bradford Council and positive engagement by a wide range of external partners. Listing



Bingley Farmers' Market

these aspirations allows the community recognise the scope of possible projects and highlights areas where delivery partners and funds could be sought.

- 6.1.4 We have also considered what has been lost that has had a detrimental impact on the community. As in line with many other areas, Bingley Parish has lost many valued and useful community facilities over the last few years:
- a) The main post office and delivery office in Bingley has closed.
 - b) The Crossflatts sub-post office has closed.
 - c) All the major high street banks have closed their branches.
 - d) Bingley Pool is currently closed and unlikely to reopen.
 - e) Bingley Library is suffering from reduced opening hours.
 - f) Bradford Council closed the public toilets in Bingley centre;



Bingley Town Council Hub and Changing Places toilet facility

provision of two public toilets now available at the Bingley Town Council Hub building. The Town Council has provided a Changing Places Toilet alongside the existing services.

- 6.1.5 This loss of facilities has already reduced the community's ability to meet its day-to-day needs. People have to travel further to use facilities and life is significantly more difficult for the digitally excluded, including the increasing older population. This makes it essential to retain the remaining facilities that provide vital services, enable community interaction and cohesion and provide for recreation activities.
- 6.1.6 In addition, lots of other services are under pressure, some of it significant.
- a) As at May 2022, Bradford Council are increasing provision at Bingley Grammar School for a further 150 pupils and 24 SEND pupils, which will increase traffic congestion in the area.
 - b) Although there is healthcare provision within the Parish many residents report significant difficulties in getting timely appointments to see doctors, and most people visit private dentist practices as there is a single oversubscribed NHS dentist. Provision is likely to be further pressured by the building of extra-care housing in the Parish, as residents are likely to have increased need of healthcare services.
- 6.1.7 Consequently, as part of the aspirations this Plan seeks to protect and enhance community facilities, green spaces and sports and leisure facilities. The aspirations for each town and village are listed in **Table 1**; these lists are intended to be living documents that will be updated through the life of the Neighbourhood Plan.

Table 1: Aspirations for towns and villages within Bingley Parish

Theme	Aspiration	Actions required – Bingley Town Council (BTC)
Micklethwaite		
Community / Culture / Leisure	Provision of a village hall to enable events to be held undercover and provide a permanent focal point for village activities.	BTC to consider grant funding and land availability to provide a village hall. Consider potential for contributions or direct provision from new developments.
Sport and Recreation	Maintenance of the footpaths and ginnels that connect Micklethwaite to other villages (East Morton, Crossflatts/Tesco, Greenhill, moors, towpath). Encourage visitors to walk from Bingley/Crossflatts, as village parking is restricted.	BTC to work with stakeholders to audit walking routes and to identify priorities for maintenance and enhancement. Consider funding available from new developments, from council highways programmes and other sources, as required.
Employment / Retail	Limited currently, narrowness of roads and lack of parking means unlikely to develop.	BTC to consider whether a community shop would be viable as part of examining the potential for a new village hall.
Environment	Maintain position as a pretty rural village surrounded by fields and drystone walls, physically separated from other areas/villages. Retention of the private allotments on Micklethwaite Lane. Retention of the two village greens.	BTC to ensure the village greens are protected appropriately either through Village Green status, Local Green Space (BING19) or through Green Infrastructure (BING18). BTC to maintain an overview of local allotment use and list facility in BING1.
Health	The village has sourced a defibrillator as it falls outside the 8-minute ambulance response target, so anything that will assist response times will be beneficial. Ensure that Crossflatts retains its pharmacy and a doctors surgery.	List surgery in BING1.
Housing	Encourage residents to restore lost features of older houses. Minimise any loss of Green Belt.	Local business groups to identify local skills and materials availability as a resource for identifying how to carry out sensitive restoration.
Transport	Village currently has no public transport provision and is up a steep hill, so for sustainability in future there needs to be a bus service or equivalent (eg. Access Bus). Retain transport services from Crossflatts – trains to Leeds / Bradford / Skipton and bus routes.	BTC to discuss with bus companies and West Yorkshire Combined Authority (WYCA) options for a connecting bus service for Micklethwaite and other settlements within Bingley, connecting to the town centre and railway station. Consider the potential of new development to support bus services for a period of time.

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Table 1: Aspirations for towns and villages within Bingley Parish (contd)

Theme	Aspiration	Actions required – Bingley Town Council (BTC)
Traffic	<p>Enforcement of 7.5 tonne limit on road through village or reduction to a 3.5 tonne limit.</p> <p>Make road through the village 'Access Only' and/or a <u>20mph</u> speed limit.</p> <p>Relocate village boundary sign, move northwards away from canal.</p> <p>Improve dangerous junction (steep and restricted sightlines) with Otley Road.</p> <p>Mitigate negative impacts of Greenhill / Sty Lane development.</p>	<p>BTC to develop package of measures considered necessary to improve current traffic management situation and promote a suitably designed Traffic Regulation Order with Bradford Council.</p> <p>Examine requirement for junction improvement at Otley Road. Consider appropriate means of delivery.</p>
Crossflatts		
Community / Culture / Leisure	<p>Retain Church / hall (St Aiden's) and Over 50s Club.</p> <p>Retain the single pub (The Royal).</p> <p>Retain the single social club (Ryshaworth Club).</p>	<p>The public house and the social club are <i>Sui Generis</i> (unique) use class, whilst the community hall is an F2 Local Community Use. As such, there are no permitted development rights for change of use from these to other uses.</p> <p>Protect through policy BING1.</p>
Sport and Recreation	<p>Improve the recreation ground.</p> <p>Retain Cricket Club and Football Club and facilities.</p> <p>Keep current school sports facilities.</p>	<p>The cricket and football club are F2-Class Local Community Facilities. There is a degree of protection for these uses in national and adopted local policies. These are not absolute.</p> <p>Evidence of the use of the football and cricket facilities, and the importance of this provision in the context of alternatives, would strengthen support for retention should any proposals be formed to redevelop these sites.</p> <p>Schools are required to provide a level of sports playing field provision to agreed standards and this should ensure appropriate facilities continue to be provided.</p> <p>Working with the school to improve the biodiversity of areas of the school site might create environmental benefits and strengthen the case for retention of underused land in open uses should, in future, parts of the school fields be deemed surplus to requirements.</p>
Employment / Retail	<p>Keep and develop current retail provision.</p> <p>Support reinstatement of a post office.</p> <p>Support development of Castlefields estate as light industrial, and increase employment opportunities.</p>	<p>Support retention of retail through Policy BING1</p> <p>Support Castlefield through Policy BING4</p>

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Table 1: Aspirations for towns and villages within Bingley Parish (contd)

Theme	Aspiration	Actions required – Bingley Town Council (BTC)
Environment	Ensure Crossflatts retains its identity and does not merge into Bingley by retaining a green space break between them.	<p>Policy BING2 implements design code and masterplan approaches to enhance the character of Crossflatts.</p> <p>Policy BING8 designates Sites alongside the Leeds-Liverpool Canal as Local Green Space which retain a green space break.</p> <p>The planning status of the larger gap to the north of the Leeds-Liverpool Canal has been determined.</p>
Health	Ensure retention of the pharmacy and the doctors surgery.	<p>The health facilities and pharmacy are defined as a Class E commercial use. The Government's 2021 changes to permitted development rights, allow a change of use to residential uses subject to prior approval by Bradford Council.</p> <p>BTC will maintain an overview of current health and pharmacy provision in the Parish through dialogue with the relevant authorities.</p>
Housing	Ensure any infill developments are appropriate.	Apply the policies of the Neighbourhood Plan.
Transport	<p>Retain transport services from Crossflatts - trains to Leeds / Bradford / Skipton and main bus routes and provision.</p> <p>Improve cycle route along Keighley Road.</p> <p>Provision of additional cycle routes away from the major roads.</p>	<p>Implement walking and cycling priorities through Policy BING7.</p> <p>BTC to maintain an overview of current and future planned railway services within the parish through dialogue with relevant organisations.</p> <p>Review options for bus services with bus companies and WYCA and consider potential for new development to support bus service provision.</p>
Traffic	<p>Bingley Grammar School traffic is a major source of congestion – needs a formal drop-off zone (possibly on the land opposite the entrance?).</p> <p>Support enforcement of parking/stopping at school.</p> <p>Encourage walking to school.</p> <p>Introduce a left turn only scheme for HGVs leaving Castlefields estate.</p>	<p>BTC to engage with Bingley Grammar School and Bradford Council to explore options and actions for traffic management solutions to congestion at the school.</p> <p>Consider quality of walking and cycling routes to the school under Policy BING7.</p> <p>Collect data on traffic at the Castlefields Lane junction and plot HGV paths to support understanding traffic issues there.</p>

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Table 1: Aspirations for towns and villages within Bingley Parish (contd)

Theme	Aspiration	Actions required – Bingley Town Council (BTC)
Gillstead		
Community / Culture / Leisure	Retain St Wilfred's Church and church hall. Retain the single pub (The Glen). Retain and provide parking for the allotments.	Identify the church and pub in Policy BING1. BTC to investigate potential for parking provision to serve Gillstead allotments.
Sport and Recreation	Retain and improve the recreation ground and football field. Provide a proper walking route to Bingley from top of Primrose Lane. Keep current school sports facilities.	Implement walking route through BING7. Schools are required to provide a level of sports playing field provision to agreed standards and this should ensure appropriate facilities continue to be provided. Working with the school to improve the biodiversity of areas of the school site might create environmental benefits and strengthen the case for retention of underused land in open uses should, in future, parts of the school fields be deemed surplus to requirements.
Employment / Retail	Keep and develop current retail provision. Retain post office.	Identify Post Office in Policy BING1.
Environment	Needs to be a clear boundary when entering Gillstead from all directions / gateway. Preserve Gillstead Moor	Implement boundary features through Policy BING2 Design Code.
Health	Retain doctors, pharmacy and nursery (shared with Eldwick).	Identify in BING1. BTC to maintain an overview with relevant providers and organisations.
Housing	Minimise any loss of Green Belt.	BTC to make representations on the Local Plan outside the scope of the Neighbourhood Plan.
Transport	Electric vehicle (EV) charging points needed. Bus service is limited, better provision is needed to the town centre and to Bradford. Access bus.	BTC to identify preferred locations for EV charging points. BTC to discuss with bus companies and WYCA options for a connecting bus service for Gillstead and other settlements within Bingley, connecting to the town centre and railway station.
Traffic	N/A	N/A

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Table 1: Aspirations for towns and villages within Bingley Parish (contd)

Theme	Aspiration	Actions required – Bingley Town Council (BTC)
Eldwick		
Community / Culture / Leisure	Retain Memorial Hall and Church Hall. Retain the three pubs – Dick Hudson’s, The Acorn and The Birches.	Identify in BING1.
Sport & Recreation	Retain and improve access / signposting to the Eldwick recreation ground and Storey Stones Field off Lyndale Road. Retain tennis courts and football pitch. Develop Eldwick quarry as a mountain bike venue. Improve walking routes, ensure alleys and ginnels are clear. Better signposting / safer routes up on to the moors (off the roads). Keep current school sports facilities.	BTC to work with stakeholders to identify signage requirements and engage relevant organisations to discuss provision. List sports and other facilities in BING1. BTC to work with stakeholders to audit walking routes and to identify priorities for maintenance and enhancement. Consider funding available from new developments, from council highways programmes and other sources, as required. BTC to stimulate discussion with stakeholders about future projects for the quarry.
Employment / Retail	Keep and develop current retail provision. Retain post office.	List post office / shop in BING1.
Environment	Gateway at the roundabout and from Dick Hudson’s so obvious you are entering Eldwick. Preservation of woodland by Eldwick Beck / nesting boxes up.	Implement boundary features through Policy BING2 Design Code.
Health	Retain doctors, pharmacy and nursery (shared with Gilstead).	Identify in BING1. BTC to maintain an overview with relevant providers and organisations.
Housing	Minimise any loss of Green Belt.	BTC to make representations on the Local Plan outside the scope of the Neighbourhood Plan.
Transport	Electric vehicle (EV) charging points needed at leisure and sport parking. Bus service is limited, and better provision is needed to the town centre and to Bradford. Access bus.	BTC to identify preferred locations for EV charging points. BTC to discuss with bus company and WYCA options for a connecting bus service for Eldwick and other settlements within Bingley, connecting to the town centre and railway station.
Traffic	Introduction of a 20mph speed limit.	BTC to work with stakeholders to identify where 20mph zones would be considered. If proceeding, promote a suitably designed Traffic Regulation Order with Bradford Council.

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Table 1: Aspirations for towns and villages within Bingley Parish (contd)

Theme	Aspiration	Actions required – Bingley Town Council (BTC)
Cottingley		
Community / Culture / Leisure	Retain town hall, village hall and church. Retain Cornerstones Community Centre. Encourage greater number and range of cultural activities and events to encourage local people and visitors to use the town centre throughout the day and evening.	List community facilities in BING1. Work with partners to promote cultural activities in the town centre, including through Bradford 2025 events, the Arts Theatre, events in the market square, concerts in the park and bandstand, and the food and drink festival.
Sport and Recreation	Retain park. Retain gym. Keep current school sports facilities.	List the park and gym facility in BING1. Schools are required to provide a level of sports playing field provision to agreed standards and this should ensure appropriate facilities continue to be provided. Work with the school to improve the biodiversity of areas of the school site might create environmental benefits and strengthen the case for retention of underused land in open uses should, in future, parts of the school fields be deemed surplus to requirements.
Employment / Retail	Keep and develop current retail provision. Support reinstatement of a post office.	Support retention of retail through Policy BING1.
Environment	Ensure Cottingley retains its identity and does not merge into Bingley by retaining a green space break between them.	Implement BING2 Design Codes.
Health	Retain doctors surgery. Retain Yorkshire Clinic (small private healthcare/hospital provision).	Can list doctors surgery in BING1. Health facilities are defined as a Class E commercial use. The Government's 2021 changes to permitted development rights, allow a change of use to residential uses subject to prior approval by Bradford Council. BTC will maintain an overview of current health provision in the parish through dialogue with the relevant authorities.
Housing	Minimise any loss of Green Belt.	BTC will make representations on the Local Plan outside the scope of the Neighbourhood Plan.

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Table 1: Aspirations for towns and villages within Bingley Parish (contd)

Theme	Aspiration	Actions required – Bingley Town Council (BTC)
Transport	Electric vehicle (EV) charging points needed at retail / leisure venues. Review traffic management arrangements including traffic speed limits.	BTC to ascertain intentions of commercial and public property owners about their plans for installation of EV charging points. Support Bradford Council policies to require EV charging Points. Work to understand what specific traffic management measures are required. Where appropriate, seek EV charging point provision when commenting on new applications.
Traffic	Rush hour congestion on B6146 to be tackled.	BTC to work with Bradford Council to consider the nature of the congestion and to identify matters for further examination. BTC to maintain an overview with relevant providers and organisations.

Bingley

Community / Culture / Leisure	Arts Centre and Little Theatre to be retained. Church House Hall and community space to be retained. Better signposting and promotion of the River Aire and the Leeds and Liverpool Canal as leisure destinations. Improve river and riverside walk. Proper footpath / new pedestrian bridge over River Aire to St Ives. Retention of public toilets. Retention of public library. Bingley Parish Church.	Implement signage through BING2 Design Code. List facilities in BING1. BTC to work with stakeholders to audit walking routes and to identify priorities for maintenance and enhancement. Consider funding available from new developments, from council highways programmes and other sources, as required. BTC to work with stakeholders to consider potential grant funding and land opportunity for provision of a pedestrian bridge over the River Aire to St Ives.
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Table 1: Aspirations for towns and villages within Bingley Parish (contd)

Theme	Aspiration	Actions required – Bingley Town Council (BTC)
Sport and Recreation	<p>Retain swimming provision in Bingley (replacement pool).</p> <p>Retain Myrtle Park as main green space.</p> <p>Expand / enhance skateboard park.</p> <p>Keep current sports facilities (Shipley Golf Club, tennis courts, Wagon Lane Cricket, Rugby, Hockey & Canoe Clubs).</p> <p>Keep current school sports facilities.</p> <p>Retain Scout Hut on Sycamore Avenue.</p> <p>Support <i>Walkers are Welcome</i> and general walking routes / infrastructure around the town and Parish.</p> <p>Retain facilities for Bingley Sea Scouts on Old Main Street.</p>	<p>Seek to implement swimming aspiration through BING1.</p> <p>List relevant facilities in BING1.</p> <p>Support walkers through actions to implement BING7.</p> <p>Retain park and Shipley Golf Club through BING9.</p> <p>BTC to develop proposals for skatepark as required.</p>
Employment / Retail	<p>Improve town centre retail offer, attract more small independent local businesses.</p> <p>Retain employment opportunities in the town.</p> <p>Try and attract a banking hub to the town.</p>	<p>Implement through BING3 and BTC wider strategy for investment.</p>
Environment	<p>Adopt the Market Place / Square from Bradford Council, develop as a focus for the town.</p> <p>Butter Cross to have increased prominence.</p> <p>Seating improvements for Main Street and Jubilee Gardens.</p> <p>Pedestrianise Main Street or implement traffic calming and give pedestrians priority over traffic.</p> <p>Create new and improve gateways into the town centre, in particular from the railway station as a key point arrival to Bingley town centre.</p>	<p>Implement BING3 in combination with BTC strategy for town centre improvement.</p> <p>BTC to work with stakeholders to explore options for grant funding for town centre improvements and traffic management.</p>
Health	<p>Ensure retention of pharmacies and medical centre / doctors' surgeries.</p> <p>Improve provision / access to doctors (most difficult to get appointments).</p> <p>Improve provision / access to NHS dentist (currently only one).</p>	<p>Can list doctors surgery in BING1.</p> <p>Health facilities are defined as a Class E commercial use. The Government's 2021 changes to permitted development rights, allow a change of use to residential uses subject to prior approval by Bradford Council.</p> <p>BTC will maintain an overview of current health provision in the Parish through dialogue with the relevant authorities.</p>
Housing	<p>Minimise any loss of Green Belt.</p>	<p>BTC will make representations on the Local Plan outside the scope of the Neighbourhood Plan.</p>

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Table 1: Aspirations for towns and villages within Bingley Parish (contd)

Theme	Aspiration	Actions required – Bingley Town Council (BTC)
Transport	<p>Retain transport services from Bingley - trains to Leeds / Bradford / Skipton and main bus routes and provision.</p> <p>Improve cycle routes through town.</p> <p>Provision of additional cycle routes away from the major roads.</p> <p>Electric vehicle (EV) charging points needed at car parks / retail / leisure venues.</p>	<p>Examine the potential and priorities for cycle routes through BING7.</p> <p>BTC to maintain an overview of rail and bus services through dialogue with local bus and rail service companies.</p> <p>BTC to ascertain intentions of commercial and public property owners about their plans for installation of EV charging points.</p> <p>Support Bradford Council policies to require EV charging points.</p> <p>Where appropriate, seek EV charging point provision when commenting on new applications.</p>
Traffic	<p>Improve signage to bypass to keep traffic out of town.</p> <p>Speed bump paint maintenance, to reduce damage to cars.</p> <p>Divert traffic away from Main Street, perhaps via Wellington Street.</p>	<p>BTC to work with Bradford Council and other stakeholders to consider options for traffic management measures as part of town centre strategy.</p>

6.2 Protecting Community Facilities

6.2.1 As the aspirations for each community demonstrate, currently each village within the Parish has a range of essential local services which meet essential day to day needs as well as making a more strategic contribution to the wider community in the parish. These include a village hall or community space, doctors' surgeries or health centre; a pharmacy; a post office; a local pub; local shops selling food, takeaways and other essential services; sports and recreation facilities, and a local school with play facilities. Bingley town centre has a range of facilities which are important to the Parish as a whole, including the Arts Centre, the Little Theatre, the swimming pool and the medical centre. The presence of these services in each village and in the town centre, encourages local



Bingley Little Theatre



Health Centre, Eldwick



Children's playground, Gilstead

access on foot and provides community cohesion. Policy BING1 identifies these facilities in each village seeks to protect core provision of services that make the villages sustainable.

