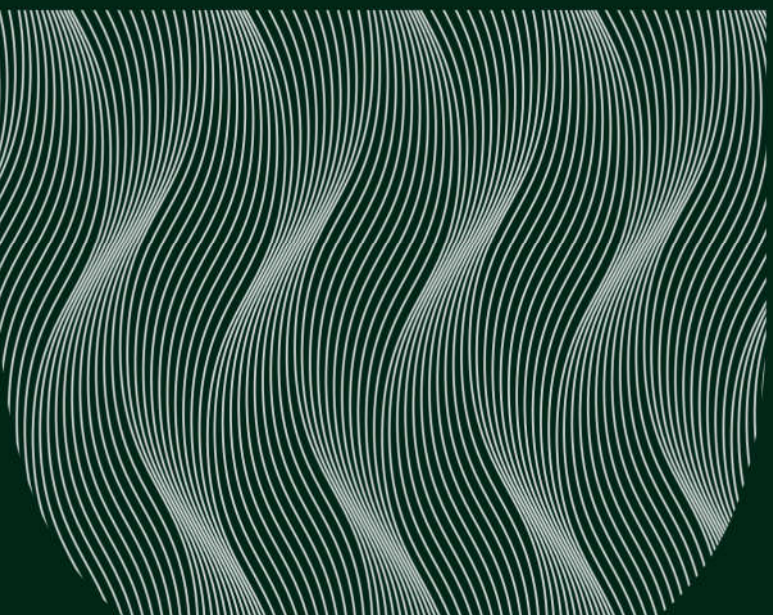
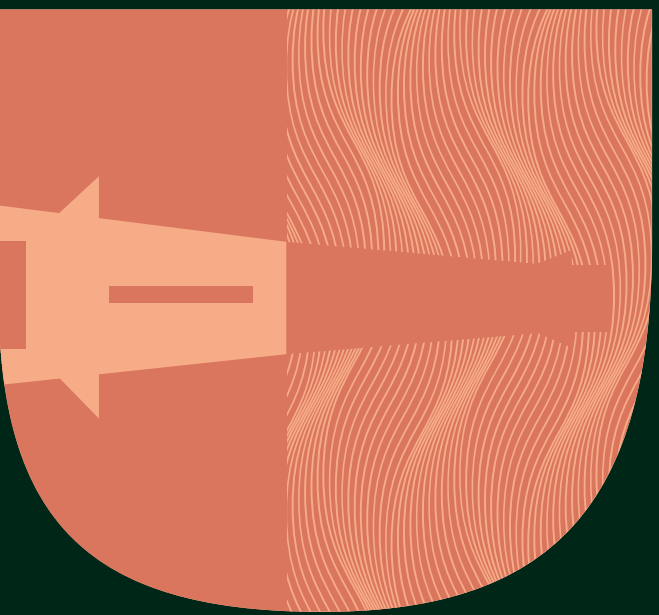


Bingley

DRAFT DEVELOPMENT FRAMEWORK



CBRE Limited on behalf of City of
Bradford Metropolitan District Council
October 2023

CBRE

Invest in Bingley

A sustainable market town



CHAPMAN TAYLOR

Gillespies



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL

CBRE

Foreword

‘Bingley – a sustainable, revitalised heart’

4 Bingley has all the ingredients to create a thriving and sustainable live/work community. The strong-knit local community coupled with a good mix and diversity of uses, and excellent transport connections means that Bingley is already an attractive place in which to live, work and make the most of the leisure amenities on offer. Bingley, a traditional market town prospered during the Industrial Revolution, benefiting from the Leeds and Liverpool Canal and its location, linking Bingley with Skipton and the City of Bradford. Woolen and worsted mills then followed, attracting key workers to reside in the growing town.

This heritage still remains to this day, with Bowling Green Mills successfully adapted and re-used for modern industrial needs by Damart, providing a key landmark within the town, and Bingley Market, provides a ranging Market offer each week. Bingley also attracts in a number of visitors each year – visiting the impressive Five Rise Locks, a feat of engineering, and makes the most of the wider amenity on offer as part of the St Ives Estate.

Despite this, there is the opportunity for Bingley to offer even more, with some key moves and interventions which could attract in further inward investment into the town. Bingley’s Draft Development Framework (DDF) identifies the potential for new development and investment within the heart of the Town Centre and Market Square, as well as enhancing the walking and cycling links between Bingley’s already attractive assets.

The DDF identifies key constraints and opportunities for change, recognising those opportunities which are already identified within Bingley’s emerging Neighbourhood Plan and serving to complement and support these.

Over the next 15-20 years, the Development Framework will help the Council deliver our ambitions for Bingley, delivering transformational change, both in terms of the built environment as well as generating social and economic benefits for existing residents and businesses within Bingley. This DDF sets out how these benefits could be realised through the identification and prioritisation of development sites, opportunities to improve connectivity, amenities and public open spaces.

Bingley needs a clear long-term vision, which this Development Framework will provide, alongside public sector investment to unlock these opportunities, and appropriate channel future inward investment. We need to provide for new housing sites, bolster Bingley’s already thriving independent shops and eateries and create the opportunities for new high-quality employment, supporting our existing businesses and scope for them to expand and grow as their needs change.

All of this will take time to be delivered, but this DDF is the start of setting out a long-term vision for Bingley, which will help secure its long-term economic growth.

Bingley will achieve its full potential as a **thriving and sustainable market town**, with a revitalised **Market Square** and **public realm**. A more diverse and **high-quality residential offer** will be encouraged to bring **new residents** into the town, attracted to the **amenity** and **independents** that line Bingley’s high street. Bingley will have an **improved leisure offer**, with the re-opening of **Bingley swimming pool** alongside a **boutique hotel** which will repurpose **Bingley’s Grade II listed Town Hall**, supporting Bingley’s visitor economy. Alongside this, Bingley’s attractions will be better connected – by facilitating more **walking and cycling routes** linking together **Bingley’s Five Rise Locks**, **Myrtle Park**, the **River Aire** and **Betty’s Wood**.



Foreword

This vision aligns with the adopted Development Plan is underpinned by a series of guiding objectives:

01 A sustainable, family-friendly town

Building on its' existing character and quality offer, promoting Bingley as a well-connected and asset rich town, suitable for young professionals and families, including a good mix of employment and residential opportunities.



Five Rise Locks

02 Ensuring high-quality and efficiency in design

Repurposing of existing assets and brownfield sites to achieve appropriate densities that take full advantage of Bingley's excellent transport connectivity, ensuring efficient use of land and quality place-making, particularly at key gateways.

05 A 'health-focused' destination hub

Promoting Bingley's offer accessibility to key green and blue assets and exploiting its' potential as a destination for music festivals and walking, and potential for a future town 'spa'.

03 Enriching Bingley's heart

Enhancing Bingley's town centre and square to create a flexible events space for key activities, encouraging 'café culture', and making the most of the existing Food & Beverage offer.

04 A green and healthy environment

Low carbon to be embedded into new development, to align with Bradford's Clean Growth agenda, promoting sustainable travel solutions and improving access to Bingley's countryside, such as St Ives, the River Aire and Five-rise Locks.

The vision and objectives are supported by key development principles and a indicative spatial framework for Bingley. This identifies seven Character Areas across Bingley and puts forward potential interventions, from both a development and place-making perspective, that could be adopted by the Council, key landowners and developer partners to help realise the vision.

We look forward to hearing your views on this ambitious vision for Bingley and working collectively to shape our plans for the future.



