



12 September 2022

Our Ref: **ADV-020266**

The Planning Inspectorate  
Rights of Way Section  
Room 3/25  
Hawk Wing  
Temple Quay House  
2, The Square  
Temple Quay  
Bristol  
BS1 6PN

Dear Sir/Madam

**The London Borough of Redbridge (A footpath from the Square to Woodford Green)  
Definitive Map and Statement Modification Order 2022**

I am submitting the above order on behalf of the London Borough of Redbridge.

The order was made by the London Borough of Redbridge on 29<sup>th</sup> June 2022 and advertised by the London Borough of Redbridge on 30<sup>th</sup> June 2022. One objection is outstanding.

The Council is supporting the Order and consider that the Order can be best dealt with through the written representation procedure. However, if the inspector decides that an Inquiry or Hearing should be held then the Council confirm that it will still support the order.

Please find enclosed:

DOCUMENT	Doc Ref
Two copies of the order and associated maps.	1a & 1b
Statement of the ground on which it is considered the order should be confirmed	03
Representations and objections to the order (including supporters), along with a covering list of their names.	04
Statement containing the OMA's comments on the objections.	05
Copy of the notice publicising the order together with a copy of the newspaper cutting(s).	06
Certificate that, in accordance with the requirements of the Act, notices have been published, served, and posted on site and at the local offices.	07

Certificate that the necessary consultations have been carried out (other local authorities and statutory undertakers)	08
Name, address and email address of every person, council or prescribed organisation notified under (paragraph 3(2)(b)(i), (ii) and (iv) of Schedule 15 to the 1981 Act and Schedule 6 of SI 1993, No.12 Rights of Way, The Wildlife and Countryside (Definitive Maps and Statements) Regulations 1993;	10
Location map to enable the Inspector to locate the site.	12
Health and Safety Questionnaire	18
Extract from the definitive map and statement.	21
User evidence forms	22

A year planner showing availability for a public inquiry is not enclosed but can be provided if the Inspectorate considers that a public inquiry is required.

The land is currently unowned however is subject to an application by adverse possession to register the land by Britannia Properties Limited.

The application to place the land on the Definitive Map was made by Mr J David O'Sullivan. The contact for correspondence is:

Mr J O'Sullivan 1 Elm Terrace, High Elms, Woodford Green IG8 0UP.

I hereby undertake that, if confirmed, notice will be duly published and served; or if not confirmed notice will be duly served.

Documents relating to the order will be made available for public inspection online on the Public Rights of Way page on the Council's website.

A paper copy will also be available at the offices of the London Borough of Redbridge, Redbridge Town Hall, 128-142 High Rd, Ilford IG1 1DD

Yours Faithfully,



Dhiresh Bhatt  
Head of Highways and Transportation  
London Borough of Redbridge

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Enc.

**Wildlife and Countryside Act 1981**

**The London Borough of Redbridge  
The London Borough of Redbridge Definitive Map and Statement of Rights of Way**

**The London Borough of Redbridge (A Footpath from The Square to Woodford Green)  
Definitive Map and Statement Modification Order 2022**

This Order is made by The London Borough of Redbridge under section 53(2)(b) of the Wildlife and Countryside Act 1981 ("the Act") because it appears to the Authority the London Borough of Redbridge Definitive Map and Statement require modification in consequence of the occurrence of an event specified in section 53(3)(b) the expiration, in relation to any way in the area to which the map relates, of any period such that the enjoyment by the public of the way during that period raises a presumption that the way has been dedicated as a public path.

The Authority has consulted with every local authority whose area includes the land to which the Order relates. The London Borough of Redbridge hereby order that:

1. For the purposes of this order the relevant date is 29<sup>th</sup> June 2022.
2. The London Borough of Redbridge Definitive map and statement shall be modified as described in Part I and part II of the schedule and shown on the map attached to the order.
3. This order shall take effect on the date it is confirmed and may be cited as the "The London Borough of Redbridge (A Footpath from The Square to Woodford Green) Definitive Map and Statement Modification Order 2022".

Dated this 29 day of June 2022

THE COMMON SEAL of  
THE LONDON BOROUGH  
OF REDBRIDGE  
Was hereunto affixed in  
Presence of :



Authorised signatory



## **SCHEDULE**

(The points specified relate to the map attached to the Order and their positions are identified by national grid references)

### **Part I**

#### **Modification of definitive map Description of path to be added**

A – B – C From its junction with The Square Point A (TQ 4092 – 540049,192107.64),  
– E generally east along a gravel surface to point B (TQ 4092 – 540062,192107.08) then continuing northeast along a gravel surface to point C (TQ 4092 – 540090.1,192123.25) turning east along a gravel surface to its junction with Woodford Green point E (TQ 4092 – 540113.30,192114.91). Width: 5 metres between point A (TQ 4092 – 540049,192107.64) and point B (TQ 4092 – 540062,192107.08), narrowing from 5 metres to 2 metres between point B (TQ 4092 – 540062,192107.08), and Point C (TQ 4092 – 540090.1,192123.25) before narrowing again from 2 metres to 1 metre between Point C (TQ 4092 – 540090.1,192123.25) and Point E (TQ 4092 – 540113.30,192114.91).

### **Part II**

#### **Modification of definitive statement Variation of particulars of path**

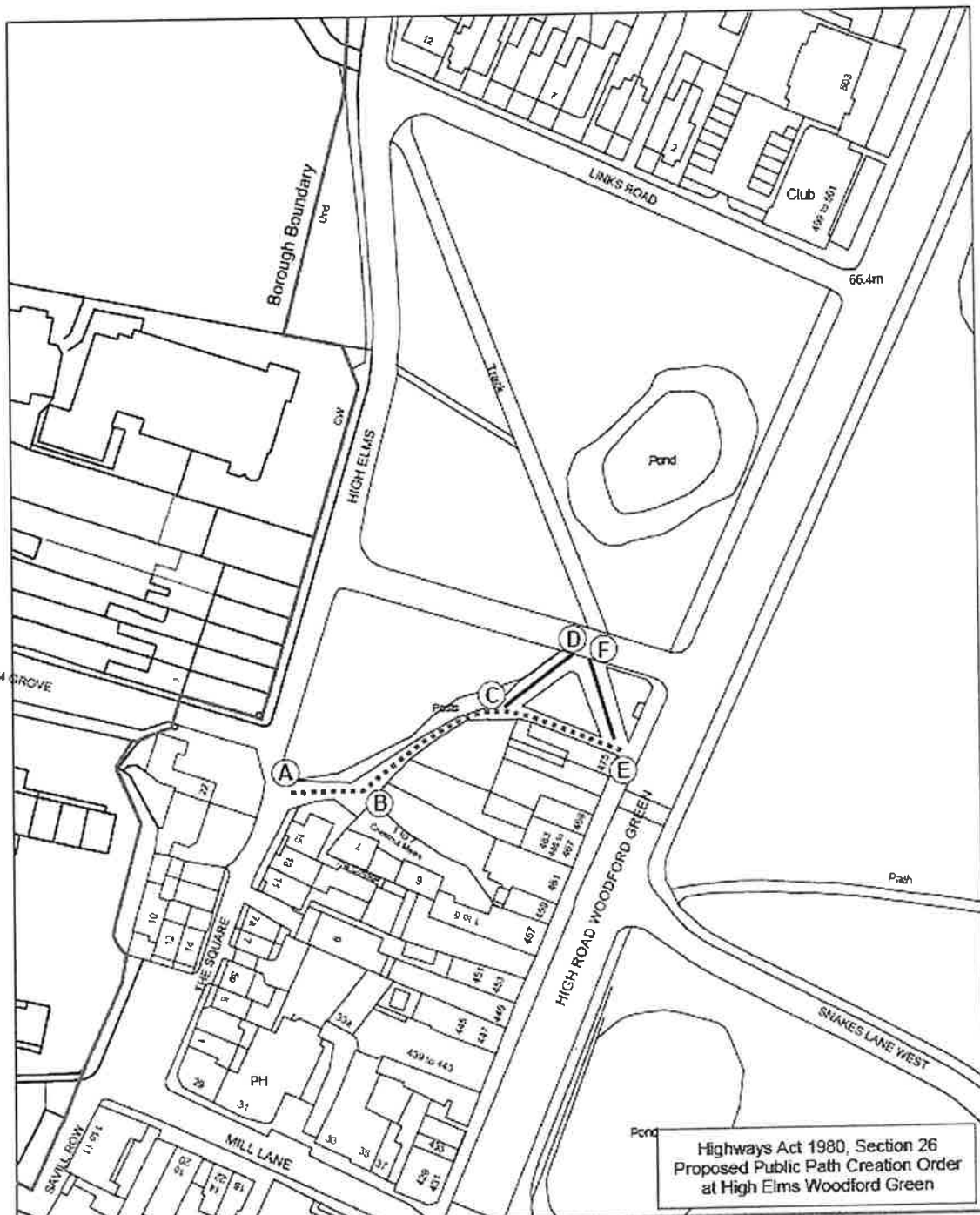
Footpath [Number]

#### **Add:**

From: TQ 4092

To: TQ 4092

From its junction with The Square Point A (TQ 4092 – 540049,192107.64), generally east along a gravel surface to point B (TQ 4092 – 540062,192107.08) then continuing northeast along a gravel surface to point C (TQ 4092 – 540090.1,192123.25) turning east along a gravel surface to its junction with Woodford Green point E (TQ 4092 – 540113.30,192114.91). Width: 5 metres between point A (TQ 40059211) and point B (TQ 4092 – 540062,192107.08), narrowing from 5 metres to 2 metres between point B (TQ 4092 – 540062,192107.08), and Point C (TQ 4092 – 540090.1,192123.25) before narrowing again from 2 metres to 1 metre between Point C (TQ 4092 – 540090.1,192123.25) and Point E (TQ 4092 – 540113.30,192114.91).



