

FAO: Alex Jackson
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Date: 13 September 2024

Our ref: 1917\63520165.3\115704.16\4022

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Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257: PROPOSED DIVERSION OF PART OF FOOTPATH FP0902026, GREAT KNOWLEY, CHORLEY

We act on behalf of Lea Valley Limited in relation to land at Botany Brow, Great Knowley.

As you are aware there was a previous application to formally divert part of the existing route of footpath FP0902026 to a new alignment to allow for the completion of the employment land development. The route of footpath FP0902026 where it crosses land at Botany Bay is affected by the implementation of a planning permission for a business park (an extract of the definitive map is shown at figure 1). That application was the subject of a made order.

My client has held discussions with the Authority and it has been agreed that the previous application be withdrawn to allow for a new application to be processed. The revised diversion route is shown on the drawing enclosed with this letter known as drawing no. 1181-02-030-P1 by a blue dashed blue line. The proposed diversion runs from the steps to the west of the Development in a generally north easterly direction, before heading in a general south easterly direction before it meets the pavement and turns to run in a southerly direction where it meets a set of dropped kerbs and crosses the estate road on a zebra crossing in a easterly direction before turning in a general northerly direction running along a pavement to where it meets the existing FP0902026. The new diversion will be made of a tarmac path of between 2m and 1.5m in width. We have requested a drawing that details the coordinates, lengths and widths and will provide it to you in due course.

We understand that through discussions the authority has confirmed to our client that it sees the revised route as an improvement and has authorised the resubmission of the application. Importantly, the revised route falls solely within Lea Valley Limited ownership, as does all of the existing parts of FP0902026 that require diverting (see enclosed title).

We do not propose to set out the planning position, statutory framework, legal tests – necessity test or merits test and their application and rely on the previous submissions submitted by Mr Piatt on 19 September 2023 (enclosed).

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In conclusion therefore, the diversion is necessary, and the benefits of the diversion far outweigh any minor inconvenience caused by it so that the statutory test is satisfied.

Please let us know if you require anything further.

Yours faithfully

A handwritten signature in blue ink that reads "Gateley Legal". The signature is written in a cursive, flowing style.

Gateley Legal

Encls.