

**Informal Consultation with Residents' Associations - June 2018**

Document 09d

Document Number	Name	Organisation	Email	Date Sent	Email Sent	Initial Response Date	Response
9d (1)	[REDACTED]	Upper Oldfield Park Residents' Association	[REDACTED]	28/06/2018	10 Nobbs to Local Res Assocs 280618	11/07/2018	Information regarding paths in the consultation but not about any of the three objected to paths.
9d (2)	[REDACTED]	Greenway Lane Area Residents' Association	[REDACTED]	28/06/2018	10 Nobbs to Local Res Assocs 280618	16/07/2018	[REDACTED] will respond on behalf of GLA RA. [REDACTED] actually responded (the information did not include any comments on the objected to paths).
9d (3)	[REDACTED]	Woodland Grove Group	[REDACTED]		Contacted by Widcombe RA	17/09/2018	[REDACTED] requested 5 additional paths to be included in the consultation (the information did not include any comments on the objected to paths).
9d (4)	[REDACTED]	Widcombe Association	[REDACTED]	28/06/2018	10 Nobbs to Local Res Assocs 280618	10/07/2018	Additional paths suggested to be included in the consultation by various members of Widcombe RA. [REDACTED] also submitted information. The information did not include any comments on the objected to paths.
	[REDACTED]	Bathwick Hill Association	[REDACTED]	28/06/2018	10 Nobbs to Local Res Assocs 280618		No response
	[REDACTED]	Bear Flat Association	[REDACTED]	28/06/2018	10 Nobbs to Local Res Assocs 280618		No response
	[REDACTED]	Macaulay Buildings / Prospect Road Association	[REDACTED]	28/06/2018	10 Nobbs to Local Res Assocs 280618		No response
	[REDACTED]	Foxhill Residents' Association	[REDACTED]	28/06/2018	10 Nobbs to Local Res Assocs 280618		No response
	[REDACTED]	Beech Avenue Association	[REDACTED]	28/06/2018	10 Nobbs to Local Res Assocs 280618		No response
	[REDACTED]	Lower Oldfield Park Residents' Association	[REDACTED]	28/06/2018	10 Nobbs to Local Res Assocs 280618		No response

**Jenny Nobbs**

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**From:** Jenny Nobbs  
**Sent:** 28 June 2018 12:49  
**Subject:** Public Rights of Way in Widcombe Ward, Bath  
**Attachments:** Consultation List 180618.pdf; Consultation Map 180618.pdf

Dear Sir / Madam

The Public Rights of Way Team at Bath and North East Somerset Council is working on a project to compile a list and map of all Public Rights of Way in the former County Borough of Bath, which together will form the definitive map and statement of public rights of way for the City of Bath. Research is being carried out in the Widcombe Ward and will take the form of consultation with Ward Councillors, landowners, local residents, the general public and other interested parties such as local user groups.

I have already written to the local Ward Councillors, landowners and adjoining property holders of all 33 paths included in the consultation. Once I have consulted local user groups, I will post notices at the ends of all the paths included in the consultation with details on how members of the public can respond (including an online consultation).

I have attached a map (and list) showing paths which have already been formally recorded and those which have been identified for research and possible inclusion on the definitive map and statement. I would be grateful if your local group could consider the proposed paths shown on the map and described in the list and let me have any comments by **10<sup>th</sup> August 2018**.

I am interested in how the paths are mainly used (pedestrian, bicycle, horse rider, vehicle (non-mechanically propelled and mechanically propelled). I am particularly interested in the possible status of Paths 25, 28 and 33 (Pope's Walk). Any information that you/your group can provide regarding these (and any of the) paths will be helpful. I am also interested in any paths within the Widcombe Ward which are missing from my map and should be included in the research.

An Order will be made to add these paths to the definitive map and statement if research proves them to be public rights of way and if no objections are made, so I am making informal inquiries to highlight any issues that may arise at a later date. Formal objections may be made if an Order is made, but at this stage I am interested in your comments before proceeding further.

If you would prefer a paper copy of the map and list, please don't hesitate to contact me and I will put the details in the post for you. If you require more time to consider the proposals, please contact me, but if I do not hear from you I shall assume that your group does not have any concerns regarding the proposals.