Highways Act 1980, Section 26  
Proposed Public Path Creation Order  
at High Elms Woodford Green

This plan shows the general position, not the exact line of the boundaries. Measurements from this plan may not match the same measurements on the ground.  
It is for Guidance Purposes Only. There is no Guarantee the information given will always be accurate, complete or up to date.

<p>Proposed Public Footpath at High Elms Woodford Green</p>	<p>Scale NTS</p>	<p>Redbridge </p>	<p>Public Footpath to be Created ..... Epping Forest Held Land (C)-(D) (E)-(F)</p>
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**Wildlife and Countryside Act 1981**

**The London Borough of Redbridge  
The London Borough of Redbridge Definitive Map and Statement of Rights of Way**

**The London Borough of Redbridge (A Footpath from The Square to Woodford Green)  
Definitive Map and Statement Modification Order 2022**

This Order is made by The London Borough of Redbridge under section 53(2)(b) of the Wildlife and Countryside Act 1981 ("the Act") because it appears to the Authority the London Borough of Redbridge Definitive Map and Statement require modification in consequence of the occurrence of an event specified in section 53(3)(b) the expiration, in relation to any way in the area to which the map relates, of any period such that the enjoyment by the public of the way during that period raises a presumption that the way has been dedicated as a public path.

The Authority has consulted with every local authority whose area includes the land to which the Order relates. The London Borough of Redbridge hereby order that:

1. For the purposes of this order the relevant date is 29<sup>th</sup> June 2022.
2. The London Borough of Redbridge Definitive map and statement shall be modified as described in Part I and part II of the schedule and shown on the map attached to the order.
3. This order shall take effect on the date it is confirmed and may be cited as the "The London Borough of Redbridge (A Footpath from The Square to Woodford Green) Definitive Map and Statement Modification Order 2022".

Dated this 29 day of June 2022

THE COMMON SEAL of  
THE LONDON BOROUGH  
OF REDBRIDGE  
Was hereunto affixed in  
Presence of :



Authorised signatory



## **SCHEDULE**

(The points specified relate to the map attached to the Order and their positions are identified by national grid references)

### **Part I**

#### **Modification of definitive map Description of path to be added**

A – B – C From its junction with The Square Point A (TQ 4092 – 540049,192107.64),  
– E generally east along a gravel surface to point B (TQ 4092 – 540062,192107.08)  
then continuing northeast along a gravel surface to point C (TQ 4092 – 540090.1,192123.25) turning east along a gravel surface to its junction with Woodford Green point E (TQ 4092 – 540113.30,192114.91). Width: 5 metres between point A (TQ 4092 – 540049,192107.64) and point B (TQ 4092 – 540062,192107.08), narrowing from 5 metres to 2 metres between point B (TQ 4092 – 540062,192107.08), and Point C (TQ 4092 – 540090.1,192123.25) before narrowing again from 2 metres to 1 metre between Point C (TQ 4092 – 540090.1,192123.25) and Point E (TQ 4092 – 540113.30,192114.91).

### **Part II**

#### **Modification of definitive statement Variation of particulars of path**

Footpath [Number]

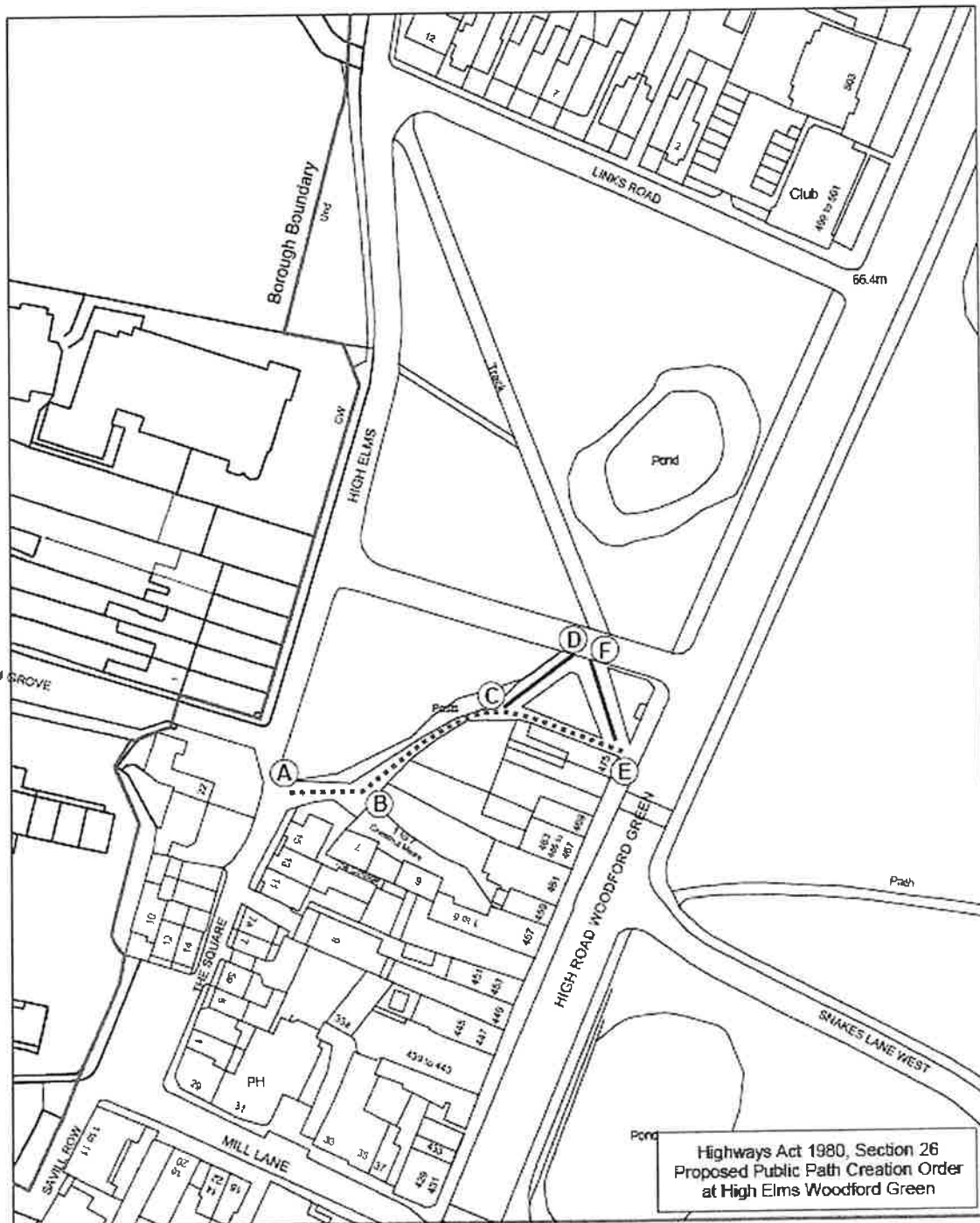
#### **Add:**

From: TQ 4092


To: TQ 4092

From its junction with The Square Point A (TQ 4092 – 540049,192107.64), generally east along a gravel surface to point B (TQ 4092 – 540062,192107.08) then continuing northeast along a gravel surface to point C (TQ 4092 – 540090.1,192123.25) turning east along a gravel surface to its junction with Woodford Green point E (TQ 4092 – 540113.30,192114.91). Width: 5 metres between point A (TQ 40059211) and point B (TQ 4092 – 540062,192107.08), narrowing from 5 metres to 2 metres between point B (TQ 4092 – 540062,192107.08), and Point C (TQ 4092 – 540090.1,192123.25) before narrowing again from 2 metres to 1 metre between Point C (TQ 4092 – 540090.1,192123.25) and Point E (TQ 4092 – 540113.30,192114.91).