**Councillor
Alex Ross-Shaw**
City of Bradford
Metropolitan
District Council



The Draft Development Framework proposes:



200

NEW HOMES, PROVIDING HIGH-QUALITY HOUSING FOR FAMILIES, YOUNG PROFESSIONALS AND OLDER PEOPLE



1 HA

NEW AND ENHANCED PUBLIC REALM, INCLUDING AN ENHANCED MARKET SQUARE WITHIN THE TOWN CENTRE



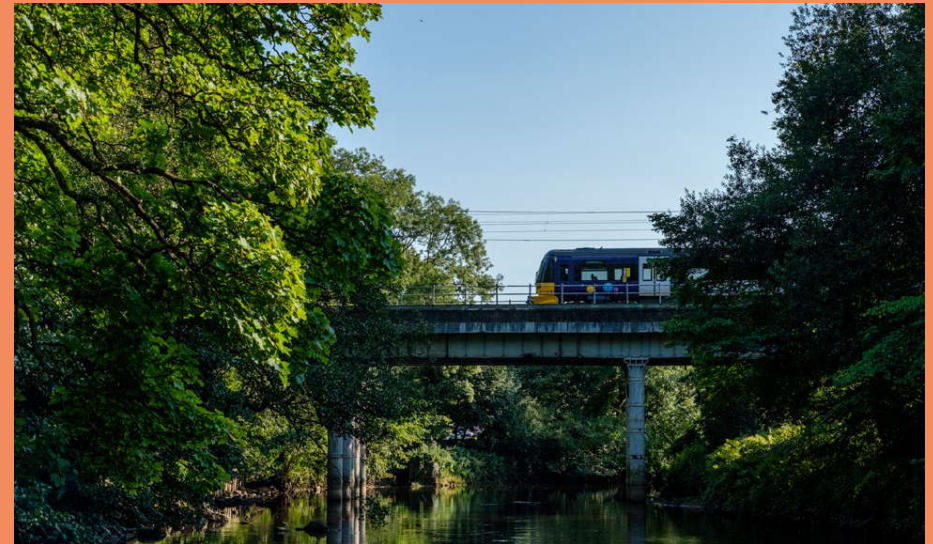
NEW ACTIVE TRAVEL ROUTES, IMPROVING THE EXPERIENCE FOR WALKING AND CYCLING



A MORE PERMEABLE AND CONNECTED TOWN CENTRE, WITH DIRECT LINKS FROM BINGLEY RAILWAY STATION



A NEW LEISURE-LED DEVELOPMENT COMPRISING THE REFURBISHMENT OF BINGLEY SWIMMING POOL ALONGSIDE A BOUTIQUE HOTEL WITHIN A REPURPOSED TOWN HALL



▀ Bingley - a highly connected place



06

Development Principles

10

11



06. Development Principles

A series of guiding development principles have been established which are cross-cutting and align back to the vision and strategic objectives, and respond to the strategic and local context. These principles are considered within each Character Area.

12



Development Principle 1:
Bolstering economic growth



Development Principle 2:
Celebrate and enhance
designated heritage assets



Development Principle 3:
Provide beautiful and
characterful architecture
and placemaking

13



Development Principle 4:
Put people and families at
the heart of regeneration



Development Principle 5:
Achieve the highest
standards of sustainable
design and biodiversity
net gain



Development Principle 6:
Promote new inclusive
and accessible routes
and public spaces

06. Development Principles

Development Principle 1: Bolstering economic growth



Building on Bingley’s independent scene and diversifying range of uses

At present Bingley town centre provides a mixture of uses, with a selection of independent retailers and food & beverage outlets, particularly along Main Street. The 5 Rise is Bingley’s main shopping centre and is currently fully let, with a mixture of grocery, health & beauty, discount and charity shops, in addition to a number of national food & beverage retailers.

Building upon Bingley’s selection of independent retailers and food & beverage outlets, development within Bingley town centre will continue to provide for a diverse range of uses beyond a traditional retail offer, to broaden the town’s appeal to prospective visitors, and create a reason for people to visit and spend time in Bingley.

There have been increasing vacancies in the area, with vacancy rates in Bingley increasing from 10.24% in 2022 to 11.54% in 2023. Compared to Ilkley, which has a vacancy rate of 7.42%¹. Whilst this can be partly attributed to the affluence of the area, it is also in part due to the diverse offer and experience of visiting Ilkley which draws in more visitors and increases dwell time. Building upon Bingley’s mix of uses within Bingley’s retail core, including an improved leisure offer, will help to start to address this.

Any development coming forward therefore needs to consider a mix of uses to appeal to a broader demographic, encouraging a range of activities to encourage visitors to Bingley.

The specific mix of uses will be determined by the market, but key sites (as highlighted within the spatial framework) could be catalysed by public sector intervention. This includes the proposals to convert Bingley Town Hall into a hotel and refurbishment of Bingley Pool to create a hotel and leisure offer at the heart of the town centre, encouraging more people to visit and spend time in Bingley.

Delivering a new housing offer

There is a need for new homes within Bingley town centre and the wider area to meet local housing need and provide a range of tenures and house types. Parts of Bingley have an ageing population, and therefore the existing housing stock needs to be expanded, both to serve these existing groups and to attract a wider demographic to Bingley, maximising the opportunity for people to live in a strategic location which is well connected by rail services. At the same time, it is important to ensure that Bingley caters for the more vulnerable groups and supports the improvement of Bingley’s existing housing stock, including updating poorly maintained and inefficient older housing stock, and the provision of affordable housing.

The spatial framework identifies sites which could come forward for new housing development, and make the most of Bingley’s strategic location. Increasing the local population of Bingley will support the provision of new and improved services and amenities within Bingley town centre, helping to generate more footfall and disposable income.

Mix of Housing Types

The centre of Bingley is characterised by a mixture of tightly packed Victorian terraced houses and apartments, a large proportion of which have been converted from former Victorian mill buildings. Towards the north-east of Bingley, the area becomes more suburban in nature, with a number of more modern semi-detached and detached properties. The proposed housing mix should be mixed, to provide a broader range of unit sizes, including mid-rise apartment buildings and low-rise detached properties. The conversion of existing buildings will also be supported subject to viability, including the opportunity to include residential uses within the upper level of commercial buildings.

Affordable housing will be actively encouraged to be included within new residential proposals, in line with existing planning policy.

Subject to market analysis and locational requirements, Build to Rent accommodation is also appropriate to come forward within Bingley, making the most of the sustainable transport connections.

Employment Land

Redevelopment and consolidation of some existing employment sites, where appropriate, will be considered for alternative uses, such as residential, in line with adopted planning policy.

¹ Vacancy rates recorded in July 2023 by BMDC’s Economic Development team.



06. Development Principles

Development Principle 2:

Celebrate and enhance designated heritage assets



Diverse Urban Setting

Bingley contains a range of different urban settings and distinct character areas, ranging from the low-rise tight grid patterns of Victorian terraces and sprawling suburban cul-de-sacs, to the large scale waterside mills. Bingley's regeneration should draw upon these urban settings, ensuring that development proposals respect and seek to contribute positively to the distinctive character of each area.

Celebrating Heritage Environment

There is an opportunity to improve, promote and enhance Bingley's unique qualities to encourage footfall, increase dwell time, and promote the area as a place people choose to live, spend time in or work within. This includes enhancing Bingley's heritage assets, including the Grade II* listed Five Rise Locks and the Grade II listed engine house and chimney at Bowling Green Mill, Church of England First School, Old Main Street properties and the Former Tannery buildings. Maintaining and improving other attractive distinctive local buildings which are not listed will also be encouraged.