Kind regards  
Jenny

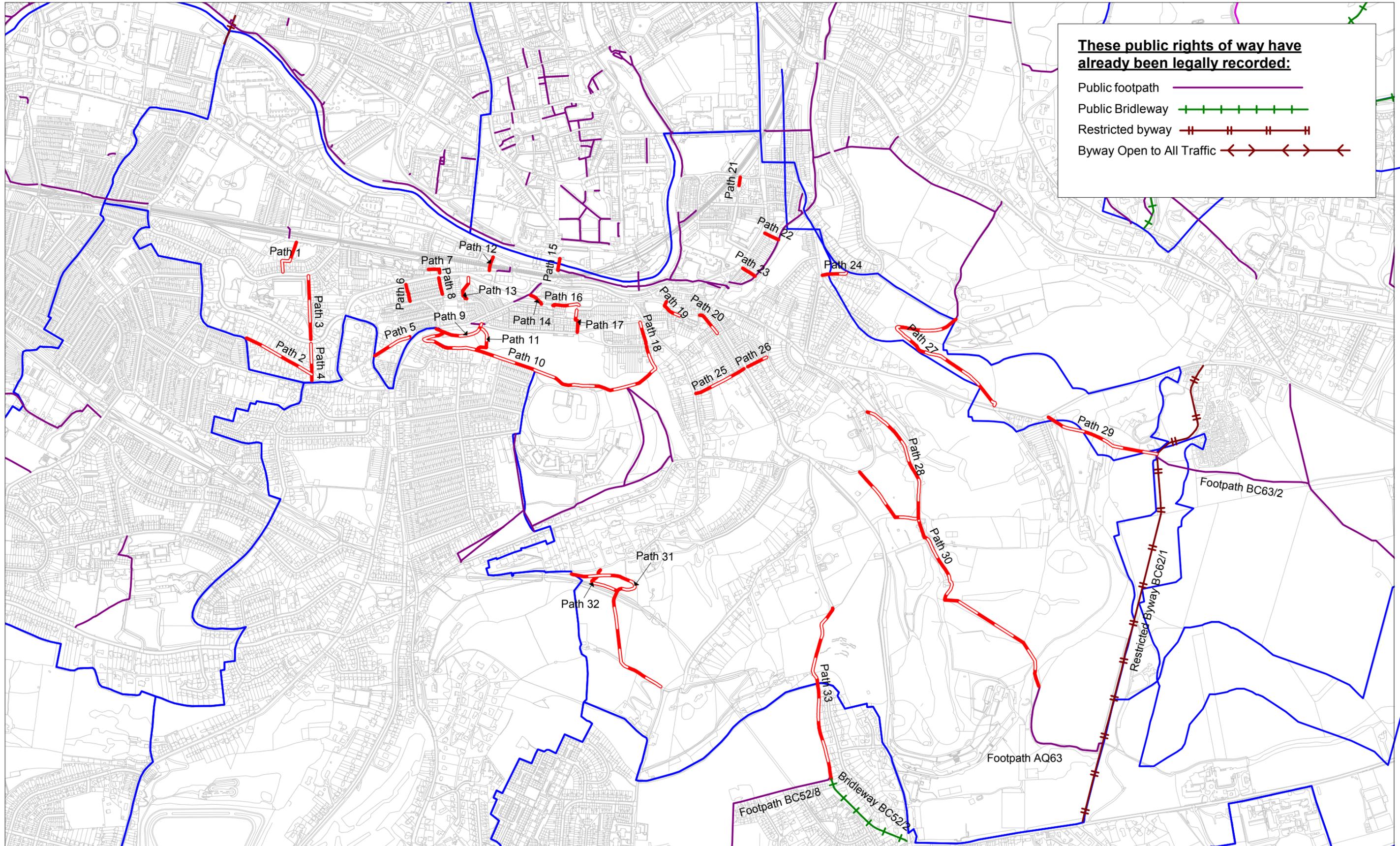
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# Informal Consultation Residents' Associations 9d