6.2.2 The community aspirations referred to in **Table 1** reflect the importance of protecting vital community assets and facilities so that

they can continue to support the local community as the towns and villages develop and evolve. Once lost, community facilities are hard to replace or re-provide. Policy BING1 seeks to provide protection for community facilities in local community use subject to their replacement or to the presentation of clear evidence that provision is not required. Beyond this, it is a core role of Bingley Town Council to work with service providers to improve existing community facilities where possible.

- 6.2.3 There is a need to safeguard and improve bus services to facilitate access to local centres, to Bingley town centre and to railway stations. There are aspirations to connect villages through improvements to walking and cycling routes. Policy BING7 address how walking and cycle route priorities will be developed and implemented. The wider role of Bingley Town Council will be employed to engage in dialogue with bus and rail companies over options for maintaining and improving services.
- 6.2.4 A range of traffic management issues have been identified that might require physical changes to highways and changes in traffic management rules. These will be considered further by Bingley Town Council working with Bradford Council and other local stakeholders.
- 6.2.5 Each community wants to retain its character and identity and to maintain green gaps where these exist either as open land or as important sports, recreation and open leisure uses. Policy BING9 sets out strategy for maintaining and enhancing green infrastructure in Bingley Parish and Policy BING8 designates Local Green Space.
- 6.2.6 Other aspirations seek positive change, through renewal and enhancement of Bingley town centre, greater provision of EV charging points, provision of parking to serve allotments, and through specific project ideas such as the Eldwick quarry mountain bike park, or a pedestrian bridge over the River Aire. Further consideration and

development of these ideas and projects will be led by Bingley Town Council in accordance with its strategy and work programme.

6.3 Bingley Swimming Pool

- 6.3.1 The current swimming facility, Bingley Pool, was built in 1927 and is located within the town centre. For many residents, the continued provision of a local publicly available swimming facility is a key requirement and community need. Securing the future of high-quality public swimming facilities has been a prominent issue raised in numerous consultations with residents undertaken by Bingley Town Council. In 2015, a petition was raised to save the pool from closure, and this received over 4,000 signatures.
- 6.3.2 The Friends of Bingley Pool (Registered Charity) was formed in 2015 to look for ways to keep the pool open. Bingley Pool was the subject of a Community Asset Transfer process which was begun in 2017, with the intention of transferring control of the pool to the Friends of Bingley Pool. However, before the process could be completed, the pool was shut in response to COVID-19 restrictions,



Bingley swimming pool

and since then major repairs to the building have been identified as required by Bradford Council. These have not been undertaken and the Community Asset Transfer has not been completed. The pool remains closed.

- 6.3.3 There is a strong desire in the town to safeguard the future of swimming pool provision in Bingley. In 2022, over 400 letters were sent to Sport England requesting swim space in Bingley. A key principle is that new investment, whether through Levelling Up funds (if and when they become available) or through redevelopment, maintains publicly available swimming pool provision in Bingley.
- 6.3.4 The aim of the Friends of Bingley Pool is to ensure that swimming, health and wellbeing provision exists in Bingley and is accessible to all, with the vision to expand into a community facility, for the use of all Bingley residents – present and future generations. Bingley Town Council is fully supportive of this aim.



Bingley Pool building

6.4 Policy References

• BING1 – Community Facilities

Proposals which would lead to the loss of community facilities in use class F2, Sui Generis or E class facilities which are essential local services will not be supported, unless:

- a) Equivalent alternative provision exists within the relevant village, or is proposed; or,
- b) It can be clearly demonstrated that the facility is no longer needed. To demonstrate lack of need, developers should submit evidence that all reasonable efforts have been made to market the site/facility for its current use without success over the preceding six months.

This policy applies to the facilities listed on the next pages (35-36).

NPPF Paras 29, 98 and 200, Bradford Adopted Core Strategy Policies SC1, SC4, Criteria B, EC5, EN1, Appendix 3 Table 1 & Table 2, Appendix 9.

BING1 – Community Facilities

Community Facilities in F2 Use	Important Facilities in Sui Generis Class Use that support sustainable neighbourhoods	Important Facilities in E Class Use that support sustainable neighbourhoods
Micklethwaite 1. Micklethwaite Lane Allotments, Micklethwaite Lane, BD16 3HS	Micklethwaite	Micklethwaite
Crossflatts 2. St Aidan's Church/Hall, Canal Road, BD16 2AR 3. Ryshworth Club, Keighley Road, BD16 2HB 4. Cricket Ground and Pavilion, (entrance) Keighley Road, BD16 2ER 5. Football Ground and Changing Rooms, (entrance) Keighley Road, BD16 2EL 6. School Sports Facilities, Crossflatts Primary School, Morton Lane, BD16 2EP	Crossflatts i. The Royal pub	Crossflatts a) Pharmacy b) Doctors Surgery c) Local Shops
Gillstead 7. St Wilfrid's Church Community Hall, Gilstead Lane, BD16 3NR 8. Allotments, (entrance) Warren Lane, BD16 3JY 9. Recreation Ground, (entrance) Gilstead Lane, BD16 3NL 10. Football Field, (entrance) Gilstead Lane, BD16 3NL 11. School Sports Facilities, Eldwick Primary School, Warren Lane, BD16 3LE	Gillstead ii. The Glen pub	Gillstead d) Local Shops e) Doctors Surgery f) Pharmacy g) Nursery (shared with Eldwick)
Eldwick 12. Memorial Hall, Otley Road, BD16 3EQ 13. Church Community Hall, Otley Road, BD16 3EQ 14. Football Pitch and Tennis Courts, 98 Otley Road, BD16 3HD 15. Eldwick Recreation Ground, Otley Road, BD16 3HD 16. Story Stones Field, off Lyndale Road, BD16 3GA	Eldwick iii. Dick Hudson's pub iv. The Acorn pub v. The Birches pub	Eldwick h) Post Office i) Doctors Surgery j) Oaks Dentist k) Pharmacy l) Local Shops

BING1 – Community Facilities (contd)

Community Facilities in F2 Use	Important Facilities in Sui Generis Class Use that support sustainable neighbourhoods	Important Facilities in E Class Use that support sustainable neighbourhoods
<p>Cottingley</p> <ul style="list-style-type: none"> 17. Town Hall, Main Street, BD16 1ST 18. Church, Littlelands, Canon Pinnington Mews, BD16 1AL 19. Cornerstones Community Centre, Littlelands, BD16 1AL 20. Park, (entrance) Moorfield Road, BD16 1PS 21. School Sports Facilities, Cottingley Village Primary School, Cottingley Moor Road, BD16 1SY 	<p>Cottingley</p>	<p>Cottingley</p> <ul style="list-style-type: none"> m) Gym n) Local Shops o) Doctors Surgery p) Yorkshire Clinic
<p>Bingley</p> <ul style="list-style-type: none"> 22. Arts Centre, Main Street, BD16 2LZ 23. The Little Theatre, Main Street, BD16 2LZ 24. Public Toilets, Myrtle Place, BD16 2LF 25. Public Library, Five Rise Shopping Centre, BD16 1AW 26. Bingley Swimming Pool, Myrtle Place, BD16 2LF 27. Myrtle Park, (entrance) Myrtle Grove, BD16 2LQ 28. Shipley Golf Club, Beckfoot Lane, BD16 1LX 29. Bradford & Bingley Sports Club, Wagon Lane, BD16 1LT 30. Scout Hut, Sycamore Avenue, BD16 1HD 31. Bingley Sea Scouts, Old Main Street, BD16 2RH 32. All Saints, Bingley Parish Church, BD16 2RH 33. Church House, 52 Old Main Street, BD16 2RH 	<p>Bingley</p>	<p>Bingley</p> <ul style="list-style-type: none"> q) Post Offices r) Pharmacies s) Medical Centre t) Doctors Surgeries u) NHS Dentist

7. Encouraging a Well-designed Built Environment

7.1 Introduction

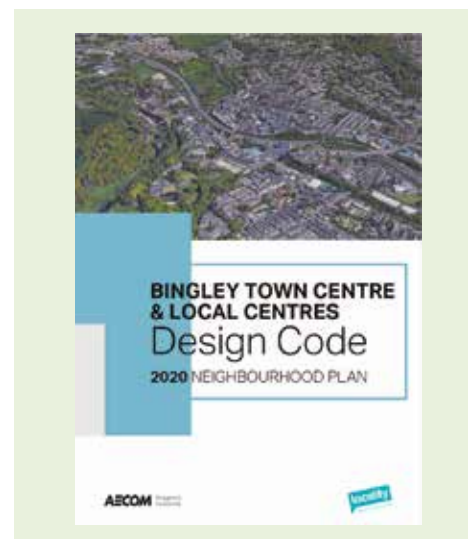
- 7.1.1 The Vision at the heart of the Neighbourhood Plan includes delivering a high-quality local environment that residents can be proud of. Objective 1 sets out a clear goal to secure a well-designed built environment using design codes that respect and enhance local character. Other objectives demonstrate the importance of good design in creating attractive places for investment and economic growth.
- 7.1.2 To improve the quality of the built and natural environment within Bingley and its villages is therefore an important pre-requisite for achieving the objectives to deliver the Vision for Bingley. Understanding how the town currently works, as a network of centres of activity, of spaces and of connections, what's good and what's poor, is an important requirement to establish how we need to act to improve our local environment.
- 7.1.3 In developing the Neighbourhood Plan, good technical support has been available free of charge, from the Government, through Locality, who have grant supported the development of the Neighbourhood Plan and appointed and paid for consultants in a number of areas. Through this, the Neighbourhood Plan is underpinned by a series of Design Codes and Masterplans for different types of development in the area and different centres within Bingley.
- 7.1.4 The work to support these was led by AECOM consultants who engaged with the Neighbourhood Plan Working Group in workshops to develop and consult on ideas. Each is explained in more detail below.



Britannia Wharf Apartments, Bingley

7.2 Design Codes Document

- 7.2.1 AECOM were appointed to produce a Design Codes document and a separate Masterplan to support the Neighbourhood Plan. The specific purpose of the Design Codes document is to provide helpful guidance to all involved with the design and development process. This addresses the specific development context of the town centre. Design Codes have been developed for Bingley town centre as its own functional area with set boundaries and differing design needs, including public realm improvement, conservation and regeneration needs.
- 7.2.2 A Shopfront Design Code has been developed to apply to existing and new shopfronts across the whole of Bingley town. This establishes clear design principles and rationale against which future proposals will be assessed.
- 7.2.3 In recognition of the importance of local village centres, more general Overarching Design Codes relating to public spaces have been developed for the core areas of smaller villages.
- 7.2.4 The Design Codes are used to improve the appearance of the town centre and core areas of smaller villages, celebrating Bingley's shopfronts and public realm. This could ensure new development and improvements support and enhance the town's character.
- 7.2.5 The Design Codes are provided in a supporting document to the Neighbourhood Plan. They provide a full analysis and support for the recommended approaches to the design of development and the public realm in Bingley. Policy BING2 sets policy to guide new development and public realm works with reference to key guidance set out in **Table 2**.



Design Code document



Myrtle Walk shopping centre, Bingley



Arts Centre, Bingley



Village marker stone, Eldwick

Table 2: Summary of Design Codes – Key Guidance

Overarching Design Codes	Key Guidance
PR01 – Improvements to streets and footpaths	<p>Pedestrian and cycle friendly – widen pavements, shared spaces, in the town centre (see TC02 Option 3), provide cycle infrastructure, remove barriers, good maintenance of surfaces, high quality materials, active frontages, create places to be equally with the traditional focus on movement.</p> <p>Improve street scene – create small pockets of green, street trees, remove street clutter improve surrounding open spaces, respect existing buildings and local distinctiveness, good repairs and maintenance of buildings.</p>
PR02 – Accessibility	<p>Remove barriers that create separation and unnecessary effort.</p> <p>Ensure that buildings and other places are accessible to people with different mobilities.</p> <p>Materials used for public realm improvements should not create physical or virtual barriers.</p>
PR03 – Traffic Calming	<p>Extend kerbs to widen pavements and narrow streets to slow down traffic and provide safe conditions for pedestrians.</p> <p>Install speed bumps and cushions to slow motor-vehicle traffic to improve safety.</p> <p>Speed tables and raised pedestrian crossings to slow vehicles more gradually and provide safer conditions.</p>
PR04 – Cycle Provision	<p>Provide and integrate cycle storage facilities with others uses on Main Street.</p> <p>Ensure cycle storage is located conveniently for the main cycle routes in safe areas and should be easy to access.</p> <p>The design of cycle stands should be robust and simple.</p> <p>Larger cycle hubs should be accessible and integrate well with local and national cycling routes.</p> <p>All infrastructure should be LTN1/20 compliant.</p>
PR05 – Gateways and Wayfinding	<p>Provide signs and wayfinders at key gateways within Bingley Town Centre to improve legibility and accessibility for all visitors.</p>
PR06 – Surface Materials	<p>Select high quality surface materials for pavements and carriageways. (paving options: Yorkstone paving; granite paving; pennat sandstone paving. Carriageway options: Yorkstone sett; granite sett; concrete sett; asphalt).</p> <p>Modern interpretation must complement the existing character of the town scape.</p>
PR07 – Street Furniture	<p>Primary function in the public realm by unifying the street scene, creating a sense of place and identity.</p> <p>Street furniture across Bingley town centre should be complementary based on a unified design palette for each character area, used to strengthen the legibility of key routes and spaces. Street furniture can be of a contemporary design.</p> <p>All street furniture design should be attractive, simple and robust and easy to maintain. It should be provided for different user groups.</p> <p>Benches minimum 450mm from the edge of the highway and should be able to seat at least three people.</p> <p>Bins should be covered.</p> <p>Bollards should be well integrated to avoid street clutter and be dual use with cycle stands where appropriate. Bollards should be avoided where spaces are narrow and would hinder pedestrian flow.</p> <p>Planters should be well integrated and spaced carefully to avoid street clutter.</p>

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Table 2: Summary of Design Codes – Key Guidance (contd)

Overarching Design Codes	Key Guidance
PR08 – Newbuilds and Extensions	<p>The local distinctiveness of Bingley should be respected. New buildings or extensions to buildings can have a significant impact not only on the character and appearance of the building, but also on the street scene within which it sits. A well-designed building or extension can enhance the appearance of the street, whereas an unsympathetic extension can have a harmful impact and create problems for the overall character of the area. The following are suggested for Bingley town centre and local centres:</p> <ul style="list-style-type: none"> • New buildings or extensions should be appropriate to the scale, massing and design of the existing building and complement the streetscape. • New buildings or extensions are more likely to be successful if they do not exceed the height of the original or adjacent buildings. Two-storey extensions should be constructed with the same angle of pitch as the existing roof. • The design, materials and architectural detailing of new buildings or extensions should be high-quality and respond to the existing and neighbouring building and the local character of the Neighbourhood Plan area. Impacts upon the space surrounding the building such as overlooking and overshadowing should be considered. <p>Several Design Codes for building extension are suggested below:</p> <ul style="list-style-type: none"> • Alterations and extensions of historic buildings should respect the host building. Replacement of historic and traditional features, such as timber windows and doors with uPVC and other non-traditional materials should be avoided. • The original building should remain the dominant element of the property regardless of the number of extensions. The newly built extension should not overwhelm the building from any given point. • Extensions should not result in a significant loss of the private amenity area of the dwelling. • Designs that wrap around the existing building and involve overly complicated roof forms should be avoided. • The pitch and form of the roof used on the building adds to its character and extensions should respond to this where appropriate. • Extensions should consider the materials, architectural features, window sizes, and proportions of the existing building and recreate this style to design an extension that matches and complements the existing building. • In the case of side extensions, the new part should be set back from the front of the main building and retain the proportions of the original building. This is in order to reduce any visual impact of the join between existing and new. • In the case of rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overbearing or privacy issues. • Side extensions must ensure that appropriate gaps are left between buildings such that terracing does not result.
PR09 – Environmental and Biodiversity	<p>New developments and building extensions should aim to strengthen biodiversity and the natural environment.</p> <p>Existing habitats and biodiversity corridors should be protected and enhanced.</p> <p>New development should encourage greener infrastructure within built-up areas.</p> <p>New development proposals should include the creation of new habitats and wildlife corridors. This could be achieved by aligning back and front gardens or installing bird boxes or bird bricks in walls. Wildlife corridors should be included to enable wildlife to travel to and from foraging areas and their dwelling areas.</p>

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Table 2: Summary of Design Codes – Key Guidance (contd)