Repurposing Heritage Assets

Heritage and locally-distinct buildings will be encouraged to be re-used, where this is viably feasible. Of particular prominence are the various mills and warehouses which can be found mainly along the Leeds and Liverpool Canal, such as the partially Grade II listed Bowling Green Mill. Similar to schemes completed in this area in the early 2000s, these buildings provide an opportunity to deliver high quality commercial and residential spaces which celebrate their industrial heritage.

There are a wealth of buildings within Bingley which are strong examples of the historic vernacular building style, which is typically a mixture of two-storey sandstone cottages and two to three storey sandstone buildings with decorative sandstone frontages, particularly along Main Street. While many of these buildings are well occupied, opportunities for sensitive repurposing should be welcomed where proposals would optimise their use and return them to a good condition.

Scenic Landscape Bingley





06. Development Principles

Development Principle 3:

Provide beautiful and characterful architecture and placemaking



The Council will advocate and promote good quality design, through adhering to key urban design principles as set out within the Homes and Neighbourhoods: A Guide to Designing in Bradford SPD and the emerging Bradford District Design Code. Government guidance on 'Building Beautiful' and the National Design Guide's 10 characteristics of well designed places can also help individual schemes to deliver the required level of quality and consider sustainability, quality of design, layout, and materials.

New development within Bingley will need to:

- ▶ Consider people with disabilities in terms of accessibility around buildings and the inclusion of considerate welfare facilities.
- ▶ New homes should achieve the Homes Quality Mark and adhere to the Nationally Described Space Standards to ensure suitable room sizes within dwellings.
- ▶ Adopt a fabric-first approach to minimise heat loss or heat gain, maximise the use of natural light, include low energy lighting systems, and include low temperature heating and cooling systems based on heat pumps where practicable.
- ▶ Maximise the use of land through efficient building layouts.
- ▶ Use materials that: respond and enhance the existing palette of colours in the surrounding vicinity; are of high-quality; and complement and respect heritage assets.

- ▶ Preserve key views and make the most of gateway locations through appropriate scale and massing of development. Where development could have an impact on key views associated with a heritage assets, a townscape and visual impact analysis may be required to support the planning application for the proposed development.

- ▶ Encourage active frontages including supporting active uses at ground floor levels to promote vibrancy and footfall, particularly for those sites within the defined town centre boundary. This will help encourage a mix of activity throughout the daytime and evening and provide a mix of uses which support existing and proposed residential communities.



10 Characteristics of Well Designed Places
(National Design Guide Extract)

Wayfinding

An improved clear legible wayfinding strategy will be introduced across Bingley to direct pedestrians and cyclists, particularly between the train station and Main Street.

Public Art and Play

Place-making through the inclusion of public realm or public art will also be considered, which will integrate Bingley's industrial heritage and cultural assets to provide interest and support legibility of the place and wayfinding.

Suitably located benches and places to dwell will also be provided throughout areas of public realm.

▶ Bingley Train Station



⁵ https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf



06. Development Principles

Development Principle 4:

Put people and families at the heart of regeneration



Safe and Inclusive Spaces

Bingley is a small town with a strong community spirit, with a number of local volunteering and community organisations. Therefore this framework seeks to promote Bingley as a place which is inclusive to all, regardless of age, gender, ability, or cultural background. This can be achieved through purposeful engagement with local people of all demographics through every stage of the development process, from the production of this framework through to the delivery and operation of each phase.

Operational measures such as regular cleaning and maintenance, CCTV cameras, security patrols and proactive policing are important factors in ongoing safety, however in order to be truly inclusive all buildings and public spaces should include public safety as a primary consideration from the earliest phases of design. They should also consider how to foster a tangible perception of safety for their users.

Features which will help to promote public safety include active frontages and overlooked spaces, which provide 'eyes on the street' to deter crime. Ensuring that buildings and street layouts are sensible and logical helps people to navigate safely and confidently while also reducing the risk of security blind spots. Sufficient and widespread street lighting is essential for people to feel safe while walking in the evenings and at night time.

Family Friendly

Spaces will be designed to specifically to cater for families and children to ensure that Bingley's regeneration is accessible to all, including young families. Pedestrian and cycle routes will be designed with families and children in mind, making sure that footpaths can accommodate parents with prams, and cycle lanes are suitable for younger and less confident cyclists.

The redesigned Market Square will become a hub for families by providing a more usable space for families at the heart of the town centre. This will be integrated with the outdoor farmers market to create a thriving destination which offers excitement for parents and children alike. A new public toilets and changing place have recently been refurbished adjacent to the Market Square, ensuring that people of all abilities will be able to access and enjoy the town centre.



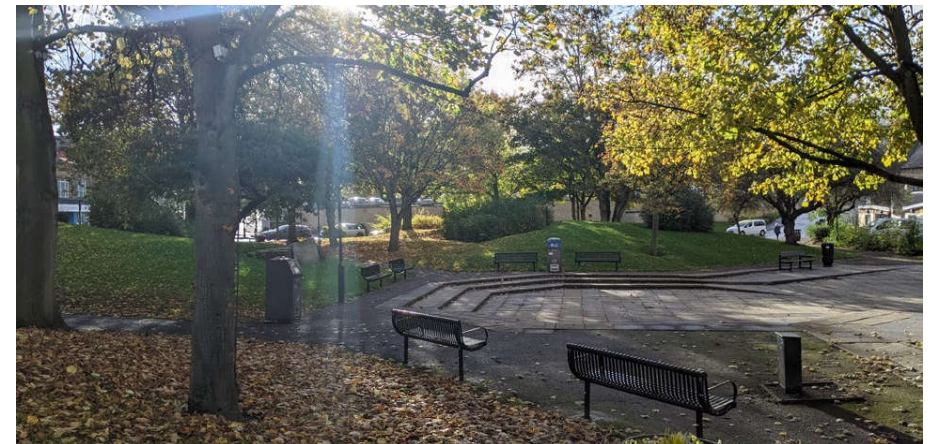
Family Friendly

Social Value

The framework aims to put people at the heart of regeneration by embedding social value into all development proposals. This will require thorough engagement with the community to identify what social value looks like for Bingley, and what interventions will benefit local people the most. Bradford Council will coordinate a unified approach to delivering social value through collaboration with investors, developers, local residents, businesses and other community stakeholders.

Examples of how social value can be embedded into development proposals include measures to:

- ▶ Incorporate community facilities and publicly accessible spaces within developments which can be used and enjoyed by local people.
- ▶ Partner with businesses in the community through supply chains and procurement.
- ▶ Employ workers from the local area during a project's construction phase.
- ▶ Engage with local schools and colleges to provide commercial insight and opportunities for work experience.
- ▶ Support local initiatives spearheaded by community organisations and volunteers.

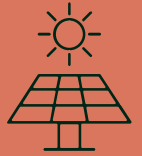


Public Space

06. Development Principles

Development Principle 5:

Achieve the highest standards of sustainable design and Biodiversity Net Gain



Clean Growth

Bradford Council declared a climate emergency in 2019, identifying it as the defining issue for local government requiring urgent and significant action. This declaration included a commitment to growing the green economy through new jobs, investment and innovation focusing on sustainable economic growth. Bradford Council subsequently joined the Leeds City Region Climate Coalition which aims to achieve net zero carbon by 2038.

Bradford Council issued the Sustainable Development Action Plan in 2020 to set out the actions that it proposes to take in order to tackle the climate emergency.