Path Nbr	From / To	Description
Path 1	Lower Oldfield Park to Westmoreland Station Road	Starts between 38 & 40 Lower Oldfield Park and finishes on Westmoreland Station Road
Path 2	Junction Road to Path 4	Starts between 61 Junction Road and The Coach House and finishes between 4A & 5 Oldfield Road
Path 3	Upper Oldfield Park to Lower Oldfield Park	Starts between Holly Lodge and 1 Hayden Close and finishes between Cedar Villas and Hayesfield School
Path 4	Oldfield Road to Upper Oldfield Park	Starts between 4 & 5 Oldfield Road and finishes between 7 & 9A Upper Oldfield Park
Path 5	Hayesfield Park to Holloway	Starts between Highclere and Granville House and finishes alongside Westwinds
Path 6	Magdalen Avenue to Wells Road	Starts between 28 & 29 Magdalen Avenue and finishes between 109 & 111 Wells Road
Path 7	Oak Street to Wells Road	Starts alongside 1A Oak Street and finishes alongside 48 Wells Road
Path 8	Magdalen Avenue to Wells Road	Starts alongside 47 Magdalen Avenue and finishes alongside 77 Wells Road
Path 9	Path 10 to Path 11	Starts on Path 10, leading through Magdalen Gardens and finishes on Path 11
Path 10	Holloway Alexandra Road	Starts on steps on Holloway, leading up along the path skirting Alexandra Park, past the allotments and down the steps to Alexandra Road
Path 11	Path 10 to Calton Walk	Starts on Path 10, opposite Eastern House and finishes on steps leading down to Calton Walk
Path 12	Wells Road (old course) to Lower Bristol Road	Starts alongside the site of 6-8 Wells Road and finishes alongside 13 Angel Place
Path 13	Wells Road to Holloway	Starts on steps leading up from Wells Road and finishes on Holloway
Path 14	Footpath AQ581 to Holloway	Starts on the footpath between Holloway to Wells Road and finishes on Holloway
Path 15	Southgate Bridge	Southgate Footbridge
Path 16	Holloway to St Mark's Road	Starts alongside 6 Alton Place and finishes beside St Mark's Community Centre
Path 17	Calton Gardens to St Mark's Road	Starts alongside 15 Calton Gardens and finishes alongside 26 St Mark's Road
Path 18	Calton Road to Alexandra Road	Starts alongside 1 Calton Road and finishes alongside 4 Lyncombe Hill
Path 19	Claverton Street to Armes Court	Starts on steps leading up from Claverton Street and finishes on Armes Court
Path 20	Millbrook Place to Prior Park Cottages	Starts alongside 4 Millbrook Place and finishes between 2 & 3 Prior Park Cottages
Path 21	Broadway to Ferry Lane	Starts between 25 & 26 Broadway and finishes on Ferry Lane
Path 22	Pulteney Road to the Canal Towpath	Starts alongside 20 Caroline Buildings and finishes on the Canal Towpath
Path 23	Pulteney Road to the Canal Towpath	Starts alongside 1 Caroline Buildings and finishes on the Canal Towpath
Path 24	The Tynning to Horseshoe Walk	Starts on The Tynning and finishes on Horseshoe Walk
Path 25	Lyncombe Hill to Prior Park Road	Starts between 57 & 59 Lyncombe Hill and finishes alongside 19 Prior Park Buildings
Path 26	Prior Park Road to Clarendon Road	Starts between 39A & 41 Prior Park Road and finishes alongside 1 Gordon Road
Path 27	Footpath BC54/40 to Widcombe Hill	Starts at the gate opposite the entrance to Smallcombe Farm and finishes on Widcombe Hill
Path 28	Church Street to Path 30	Starts on Church Street, along Church Lane and finishes on Path 30, north of Strawberry Gardens
Path 29	Widcombe Hill to Restricted Byway BC62/1	Starts on Widcombe Hill, past Springwoods and finishes on the Restricted Byway BC62/1
Path 30	Church Street to Public Footpath AQ63	Starts on Church Street, leads south along Church Lane, across fields and finishes on Public Footpath AQ63
Path 31	Lyncombe Vale Road to Path 32	Starts on Lyncombe Vale Road, opposite Combeside and finishes at the gate to the crossing over the former Somerset & Dorset Railway Line
Path 32	Lyncombe Vale Road to Fox Hill	Starts on Lyncombe Vale Road, opposite Timberlee, crosses over the former Somerset & Dorset Railway Line and finishes on Fox Hill
Path 33	Bridleway BC52/2 to Blind Lane	Starts at the northern end of the Bridleway BC52/2, continues along Pope's Walk and finishes on Blind Lane.



