

BINGLEY NEIGHBOURHOOD DEVELOPMENT PLAN 2023 - 2038

PLANNING AND COMPULSORY PURCHASE ACT 2004

**THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012
(AS AMENDED)**

REGULATION 18 DECISION STATEMENT (PROCEED TO REFERENDUM)

1.0 SUMMARY

- 1.1 At its meeting of the Executive Committee on 14th April 2026, the City of Bradford Metropolitan District Council considered the Independent Examiner's recommended modifications to the Bingley Neighbourhood Development Plan and accepted all of the proposed modifications in the Examiner's report. The modifications and reasons for acceptance are detailed in Table 1 below.
- 1.2 In accordance with legislation (Schedule 4B to the Town and County Planning Act 1990), the Local Planning Authority must decide what action to take in response to the examiner's recommendations, what modification to make to the Plan and whether the Plan should proceed to referendum.
- 1.3 The Council agreed that the Post Examination modified plan incorporating all of Examiner's recommended amendments does satisfactorily meet the required Basic Conditions and other relevant legal requirements and should proceed to referendum.

2.0 BACKGROUND

- 2.1 A formal Neighbourhood Area Application was submitted to the CBMDC on 10th July 2017. The application which covered the entire Parish area of Bingley (the Bingley Town Council area) was approved on 30th August 2017.
- 2.2 Since then, the Neighbourhood Plan has been subjected to extensive community consultation as well as benefiting from input and assistance from Council Officers.
- 2.3 The Council engaged Andrew Freeman of Intelligent Plans & Examinations (IPE) Ltd to undertake the Independent Examination of the Submission Draft of the Neighbourhood Plan as per Regulation 17 of the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 2.4 The final report, issued by the Examiner on 11th March 2026 recommended that, subject to a number of modifications, the plan should proceed to Referendum as, when modified, it would meet the basic conditions and comply

with other relevant legislation. The Examiner's Report can be found on the Council's website. The recommended modifications together with the Council's actions and reasons can be found in Table 1 below.

- 2.5 Hard copies of the Decision Statement, the Examiner's Report and the Referendum Draft Plan, Policies Map and other relevant supporting documentation will be made available for inspection shortly.

3.0 DECISION AND REASONS

- 3.1 The Council accepts proposed modifications and reasons for them as set out in the Examiner's Report and Table 1.

4.0 NEXT STEPS

- 4.1 The Council is satisfied that, subject to the modifications specified in Table 1, the Bingley Neighbourhood Development Plan meets the relevant Basic Conditions as set in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended), complies with matters prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) including Regulation 32, is compatible with the Human Rights Convention and is compliant with provisions made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004 (as amended) and should proceed to Referendum.
- 4.2 In accordance with statutory requirements, the referendum question will ask:
“Do you want City of Bradford Metropolitan District Council to use the Neighbourhood Plan for Bingley to help it decide planning applications in the neighbourhood area?”

THIS STATEMENT IS DATED: 27th April 2026

Table 1: Modifications to Meet Basic Conditions (and other legal requirements)

Proposed modification number	Page no./ other reference	Modification	CBMDC's Decision
PM1	Page 8	Delete paragraph 2.6.2	Agree to incorporate modification
PM2	Pages 34 to 36	<p>Substitute the following for the first paragraph of Policy BING1: <i>“Proposals that would lead to the loss of the facilities listed on pages 35 to 36, being sui generis uses or uses within Use Classes E or F, will not be supported unless.”</i></p> <p>Change the title of the tables on pages 35 and 36 from <i>“Community Facilities”</i> to <i>“Facilities used by the community”</i>.</p> <p>Change the heading of the first column from <i>“Community Facilities in F2 Use”</i> to <i>“Local Community and Learning Facilities in Use Class F”</i>.</p> <p>Change the heading of the second column from <i>“Important Facilities in Sui Generis Class Use that support sustainable neighbourhoods”</i> to <i>“Important sui generis uses that support sustainable neighbourhoods”</i>.</p> <p>Change the heading of the third column from <i>“Important facilities in E Class Use that support sustainable neighbourhoods”</i> to <i>“Important facilities in Use Class E that support sustainable neighbourhoods”</i>.</p> <p>Check that all the facilities listed are in the correct column.</p>	Agree to incorporate modification
PM3	Pages 39 to 47	<p>With regard to Policy BING2, and within Table 2, Overarching Design Codes PRO1 – Improvements to streets and footpaths, delete the reference to <i>“shared spaces”</i></p> <p>In the policy itself, in regard to both Point 3 (Shopfront Codes) and Point 4 (Overarching Design Codes), insert <i>“Where relevant and feasible,”</i> at the beginning of the points.</p>	Agree to incorporate modification

Proposed modification number	Page no./ other reference	Modification	CBMDC's Decision
PM4	Pages 53 to 47	In the final sentence of Policy BING3 (Point e), change the wording so that it reads "where this will cause significant negative impacts on the vitality and viability of the town centre." From Paragraph 8.6.14, delete point e) (discussions with St Ives Estate)	Agree to incorporate modification
PM5	Page 59	Replace the wording of Policy BING4 with that set out in the Town Council's response dated 15 January 2026 to my questions (Question 5).	Agree to incorporate modification
PM6	Page 64	Replace the wording of Policy BING6 with that set out in the Town Council's response dated 15 January 2026 to my questions (Questions 6 and 7)	Agree to incorporate modification
PM7	Page 72	In the opening paragraph of Policy BING8, change the wording after " <i>Local Green Spaces</i> " to read " <i>where development proposals should be consistent with national policy for Green Belts. No development will be permitted within them that would harm their green character and reason for designation</i> ". From Site 5 (Giles Wood), remove the land owned by the Canal and River Trust. Remove Site 20 (North Bog). Make necessary consequential changes to the Plan	Agree to incorporate modification
PM8	Page 83	Replace the wording of Policy BING11 with the revised policy wording set out in the Town Council's response dated 15 January 2026 to my questions (Question 15) ¹ .	Agree to incorporate modification
PM9	Page 84	In connection with Policy BING12, substitute for the Policies Map and Appendix C the versions appended to the Town Council's email dated 2 February 2026 ² .	Agree to incorporate modification

¹ View at: [https://www.bradford.gov.uk/Documents/DesignatedNeighbourhoodAreas/Bingley/BingleyReg17/Examiner's%20Procedural%20Matters%20and%20Questions%20\(11.12.2025\).pdf](https://www.bradford.gov.uk/Documents/DesignatedNeighbourhoodAreas/Bingley/BingleyReg17/Examiner's%20Procedural%20Matters%20and%20Questions%20(11.12.2025).pdf)

² View at: <https://www.bradford.gov.uk/planning-and-building-control/planning-policy/neighbourhood-areas/?Folder=DesignatedNeighbourhoodAreas\Bingley\BingleyReg17>