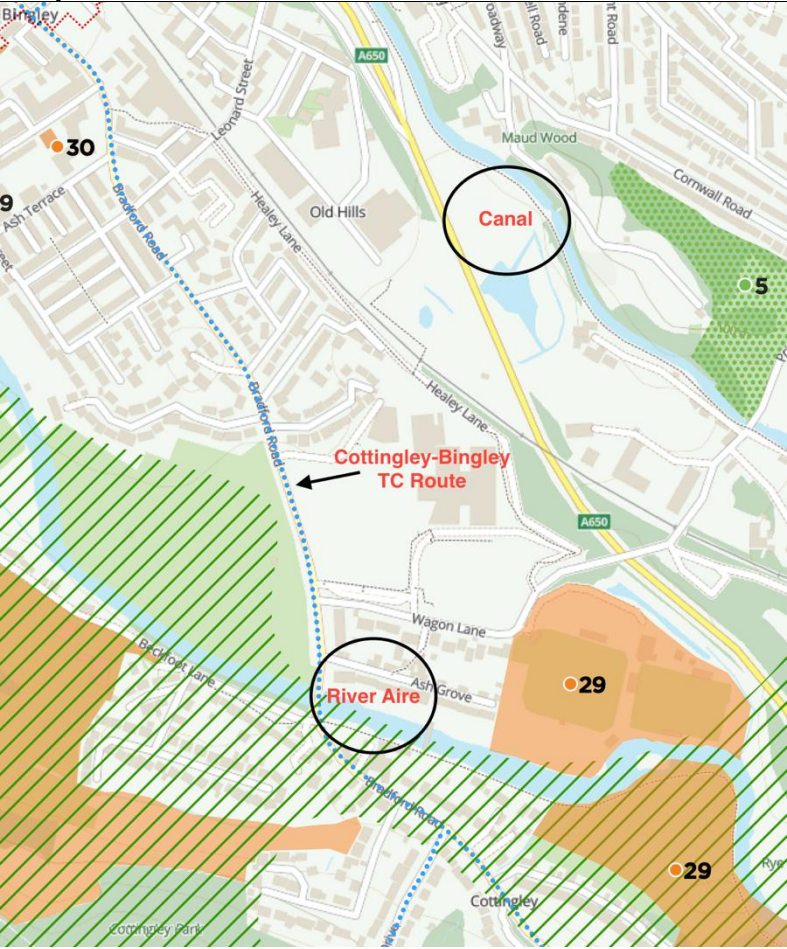


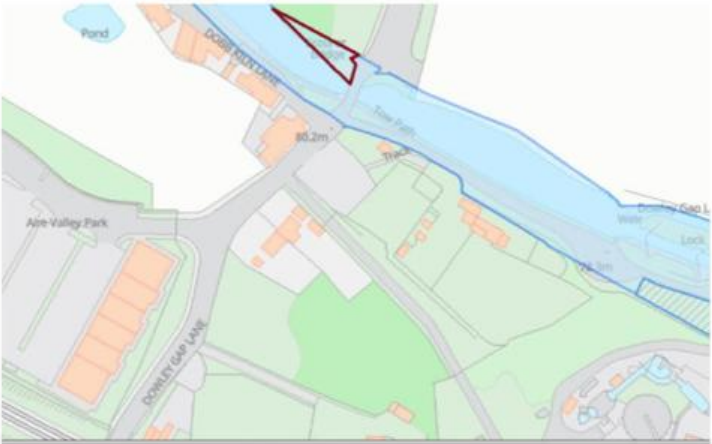
No	Query	Response
1	Table 3, Page 45 – reference to “Potential new road connecting south, north and further east” and “New cycle route into the site further east”: To what do these proposals refer and what is their location and purpose?	<p>Planning application (14/00293/MAO) for up to 440 houses at Sty Lane/Greenhill, was approved on appeal on 22/09/2016 and is pending determination of reserved matters application submitted in August 2019.</p> <p>The proposals include a new road to replace a part of Micklethwaite Lane from the north side of the canal, through the site, to join Sty Lane and a cycle way into the site through to Fairfax Road.</p> <p><i>Note for Bingley – The reserved matters application (19/03437/MAR) was validated on 23 August 2019 and the last submission noted on the Bradford applications portal was February 2021. It is getting to the point now where there is a chance that the applicant may be considered dormant and the applicant can no longer be consented in view of legislative and policy changes.</i></p>
2	Policy BING2: Should “Where relevant and feasible” be applied to the Shopfront Codes and to the Overarching Design Codes?	<p>These words have been used in relation to parts 1, 2 and 5 of BING2, so the omission from 2 and 3 looks like an editing oversight and it is therefore recommended to agree to the changes suggested.</p>
3	Figure 6: What is the justification for omitting the former magistrates’ court from the Town Centre boundary?	<p>We have reviewed the Town Centre boundary set in the 2005 RUDP and have amended it in accordance with general development of the town centre since that date. This has involved moving the boundary to the railway line, including previously identified Town Centre Extension Zones and the full area now occupied by the supermarket Lidl.</p> <p>The magistrates court/police station site was an anomaly, in that it was the only site to be included within the Town Centre Boundary that was located further out, beyond a Town Centre Extension Zone. The civic function of the buildings may have influenced the inclusion of the site in the Town Centre whilst adjacent retail, residential and business premises were omitted. With the conversion of the old sawmill into the Millwood apartments, this area is now significantly more residential. Planning application 22/00303/MAF on the magistrates’ court/police station site was granted planning permission on 27/01/2023 for 45 retirement living units (use class C3). The buildings are demolished and the site is cleared. Other uses east of Ferncliffe Road are not town centre uses, but more residential.</p>