Overarching Design Codes	Key Guidance
PR10 – Sustainable Development and Climate Change	<p>Design-in passive solar heating, cooling and energy-efficient landscaping to reduce overall domestic energy use.</p> <p>Design-in solar panels on newbuilds and minimise their visual impact, for example by using solar roofing materials.</p> <p>Include rainwater harvesting in new developments and make storage tanks attractive and unobtrusive.</p> <p>Incorporate permeable paving in new developments, whilst respecting the materials palette.</p> <p>Create specific enclosures of sufficient size for all necessary waste bins, within easy access of the street, perhaps integrated with cycle storage.</p> <p>Use an appropriate materials palette. Soften with planting.</p> <p>Green roofs can be designed in from the start and can be used to complement the surrounding landscape and help to integrate buildings with the countryside.</p>
Town Centre Codes	
TC01 – Bingley Market Square	<p>Retain four key elements that constitute the Market Square, including ‘hard surfacing’ which can be used for activities and events, ‘soft surfaces’ which provide landscaping and greenery, ‘public amenities’ such as the Little Theatre and public toilets, and ‘access and movement’ which facilitates use of the Square.</p> <p>Future development should exhibit flexible design so that the Square can accommodate a wide range of events and activities throughout the year.</p> <p>More amenities should be introduced into Market Square – public art, benches, green spaces, play areas and the like, to encourage social interaction.</p> <p>More activities should be held in the Square to attract visitors throughout the day and throughout the year.</p> <p>A more pedestrian-friendly environment should be created to facilitate ease of access and use of Market Square.</p>
TC02 – Improvements to Main Street	<p>Priority should be given to pedestrians and cyclists, achieved through urban design solutions, with options including the pedestrianisation of Main Street, or the creation of wider pavements and narrower carriageways, or the creation of a shared space for cars, cyclists and pedestrians.</p>
Shopfront Codes	
SHPF01 – Shopping Parade	<p>Shopfront design should respect and be sympathetic to the host building, the overall composition of buildings and the street scape.</p> <p>Traditional shop width and rhythm should be maintained and the aim should be to achieve high quality shopfronts. Simple measures recommended include the use of internal instead of solid external security shutters, signage which relates to character and proportions of the buildings instead of ignoring this, and fascia design details to frame shop fronts (like panelled stallrisers, fanlights and pilasters) instead of large, flat fascias.</p>

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Table 2: Summary of Design Codes – Key Guidance (contd)

Overarching Design Codes	Key Guidance
SHPF02 – Design Approach	<p>With regard to individual buildings, historic shopfronts should be retained with repairs to original shopfronts encouraged over replacement. A modern shopfront needs to be of high quality and sympathetic to the surroundings.</p> <p>Heritage assets, buildings in the Conservation Areas or traditional buildings should only have traditional shopfront designs.</p> <p>A traditional shopfront may consist of pilasters, with elements such as capital and plinth, a corbel or console bracket, cornice and frieze or fascia, which generally has a hand painted sign. The shop window will typically include two vertical mullions and a transom rail at door head level with clerestory or transom lights above. It will be made of timber and sit within the traditional architectural framework around the opening.</p> <p>In the areas outside the Conservation Areas, where appropriate to the architectural context, a modern shopfront may be acceptable. The design of modern replacement shopfronts should be of a high standard in order to bring diversity and vitality to the street.</p>
SHPF03 – Windows	<p>Shopfront windows should be designed according to the character of the host building. Large glass window lacking mullions and transoms are not acceptable on traditional shopfronts, in Conservation Areas or on heritage assets. Smaller vertical and horizontal sub-divisions of windows will be appropriate on historic buildings with larger sub-divisions appropriate to modern buildings.</p>
SHPF04 – Display Space	<p>Display space should be of high quality and should provide a good view of products sold. Shop window display space should not be dominated by advertising which obscures views in and out of the shop.</p>
SHPF05 – Fascia	<p>Shopfront fascias should generally be smaller and monotone which is more likely to be sympathetic to host buildings and will reduce visual clutter.</p> <p>Fascias should not extend below the bottom of the corbel, not obscure windows and architectural detailing, not project above the ground level and align with other fascia in the parade.</p> <p>Where a store occupies several units, each should have a separate fascia, linked visually by common design. The use of box fascias should be avoided as they are often unsympathetic to their surroundings in terms of bulk, size, materials and the lighting within the box fascia, and no acrylic and matte finish materials should be used in fascia design on heritage assets.</p>
SHPF06 – Pilasters	<p>Pilasters are an essential part of the shopfront and should always be incorporated into the design in some capacity. Historic or traditional pilasters should always be retained or re-established if missing. Contemporary design should use pilaster detailing to distinguish separation between adjacent shops and buildings.</p>
SHPF07 – Doors	<p>Shopfront doors and door detailing should be in keeping with the rest of the shopfront and parade, reflecting the overall character of the buildings. The bottom of the door glazing will often be on the same level as the top of the stallriser to be in keeping with the overall rhythm.</p> <p>Second entrance doors should be considered as elements of the overall shopfront and be of similar design to the main shop entrance.</p>

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Table 2: Summary of Design Codes – Key Guidance (contd)

Overarching Design Codes	Key Guidance
SHPF08 – Stallrisers	<p>Bingley town centre has a significant number of its traditional and historic stallrisers retained. They should be protected and restored where required. This will contribute to the enhancement of Bingley's character. Stallrisers should be provided on any heritage asset be it a new or replacement shopfront. They are also desired on contemporary designs.</p> <p>Stallrisers must be designed to full width of shopfront and the height must be between 0.3-1.0m. Stallriser should be of stone, timber, metal or masonry construction as long as they are in character with the architectural style and historical context of the host building.</p>
SHPF09 – Lighting	<p>Shop lighting should be provided sensitively and with subtlety so that it does not dominate host buildings. All illuminations should be aesthetically sympathetic to the individual building and the streetscape. Within Conservation Areas and on Listed Buildings, full internal illumination signs will not be acceptable.</p>
SHPF010 – Security	<p>Security measures on retail premises should complement the shopfront design and should not dominate the street scene when the premises are closed. Solid metal shutters should be avoided as they create an unwelcoming atmosphere and reduce surveillance through blocking views in to and out of premises and are easily vandalised. If integrated shutters are to be installed, these should be internal behind the glass and should be of a construction which allows vision into the interior beyond.</p>
SHPF011 – Signage	<p>Shopfront signage reflects the business and defines the character of the whole shopfront. Signage should be well designed and complement the architecture of the host building and whole parade. Shopfront signage should avoid creating visual clutter and should harmonise with the surroundings.</p> <p>Encouragement is given to retail chain businesses to adopt more attractive signage. Shopfront signage should make a positive contribution to the street scene and within Bingley town centre this means avoid projecting box signs and ensuring that project or hanging signs do not obscure architectural detail.</p>

7.3 Bingley Parish Neighbourhood Masterplan

7.3.1 AECOM were also appointed to support the development of a conceptual spatial Masterplan for Bingley and to develop options for public realm improvement in the town centre, local centres, and central areas of villages within the Neighbourhood Plan area. The '*Bingley Parish Neighbourhood Plan Masterplan, December 2020*' is a Supporting Document to the Neighbourhood Plan, and it informs the baseline position and options for policy in many parts of the Neighbourhood Plan and is referred to throughout. The Masterplan is intended to guide development and to enhance the quality of the public realm.

7.3.2 In relation to design, the Masterplan has carried out an appraisal of the quality of the public realm of some key locations within Bingley and has established a masterplan for each, along with design principles, proposals and interventions. These are provided for Bingley town centre, augmenting the Design Codes applying there with specific principles and proposals, and for Crossflatts village centre. **Table 3** sets out design principles for Bingley town centre and Crossflatts village centre.

Table 3: Summary of Concept Masterplans – Principles, Proposals and Interventions

Design Principles	Proposals and Interventions
Bingley town centre	
Create a high-quality public realm through the implementation of the Design Code document and application of interventions and proposals, which will improve shopfronts, streets, roads, pavements, Town Square and public open spaces.	Resurface / raised table / traffic calming to create gateways.
Create northern, eastern and southern gateways with resurfaced roads, prominent buildings and frontages as well as safeguarding of the green open spaces where possible.	Proposed new gateway to the north.
Provide priority to pedestrians and cyclists and create links with other settlements in the Neighbourhood Plan area.	Improvements to the streets and footpaths. From Bingley Design Code – Public Realm Strategy.
Improve and establish alternative routes and networks for cars and buses to improve traffic flow, creating a high-quality public realm.	Proposed new cycle and pedestrian routes, including along the B6265. Develop ideas for new bus stop location on alternative route to serve Main Street and integrate with the railway station.
Main Street will be upgraded to become the main destination in the town centre and will help to enhance Bingley identity.	Resurface the street and widen footpaths. Priority to cyclists and pedestrians; from Bingley Design Code – Public Realm Strategy.
Improve Bingley Town Square to become more active, appealing and attractive to the residents and visitors of the town centre.	Enhanced existing route, which will circulate traffic around the town centre and allow improvements to Main Street.
	Rearrange / extend the train station car park.
	Rearranged / enhanced open space.
	Proposed gateway to the east.
	Improved and enhanced open space as key gateway feature.
	Shopfront improvements. From Bingley Design Code – Shopfront Design Guide (CODES: SHPFT)
	Landscaping to be kept and enhanced.
	Potential to redevelop and add value to the Town Square.
	Extend the hard surface to create a high quality public space.

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Table 3: Summary of Concept Masterplans – Principles, Proposals and Interventions (contd)

Design Principles	Proposals and Interventions
Bingley town centre (contd)	
	Proposed gateway to the south.
	Enhance and integrate the existing Public Rights of Ways into a permeable pedestrian Bingley town centre network. This public footpath will provide unique waterfront space experience to the town.
	The A650 (Sir Fred Hoyle Way) should contribute to local traffic release by encouraging and guiding vehicles to this road.
Crossflatts	
Enhance existing and create new routes through the proposed development site at Sty Lane which will link the Crossflatts village centre with the surroundings.	Access only lanes to existing residential development.
Give priority to pedestrians and cyclists by providing better pavements and cycle routes throughout the village centre. Improve, widen and reinforce the bridge over the Leeds and Liverpool Canal.	Potential new road connecting south, north and further east.
Create a gateway through resurfacing of the street and pavement widening, which will create a 'sense of a place'.	New cycle route into the site and further east.
Widen the pavements to create a better and more pedestrian orientated public realm.	New residential development consented .
	Potential to widen and reinforce existing bridge over Leeds and Liverpool Canal.
	Road improvements to accommodate cycle and pedestrian routes.
	Resurface / raised table / traffic calming to create a gateway.
	Wider pavements to create a pedestrian orientated public realm.

7.4 Design and Concept Masterplans Policy

- 7.4.1 Policy BING2 sets a design policy for Bingley in accordance with the guidance set out in the overarching design codes covering Bingley town centre, local centres and the central areas of villages. It provides a further requirement to ensure new development contributes to the achievement of the masterplans, design principles and proposals and interventions where possible in Bingley town centre, Gilstead and Crossflatts.
- 7.4.2 The policy also provides a requirement for new shopfront development to be designed in accordance with the guidance set out in the Shopfronts Design Codes. This is set as a requirement for Class E uses, since changes to permitted development rights have placed shops alongside other commercial uses in a new commercial use Class E.
- 7.4.3 Policy BING2 is also drawn from the Masterplan to establish clear criteria against which proposals for development would be assessed, drawing on the baseline studies and masterplan development, design principles and proposals/interventions identified. It is proposed that these criteria are applied across the Neighbourhood Area.



Bingley directional fingerpost

7.5 Policy References

• BING2 – Design of New Development in Bingley

Where appropriate, proposals for new development in Bingley should have regard to the general design principles and the requirements of the Bingley Town Centre and Local Centres Design Code, and the Concept Masterplans for the town and villages:

1. General Principles – Where relevant and feasible, new development should:

- a. Integrate with existing paths, streets, circulation networks, public transport networks and patterns of activity to encourage active travel and use of sustainable transport;
- b. Reinforce or enhance the established village character of streets, greens, and other spaces;
- c. Respect the rural character of views and gaps;
- d. Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- e. Relate well to local topography and landscape features, including prominent ridge lines and long distance views;
- f. Reflect, respect and reinforce local architecture and historic distinctiveness;
- g. Retain and incorporate important existing features into the development;
- h. Respect surrounding buildings in terms of scale, height, form and massing;
- i. Adopt contextually appropriate materials and details;
- j. Provide adequate open space for the development in terms of both quantity and quality;

- k. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- l. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- m. Make sufficient provision for sustainable waste management (including facilities for kerbside collections, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours; and,
- n. Positively integrate energy efficient technologies.

2. Town Centre Design Codes – Where relevant and feasible, proposals for development within Bingley Town Centre should have regard to guidance set out in the Town Centre Design codes TC01 and TC02, the key guidance from which is set out in **Table 3**.

3. Shopfront Codes – Proposals for the development of shopfronts should have regard to Shopfront Codes SHPF01 to SHPF11, the key guidance from which is set out in **Table 3**.

4. Overarching Design Codes – Proposals for development in Bingley Town should have regard to Overarching Design Codes PR01 to PR10, the key guidance from which is set out in **Table 3**.

5. Concept Masterplans for Bingley Town Centre and Crossflatts – Where relevant and feasible, applications for development should contribute to the fulfilment of the concept Masterplans for Bingley Town Centre and Crossflatts, the key principles, proposals and interventions for which are set out in **Table 4**.

NPPF Paras 29 and 132-141, Bradford Adopted Core Strategy Policies SC9, PH09, DS1, DS3 and DS5, Emerging Local Plan SP14, SP15, DS1, DS2, DS3, DS4 and DS5. Also, CBMDC's Homes and Neighbourhood Design Guide (adopted in February 2020).



The Butter Cross, Bingley

8. Improving Bingley Town Centre

8.1 Introduction

- 8.1.1 Bingley town centre provides an economic, cultural and civic focus for the community and improving it is a central part of the Vision and Objective 2 for this Neighbourhood Plan. Creating an improvement in a town centre is a complex task involving controlling and supporting development in the right way, such as to improve the mix of premises, encourage vitality, protect viability, extend activities around the clock, promote flats above shops. However, it also requires that providers of highways, pavements, street furniture, landscaping, lighting, cultural activities such as markets, festivals, public art, business promotion, parking facilities etc make a contribution to improve the built environment and create a cultural and economic focus. Alongside this, private and public investment, and financial mechanisms and incentives must be employed. Improving the town centre is a long-term objective.
- 8.1.2 The Neighbourhood Plan can make an important contribution and provide a focus for this effort from a development and planning perspective. It can signal wider strategic considerations that will need to be taken forward alongside the Neighbourhood Plan.
- 8.1.3 This section of the Neighbourhood Plan is presented in two parts, with the first setting out the planning policies and considerations that will be used to promote, guide and control development in the town centre. The second part discusses wider strategic town centre improvement considerations, highlighting strategic development needs, financial investment and support and initiatives to promote the use of the town centre.

- 8.1.4 Together, these provide a framework for action by Bingley Town Council and other public and private sector partners to implement the vision of Bingley as a vibrant town centre meeting the full range of needs of the local area, consistent with the Adopted Core Strategy.

8.2 Promoting, Guiding and Controlling New Development in Bingley Town Centre

- 8.2.1 A significant amount of technical work has been undertaken to provide clear guidance on how new development, and new public infrastructure provision, can be provided in such a way as to improve the built environment of Bingley town centre. Bingley Town Council has gained external grants to generate a Design Code for the town centre and a Masterplan for the whole Parish. These documents have been formally adopted by the Council and form part of the Neighbourhood Plan. They build on our vision to create an award winning town centre that meets our needs of creating a vibrant and interesting town centre that provides income and interest for all types of businesses and is attractive to residents and visitors alike.
- 8.2.2 First, the Overarching Design Codes provide clear guidance on how changes to existing buildings and new development can complement the existing historic environment in the town centre and how, if implemented across developments can increase the design coherence of the town centre and other centres within the area.
- 8.2.3 Second, the Shopfront Design Codes have been prepared to apply to all such premises across Bingley and the central areas of villages and local centres. This applies in the town centre also and provides clear guidance on how shopfronts should be designed to improve the look and feel of high streets and contribute to a good quality town centre environment.



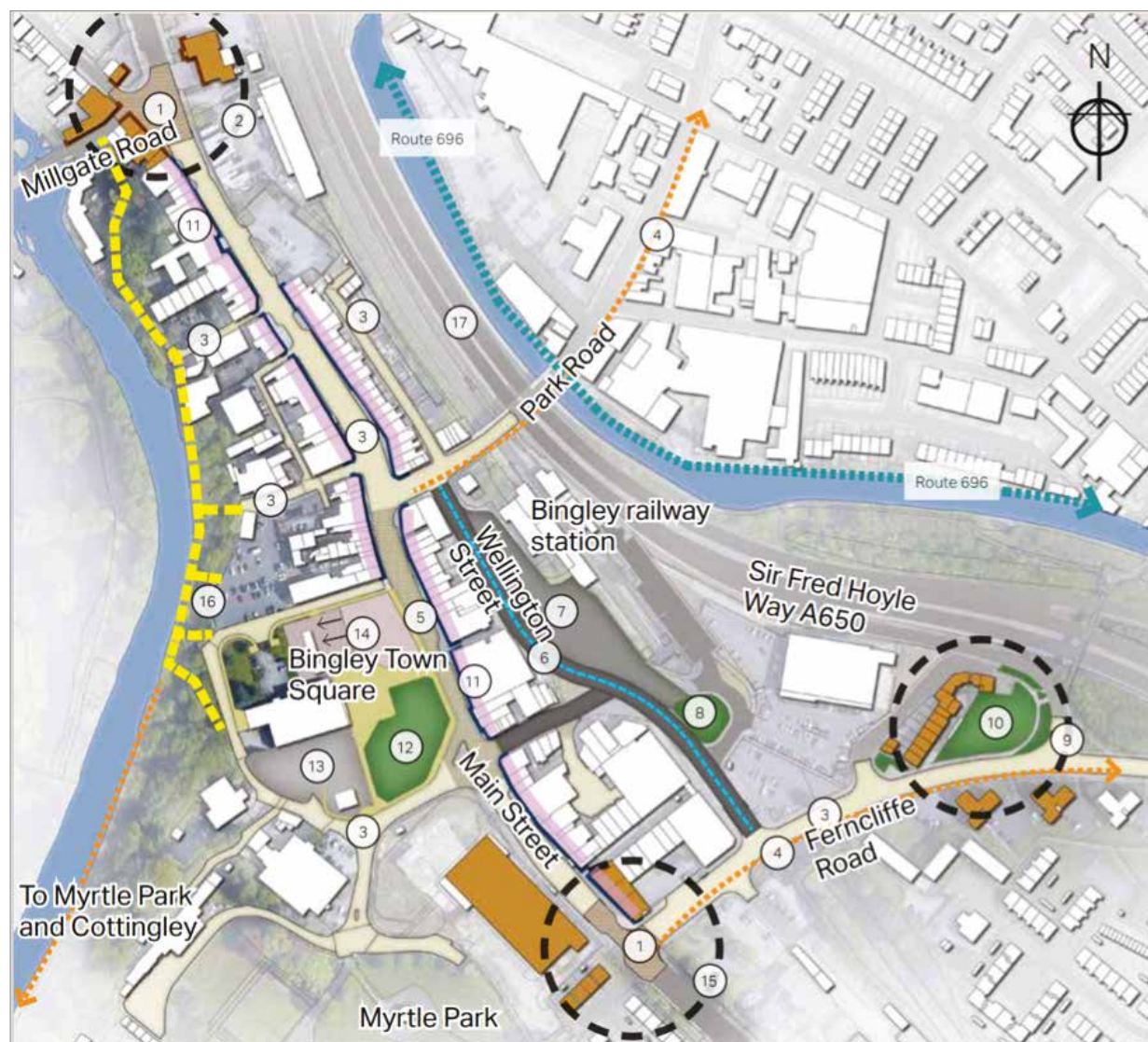
Market Square, Bingley



Jubilee Gardens, Bingley

- 8.2.4 Third, the Town Centre Design Codes address the specific context of the town centre environment and highlight clear objectives to improving key areas of the town centre and, importantly, addressing the relationship between car and pedestrian and the use of street space to create a more welcoming and user-friendly public realm and that can accommodate a wider range of cultural and economic activities.
- 8.2.5 The design codes for the town centre are focused on taking opportunities through investment and new development proposals to restore elements of character which are positive to the quality of the town centre. The design codes identify traditional building styles and materials, and show where past development has created a poorer quality town centre environment. Specific objectives are identified to improve Main Street and its surroundings.
- 8.2.6 Separately, the design codes highlight the statement buildings that exist within Bingley and demonstrate how some of these have not been well-maintained such that they now detrimentally affect the town centre environment.