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Proposed Public Footpath at High Elms Woodford Green	Scale NTS		Public Footpath to be Created ..... Epping Forest Held Land (C)-(D) (E)-(F)
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**The London Borough of Redbridge (A footpath from The Square to Woodford Green) Definitive Map and Statement modification Order**

**Statement of Case**

**Introduction**

1. An application was received in February 2020 to modify the definitive map and statement by adding a public footpath from The Square, Woodford Green to The High Road Woodford Green the application was supported by nine Public Rights of Way User Evidence Forms. The London Borough of Redbridge subsequently determined to make an order in consequence of the application on 27<sup>th</sup> May 2022 (included as Appendix A). The Order was made on 29<sup>th</sup> June 2022
2. The effect of this Order adds a footpath from its junction with The Square Point A (TQ 40059211), generally east along a gravel surface to point B (TQ 40079211) then continuing northeast along a gravel surface to point C (TQ 40099212) turning east along a gravel surface to its junction with Woodford Green point E (TQ 40119211). Width: 5 metres between point A (TQ 40059211) and point B (TQ 40079211), narrowing from 5 metres to 2 metres between point B (TQ 40079211), and Point C (TQ 40099212) before narrowing again from 2 metres to 1 metre between Point C (TQ 40099212) and Point E (TQ 40119211).
3. In making the Order, the Council had regard to the duty as expressed in Paragraph (2) of Section 53 of the 1981 Act:  
  
*(a) as soon as reasonably practicable after the commencement date, by order make such modifications to the definitive map and statement as appear to them to be requisite in consequence of the occurrence, before that date, of any of the event specified in subsection (3); and*  
*(b) as from that date, keep the map and statement under continuous review and as soon as practicable after the occurrence on or after that date, of any of those events, by order make such modifications to the map and statement as appear to them to be requisite in consequence of the occurrence of that event.*
4. The above mentioned Order was made under section 53(2)(b) because of the occurrence of an event as set out in section 53(3)(b) of the 1981 Act being an event whereby:  
*the expiration, in relation to any way in the area to which the map relates, of any period such that the enjoyment by the public of the way during that period raises a presumption that the way has been dedicated as a public path or restricted byway*

5. When considering whether to make an Order under the Wildlife and Countryside Act 1981 section 53(2)(b) the council had to be satisfied that an event under section 53(3)(b) of the 1981 Act had occurred. The council is satisfied a right subsists and was brought into question when the path was blocked in July 2020.
6. The Council made the above Order and at the end of the statutory period for representations and objections, the Order was subject to one outstanding objection. The council will therefore be unable to confirm the Order as an unopposed Order and submitted the opposed Order and the objections to the Planning Inspectorate with a request that the Secretary of State for Environment Food and Rural Affairs confirms the Order.

#### **Grounds for Confirming the Order**

7. In determining to make the order the Council was satisfied that, an event had occurred under Section 53(3)(b) of the Wildlife and Countryside Act 1981. The first question is to decide when the way was called into question. Officers consider that the way was first called into question on 6 July 2020 by the erection of notices which read "Private, no public access".
8. The notices were erected by Mr Bales, a director of Britannia Properties Ltd. The land is unregistered and Mr Bales (for Britannia) claims adverse possession of the land. That application is subject to a separate procedure and is contested. However, for these purposes, it does not matter whether Mr Bales or Britannia was the landowner at the point in time, because a way can be called into question by actions otherwise than by the landowner. Accordingly, the question is whether between 6 July 2000 and 6 July 2020 the way has been in use by the general public, in the character of a highway, as of right without interruption.
9. The application has been supported by 13 user evidence forms. These forms appear to represent use by the general public (as opposed to a limited class of the general public). Redbridge Council is of the view that such use as is described in the forms would be sufficient to put a landowner on notice of the need to make her protest clear if it was not accepted.
10. Collectively the users say they have used the route A-B-C-E for a period in excess of 20 years prior to 6 July 2020. Some users also describe using the sections C-D and E-F. The use described is all in the character of a highway (i.e. passing and re-passing) such as could potentially give rise to a presumption of dedication at common law.

11. Roughly at points B and C, Mr Bales claims that there were chains across the way from 2001. The chains were, according to Mr Bales, attached to wooden posts and padlocked. A number of the users also mention these chains. However, the users generally say they were low to the ground and easily walked over. Moreover, there is a Google streetview photograph which has been submitted with Rita O'Sullivan's UEF, which appears to show no chains in place in 2008. It appears to Redbridge Council that the evidence is conflicting on whether the chains were permanently in place throughout the relevant period (i.e. 2000-2020). In any event, the chains do not appear to have in any way interrupted the public's use of the route.
12. Turning to whether the use was "as of right". That phrase means the use was without secrecy, permission or force. To be "without force", includes not only without physical force but also that the use of the land was without objection from the landowner.
13. There is no suggestion the public's use has been in secret. There is user evidence provided by members of the public in support of the Council's case for making the DMMO which confirmed that they have used the footpath openly and continuously throughout from as early as the mid 1940s to the present day.
14. The sign erected in 2020 would have been sufficient to render the public's use since that date contentious (such that it cannot be said to be without force) had it been erected by (or on behalf of) the landowner. However, Redbridge Council does not consider the landowner (whoever that was) did enough throughout the 20-year period to make clear that the public's use was unauthorised. The chains are ambiguous in this regard, being low to the ground and easily bypassed, they could mean the landowner was content to tolerate pedestrian use but was instead seeking to prevent vehicular use.
15. Taken together, Redbridge Council is of the view that there is sufficient evidence to give rise to a presumption that A-B-C-E is a public highway.
16. The final question in s.31 Highways Act 1980 is whether that presumption is defeated by the statutory proviso (i.e. whether there is contrary evidence, prior to 6 July 2020 that the landowner wished to dedicate the land as highway). There has not been a registered landowner for the 20-year period of use. Britannia properties claims that it has been in adverse possession of that land (although that claim is disputed). Assuming for present purposes Britannia is correct, and that it was the landowner during the relevant period, the question is whether there has been clear evidence of a contrary intention to dedicate during the 20 year period. Redbridge Council is of the view that the chains and occasional parked cars are not sufficiently clear evidence. The sign that Britannia erected in 6 July 2020 by contrast would be clear evidence of a contrary intention but that rather

begs the question why such a clear statement was not undertaken before that date, in the face of pedestrian use by the public.

17. Overall, Redbridge Council therefore considers that an “event” at s.53(3)(b) Wildlife and Countryside Act 1981 has occurred. That is to say that it is reasonably alleged that a public right of way subsists between points A-B-C-E on Annex 1. Accordingly, by s.53(2)(b) Wildlife and Countryside Act 1981, the Council is under a duty to make a DMMO in consequence of that event.

#### **Consideration of Points Raised in Objection to the Order**

18. The objection received from Britannia Properties Limited raises many points as set out in their objection (Appendix B) particulars of the grounds of objection.
19. Paragraph 15 of the BPL objection states “BPL repeats its concerns (as set out above) about the Order making process. Even accepting that LBR was not bound to accept the advice of its expert consultant, LBR has provided no basis for rejecting that advice. LBR feels it has followed the correct process for creating the order and has no requirement to justify the reason it decided to reject the advice of Mr Carr.
20. Paragraph 16 broken down into points i – vii, claiming the lack of evidentiary value of the user evidence forms submitted by the public. However, after reviewing the forms themselves LBR is confident that there is enough evidence to show dedication between two 20 year periods 1991-2011 and 2000-2020
21. Paragraph 17 states that “In summary, the material relied on by LBR does not provide evidence sufficient to show on a balance of probabilities that the Order route has been “actually enjoyed by the public as of right and without interruption for the full period of 20 years” so as to give rise to any presumption of deemed dedication within s.31(1) Highways Act 1980. Nor does that material demonstrate dedication at common law. The requirements of s.53(3)(b) WCA 1981 have not been satisfied and nor could it properly appear to LBR that they were.” LBR is satisfied that all the requirements to make an order under the relevant sections of the act were satisfied.

#### **Summary**

22. In regard to the way depicted between points A-B-C-E on the Order Map, LBR is satisfied its original determination that the Order be made and that, if opposed, be submitted to the Secretary of State for confirmation was based on reasonable interpretation of the available evidence and also satisfies the tests laid out in

section 53 of the Wildlife and countryside Act 1981. There was nothing that was raised in the contents of the objection to the Order that causes LBR to consider that the Order should not be confirmed.