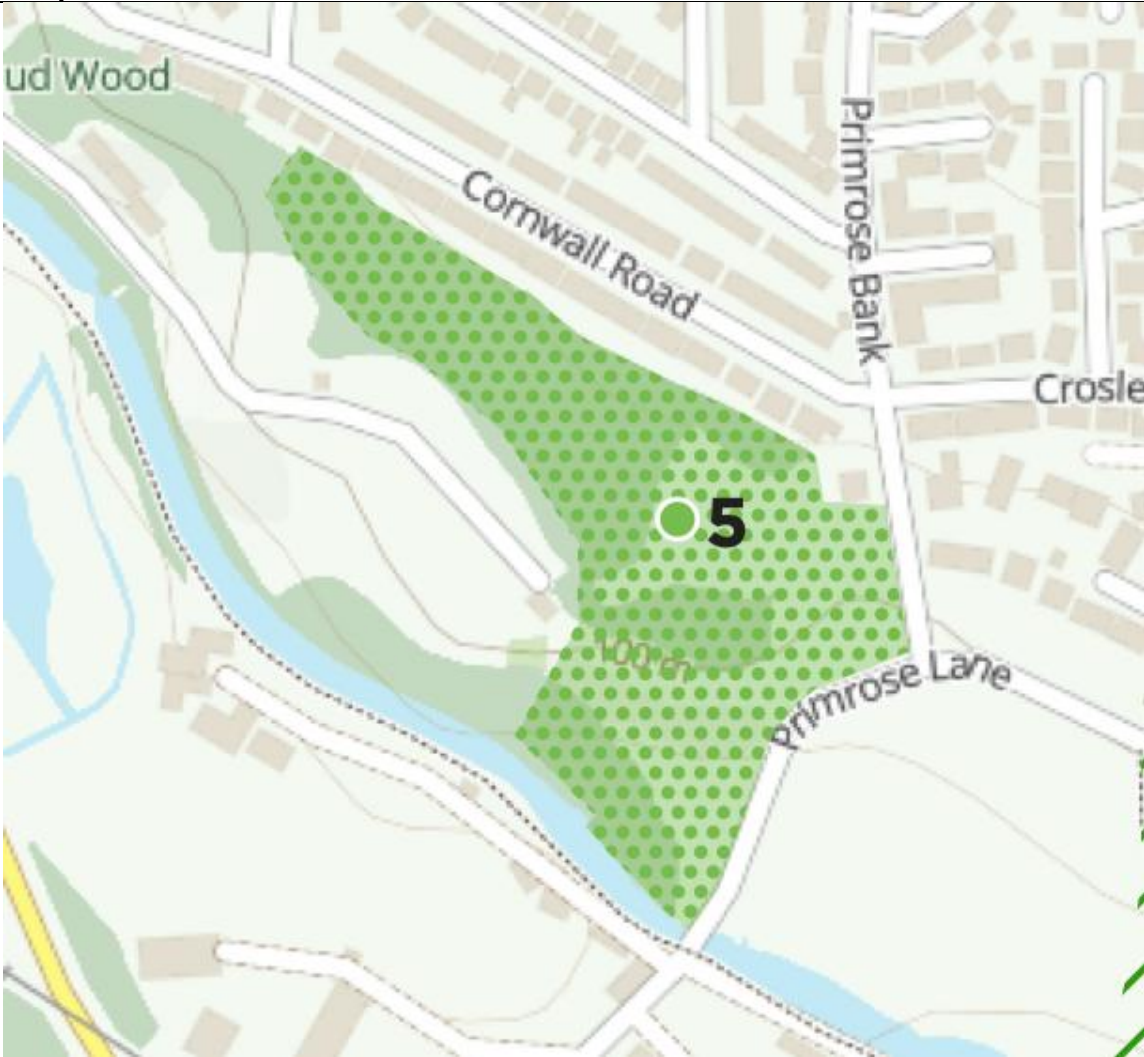
No	Query	Response
		<p>In practice local people do not regard this area as being part of the Town Centre, this is reflected in the Town Centre Masterplan document where the current main gateway is identified as the junction of Ferncliffe Road and Main Street.</p> <p>Our redrawn boundary significant increases the designated Town Centre area and concentrates on the true heart of Bingley. Given the societal changes since the RUDP was made, especially the revolution around retail, Bingley Town Centre has many retail sites/buildings that have remained empty for a significant number of years, and this is where we want to see sites occupied and regeneration concentrated.</p>
4	Paragraph 8.6.14: Are the proposals described in point e) relevant to this section of the Plan?	<p>We agree that these proposals in relation to bike tracks at St Ives should be moved into Table 1 Aspirations for towns and villages, within the section of the table for Bingley under theme for Sport and Recreation.</p> <p>The relevant wording from the para 8.6.14 of NDP is set out below:</p> <p><i>a) "Open discussions with St Ives estate to explore the possibility of establishing mountain bike circuits zigzagging down to the river. We think 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."</i></p>
5	Policy BING4: Please comment on the alternative wording suggested by the City of Bradford.	<p>The wording proposed by Bradford is agreed, as set out below:</p> <p><i>"Development proposals for new or enhanced employment uses, particularly those that improve the attractiveness, functionality and operational effectiveness of existing employment sites, will be supported, subject to meeting all other relevant local and neighbourhood plan policies."</i></p> <p><i>Where possible, the retention of sites and buildings, currently in use for employment in Use Classes E(g), B2 and B8 is encouraged to support local economic development and business growth in the Bingley Neighbourhood Area."</i></p>