Paths to be included



**These public rights of way have already been legally recorded:**

- Public footpath
- Public Bridleway
- Restricted byway
- Byway Open to All Traffic



Jenny Nobbs

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**From:** Jenny Nobbs  
**Sent:** 16 July 2018 10:27  
**To:** [REDACTED]  
**Subject:** RE: Foot paths in Bath

Dear [REDACTED]

Thank you for your reply to my email. I look forward to hearing from you once you have received the information from the members of your Residents' Association.

I have read on file that the Council undertook a survey on the slope on Path 3 in 2016 and found that it was too steep to remove the steps. The Council was contacted in 2017 about access to the towpath at the steps beside Tesco on Bathwick Hill. This path is also too steep and too narrow for the removal of the steps and replacement by a slope and whilst the Council does look at making changes to rights of way so that they are suitable for wheelchair users, unfortunately sometimes due to gradient and width it is not physically possible to change them.

I am sorry that I cannot help you further on these issues. My project concerns the legal recording of the public rights of way in the city of Bath, adding them to the Definitive Map and Statement to maintain an accurate record of public rights of way in the city.

Kind regards  
Jenny

**From:** [REDACTED]  
**Sent:** 11 July 2018 11:10  
**To:** Jenny Nobbs  
**Subject:** Foot paths in Bath

Dear Jenny Nobbs,

Thank you for your letter of 2nd July, which I have passed on to the members of our Residents Association.

I do have a question, We live in Upper Oldfield Park. My husband is disabled and uses an electric disability scooter. From opposite our house there is a lane - marked 3 on your map. This I, and many others, use to get directly into town, as it joins up with path '1' the other side of Lower Oldfield Park and with '4' from Oldfield Road. But for an inexplicable reason it suddenly has 5 steps in it near the top of the beginning of lane '3' at Upper Oldfield Park. I have discussed this with a person from the Council who made the unbelievable comment that it would make the path too steep to remove the steps. This is palatably not the case, we live in Bath and there are many many lanes and roads which are steeper than the path would be without steps. I ask why in the 21st Century with all the laws against discrimination, it is felt that to discriminate against the disabled is perfectly acceptable.

Also why is the footpath beside the river inaccessible for disabled people or those with pushchairs at the Churchill Bridge and likewise at the end of the canal path where it goes under Bathwick Hill, where it is only accessible for the disabled or those with pushchairs if the boating station is open.

Some points which I feel should be addressed.

Best wishes,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]





Jenny Nobbs

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**From:** [REDACTED]  
**Sent:** 12 September 2018 11:00  
**To:** Jenny Nobbs  
**Subject:** Re: Public Rights of Way in Widcombe Ward, Bath

Dear Jennie

My apologies: we had a change of officers of the Greenway! association over the summer, and the need to inform you that it was no longer I who would respond slipped my mind.

Best wishes

[REDACTED]  
[REDACTED]  
[REDACTED]

fixed (preferred): 01225 480970 (note that the first message you may hear is not an answering machine, but a device to screen out nuisance calls)

mobile: [REDACTED]

On 11 Sep 2018, at 11:51, [REDACTED] > wrote:

Jenny,

Many thanks for your response. We'll get back to you with any further comments. Most of the amendments clearly apply to Lyncombe which I hadn't understood, but please do add those on to that section of your consultation.

Kind Regards

[REDACTED]

Chair  
Greenway!