Figure 5: Town Centre Masterplan



Masterplan key:

1. Resurface / raised table / traffic calming to create gateways.
2. Proposed new gateway to the north.
3. Improvements to the streets and footpaths.
4. Proposed new cycle and pedestrian routes.
5. Resurface street and widen footpaths; priority to cyclists and pedestrians.
6. Enhanced existing route, which will circulate traffic around the town centre and allow improvements to Main Street.
7. Rearrange / extend the train station car park.
8. Rearranged / enhanced open space.
9. Proposed gateway to the east.
10. Improved and enhanced open space as key gateway feature.
11. Shopfront improvements.
12. Landscaping to be kept and enhanced.
13. Potential to redevelop and add value to the Town Square.
14. Extend the hard surface to create a high quality public space.
15. Proposed gateway to the south.
16. Enhance and integrate the existing Public Rights of Ways into a permeable pedestrian Bingley town centre network.
17. The A650 (Sir Fred Hoyle Way) should contribute to local traffic release by encouraging and guiding vehicles to this road.

- 8.2.7 Efforts to improve the town centre need all involved to play their part in securing and maintaining an attractive town centre. In the past there have been a number of buildings that have been vacated and left to deteriorate and become eyesores. The Neighbourhood Plan signals the need to reduce incidents of this and encourage owners/landlords to undertake adequate maintenance.
- 8.2.8 Fourth, a Masterplan for Bingley town centre has been prepared which important design principles, proposals and interventions in specific areas of the town centre. This is shown in **Figure 5** and is set out in full in the Masterplan Supporting Document. The Masterplan demonstrates the links and integration between good design in new developments, organisations and presentation of public spaces, investment in high quality public realm infrastructure and improving traffic management and pedestrian use of the town centre. **Table 3** (pages 44-45) describes the key constraints, opportunities, proposals and interventions set out in the Masterplan.
- 8.2.9 The Design Code Report has recommended a redefined town centre boundary. This is shown in **Figure 6**. The town centre boundary revisions reflect the reality that town centre retail developments have occurred across the current boundary. Through the Neighbourhood Plan, there is an opportunity to recognise the extension of the town centre and to identify gateway points at the new boundary as a basis for the concept masterplan and design code approaches.

8.3 Survey of Town Centre Ground Floor Uses

- 8.3.1 Two ground floor user surveys were carried out with the first on 30th November 2018 and the second on 16th April 2022. The surveys covered the following roads: Main Street (between the traffic light junctions with Harden Road and Ferncliffe Road), Park Road (from traffic light junction with Main Street to Johnson Street), Five Rise Centre, Chapel Street, Wellington Street, Market Street, Queens Court and Queen Street.

Figure 6: Town Centre Boundary



- 8.3.2 The number of ground floor units counted is set out in **Table 4** below; 136 (including Aldi and Lidl). In 2018, almost half (62 units) out of the total were of a non-goods retailing type, uses that have little competition from the internet. At that time, the proportion of vacant units was low (6.6%).

Table 4: Survey of town centre ground floor uses

Type of use	30 November 2018	16 April 2022
Retail	43	46
Hairdressers / beauty salons	19	22
Bars / cafes / pubs	29	30
Estate agents	19	5
Offices	6	9
Other (opticians, betting, alterations)	11	11
Vacant	9	11
Total	136	134

- 8.3.3 Since then, the COVID-19 Pandemic has occurred and the April 2022 survey shows that more than half (77 units) out of the total are of a non-goods retailing type, uses that have little competition from the internet. The proportion of vacant units is felt to be gratifyingly low at 8% despite the effects of the COVID Pandemic. The average vacancy rate across the country is 14%, according to the British Retail Consortium.
- 8.3.4 There is a need to update and maintain a regular view of current activity in the town centre. The Council and the Chamber of Commerce need to support local businesses and traders so that they are encouraged to remain, or to come into town.

8.4 Town Centre Policy

- 8.4.1 There is potential duplication between town centre and design policies owing to the way in which design codes and masterplans have been formulated, but for the present it is proposed to maintain these to ensure requirements are clearly stated for each area and in relation to each Design Code and Masterplan.
- 8.4.2 The Neighbourhood Plan Working Group assessed the current extent of town centre activities and suggested a revised boundary Policy BING3 presents the redefined town centre boundary.
- 8.4.3 Policy BING3 also applies the Design Codes to development in the town centre. The Design Codes are structured thematically in order to identify key principles across Bingley and the town centre in relation to the public realm and shopfronts. The key guidance from the design codes is set out in **Table 3** (pages 44-45).
- 8.4.4 Policy BING3 also provides support to new development that would contribute to the achievement of the Bingley Town Centre Masterplan, design principles and proposals and interventions. The Masterplan is principally about making new connections across the Parish; connecting the villages and communities that together make up Bingley. The Masterplan provides a development and placemaking framework for a cohesive vision of the villages and seeks to bring people together to strengthen the already firm ties that exist in the Parish.
- 8.4.5 The Policy also reflects the importance of supporting the development of new commercial uses within the town centre responding to new use classes and providing a framework for residential development within the town centre. The policy supports new commercial uses and flats above them but does not support ground floor residential development on key shopping frontages.
- 8.4.6 The Policy sets out a key proactive role for Bingley Town Council to

promote a better quality of place within the town centre, working with infrastructure providers, landowners, landlords and occupiers to ensure the town centre remains attractive by maintaining and improving individual buildings, vacant plots and key street-scene infrastructure.

8.5 Policy References

• BING3 – Bingley Town Centre

Development within Bingley Town Centre will be supported subject to the following considerations where appropriate and feasible:

- a. Town Centre Masterplan** – Development proposals should have regard to objectives and proposals of the Bingley Town Centre Masterplan and where appropriate, support its delivery.
- b. Shopfront Design** – Development of existing and new shopfronts should be undertaken in accordance with the Shopfronts Design Codes SHPF01 to SHPF011 (see **Table 4**).
- c. Good Design Principles** – Development should be undertaken in accordance with guidance set out in the Overarching Design Codes PR01 to PR10, and the Town Centre Design Codes TC01 Bingley Market Square and TC02 Improvements to Main Street, as indicated on Figure 53 and Figure 54 of the Design Code supporting document.
- d. Quality of Place** – Where feasible, opportunities to secure commitments to improve the environment of town centre so that it remains attractive to businesses, residents and visitors will be sought from property owners, tenants and utilities carrying out public works.
- e. Ground Floor Uses** – Proposals for development of commercial uses (class E), pubs and drinking establishments, and proposals for residential uses (class C3) above ground floor, within Bingley Town Centre will be supported. Proposals requiring planning permission for development of residential uses (class MA) at ground floor level within key shopping frontages within Bingley Town Centre will not be supported where this will cause impacts on the vitality and viability of the town centre.

NPPF Paras 29, 91b, 128, 135, 141, Bradford Adopted Core Strategy Policies AD1, EC5, DS1, DS3, DS4 and DS5, Emerging Local Plan SP16, EC4 and Infrastructure Plan Update.

8.6 Formulating a Wider Strategy for Town Centre Improvement

- 8.6.1 It must be recognised at the outset that re-imagining a future improved Bingley town centre is not a new enterprise. Section 4.2 (Airedale) of the Adopted Core Strategy (July 2017) describes a vision of how Airedale might look by 2030.
- 8.6.2 *'In respect of the town centre of Bingley it states, in short, that it has been reborn as a distinctive market town with high quality new housing, town centre residential units and office space. It is a destination for speciality retailing due to the outdoor market in the new square (formerly Jubilee Gardens), and is the place to visit for food, drink and leisure due to the redevelopment of Myrtle Walk, new anchor food and general stores, provision of improved visitor attractions (riverside walk, park and visitor centre at Five Rise Locks), parking and bus/rail interchange.'*
- 8.6.3 This vision is one that was first promoted in the Bingley Town Centre Masterplan published in 2005 by the Airedale Partnership.
- 8.6.4 Domination by traffic remains a problem. Whilst the Bingley Relief Road takes a lot of traffic particularly at rush hour times, the volume of traffic going through the town remains heavy and, despite controlled pedestrian crossings at each end and in the middle of Main Street, the principal shopping street, the town remains split in two along the length of Main Street, from its junction with Harden Road/Ireland Bridge to its junction with Ferncliffe Road. The main shopping and parking areas are kept separated from the main leisure and activity areas comprising the market square, the Arts Centre, the swimming pool and facilities, Myrtle Park and river walk.
- 8.6.5 Whilst Bingley Town Council encourages markets to be held in the market square, for the most of any month the market square remains under-utilised and does not seem to be fulfilling its potential.

- 8.6.6 Current buildings within the town centre need to be improved to make the spaces and setting more attractive. Bingley Little Theatre/Arts Centre forms part of the setting to the market square when viewed from the main retailing side of Main Street and this building is regarded as incongruous and poorly related to the built environment of the town centre. Also, the old Market Cross / Butter Cross building is partially hidden due to it being at a lower ground level than the square and so loses any attraction it might otherwise have.
- 8.6.7 The Masterplan of 2005 proposed short stay parking with residential and commercial development around the Arts Centre and behind Queens Court, the area in front of the railway station as public open space with a bus interchange, and a multi-storey car park where Aldi is now situated. In 2005, the headquarters of the Bradford and Bingley Building Society was a major presence and contributor to the town centre activity. Most of the workers there would use the town centre's facilities during the day making a significant economic contribution.
- 8.6.8 Bingley town centre must adapt in line with all other town centres to retail trends, particularly in internet-based retail. The Government has changed use classes to create a wider commercial use class that allows changes between shops, financial services, and other high street



Arts Centre, Bingley



Swimming pool building, Bingley

office-based services (solicitors, estate agents etc) and other 'commercial' services which could include gyms and a wider range of activities. Worryingly in the context of town centre objectives, it also permits development to housing.

- 8.6.9 There is a need for the high street to become a venue, a place to visit for its own sake and not just for retail purposes. This means creating an interesting and attractive area where people will feel comfortable, relaxed and have an enjoyable experience. The future of many town centres is now not just about shops, it should now be about living, learning, leisure and local services, the importance of community activity and holding lively events.
- 8.6.10 Bingley Town Council has recently modernised and re-opened the public toilets in Jubilee Gardens to help the town centre to be more about living, learning, leisure and local services as mentioned above and has built a new "Changing Places" facility in order to make the town more socially inclusive.
- 8.6.11 Bingley town centre needs to evolve a long-term strategy to combat distraction from its core purpose. It has one major positive factor compared with the usual town centre shopping streets: most of the ground floor occupiers are local businesses and a good many provide a service that cannot be obtained on the internet. Independent businesses offer greater scope to provide venue-based shopping, providing a variety of goods and services not found in high street chains. Providing a physical and business environment in which independent shops and services can flourish is an important objective.
- 8.6.12 Current ideas to explore within Bingley Town Council and with other partners include:
- 8.6.13 a) Offer a rates incentive (e.g., 10% discount for first year of occupation with a reduced percentage every fifth year of occupation) and innovative parking incentives. For example, Harrogate Council is

considering offering a free parking period for every 10 hours of public parking purchased over a specified time.

- b) Maintain a dialogue with property owners and encourage them to give incentives, for example, first four months of occupation rent free, rent discount say 5% for four months after three years of tenancy, financial support for capital improvements, perhaps timing such support at a time when the business concerned has the least level of income – quite often, January or February of the year.
- c) Identify and target “missing uses” e.g. greengrocers, bookshops, menswear etc. and try to encourage them to move into the town centre.
- d) Give detailed guidance on design of shopfronts and maintain regular checks and reports on their state and condition to both occupier and landlord. It is understood that this practice is carried out by Pateley Bridge Town Council.
- e) Review the use of upper floors along our main streets and encourage more flats above shops to create more town centre living and more activity. Can the Council and property owners consider residential or office uses? The introduction of more residential use into central areas encourages a better environment due to the presence of a permanent population.
- f) Encourage people to visit the town centre for a wider range of reasons than shopping. This means providing cultural activities and a wider range of venues that people want to visit and stay longer.
- g) Explore with partners how a better traffic environment can be created (e.g. traffic reduction scheme along Main Street, pedestrian priority streets/areas in an appropriately paved way such as Wellington Street and the station forecourt, Chapel Street, Myrtle Place) that encourage visitors to explore around in safety, and particularly across into Market Square, Myrtle Park, River Walk and to the Five Rise Locks.



Myrtle Place and Chapel Lane, Bingley



Myrtle Park, Bingley

- h) Encourage the use of quality materials, sympathetic and appropriate colours and vernacular features, avoiding and reducing clutter through over-use of items such as street furniture and signage.
- i) It is important to create publicly accessible areas and routes should provide a positive contribution to the interest and enjoyment of the local environment in and around the town centre and enhance the experience of being there. They should provide the essential linkage between the town's special features and areas and promote easy and safe accessibility to them.
- j) Investigate how to improve accessibility and parking provision for people with disabilities.
- k) Introduce interactive and sensory focal points in our Market Square and surrounding area – e.g. interactive sculptures/fountains, sensory gardens/planting, permanent play zones for kiddies. Making more use of the Market Cross building, improving the Art Centre facades and elevations for example the addition of a large side conservatory for use as a restaurant or bistro serving light meals (see Theatre By The Lake, Keswick).
- l) Improve the access to Myrtle Park between the swimming pool and the new Lidl store. It needs to be more attractive and intriguing,

perhaps a scheme that naturally draws people along into the park – a sort of “secret garden” type entrance.

- m) Improve the pedestrian route to Five Rise Locks as it is neither clear nor particularly well signposted. Creating parking spaces near the locks. Ensuring access routes are well marked and clearly defined. This is a national treasure and Bingley should be maximising access to his tourist attraction for all it can.

8.6.14 A regular and active open-air market is an attraction in its own right and provides focus and interest in what is happening in the town centre. Bingley Town Council would like to see greater use and enhancement of Market Square and immediately surrounding areas for temporary events and activities, such as outdoor community occasions, and support the installation of permanent and interactive features such as sculptures, fountains, play areas.

- a) Events in Market Square such as human statues, street performers, mini funfairs etc.;
- b) Interesting, perhaps quirky, Heath-Robinson type sculptures and street furniture;

- c) Modern electronic advertising billboards (e.g. cylindrical style) incorporating lighting, shelter and seating, not only for commercial advertising but also for advertising local events;
- d) Introduce sculpted street-lighting schemes;
- e) Open discussions with St Ives Estate to explore the possibility of establishing mountain bike circuits zig-zagging down to the river. This could possibly be the only mountain bike circuit in the north of England very close to an urban area and readily accessible by rail direct from a large catchment area – Leeds.

8.6.15 Bingley Town Council would support a review of car parking provision so that provision supports delivery of the town centre masterplan and design codes, and encourages visitors to the town centre.

- a) Improve signage to and for car parks, so visitors can find appropriate long and short stay parking.
- b) Support improvements to infrastructure to allow for increasing use of electric vehicles and their necessary charging points.
- c) In all cases consider the possibility of sponsorship from local firms.



Five Rise Locks, Bingley



Market Square, Bingley



Footpath, St Ives Estate



Bingley station car park

9. Creating an Attractive Environment for Business Investment

9.1 Economic Context

- 9.1.1 The Vision for the Neighbourhood Plan is clear that Bingley's economic future depends on creating the right environment for local and inward investment. Other parts of this Plan aim to improve the quality of design in new development to improve the attractiveness of the town. A specific focus to ensure the town centre provides an attractive business, cultural and community hub is included. There is also a clear Objective 3 to create and attractive environment for new businesses and new investment.
- 9.1.2 Bingley has a relatively strong and buoyant economy due to its own attractive surroundings, accessibility to Leeds and Bradford and a good workforce. It is home to over 700 businesses, employing in total 6,000 people. These businesses vary in size from large financial institutions to sole traders. A significant employer is Damart which employs approximately 500 people.
- 9.1.3 There is good, mainly local demand, for vacant units, especially office-related space, as they become available. A good example is the office park on Dowley Gap Lane, which is rarely unoccupied.
- 9.1.4 According to the 2011 Census, some 64.0% of the population area is of working age i.e. between the ages of 16 and 64. A further 17.8% are aged under 16 years of age, with the remainder being aged over 65. Of those in employment, some 49% are classed as either Technical/



Feature Radiators showroom, Bingley



Professional or Senior Management. This figure is high in comparison to Bradford (34.8%) and England and Wales (40.9%). 45.8% of the population is qualified to Level 3 (2 A Levels and above), compared to Bradford (39.9%) and England and Wales (39.8%). Unemployment is relatively low.