No	Query	Response
		<p><i>Proposals for development that results in the loss of such sites and buildings will not be supporting unless it can be demonstrated that it is no longer suitable or viable for employment use in terms of its location, accessibility, environmental impacts and surrounding land uses. Evidence should also be provided showing the site and/or building has been marked for its current use or suitable alternative employment use consistent with the provisions of Core Strategy Policy EC3."</i></p>
6	<p>Paragraph 10.7.1 and 7.1.2: Please comment on the alternative wording suggested by the City of Bradford.</p>	<p>Amendments to the wording proposed by Bradford Council are set out below:</p> <p><i>"Proposals for new housing in Bingley, subject to viability, should ensure that provision is made for an appropriate mix, size, type and tenure of dwellings, including the provision of affordable housing, to meet local needs. Regard should be had to the Bingley Housing Needs Assessment where meeting local needs and to the wider local planning policy context, together with other relevant, and robust and up to date evidence of need including the Bradford Strategic Housing Market Assessment. In particular, the following should be considered....."</i></p>
7	<p>Policy BING6 1: Please comment on the alternative wording suggested by the City of Bradford.</p>	<p>Policy BING6 wording is below with suggested amendments in response to Examiner queries 7, 8, 9 and 10. We are happy to acknowledge the relevance of other evidence on housing needs and also to standardise thresholds at Bradford Council's threshold of more than 10 dwellings.</p> <p>BING6 – NEW HOUSING IN BINGLEY</p> <p>Proposals for new affordable housing should have regard to robust evidence on local housing need including evidence from the Bingley Housing Needs Assessment which identifies the following broad housing requirements in Bingley:</p> <ol style="list-style-type: none"> 1. Broad Tenure Split – Where appropriate, around 65% of affordable housing should be for rent and 35% other affordable homes for sale products, unless evidence demonstrates that other tenure splits are required. 2. On site provision - Large sites (more than 10 dwellings) should normally provide affordable housing on-site to support the creation of inclusive and mixed

