

**INDEPENDENT EXAMINATION OF THE
NEIGHBOURHOOD PLAN FOR BINGLEY**

EXAMINER: Andrew Freeman BSc (Hons) DipTP DipEM FRTPI

Examination Ref: 01/AF/BNP

Philippa Gibbons
Chair of the NDP Working Group
Bingley Town Council

Iain Cunningham
Senior Planning Officer – Local Plan Team
City Of Bradford Metropolitan District Council

Via email

11 December 2025

Dear Ms Gibbons and Mr Cunningham

Following the submission of the Neighbourhood Plan for Bingley (the Plan) for examination, I would like to clarify several initial procedural matters. I also have a number of questions for Bingley Town Council (the Town Council) to which I would like to receive a written response(s) by **Thursday 15 January 2026**.

1. Examination Documentation

I can confirm that I am satisfied that I have received the draft Plan and accompanying documentation, including the Consultation Statement; the Basic Conditions Statement (which contains the Strategic Environmental Assessment (SEA) Screening and Habitats Regulations Assessment (HRA) Considerations and the HRA and the Regulation 16 representations, to enable me to undertake the examination.

Subject to my detailed assessment of the draft Plan, I have not at this initial stage identified any very significant and obvious flaws in the Plan that might lead me to advise that the examination should not proceed.

2. Site Visit

I will aim to carry out a site visit to the neighbourhood plan area during week commencing 9 February 2026. The site visit will assist in my assessment of the draft Plan, including the issues identified in the representations.

The visit will be undertaken unaccompanied. It is very important that I am not approached to discuss any aspects of the Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process.

I may have some additional questions, following my site visit, which I will set out in writing should I require any further clarification.

3. Written Representations

At this stage, I consider the examination can be conducted solely by the written representations procedure, without the need for a hearing. However, I will reserve the option to convene a hearing should a matter(s) come to light where I consider that a hearing is necessary to ensure the adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

4. Further Clarification

From my initial assessment of the Plan and supporting documents, I have identified a number of matters where I require some additional information from the Town Council.

I have 17 questions seeking further clarification, which I have set out in the Annex to this letter. I would be grateful if you can seek to provide a written response(s) by **Thursday 15 January 2026**.

5. Examination Timetable

As you will be aware, the intention is to examine the Plan (including conduct of the site visit) with a view to providing a draft report (for 'fact checking') within around 6 – 8 weeks of submission of the draft Plan. However, in view of the Christmas and New Year holiday period, I am providing 4 weeks for you to respond to my questions. Consequentially, please be aware that that the examination timetable will be slightly extended. The IPe office team will seek to keep you updated on the anticipated delivery date of the draft report.

If you have any process questions related to the conduct of the examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter and any subsequent response is placed on the Town Council and Bradford Council websites.

Thank you in advance for your assistance.

Yours sincerely

Andrew Freeman

Examiner

ANNEX

From my initial reading of the Bingley Neighbourhood Development Plan, the supporting evidence and the representations that have been made to the Plan, I have the following questions for Bingley Town Council. I have requested the submission of responses by **Thursday 15 January 2026**.

Where I am requesting additional clarification, suggested text and similar, this is with a view to informing the specific terms of any relevant examiner modification(s) that I may recommend. Accordingly, all of the points set out below flow from the requirement to satisfy the Basic Conditions.

Questions for Bingley Town Council

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?
2. Policy BING2: Should “Where relevant and feasible” be applied to the Shopfront Codes and to the Overarching Design Codes?
3. Figure 6: What is the justification for omitting the former magistrates’ court from the Town Centre boundary?
4. Paragraph 8.6.14: Are the proposals described in point e) relevant to this section of the Plan?
5. Policy BING4: Please comment on the alternative wording suggested by the City of Bradford.
6. Paragraph 10.7.1 and 7.1.2: Please comment on the alternative wording suggested by the City of Bradford.
7. Policy BING6 1: Please comment on the alternative wording suggested by the City of Bradford.
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?
9. Policy BING6 4 – affordability of homes for younger households: Please comment on the representation of the City of Bradford.
10. Policy BING6: Should the lower affordable housing threshold for Cottingley be reflected in the policy / supporting text?
11. In Policy BING7 (Cottingley Village to Bingley Town Centre), should priority d) refer to the canal rather than the River Aire?
12. Policy BING8 – Site 5: Please comment on the representations of the Canal & River Trust.
13. Policy BING8: Given the designation of sites 13 and 20 as Local Wildlife Site / National Nature Reserve, is there any additional local benefit that would be gained by designation as Local Green Space?
14. Policy BING11 – Milner Field Estate Special Character Area: Please comment on the alternative wording suggested by the City of Bradford.

- 15.** Policy BING11: Please comment on the representations of the Kingsbridge Directors Pension Scheme.
- 16.** 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?
- 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.