9.1.5 Bingley Town Council wants to work in partnership with local business and other stakeholders to develop a co-ordinated approach to the economic development of the town.

9.1.6 The Bradford Adopted Core Strategy plans to strengthen the economic role of Bingley both for the town and wider area. Sub Area Policy AD1: Airedale, states, *“Keighley and Bingley will be the principal focus for indigenous economic development including starter units for small and medium sized businesses, business park premises for larger digital, design and knowledge, financial and service sectors at Dalton Lane Business Innovation Zone and Royd Ings”*. The emerging Local Plan does not alter the basic elements of this strategy, but will set out updated requirements for employment land provision together with site allocations.

9.2 Employment Provision

9.2.1 Employment provision in the town is clustered in and around the town centre and along the Airedale Corridor. Reflecting this, five sites were allocated in the adopted Bradford Replacement Unitary Development Plan (2005) specifically for employment development.

9.2.2 These were:

- a) S/E1.9 Castlefields Lane, Crossflatts
- b) S/E1.10 Castlefields Road, Crossflatts
- c) S/E1.14 Land Adjacent to The Airedale Route, Crossflatts
- d) S/E6.1 Bingley
- e) S/E6.2 Crossflatts

9.2.3 Further information about these five sites, including locations plans, is on Bradford Council's website.

9.2.4 The continued allocation (and safeguarding) of these five sites for employment purposes was advocated in the adopted Core Strategy. The emerging Local Plan proposes to retain four of these sites as allocations but remove S/E6.1 as this has already been substantially developed for road infrastructure. This is a policy position that the Neighbourhood Plan supports.

9.2.5 In addition to the five major employment areas identified above, there are several smaller employment sites and buildings to be found across the town. Many of these are situated in residential areas or in the countryside. They play an important, and growing, role in the economy of the town.

9.2.6 The existing employment provision of the town is under pressure. Recent years has seen the gradual loss of employment sites to housing and other uses, many close to where people live. Further, the Government's extension of Permitted Development Rights, allowing for a change of use from business premises to residential and other uses without the need to secure planning permission, places an element of uncertainty over current and future supply of employment sites.

9.2.7 This trend is of some concern to the community. There is limited space for new employment sites. Without action, it will undermine the economic role and success of the town and contribute to it becoming a dormitory settlement where people commute, often long distances, to work in nearby centres.

9.2.8 It is vital, therefore that, wherever possible, existing employment sites and buildings in the town are safeguarded for employment generating uses. It is recognised, however, that there may be some circumstances where it may not be appropriate or beneficial to safeguard an existing

employment site or building. Where, for example, its design may not be suited, or easily adapted, to meet the needs of modern business. The Plan, therefore, seeks to retain suitable employment sites and buildings that meet modern business needs, a policy position that is supported by local and national planning policy.

9.2.9 There is no effective policy that can be adopted in the Neighbourhood Plan to protect employment sites given national planning policy provisions which allow change of use, existing Core Strategy policy EC3 and emerging Local Plan policies. Instead, all that can be done is to ensure that the employment premises and sites remain attractive for business, meet functional requirements, allow expansion where needed, are promoted/marketed effectively. Policy BING4 below provides support in this aim.

9.2.10 Proposals to redevelop sites in employment for non-employment uses should only be consented when it is clearly demonstrable that a site is no longer required or financially viable for its current or an alternative employment use and that a suitable buyer cannot be found. Applicants will demonstrate the genuine marketing efforts required in Policy BING4 by the following means:

- The site has been continually marketed for its existing use (including other employment uses) for 6 months over the last 12 months prior to the application being submitted.
- All opportunities to re-let/re-occupy the site have been fully explored.
- The site has been marketed using a variety of methods and marketing tools available that are likely to attract future occupiers (including advertising boards, online marketing and mailshots).
- The site has been marketed at a price which is considered reasonable (i.e. using recent and similar transactions) for existing use and other suitable alternative uses agreed with the Council

(applicant should submit at least three recent comparables).

- Issues with re-occupying / letting / selling: When prospective owners / tenants showed interest in the premises, why did they not pursue it any further? A full list of interest parties and their reasons for not pursuing this premises further for its permitted uses would need to be submitted.

9.3 Policy References

• BING4 – Current and Future Employment Sites and Buildings

Proposals for development which retain or provide new employment uses will be supported in principle.

Development proposals which improve the attractiveness, functionality and operational effectiveness of employment sites will also be supported.

Empty premises and vacant employment sites should be positively marketed for alternative employment uses.

Bradford Adopted Core Strategy Policy EC3, Emerging Local Plan EC1 and District Strategic Land Assessment 2020.

9.4 Supporting Small and Start-up Businesses

9.4.1 Within the Parish, there is a significant and growing number of small businesses. While precise figures on the number of small businesses locally and nationally are hard to come by, what evidence there is suggests that the proportion of small businesses is relatively high. According to the 2011 Census, 10.1% of the economically active population stated that they were self-employed. This compares to 8.9% for Bradford and 9.8% for England.

9.4.2 As a location for small and start-up businesses, the town has considerable potential for further growth, especially office related, due to its attractive surroundings, availability of good quality sites and

premises, workforce and accessibility, especially to the motorway network. The Plan is keen to encourage their growth in appropriate locations. A flourishing small business sector is key to a sustainable, diverse and vibrant economy and community.

9.4.3 Often these can operate in residential areas from a home office, above a shop or a small workshop without causing nuisance or detriment to the environment. Though such types of development often do not necessarily need planning permission, where it is required, the Plan is generally supportive of their provision when it is in a suitable and appropriate location. In some circumstances, this could include the conversion of existing or redundant buildings such as barns, former mills and vacant spaces above shops.

9.4.4 There are examples of where the planning system has actively supported the development of new and small businesses such as through the provision of small business units specifically tailored to the needs of small businesses.

9.5 Policy References

• BING5 – Supporting Small and Start-up Businesses

Development proposals for new or the expansion of existing small businesses (including through the provision of start-up units), where in conformity with other provisions in the Plan and Local Development Plan, will be supported.

Bradford Adopted Core Strategy Policies EC1, EC2 and EC4, Emerging Local Plan EC2 and EC3.

10. Meeting Local Housing Needs

10.1 Introduction

- 10.1.1 If the Vision for the Neighbourhood Plan is to be achieved, then meeting Objective 5 to promote the development of housing which meets identified local housing needs will be very important. The emerging Local Plan indicates requirement to deliver 1,000 homes over the period 2020 to 2038. There is potential for this to grow further over time. There is also the potential for speculative planning applications for housing developments in addition to planned developments.
- 10.1.2 Strategic policies are based on district wide understanding of housing needs and so it has become an acknowledged role for Neighbourhood Plans to provide additional local information and context for the consideration of the how housing is provided. What size dwellings? What type of affordable provision? What tenure (for sale or for rent)?
- 10.1.3 In order to provide robust information to support local policies on these aspects of housing provision, a Housing Needs Assessment was undertaken by AECOM for the Neighbourhood Plan Working Group, completed in January 2020. The assessment is a Supporting Document to the Neighbourhood Plan. It is noted that this work is based on 2011 Census data and that, as the first releases from the 2021 Census become available, these will be reviewed as the Neighbourhood Plan moves forward.
- 10.1.4 The work undertaken in the Housing Needs Assessment (HNA) is intended to ensure that in making decisions on new housing



proposals, due provision is made to meet the needs of the local population whilst also meeting strategic requirements from new housing.

10.2 Key Characteristics

- 10.2.1 In determining a recommended housing mix, the HNA considered the existing housing provision and its suitability, having regard to demographic shifts in age and household composition, to address future, as well as current community need. This is summarised in the paragraphs below.
- 10.2.2 Bingley is characterised by a significantly higher proportion of detached homes and flats than the broader district. There is a relative lack of smaller housing and a relative over-provision of larger housing.
- 10.2.3 Bingley has an older population, being significantly lower in the 0-15, 16-24 and 25-44 age groups and significantly higher in the 45-64, 65-84 and 85+ age groups than the district and national levels as reported in the 2011 Census. Between the 2001 and 2011 Census, Bingley saw growth in all population age groups with the greatest growth in the 45-64 and 85+ groups.
- 10.2.4 Whilst lower than at district level, population growth in the 25-44 age group is significantly above that nationally, suggesting that Bingley is a location which remains attractive to families. About a third of households are occupied by a single person, in line with District and national averages. Within Bingley this number increased significantly between 2001 and 2011, with the main increase in the under 65 age group.

10.3 Tenure and Affordability

- 10.3.1 The HNA found that the great majority of households in the parish are owner-occupier but that from a low base there has been a substantial

growth in private renting, significantly higher than in the Bradford district. In contrast to a decline in shared ownership in the district as a whole, this grew in Bingley and significantly more so than the growth nationally.

- 10.3.2 House prices have continued to grow whilst incomes have not grown by the same proportion. A higher proportion of income is required to purchase properties based on average house prices and median income data.
- 10.3.3 The HNA suggests that there are substantial numbers of households who are unable to afford to rent or to buy within Bingley. It recommends that for Bingley around 65% of affordable housing delivered should be for rent tenures, with the majority of this provided as social rented accommodation because it is most affordable to those on the lowest incomes.
- 10.3.4 The remaining 35% of affordable housing delivered should be affordable home ownership products. The majority of this should be delivered as shared ownership as it is capable of extending home ownership to more households. However, there is significant local interest in other products and these could also widen choices available to local residents.

10.4 Type and Size

- 10.4.1 The HNA indicates that the housing stock in Bingley is characterised by large dwellings with high proportions of properties with three to six bedrooms. Whilst broadly reflective of the properties in the district more generally, there are significant higher proportion of detached dwellings and flats in Bingley.
- 10.4.2 The 2011 Census data reveals that in line with District and National proportions, Bingley has a high proportion of people aged 25 to 64 (55% in Bingley compared to 51% in Bradford and 53% nationally).

Bingley also has a smaller sized younger population aged 24 and under (27%), significantly lower than the District and national averages of 36% and 31% respectively.

- 10.4.3 In terms of the changing age structure of the Neighbourhood Plan area population, Census data shows that since 2001 the population has grown in all categories, with significant growth in the 45-64 and 85+ categories.
- 10.4.4 The growth of population aged 45 and over is higher in Bingley than the District. This suggests a growing and ageing population. Significant growth in the 16-24 age group could also signal a growth in newly forming households in the Neighbourhood Area.
- 10.4.5 With regard to housing, this could indicate that there is an insufficient supply of dwellings appropriate to young and newly forming households and that this shortfall should be addressed through new development.
- 10.4.6 Improving the range of homes available will also benefit the growing older population, some of whom may wish to move to more suitable accommodation in later life.
- 10.4.7 The collective implication of Bingley's comparatively large stock of dwellings, its recent trends towards single occupancy, older households and fewer families with dependent children indicates the need for Neighbourhood Plan policy to prioritise the provision of smaller dwellings (2 and 3 bedroom) to some extent.
- 10.4.8 Based solely on the needs of the local population (and acknowledging the potential for housing provision to meet needs beyond the local area), the HNA makes recommendations on house size mix in Bingley – 19.2% of dwellings in new developments should have 1 bedroom, 26.3% should have two bedrooms, 48.5% should have three bedrooms, and the remaining 6% should have at least 4 bedrooms.

10.5 Specialist Housing for Older People

- 10.5.1 The HNA sought to identify a local requirement tied to the plan period for the Adopted Core Strategy (to 2030) and based elements of this work on Strategic Housing Market Assessment information from 2019. There was a considerable level of potential variation in the requirement tied to actions that could be taken by Bradford Council. The range indicated under considerable caveats was between 200 and 400. In view of the uncertainty around the factors underpinning an assessment of specific needs in Bingley, it is not suggested that a specific requirement is set in the Neighbourhood Plan. The background work and assumptions are set out in assessment in the Housing Needs Assessment for ongoing review and consideration.

10.6 Newly-forming Households and First Time Buyers

- 10.6.1 The HNA found that, on the basis of ONS Census 2011 data, around 747 individuals aged under 35 had not formed their own household, representing around 7.2% of new households with the potential to form.
- 10.6.2 The identification of tenures that could meet the needs of newly forming households within new housing developments is set out in Table 7.3 of the assessment. If delivered, these would ensure that suitable and affordable housing for younger people can be provided within Bingley. The tenures split as follows:
 - a) Home ownership 3%
 - b) Entry-level market sales/intermediate ownership product 12%
 - c) Social rent 18%
 - d) Private rent 66%

10.7 Housing Policy

- 10.7.1 Bradford Council's Core Strategy policies HO8 and HO11 promote a good supply of affordable housing, and a balance and mix of housing types for the District. Bradford Council's Strategic Housing Market Assessment informs the implementation of these policies across different sites. The Bingley HNA complements this work with robust local evidence on housing needs. It provides a guide to the tenure and size of new housing that would best meet the needs of the local population in Bingley, based on their socio-economic profile, including their financial capacity to access new housing.
- 10.7.2 Policy BING6 requires that proposals for new housing should have regard to the broad requirements identified by the Bingley HNA. This is to ensure that, in the determination of planning applications for new housing, in addition to broader objectives related to the provision of new housing, proper consideration is also given to the type and form of housing that would best meet the needs of people living in Bingley.



Proposed housing at Crosley Wood



The Locks apartments, Bingley

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10.8 Policy References

• BING6 – New Housing in Bingley

Proposals for new housing should have regard to the Bingley Housing Needs Assessment which identifies the following broad housing requirements in Bingley:

- 1. Broad Tenure Split** – Where affordable housing is provided, around 65% affordable housing should be for rent and 35% other affordable homes for sale products.
- 2. On-site affordable housing provision** – Large housing sites (more than 15 dwellings) that deliver affordable housing should do so on site unless off-site provision or a financial contribution can be robustly justified and this would support the creation of inclusive and mixed communities.
- 3. Dwelling size** – Proposals should demonstrate how they meet a requirement for 1-bedroom, 2-bedroom and 3-bedroom homes in Bingley with no more than 10% of dwellings on large sites (more than 15 dwellings) containing 4 or more bedrooms.
- 4. Homes for Younger Households** – Proposals should demonstrate the affordability of proposed homes for sale and rent to younger households on average and lower quartile incomes.

NPPF Paras 62-64 and 66-70, Bradford Adopted Core Strategy Policies HO8 and HO11, Emerging Local Plan SP8, HO4, HO5 and HO6.

11. Walking, Cycling and Green Infrastructure

11.1 Introduction

- 11.1.1 If, as set out in the Vision for this plan, Bingley in 2038 is going to be a thriving, attractive Parish of which residents and businesses are proud, then it will be a healthier community, less dominated by traffic, with sustainability at its heart. Objective 4 seeks to ensure Bingley can be a walking and cycling town by fostering the development of better connections for walking and cycling routes which connect different areas within the Parish and provide connections to parks and areas of natural green space. In some places, routes need improvement and, going forward, the Neighbourhood Plan seeks to protect, strengthen and complete them.
- 11.1.2 Parks and natural green spaces exist throughout Bingley and, in view of the need to find alternative natural green spaces to reduce pressure from recreational use of the South Pennine Moors Special Protection Area, it is important that these are also protected and strengthened. The Neighbourhood Plan has identified key elements of Green Infrastructure and has identified sites proposed for Local Green Space designation.
- 11.1.3 The Neighbourhood Plan also provides an opportunity to set objectives to increase the biodiversity of parks and natural green spaces and to connect isolated habitats to improve conditions for wildlife to prosper within Bingley. The Neighbourhood Plan recognises the overlap and mutual benefit that exists in relation to improvements to walking and cycling routes, and green corridors to connect habitats in Bingley.



Airedale Greenway direction signs

11.1.4 Work undertaken to support the development of the Neighbourhood Plan has included the preparation of Design Codes and of Concept Masterplans, Design Principles and Proposals and Interventions. These are discussed in earlier sections of this plan and further below specifically in relation to walking and cycling, and green infrastructure.

11.1.5 The Masterplan report notes that the A650 separates Bingley town centre from communities in the northern areas, and that the majority of both vehicular and non-vehicular routes run north to south. A principle of the Neighbourhood Plan is to strengthen the links between different centres within Bingley where possible. It identifies priorities for enhanced or new strategic sustainable links, in particular from Bingley town centre to Crossflatts/Micklethwaite, to Eldwick, to Gilstead and to Cottingley.

11.1.6 The Neighbourhood Plan wants to make sure that the village cores and clusters of community facilities maintain their on-going role to provide essential services for the local population who can access them on foot. The Conceptual Framework identifies 800m and 1200m walkable catchments to these places and to Bingley town centre, which presently cover the majority of residents.

11.1.7 The Concept Masterplans, Design Principles, proposals and interventions for Bingley town centre and Crossflatts show the range of actions required to improve the public realm and walking/cycling routes to these places alongside the Conceptual Framework.

11.2 Walking and Cycling

11.2.1 The Conceptual Framework set out in Figure 5.1 of the Bingley Parish Masterplan Supporting Document contains an aim of, where possible, to strengthen links between village centres and the town centre by creating convenient routes, enhanced road connections and introducing new or enhanced cycle and pedestrian routes.

11.2.2 The key links are identified in the Masterplan Figure 5.1, referred to above.

11.3 Cottingley to Bingley town centre

11.3.1 There are both pedestrian and cycle routes from Cottingley village centre to Bingley town centre. The most direct pedestrian route is 1.6 miles (2.7km) of on street routes with two short sections of public footpath, linking Beckfield Road to Manor Drive and through to Ghyll Wood Drive. The public footpath is not lit or surfaced. The route involves a combined change in elevation of 243 feet (75m), down to the River Aire from Cottingley (200 feet, 61.5m) and up to the town centre (43 feet, 13.2m). An alternative route is available not involving use of the footpath at a roughly similar distance. The estimated walking time is 33 minutes.

11.3.2 For the parts of Cottingley which would benefit from using the public footpath links, improvements to these are a priority.

11.3.3 The on-road cycle route from Cottingley to Bingley town centre is two miles in length via Manor Road and Cottingley New Road (on street shared with traffic) and then Bradford Road B6265 via non-segregated cycle lanes. The initial part of the route is more circuitous but allows a gentler gradient for cycling. The route narrows significantly at one point next to Kiddi-Creche. On the north side of the River Aire on the run up to the town centre, the route is intermittent and compromised by long bus stops, large junctions, on street parking bays and other traffic management arrangements. The route ends at the entrance to the town centre.