No	Query	Response
		<p>communities. Proposals for off-site affordable housing provision or for financial contributions in lieu of on-site delivery will need to be robustly justified.</p> <p>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 10-dwellings) containing 4 or more bedrooms.</p> <p>4. Homes for Lower Income Households – Proposals should demonstrate the affordability of proposed homes for sale and rent to households on average and lower quartile incomes.</p>
8	Policy BING6 3: What is the justification for defining large sites by reference to 15 dwellings when the Core Strategy (Para 5.3.123) refers to 10 dwellings?	See above – accept ‘more than 10’ should be the threshold.
9	Policy BING6 4 – affordability of homes for younger households: Please comment on the representation of the City of Bradford.	See above – have removed reference to younger households. Most younger households will be average or lower income household and so will be covered by the policy.
10	Policy BING6: Should the lower affordable housing threshold for Cottingley be reflected in the policy / supporting text?	Some confusion arises between query 8 and query 10 from the City of Bradford comments. Have standardised the threshold at ‘more than 10’.
11	In Policy BING7 (Cottingley Village to Bingley Town Centre), should priority d) refer to the canal rather than the River Aire?	No, this route crosses the River Aire and is an on-highway route into Bingley Town Centre, not along the canal (see below):

No	Query	Response
		
12	Policy BING8 – Site 5: Please comment on the representations of the Canal & River Trust.	We agree to the removal of the Canal and River Trust land from the proposed Local Green Space Site 5 from Policy BING8.

No	Query	Response
		<p>Site 5 (Giles Wood/Crosley Wood) includes some land next to Bridge 205 (LL-181-001) (Scourer Bridge) that is owned and managed by the Trust. Please see figure 1 below.</p>  <p>ArcGIS Web Map</p> <p><i>Figure 1 Map showing Trust Land Ownership (Infrastructure Trust Land) in proximity to Bridge 205 – Land included in the Local Green Space designation highlighted in red.</i></p> <p>CRT owned land</p>

No	Query	Response
		 <p data-bbox="949 1294 1384 1321">LGS Site 5 as originally proposed</p>
13	Policy BING8: Given the designation of sites 13 and 20 as Local Wildlife Site / National Nature	<p data-bbox="949 1326 2134 1390">LGS Site 13 Gilstead Moor (The Craggs) – The Local Wildlife Site is an ecological designation based on the quality and condition of site habitat. This can change over time to</p>