On 11 Sep 2018, at 10:38, Jenny Nobbs <[Jenny\\_Nobbs@BATHNES.GOV.UK](mailto:Jenny_Nobbs@BATHNES.GOV.UK)> wrote:

Dear [REDACTED]

Thank you very much for your response from the Greenway Lane Association. [REDACTED] did initially reply to my email to say that he would respond on behalf of the Greenway Lane Association but I have not heard back from him again. I've made notes against each of the paths you added to the map:

1. **Path between Oak Road and Westmoreland Station Road** – I looked at this path at the start of my research in Widcombe Ward. This path is not currently available for use by the public as it has a gate which requires a security pass to use it. The consultation process discovers paths which are deemed “non-routine” - paths that I

## Greenway Lane Residents' Association 9d (2)

receive objections to at the consultation stage or are blocked or unavailable to the public for use for any reason. My project involves the processing of a high number of paths each time I make a legal order. "Non-routine" paths take a huge amount of extra time to process. So the aim of the project is to record the paths which are available and non-contentious in each Ward first of all. Once all the Wards are completed, I will go back and look at the "non-routine" paths. However, there is a process for recording these paths outside of my project which is described on the Council's Website if any member of the public wishes to make an application to add a path to the Definitive Map and Statement at any time. Please follow the link to the Council's Website:

<http://www.bathnes.gov.uk/services/streets-and-highway-maintenance/public-rights-way/definitive-map-and-statement/modifying-0>

2. **Bridleway around Alexandra Park** – A public right of way needs to go from one highway to another and be available for use 24 hours a day. The route described does not go from and to another highway and is not available 24 hours a day.
3. **Path on the south side of the Beechen Cliff School playing fields** – In 2002, the paths across the Beechen Cliff School site were subject to a Definitive Map Modification Order and the paths were legally recorded. It was before I joined the Public Rights of Way Team and I do not know what evidence was collected regarding the route of the paths recorded. Some historic OS Maps do show a route on the alignment you have drawn but this is not proof that a public right of way is in existence (all OS Maps have a disclaimer regarding the routes of footpaths shown). However, this evidence can be used with other forms of evidence, such as user evidence, to support a claim for a public right of way along that line. There does not currently appear to be a walked line on the ground but this is not proof that there is no public right of way in existence along the route. The Beechen Cliff School site has several large signs requesting that the public keep to the waymarked routes. So, this path is not one that I will be including in my project as the public's right to use any other route on the site has been called into question from at least the time at which the signs were erected. Any member of the public can make an application to add a path to the Definitive Map and Statement at any time.
4. **Steps connecting Greenway Lane and Lyncombe Vale footpath** - This path is in the Lyncombe Ward and will be included in the consultation for Lyncombe.
5. **Lyncombe Vale footpath connects to the end of Lyncombe Vale Road** - This path is in the Lyncombe Ward and will be included in the consultation for Lyncombe.
6. **Path up the embankment connects Lyncombe Vale Road with the Two Tunnels** - This path is in the Lyncombe Ward and is not one I have in my records so I will add it to be included in the consultation for Lyncombe.
7. **Connecting path from Two Tunnels cycleway to Path 32** - This path is in the Lyncombe Ward and is not one I have in my records so I will add it to be included in the consultation for Lyncombe.
8. **Lyncombe Vale to Lynbrook Lane connecting path** - This path is in the Lyncombe Ward and will be included in the consultation for Lyncombe.
9. **Fox Hill to Lynbrook Lane footpath** - This path is in the Lyncombe Ward and will be included in the consultation for Lyncombe.
10. **Path connecting Pope's Walk with Priory Close** - This path is in the Combe Down Ward and will be included in the consultation for Combe Down.
11. **Lynbrook Lane to Entry Hill Drive (behind The Beeches)** – This is in Lyncombe Ward. I cannot see a through route on my maps.
12. **The Tumps and Linear Park** – The Tumps are in Lyncombe Ward. I have no record of a through route on my maps. Linear Park – This is a Council open space and it is unclear what public rights exist along Linear Park.
13. **Bear Flat, between the gardens through the middle of the Poet streets** – This is in Lyncombe Ward and will be included in the consultation for Lyncombe.

For more details on the project and for information on what we hold for the various wards, please see the information on the Council's Website. I cannot take information for Lyncombe at the moment as I am working on Widcombe. However, I will transfer the additional sections of green route identified on your map onto my records for when I come to consult in Lyncombe.