These actions are arranged around three key areas of activity:

- ▶ **Leading by example with a focus on embedding climate action into strategic planning, key strategies, procurement and financial decisions.**
- ▶ **Leading with partners and communities through collaboration to promote environmental resilience and ensure sustainability in new development and infrastructure.**
- ▶ **Making the case for change through strengthening the case for sustainable development and positioning Bradford as the right place to invest in clean growth.**

Development proposals within Bingley should seek to promote clean growth in alignment with Bradford Council's approach to climate action. A focus on sustainability should be closely incorporated into each scheme's design at an early stage to maximise the resulting benefits and mitigate the environmental impact as far as possible.

Biodiversity Net Gain

The Environment Act 2021 introduces a requirement for development proposals to demonstrate a minimum of 10% net gain in the site's biodiversity value. This will come into force in January 2024, or April 2024 for small sites. In practice, the requirement for Biodiversity Net Gain (BNG) means that schemes will need to leave the natural environment in a measurably better state than it was beforehand, with an uplift of at least 10%.

The emerging Bradford District Local Plan adds further detail around how development can promote biodiversity in the varied habitats and environments present within Bradford District. It sets out that proposals should seek first to achieve BNG within the development site. Where this is not possible, BNG should be provided in alternative locations in the immediate vicinity, followed by strategic areas within Bradford District. Interventions should focus on boosting local biodiversity profiles, and consider their impacts on social wellbeing.

Development in Bingley should, as far as possible, seek to incorporate this uplift on site and through close collaboration with the local

community. The positive enhancement of local wildlife and habitats within the town and its environs represents an important feature of successful regeneration which delivers tangible local benefits.

Sustainable Design

Development proposals within Bingley should promote sustainability at all stages of design. This begins with utilising brownfield sites for development to make the best use of previously developed land. There is brownfield land suitable for redevelopment within Bingley, particularly around the Leeds and Liverpool Canal. The climate impact of regeneration can be reduced substantially by focusing new development on brownfield sites in these areas.

Where brownfield sites contain existing buildings, options for repurposing the space should be explored in favour of demolition, if an appropriate alternative use can be found. Factors including the building's condition, structural safety, layout, form and contribution to its surroundings should be taken into consideration to ensure that the resulting scheme is high quality.

If a building is not in a suitable condition to be reused, retrofitting can deliver substantial environmental benefits compared to demolition and redevelopment. This is largely because all of the materials in the existing building will need to be disposed of, with concrete being particularly problematic due to its high carbon content. The construction materials used in the new development also carry their own carbon footprint. When

retrofitting, the embodied carbon of the existing building can be retained, reducing the development's waste and minimising requirements for new materials.

Where developments propose new buildings, they should have a focus on sustainable design. Development proposals should consider layout and massing to maximise sunlight and daylight, utilise sustainable building materials wherever possible, include sustainable urban drainage systems, and promote active travel for all residents, workers and visitors.



▶ Sustainable Design Housing

06. Development Principles

Development Principle 6: Promote new inclusive and accessible routes and public spaces



Accessibility and Connectivity

Bingley already benefits from an excellent strategic location, with key destinations such as Bradford and Leeds are easily accessible by road, rail, bus and pedestrian/cycle routes. The connections within the town itself are less successful, with poor legibility between Bingley train station, and the rest of the town, and a lack of active travel infrastructure within the town.

An important feature of Bingley's regeneration will be to deliver improved connectivity in the town, with a focus on linking key nodes within and around the town centre. Providing safe and convenient connections in this way will help to combat social exclusion, which occurs when individuals are not able to access the facilities services they need day to day due to physical and psychological barriers to movement. Addressing these barriers will be central to this framework, with interventions in each Character Area identified to deliver tangible improvements to people's ability to access key services and amenities.

Development proposals should contribute to making Bingley an inclusive place which is accessible to all. This requires developments to ensure all buildings and public spaces are fully accessible to those with mobility impairments, and also to consider how the urban environments which are created and enhanced are attractive, safe and embody a sense of ownership for the people who use them.

Promoting Active Travel

Around 28% of Bingley Town (MSOA) residents do not have access to a car, with higher levels of 50-60% seen within parts of the town centre. This is in part due to the high-quality public transport options available in these areas, however it also reflects the socio-demographic make-up of the town, with areas suffering from higher levels of deprivation also having less access to private vehicles.

Therefore it is important that this sizeable proportion of residents without car access are sufficiently provided for through extensive and safe routes for walking, cycling, and other forms of micro-mobility. Pedestrians and cyclists, including those with restricted mobility, should be given priority wherever possible to ensure that developments create a welcoming environment which is designed for people, rather than only for vehicles.

A common challenge throughout Bingley is the prioritisation of road space, with key routes such as Main Street currently dominated by the private vehicle, leaving less space for pedestrian and cycling infrastructure. This is a typical challenge in towns and cities across England and around the world, however in each case the solution requires an understanding of local behaviours and patterns of movement.

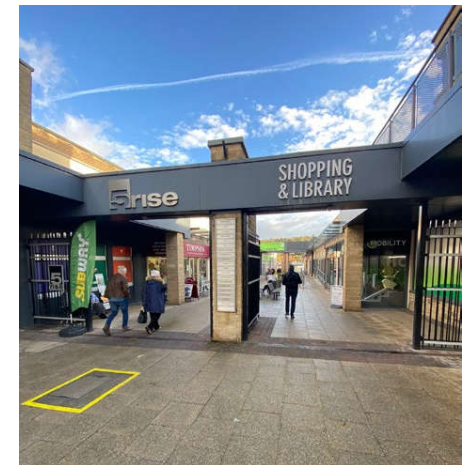
Proper engagement with local people is vital to ensure that interventions to promote and facilitate active travel are appropriate and are likely to be successful at providing safe journeys for those walking and cycling. In doing so, this is likely to further reduce private car use and result in benefits through reducing both local pollution and carbon emissions.

Provide new spaces for the community and visitors to enjoy

The framework will support the enhancement of existing public spaces within Bingley, such as Market Square, along with the creation of new open spaces wherever possible as part of development proposals. Providing spaces where people feel comfortable and engaged will help to promote Bingley as a desirable place to visit and spend time in. This requires careful attention to the appearance, activation and safety of public spaces and routes throughout the town centre to provide a well thought out visitor experience.

The redesigned Market Square at the heart of the town centre will provide a family friendly, affordable and flexible space which will act as a centrepiece to showcase the heritage and cultural assets in Bingley.

Other important public spaces which can be enhanced to form a positive contribution to the urban setting include the proposed new active travel circular route, along the River Aire and Leeds and Liverpool Canal to create an attractive route for active travel uses to showcase the heritage and landscape assets of Bingley.