## **Representations**

Objectors:

Brittania Properties Limited



**BRANCH  
AUSTIN  
McCORMICK**

Highways  
Parking Transportation  
London Borough of Redbridge  
Lynton House  
255-259 High Road  
Ilford IG1 1NN  
By email only: [highwaysg@redbridge.gov.uk](mailto:highwaysg@redbridge.gov.uk)

Our Reference: HB/GP/B23.26  
Your Reference:  
Date: 2 August 2022

Dear Sirs,

**Notice of Modification Order – Section 53 of the Wildlife and Countryside Act 1981  
The London Borough of Redbridge  
The London Borough of Redbridge Definitive Map and Statement of Rights of Way  
The London Borough of Redbridge (A footpath from the Square to Woodford Green)  
Definitive Map and Statement Modification Order 2022**

We act for Britannia Properties Limited.

Please find enclosed our client's objection to the Definitive Map and Statement Modification Order 2022.

Kindly acknowledge safe receipt.

Yours faithfully,

*Branch Austin McCormick*

**Branch Austin McCormick LLP**

Email: [hb@branchaustinmccormick.com](mailto:hb@branchaustinmccormick.com)

Enc

**Wildlife and Countryside Act 1981**

**The London Borough of Redbridge (A Footpath from The Square to Woodford Green) Definitive Map and Statement Modification Order 2022 ("the Order")**

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**OBJECTION WITH RESPECT  
TO THE ORDER  
BY  
BRITANIA PROPERTIES LIMITED**

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**INTRODUCTION**

1. This Objection is made by Britannia Properties Limited ("BPL") with respect to the Order (as cited above) made (or purported to be made) by the London Borough of Redbridge ("LBR"). The Order is dated 29 June 2022 and LBR has confirmed by letter dated 20 July 2022 that objections may be made to it in the period up to (and including) 10 August 2022.<sup>1</sup>
2. The Objection is made pursuant to paragraph 3(1)(c) of Schedule 15 to the Wildlife and Countryside Act 1981 and includes particulars of the grounds for objecting to the confirmation of the Order.

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<sup>1</sup> The only notices of the making of the Order that BPL has been able to discover wrongly state that the Order was made on 16 June 2022 and that objections had to be made by 5 August 2022. Since 5 August 2022 is less than the required 42 days after the date when the Order was in fact made (and effective notice of the making of the Order cannot be given before the Order is made), it was necessary for BPL to establish with LBR the correct period for making objections. A 42 day period commencing on 29 June 2022 expires on 10 August 2022.

3. Unless the Objection (and any other duly made objection or representation) is withdrawn, LBR is required by paragraph 7(1) of Schedule 15, WCA 1981 to submit the Order to the Secretary of State for Environment, Food, & Rural Affairs for confirmation. This Objection sets out the reasons why the Order should not be confirmed.
4. BPL is the registered proprietor of 457 High Road, Woodford Green, IG8 0XE (Title No. NGL117001), which Title includes a claimed private right of way on foot and with vehicles over part of the land that is traversed by the route subject to the Order (generally corresponding with section A - B and part of section B – C of the Order route). BPL also claims ownership by adverse possession of part of the land which is traversed by the route that is subject to the Order (generally corresponding with most of section B – C of the Order route). BPL is also the occupier of the land traversed by those parts of the route that is subject to the Order comprising sections A - B and B – C of the Order route and has occupied that land since September 2001.

#### THE ORDER MAKING PROCESS

5. LBR has made (or purported to make)<sup>2</sup> the Order under s.53(2)(b) WCA 1981 by reason of the occurrence of an event specified in s.53(3)(b) WCA 1981.<sup>3</sup>
6. The event relied on in the Order is *“the expiration... of any period such that enjoyment by the public of the way during that period raises a presumption that the way has been dedicated as a public path.”*

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<sup>2</sup> It is to be noted LBR’s Cabinet Member for Finance, Leisure & Culture in the decision dated 27 May 2022 to authorise the making of the Order did so only pursuant to s.53(3)(b) WCA 1981 (as set out in paragraph 2.2 of the record of that decision).

<sup>3</sup> Notwithstanding that the Order is said to be made by reason of the occurrence of an event in s.53(3)(b) WCA 1981, the report that informed the decision asserts that a right of way is *“reasonably alleged”* to subsist (at paragraphs 4.14 and 9.1 of the report), which is not relevant to s.53(3)(b) WCA 1981 but is one of the tests for making a DMMO where reliance is placed on s.53(3)(c)(i) WCA 1981.

7. The report that supported LBR's decision to make the Order identified that *"the question is whether between 6 July 2000 and 6 July 2020 the way has been used by the general public, in the character of a highway, as of right without interruption"* (paragraph 4.3 of the report).
8. LBR's officers advised (at paragraph 4.14 of their report) that, in their view, *"Overall, officers therefore consider that an "event" at s.53(3)(b) Wildlife and Countryside Act 1981 has occurred. That is to say that it is reasonably alleged <sup>4</sup> that a public right of way subsists between points A-B-C-E on Annex 1."*
9. The Order Map (which is the same as Annex 1 of the report) is entitled *"Proposed Public Footpath at High Elms Woodford Green"* and includes a text box stating *"Highways Act 1980, Section 26 Proposed Public Path Creation Order at High Elms Woodford Green"*, together with a key describing the Order route as *"Public Footpath to be created"*. The Order Map makes no mention of the Definitive Map and Statement or suggests that it is proposing any modification to the Definitive Map. The Order Map gives every appearance of being associated with a Public Path Creation Order pursuant to s.26 of the Highways Act 1980.
10. These inaccuracies in an Order Map for a DMMO might be regarded as mere infelicities by an inexperienced Order Making Authority but for the fact that, prior to making the Order, LBR had sought expert advice from a Fellow of the IPROW (Robin Carr of Robin Carr Associates).
11. Mr Carr was instructed by LBR on two matters: (1) to *"assist the Council in deciding whether or not public highway rights exist over the route in question and if so the status of that highway; and therefore, whether or not the Council should make a Definitive Map Modification Order"* <sup>5</sup> and (2) *"as an alternative course of action, to consider the establishment of a new public footpath over*

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<sup>4</sup> As already noted, the *"reasonably alleged"* test is not relevant to s.53(3)(b) WCA 1981. It is therefore questionable whether officers understood the provision they purported to apply. In any event, the *"reasonably alleged"* test has no relevance to the Order confirmation stage.

<sup>5</sup> Letter dated 25 January 2021 from Robin Carr Associates to BPL's solicitors.

*the same route, using a Public Path Creation Order pursuant to section 26 of the Highways Act 1980...*<sup>6</sup> Mr Carr undertook investigations and reviewed all of the available evidence, including all of the user evidence forms and other supporting statements now relied on by LBR. In written reports provided by Mr Carr to LBR in May 2021, Mr Carr advised LBR that it was (a) his *"opinion that there is insufficient evidence to give rise to any reasonable allegation<sup>7</sup> that the Application Route is a public right of way"*<sup>8</sup> and (b) that *"whilst finely balanced, I think there is a case in favour of promoting a Public Path Creation Order over the route A-B-C-E, C-D and E-F"*.<sup>9</sup>

12. LBR officers made no mention of the advice received from the expert they had consulted when the case for making a DMMO was reported to the Cabinet Member for decision. It is therefore unclear whether the Cabinet Member (as LBR's authorised decision maker) was informed that the recommendation of officers was contrary to the expert advice that had been received. Even if the Cabinet Member was made aware of Mr Carr's conclusions, officers provided no reasons for rejecting that advice and nor did they identify any new evidence or changed circumstances that would justify a different conclusion since the matter of a DMMO was considered by Mr Carr.

13. The inclusion of an Order Map referable to a Public Path Creation Order (rather than to a DMMO) also suggests either that the Order making process was not the subject of careful scrutiny or that officers were confused as to the proper scope of statutory powers they were purporting to apply.

14. In the light of the above, BPL is deeply concerned as to the legitimacy of the Order making process. It is wholly unclear whether LBR officers understood the legal tests they were purporting to apply. It is also wholly unclear whether the Cabinet Member responsible for making the decision was properly informed of all relevant information, especially as regards the advice received

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<sup>6</sup> Letter dated 23 March 2021 from Robin Carr Associates to BPL's solicitors.

<sup>7</sup> Unlike LBR when making its decision, Mr Carr advised in the context of s.53(3)(c)(i) WCA 1981. Even within that context, and the lower test in that provision, his advice was that the case for making a DMMO was not made out.

<sup>8</sup> Paragraph 11.3 of the Robin Carr Associates DMMO report dated 27 May 2021.

<sup>9</sup> Paragraph 10.4 of the Robin Carr Associates PPO report dated 27 May 2021.

from LBR's appointed expert consultant. BPL is left with the impression that the Order was made for other (undisclosed) reasons, irrespective of the available evidence and the expert appraisal of that evidence as provided to LBR.

