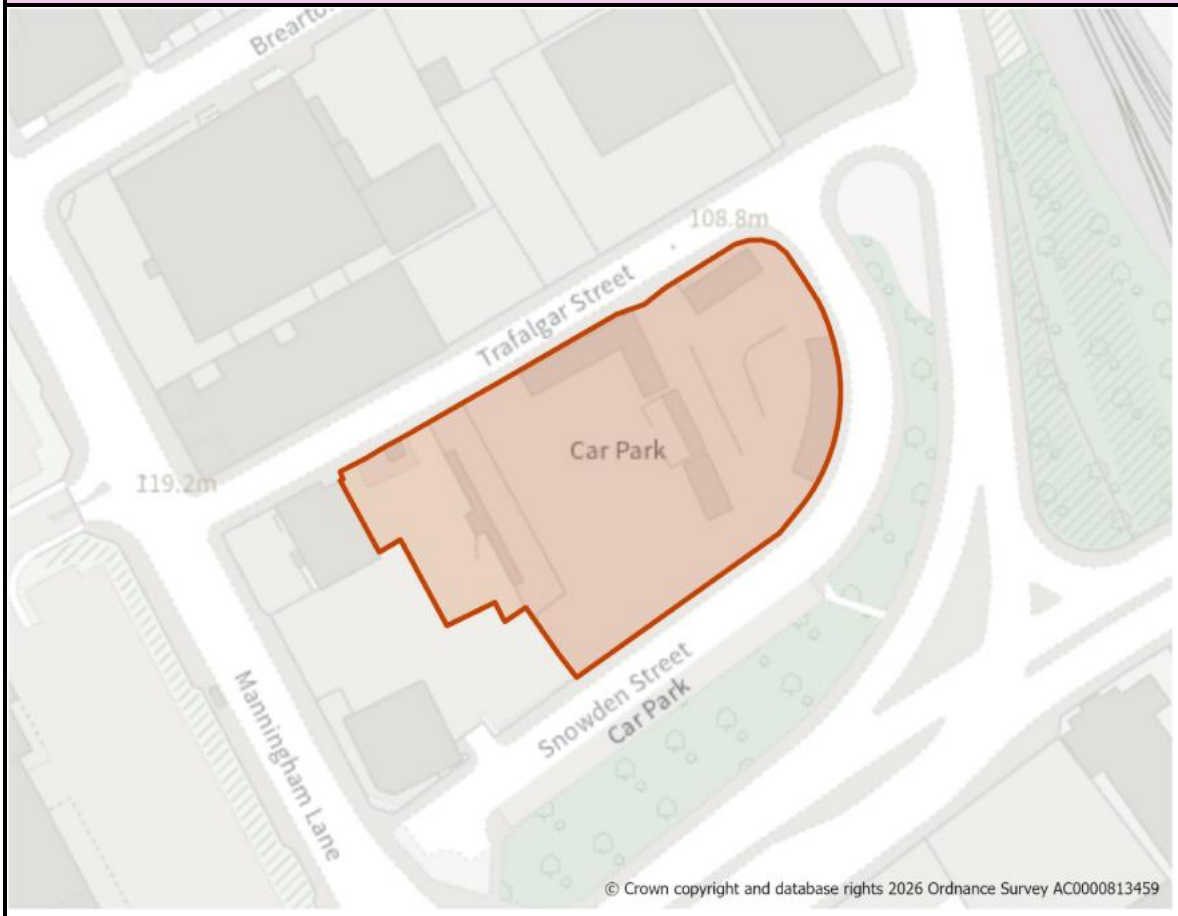
H687: Snowden Street

Site Boundary


Site Size (ha) Gross	0.49
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	66
Site Type	PDL
Ward	City
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	2035-2040

Site Specific Requirements

Design Principles

1. Development should provide at least 66 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 150 dph in line with HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).

Site Access, Highways and Transport

2. An access will be required from Snowden Street. This should be designed to respond to the sites contours and to the satisfaction of the Councils Highways Officers

Natural and Historic Environment

3. The site adjoins / lies within the 50m buffer of 2 listed buildings (Connaught Rooms and First Church of Christ Scientists).
4. The site is identified in the LNRS with the preferred measure is T2_M04: Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire to contribute to base target of 16.5 per cent and stretched target of 18.5 per cent by 2050 using 'right tree, right place' principles.

Environmental Protection

5. The site is within a Clean Air Zone and adjoins Manningham Lane and Hamm Strasse where NO2 levels = 30 parts per million (plus). Development must be in accordance with the requirements set out in Policy CR1.
6. Site is within a Mineral Safeguarding Area (MSA) for Coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any mineral resources.