No	Query	Response
	Reserve, is there any additional local benefit that would be gained by designation as Local Green Space?	<p>become more degraded which undermine the reasons for its designation. SHELAA criteria do not disqualify promoted sites from consideration for allocation if they contain Local Wildlife Site land.</p> <p>LGS is designated for a different purpose relating to the criteria set out in the NPPF Dec 2024, para 107 a), b) and c). Whilst there is likely to be significance to the community arising from the wildlife present on the site, there is also clear recreation and wider green infrastructure value to surrounding residents and the wider population. This makes it important for the site to be designated as Local Green Space to support the site's wider community use, capable of enduring beyond the plan period.</p> <p>LGS Site 20 North Bog – The Natural Nature Reserve designation was announced after the NDP was submitted. We agree that this will provide significant and enduring protection. As a result, there is no longer a need for separate LGS designation and it can be removed.</p>
14	Policy BING11 – Milner Field Estate Special Character Area: Please comment on the alternative wording suggested by the City of Bradford.	We agree to the suggested additional clause, but would prefer to insert it as part a) “Be consistent with and reflect the policy statements set out in Table 5 and in the Milner Field Estate Special Character Area supporting document”.
15	Policy BING11: Please comment on the representations of the Kingsbridge Directors Pension Scheme.	<p>We acknowledge that the delivery of NDP policy objectives for the Special Character Area, including the restoration of key assets and the development of a potential tourism resource, will require funding that could be generated through enabling development. We are keen to ensure that enabling development is supported where appropriate and have proposed some wording at the end of the policy to address this. The criteria in the policy are not equal and enabling development would not be supported if it delivered against only part b of the policy as set out below.</p> <p>Provided part a) is met in combination with improving one or more assets listed in d) or meeting the requirements of c), then this would provide a basis for supporting enabling development. We feel that meeting the requirement of park b) in isolation would not provide sufficient benefit to support enabling development.</p> <p>Revised policy wording below:</p>

No	Query	Response
		<p data-bbox="949 233 1832 260">BING11 – MILNER FIELDS ESTATE SPECIAL CHARACTER AREA</p> <p data-bbox="949 301 2056 400">The area shown on the policies map is designated as the Milner Fields Estate Special Character Area. Proposals for development within the Special Character Area will be supported where they would:</p> <ol style="list-style-type: none"> <li data-bbox="999 435 2078 499">a. Be consistent with and reflect the policy statements set out in Table 5 and in the Milner Field Estate Special Character Area supporting document. <li data-bbox="999 504 2085 603">b. Improve public awareness and understanding of the historical significance of the Special Character Area described in the Milner Fields Estate Character Area Supporting Document. <li data-bbox="999 608 1951 635">c. Improve recreational and heritage tourism use of Milner Fields Estate. <li data-bbox="999 639 2130 703">d. Maintain and enhance the character features of key buildings, structures, views and vistas described in Table 5 and set out below: <ul style="list-style-type: none"> <li data-bbox="1093 708 1727 735">• Asset Number 1, North Lodge and Gateposts <li data-bbox="1093 740 1727 767">• Asset Number 2, South Lodge and Gateposts <li data-bbox="1093 772 1559 799">• Asset Number 3, Garden House <li data-bbox="1093 804 1597 831">• Asset Number 4, Milner Field Villas <li data-bbox="1093 836 1525 863">• Asset Number 5, Farm Lodge <li data-bbox="1093 868 1525 895">• Asset Number 6, Farm House <li data-bbox="1093 900 1559 927">• Asset Number 7, Farm Buildings <li data-bbox="1093 932 1608 959">• Asset Number 8, Main House Ruins <li data-bbox="1093 963 1720 991">• Asset Number 9, Conservatory Mosaic Floor <li data-bbox="1093 995 1503 1023">• Asset Number 10, Orangery <li data-bbox="1093 1027 1608 1054">• Asset Number 11, Arch to Courtyard <li data-bbox="1093 1059 1816 1086">• Asset Number 12, Steps to old Milner Field Mansion <li data-bbox="1093 1091 1749 1118">• Asset Number 13, Stables & Old Coach House <li data-bbox="1093 1123 1928 1150">• Asset Number 14, Lake & Trout Hatchery & Stream Conduits <li data-bbox="1093 1155 1525 1182">• Asset Number 15, Ha-Ha Wall <li data-bbox="1093 1187 1525 1214">• Asset Number 16, Field Walls <li data-bbox="1093 1219 1783 1246">• Asset Number 17, Boundary Wall, Primrose Lane <li data-bbox="1093 1251 1749 1278">• Asset Number 18, Kitchen Garden Heated Wall <li data-bbox="1093 1283 1547 1310">• Asset Number 19, Coach Road

