

Bingley Parish **Neighbourhood Plan**

Policies Chapter

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Policies

This chapter is a collation of all the policies within the Neighbour Plan. It is here for the convenience of the reader. All the policies herein can also be read in context in the relevant chapters.

Introduction

POLICY I1: BINGLEY – OUR VISION

This document seeks to create a neighbourhood plan that will shape development in the parish of Bingley until 2030. It supports Bingley's distinct identity as a thriving town and district, respects and conserves our heritage and provides a centre for employment. It supports and encourages appropriate development, and recognises the local infrastructure and transport links.

Town Centre

POLICY TC1: BINGLEY TOWN CENTRE – OUR VISION

Bingley Town Centre should bring together the differing elements of the town; these being the retail areas, the arts and leisure of the Arts Centre, the open spaces of Myrtle Walk & Myrtle Park and our tourist attractions, e.g. St Ives Estate and 3 Rise & 5 Rise locks and unite the town as a singular body. The Council should develop policies and strategies to connect all areas of the town together enabling visitors to arrive, park, shop and amble freely whilst enjoying the town's amenities and tourist sights.

Housing

POLICY H1: GREENHILL HOUSING DEVELOPMENT

The Plan seeks, as well as other planning requirements, that the Greenhill Housing Development should:

- 1. Maintain and improve the canal-side as SEGI conservation area and wildlife habitat corridor to provide more habitat and visual screening along the canal, including:
 - a. a woodland belt along the canal boundary 25m wide, providing a rich habitat for plants, birds, insects, etc.; and*
 - b. continuation of the woodland belt, and some tree planting within the area from Micklethwaite swing bridge along the path of a stream from Laythorpe Farm, plus potential for a small area of wet, alder woodland planting for this location.**

2. Review and reduce housing elevations and housing density be undertaken in conjunction with the public and private green spaces, including:

- a. a strip of perhaps 27 properties to be pushed back from the canal;*
- b. the presence of 9 houses be reconsidered along the short stretch of Micklethwaite Lane to the corner of Sty Lane;*
- c. that the network of hedgerows and trees should be widened;*
- d. that it should be made a planning condition that a Landscape and Ecology Management Plan (LEMP) will be submitted and approved prior to commencement. The LEMP will contain targeted measures for the protection and enhancement of biodiversity and conservation of heritage assets including the means for securing management for the lifetime of the development.*
- e. that generally the distribution of housing densities and heights of buildings be reviewed; and*
- f. a meaningful open space(s) in the middle of the site suitable for children to play.*

3. Conserve key heritage features within and bordering it, including:

- a. that a heritage garden be created surrounding the cup and ring stone/carved rock so that it can be conserved in situ;*
- b. a pair of these gateposts be placed in the heritage garden;*
- c. that the boundary walls should be conserved;*
- d. archaeological works to conserve the Chamber and Lime Kiln site and the rough ground below to become a car-park; and*
- e. that archaeological survey should be undertaken across the whole site, provide signage, naming of roads and web information, together conserving and communicating heritage features of the site.*

POLICY H2: MIX AND TYPE OF HOUSING IN HOUSING DEVELOPMENTS

New housing development will be required to demonstrate how it relates to the need identified in The Housing Need and Characteristic Report (Chapter 4.1 of the Plan) for smaller homes (one or two bedrooms), especially for young families and young people and for older people who wish to downsize, or the needs identified in a more up to date assessment of housing need. No more than 10% of new homes in a development of more than 10 dwellings should have 4 or more bedrooms.

POLICY H3: CROSLEY WOOD ROAD SITE

The Plan supports the retention and safeguarding of the Crosley Wood Road site for the provision of affordable housing.

POLICY H4: AFFORDABLE HOUSING

Proposals for developments resulting in a net gain of fifteen dwellings or more will be expected to provide affordable housing on the site, in accordance with the Local Plan or an up-to-date housing needs assessment. The provision of housing to rent should be prioritised and supported, where required, as part of a housing development. In exceptional circumstances, where it can be justified, affordable housing will be accepted off-site; this must be on a site that is agreed as being in a suitable location relative to the housing need to be met, ideally within the same town or village, or if this is not feasible, then within another town or village in Bingley Parish.

POLICY H5: EXCEPTION SITES FOR AFFORDABLE HOUSING

Development proposals will be considered sympathetically for the provision of affordable housing on 'exception' sites where:

- a) It can be demonstrated to the satisfaction of the District Council in consultation with the Town Council that it meets a Parish need which would not otherwise be met and has been clearly identified in an up to date survey of housing need;*
- b) The development would provide exclusively affordable housing;*
- c) They are of a size, type, tenure, occupancy and cost that is justified by evidence from an up to date Parish housing needs survey;*
- d) The development is directly adjacent to the built-up parts (as defined by the Green Belt) of Bingley or Cottingley;*
- e) They are in keeping with the form and character of the relevant settlement and its landscape setting; and*
- f) They will remain affordable in perpetuity, in line with the governments National Planning Policy Framework.*

Local Economy and Employment

POLICY E1: PROTECTING EXISTING EMPLOYMENT SITES AND BUILDINGS

The Plan supports the retention of suitable sites and buildings that provide employment (B1, B2 and B8) or future employment opportunities.

POLICY E2: SUPPORTING SMALL AND START-UP BUSINESSES

Development proposals for new or the expansion of existing small businesses, where in conformity with other provisions in the Plan and Local Development Plan, will be encouraged.

The Plan encourages developments and initiatives, which support small and start-up businesses such as the provision of start-up units.

Natural Environment

POLICY NE1: GREEN BELT

The Plan supports the continued designation of the open land surrounding the built-up parts of Bingley as Green Belt. Within the Green Belt, there will be a strong presumption against development that would conflict with the purposes of the Green Belt or adversely affect its open character in accordance with local and national planning policies.