<http://www.bathnes.gov.uk/services/streets-and-highway-maintenance/public-rights-way/definitive-map-and-statement/city-bath--0>

Please don't hesitate to contact me if you require any additional clarification or information.

Kind regards  
Jenny

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**From:** [REDACTED]  
**Sent:** 03 September 2018 11:44  
**To:** Jenny Nobbs  
**Cc:** [REDACTED]  
**Subject:** Fwd: Public Rights of Way in Widcombe Ward, Bath

Jenny,

I understand that [REDACTED] had replied that we were responding to your email below regarding public rights of way in and around Bath.

We've taken some time to confer and I've marked up the map below with our suggestions / queried routes. In addition, some additional comments from my co-chair [REDACTED] :-

*Dear [REDACTED]  
This looks good, just a couple of comments:*

*In your added green lines, which are accurate I think, there is one tiny segment missing at the bottom left: a short section of pathway (mainly stairs, I think) which connects Lynbrook Lane to Entry Hill Drive. As I remember, you proceed east along the the green path you've marked, then turn right uphill at the back gate of a house called The Beeches. This appears on the Bath A to Z.*

*There are several things missing west of the Wellsway: The Tumps and Linear Park especially. But I assume that's for a different phase of the project.*

*Also, in Bear Flat one can currently walk through the middle of the Poet streets, between the gardens. Not sure if that counts as a public right of way, or what?*

All very best

Will

I hope this isn't too late. I saw somewhere that the deadline had been extended. I very much hope you can include these changes.

Please let us know the outcome.

Kind Regards

[REDACTED]  
Chair,

Greenway! Residents Assoc.

Begin forwarded message:

**From:** [REDACTED]  
**Subject: Re: Public Rights of Way in Widcombe Ward, Bath**  
**Date:** 8 August 2018 at 16:38:13 BST

[REDACTED]  
[REDACTED]  
[REDACTED]

I've taken some time to update the map, see attached.

If no comments I'll get this off

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

On 8 Aug 2018, at 11:44, [REDACTED]

■

Jenny Nobbs

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**From:** Jenny Nobbs  
**Sent:** 16 July 2018 15:47  
**To:** [REDACTED]  
**Subject:** RE: Public Rights of Way in Widcombe Ward, Bath

Thank you for letting me know. I look forward to hearing from you.  
Kind regards  
Jenny

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**From:** [REDACTED]  
**Sent:** 16 July 2018 15:14  
**To:** Jenny Nobbs  
**Cc:** [REDACTED]  
**Subject:** Re: Public Rights of Way in Widcombe Ward, Bath

Dear Jenny

Thank you for this. I shall be commenting on behalf of the Greenway Lane Area Residents' Forum.

Best wishes

[REDACTED]  
[REDACTED]  
[REDACTED]

fixed (preferred): [REDACTED] (note that the first message you may hear is not an answering machine, but a device to screen out nuisance calls)  
mobile: [REDACTED]

On 28 Jun 2018, at 16:14, [REDACTED] wrote:

Hi  
This was sent to me today  
Kind regards  
[REDACTED]

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**From:** Jenny Nobbs <[Jenny\\_Nobbs@BATHNES.GOV.UK](mailto:Jenny_Nobbs@BATHNES.GOV.UK)>  
**Sent:** 28 June 2018 12:49  
**To:** Undisclosed recipients:  
**Subject:** Public Rights of Way in Widcombe Ward, Bath

Dear Sir / Madam

The Public Rights of Way Team at Bath and North East Somerset Council is working on a project to compile a list and map of all Public Rights of Way in the former County Borough of Bath, which together will form the definitive map and statement of public rights of way for the City of Bath. Research is being carried out in the Widcombe Ward and will take the form of consultation with Ward Councillors,

landowners, local residents, the general public and other interested parties such as local user groups.

I have already written to the local Ward Councillors, landowners and adjoining property holders of all 33 paths included in the consultation. Once I have consulted local user groups, I will post notices at the ends of all the paths included in the consultation with details on how members of the public can respond (including an online consultation).