11.3.4 At each end of the route (Cottingley village and the arrival entrance to Bingley town centre), there are no cycle stands. Also, there are no cycle stands provided to serve facilities enroute. Elsewhere, stands provided at Lidl, Aldi, Home Bargains, in pay and display car parks and at Bingley Pool. Cycle facilities need to be more prominent attractive

and feel secure.

- 11.3.5 Priorities for the improvement of this route would be to provide further lengths of cycle lane to complete the route and to fill in gaps. Opportunities for providing dedicated cycle lanes should be investigated between the River Aire and the town centre. In addition, suitable cycle parking facilities should be provided at both ends of the route and along it to serve facilities and amenities along the way.

11.4 Bingley town centre

- 11.4.1 Securing better cycle routes into Bingley town centre is an important aim of this plan. Having arrived, people need good quality cycle stands at which to safely park their bikes and these need to be in the right locations. Currently, cycle stands have been placed within council car parks or have been installed as new development occurs. Whilst these locations may warrant some cycle stands, there has been a lack of facilities elsewhere. This has created a fairly random pattern of provision of cycle stands which are not necessarily convenient to key destinations or entry points to the town centre. Some provision is tucked away to the rear of car parks and signage is not good.
- 11.4.2 Bingley Town Council aims to work with Bradford Council to improve information about opportunities and facilities for cycling in Bingley. Signage for cycle routes and cycle parking facilities within the town centre needs to be improved. Some cycle stands need to be moved to better locations and more cycle stands are needed. The Canal and Rivers Trust has highlighted a need for signage and towpath improvements (between Bingley and Crossflatts) to support greater use of the canal route by cyclists.

11.5 Gilstead to Bingley town centre

- 11.5.1 There are both pedestrian and cycle routes from Gilstead to Bingley

town centre. There are two routes using tarmacked roads and they are the same routes for both cycling and walking. The most direct route is 1.0 miles (1.6km) of on street routes. The route involves a combined change in elevation of 240 feet (73m), down Gilstead Lane to Ferncliffe Road to Main Street. This is via Fernbank Drive, Priestthorpe Road, Mornington Road and Park Road. The estimated walking time is 21 minutes for the direct route and 26 minutes for the gentler route downhill. It should be noted that the same route will feel very different cycling back to Gilstead from the town. The estimated walking time is 26 minutes.

- 11.5.2 The cycle route from Gilstead to Bingley town centre has advisory cycle lanes at the junction of Gilstead Lane and Warren Lane but these lanes disappear in the vicinity of the former village post office and do not appear again for the remainder of the route. There is an advanced cycle stop line at the traffic light junction with Sir Fred Hoyle Way, but not at the junction with Main Street. There are no cycle stands in Gilstead, non-observed en-route and non-immediately visible at the arrival entrance to the town centre from this direction.
- 11.5.3 Priorities for the improvement of this route would be to provide further lengths of cycle lane to complete the route and to fill in gaps. Opportunities for providing dedicated cycle lanes should be investigated between the former post office in Gilstead and the town centre. In addition, suitable cycle parking facilities should be provided at both ends of the route and along it to serve facilities and amenities along the way.

11.6 Gilstead to Eldwick Villages

- 11.6.1 There are both pedestrian and cycle routes from Gilstead former post office to Eldwick post office. There are two routes using tarmacked roads and public footpaths and again they are the same routes for both cycling and walking. Both routes are 1.0 mile (1.6km) in length.

The first is along Gilstead Lane to the footpath (just beyond No 129) through to the Swan Avenue estate, then turning right onto Swan Avenue to Nightingale Walk, again picking up a footpath to Sherriff Lane and up to the junction with Otley Road. Sherriff Lane at this point is unmade. There are no segregated cycle lanes in the upper section of Gilstead Lane. The route involves a combined change in elevation of 194 feet (60m) up, dropping 13 feet (4m) down to the dip in Gilstead Lane and then up to Eldwick post office. An alternative route is more direct but still 1.0 miles (1.6km) in length. This is via Warren Lane and Otley Road. It has a combined elevation change of 154 feet (47m). The estimated walking time is 20 minutes.

11.6.2 The cycle lanes in lower Gilstead Lane do not carry forward into Warren Lane and upper Gilstead Lane. At either end of the route there are no cycle stands in Gilstead village or Eldwick village.

11.6.3 Priorities for the improvement of these routes would be to provide further lengths of cycle lane to complete the route and to fill in gaps. Opportunities for providing dedicated cycle lanes and an improvement in appropriate signage should be investigated. In addition, suitable cycle parking facilities should be provided at both ends of the route and along it to serve facilities and amenities along the way.

11.7 Eldwick to Bingley town centre

11.7.1 There are two recommended routes for cycling and walking between Eldwick and Bingley town centre. The most direct route is 1.7 miles (2.7km) in length via Otley Road, Parkside/Park Road and Main Street on tarmacked roads. The route involves a combined elevation change of 360 feet, (110m) and again it should be noted that the same route will feel very different cycling back to Eldwick village from the town. There is a segregated cycle lane on Park Road in the uphill direction but not downhill and it is not continuous.

11.7.2 An alternative route is available which, although has the same elevation change, has a gentler incline. This is following the route from Eldwick post office to Gilstead former post office via Sherriff Lane, the public footpath at Nightingale Walk, Swan Avenue, Gilstead Lane and then onwards down to the Town Centre and is 1.9 miles (3.0km). The estimated walking time is 30 minutes.

11.7.3 There are options available for walkers to divert from the roads through Prince of Wales Park or descend via Gilstead Moor but these routes are not signposted nor obvious to a visitor to the area.

11.7.4 Priorities for the improvement of this route would be to provide further lengths of cycle lane to complete the route and to fill in gaps. Opportunities for providing dedicated cycle lanes and an improvement in appropriate signage should be investigated between Eldwick post office and the town centre. In addition, suitable cycle parking facilities should be provided at both ends of the route and along it to serve facilities and amenities along the way.

11.8 Eldwick to Crossflatts and Micklethwaite

11.8.1 There is one recommended cycling route from Eldwick to Micklethwaite. The route involves the steep climbs and proceeds down Otley Road to Parkside/Park Road turning into Beck Lane to find the canal towpath at Five-Rise Locks leaving the canal at Crossflatts before cycling up Micklethwaite Lane to the village. This route involves a combined height gain of 157 feet (48m) and a loss of 361 feet (110m).

11.8.2 The Leeds to Liverpool Canal is a Sustrans National Cycle Route 696, but other parts of the route on roads are currently set out as cycle lanes. There are no cycle stands at either ends of the route.

11.8.3 The route above can be walked but there is an alternative walking route at 2 miles (3.2km) diverting from Park Road up Lady Lane then dropping to Micklethwaite Lane via Sty Lane. This is a narrow lane with

no footpaths on the lower section so it could be dangerous to walkers. This route can be cycled too. Estimated walking time is 45 minutes. There is a more direct walking route from Sty Lane leaving the lane where the footpath ends via the snicket on the right just before the bend at No 6 and traversing the valley following the signed footpaths heading for The Bungalow on Carr Lane, Micklethwaite.

- 11.8.4 Priorities for the improvement of these routes would be to provide cycle lanes where possible. Opportunities for providing dedicated cycle lanes and improvements in footpaths and appropriate signage should be investigated between the three villages. In addition, suitable cycle parking facilities should be provided at the ends of the route and along it to serve facilities and amenities along the way.

11.9 Crossflatts to Bingley town centre

- 11.9.1 There are two cycle routes between the village and the town; the first is to gain access to the canal towpath via Canal Road to Bingley crossing the Leeds Liverpool Canal at Three Rise Locks to facilitate access to Park Road, then turning right to the town centre 1.2 miles (2km). The route is fairly flat. The second is straightforward being straight along Keighley Road to Main Street 1.1 miles (1.8km). The route is fairly flat. This is a busy road with on street parking to avoid. There are no cycle lanes on the route but there is a cycle box at the traffic light by the fire station. It is also a bus route and passes Castlefields Industrial Estate so there will be large lorries using the route too.
- 11.9.2 There are no cycle stands at the Crossflatts end of the route and no obvious landing area at the north end of the town.
- 11.9.3 Priorities for the improvement of these routes would be to provide cycle lanes where possible. Opportunities for providing dedicated cycle lanes and an improvement in appropriate signage should be investigated between the village and the town centre. In addition,

suitable cycle parking facilities should be provided at the ends of the route and along it to serve facilities and amenities along the way.

- 11.9.4 The recommended walking route is via the canal tow path accessed via Canal Road in Crossflatts and again leaving the path at Park Road after crossing sides at Three Rise Locks. Estimated walking time is 24 minutes. The Canal and Rivers Trust have highlighted a need for towpath improvements between Bingley Five Rise Locks and Primrose Lane.

11.10 Crossflatts to Micklethwaite

- 11.10.1 This is an easy route to follow as it straight up Micklethwaite Lane to the village centre 0.7 miles (1.1km). However the route does climb nearly 200 feet (59m). There are no cycle lanes. The walking route is the same and will take you approximately 16 minutes.
- 11.10.2 It is difficult to see possibilities for the improvement of this route unless a road widening scheme was ever proposed. This is unlikely to happen in the life of this Plan. However opportunities for an improvement in appropriate signage should be investigated between the villages. In addition, suitable cycle parking facilities should be provided at the ends of the route.

11.11 Walking and Cycling Policies

- 11.11.1 The Masterplan Conceptual Framework identifies opportunities for walking and cycling routes to connect settlements using design principles set out in the design codes and the masterplan document. Delivery of improved walking and cycling routes will require planning and investment over a period of time by a range of local partners including developers, landowners, the Highways Authority, Bingley Town Council and others. The Government's Manual for Streets and LTN1/20 Guidance provide a framework for the design of new walking and cycling infrastructure – detailed assessments are needed to support

particular design solutions and investment. Policy BING7 sets out priorities for walking and cycling route improvement in Bingley. The quality of cycle infrastructure within the town centre also needs to improve.

11.12 Policy References

• BING7 – Walking and Cycling Routes

Where appropriate, new developments should make a contribution to the delivery of enhanced walking and cycling routes within Bingley. All routes should achieve compliance with the requirements of LTN1/20 Guidance and the manual for Streets. The following priorities are identified:

Cottingley Village to Bingley Town Centre

- a) Cycle stand provision in Cottingley Village Centre.
- b) Cycle stand provision at the River Aire Bridge.
- c) High quality cycle stand at southern entrance to Bingley Town Centre.
- d) Creation of new cycle lanes and improvement of existing cycle lanes between the River Aire and Bingley Town Centre.
- e) Improve public footpath links to Manor Drive from Beckfield Road and Staybrite Avenue.

Bingley Town Centre

- a) Contribute to better quality cycle stand provision, information and signage of routes and cycle parking facilities within the town centre, connected to key cycle routes from the villages.

Gilstead to Bingley Town Centre

- a) Cycle stand provision in Gilstead village centre.
- b) Cycle stand provision at Gilstead village.
- c) Creation of new cycle lanes between Gilstead post office and Bingley Town Centre.

Gilstead to Eldwick

- a) Creation and improvement of dedicated cycle lanes and signage between Gilstead and Eldwick post offices, with cycle stands at each end.
- b) Cycle stand provision along route to serve key shopping and community facilities.

Eldwick to Bingley Town Centre

- a) Creation of new cycle lanes and improvement of existing cycle lanes between Eldwick post office and Bingley Town Centre via Otley Road, Parkside and Park Road.
- b) Creation of new cycle lanes and improvement of existing routes for cyclists from Eldwick post office to Gilstead Lane via Sherriff Lane, connecting to Nightingale Walk and Swan Avenue (to connect to Gilstead to Bingley Town Centre routes).

Eldwick to Crossflatts and Micklethwaite

- a) Creation of cycle lanes and improvement to existing cycle lanes, cycle routes and signage on Otley Road, Parkside, Park Road, Beck Lane and Micklethwaite Lane.
- b) Cycle stands at route ends and suitable locations on the routes.

Crossflatts to Bingley Town Centre

- a) Creation of cycle lanes and improved signage to connect Crossflatts to Main Street via Keighley Road and key commercial locations along this route.
- b) Cycle stands at employment and shopping locations along the route.

Crossflatts to Micklethwaite

- a) Improved signage on Micklethwaite Lane.

NPPF Paras 104, 109, 111(c), 113, 115(b and c) and 117(a, b and c), Bradford Adopted Core Strategy Policies TR1 (Parts A, B & E), TR3, TR4 and DS4, Emerging Local Plan EN6, TR1 (Part A), TR3, TR4 and DS4.

11.13 Local Green Spaces

11.13.1 In recognition of the need to clearly identify and protect important local green spaces, the Neighbourhood Plan identifies sites for which Local Green Space designation is sought. The Neighbourhood Plan Working Group used their local knowledge and feedback from consultation to identify a long-list of sites that could be considered for designation as Local Green Spaces. A key principle of Local Green Space policy is that sites that do not need additional protection should not be designated. Some sites identified are already protected from development by adopted open space or green belt policies and so these were not considered further.

11.13.2 Each remaining site was assessed against the criteria set out in NPPF paragraph 107. To be suitable for designation, a site should:

- a) be in reasonably close proximity to the community it serves
- b) be demonstrably special to a local community
- c) hold a particular local significance, for example, because of its
 - i) beauty,
 - ii) historic significance,
 - iii) recreational value (including as a playing field),
 - iv) tranquillity or
 - v) richness of its wildlife

d) be local in character and is not an extensive tract of land.

11.13.3 The results of the assessment of the sites are set out in the '*Local Green Spaces – Supporting Evidence Report*', set out in **Appendix A**.

11.13.4 The sites proposed for designation as Local Green Space were consulted upon as part of the community consultation undertaken in September 2019 – no objections were received at that time. Further consultation directly with the relevant landowners has been undertaken in the summer of 2022. One landowner responded to the



Myrtle Park sign board, Bingley



Gilstead Moor

informal consultation on proposed Local Green Space designations. An objection was received in relation to the designation of site 18, *fields to the north and west of Five Rise Farm (ruins)*. The response is included in the evidence library. The Neighbourhood Plan Working Group considered the response and felt that the parcel of land in question plays an important role as a setting for the Leeds-Liverpool Canal Conservation Area and the Five Rise Locks, whilst also provide an open vantage point, afforded by the openness of the site, to the surrounding hills to the south of Bingley. This creates a special value and appreciation for the local community and visitors using the canal. Because of this, the group decided to retain the proposed designation of this site.

11.13.5 Some proposed Local Green Spaces are important local allotments. There is an on-going high demand for allotment plots and it is a priority of this Neighbourhood Plan to secure more provision as new developments come forward so that provision matches an expanding population and increasing interest in growing sustainable, healthy local food.

11.14 Policy References

• BING8 – Local Green Space

The following sites, shown in **Appendix A** and on the policies map, are designated Local Green Spaces and other than in very special circumstances, no inappropriate development will be permitted within them that would harm their green character and reason for designation:

1. Lyndale Road playing fields.
2. Canary Drive wild area.
3. Swan Avenue nature reserve.
4. Warren Lane allotments
5. Giles Wood.
6. Stanley Street allotments.
7. Queens Road recreation field, Crossflatts.
8. Green by canal, Canal Road/Newark Road, Crossflatts.
9. Bingley Bowling Club.
10. Rose garden, All Saints Church.
11. Green area by the Market Cross, Jubilee Gardens.
12. Recreation field, Cottingley.
13. Gilstead Moor (The Crag).
14. Millennium Wood – The Greenwood.
15. Woodland between Main Street / Oberon Way, Cottingley.
16. Park between Bradford Old Road and Cottingley New Road.
17. Beck Lane allotments.
18. Fields to the north and west of Five Rise Farm (ruins).
19. Jer Wood to Cat Steps.
20. North Bog.

NPPF Paras 106-108, Bradford Adopted Core Strategy Policy EN1.

11.15 Green Infrastructure

- 11.15.1 Elements of a green infrastructure framework are shown in Figure 5.3 of the Bingley Parish Neighbourhood Plan Masterplan Supporting Document. It identifies the different forms of Green Infrastructure within Bingley and the villages including the canal, open spaces and wildlife areas. It establishes principles for the protection and enhancement of networks of high-quality trees, hedgerow and woodland. The green infrastructure framework calls for the retention of existing landscape green infrastructure of value to be incorporated into development masterplans and for the felling and removal of trees to be avoided.
- 11.15.2 It is important that new developments recognise the value of existing open spaces and retain and enhance them within their designs so that they can continue to contribute to local open space provision. The location of development adjacent to open spaces should be planned so that it enhances the character of the open space and provides other benefits such as natural surveillance and a fostering of social interaction.
- 11.15.3 A more strategic approach to the strengthening of green infrastructure across Bingley requires an understanding of local habitats and species, which the Neighbourhood Plan has not addressed through ecological survey or expertise. However, Natural England's review of habitat presence and opportunities for enhancement and repair is available through DEFRA's Magic interactive map.
- 11.15.4 A number of areas of open space are also designated Local Wildlife Sites (LWS). These include:
- a) Bingley North Bog (which occupies the southern section of land to west of Five Rise Locks)
 - b) Gilstead Moor Edge and Prince of Wales Park (partly shown as number four on Figure 15)

- c) St Ives Estate (parts)
- d) Ewe Hills (within the St Ives Estate Park designation)
- e) The Leeds Liverpool Canal

11.15.5 The Neighbourhood Plan identifies further potential to contribute to national and local nature recovery strategies through the identification of broad corridors which should be the focus of improvement in biodiversity to restore, enhance and connect habitats. These broad opportunities are identified indicatively on the policies map as connecting:

- a) Milner Field Estate to St Ives Estates across Crossley Woods, South Bog, Green Belt land lying between Gilstead/Bingley and Cottingley, and Bingley Cemetery.
- b) River Aire corridor south of the A650, connecting north of Cottingley with the Keighley border along the valley towards Keighley.
- c) Connecting fragmented woodland running northwest of Prince of Wales Park, to the park and woodland running south between Bingley and Gilstead.

11.15.6 The policy supports development and other actions which would deliver on the broad objective to restore, enhance and connect important habitats in Bingley. Further work is needed to identify specific opportunities to create strategic Biodiversity Net Gain site



Beckfoot allotments, Bingley



Beck Lane allotments, Bingley

opportunities in Bingley. The policy will be used in combination with design policies in this Neighbourhood Plan to establish how proposed developments would protect and enhance green infrastructure within Bingley.

11.15.7 A specific focus is additionally placed on the provision of new allotments in new developments – Bingley's allotments are oversubscribed with substantial waiting lists. Provision of suitable allotment space within larger developments would be welcomed.