#### PARTICULARS OF THE GROUNDS OF OBJECTION

15. BPL repeats its concerns (as set out above) about the Order making process. Even accepting that LBR was not bound to accept the advice of its expert consultant, LBR has provided no basis for rejecting that advice.

16. Perusal of the material relied on by LBR to show user of the route reveals the following key weaknesses:

- (i) For the period 2000 to 2005, the user evidence comes from only four persons, three of whom appear to be members of the same family group. BPL disputes that, even if that evidence is taken at face value, use by so few people, mostly related to each other, constitutes use by the public in that period of time. If that evidence is disregarded, there is insufficient evidence of user by the public over the 20 year period relied on by LBR (2000 to 2020).
- (ii) Several of the user evidence forms are not specific about the route or routes described and lack marked up plans so the route(s) in question cannot be ascertained. Others have marked up plans that do not show use of the Order route but use of land to the north west or south east.
- (iii) Several of the user evidence forms are incomplete and/or unsigned and lack evidential value.
- (iv) Several of the user evidence forms describe periods within the 20 year period when their claimed use of the route (or parts of it) was, on their own evidence, interrupted by the presence of chains, vegetation, or parked vehicles, such that there was no continuous use of the route. Where reliance is placed on s.31(1) Highways Act 1980, uninterrupted

use of the same route (clearly defined) for the full period of 20 years must be shown on a balance of probabilities.

- (v) Several of the user evidence forms describe the same interruptions (or barriers) to use but maintain that they continued to use the route by traversing over or around the obstacles, which they understood to have been intended to prevent use. Such alleged use would be by force and could not be use *"as of right"* within s.31(1) Highways Act 1980.
- (vi) One user evidence form describes vehicular use which cannot provide any support for the Order.
- (vii) The map evidence provides no evidence of public rights of way on any routes depicted and is not sufficiently detailed to show the Order route (as opposed to routes crossing the immediately adjacent publicly accessible land forming part of Epping Forest and subject to the Epping Forest Act 1878).

17. In summary, the material relied on by LBR does not provide evidence sufficient to show on a balance of probabilities that the Order route has been *"actually enjoyed by the public as of right and without interruption for the full period of 20 years"* so as to give rise to any presumption of deemed dedication within s.31(1) Highways Act 1980. Nor does that material demonstrate dedication at common law. The requirements of s.53(3)(b) WCA 1981 have not been satisfied and nor could it properly appear to LBR that they were.

18. In addition, BPL as occupier of key parts of the Order route (irrespective of its claims to ownership of and to private rights over parts of the Order route) has since September 2001 to date acted to interrupt any use of the Order route by the public by maintaining chains across parts of the Order route, by parking and storing vehicles on parts of the Order route, by storing building and other construction materials on parts of the Order route, and by confronting any persons attempting to use those parts of the Order route occupied by BPL. BPL disputes the alleged use of the route as asserted in the user evidence forms.



**CONCLUSION**

19. BPL therefore maintains that there is no proper case for confirmation of the Order.

2<sup>nd</sup> August 2022

David Bales  
Company Secretary  
Brittania Properties Ltd

A handwritten signature in black ink, appearing to read 'David Bales', written in a cursive style.



London Borough of  
**Redbridge**



Branch Austin McCormick LLP  
32 St James's Street  
London  
SW1A 1HD

Dear Branch Austin McCormick,

Thank you for letter regarding the proposed Definitive Map Modification Order at High Elms dated 2<sup>nd</sup> August 2022.

The London Borough of Redbridge understands your concerns, all the points you have raised have been considered within the Decision Report signed by the Council when deciding to make the Order.

Your faithfully,

Dhiresb Bhatt

Head of Highways and Transportation

London Borough of Redbridge



## Notice details

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> Wildlife and Countryside

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## Wildlife and Countryside

### The London Borough of Redbridge

#### NOTICE OF MODIFICATION ORDER - SECTION 53 OF THE WILDLIFE AND COUNTRYSIDE ACT 1981

#### THE LONDON BOROUGH OF REDBRIDGE DEFINITIVE MAP AND STATEMENT OF RIGHTS OF WAY

#### THE LONDON BOROUGH OF REDBRIDGE (A FOOTPATH FROM THE SQUARE TO WOODFORD GREEN) DEFINITIVE MAP AND STATEMENT MODIFICATION ORDER 2022

The above Order, made on 16 June 2022, if confirmed as made, will modify the definitive map and statement for the area by:

Adding a footpath from its junction with The Square Point A (TQ 4092 – 540049, 192107.64), generally east along a gravel surface to point B (TQ 4092 – 540062, 192107.08) then continuing northeast along a gravel surface to point C (TQ 4092 – ~~540090.1~~, 192123.25) turning east along a gravel surface to its junction with Woodford Green point E (TQ 4092 – ~~540113.30~~, 192114.91). Width: 5 metres between point A (TQ 4092 – 540049, 192107.64) and point B (TQ 4092 – 540062, 192107.08), narrowing from 5 metres to 2 metres between point B (TQ 4092 – 540062, 192107.08), and Point C (TQ 4092 – ~~540090.1~~, 192123.25) before narrowing again from 2 metres to 1 metre between Point C (TQ 4092 – ~~540090.1~~, 192123.25) and Point E (TQ 4092 – ~~540113.30~~, 192114.91).

A copy of the Order and the Order map may be seen free of charge at Ground Floor reception, London Borough of Redbridge, Lynton House, 255-259 High Road, Ilford, IG1 1NN between 9am and 4pm.

Any representations about or objections to the order may be sent in writing to Highways, Parking and Transportation, London Borough of Redbridge, Lynton House, 255-259 High Road, Ilford, IG1 1NN, or via email to [highwaysg@redbridge.gov.uk](mailto:highwaysg@redbridge.gov.uk) no later than 5th August 2022. Please state the grounds on which they are made. Any letters received will be made available for public inspection.

If no representations or objections to the Order, or if any so made are withdrawn, the London Borough of Redbridge, instead of submitting the Order to the Secretary of State for the Department for Environment, Food and Rural Affairs may itself confirm the Order. If the order is submitted to the Secretary of State, any representations or objections which have been duly made and not withdrawn will be sent with it.

Dated: 27 June 2022

Mario Lecordier, Interim Director, Highways, Parking and Transportation

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## TRAFFIC & Roads

### Transport for London PUBLIC NOTICE:

#### ROAD TRAFFIC REGULATION ACT 1984

THE A406 GLA ROADS (NORTH CIRCULAR ROAD AND SOUTHEAST ROAD, LONDON BOROUGH OF REDBRIDGE AND WALTHAM FOREST) (TEMPORARY PROHIBITION OF TRAFFIC) (NO.2) ORDER 2022

- Transport for London hereby gives notice that it has made the above named Traffic Order under section 14(1) of the Road Traffic Regulation Act 1984 for the purpose specified in paragraph 2. The effect of the Order is summarised in paragraph 3.
- The purpose of the Order is to enable safety camera maintenance works to take place at A406 Southend Road/North Circular Road.
- The effect of the Order will be to prohibit any vehicle from entering, exiting or proceeding on the:
  - (1) south-eastbound carriageway of A406 North Circular Road between its junction with the unnamed A406 off-slip road connecting to A104 Woodford New Road roundabout junction (locally referred to as Waterworks Corner) and its junction with the unnamed A406 on-slip road connecting to Waterworks Corner;
  - (2) southbound carriageway A406 Southend Road/North Circular Road between its junctions with the A406 off-slip road Southend Road and the A406 unnamed on-slip road connecting the roundabout at the junctions of North Circular Road, Eastern Avenue and Redbridge Lane East (known as Redbridge Roundabout) to Southend Road/North Circular Road.

The Order will be effective at certain times from 13th July 2022 and 16th July 2022 each night 10.00 PM to 5.00 AM (ceasing at 5.00 AM on 16th July 2022) or when the works have been completed whichever is the sooner. The prohibition will apply only during such times and to such extent as shall from time to time be indicated by traffic signs.

- The prohibitions will not apply in respect of:
  - (1) any vehicle being used for the purposes of those works or for fire brigade, ambulance or police purposes;
  - (2) anything done with the permission or at the direction of a police constable in uniform or a person authorised by Transport for London.
- At such times as the prohibition is in force an alternative route will be indicated by traffic signs via: A406 off-slip road (to Waterworks Corner), Waterworks Corner and A406 on-slip road to normal route of travel; A406 off-slip road Southend Road, Charlie Browns Roundabout, A1400 Southend Road, A1400 Woodford Avenue, Gants Hill Roundabout, A12 Eastern Avenue and Redbridge Roundabout to normal route of travel.

