OPTIMA
Intelligent Highways Solutions

Bolton Road, Silsden
Proposed Residential Development
Section 257 PRoW Diversions/Stopping Up – Supplementary Supporting Statement

December 2025 (Rev 1)

Prepared on behalf of

Persimmon Homes Limited

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Quality Management

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1. Introduction

1.1.1 Persimmon Homes submitted a full planning application (Ref: 22/01184/MAF) for 140 residential dwellings (subsequently reduced to 138) on land to the east of Bolton Road, Silsden ('the Site') to City of Bradford Metropolitan District Council (CoBMDC) in early 2022 and permission was granted in April 2024.

1.1.2 The development Site, which is bound by the A6034 Bolton Road to the west, Brown Bank Lane to the north, open countryside to the east and Silsden primary school to the south, is shown on Figure 1 as well as the extract in Image 1.1 below.

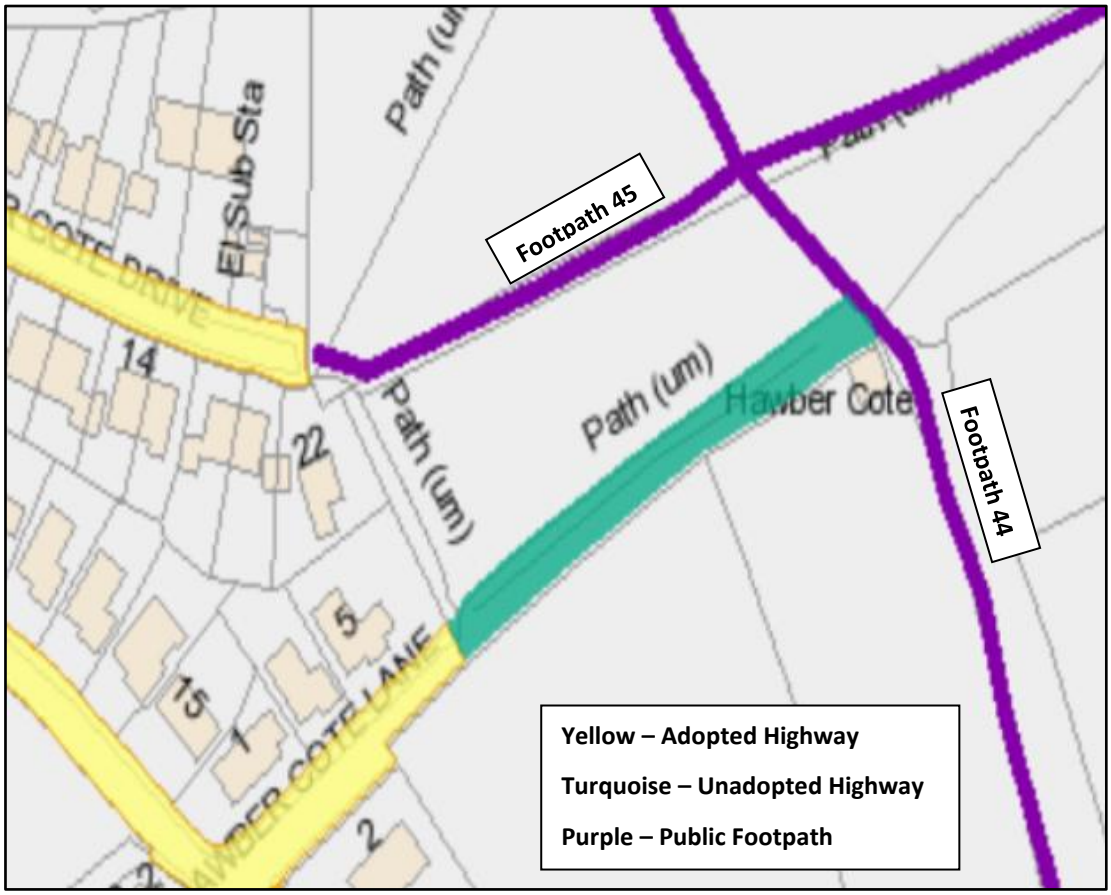
Image 1.1 Site Boundary & Footpaths

1.1.3 As shown on Figure 1 (and Image 1.1) the Site is crossed by three Public Rights of Way (PRoW) footpaths which are recorded on CoBMDC's Definitive Map and Statement, namely Footpath 34, Footpath 44 and Footpath 45.

1.1.4 The Site is also crossed by a claimed footpath route, which extends diagonally between the end of Hawber Cote Drive to the south-west and Footpath 34 to the north-east – as shown on Figure 1 and Image 1.1. This claimed route is the subject of an application for the making of a Definitive Map Modification Order (DMMO). It is agreed with CoBMDC that the claimed route is considered, on the balance of probabilities, to be an existing public right of way (albeit not recorded on the Definitive Map and Statement).

1.1.5 The Site also contains an area of unadopted ancient public highway, which extends eastwards from the adopted Hawber Cote Lane – as shown shaded turquoise in Image 1.2. The ancient highway is unaffected by the development proposals.

Image 1.2 Unadopted Ancient Public Highway to east of Hawber Cote Lane



1.1.6 Optima prepared a Statement dated August 2024 to support an application pursuant to Section 257 of the Town and Country Planning Act 1990 (TCPA) for the diversion of the existing PRoW's 44 & 45 through the Site, the improvement of PRoW 34 within the Site as well as the stopping-up of the claimed footpath crossing the Site. Such an order will enable development to be carried out in accordance with the granted planning permission.

1.1.7 Since the completion of the August 2024 Statement there have been some changes to the proposed S257 Order and this Supplementary Supporting statement has been prepared to describe these changes (as set out in Chapter 2). This supplementary report **should be read in conjunction**

with the original August 2024 Supporting Statement which provides a comprehensive description of the affected Public Rights of Way as well as a review of the key legal tests of 'necessity' and 'merit' when considering a Section 257 footpath diversion/stopping-up order.

