

TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 257

CITY OF BRADFORD METROPOLITAN DISTRICT COUNCIL

**PUBLIC FOOTPATHS 44 (PART) AND 45 (PART) SILSDEN AND UNRECORDED
CLAIMED PATH EAST OF HAWBER COTE DRIVE, SILSDEN (STOPPING UP)
ORDER 2025**

This Order is made by City of Bradford Metropolitan District Council under section 257 of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to stop up the footpaths to which this Order relates in order to enable development to be carried out in accordance with planning permission under Part III of the Town and Country Planning Act 1990 namely: residential development of 138 dwellings on land east of Bolton Road, Silsden under application reference 22/01184/MAF granted on 16 April 2024, and/or variation of conditions 2 (approved plan), 5 (Biodiversity Gain Plan), 6 (Biodiversity Monitoring) and 29 (Environmental Management Plan) of planning permission 22/01184/MAF under application reference 25/02042/VOC granted on 28 October 2025.

BY THIS ORDER:

1. The footpaths over the land shown by bold black lines on the attached map (Reference 66666/T283_Order Plan) and described in Part 1 of the Schedule to this Order (“the Schedule”) shall be stopped up as provided below.
2. There shall be created to the reasonable satisfaction of City of Bradford Metropolitan District Council an alternative highway for use as a replacement for the said recorded footpaths as provided in Part 2 of the Schedule and shown by bold black dashes on the attached map.
3. The footpath and area of highway over the land described in Part 3 of the Schedule and shown hatched black on the attached map shall be improved to the reasonable satisfaction of CBMDC by being surfaced as described in that Part of the Schedule to a width of 2 metres.
4. The stopping up of the footpaths shall have effect on the date on which City of Bradford Metropolitan District Council certify that the terms of Article 2 above have been complied with.
5. The following works shall be carried out in relation to the highways described in Parts 2 and 3 of the Schedule:
 - a. the alternative footpath will be constructed with a width of two metres and surface as described in Part 2 of the Schedule;
 - b. the improved footpath will be constructed with a width of two metres as described in Part 3 of the Schedule.
6. Persimmon Homes Limited is hereby required to pay for the cost of carrying out the said works.

7. Where immediately before the date on which the footpaths are stopped up, there is apparatus under, in, on, over, along or across them belonging to statutory undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same rights in respect of the apparatus as they then had.

**THE COMMON SEAL of CITY OF
BRADFORD METROPOLITAN
DISTRICT COUNCIL**

was hereunto affixed on this
16th day of December 2025
in the presence of: -



Authorised by the Director of Legal and Governance



104798A

In pursuance of the powers in that behalf conferred by Section 257 of the Town and Country Planning Act 1990 the Council hereby confirms the foregoing Order.

**THE COMMON SEAL of CITY OF
BRADFORD METROPOLITAN
DISTRICT COUNCIL**

was hereunto affixed on this
day of
in the presence of: -

Authorised by the Director of Legal and Governance

SCHEDULE

Part 1

Description of site of existing path

The full width of that part of Public Footpath No. 44 Silsden shown by a bold black line on the attached map reference 66666/T283_Order Plan, commencing at SE 0468 4678 (marked A) proceeding generally south/south-easterly for approximately 198.7 metres to SE 0477 4660 (marked B). The footpath is recorded with a surface of arable land, a stile, and a width of 1.2 metres.

The full width of that part of Public Footpath No. 45 Silsden shown by a bold black line on the attached map, commencing at SE 0466 4659 (marked C) and proceeding in an east-north-easterly direction for approximately 186.2 metres to SE 0484 4666 (marked D). The footpath is recorded with a surface of arable land, a stile, and a width of 1.2 metres.

The full width of an unrecorded claimed footpath shown by a bold black line on the attached map, commencing at SE 0465 4659 (marked E) and proceeding in a north-easterly direction for approximately 247.5 metres to SE 0480 4679 (marked F). The unrecorded claimed footpath has a grass and earth surface.