5 Rise Shopping Centre



6 Bingley Little Theatre



07

Spatial Framework

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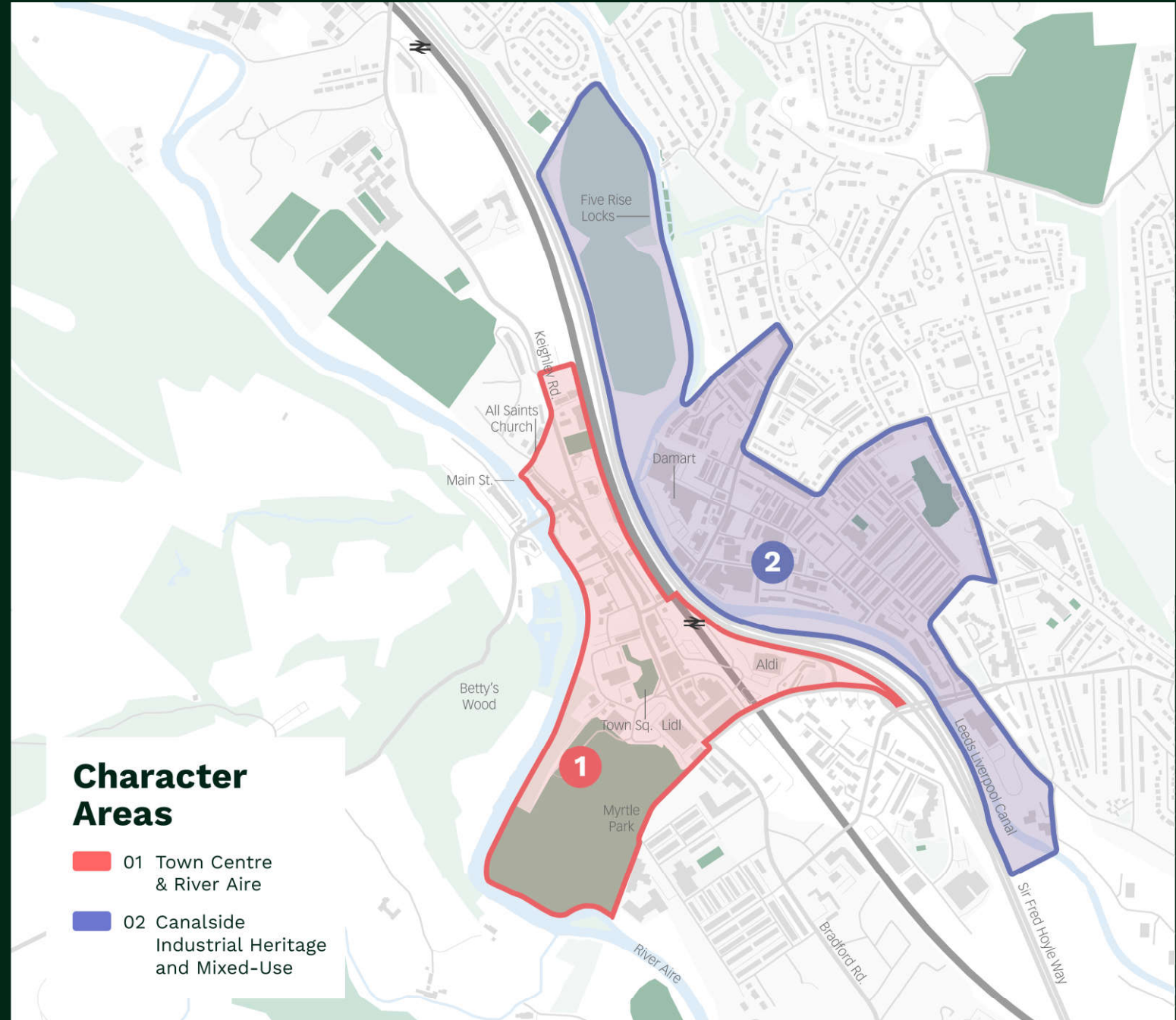
07. Spatial Framework

Character Areas

Two Character Areas have been defined for Bingley which recognise the existing qualities and character within each area as well as the character and type of uses that could be provided as part of the **future vision of Bingley**.

The proposed interventions within each of the Character Areas are indicative; the delivery and phasing will be dependent on funding availability, scale of public sector intervention required, market appetite and landowner aspirations and requirements. This spatial framework however demonstrates how the overarching vision could be achieved over the time horizon set out within this Development Framework.

The following sections set out the specific Character Areas in more detail, outlining the development opportunity and approach in terms of transport and movement and public realm.



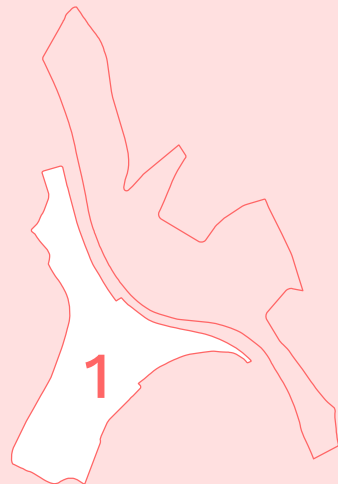
07. Spatial Framework

Character Area 1: Town Centre & River Aire

The area is characterised by retail uses along Main Street, including the 5 Rise Shopping Centre which is complemented by a range of independent shops and services. There is also an ALDI and Lidl with significant amounts of surface level parking for shoppers. Positively, there is a relatively large food & beverage and independent retailer offer within the town centre.

Key development sites include:

- ▶ **Main Street** – Reprioritisation of Main Street to reduce vehicular dominance and create a more attractive environment for pedestrians and cyclists.
- ▶ **Bingley Railway Station** – Relocation of car parking to provide improved public realm within the station forecourt and a new business/retail space in a central location, plus improved active travel connections into the town centre, to create a more welcoming arrival to the town.
- ▶ **Introduction of Leisure Uses** – Change of use from town hall to hotel to showcase an attractive heritage asset and provide a place for tourists visiting nearby attractions to stay and visit Bingley. This will include improvements to the Bingley Swimming Pool so that it can be re-opened and to reintroduce leisure uses into the town centre.
- ▶ **Bingley Town Square** – Reconfiguration of the town square to provide improved green/ public space within the heart of the town centre.
- ▶ **Residential Uses** – Provision of new residential uses along Main Street and to the rear of Bingley Little Theatre, to increase footfall into the town centre, benefitting from the Riverside setting.
- ▶ **New Active Travel Route** – Introduction of new active travel circuit along the River Aire and Leeds and Liverpool Canal to create an attractive route for active travel uses to showcase the heritage and landscape assets of Bingley.



Overview

The Town Centre & River Aire area comprises of 24ha of land, which encompasses the Primary Shopping Area, the Market Square and Bingley Railway Station. The character area is bound by the Leeds Bradford Railway to the north, Ferncliffe Rd to the east and the River Aire to the south and east.

The character area comprises a mix of existing uses including primary retail and town centre uses, civic uses (including Bingley Town Hall), leisure uses and Bingley Town Square, a key area of public realm in

the town, Myrtle Park which provides a key area of amenity greenspace within the town centre, and some small pockets of industrial uses along Main Street.

Main Street is a vehicle dominated environment, which creates a barrier to movement between the east and west of the town centre for pedestrians and cyclists, including access to Bingley Railway Station.



07. Spatial Framework

Character Area 1



Bingley Town Square



Aldi Bingley



Myrtle Park

01. Existing Uses

The character area is dominated by retail uses. Bingley 5 Rise Shopping Centre occupies a large floorspace at the south eastern end of Main Street providing the main shopping centre for the town, with 18 units over 62,000sq.ft. It was opened in 2009, following redevelopment of the previous Myrtle Walk shopping centre which was built in this location in 1973. It includes some national retailers and Food & Beverage provision – including Boots, Home Bargains, Subway and Costa, as well as a Co-op convenience retail store and provides home to Bingley library. The first floor units have also recently been converted into residential units, to help to activate the space and diversify uses. The remainder of Main Street is made up of a mixture of national and independent retailers, alongside a number of food & beverage vendors.

Bingley Town Square is an open landscaped area of public realm to the south of Main Street, which is home to an open air farmers market held once a month, as well as a weekly artisan market. Civic and leisure uses surround this town square, including Bingley Little Theatre, Bingley Town Hall and Bingley Swimming Pool/ leisure centre.