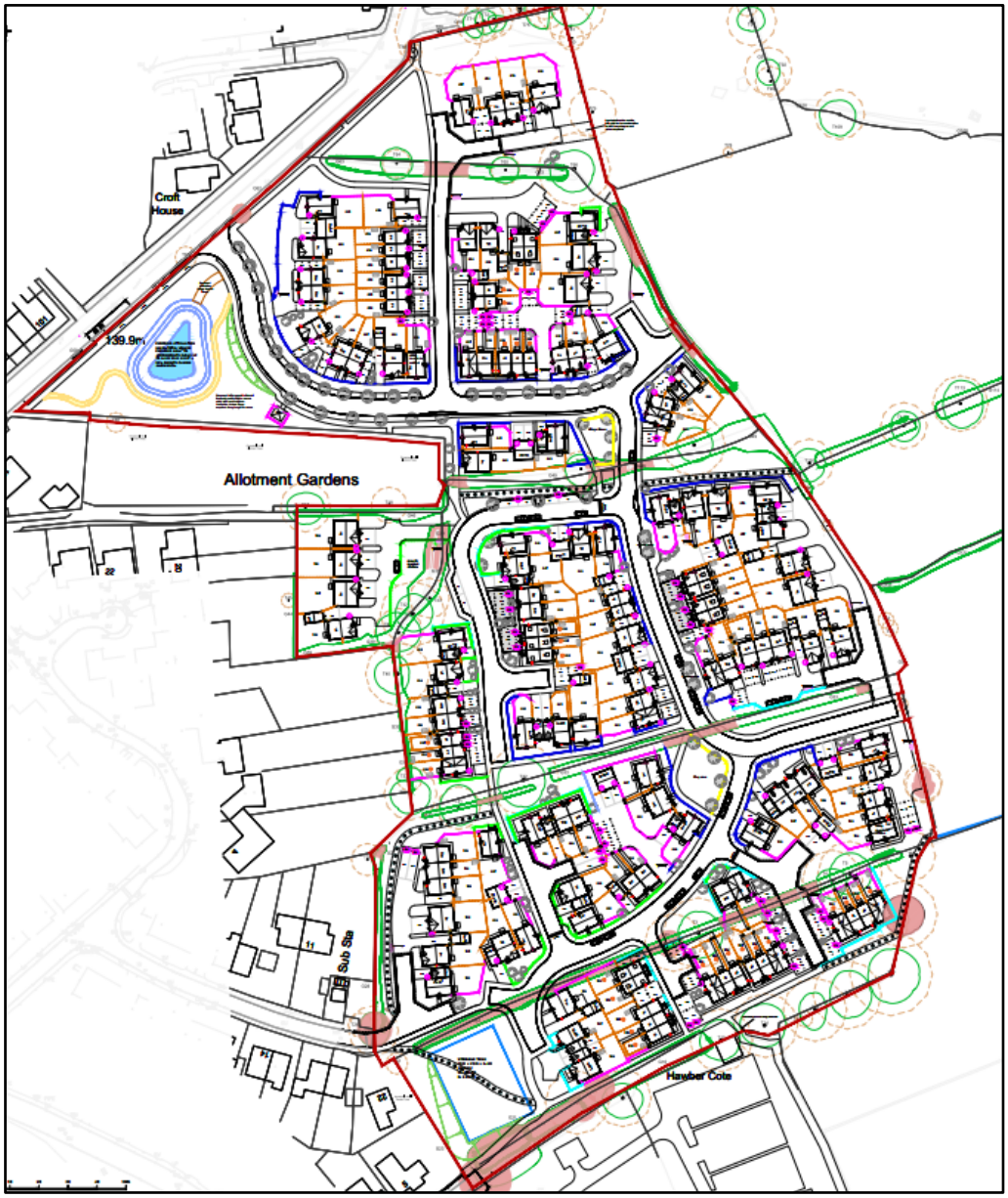
2. Updates to S257 Order

2.1 SECTION 73 PLANNING PERMISSION

2.1.1 In May 2025 Persimmon Homes submitted a Section 73 planning application (Ref: 25/02042/VOC) to vary conditions 2, 5, 6 and 29 of the original planning permission (Ref: 22/01184/MAF) which was secured in April 2024. The Section 73 application was required to address some minor design/layout changes associated with the removal of a parking court in the northern part of the development Site. At the same time, the application also accommodated the re-positioning of Plots 106 to 113 on the southern side of the development such that all forms of development would be located outside of the boundary of the unadopted ancient highway.

2.1.2 CoBMDC approved the Section 73 planning application for 138 dwellings and a copy of the Decision Notice dated 28th October 2025 confirming the grant of planning permission is contained in Appendix A. A copy of the approved Site Layout drawing prepared by Persimmon Homes is contained in Appendix B and an extract is provided in Image 2.1.

Image 2.1 Approved S73 Planning Site Layout



2.2 PUBLIC FOOTPATH ROUTES

2.2.1 Detailed descriptions of footpaths 34, 44 and 45 can be found at Section 2.2 of the original August 2024 Supporting Statement and a summary of their existing surfacing/width (as set out within the Council's Definitive Statement) is as follows:

- **PRoW Footpath 34** – nature of surfacing described as '**arable land'** and the approximate width of the route is given as **1.2m**;
- **PRoW Footpath 44** – nature of surfacing described as '**grass'** and the approximate width of the route is given as **1.2m**; and
- **PRoW Footpath 45** – nature of surfacing described as '**arable land'** and the approximate width of the route is given as **1.2m**.

Footpath 34

2.2.2 As stated in the August 2024 Supplementary Statement, it is proposed to keep PRoW Footpath 34 on its existing alignment through the Site thereby retaining the view of the existing hedge on its northern side. No diversion is therefore proposed for this route, just an improvement to it.

2.2.3 Footpath 34 will be widened to 2.0m through the Site and its surfacing shall consist of self-binding crushed limestone. The gradient of the route will be adjusted as required to ensure that the levels of the PRoW are improved such that they are appropriate within the development permitted.

2.2.4 Where the footpath crosses the proposed residential access road, a dropped kerb and tactile paving will be provided along with new footpath signposts.

Footpath 44

2.2.5 In response to a pre-order consultation comment received from the Bradford Ramblers Group the diverted PRoW 44 route over the development storage tank (situated in the south-west corner of the Site) has been provided with a less circuitous and more direct alignment for pedestrians.

2.2.6 Additionally, the previous diversion route had a slight 'step' in its alignment, adjacent to the residential Plot 113. This 'step' has now been removed and the diverted PRoW 44 route is provided with a straight alignment along the southern boundary. A short section of this diverted route is provided as an 'improvement' through the existing section of ancient highway.

2.2.7 As a result of these two route changes the diversion of Footpath 44 would be 24.2m shorter i.e. from 159.1m previously proposed (as shown in Table 2.2 of the August 2024 Supporting Statement) to 134.9m now (as shown in Table 2.1 below) i.e. the change has resulted in a beneficial reduction in the diverted walking distance.

2.2.8 Based on an average 80m/minute walking speed, a 134.9m distance equates to an increased journey time of 1 min 40 seconds. The magnitude of such an increase in walking distance/time is relatively low and is not considered to be significant. This is particularly so when set in the context of the affected section being only a relatively short part of a longer route generally being travelled in a recreational/leisure capacity.

Footpath 45

2.2.9 The same pre-order consultation comment received from the Bradford Ramblers Group also affects the diverted PRoW 45 route over the development storage tank, which has now been provided with a less circuitous and more direct alignment.

