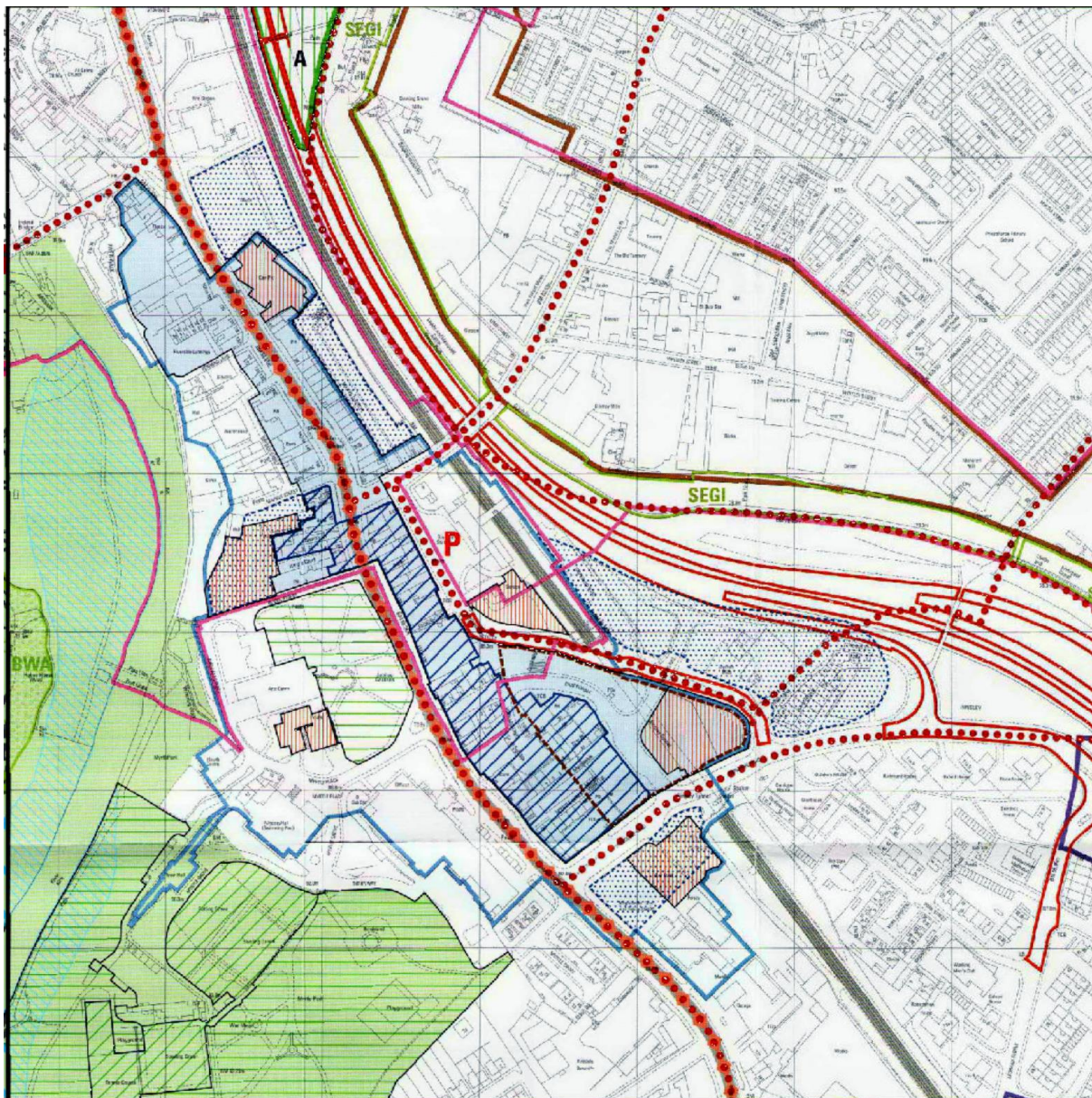


Bingley Parish Neighbourhood Plan – Town Centre Boundary

Bingley NPWG formulated draft proposals for a revised town centre boundary for Bingley. This was used by AECOM in the development of a town centre design code and masterplan published in 2021

In updating the design codes and masterplan documents recently, Bingley Town Council asked AECOM to refine the draft Neighbourhood Plan Town Centre boundary so that inconsistencies are removed. I am not clear whether specific guidance was given as to how that should be done.