Dated this 30<sup>th</sup> day of June 2022

Andrew Sherry

Co-ordination and Permitting Area Manager

Transport for London, Palestra, 197 Blackfriars Road, London, SE1 8NJ

MAYOR OF LONDON



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## ALCOHOL & Licensing

The Licensing Act 2003  
(Premises and Club Premises  
Certificates) Regulations 2005

Notice is hereby given that 1. To Vinay Parulkar have made an application under Section 11 Part 3 of the Licensing Act 2003 to a new Premises License for the premises known as 'Peppercorn Fish Chops 53 High Street, Epping CM9 4SD. I intend to collect on or from the premises the following: alcoholic drinks. Supply of alcohol. I intend to open the premises Monday to Sunday from 11.00 to 12.00. Opening hours Monday to Sunday from 11.00 to 12.00. Any interested party or responsible authority may make representations on this application by writing to the Licensing Officer, Epping Forest District Council, Civic Offices, 123 High Street, Epping, Essex CM9 4SD, by not later than 21st July 2022. For full details and to view a copy of the application please contact the Licensing General Section. It is an offence knowingly or recklessly to make a false statement in connection with an application, the maximum fine on summary conviction is unlimited. A summary conviction is a criminal offence. Licensing Reg. 14(2)(3), 31. 30th June 2022. Vinay Parulkar, 53 High Street, Epping, Essex CM9 4SD.

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## OTHER

The Licensing Act 2003  
(Notice of application for the grant of a new Premises License under section 11 of the Licensing Act 2003)

Notice is given that on 16th June 2022, I have applied to the Licensing Authority of Waltham Forest for a new premises license for the premises known as 'Peppercorn Fish Chops 53 High Street, Epping CM9 4SD. I intend to collect on or from the premises the following: alcoholic drinks. Supply of alcohol. I intend to open the premises Monday to Sunday from 11.00 to 12.00. Opening hours Monday to Sunday from 11.00 to 12.00. Any interested party or responsible authority may make representations on this application by writing to the Licensing Officer, Epping Forest District Council, Civic Offices, 123 High Street, Epping, Essex CM9 4SD, by not later than 21st July 2022. For full details and to view a copy of the application please contact the Licensing General Section. It is an offence knowingly or recklessly to make a false statement in connection with an application, the maximum fine on summary conviction is unlimited. A summary conviction is a criminal offence. Licensing Reg. 14(2)(3), 31. 30th June 2022. Vinay Parulkar, 53 High Street, Epping, Essex CM9 4SD.

EVYLYN FRANCES WRIGHT  
(Deceased)

Pursuant to the Trustee Act 1925 any person having a claim against or an interest in the Estate of the above named, late of 73 Belvedere Road, London, E10 7NW, who died on 13/07/2021, are required to send written particulars thereof to the undersigned on or before 21/09/2022, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

Whitefields Solicitors,  
394 - 386 High Street,  
Walthamstow, London, GB, E17  
9AA (020 4366666/WhatsApp)

## OTHER

### The Council of The London Borough of Redbridge The Redbridge (Waiting, Loading, Stopping and Street Parking Places) Consolidation Order 2021 (Amendment No. 4) Order 2022

The Council of the London Borough of Redbridge on 22 June 2022 made the above-mentioned Order, after consulting the Commissioner of Police of the Metropolis, in exercise of the powers conferred by Sections 6, 45, 46, 48 and 121A and 124 and Parts I to IV of Schedule 9 of the Road Traffic Regulation Act 1984 as amended and of all other enabling powers, the effect of which will be to:

- Introduce No waiting at any time restrictions along Gardner Close (opposite no. 85 to opposite no. 97, and opposite no. 99 to 102 to alongside garages beside 112 to 142, extension of existing No waiting at any time restrictions, Whitehall Lane (opposite no. 58, outside no. 2, and alongside no. 134 Whitehall Road, extension of existing No waiting at any time restrictions), Monkham's Drive (outside nos. 46 & 48, 61, and 44, extension of existing No waiting at any time restrictions), St Mary's Avenue (outside nos. 1 to 35, 6 & 8, and 18 & 20, opposite no. 35, and alongside no. 2 Langley Drive, extension of existing No waiting at any time restrictions and replacing part of the Permit Parking Area WA Mon-Fri 8.30am-6.30pm restrictions), at the junction of Pulteney Road and Alexandra Road (replacing the existing Electric Vehicle Recharging Point Permit Holders Only SW parking bay and No Waiting restrictions), at the easternmost junction of Whitehall Lane and Bancroft Avenue, at the junction of Gwynne Park Avenue and Sands Way (and around Sands Way turning point opposite nos. 3 and 4), and at the junction of The Friars and The Acorns.
- Introduce No waiting Mon-Sat 8.30am-6.30pm restrictions along Shenfield Road (outside nos. 1 & 2).
- Introduce Permit Holders Only Mon-Sat 8.30am-6.30pm (Permit B) parking bays along Buckingham Road (alongside nos. 106 & 108 Stanley Road and nos. 109 & 111 Green Lane, replacing the existing Business Permit Holders Only B Mon-Sat 8.30am-6.30pm bays).
- Introduce Disabled Badge Holders Only parking bays along George Lane (outside no. 45).
- Introduce an Electric Vehicle Recharging Point Permit Holders Only (Permit SW) parking bay on Alexandra Road (alongside no. 10 Pulteney Road, replacing part of the existing Resident Permit Holders Only SW Mon-Fri 8.30am-6.30pm parking bay).
- Revoke existing Limited Waiting Mon-Fri 8.30am-4pm 30 mins No Return within 1 hour parking bays along Ingtestone Road (outside Aldersbrook Primary School except for the bay opposite nos. 15 and 17) and replacing with shared use Permit Parking Area ALM Mon-Fri 4.00pm-6.30pm and Limited Waiting Mon-Fri 8.30am-4pm 30 mins No Return within 1 hour restrictions.
- The current charges applicable for Permit Parking restrictions are as shown in the above-mentioned Order.

A copy of the Order, which comes into operation on 04 July 2022, together with the Council's Statement of Reasons for making the Order, the map schedule and map schedule legend indicating the location and the effect may be examined at the Central Library, Clements Road, Ilford, IG1 1EA between 10am to 8pm Monday to Friday (except on Bank Holidays) and 10am to 5pm Saturday.

Any person wishing to question the validity of the Order or any provisions contained therein on the grounds that it is not within the relevant powers of the Road Traffic Regulations Act 1984 or that any of the relevant requirements thereof or of any regulations made thereunder have not been complied with in relation to the Orders may, within six weeks of the date on which the Orders were made, make application for the purpose to the High Court.

Dated this 22 June 2022

Mario Lecordier, Interim Operational Director - Highways, Parking & Transportation

[www.redbridge.gov.uk](http://www.redbridge.gov.uk)

### Notice of Modification Order - Section 53 of the Wildlife and Countryside Act 1981 The London Borough of Redbridge The London Borough of Redbridge Definitive Map and Statement of Rights of Way The London Borough of Redbridge (A Footpath from The Square to Woodford Green) Definitive Map and Statement Modification Order 2022

The above Order, made on 16 June 2022, if confirmed as made, will modify the definitive map and statement for the area by:

Adding a footpath from its junction with The Square Point A (TQ 4092 - 540049, 192107.84), generally east along a gravel surface to point B (TQ 4092 - 540062, 192107.08) then continuing northeast along a gravel surface to point C (TQ 4092 - 540090, 1, 192123.25) turning east along a gravel surface to its junction with Woodford Green point E (TQ 4092 - 540113.30, 192114.91). Width: 5 metres between point A (TQ 4092 - 540049, 192107.84) and point B (TQ 4092 - 540062, 192107.08), narrowing from 5 metres to 2 metres between point B (TQ 4092 - 540062, 192107.08), and Point C (TQ 4092 - 540090, 1, 192123.25) before narrowing again from 2 metres to 1 metre between Point C (TQ 4092 - 540090, 1, 192123.25) and Point E (TQ 4092 - 540113.30, 192114.91).

A copy of the Order and the Order map may be seen free of charge at Ground Floor reception, London Borough of Redbridge, Lynton House, 266 260 High Road, Ilford, IG1 1NN between 9am and 4pm.

Any representations about or objections to the order may be sent in writing to Highways, Parking and Transportation, London Borough of Redbridge, Lynton House, 255-259 High Road, Ilford, IG1 1NN, or via email to [highways@redbridge.gov.uk](mailto:highways@redbridge.gov.uk) no later than 5th August 2022. Please state the grounds on which they are made. Any letters received will be made available for public inspection. If no representations or objections to the Order, or if any so made are withdrawn, the London Borough of Redbridge, instead of submitting the Order to the Secretary of State for the Department for Environment, Food and Rural Affairs may itself confirm the Order. If the order is submitted to the Secretary of State, any representations or objections which have been duly made and not withdrawn will be sent with it.