Bingley Railway Station is located to the east of Main Street, on Wellington Street, and occupies a Grade II listed building.

Bingley Town Square is located in the centre of the town and hosts a monthly farmers market. It is surrounded by civic and cultural uses, including Bingley Little Theatre, Bingley Town Hall and Bingley swimming pool. The square does not fulfil its full potential, due to the split levels and features which constrain the flexibility to host events. In addition, Main Street runs adjacent to the town square and is impacted by vehicular dominance, diminishing the pedestrian experience and creates a disconnect between the east and west of the town centre.

Myrtle Park is an attractive Edwardian park and gardens, which sits to the south of Bingley town centre. It is a large park containing a number of facilities in addition to large areas of open space, such as tea rooms, skate park, tennis and basketball courts, children's play area, an aviary and bandstand. The park has also hosted a number of events over the years, including the Bingley Agricultural Show and Bingley Festival.



07. Spatial Framework Character Area 1



02.

Proposed Interventions and Land Use

The Town Centre & River Aire area provides a significant opportunity for change. A key objective is to provide a more diversified town centre, creating a more experiential offer and driving footfall into Bingley town centre. There is an ambition to increase the number of local residents accessing the town centre, both by improving connectivity across the town centre to the east, and through providing additional residential uses within the town centre itself, making the most of brownfield land opportunities.

Key interventions include:

A Richer Core / Community Hub

Diversification of the existing town centre offer to provide leisure, hotel and commercial uses, to create a dynamic and thriving town centre that meets local resident's day to day needs, whilst providing a range of experiences to help drive footfall. In turn, this improved amenity will also help to attract new residents to want to reside in Bingley, further increasing footfall in the town centre.

Creating an experiential offer within the town centre which build upon Bingley's existing independent scene and events such as Bingley Festival to create a strong sense of community amongst local residents.

Re-Prioritisation of Main Street

Improvements to Main Street to re-prioritise away from vehicular traffic and towards pedestrians and cyclists, both to promote active travel modes within the town centre and to create a more attractive experience for visitors. Reducing the barriers to movement between the railway station and retail uses in the north east and the civic uses and green spaces to the south west of the town centre is a core aim.

Improved Public Realm

Reconfiguration of the town square to make full use of the space and provide a central green space within the town centre.

Relocation of car parking at Bingley Railway Station to create an area of attractive public realm at the station forecourt, to provide a more welcoming environment for those arriving into Bingley via train, and also enhance the Grade II listed station building. A key intervention, aligned with this, is to create improved connections and wayfinding between the train station and town square.

Town Centre Residential Offer

Provision of new high-quality residential uses within walking distance of the town centre, to attract young professionals and families looking to live within commuting distance of key locations such as Bradford and Leeds. Increased residential uses will help to drive footfall and spending, whilst helping to create an active and thriving town centre environment.

Environmental Improvements to 5-Rise Shopping Centre

The 5-Rise Shopping Centre occupies a prominent location within the town centre, acting as the gateway into the town and primary retail area. There is the potential to enhance the appearance of the centre, encourage more active ground floor uses where these front onto Chapel Lane/ Ferncliffe Road and addressing the existing blank facades. Over time, upgrades may then support and encourage broader uses to be located here and could be catalysed by more civic, community-focused uses or pop-ups in the short-term.



Town Centre & River Aire - Proposed Development Sites

Key

Residential	Hotel/Spa	Town Centre & River Aire	Key Heritage Assets
Existing Green Space	A. Existing Market Square	Potential Development Sites	3. All Saints C of E Church
Road Improvement Corridor	B. Proposed Station Forecourt	Committed Sites	4. Old Main Street
		Commercial	5. Ireland Bridge
			6. Bowling Green Mill Engine House
			7. Old Market Hall
			8. Bingley Train Station
			9. Town Hall



07. Spatial Framework Character Area 1

03. Movement and Connectivity

Whilst Bingley is well connected via public transport to the wider District and beyond to the rest of Yorkshire, the connectivity and permeability of the town itself is poor, particularly the journey between the railway station and the civic uses on the southeastern side of Main Street. The arrival at the train station forecourt is dominated by car parking, and the legibility and wayfinding into the town centre is poor.

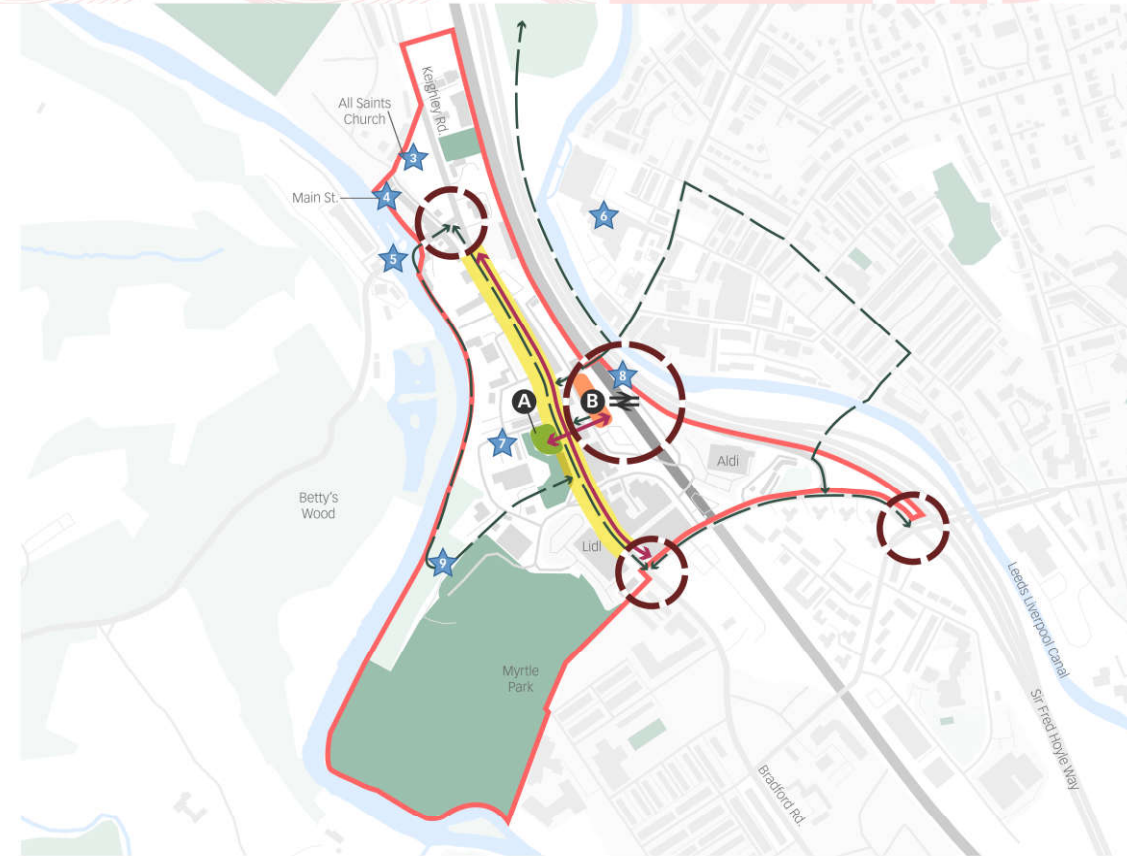
At Main Street, the road is dominated by vehicular traffic, creating a barrier to movement between the two sides of the carriageway, reducing the ease at which people can move between the civic and leisure uses in the south and the residential and retail uses to the north.