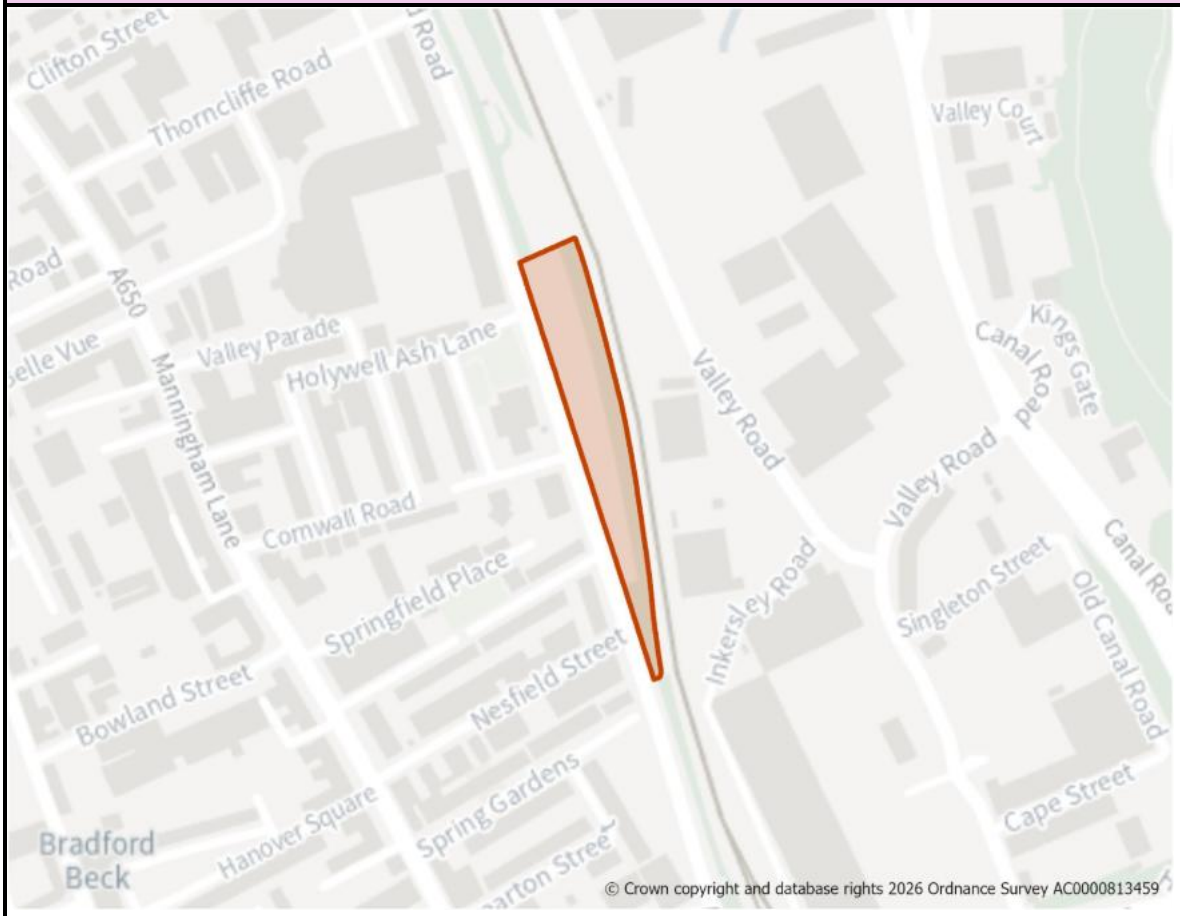
Open Space and Green / Blue Infrastructure

7. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 10.
8. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.
9. Site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

10. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H689: Midland Road

Site Boundary


Site Size (ha) Gross	1.00
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	67
Site Type	PDL
Ward	Manningham
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	2030-2035

Site Specific Requirements

Design Principles

1. Development should provide at least 67 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 75 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).

Site Access, Highways and Transport

2. A site access will be required from Midland Road. This should be designed to respond to the sites contours and to the satisfaction of the Councils Highways Officers

Flooding, Water and Drainage

3. Development should be directed away from areas with significant level of surface water risk.

Natural and Historic Environment

4. A small part of the site area to the north lies within a bat alert area. Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
5. The site is identified in the LNRS with the preferred measure B3_M02: Enhance (rather than replace) existing habitats on some areas of brownfield so they become high-quality, diverse, wildlife-rich spaces or urban parks (taking site allocations into account). This will help species that rely on brownfield habitats, such as the dingy skipper. Allow significant areas to develop naturally.
6. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

7. Site is located within the Clean Air Zone. Development must be in accordance with the requirements set out in Policy CR1
8. The northern part of (circa 1/3) the site contains a former landfill site (ref 13se43) for which the waste type is described as 'inert, clean, uncontaminated'. It also adjoins a former landfill site (i.e. for inert demolition) on its northern border and falls within a 150m buffer zone of this. It was previously granted permission for the filling of a dry dam alongside Midland Road (90/2/07692), which was subject to the unauthorised deposit of demolition waste in 1993 and was then granted planning permission to continue to deposit inert waste until 1996