The base map for the existing town centre is from the BMDC RUDP 2006. The composite proposals map shows the Bingley Town Centre boundary in blue line, with expansion areas noted in blue dots.



The Draft NP Town Centre boundary is shown below with a red hatch line, taken from the design codes document (2022 update). This plan also contains a yellow line showing existing town centre boundary, which differs from the RUDP map above. The RUDP map is taken as the accurate town centre boundary.

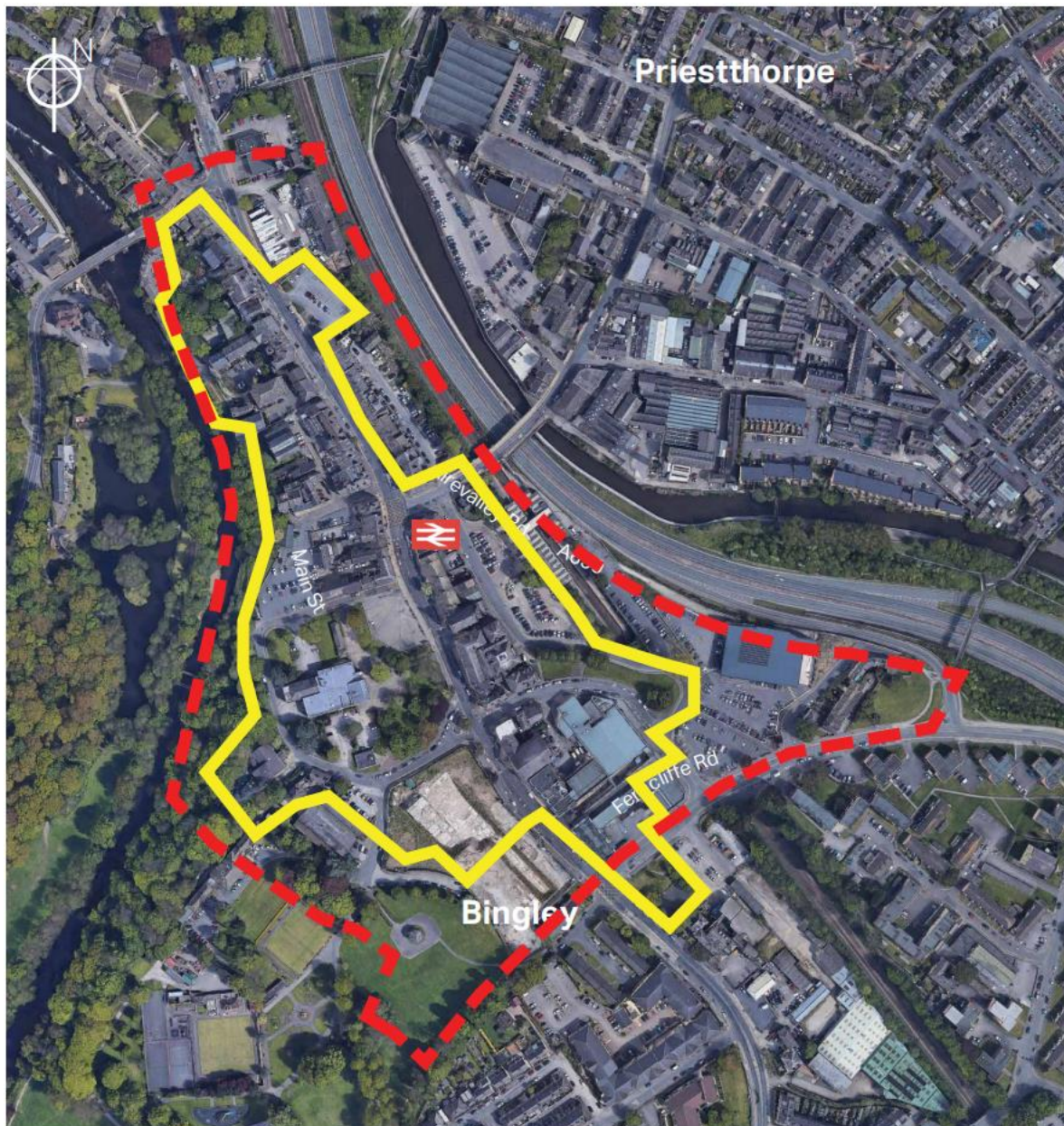
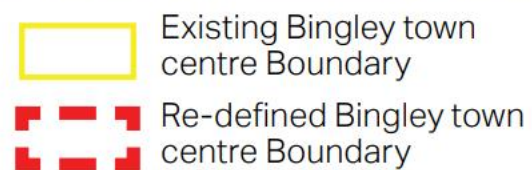


Figure 4: Bingley town centre study area



A review of the draft NP town centre boundary has been undertaken, comparing it to the adopted boundary and the expansion areas, and identifying other issues, with features noted in the table below.

