

APPENDIX 3

**APPLICATION FORM FOR
DIVERSION OR EXTINGUISHMENT OF
PUBLIC FOOTPATH / BRIDLEWAY / RESTRICTED BYWAY
SECTION 257 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

IMPORTANT

No authority for the extinguishment or diversion of a highway is conferred unless and until a Public Path Extinguishment or Diversion Order has been made, confirmed and come into effect. Any preliminary obstruction of, or interference with, the highway concerned may not only be an offence, but may make it impossible to proceed with the making of an Order.

1. NAME AND ADDRESS OF APPLICANT

Name: [Curo Enterprise Ltd – Anthony Bradley](#)

Postal Address: [The Maltings, River Place, Lower Bristol Road, Bath, BA2
1EP](#)

Email address: Anthony.bradley@curo-group.co.uk

Telephone No: [07814 478462](#)

2. NAME AND ADDRESS OF AGENT(S)

Name: [N/A](#)

Postal Address: _____

Email Address: _____ Telephone No: _____

3. PARTICULARS OF RIGHT OF WAY TO BE EXTINGUISHED/DIVERTED*

a) Footpath / Bridleway /Restricted Byway* No. [BA27/27](#)

b) Parish of [Keynsham Town Council](#)

c) Length in metres of section to be extinguished/diverted [170 meters](#)

d) Width in metres of section to be extinguished/diverted [1 meter](#)

e) Description of length to be extinguished/diverted by reference to terminal points on plan to accompany this application

[All of PROW to be diverted, proposed new route shown in blue on attached plan.](#)

(f) Is the existing route freely available to the public? If NOT, please give reasons:

[Yes](#)

4. **REASONS FOR THE DIVERSION/EXTINGUISHMENT* OF THE PATH**

New housing development.

Please Note:

A path can be diverted or stopped up under **Section 257 of the Town and Country Planning Act 1990** in order to allow development to take place.

If an **extinguishment application**, please give details of an alternative route, or the reasons why an alternative route is not considered necessary.

N/A

5. **PLANNING APPLICATION DETAILS**

- a) Application number 24/00155/RES
- b) Date permission granted Not yet received
- c) If permission not yet granted, date application submitted 11th January 2024
- d) Nature of development Development of 208 homes and associated landscaping and infrastructure
- e) Date development expected to begin January 2025

6. **PARTICULARS OF NEW PATH TO BE PROVIDED (if applicable)**

- a) Length in metres 170 meters
- b) Width in metres 1.2 meters
- c) Surface highway footpath/hard surfacing
- d) Description of length to be provided by reference to terminal points on plan to accompany this application Runs from both existing PROW connection points either side of development as shown by blue line on attached plan
- e) What works do you propose to undertake to bring the new path into a condition fit for use by the public?

Majority of path will be adopted highway footpath and as such built to BANES adoptable highway construction.

7. **RELEVANT CONSIDERATIONS**

In what way would the proposals affect the following factors, as set out in the PPO Policy:

- a) **Connectivity** No change
- b) **Equalities Impact** N/A
- c) **Gaps & Gates** No change

- d) **Gradients** No change
- e) **Maintenance** Adoptable highway - maintained by BANES highways
- f) **Safety** Constructed to BANES adoptable highway standards
- g) **Status** Not yet constructed
- h) **Width** 1.2 meters
- i) **Features of Interest** N/A

8. PARTICULARS OF OWNERSHIP

- a) Applicant's interest (*owner/occupier/lessee*) in the land over which the existing path referred to in this application passes.

Owner/Developer

- b) Applicant's interest in the land over which the new path is to be provided

Owner/Developer

- c) Do any other persons have an interest in the land over which existing or proposed paths pass? If so, give names and addresses of persons and nature of interest

No

- d) If other persons have an interest in the land affected, please tick to confirm that a copy of their written permission for the proposals to go ahead is enclosed. **No other party.**

9. ACCOMPANYING DOCUMENTS AND CONSENT

Please tick boxes as appropriate

- a) A plan based on a current Ordnance Survey base map showing section of path to be extinguished and new path to be provided is attached. **New path – Blue line. Existing path – Grey dotted line.**
- b) A GIS shape file (.shp, .shx & .dbf) georeferenced to British National Grid
- c) A4-sized Block Plan showing the proposed development and the existing and proposed paths
- d) A cheque for £1,089 is enclosed. **Payment to be made via invoice.**
- e) Payment has been made by credit/debit card for £1,089.
- f) It is understood that if the Authority decides to make an order then the next £3,260 will be payable at that time
- g) It is understood that if the Authority decides to make an order then the last £1,130 will be payable once the works are certifiable
- h) Separate application for a temporary TRO submitted
- i) Consent is granted for the applicant's name and postal address to be made publicly available.