11.16 Policy References

• BING9 – Green Infrastructure Principles

Where relevant, development should have regard to the following green infrastructure principles:

Nature Recovery and Biodiversity Net Gain Opportunities – Development proposals which contribute to the restoration, enhancement and connection of habitats to support nature recovery in Bingley will be supported. Proposals for strategic nature recovery and biodiversity net gain in the following broad corridors will be supported:

- a) Milner Field Estate to St Ives Estate.
- b) River Aire corridor south of A650 from Cottingley to the border with Keighley.
- c) Woodland corridor centred on Prince of Wales Park.

Greening of the Public Realm – Landscaping and public realm infrastructure should be interconnected to create a network of green infrastructure within sites and to connect with wider routes and sites. Existing landscape features (such as trees, flower beds, hedgerows) should be retained where possible.

Open Space Functions – All public space should be clearly defined and designed to fulfil specific roles and functions for different range of users.

Allotments – Land for allotments should be provided which is located to meet the demand arising from existing and new developments.

NPPF Para 96, 103, 188, Bradford Adopted Core Strategy Policies SC6, AD1 and DS2, Emerging Local Plan SP10, SP11 and SPD on South Pennine Moors, EN2, CO1.

12. Enhancing Bingley's Landscape and Heritage

12.1 Introduction

- 12.1.1 Bingley and surrounding villages exhibit a distinctive historic character and are situated within a specific landscape setting that is greatly valued by the local community. A key part of the Vision for the Neighbourhood Plan is to ensure that historic character of the town and villages is protected and enhanced through collective future actions and through new development. Objective 6 seeks to maintain and enhance the distinct landscape and heritage character of the area.
- 12.1.2 Whilst recognising that further growth may come to the area, it is important that valued viewpoints and the reality of the town nestled in its valley position amidst the Pennine Moors, are recognised and remain recognisable as new development takes place. The Neighbourhood Plan also recognises the distinctive character of a specific area and seeks to ensure development within it is managed to ensure this is maintained and enhanced.

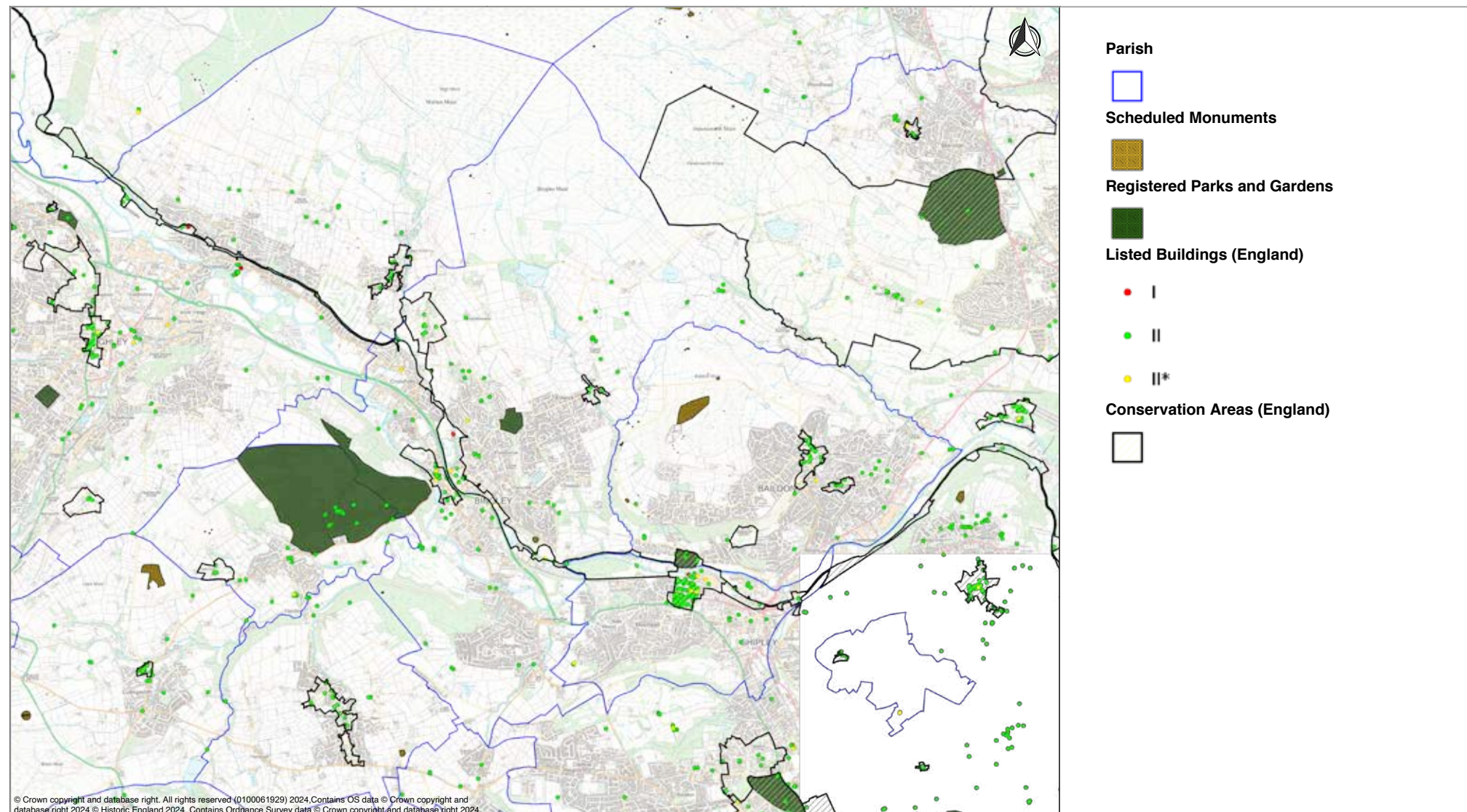
12.2 Maintaining and enhancing historic character

- 12.2.1 The Neighbourhood Plan Area contains approximately one hundred Listed buildings and four Conservation Areas. There are two Registered Parks and Gardens and the boundary of the Parish abuts the Saltaire World Heritage Site Buffer Zone. **Figure 7** (page 75) shows the distribution of formally designated Heritage Assets within Bingley Parish.



Myrtle Park, Bingley

Figure 7: Heritage Assets in Bingley Parish



Source: Andrea Pellegram Ltd, 2024

- 12.2.2 The Leeds-Liverpool Canal Conservation Area snakes through the town and other Conservation Areas adjoin it, including the Bingley Conservation Area, in the centre of the town, and the Micklethwaite Conservation Area. The Eldwick Beck Conservation Area is located to the north east of the town.
- 12.2.3 The St Ives Estate Registered Park and Garden lies to the south of Bingley but is close-in to the southern edge of Bingley town centre, which creates an important connection between the heart of the town and nearby countryside. Listed buildings are concentrated around Bingley town centre, but also in Micklethwaite.
- 12.2.4 In combination with Bradford Council management objectives for the Conservation Areas and the established requirement to ensure that impacts on the fabric, curtilage and the setting of listed buildings are properly considered, the Neighbourhood Plan has established further local considerations aligned to the achievement of the Vision for Bingley.
- 12.2.5 These are set out in the Design Codes and the Bingley Parish Neighbourhood Plan Masterplan Supporting Documents. These provide clear principles to be followed in creating new development and improving the public realm in the town and historic centres of the village.

12.3 Bingley Town Non-Designated Heritage Assets: Local Character Buildings and Structures of Local Heritage Interest

- 12.3.1 The Neighbourhood Plan Working Group has undertaken a detailed survey and assessment to identify assets in the Parish that are of sufficient local heritage interest to merit consideration as Non-Designated Heritage Assets in planning decisions. This is included in **Appendix B**. The report has assessed sites against national and local criteria explained in the report. Relevant sites are designated as Bingley Town Non-Designated Heritage Assets (NDHA): Character Buildings and Structures of Local Heritage Interest. **Figure 8** shows the location of proposed designations with specific site locations.



Drinking fountain, Spa Lane, Bingley



Milner Villas, Gilstead



Myrtle Park School, Bingley



Former college buildings, Bingley



The Eldwick Church, Eldwick

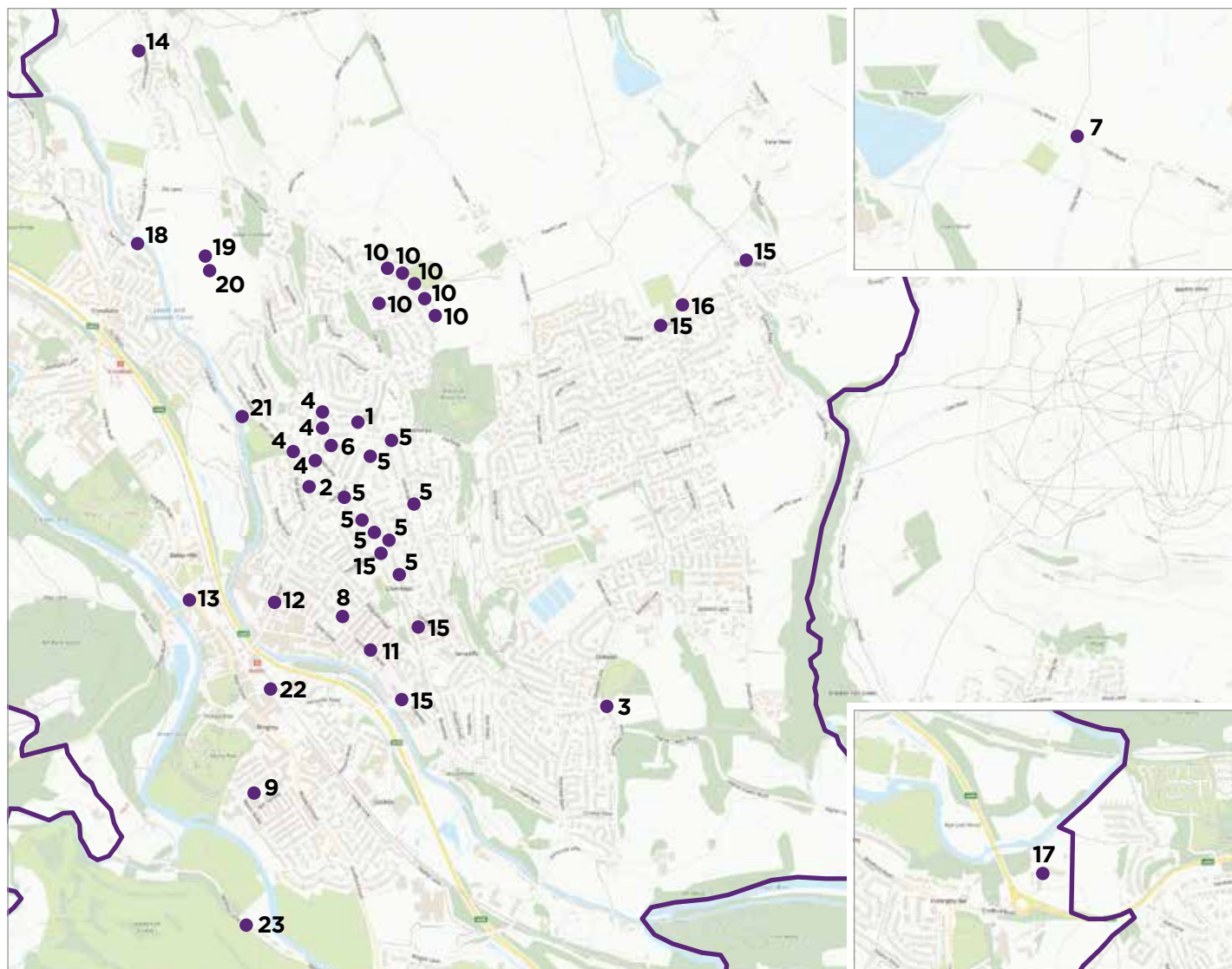


Beckfoot Lane, Cottingley

© Betty Longbottom - www.geograph.org.uk

© Peter Wood - www.geograph.org.uk

Figure 8: Location of proposed Bingley Town Character Buildings and Structures of Local Heritage Interest



1. Fountain, Spa Lane.
2. *Claremont*, Bingley.
3. 28-34 Primrose Lane, Gilstead (also known as *Milner Villas*).
4. Walls in Beck Lane and Gawthorpe.
5. Walls in Priestthorpe
6. *Beck Houses*, Gawthorpe Lane.
7. *Dick Hudson's (The Fleece)*, Otley Road, High Eldwick.
8. Priestthorpe School, Mornington Road, Bingley.
9. Myrtle Park School, Ash Terrace, Bingley.
10. Former college buildings, including the Halls of Residence and the Sanitorium, Lady Lane, Bingley.
11. Post box on Mornington Road, Bingley (No 622).
12. Post box on Park Road, Bingley (No 602).
13. Post box on Millgate, Bingley (No 611).
14. Post box on Micklethwaite Lane, Micklethwaite (No 609).
15. Various other old-stye wall post boxes around Bingley.
16. The Eldwick Church, Otley Road, Eldwick.
17. Bankfield House, Cottingley.
18. Lime kilns adjacent to Leeds Liverpool Canal at Micklethwaite Bridge.
19. Prehistoric carved cup and ring rock in Greenhill fields, Bingley.
20. Hedging, drystone wall boundaries and gateposts within the Greenhill fields.
21. Five Rise Locks cafe.
22. Quaker Hill, Chapel Lane.
23. Ancient highway of Beckfoot Lane.

12.3.2 Responses from property owners affected by the proposed designation of Character Buildings and Structures of Local Heritage Interest were focused on the proposed designation of walls in Beck Lane, Gawthorpe and Priestthorpe. In response to these comments, the Neighbourhood Plan Working Group decided to amend the proposed designations to make clear that the features of interest exist across defined areas and that, whilst not present on every property there are sufficient numbers of properties with the walls in question to create a distinct local aesthetic and cultural/heritage value in these areas. It also clarified the purpose of the policy and how this would be intended to be used in deciding planning applications. It was also made clear that properties which are not listed or located in Conservation Areas, will retain their permitted development rights which included works to walls, subject to (nationally defined) threshold limits. This has been clarified and the designations have been made area-based and made into two areas.

12.3.3 The NPPF makes strong national policy framework for the protection and enhancement of designated and Non-Designated Heritage Assets, which is also set out in adopted core strategy and emerging local plan policies. National and local policy allows for the identification of further local, non-designated heritage assets through Neighbourhood Plans.

12.4 Policy References

• BING10 – Non-Designated Heritage Assets: Bingley Character Buildings and Structures of Local Heritage Interest

The following sites are designated Non-Designated Heritage Assets:

1. Fountain, Spa Lane.
2. *Claremont*, Bingley.
3. 28-34 Primrose Lane, Gilstead (also known as *Milner Villas*).
4. Walls in Beck Lane and Gawthorpe Lane.
5. Walls in Priestthorpe.
6. *Beck Houses*, Gawthorpe Lane.
7. *Dick Hudson's (The Fleece)*, Otley Road, High Eldwick.
8. Priestthorpe School, Morningson Road, Bingley.
9. Myrtle Park School, Ash Terrace, Bingley.
10. Former college buildings, including the Halls of Residence and the Sanitorium, Lady Lane, Bingley.
11. Post box on Morningson Road, Bingley (No 622).
12. Post box on Park Road, Bingley (No 602).
13. Post box on Millgate, Bingley (No 611).
14. Post box on Micklethwaite Lane, Micklethwaite (No 609).
15. Various other old-style wall post boxes around Bingley.
16. The Eldwick Church, Otley Road, Eldwick.
17. Bankfield House, Cottingley.
18. Lime kilns adjacent to Leeds Liverpool Canal at Micklethwaite Bridge.
19. Prehistoric carved cup and ring rock in Greenhill fields, Bingley.
20. Hedging, drystone wall boundaries and gateposts within the Greenhill fields.
21. Five Rise Locks Cafe.
22. Quaker Hill, Chapel Lane.
23. Ancient highway of Beckfoot Lane.

Where appropriate, development proposals should have regard to the attributes of Bingley Town Non-Designated Heritage Assets: Character Buildings and Structures of Local Heritage Interest set out in **Appendix B**. In taking a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset, proposals for development should seek to avoid harm to the sites and should seek to enhance them.

NPPF Paras 203 and 216, Bradford Adopted Core Strategy Policies AD1 and EN3, Emerging Local Plan EN4 and CO1.

12.5 Special Character Area

- 12.5.1 The Neighbourhood Plan identifies the Milner Field Estate as an area of distinctive architectural, archaeological, landscape and historic interest. It is judged to have a special character derived not only because of historically and architecturally important buildings to be found within it, but also because of its history, layout and setting. The estate was established in the 16th century and underwent a formal 'design' in 1869 by Robert Marnoch. It was a model farm owned and operated by Sir Titus Salt and his descendants, now situated on the edge of the Saltaire World Heritage Site Buffer Zone.
- 12.5.2 The farm has remained on its footprint and remains operational. Considerable local research has been undertaken on the design and operation of the model farm, many elements of which remain in situ. The objective is to secure the preservation and enhancement of historic features within this area, of relevance and with a relationship to the Salt family.
- 12.5.3 Given its proximity and historical links to Saltaire and the Salt family, the Milner Field Estate has a low profile both locally and nationally. When walking through the estate there is nothing that indicates its significance, and it is in danger of significant deterioration. This is viewed by Bingley Town Council as a major missed heritage and tourism opportunity and we would like to work with the landowner and other partners, including Bradford Council, to raise the profile of this key piece of local history. Possible opportunities for the estate include:
- a) ensuring that the Model Farm is recognised and remains as such.
 - b) including the Model Farm in general Saltaire literature to raise its profile.
 - c) making the estate a Country Park.
 - d) adding a heritage trail through the estate and its structures.
 - e) archaeological activity to uncover further features within the estate.



Aerial view of Milner Field (before its final demolition in the 1950s).



North Lodge of Milner Field that remains as a private dwelling.



Excavation works have revealed remaining features of the original floorplan.



Glazed decorative tile recovered during excavations at the site.