2.2.10 Similarly, the previous diversion route had a slight 'step' in its alignment, adjacent to the residential Plot 113. This 'step' has now been removed and the diverted PRoW 45 route is provided with a straight alignment along the southern boundary. A short section of this diverted route is provided as an 'improvement' through the existing section of ancient highway.

2.2.11 As a result of these two route changes the diversion of Footpath 45 would be 22.1m shorter, from 45.6m previously proposed (as shown in Table 2.2 of the August 2024 Supporting Statement) to 23.5m now (as shown in Table 2.1 below) i.e. the change has resulted in a beneficial reduction in the diverted walking distance.

2.2.12 Based on an average 80m/minute walking speed, a 23.5m distance equates to an increased journey time of 20 seconds. The magnitude of such an increase in walking distance/time is relatively low and is not considered to be significant. This is particularly so when set in the context of the affected section being only a relatively short part of a longer route generally being travelled in a recreational/leisure capacity.

Table Summary of Footpath Routes

2.2.13 An updated summary of the proposed diversions and comparison with the existing routes is provided in Table 2.1.

Table 2.1 Proposed Diversion Route Comparison

		Route Ref*	Length (m)*	Walking Time**	Height Difference (m)	Avg. Gradient Over Length	Width*** (m)	Surfacing	Unlit / Lit
PRoW Footpath 44	**Proposed Closure**	A – B	198.7	2min 30s	1.0	1:199 (0.5%)	1.2	Grass	Unlit
	Proposed Creation/Diversion *(Change)*	A – C – B	333.6 *(+134.9)*	4min 10s *(+1min 40s)*	1.0	1:334 (0.3%)	2.0	Self-binding crushed limestone & bitumen	Partly lit
PRoW Footpath 45	**Proposed Closure**	C – D	186.2	2min 20s	10.9	1:17 (5.9%)	1.2	Grass	Unlit
	Proposed Creation/Diversion *(Change)*	C – B – D	209.7 *(+23.5)*	2min 40s *(+20s)*	10.9	1:19 (5.1%)	2.0	Self-binding crushed limestone & bitumen	Partly lit
Claimed Footpath	**Proposed Stopping Up**	E – F	247.5	3mins 5s	13.3	1:19 (5.4%)	-	Grass	Unlit
	Overall Replacement Route (for comparison) *(Change)*	E – C – A - F	351.2 *(+103.7)*	4min 25s *(+1min 20s)*	13.3	1:26 (3.8%)	2.0	Self-binding crushed limestone & bitumen	Partly lit

* See Optima Drawing No. 20142/IN/52 in Appendix C

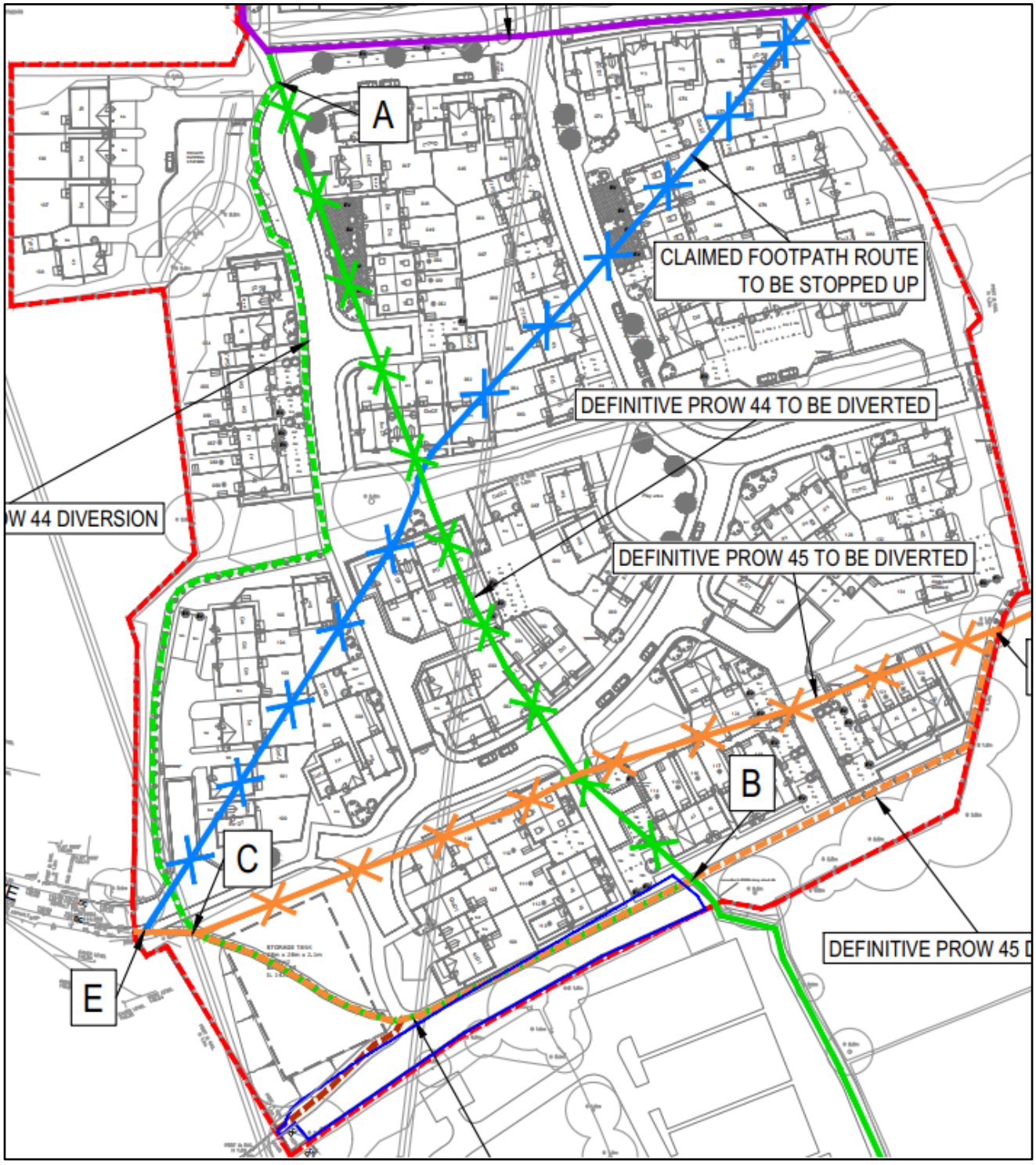
** Average walking time on 'average' route based on typical pedestrian speed of 400m in 5 mins i.e. 80m per minute as advised in 'Providing for Journeys on Foot' (rounded to nearest 5 sec)

*** 1.2m existing widths for Footpaths 44 & 45 as confirmed in PRoW Definitive Statement. Claimed Footpath width undefined.