Dated 27 June 2022

Mario Lecordier,  
Interim Director, Highways, Parking and Transportation

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## Notice details

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## Wildlife and Countryside

The London Borough of Redbridge

### NOTICE OF MODIFICATION ORDER -

### SECTION 53 OF THE WILDLIFE AND COUNTRYSIDE ACT 1981

### THE LONDON BOROUGH OF REDBRIDGE DEFINITIVE MAP AND STATEMENT OF RIGHTS OF WAY

### THE LONDON BOROUGH OF REDBRIDGE (A FOOTPATH FROM THE SQUARE TO WOODFORD GREEN) DEFINITIVE MAP AND STATEMENT MODIFICATION ORDER 2022

The above Order, made on 29 June 2022, if confirmed as made, will modify the definitive map and statement for the area by:

Adding a footpath from its junction with The Square Point A (TQ 4092 – 540049, 192107.64), generally east along a gravel surface to point B (TQ 4092 – 540062, 192107.08) then continuing northeast along a gravel surface to point C (TQ 4092 – ~~540090.1~~, 192123.25) turning east along a gravel surface to its junction with Woodford Green point E (TQ 4092 – ~~540113.30~~, 192114.91). Width: 5 metres between point A (TQ 4092 – 540049, 192107.64) and point B (TQ 4092 – 540062, 192107.08), narrowing from 5 metres to 2 metres between point B (TQ 4092 – 540062, 192107.08), and Point C (TQ 4092 – ~~540090.1~~, 192123.25) before narrowing again from 2 metres to 1 metre between Point C (TQ 4092 – ~~540090.1~~, 192123.25) and Point E (TQ 4092 – ~~540113.30~~, 192114.91).

A copy of the Order and the Order map may be seen free of charge at Ground Floor reception, London Borough of Redbridge, Lynton House, 255-259 High Road, Ilford, IG1 1NN between 9am and 4pm.

Any representations about or objections to the order may be sent in writing to Highways, Parking and Transportation, London Borough of Redbridge, Lynton House, 255-259 High Road, Ilford, IG1 1NN, or via email to [highwaysg@redbridge.gov.uk](mailto:highwaysg@redbridge.gov.uk) no later than 5th August 2022. Please state the grounds on which they are made. Any letters received will be made available for public inspection.

If no representations or objections to the Order, or if any so made are withdrawn, the London Borough of Redbridge, instead of submitting the Order to the Secretary of State for the Department for Environment, Food and Rural Affairs may itself confirm the Order. If the order is submitted to the Secretary of State, any representations or objections which have been duly made and not withdrawn will be sent with it.

Dated: 29 June 2022

Mario Lecordier, Interim Director, Highways, Parking and Transportation



**LONDON BOROUGH OF WALTHAM FOREST**  
**ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)**  
**THE WALTHAM FOREST (NEW ROAD E4)**  
**(TEMPORARY RESTRICTIONS) (NO. 1) ORDER 2022 (TT33(22))**

- The Council of the London Borough of Waltham Forest HEREBY GIVES NOTICE that it intends on making an Order to allow for the repair, maintenance and installation of new telecommunication apparatus by T-Mobile in a safe and efficient manner in New Road E4 (slip road section).
- The general effect of the Order would be - only at such times and to such extent as regulatory signs are displayed or, where applicable, covered to restrict vehicles (except works vehicles) from:
  - entering, proceeding, waiting or loading, for any purpose, "at any time" on both sides of New Road E4 (the slip road) between its junction with Grove Road and the common boundary of No. 148 and No. 150 New Road
  - waiting or loading, for any purpose, "at any time" on both sides of Grove Road E4 between its junction with New Road and the common boundary of No. 9 and No. 11 Grove Road.
- Whilst the prohibitions referred to in paragraph 2. above remain in force, advance warning signage and alternative routes for traffic and pedestrians shall be in place.
- Vehicles waiting or loading in disregard of this Order would be removed.
- The prohibitions mentioned above would not apply in relation to any vehicle being used, or as the case may be, any pedestrian involved. -
  - in connection with the said works; or
  - for ambulance, fire brigade or police purposes (if the works allow).
- The Order would come into operation on 22<sup>nd</sup> August 2022 and will be valid for 6 months, or until the said works are completed, whichever is the sooner.

NOTE: Signage will be placed in advance of any works in New Road E4 and Grove Road E4 which would give more specific details on the exact dates of the prohibitions and effects of any temporary traffic management as necessary. Dated 7<sup>th</sup> July 2022

Mr J Griffin, Director of Neighbourhoods, Traffic Orders, Low Hall, Argall Avenue, London, E10 7AS

**LONDON BOROUGH OF WALTHAM FOREST**  
**ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)**  
**THE WALTHAM FOREST (BURY ROAD E4) (ROAD CLOSURE)**  
**(NO. 1) ORDER 2022 (TT27(22))**

- The Council of the London Borough of Waltham Forest (the Council) HEREBY GIVES NOTICE that on 7<sup>th</sup> July 2022 it made an Order to allow for multiple new utility connections to a property development in Bury Road E4, to be carried out in a safe and efficient manner.
- The general effect of the Order would be, only at such times and to such extent as regulatory signs are displayed, to prohibit vehicles (except works vehicles) from entering, proceeding, waiting or loading for any purpose, at any time, in Bury Road E4 - between a point 0.58 kilometres north of its junction with Rangers Road E4 and a point 100 metres north of that said point.
- Whilst the prohibitions referred to in paragraph 2 above remain in force, advance warning signage and alternative routes for traffic shall be in place.
- Vehicles waiting or loading in disregard of this Order would be removed.
- The prohibitions mentioned above would not apply in relation to any vehicle being used -
  - in connection with the said works; or
  - for ambulance, fire brigade or police purposes (if the works allow).
- The Order will come into operation on 25<sup>th</sup> July 2022 and would be valid for a maximum period of 3 months or until the works are completed, whichever is the sooner.

NOTE: Signage would be placed in advance of any works in the above-mentioned road and surrounding roads which would give more specific details on the exact dates of the restrictions, diversion routes, and effects of any temporary traffic management as necessary.

Dated 7<sup>th</sup> July 2022

Mr J Griffin, Director of Neighbourhoods, Traffic Orders, Low Hall, Argall Avenue, London, E10 7AS

**OTHER**



**Notice of Modification Order - Section 53 of the Wildlife and Countryside Act 1981**

**The London Borough of Redbridge**  
**The London Borough of Redbridge Definitive Map and Statement of Rights of Way**  
**The London Borough of Redbridge (A Footpath from The Square to Woodford Green)**  
**Definitive Map and Statement Modification Order 2022**

The above Order, made on 29 June 2022, if confirmed as made, will modify the definitive map and statement for the area by:

Adding a footpath from its junction with The Square Point A (TQ 4092 - 540049, 192107.64), generally east along a gravel surface to point B (TQ 4092 - 540052, 192107.58) then continuing northwards along a gravel surface to point C (TQ 4092 - 540050, 192123.25) turning east along a gravel surface to its junction with Woodford Green point E (TQ 4092 - 540113.30, 192114.91). Width: 5 metres between point A (TQ 4092 - 540049, 192107.64) and point B (TQ 4092 - 540052, 192107.58), narrowing from 5 metres to 2 metres between point B (TQ 4092 - 540052, 192107.58) and point C (TQ 4092 - 540050, 192123.25) before narrowing again from 2 metres to 1 metre between point C (TQ 4092 - 540050, 192123.25) and point E (TQ 4092 - 540113.30, 192114.91).

A copy of the Order and the Order map may be seen free of charge at Ground Floor reception, London Borough of Redbridge, Lynton House, 255-259 High Road, Ilford, IG1 1NN between 9am and 4pm.

Any representations about or objections to the order may be sent in writing to Highways, Parking and Transportation, London Borough of Redbridge, Lynton House, 255-259 High Road, Ilford, IG1 1NN or via email to [highways@redbridge.gov.uk](mailto:highways@redbridge.gov.uk) no later than 5th August 2022. Please state the grounds on which they are made. Any letters received will be made available for public inspection.

If no representations or objections to the Order, or if any so made are withdrawn, the London Borough of Redbridge, instead of submitting the Order to the Secretary of State for the Department for Environment, Food and Rural Affairs may itself confirm the Order. If the order is submitted to the Secretary of State, any representations or objections which have been duly made and not withdrawn will be sent with it.