- 12.5.4 The area identified on **Figure 9** is designated as the Milner Field Estate Special Character Area. The aim is to ensure the buildings and other features that form part of the model farm and wider estate continue to support or enhance the character of the estate and in so doing, support the realisation of wider opportunities for increased profile in relation to the World Heritage Site and public recreational and heritage use.
- 12.5.5 Key assets which make a contribution to the Special Character Area have been identified and the essential attributes have been described. These are set out in **Table 5**. The Neighbourhood Plan policy supports development that would enhance the Special Character Area as a whole and in relation to individual assets, seeks to ensure that the features of buildings that contribute to the special character of the area should be retained in any future development. Consultation was undertaken with property owners within the proposed Special Character Area with no responses received.
- 12.5.6 A Supporting Document is provided for the Milner Field Estate Special Character Area. This document provides a history and photo survey of the Milner Estate, description of important features and guidance to inform the design of new development within the area, and/or management and enhancement of the area. The Special Character Area is shown on the Policies Map.

Figure 9: Proposed Special Character Area for Milner Field Estate

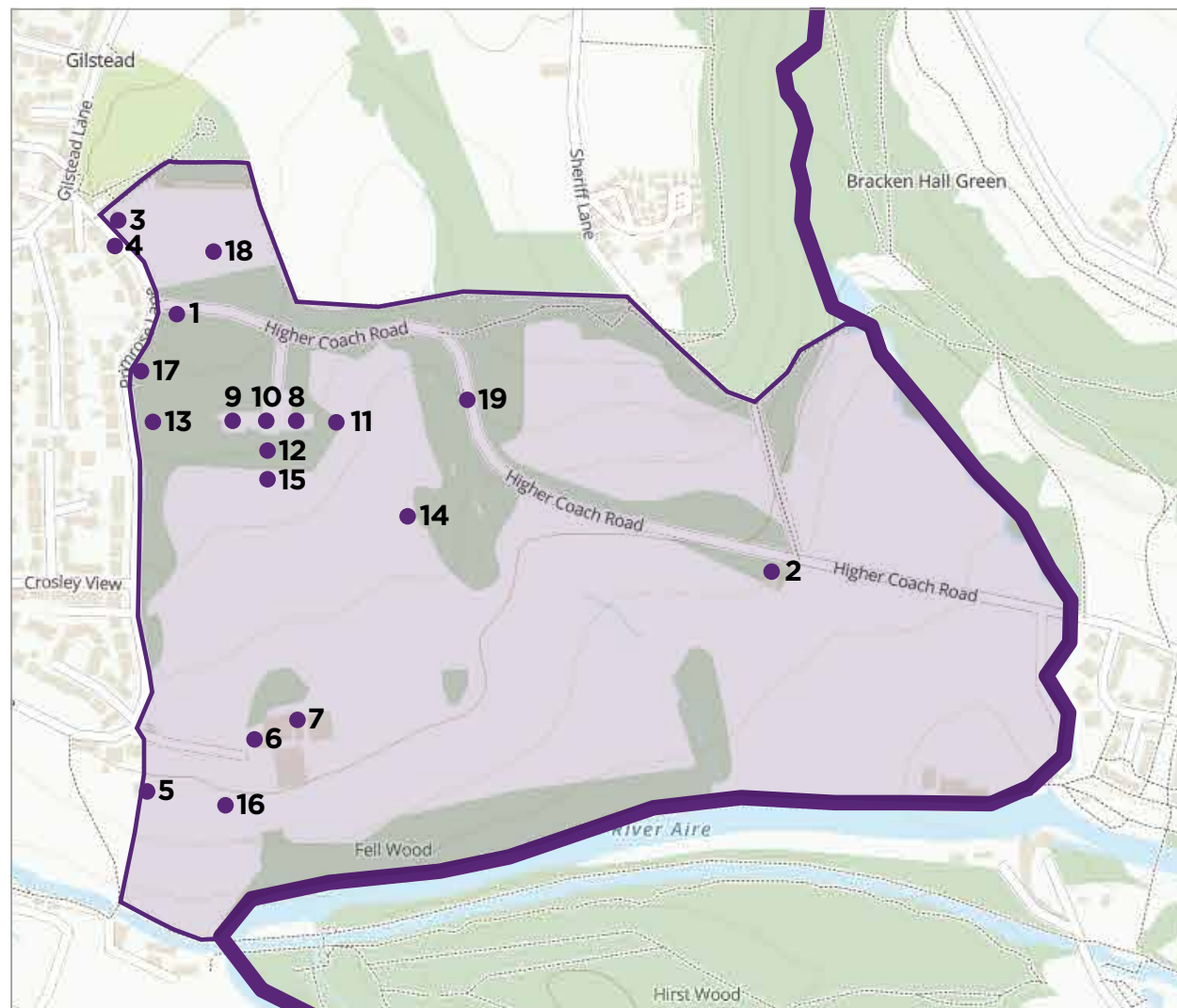


Table 5: Milner Field Estate Special Character Area Assets

Building, structure, view and vista	Policy statement
Asset Number 1 North Lodge and Gateposts	The fabric of the building and the gateposts should be retained in keeping with the style and character of the originals in any future developments. The gateposts should remain in their current positions.
Asset Number 2 South Lodge and Gateposts	The fabric of the building and the gateposts should be retained in keeping with the style and character of the originals in any future developments. The gateposts should remain in their current positions.
Asset Number 3 Garden House	The fabric of the building should be retained in keeping with the style and character of the originals in any future developments.
Asset Number 4 Milner Field Villas	The fabric of these building should be retained in keeping with the style and character of the original buildings in any future developments.
Asset Number 5 Farm Lodge	The fabric of this building should be retained in keeping with the style and character of the original building in any future developments.
Asset Number 6 Farm House	The fabric of the building should be retained in keeping with the style and character of the originals in any future developments.
Asset Number 7 Farm Buildings	Original features on the buildings should be retained in keeping with the style and character of the originals in any future developments.
Asset Number 8 Main House Ruins	Stone should be retained on site, especially those that are specifically cut, shaped or dressed. Consideration given to identification of where the stone was used in the building.
Asset Number 9 Conservatory Mosaic Floor	Conservatory floor and mosaic to be retained in-situ. Consideration to be given to further clearance and cleanup of the floor. To be retained in keeping with the style and character of the originals in any future developments.
Asset Number 10 Orangery	Orangery floor and mosaic to be retained in-situ. Consideration to be given to further clearance and cleanup of the floor. To be retained in keeping with the style and character of the originals in any future developments.
Asset Number 11 Arch to Courtyard	Arch pillars to be retained in-situ. Consideration to be given to prevention of further deterioration of the pillars, restoration and clearance around them. To be retained in keeping with the style and character of the originals in any future developments.
Asset Number 12 Steps to Old Milner Field Mansion	Steps to be retained in-situ. Consideration to be given to further clearance and cleanup of the floor. To be retained in keeping with the style and character of the originals in any future developments.

Source: Bingley Town Council: Milner Field Estate Special Character Area Supporting Document

continued on page 82

Table 5: Milner Field Estate Special Character Area Assets (contd.)

Building, Structure, View and Vista	Policy Statement
Asset Number 13 Stables and Old Coach House	Foundations to be retained in situ. Consideration to be given to further clearance and cleanup of the area.
Asset Number 14 Lake, Trout Hatchery and Stream Conduits	Artefacts to be retained in-situ. Consideration to be given to further clearance and cleanup of the area. To be retained in keeping with the style and character of the originals in any future developments.
Asset Number 15 Ha-Ha Wall	Ha-ha to be retained in keeping with the style and character of the original in any future developments.
Asset Number 16 Field Walls	Field walls to be retained in keeping with the style and character of the original in any future developments.
Asset Number 17 Boundary Wall, Primrose Lane	To be retained in keeping with the style and character of the originals in any future developments.
Asset Number 18 Kitchen Garden Heated Wall	To be retained in keeping with the style and character of the originals in any future developments.
Asset Number 19 Coach Road	To be retained in keeping with the style and character of the originals in any future developments
Asset Number 20 Kitchen Garden Walled Garden Vista	
Asset Number 21 Marnoch Landscaping	
Asset Number 22 View Towards Saltaire	
Asset Number 23 View From Saltaire to Milner Field	
Asset Number 24 Views Between Bingley and Saltaire	

Source: Bingley Town Council: Milner Field Estate Special Character Area Supporting Document

12.6 Policy References

• BING11 – Milner Field Estate Special Character Area

The area shown on the policies map is designated as the Milner Field Estate Special Character Area. Where relevant, proposals for development within the Special Character Area will be supported where they would:

- a) Improve public awareness and understanding of the historical significance of the Special Character Area described in the Milner Field Estate Special Character Area Supporting Document.
- b) Improve recreational and heritage tourism use of the Milner Field Estate.
- c) Maintain or enhance the character features of key buildings, structures, views and vistas described in Table 5 and set out below:
 - Asset Number 1: North Lodge and Gateposts
 - Asset Number 2: South Lodge and Gateposts
 - Asset Number 3: Garden House
 - Asset Number 4: Milner Field Villas
 - Asset Number 5: Farm Lodge
 - Asset Number 6: Farm House
 - Asset Number 7: Farm Buildings
 - Asset Number 8: Main House Ruins
 - Asset Number 9: Conservatory Mosaic Floor
 - Asset Number 10: Orangery
 - Asset Number 11: Arch to Courtyard
 - Asset Number 12: Steps to Old Milner Field Mansion
 - Asset Number 13: Stables and Old Coach House
 - Asset Number 14: Lake, Trout Hatchery and Stream Conduits
 - Asset Number 15: Ha-Ha Wall
 - Asset Number 16: Field Walls
 - Asset Number 17: Boundary Wall, Primrose Lane
 - Asset Number 18: Kitchen Garden Heated Wall

NPPF Paras 203, 216 Bradford Adopted Core Strategy Policies AD1 and EN3.

12.7 Safeguarding Important Local Views and Vistas

- 12.7.1 The Neighbourhood Plan Working Group has worked with members of the local community to identify distinctive views and vistas from within and outside the town, which are potentially sensitive to impacts from new development. **Appendix C** to the Neighbourhood Plan lists these views and defines the reasons for their importance. It sets out objectives for managing development in accordance with this.

Figure 10 (page 84) shows the location of proposed distinctive local views and vistas.

- 12.7.2 The identification of locally-important views and vistas expresses the views of the local community about locally important landscape and views, whilst also providing specific examples of views and vistas that will be of relevance to the spatial quality and distinctive character of Conservation Areas in Bingley. In this way Policy BING12 supports delivery of BMDC Core Strategy Policy EN3.

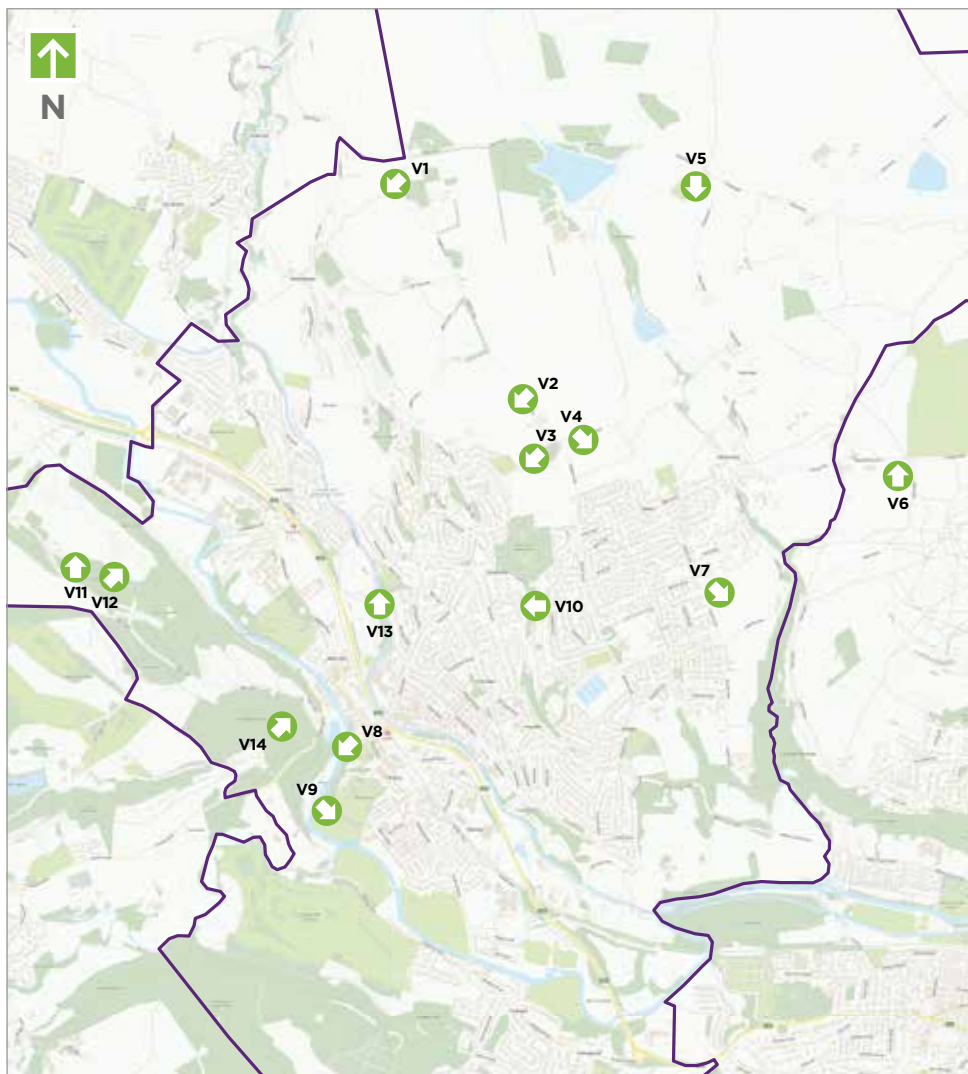


View north west from Druids' Altar.



View over Bingley towards Gilstead and Eldwick.

Figure 10: Location of Proposed Distinctive Local Views and Vistas



12.8 Policy References

• BING12 – Distinctive Local Views and Vistas

Proposals for development should avoid creating significant adverse impacts on the key attributes of the following distinctive local views and vistas, identified and described in **Appendix C** and on the policies map:

- V1 - Heights Lane just south of the junction with Otley Road.
- V2 - Large lay-by on east side of Heights Lane, north of mini-roundabout junction with Warren Lane, Parkside and Otley Road and north of turn-off onto Tewitt Lane.
- V3 - Heights Lane at junction with Tewitt Lane.
- V4 - 100m along Tewitt Lane, Eldwick.
- V5 - From the front garden of Dick Hudson's pub, south to The Springs area.
- V6 - Glovershaw Lane just outside the Parish boundary looking northwards.
- V7 - Sheriff Lane at junction with Woodland Road.
- V8 - View of the River Aire and Holme House woods beyond from Airedale Street near Riverside Walk.
- V9 - Myrtle Park.
- V10 - Gilstead Moor accessed via footpath from Grange Road.
- V11 - Altar Lane at Druid's Altar.
- V12 - Altar Lane at Druid's Altar.
- V13 - Five Rise Locks.

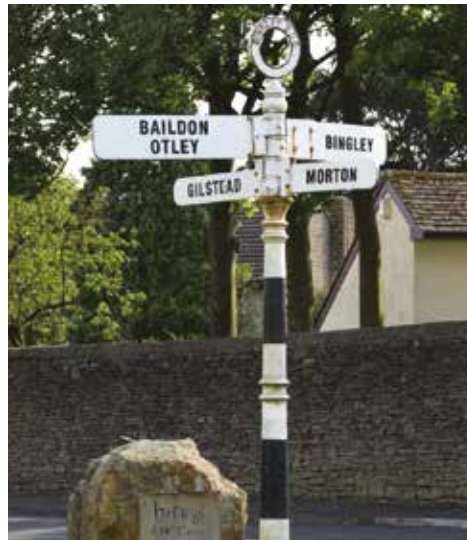
NPPF Paras 135c, 165a, 187a, Bradford Adopted Core Strategy Policies EN3 and EN4, Emerging Local Plan EN5.

13. Monitoring, Delivery and Review

- 13.1.1 The Neighbourhood Plan seeks to achieve a number of things which will require further actions, active monitoring and periodic review to determine whether objectives and policies are being achieved and observed. Key requirements are identified in **Table 6** on page 86.
- 13.1.2 It is intended that an annual report to Bingley Town Council is prepared to provide an update on Neighbourhood Plan Implementation on the measures set out in the table.



Former Town Hall building, Bingley



Finger post signs, Eldwick



Bingley Town Council Hub

Table 6: Actions and Monitoring for Neighbourhood Plan Delivery

Neighbourhood Plan Policy	Action required to deliver and monitor policy objective
BING 1 – Community Assets and Facilities	<ul style="list-style-type: none"> • Monitor policy use in planning applications and maintain understanding of available community facilities.
BING2 – Design of New Development in Bingley	<ul style="list-style-type: none"> • Develop more specific guidance based on preferred styles. • Monitor policy use in planning applications.
BING3 – Bingley Town Centre	<ul style="list-style-type: none"> • Undertake periodic review . • Work with partners to develop projects and proposals. • Engage with property owners on potential for flats above shops. • Enter dialogue with stakeholders as and when the need arises. • Monitor policy use in planning applications.
BING4 – Current and Future Employment Sites and Buildings	<ul style="list-style-type: none"> • Survey employment land and premises. • Market employment land and premises. • Survey businesses on their requirements, identify constraints.
BING5 – Supporting Small Businesses and Start-ups	<ul style="list-style-type: none"> • Identify actions to support establishment and growth of small businesses.
BING6 – New Housing in Bingley	<ul style="list-style-type: none"> • Monitor policy use in planning applications.
BING7 – Walking and Cycling Routes	<ul style="list-style-type: none"> • Develop specific projects and actions to define and implement walking network. • Monitor policy use in planning applications. • Produce information to promote walking and cycling routes.
BING8 – Local Green Space	<ul style="list-style-type: none"> • Develop specific management proposals for Local Green Space, maintenance and improvement. • Monitor policy use in planning applications.
BING9 – Green Infrastructure Principles	<ul style="list-style-type: none"> • Develop specific projects and actions to define and implement Green Infrastructure network. • Monitor policy use in planning applications.
BING10 – Bingley Town Character Buildings and Structures of Local Heritage Interest	<ul style="list-style-type: none"> • Monitor policy use in planning applications.
BING11 – Milner Field Estate Special Character Area	<ul style="list-style-type: none"> • Work with stakeholders to develop management proposals for the SCA. • Monitor policy use in planning applications.
BING12 – Distinctive Local Views and Vistas	<ul style="list-style-type: none"> • Monitor policy use in planning applications.

14. Appendices to the Neighbourhood Plan

- Appendix A – Sites for Local Green Space Designation
- Appendix B – Character Buildings and Structures of Local Heritage Interest
- Appendix C – Safeguarding Distinctive Views and Vistas