Updated Footpath Diversion/Stopping Up Plan

2.2.14 The plan in Appendix C (and the extract shown in Image 2.2) overlays the consented Section 73 development layout and shows the proposed diversion routes through the Site for PRoW's 44 and 45 as well as the claimed footpath stopping up.

Image 2.2 Proposed PRoW Diversions & Stropping Up



3. Review of Legal Tests

3.1 INTRODUCTION

3.1.1 This chapter addresses the two key legal tests of 'necessity' and 'merit' when considering a Section 257 footpath diversion/stopping-up order for Footpath 44, Footpath 45 and the claimed Footpath.

3.2 NECESSITY TEST

3.2.1 The approved Section 73 Site layout and associated works (as shown on the drawing in Appendix B and Image 2.1) required in respect of the Planning Permission could not co-exist with the relevant parts of Footpath 44 and Footpath 45 or the claimed footpath. Effectively, the development for which planning permission has been granted could not be completed if these footpaths remain on their current alignment because they impact on the layout of the proposed houses, gardens and roads.

3.2.2 It is therefore clear that the *necessity test* is met, because it is necessary to divert or stop-up the footpaths to enable development to be carried out and lawfully implement the Planning Permission.

3.3 MERITS TEST

Disadvantages/Loss of PRoW Diversion or Stopping-Up

3.3.1 This section considers the various disadvantages or losses directly resulting from the proposed diversion/stopping-up order.

Length of Footpath/Journey Time

3.3.2 The diversion of Footpaths 44 and 45 would result in an increased journey length of some 135m and 24m respectively. Based on an average 80m/minute walking speed these distances equate to an increased journey time of between 20 seconds and 1 minute 40 seconds.

3.3.3 The proposed stopping-up of the claimed footpath would result in an increased journey length of just under 104m along the replacement route. This equates to an increased walking time of 1 minute 20 seconds.

3.3.4 It is acknowledged that the proposed diversions and stopping-up would increase the length of footpath routes and journey times, but the magnitude of such increases are relatively short and are not considered to be significant. This is particularly so when set in the context of the affected sections being only a relatively short part of a longer route generally being travelled in a recreational/leisure capacity.

Type of User/Convenience

3.3.5 The predominant use of the footpaths is recreational/leisure/dog walking/running and in this respect the relatively short increases in journey length and time are not considered to represent an unacceptable inconvenience.

3.3.6 Furthermore, there are no known nearby services or facilities that would be unduly affected by the diversion/stopping-up of the footpaths. The affected footpaths within the Site are located on the edge of the Silsden settlement and are therefore generally used to access the countryside (as opposed to reaching local shops/services).

Safety

3.3.7 A section of the Footpath 44 diversion route would follow the footway provided alongside the proposed housing estate road. The proposed footway is segregated from the carriageway and in any event the housing estate roads will be very lightly trafficked and vehicle speeds will be low. As such the route poses no highway safety concern.

3.3.8 Furthermore, highway safety issues were considered during the planning application process and prior to the granting of planning permission for the development.

Character/Views

3.3.9 The proposed diversions cannot replicate the character or appearance of the existing routes to be stopped-up, but that is because the Planning Permission has been granted to develop fields on the edge of the settlement but within the settlement boundaries into residential development. Whilst there will be a loss in the rural character of the footpaths, this is as a result of the Planning Permission and not the proposed diversions/stopping-up. Furthermore, as part of the planning process and agreement with the LPA, part of the Footpath 44 diversion has been accommodated through the development green space, away from the estate road.

3.3.10 Similarly, views from the footpaths will clearly be affected by the proposed housing development. However, the layout of the residential development and its effect on the surrounding area were fully taken into account before planning permission was granted.

Advantages/Gain of Development & PRoW Diversion or Stopping-Up

3.3.11 This section considers the various advantages or gains directly resulting from the proposed diversion/stopping-up order.

Significance of the Proposed Development

3.3.12 The proposed development is clearly of considerable significance because it will deliver a substantial range of benefits to Silsden and the wider Bradford District.

3.3.13 It will deliver 138 dwellings (including 28 affordable homes) across a range of house types, sizes and tenures would make a substantive contribution to meeting the District's housing need and five year housing land supply within the context of a chronic and acute shortfall in housing land supply and housing delivery.

3.3.14 The proposed development will also comprise a very high quality landscape-led design that is accessible to the existing built up area of Silsden and well linked to the surrounding countryside.

3.3.15 In addition to these housing supply and design benefits, a wider range of socio-economic benefits will also be secured. These include the creation of open space and pedestrian/cycle routes, biodiversity gains, as well as the creation of jobs relating to the construction of the development and increased expenditure for local businesses as a result of new residents living in Silsden.

3.3.16 The S257 Order will allow full implementation of the Planning Permission, which has already been considered and approved by the LPA, and deliver the significant range of benefits that flow from it.

Footpath Width

3.3.17 The current defined width of Footpaths 44 and 45 is 1.2m. The width of the claimed footpath is undefined.

3.3.18 It is proposed that the diversion routes will be 2.0m wide i.e. an increase of 0.8m on the existing width defined within the Definitive Statement.

Footpath Surface

3.3.19 The existing Footpath 44, Footpath 45 and the claimed footpath have a grassed surface which is generally in good condition over most of its length, subject to weather conditions/time of year, but can be muddy at the gates/stiles.

3.3.20 The surface of the proposed diverted routes will either be bound crushed limestone (away from the estate roads) or bitumen (adjacent to the estate roads). Either way, the proposed surfacing will be an improvement on the existing situation, making the routes safer, more passable and less slippery particularly for those people with restricted mobility.

Lighting/Safety

3.3.21 The existing Footpath 44, Footpath 45 and the claimed footpath are all unlit.

3.3.22 It is proposed that the routes become partly lit (via the estate road street lighting) thereby improving safety and encouraging greater use during times of darkness, particularly over winter.

Footway Gradient

3.3.23 The proposed diversions and stopping-up would result in a relatively short increase in the length of the footpath routes. However, lengthening of the routes has the beneficial effect of slightly reducing the overall average gradient of the footpaths within the development Site.

Merits Test Summary

3.3.24 The disadvantages and losses of the proposed diversions/stopping-up are not considered to be of such significance that they outweigh the advantages/gains, which were fully considered by the LPA when granting planning permission.

3.3.25 Persimmon consider the merits test is fulfilled.

3.4 LEGAL TESTS CONCLUSION

3.4.1 It is submitted that the two legal tests of ‘necessity’ and ‘merit’ are met and therefore the Section 257 footpath diversion/stopping-up order for Footpath 44, Footpath 45 and the claimed Footpath should be made and thereafter confirmed.