Part 2

Description of site of alternative highway

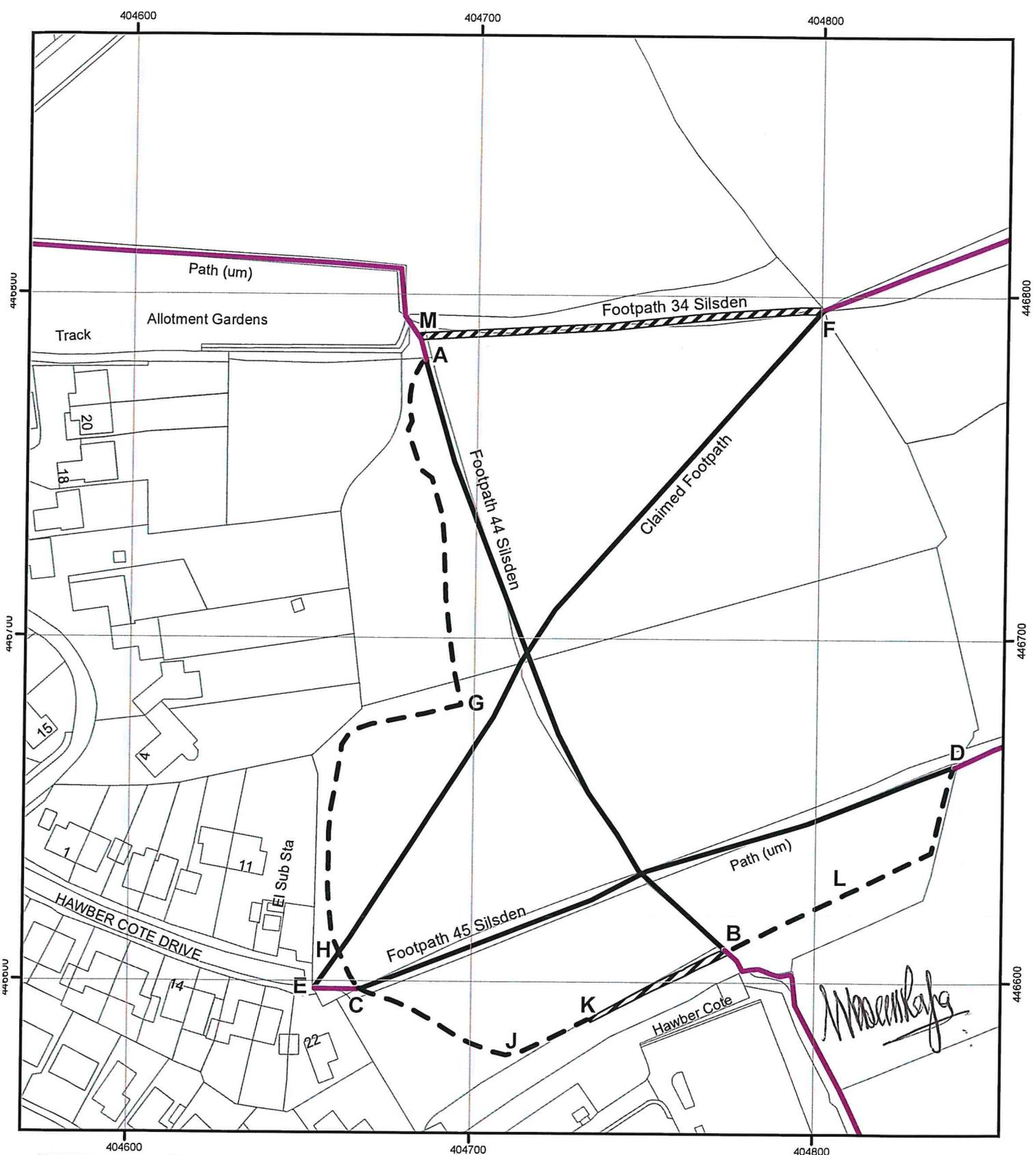
A public footpath shown by bold black dashes on the attached map, commencing at SE 0468 4678 (marked A) proceeding in a generally southerly direction for approximately 105.3 metres with a tarmac surface to SE 0469 4668 (marked G) then turns to a generally westerly then southerly direction for approximately 98.5 metres with a bound crushed stone surface to SE 0466 4660 (marked H), continues in a generally southerly direction for approximately 12.2 metres (8.5 metres tarmac, 3.7 metres bound crushed stone) to SE 0466 4659 (marked C). Continuing in a generally south-easterly direction for approximately 47.4 metres with a bound crushed stone surface to SE 0471 4657 (marked J) where there is a 25.9 metre length of tarmac path to the unadopted route Hawber Cote Lane at SE 0473 4658 (marked K). Footpath recommences at Point B in a north-easterly direction with a tarmac surface for approximately 38.2 metres to SE 0480 4662 (marked L) continuing for 54.2 metres north-easterly then north-north-easterly with a bound crushed stone surface to SE 0484 4666 (marked D) Total length of new footpath is to be approximately 381.8 metres. The width of the footpath is to be 2 metres

Part 3

Description of existing highway to be improved

Part of unadopted highway known as Hawber Cote Lane shown hatched black on the attached map commencing at SE 0473 4658 (marked K) in a north easterly direction for 44 metres to SE 0477 4660 (marked B). A 2-metre-wide path will be tarmac surfaced.

Part of Public Footpath No. 34 Silsden shown hatched black on the attached map, commencing at SE 0468 4678 (marked M) proceeding in a generally easterly direction for approximately 117 metres to SE 0480 4679 (marked F). The width of this section of path will be increased from 1.2 metres to 2 metres, and a bound crushed stone surface will be laid. The gradient will be adjusted as required to ensure appropriate levels for the footpath within the development.



Proposed Stopping Up of Part of Public Footpaths No.44 and 45(Silsden) and unrecorded path off Hawber Cote Drive, Silsden with provision of alternative route and highway/footpath improvements Under Section 257 Town and Country Planning Act 1990

Legend Footpath to be stopped up (A-B, C-D, E-F) Proposed Footpath (A-G-H-C-J-K, B-L-D) Highway to be improved (K-B, M-F) Unaffected Footpath Reference: 66666/T283_Order Plan		Scale	1:1,500
		OS Sheet	SE 0446
	Drawn By	FP	
	Checked By	JB	
Date	04/11/2025		

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CLAIMED PATH EAST OF HAWBER COTE DRIVE, SILSDEN
(STOPPING UP) ORDER 2025**

ORDER

CORP/PCD/DS/419825

Made: 16 DECEMBER 2025

Confirmed:

Coming into effect:

**Director of Legal and Governance
Legal and Democratic Services
City of Bradford Metropolitan District Council
City Hall
Bradford
BD1 1HY**