DECLARATION

I/We understand that no authority for the extinguishment of a public right of way is conferred unless and until any order made has been confirmed and come into effect and notice of this has been published.

I/We declare that the public right of way to be stopped up is not obstructed and that it is fully available to the public. (Subject to Article 3(f) above).

I/We hereby agree that if a diversion/extinguishment order is made I/We will defray any expenses which are incurred in bringing the new site of the path into a fit condition for use by the public.

I/We agree to pay a further £4,390 if the Authority decides to make an order.

I/We apply for the extinguishment/diversion of the highway described above.

I/We declare that to the best of my/our knowledge and belief all the particulars given are true and accurate.

Signed

A large black rectangular redaction box covering the signature area.

Name [Anthony Bradley](#)

On completion, this form, should be returned, together with the plan, cheque and copies of any consents if appropriate, to:

Public Rights of Way, Bath & North East Somerset Council, Lewis House, Manvers Street, Bath, BA1 1JG or prow@bathnes.gov.uk



Accommodation Schedule									
Open Market									
House Type	Occupancy	GIA (sqm)	GIA (sqft)	NDSS	Part M4	Total Number	Total GIA (sqm)	Total GIA (sqft)	
Claverton-1B	1B2P	51.3	552	Y	3	5	256.4	2767	
Claverton-1B WC	1B2P	71.4	769	Y	3	5	377.2	3845	
Claverton-2B	2B3P	71.4	769	Y	2	12	857.3	9228	
Thomas	2B3P	70.0	754	Y	2	14	980.7	10556	
Westonbirt	3B5P	64.4	908	N	1	13	1096.6	11804	
Avebury	3B5P	86.5	931	N	1	10	864.9	9310	
HT3B	3B6P	103.8	1117	Y	2	12	1245.3	13404	
Cotswold	4B7P	116.0	1249	N	1	10	1160.4	12490	
Ashton	4B7P	118.9	1280	Y	1	16	1902.7	20480	
Clifton	4B8P	131.0	1410	Y	2	12	1571.9	16920	
Bruton	4B8P	140.7	1514	Y	2	17	2391.1	25738	
Nailsea	4B8P	137.6	1481	Y	1	7	963.1	10367	
Avon	4B8P	156.4	1683	Y	2	8	1250.8	13464	
Mendip	5B9P	181.6	1955	Y	1	5	908.1	9775	
Open Market Totals						146	15806.6	170141	
Social Rented (75% of 30%)									
House Type	Occupancy	GIA (sqm)	GIA (sqft)	NDSS	Part M4	Total Number	Total GIA (sqm)	Total GIA (sqft)	
Claverton-1B	1B2P	51.3	552	Y	2	12	615.4	6624	
Claverton-1B WC	1B2P	71.4	769	Y	2	3	214.3	2307	
Milcom	2B4P	81.3	875	Y	2	19	1544.5	16625	
2BWC	2B4P	122.0	1313	Y	3	2	244.0	2625	
Kensington	3B5P	96.5	1039	Y	2	7	675.7	7273	
3B WC	3B5P	131.7	1418	Y	3	1	131.7	1418	
Affordable Rent Totals						47	3639.9	39180	
Shared Ownership (25% of 30%)									
House Type	Occupancy	GIA (sqm)	GIA (sqft)	NDSS	Part M4	Total Number	Total GIA (sqm)	Total GIA (sqft)	
Milcom	2B4P	81.3	875	Y	2	4	325.2	3500	
Kensington	3B5P	94.9	1021	Y	2	11	1043.4	11231	
Shared Ownership Totals						15	1368.6	14731	
Affordable Housing Totals @ 30%						62	5008.5	53911	
Site Totals						208	20815.1	224052	

Romsey Portishead
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www.thrivearchitects.co.uk

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Rev	Description	Date	Au	Ch
A	Issued for Planning	11.23	KK	MS
B	Issued for Planning	12.23	KK	MS
C	Issued for Planning	07.24	KK	KK
D	Issued for Planning	08.24	RP	RP

Project Bath Road, Keynsham
Drawing Coloured Site Layout

Client	Curo Group	Date	07.23
Job no.	CURO230102	Revision	D
Dwg no.	CSL01	Scale	1:500 at A0
Author	KK	Checked	MS
Status	PLANNING	Office	Portishead
Client ref.			