POLICY NE2: PROTECTING AND ENHANCING LOCALLY IMPORTANT HABITATS

- 1. Development proposals should promote preservation and restoration of important wildlife sites including local and national priority habitats and local wildlife sites and the protection and recovery of priority species populations where applicable.*
- 2. Restoration or conversion of structures such as mills and bridges should take into account the presence of bats, which take advantage of breeding and roosting sites close to the water.*
- 3. Development proposals associated with the water courses including the River Aire and Leeds-Liverpool Canal are, where feasible, required to retain a suitable and appropriate buffer strip to reduce soil erosion and water pollution and promote its recreational and biodiversity value.*
- 4. Incorporation of design features into development, which will increase biodiversity and encourage wildlife to live within and easily pass through the development, including porous boundaries, bat and bird boxes and native plant species, will be supported.*
- 5. Development proposals should be designed to retain, wherever possible, significant trees, trees of good arboricultural and amenity value and hedgerows.*

POLICY NE3: LANDSCAPE CHARACTER

Development proposals should contribute to the protection, maintenance and enhancement of the character of the local landscape. They should as appropriate:

- a) take every opportunity, through design and materials, to reinforce local character and a strong sense of place;*
- b) retain and conserve important local historic landscape features such as stonewalling, woodlands, mature trees, established hedgerows and existing field boundaries, especially in areas of enclosed pasture. Any additional planting should be of suitable native species;*

- c) *demonstrate landscaping proposals that are suitable for the setting including the use of native tree and hedgerow species,*
- d) *careful siting, design and screening of any development on upper slopes; including infrastructure and lighting;*
- e) *retain and protect the evidence of past uses of historic and archaeological features, in particular the significant prehistoric rock art on Rombalds Moor and elsewhere and the early packhorse trails, medieval boundary stones and historic narrow lanes;*
- f) *demonstrate they are sited, designed, and are of a scale so as not to substantially harm the significant views when seen from locations that are freely accessible to members of the general public, listed in Chapter 6.2 of the Plan, Views and Vistas; or*
- g) *protect and enhance important views by limiting the height or visibility of large vertical structures. In assessing impacts on such views particular regard should be had to: i. Views of, and from (to be discussed with the Steering Group).*

POLICY NE4: LOCAL GREEN SPACES

The spaces listed in Local Green Spaces Chapter 6.1 are designated as Local Green Spaces on which development will only be supported in very special circumstances unless it is consistent with the function of the Local Green Space.

POLICY NE5: GREEN INFRASTRUCTURE

Development proposals should ensure that existing Green infrastructure is protected and, where appropriate, enhanced to provide a high quality and accessible network of well-connected multi-functional spaces for the benefit of wildlife, residents and visitors.

Where appropriate, they should incorporate the following:

Improved access to the existing network of green infrastructure, including watercourses.

River Aire Corridor and the Leeds and Liverpool Canal;

Links to encourage walking and cycling to Bingley Town Centre, key local community facilities and major employment areas; and

Within the urban area, new tree planting and other planting, of suitable native species along roads and streets.

Development proposals within or adjacent to the River Aire and Harden Beck Green Infrastructure corridors; (shown in Figure X to be added) should especially seek to support and enhance their operation as multifunctional corridors for the movement of wildlife and people and the provision of biodiversity.

Built Heritage and Design

POLICY BBE1: CHARACTER BUILDINGS AND STRUCTURES OF LOCAL HERITAGE INTEREST

The Plan identifies the buildings and structures listed below as Character Buildings and Structures of Local Heritage Interest.

Development proposals will not be supported that harm the historic significance and setting of Bingley Character Buildings and Structures of Local Heritage Interest, as identified in the Schedule (to be added).

Development proposals will be required to take into account the character, context and setting of these locally important assets including important views towards and from them. Development will be required to be designed appropriately, taking account of local styles, materials and detail.

POLICY BBE2: BINGLEY, MICKLETHWAITE, ELDWICK BECK AND LEEDS-LIVERPOOL CANAL CONSERVATION AREAS

Development proposals within or affecting the setting of Bingley, Micklethwaite Eldwick Beck and Leeds-Liverpool Canal Conservation Areas should conserve and, where possible, enhance their special and distinctive character through high quality design proposals that have regard to the principles set out in their respective Conservation Area Character Appraisals and principles.

POLICY BBE3: GOOD QUALITY DESIGN

Development proposals should be designed well and sensitively to ensure that the good quality built environment of the Parish is maintained and enhanced. They should respect and wherever possible enhance local character having regard to scale, density, massing, layout, materials and access, as appropriate. Special attention to design should be taken when within or affecting the setting of a conservation area or a nationally or locally designated heritage asset.

POLICY BBE4: MILNER FIELD ESTATE SPECIAL CHARACTER AREA AND PROPOSED CONSERVATION AREA

The Plan designates the Milner Field Estate, as identified in Figure 1, as a Special Character Area. Within this area, development proposals should be of good quality and must be designed so as to conserve and enhance their distinctive local character, having regard to scale, density, height, landscape, layout, materials and access. Its designation by Bradford Metropolitan District Council as a Conservation Area is encouraged and supported.

POLICY BBE5: COTTINGLEY VILLAGE SPECIAL CHARACTER AREA

The Plan designates the Cottingley Village, as identified in Figure 2, as a Special Character Area. Within this area, development proposals should be of good quality and must be designed so as to conserve and enhance their distinctive local character, having regard to scale, density, height, landscape, layout, materials and access. Its designation by Bradford Metropolitan District Council as a Special Character Area is encouraged and supported.