4. Summary and Conclusions

4.1.1 Persimmon Homes submitted a full planning application (Ref: 22/01184/MAF) for residential development on land to the east of Bolton Road, Silsden to City of Bradford Metropolitan District Council (CoBMDC) in early 2022 and permission was granted in April 2024.

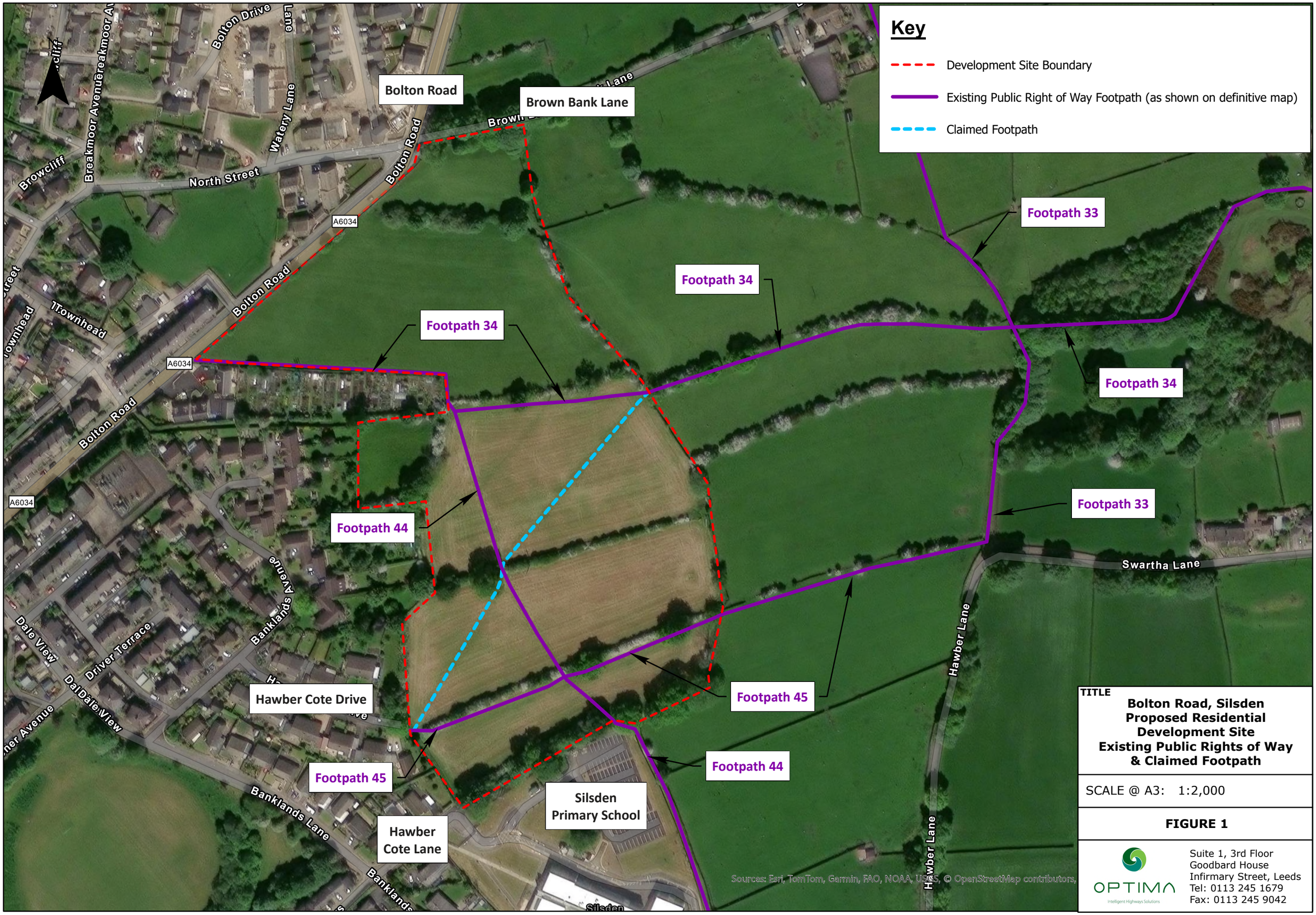
4.1.2 Optima prepared a Statement dated August 2024 to support an application pursuant to Section 257 of the Town and Country Planning Act 1990 (TCPA) for the diversion of the existing PRoW's 44 and 45 through the Site as well as the stopping-up of the claimed footpath crossing the Site. Such an order will enable development to be carried out in accordance with the granted planning permission.

4.1.3 Since the completion of the August 2024 Statement, a Section 73 planning permission for 138 dwellings has been secured and there have been some relatively minor consequential changes to the proposed S257 Order. This Supplementary Supporting Statement, which should be read in conjunction with the original August 2024 Supporting Statement, has been prepared to describe these changes.

4.1.4 It is concluded that the relatively minor footpath diversion changes have resulted in a beneficial reduction in the diverted walking distances and it remains the case that the two legal tests of 'necessity' and 'merit' have been met.

4.1.5 Therefore, the Public Path Diversion & Stopping Up Order (PPDO) pursuant to Section 257 of the Town and Country Planning Act 1990 (TCPA) for the diversion of the existing PRoW's 44 and 45 through the Site as well as the stopping up of the claimed footpath crossing the Site should be made by CoBMDC without delay.

Figures



TITLE

Bolton Road, Silsden
Proposed Residential Development Site
Existing Public Rights of Way & Claimed Footpath

SCALE @ A3: 1:2,000

FIGURE 1

OPTIMA
Intelligent Highways Solutions
Suite 1, 3rd Floor
Goodbard House
Infirmary Street, Leeds
Tel: 0113 245 1679
Fax: 0113 245 9042

Path: O:\Bolton Road, Silsden\DRAWINGS\GIS\ARCEDITOR\Bolton Road, Silsden - Footpath Plan.aprx

Appendices

Appendix A S73 Planning Permission Decision Notice dated 28th October 2025

City of BRADFORD
METROPOLITAN DISTRICT COUNCIL

Application No: 25/02042/VOC

GRVOCZ

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Persimmon Homes West Yorkshire
C/O Mr Casey Smith
Lichfields
3rd Floor
2 Bond Court
Leeds
LS1 2JZ

GRANT OF APPROVAL TO VARY OR REMOVE CONDITION OF PLANNING PERMISSION

Proposal: Variation of Conditions 2 (approved plan), 5 (Biodiversity Gain Plan), 6 (Biodiversity Monitoring) and 29 (Environmental Management Plan) of planning permission 22/01184/MAF: To substitute amended drawings to consider alterations to the layout of the site, and amending of Conditions 5, 6 and 29 to refer to updated habit units resulting from proposed layout changes
Location: Land Off Bolton Road Silsden Keighley West Yorkshire
Applicant: Persimmon Homes West Yorkshire
Date Application Received: 23 May 2025
Date Application Valid: 19 June 2025