Connectivity and movement is a key priority which needs addressing and should complement site-specific development proposals. These interventions would likely need to be public-sector led, to establish an improved environment and public realm and provide confidence to those owners and occupiers in the locality.

Key moves proposed include:

- ▶ **Traffic calming along Main Street to re-prioritise active travel users.**
- ▶ **Improvements to Bingley Railway Station forecourt to reduce the amount of car parking in the forecourt, create a positive sense of arrival and increasing connectivity into the retail core for those arriving by via train.**

- ▶ **Reconfiguration of the town square to fully utilise the public realm available, to create an attractive environment for pedestrians and cyclists.**
- ▶ **Consolidation of town centre car parking to reduce reliance on the private car and utilise space more efficiently within Bingley.**
- ▶ **Improved signage and wayfinding within the town centre to enhance the legibility of the town.**
- ▶ **Introduction of new active travel circuit along the River Aire at Myrtle Park in the south, to Bingley Five Rise Locks and along the Leeds and Liverpool Canal in the north. Creating an attractive route for active travel uses to showcase the heritage and landscape assets of Bingley.**



▶ Town Centre & River Aire – Gateway Connections

Key

- | | | |
|--------------------------------------|------------------------------------|-------------------------------|
| Gateway Connections | Key Heritage Assets | A. Existing Market Square |
| Key Gateway | 3. All Saints C of E Church | B. Proposed Station Forecourt |
| Pedestrian and Active Travel Circuit | 4. Old Main Street | Road Improvement Corridor |
| Town Centre & River Aire | 5. Ireland Bridge | |
| | 6. Bowling Green Mill Engine House | |
| | 7. Old Market Hall | |
| | 8. Bingley Train Station | |
| | 9. Town Hall | |



07. Spatial Framework Character Area 1

04. Public Realm

Whilst located in a central location, the layout and levels of the existing town square means that it is not currently used to its full potential. These levels mean that only part of the space can be utilised for events. There is existing green space within the square, however the landscaping and levels means it is an unusable space.

Increasing the amount of useable public realm, alongside appropriate uses, will generate greater dwell-time and activity within the town centre, bolster the perception of the town and address the quality of the public realm at key gateways, including an improved gateway at the entrance to Bingley Railway Station.

Enhancing the public realm, introducing traffic calming measures on Main Street and improving connections to the train station, will support better legibility and connectivity across the retail core, whilst helping to frame the heritage and leisure assets in these locations.

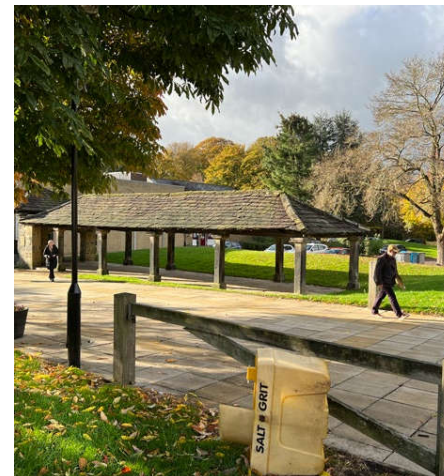
05. Design Principles and Considerations

High quality design, including appropriate scale and massing will be encouraged at key gateway sites to support wayfinding and visual sightlines within the town centre.

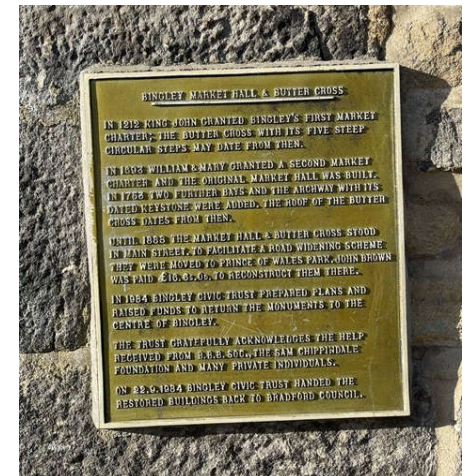
Design must be sensitive to the existing heritage assets in Bingley, including the Grade II listed Old Market Hall and Bingley Train Station.



Bingley Train Station



Market Hall



Market Hall

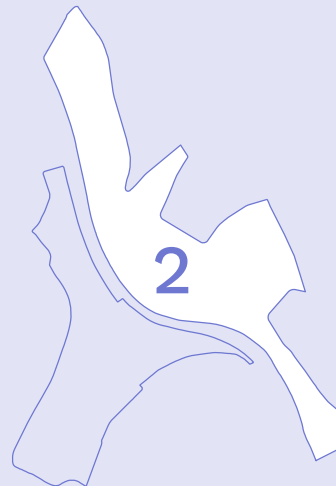
07. Spatial Framework

Character Area 2: Canalside, Industrial Heritage and Mixed Use

Building on the successful conversion of a number of former industrial mills along the Leeds and Liverpool Canal in the early 2000s, this area provides an opportunity to create a thriving residential-led mixed use area, showcasing Bingley’s industrial heritage and links to blue infrastructure.

Key development opportunities comprise:

- ▶ **Residential led development** – Potential to relocate existing industrial uses to build upon changes of use from former mill buildings to attractive canalside residential led developments, with potential to create additional uses within appropriate sites.
- ▶ **New Active Travel Route** - Introduction of new active travel circuit along the Leeds and Liverpool Canal to create an attractive route for active travel uses to showcase the heritage and landscape assets of Bingley, and improving active travel connections for residents in the north east into the town centre.



Overview

The character area comprises of 39ha of land, incorporating land to the northeast of the Leeds and Liverpool Canal. The area is bound to the north by open green space and the Five Rise Locks, by residential properties off Crownest Lane, Cross Lane and Hall Bank Drive in the east, by the Leeds and Liverpool Canal in the south and west.

The Leeds and Liverpool Canal runs along the south west border of the site, with a traffic-free towpath running alongside the full length of the canal. This provides an attractive

traffic-free route for active travel connection to Shipley and beyond. The A650 Sir Fred Hoyle Way and the Leeds Bradford Railway also sit alongside the canal, creating a substantial barrier to movement between the existing residential uses in this area and the town centre to the west. There are three existing crossings providing connections into the town centre, including the Britannia Bridge, a suspended footbridge providing pedestrian and cyclist connections.



07. Spatial Framework

Character Area 2



01. Existing Uses

The area is currently characterised by former textiles mills, some of which are still in use for commercial purposes, whilst others have been converted into high-quality residential apartments and town houses, creating an attractive and vibrant canalside residential neighbourhood.

The Leeds and Liverpool Canal and green spaces alongside the Five Rise Locks provides access to the wealth of green and blue infrastructure in Bingley for existing residents in the area.



07. Spatial Framework

Character Area 2



02.

Proposed Interventions and Land Use

The overarching aim is to build upon the success of the existing residential neighbourhood by providing additional mixed use and residential uses and creating an attractive, mixed-use canalside community development.

Key interventions include:

Canalside Residential Offer

Whilst historically, its location adjacent to the railway line and canal would have created the perfect location for mills, today it is considered to provide an attractive and sustainable location for residential development. A number of former mill buildings were previously converted into high quality residential apartments and town houses, creating an attractive and vibrant canalside residential neighbourhood.