No	Query	Response
		<ul style="list-style-type: none"> • 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 Fields • Asset Number 24, Views between Bingley & Saltaire <p>Enabling Development within the Special Character Area will be supported where it would meet the requirements of part a) and c) or d) of this policy.</p>
16	<p>Policy BING11 and Table 5: In Table 5, are there policy statements relevant to Assets 20 to 24? Should Assets 19 to 24 be added to the policy?</p>	<p>Table 5 omits the policy statements for assets 20-24 that are set out in the supporting document. These should be included, as follows:</p> <p>Asset 20 Kitchen Garden Walled Garden Vista – Orchard to be preserved. Developments to be sensitively designed to not erode or impinge on the views.</p> <p>Asset 21 Marnock Landscaping – Marnock landscaping to be preserved in any future developments.</p> <p>Asset 22 View towards Saltaire – Developments to be sensitively designed in order not to erode or impinge on views.</p> <p>Asset 23 View from Saltaire to Milner Fields – Developments to be sensitively designed to not erode or impinge on views.</p> <p>Asset 24 Views between Bingley and Saltaire – Developments to be sensitively designed to not erode or impinge on views.</p> <p>Policy omission for Assets 19-24 should have been included in the consultation and were meant to be (formatting issue). If this does not cause a procedural issue, we are happy to include them now, shown below.</p> <p>Whilst Assets 20-24 are views and vistas, they exist entirely within the context of the visual connection between Special Character Area and Saltaire. We feel it is appropriate to include them within Policy BING 11 rather than BING 12 for this reason</p>

No	Query	Response																																										
		See revised policy wording in response to query 15 which incorporates the assets.																																										
17	Policy BING12 and Figure 10 / Policies Map: For the benefit of both applicants and decision takers, clarity will be needed as to the precise point from which the views and vistas reference in the policy should be observed. The arc of vision to be protected under the policy also needs to be understood. Please supply, at a larger scale, a plan or plans that would give clarity to these matters.	<p>The Policies Map shows the viewpoint locations and this map can be zoomed-in. Excerpts from the Policies Map can be added to the view/vista entries in Appendix C. This will help to locate the viewpoints more accurately.</p> <p>An Arc of vision can be added to each viewpoint so that the direction and field of view can be more accurately judged.</p> <p>Bingley Town Council will produce an updated policy map and chapter to ensure that this is clear, whilst this is in progress the further detail requested is outlined in the box below:</p> <table border="1"> <thead> <tr> <th>View No</th><th>W3W Location</th><th>Vista Splay</th></tr> </thead> <tbody> <tr><td>1</td><td>Swim.unlocking.sweep</td><td>N->W->S</td></tr> <tr><td>2</td><td>Compiler.distract.bucks</td><td>NW->S->E</td></tr> <tr><td>3</td><td>Firms.enchanted.films</td><td>NW->S->SW</td></tr> <tr><td>4</td><td>Tiger.dwell.entitles</td><td>E->SE</td></tr> <tr><td>5</td><td>Tile.maps.documents</td><td>360</td></tr> <tr><td>6</td><td>Carbon.restored.functions</td><td>N->W->SW</td></tr> <tr><td>7</td><td>Once.spark.bulldozer</td><td>E->S</td></tr> <tr><td>8</td><td>Alleges.cascaded.take</td><td>NW->W->S</td></tr> <tr><td>9</td><td>Clearcut.lyrics.panicking</td><td>360</td></tr> <tr><td>10</td><td>Emailed.twitching.interacts</td><td>NW->W->SW</td></tr> <tr><td>11</td><td>Crunchy.outs.fidget</td><td>NE->E</td></tr> <tr><td>12</td><td>Gong.nuance.mule</td><td>E->SE</td></tr> <tr><td>13</td><td>Camcorder.available.unfair</td><td>NW->N->NE</td></tr> </tbody> </table>	View No	W3W Location	Vista Splay	1	Swim.unlocking.sweep	N->W->S	2	Compiler.distract.bucks	NW->S->E	3	Firms.enchanted.films	NW->S->SW	4	Tiger.dwell.entitles	E->SE	5	Tile.maps.documents	360	6	Carbon.restored.functions	N->W->SW	7	Once.spark.bulldozer	E->S	8	Alleges.cascaded.take	NW->W->S	9	Clearcut.lyrics.panicking	360	10	Emailed.twitching.interacts	NW->W->SW	11	Crunchy.outs.fidget	NE->E	12	Gong.nuance.mule	E->SE	13	Camcorder.available.unfair	NW->N->NE
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