City of Bradford Metropolitan District Council hereby gives notice of its decision to **GRANT** planning permission for the development described above, in accordance with the plans, drawings and documents which form part of the application, and subject to the following schedule of conditions:

CONDITIONS AND ASSOCIATED REASONS:

1. The development hereby approved shall only be carried out in accordance with the approved plans listed below:-

Plan Type	Plan Reference	Version	Date Received
Planning Layout	SIL-2025-S73	F	11th Sep 2025
Highways Layout Access Arrangements	20142-GA-01	L	23rd May 2025
Other	20142-IN-52	C	23rd May 2025
Location Plan	BRS-2020-007	B	23rd May 2025
Proposed Floor Plans	AI_MA_END_R21-901		10th Mar 2022
Proposed Elevations	AI_MA_END_R21-905		10th Mar 2022
Proposed Floor Plans	BR_MA_END_R21-901		10th Mar 2022
Proposed Elevations	BR_MA_END_R21-905		10th Mar 2022
Proposed Floor Plans	BT_MA_DET_R21-901		10th Mar 2022

Date of Issue:
28 October 2025
APO

Richard Hollinson, Assistant Director
(Planning, Transportation and Highways)
Department Of Growth

Proposed Elevations	BT_MA_DET_R21-905		10th Mar 2022
Proposed Floor Plans	BW_MA_DET_DT_R21-901	A	10th Mar 2022
Proposed Elevations	BW_MA_DET_DT_R21-905	A	10th Mar 2022
Proposed Floor Plans	BW_MA_DET_R21-901	A	10th Mar 2022
Proposed Elevations	BW_MA_DET_R21-905	A	10th Mar 2022
Proposed Floor Plans	DA_MA_END_R21-901		10th Mar 2022
Proposed Elevations	DA_MA_END_R21-905	A	10th Mar 2022
Proposed Floor Plans	DP_MA_END_R21-901		10th Mar 2022
Proposed Elevations	DP_MA_END_R21-905	A	10th Mar 2022
Proposed Floor Plans	GA_MA_DT_DET_R21-901	A	10th Mar 2022
Proposed Elevations	GA_MA_DT_DET_R21-905	A	10th Mar 2022
Proposed Floor Plans	GA_MA_SEM_R21-901	A	10th Mar 2022
Proposed Elevations	GA_MA_SEM_R21-905	A	10th Mar 2022
Proposed Floor Plans	KE_MA_END_R21-901		10th Mar 2022
Proposed Elevations	KE_MA_END_R21-905		10th Mar 2022
Proposed Floor Plans	KN_MA_END_DT_R21-901		10th Mar 2022
Proposed Elevations	KN_MA_END_DT_R21-905	A	10th Mar 2022
Proposed Floor Plans	KN_MA_END_R21-901		10th Mar 2022
Proposed Elevations	KN_MA_END_R21-905	A	10th Mar 2022
Proposed Floor Plans	SA_MA_END_R21-901		10th Mar 2022
Proposed Elevations	SA_MA_END_R21-905	A	10th Mar 2022
Proposed Floor Plans	SE_MA_DET_R21-901		10th Mar 2022
Proposed Elevations	SE_MA_DET_R21-905	B	10th Mar 2022
Proposed Floor Plans	SH_MA_DET_R21-901	A	10th Mar 2022
Proposed Elevations	SH_MA_DET_R21-905	A	10th Mar 2022
Boundary Treatment	BOUND-01		10th Mar 2022

Reason: For the avoidance of doubt as to the terms under which this planning permission has been granted.

2. The development shall be carried out in accordance with the Biodiversity Gain Plan dated July 2025.

Reason: To ensure the long-term protection and enhancement of biodiversity in accordance with Core Strategy Policy EN2, NPPF and BS 42020:2013.

3. The development shall be carried out in accordance with the Biodiversity Monitoring Programme detailed in the approved Biodiversity Gain Plan dated July 2025.

Reason: To ensure Biodiversity Units are delivered as agreed in the approved Biodiversity Gain Plan for 30 years perpetuity.

Richard Hollinson, Assistant Director
(Planning, Transportation and Highways)
Department Of Growth

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the lighting strategy shall be as that approved under application reference 22/01184/SUB08.

Reason: In order to protect sensitive ecological features such as foraging bats and breeding birds from adverse indirect effects of lighting no habitat of value for these (and other) groups ensuring retained and created habitats maintain a high functional value for species.

5. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the Noise Mitigation Strategy shall be as that approved under application reference 22/01184/SUB03.

Reason: To minimise the impact of noise emitted from buildings on neighbouring noise sensitive locations.

6. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the CEMP shall be as that approved under application reference 22/01184/SUB08.

Reason: to ensure the protection of existing biodiversity features in accordance with Core Strategy Policy EN2, the NPPF, and BS 42020:2013.

7. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the landscape maintenance shall be as that approved under application reference 22/01184/SUB06.

Reason: To ensure effective future maintenance of the landscaped areas in the interests of visual amenity and to accord with Policies DS2, DS3 and DS 5 of the Core Strategy Development Plan Document.

8. Prior to occupation of the development, a Biodiversity Welcome Pack for new residents should be written and agreed with the LPA. The Biodiversity Welcome Pack should comprise a document which details the landscaping of the development and how this has been designed and managed for benefits for biodiversity. The welcome pack should discuss why the on site BNG habitats are important with reference to the Council's and national government's aim to halt biodiversity loss. The welcome pack should discuss the bird species recorded on site as well as the valuable hedgerow habitats which are to be retained and enhanced.

The Welcome Pack should also highlight the importance of gardens and gardening to species from pollinators to bats, birds and other mammals in residential areas and provide advice for gardening for wildlife.

Richard Hollinson, Assistant Director
(Planning, Transportation and Highways)
Department Of Growth

Reason: In order to encourage retention of vegetated gardens and encourage further enhancement of those gardens for wildlife. The aim being to secure biodiversity gains provided by domestic gardens in the long term.

9. In the first planting season following the completion of the development, or in accordance with an alternative timetable for implementation that has been agreed in writing by the Local Planning Authority, the landscaping proposals comprised in the approved landscaping details shall be implemented in accordance with the submitted specifications and details.

Any trees or plants comprising the approved landscaping that become diseased or die, or which are removed or damaged within the first 5 years after the completion of planting shall be removed and a replacement landscape planting using the same or similar species/specifications shall where practicable, be planted in the same position no later than the end of the first available planting season following the demise of the original landscape planting.