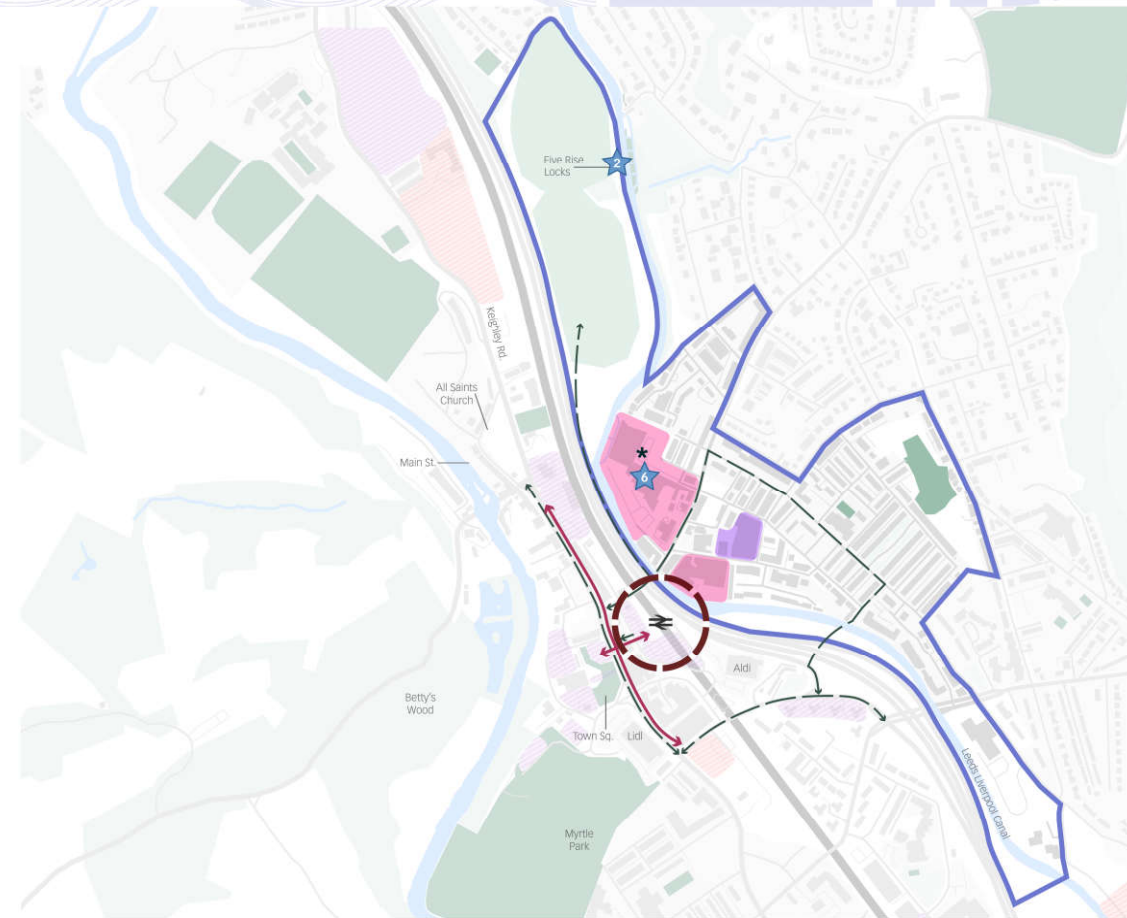
Where feasible, and in the longer-term, there is the potential to relocate some of the existing business uses to more employment-focused locations, and over time, reconfigure the area to create a high-quality, sustainable, riverside living opportunity. Provision of new high-quality residential uses within walking distance of the town centre will attract young professionals and families looking to live within commuting distance of key locations such as Bradford and Leeds. Increased residential uses will help to drive footfall and spending, whilst helping to create an active and thriving town centre environment.

Diversified Mixed Use Offer

Existing commercial uses to be diversified to provide a broader mix of uses within walking distance of the existing residential neighbourhood, to the east of the town centre. Provision of a broader mix of uses in the area will increase the attractiveness of the location for families and young professionals looking for a vibrant community within commuting distance to Leeds and Bradford.

New Active Travel Route

Introduction of new active travel circuit along the Leeds and Liverpool Canal and into the residential area to the east, will create an attractive route for walking and cycling to showcase the heritage and landscape assets of Bingley, and improving active travel connections for residents in the north east into the town centre.



Canalside Industrial Heritage and Mixed-Use - Proposed Development Sites & Movement and Connectivity

Key

- Mixed-Use
- Residential
- Existing Green Space
- Potential Development Sites
- Committed Sites
- Key Gateway
- Subject to consultation with the landowner
- Canalside, Industrial, Heritage and Mixed Use
- Pedestrian and Active Travel Circuit
- Gateway Connections
- Key Heritage Assets
- 2. Five Rise Locks
- 6. Bowling Green Mill Engine House



07. Spatial Framework Character Area 2

03. Movement and Connectivity

Whilst Bingley is well connected via public transport to the wider District and beyond to the rest of Yorkshire, the character area is poorly connected to the rest of the town centre to the southwest.

The Leeds and Liverpool Canal runs along the south west border of the site, with a traffic-free towpath running alongside the full length of the canal providing an attractive traffic-free route for active travel connection to Shipley and beyond. The A650 Sir Fred Hoyle Way and the Leeds Bradford Railway also sit alongside the canal, creating a barrier to movement between the existing residential uses in this area and the town centre to the west. There are three existing crossings providing connections into the town centre, including Britannia Bridge, a suspended footbridge providing pedestrian and cyclist connections.

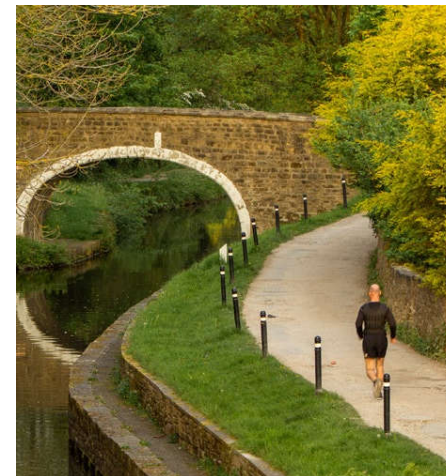
Connectivity and movement is a key priority which needs addressing and should complement site-specific development proposals. It is likely that these interventions would need to be public-sector led, to establish an improved environment and public realm and provide confidence to those owners and occupiers in the locality.

Key moves proposed include:

- ▶ **Improved signage and wayfinding to enhance the legibility of the town.**
- ▶ **Introduction of new active travel circuit along the River Aire at Myrtle Park in the south, to Bingley Five Rise Locks and along the Leeds and Liverpool Canal in the north. Creating an attractive route to showcase the heritage and landscape assets of Bingley and create an attractive connection between the residential uses in this area and the town centre.**



Leeds and Liverpool Canal at Dowley Gap



Leeds and Liverpool Canal at Dowley Gap



Britannia Footbridge



07. Spatial Framework Character Area 2

04. Public Realm

The introduction of a new active travel circuit connecting the Character Area into the town centre and into the River Aire to the south, will provide an attractive route for residents into Bingley Town Centre and beyond. This will align with the proposed vision for Bingley – showcasing its heritage and countryside setting to visitors and tourists, as well as ensuring accessibility for all.

48 Active travel connections and improved infrastructure at Bingley Train Station will encourage the use of active travel modes and public transport for commuting to work, reducing the reliance on the private car.

05. Design Principles and Considerations

High quality design, including appropriate scale and massing will be encouraged at key gateway sites to support wayfinding and visual sightlines within the town centre.

Design must be sensitive to the existing heritage assets in Bingley, such as the Grade II* listed Five Rise Locks and the Grade II listed engine house and chimney at Bowling Green Mill, Church of England First School and Former Tannery buildings.



All Saints Church