SITE/FEATURE	EXISTING TOWN CENTRE BMDC BOUNDARY	BINGLEY DRAFT NP TOWN CENTRE BOUNDARY	COMMENT AND RECOMMENDATION
Bingley Fire Station	Outside	Goes through the middle of it	Remove from Draft NP town centre
Derek Lambert Polythene Ltd	Outside/Expansion Area	Inside	This is an active industrial site but could be developable for town centre uses should this come forward. Retain in Draft NP Boundary
Railway Line	Outside	Inside as drawn	Draft NP Boundary should moved off the railway line
Old White Horse Inn	Outside	Goes through the middle of it	Remove from town centre
Passage behind Curio Cottage	TC Boundary feature	Inside	should adopt the same boundary as existing town centre in this location
Riverside flats	Outside	Goes through the middle of them	Remove from Draft NP town centre
Properties to west of Dryden Street	Inside	Inside	No change, make the boundary clearer to avoid including Riverside Walk
East side of Main Street north of Park Road as far as the Main Street Car Park	Inside	Inside	Retain in draft NP boundary
Bustfield Street (both sides)	Outside/Expansion Area	Inside	Retain in draft NP boundary
Planted area between the rear of the Main Street Car Park and the railway	Outside	Inside	Is this plot developable? Can't gauge the slope from google
Riverside Walk from behind Dryden Street, past the Queen Street Car Park to the rear of the Wishing Well Day Nursery	Outside	Inside	Remove from Draft NP town centre
Bingley Town Hall complex	Inside	Goes through the middle of it	Retain in Draft NP boundary
Open Area in front of town hall, the bowling	Outside	Goes through the middle of it.	Remove from Draft NP town centre

SITE/FEATURE	EXISTING TOWN CENTRE BMDC BOUNDARY	BINGLEY DRAFT NP TOWN CENTRE BOUNDARY	COMMENT AND RECOMMENDATION
green, Myrtle Park around the bandstand to the boundary with back gardens of properties on Park Avenue.			
Bingley Pool	Outside	Inside	
Lidl Site	Inside	Inside (but boundary to the south goes through 25-36 Myrtle Court flats)	Remove Myrtle Court from Town Centre
Plot East of Main Street and South of Ferncliffe Road, green area and car park.	Inside /expansion area	Inside	The area lies to the north of a current planning application for a residential care home. The car parking retains a town centre function and, together with the green on the corner, remains a potential town centre development site.
Plot to south of green area and car park South of Ferncliff Road to the east of Main Street.	Inside /expansion area	Outside	<p>The building complex (Former Magistrates Court) to the south has been demolished and this plot is subject to a current planning application for residential care home accommodation (resolved to permit subject to S106 Agreement).</p> <p>The new consented use will be a C2 care use on all floors retaining no town centre functions. Accommodation in a similar geographical position to the west of Main Street is outside the town centre boundary.</p>
Dubb Lane (west side) and Ferand Street	Outside	Inside	Remove from Draft NP town centre

SITE/FEATURE	EXISTING TOWN CENTRE BMDC BOUNDARY	BINGLEY DRAFT NP TOWN CENTRE BOUNDARY	COMMENT AND RECOMMENDATION
Dubb Lane (east side) Aldi Site	Outside/Expansion area	Inside	Retain in Draft NP boundary but exclude green verge
Five Rise Shopping Centre	Inside	Inside	Retain in Draft NP boundary
Waterloo Road (station rear car park)	Outside/Expansion area	Inside	Retain in Draft NP boundary
Station Platforms (both sides)	Inside	Inside	Retain in Draft NP boundary
Station building/frontage and front car park	Inside	Inside	Retain in Draft NP boundary

Based on the above, a suggested town centre boundary to reflect the existing boundary plus expansion areas is set out below. This avoids the riverbed, residential properties, the riverside walk and Myrtle Park, but does incorporate land south of Ferncliffe Road. This is provided for review and discussion/confirmation by Bingley TC.

To feed into this consideration, it would be helpful to understand if AECOM think this boundary would impact on work undertaken to date.

Suggested Draft NP Boundary refinement of existing red hatched boundary