Reason: In the interests of visual amenity and to accord Policies EN5, DS2 and DS3 of the Core Strategy Development Plan Document.

10. The existing wall(s) along the boundary of the site shall be retained during and after completion of the development and those parts of the boundary wall that are damaged or removed shall be made good using materials of similar appearance, and to a similar coursing to the remaining wall, prior to the first occupation of the development hereby permitted.

Reason: In the interests of visual amenity and privacy and to accord with Policies DS2, DS3 and DS5 of the Core Strategy Development Plan Document.

11. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the electric vehicle charging details shall be as those approved under application reference 22/01184/SUB02.

Reason: To facilitate the uptake and use of low emission vehicles by future occupants and reduce the emission impact of traffic arising from the development in line with the council's Low Emission Strategy, policy EN8 of the Bradford Local Plan and National Planning Policy Framework (NPPF).

12. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the remediation verification report shall be as that approved under application reference 22/01184/SUB01.

Reason: To ensure that the site is remediated appropriately for its intended use and to comply with policy EN8 of the Local Plan for Bradford.

Richard Hollinson, Assistant Director
(Planning, Transportation and Highways)
Department Of Growth

13. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the foul and surface water scheme shall be as that approved under application reference 22/01184/SUB05.

Reason: In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.

14. Construction work shall only be carried out between the hours of 0730 and 1800 on Mondays to Fridays, 0730 and 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless specifically agreed otherwise in writing by the Local Planning Authority.

Reason: To protect the amenity of the occupants of nearby dwellings.

15. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the Maintenance Plan for surface water shall be as that approved under application reference 22/01184/SUB05.

Reason: In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.

16. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the temporary drainage strategy shall be as that approved under application reference 22/01184/SUB05.

Reason: To ensure an appropriate drainage strategy for the construction phases of the approved development, and the prevention of surface water and sediment run-off into adjacent watercourses, in line with EN7: Flood Risk and EN8: Environmental Protection of the adopted Core Strategy.

17. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the development shall be carried out in accordance with the approved Phase 2 Site Investigation report as approved under 22/01184/SUB01.

Reason: To ensure that the site is remediated appropriately for its intended use and to comply with policy EN8 of the Local Plan for Bradford.

18. If, during development, contamination not previously identified is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made, and appropriate remediation implemented in accordance with a scheme also agreed in writing by the Local Planning Authority.

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Reason: To ensure that the site is remediated appropriately for its intended use and to comply with policy EN8 of the Local Plan for Bradford.

19. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the methodology for quality control of imported material shall be as that approved under application reference 22/01184/SUB01.

Reason: To ensure that all materials brought to the site are acceptable, to ensure that contamination/pollution is not brought into the development site and to comply with policy EN8 of the Local Plan for Bradford.

20. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the construction site management plan shall be as that approved under application reference 22/01184/SUB07.

Reason: In the interests of amenity and highway safety, and in accordance with Policies DS4 and DS5 of the Core Strategy Development Plan Document.

21. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the tree protection fencing and other measures shall be at that approved under application reference 22/01184/SUB04.

Reason: To ensure that trees are adequately protected prior to development activity beginning on the site which would otherwise harm trees to the detriment of visual amenity. To accord with Policy EN5 of the Bradford Local Plan Core Strategy.

22. The approved and agreed tree protection measures shall remain in place, and shall not be moved, removed or altered for the duration of the development without the written consent of the Local Planning Authority. There shall also be no excavations, engineering or landscaping work, service runs, or installations, and no materials will be stored within any construction exclusion zones or root protection areas without the written consent of the Local Planning Authority.

Reason: To ensure that trees are adequately protected during development activity on the site which would otherwise harm trees to the detriment of visual amenity. To accord with Policy EN5 of the Bradford Local Plan Core Strategy.

23. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the requirements of the Archaeological Evaluation shall be as that approved under application reference 22/01184/SUB09.

Reason: To ensure archaeological assets are properly accounted for in accordance with policy EN3 of the Local Plan.

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Department Of Growth

24. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the remediation strategy shall be as that approved under application reference 22/01184/SUB01.

Reason: To ensure that the site is remediated appropriately for its intended use and to comply with policy EN8 of the Local Plan for Bradford.

25. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the materials shall be as those approved under application reference 22/01184/SUB02.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS3 of the Core Strategy Development Plan Document.

26. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority the hard and soft landscaping scheme shall be as that approved under application reference 22/01184/SUB06.

Reason: In the interests of visual amenity and to accord Policies EN5, DS2 and DS3 of the Core Strategy Development Plan Document.

27. The development has commenced within the proscribed time limit.

INFORMATIVES:

Informative: **Community Infrastructure Levy (CIL)**
You are advised that the approved development is CIL liable. The Council will issue you with a CIL liability notice detailing the CIL charge payable shortly. If the CIL liability is £0 then no further action is required.

Where the CIL liability exceeds £50, the CIL charge will be payable on the commencement of the development. If you have not assumed liability to pay the CIL you should do this as soon as possible (financial penalties can be applied for not assuming liability to pay CIL). For CIL purposes, planning permission permits development as at the date of this notice. However, before development commences (this includes the demolition of any existing buildings on site) you must submit a CIL Commencement Notice to the council. Failure to do this will result in the loss of any CIL relief (e.g. Self-Build) and the imposition of financial surcharges. More information on the CIL is available at: www.bradford.gov.uk/planningforms. For any queries please contact the CIL officer by email at developercontributions@bradford.gov.uk.

Informative: Please note that the development hereby approved may contain conditions that require details to be submitted to and approved in writing by the Council either prior to the commencement of the development or at another specified period. To comply with the requirements of these conditions the developer is required to submit an "application for the

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Department Of Growth

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approval of details reserved by a condition". For more information about the application process and fee please go to www.bradford.gov.uk/planning and click on “Apply for planning”. Works must not commence until the necessary approval(s) have been obtained.

Informative: Please note that this approval does not convey any form of approval under the Building Regulations. You are therefore advised to contact Building Control to find out whether your proposal requires building regulations approval before starting work. Contact Building Control on 01274 433807. Email - buildingcontrol@bradford.gov.uk

Informative: In dealing with this planning application the Local Planning Authority adopted a positive and proactive manner. The Council offers a pre-application service for minor and major applications and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, Local Plan for Bradford policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption and are referred to in the reason for approval or reason(s) for refusal. The Local Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

Informative: Plans associated with this application can be viewed at www.bradford.gov.uk/planning and click on “view planning applications”.