Dated 29 June 2022

Mario Lecordier,

Interim Director, Highways, Parking and Transportation

[www.redbridge.gov.uk](http://www.redbridge.gov.uk)

**LONDON BOROUGH OF WALTHAM FOREST COUNCIL**  
**LICENSING ACT 2003 PUBLIC NOTICE OF APPLICATION FOR**  
**A PREMISES LICENCE**

APPLICATION HAS TODAY BEEN MADE TO THE ABOVE COUNCIL FOR A PREMISES LICENCE BY: Name of applicant: **Octado Retail Limited**. Address of premises: **Zoom by Octado Leyton**, Unit 2 and 3, Golden Business Park, Orient Way, London E10 7LE. FOR the Sale of alcohol for consumption off the premises and opening of the premises: 09:00 - 23:59 Hours Monday to Sunday. Any representations must be submitted in writing to the Licensing Service, 3 The Square, Leyton, London E10 7HL or via email: [Licensing@walthamforest.gov.uk](mailto:Licensing@walthamforest.gov.uk) by 1 day of August 2022. The Licensing register listing full details of the application is kept by the Licensing Service, 3 The Square, Leyton, London E10 7HL. The application may be viewed Monday to Friday between the hours of 9am - 5pm (except Bank Holidays). It is an offence knowingly or recklessly to make a false statement in connection with an application and on summary conviction would be liable to an unlimited fine.

**JANE LOUISE BUTTERWORTH**

(Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 71 Holmwood Close, London, EH1 1PZ, who died on 01/07/2020, are required to send written particulars thereof to the undersigned on or before 30/09/2022, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

Hughes Lewis Foshell,  
 56 The Shrubbery, George Lane,  
 South Woodford, London E18 1BG  
 Tel: 0208 5000000  
 BUTTERWORTH-WILKES  
 Etc. James Marshall

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**GOODS Vehicle Licensing**

Goods Vehicle Operators License

Alpha Speed Transport Ltd at 21 Queen Mary's Court, Harrow Road, Waltham Abbey, EN9 3PA is seeking to change or cease its licence as follows to keep on over 3 goods vehicles and 3 trailers if the operating centre at Pear Tree Farm, Holmwood, Waltham Abbey EN9 3EW. Owners or occupiers of land (including buildings) near the operating centre who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hillcroft House, 366 Marshfield Lane, Leeds, LS9 6NF, stating their reasons, within 21 days of the notice. Representations must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's Office.

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**Wildlife and Countryside Act 1981  
Definitive Map and Statement Modification Order  
The London Borough of Redbridge (A footpath from the Square to Woodford Green)  
Definitive Map and Statement Modification Order 2022**

I hereby certify that the notice requirements set out in paragraph 3 (1), 2(a) and (c) of Schedule 15 to the Act have been complied with in respect of the above Order.

A handwritten signature in black ink, appearing to read "D. Bhatt".

**Dhiresh Bhatt**  
Head of Highways and Transportation  
London Borough of Redbridge

12 September 2022



**Wildlife and Countryside Act 1981  
Definitive Map and Statement Modification Order  
The London Borough of Redbridge (A footpath from the Square to Woodford Green)  
Definitive Map and Statement Modification Order 2022**

I hereby certify that the consultation requirements set out in paragraph 1 of Schedule 15 to the Act have been complied with in respect of the above Order.



**Dhiresh Bhatt  
Head of Highways and Transportation  
London Borough of Redbridge**

**12 September 2022**

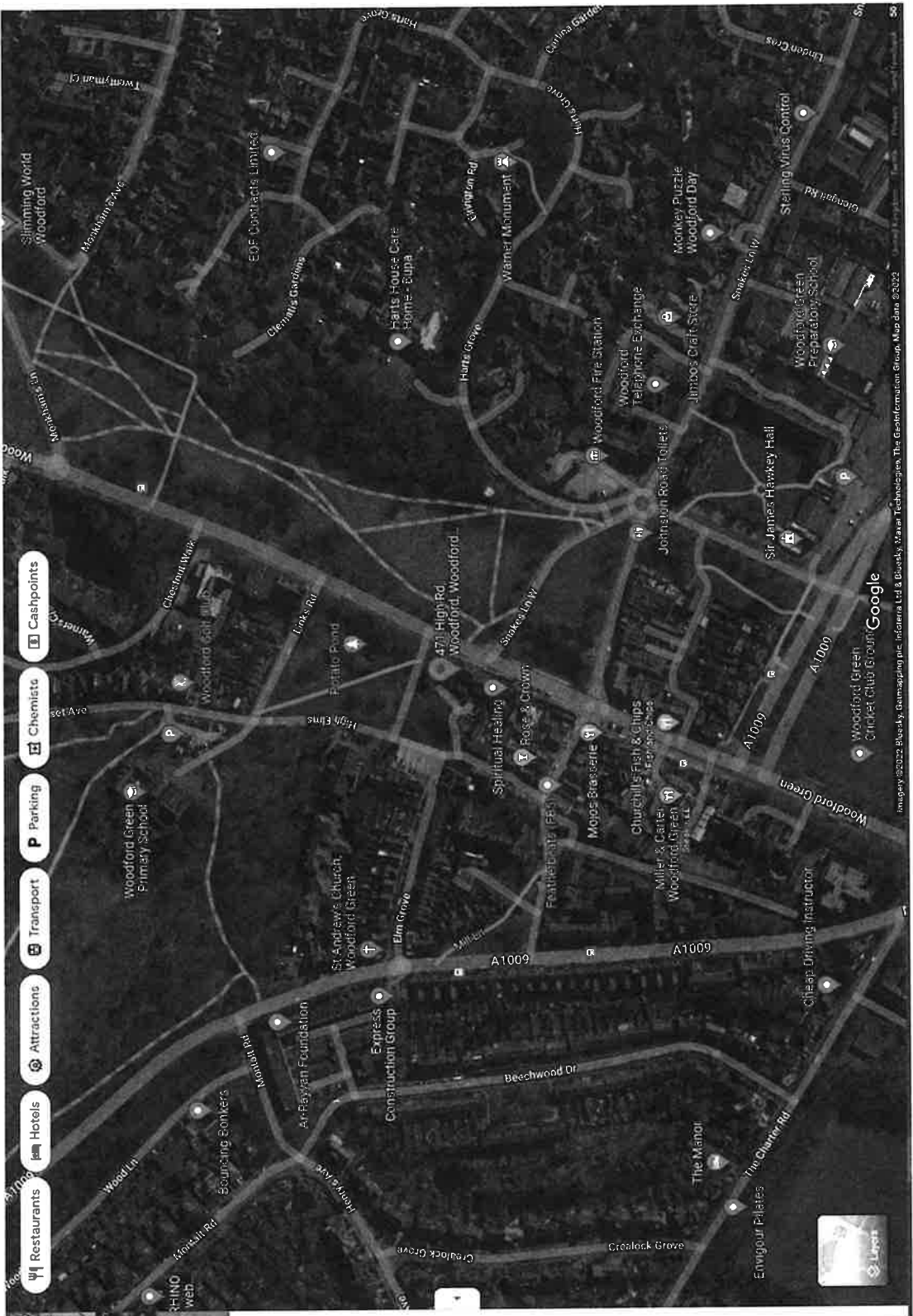




**Names and addresses and email address of every person, council or prescribed organisation notified:**

**Brittania Properties Limited of 46-54 High Street, Ingatestone,  
Essex, CM4 9DW**





### 471 High Rd

Woodford  
Woodford Green  
IG8 0XE

- Directions
- Save
- Nearby
- Send to phone
- Share

- J26C+4Q Woodford Green
- Suggest an edit on 471 High Rd
- Add a missing place
- Add your business
- Add a label

#### Photos



#### At this location

Amazon Hub Counter - Post Office  
Woodford Green







# The Planning Inspectorate

## OMA Checklist

### Health and safety at the site questionnaire

The Inspector will visit the site and will need to know what safety equipment and protective clothing to bring. The following questions indicate the type of information the Inspector will need about the site. Please supply any additional information on a separate sheet of paper.

1. Is the site uneven or does it present any other known risks? Is special footwear or any other Personal Protection Equipment required?

No.

2. Is there any likelihood of exposure to pets or other animals which may present a risk to the safety of the Inspector?

No.

3. Is the site remote and/or can it be seen from other highways or rights of way?

It can be seen from the highway and properties around it.

4. Does the site have a good mobile phone signal or is there easy access to a public telephone should the emergency services be required?

Yes.

5. Is the right of way easily accessible? Will arrangements for access by the Inspector need to be made in advance?

Yes and no arrangements will need to be made in advance.

6. Are there any dangerous pieces of equipment or substances stored at any point along the right of way?

No.

7. If there is any other relevant information which the Inspector should be aware of that is not covered in this questionnaire?

No.