(94/01818/FUL). A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

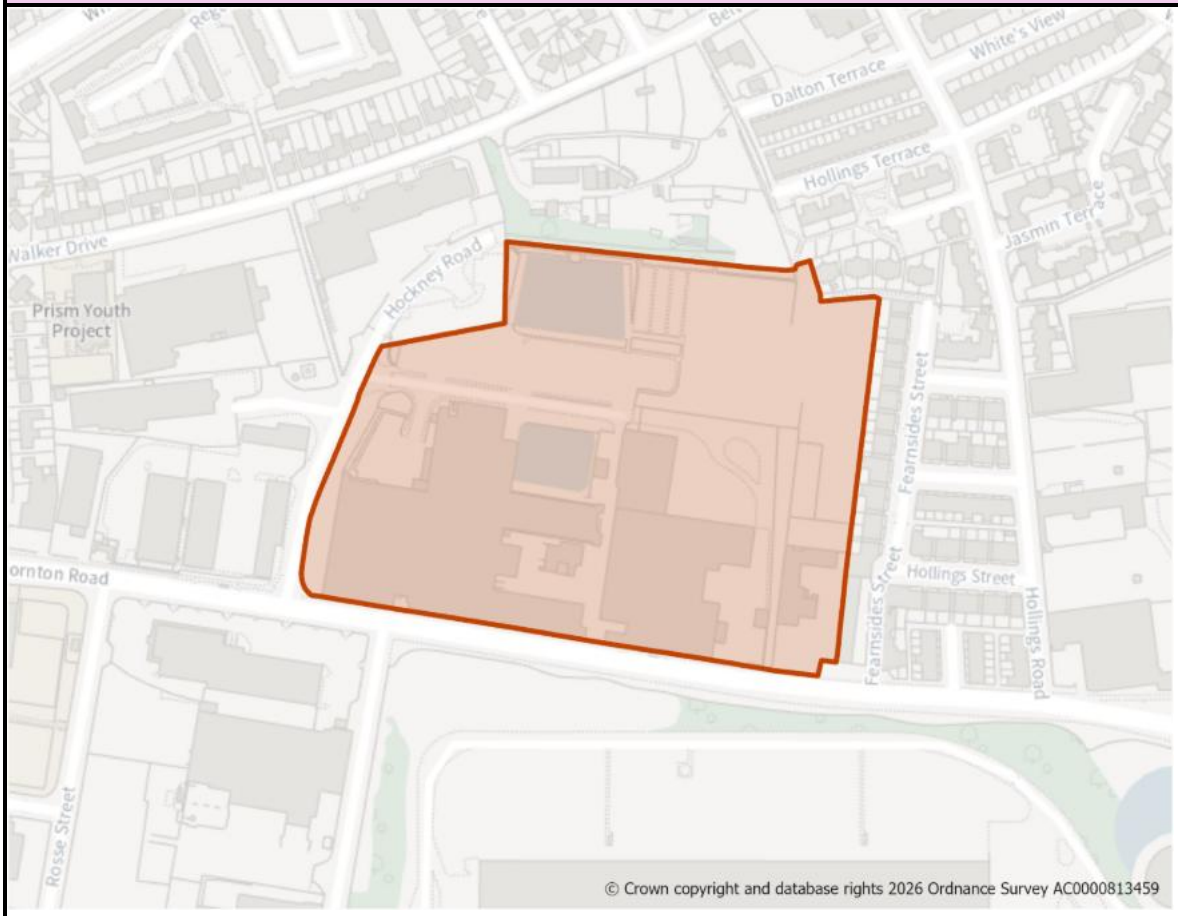
Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 10.
10. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.
11. Site is partially within an area of medium provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H783: Whetley Mills

Site Boundary


Site Size (ha) Gross	5.08
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	133
Site Type	Mixed
Ward	Manningham
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	2035-2040

Site Specific Requirements

Design Principles

1. Development should provide at least 133 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).

Site Access, Highways and Transport

2. A new access will be required from Thornton Road. This should be designed to respond to the sites contours and to the satisfaction of the Councils Highways Officers

Natural and Historic Environment

3. All of the site is within a bat alert area. Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
4. The mill and most of the site is grade II listed. Proposals should seek to retain heritage assets and a sympathetic conversion of it, as well as support sustainability of the assets and enhance their settings through appropriate design and landscaping.
5. The site is identified in the LNRS with the preferred measure B3_M03: Enhance the boundaries of brownfield sites, especially larger ones, for example by adding hedgerows, so that they look more attractive as well as help wildlife.

Environmental Protection

6. Site is located within a Clean Air Zone. A small part of its southern edge lies within area where NO2 = 30 parts per million (plus). Development must be in accordance with the requirements set out in Policy CR1.

Open Space and Green / Blue Infrastructure

7. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 10.
8. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.
9. Site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green

and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

10. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.