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Date of Issue:
28 October 2025
APO

Richard Hollinson, Assistant Director
(Planning, Transportation and Highways)
Department Of Growth

YOUR RIGHTS IN CONNECTION WITH THIS NOTICE

Appeals to the Secretary of State

APPLICATIONS FOR PLANNING PERMISSION

If you are aggrieved by the decision of the local planning authority to grant planning permission subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal your local planning authority's decision then you must do so within 6 months of the date of this notice*.

However, if an Enforcement notice has been served for the same or very similar development, the time limit is:

- **28 days from the date of the Local Planning Authority's decision** if the Enforcement Notice was served before the decision was made, yet not longer than 2 years before the application was made, or

- **28 days from the date the Enforcement Notice** was served, if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

Appeals can be made online at: https://www.gov.uk/appeal-planning-decision. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application for and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

You must send a copy of your appeal to Department of Place, Development Services, Britannia House, Hall Ings, Bradford or planning.appeals@bradford.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

*Applicants are advised that it is the Council's understanding that the time period for lodging an appeal is reckoned from the date of issue of this notice.

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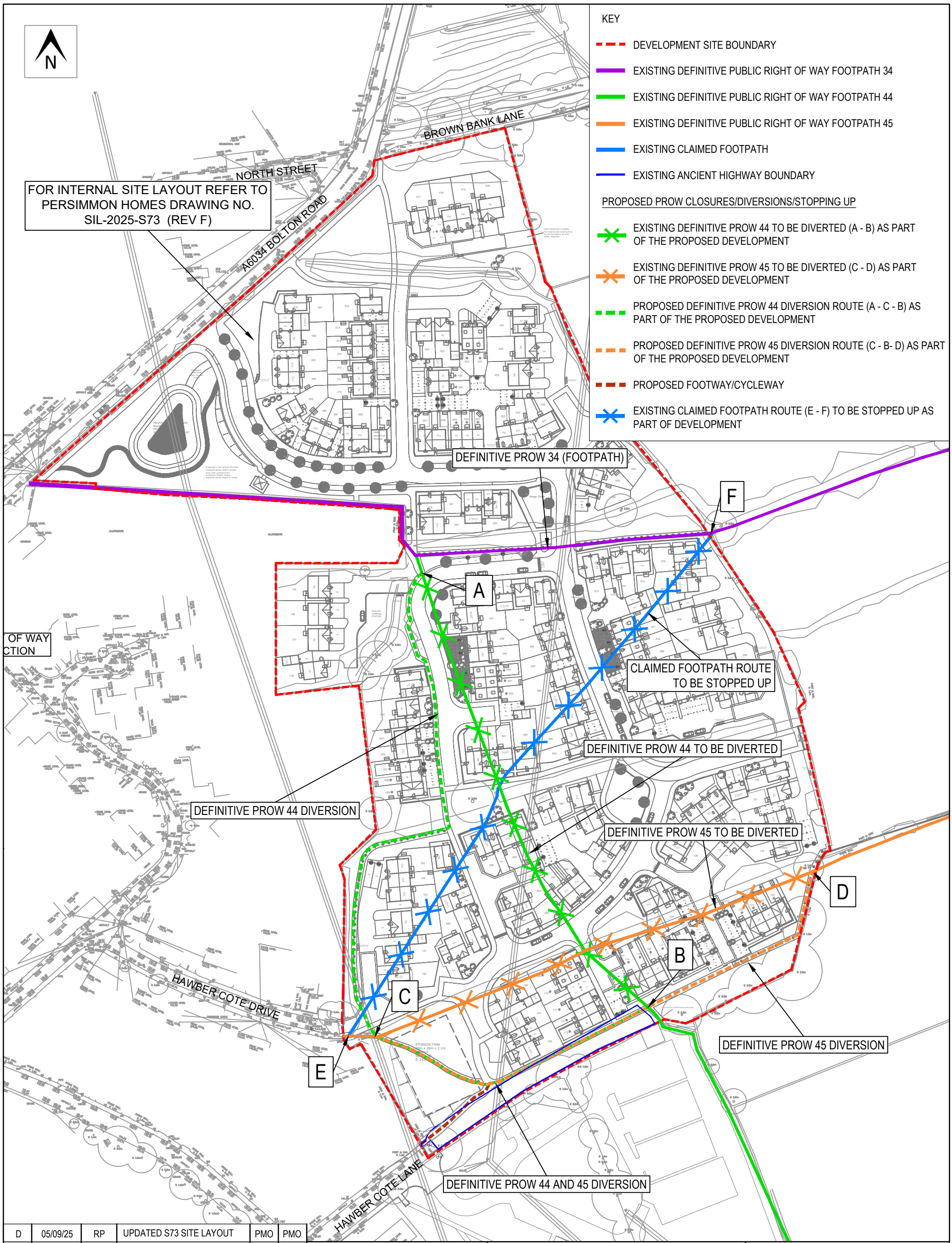
For general information and advice about the planning application process visit

www.bradford.gov.uk/planning

Appendix B Approved S73 Planning 'Site Layout' (Persimmon Drawing No.SIL-2025-S73 Rev F)

Croft House
139.9m
Allotment Gardens
Village Green
Play area
Hawber Cote
El Sub Sta
STORAGE TANK
28m x 28m x 2.1m
196m2
SL: 184.80
IL: 142.70
Land retained to enable full road to be constructed to adoptable standards as and when required
Proposed 1.5m gravel informal footpath partly within access strip with consent from adjacent plot owners to be required along length in areas
Connection to PROW along school site
Footway 3m Wide Shared Surface
Footway 3m Wide Shared Surface
Footway 3m Wide Shared Surface

Appendix C Proposed Definitive PRoW's 44 & 45 Diversions & Claimed Footpath Stopping Up (Optima Drawing No.20142/IN/52 Rev D)



REV	DATE	BY	DESCRIPTION	CHK	APP
D	05/09/25	RP	UPDATED S73 SITE LAYOUT	PMO	PMO
C	15/05/25	RP	UPDATED SITE LAYOUT	PMO	PMO
B	28/04/25	RP	UPDATED ALIGNMENT OF PROW 44 & 45 DIVERSION	PMO	PMO
A	26/07/24	RP	ADDED CLAIMED FOOTPATH	PMO	PMO
-	19/04/24	CJR	INITIAL ISSUE	PMO	PMO

STATUS: PRELIMINARY

PROJECT: BOLTON ROAD, SILSDEN

CLIENT: PERSIMMON HOMES

DRAWING TITLE: PROPOSED DEFINITIVE PROW'S (44 & 45) DIVERSIONS & CLAIMED FOOTPATH STOPPING UP

CHECKED	APPROVED	DRG No.	
PMO	PMO	20142/IN/52	
DRAWN BY: RP	SCALE @ A3 NTS	DATE SEPTEMBER 2025	REV. D

OPTIMA
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