I have attached a map (and list) showing paths which have already been formally recorded and those which have been identified for research and possible inclusion on the definitive map and statement. I would be grateful if your local group could consider the proposed paths shown on the map and described in the list and let me have any comments by **10<sup>th</sup> August 2018**.

I am interested in how the paths are mainly used (pedestrian, bicycle, horse rider, vehicle (non-mechanically propelled and mechanically propelled). I am particularly interested in the possible status of Paths 25, 28 and 33 (Pope's Walk). Any information that you/your group can provide regarding these (and any of the) paths will be helpful. I am also interested in any paths within the Widcombe Ward which are missing from my map and should be included in the research.

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If you would prefer a paper copy of the map and list, please don't hesitate to contact me and I will put the details in the post for you. If you require more time to consider the proposals, please contact me, but if I do not hear from you I shall assume that your group does not have any concerns regarding the proposals.

Kind regards  
Jenny

**Jenny Nobbs, Technical Officer (PROW)**  
***My Work Pattern is Monday, Tuesday, Thursday***

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[www.twitter.com/bathnes](https://www.twitter.com/bathnes)

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Please consider the environment before printing this email.

<Consultation List 180618.pdf><Consultation Map 180618.pdf>



Jenny Nobbs

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**From:** Jenny Nobbs  
**Sent:** 11 September 2018 16:20  
**To:** [REDACTED]  
**Subject:** RE: [REDACTED]

Dear [REDACTED]

It was nice to meet you again and I look forward to receiving the additional information that you are sending me. I will be going out to visit the paths in the next week or so.

Kind regards  
Jenny

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**From:** [REDACTED]  
**Sent:** 11 September 2018 10:44  
**To:** Jenny Nobbs  
**Cc:** [REDACTED]  
[REDACTED]

Dear Jenny

I was nice to meet up again yesterday to discuss the Widcombe Definitive Map Project.

There were some matters arising where I think some clarifications and additional research would be helpful.

I have attached a modified copy of the section I supplied to you yesterday. It stuck me from our conversation, that my plan showed clearly, paths that appear to have been omitted from your current working plan, this identified short path sections by use of my numbering, A1, A2 etc. After our conversation I felt this failed to clearly show what I feel was the whole intended route, which has been muddled overtime with tree damage, stock control gates, control of natural springs etc.

I have re-coloured the plan. A1 now shows it connects directly to BC62/1 and your path 30, I will, later today, record a GPS track of the lower section, and take pictures to show the link from BC62/1 to A2 (a small section of land outside the Widcombe Ward)

Using the same colour, I have shown path A4 as I believe it has been used. It was important to note that until the BC62/1 (AQ78) upgrade was undertaken Monument Field, as it is widely known, was completely open access, so some of the current, clearly defined tracks became more defined after this time due to the installation, by the Council, of Public Access stiles. You will find photographs of these stiles along with their destruction by outside contractors employed by Prior Park School in the DropBox link that I will send later. Consultation with the Land Owner (The National Trust) ensured the removal of wire that closed off access, a poorly built and designed stile was replaced, it is felt these are not fit for purpose, unsafe, and discriminate against anyone with young children, people with movement disabilities and wheelchair users.

The course of the current AQ63 was officially moved a few years ago, I understand at the request of Prior Park College. When you see my dotted course of the approximate former route, it is clear to see how these would have been a natural progression on to your Path 30 at one end, with BC62/1 at the other.

I have extended A3 with dots at each end, this is to indicate that only this section of what may have been a Ralph Allen Coach Way has been used “as of right” for years. While A3 appears to do a similar job as A4 in joining A1 with Path 30 it should be kept in mind that the land contours are steep at that point, any disability would be a hindrance on one path or the other.

I appreciate that Prior Park College has concerns regarding dog walkers and the muck caused, I don't in anyway condone such thoughtless behaviour however it is not the issue. You will see via the Drobox link that I did some research into the Toxocariasis carried in dog muck, using evidence supplied by the Department for Health and the Department for Sport as well as local medical professional I was able to define the risk as very low and in fact other wild animals like foxes can be an issue as they are not vaccinated (the UK has a high take up of vaccinating dogs). It was also interesting looking at statistics supplied by the Department for Health on the numbers of children under the age of 16 who are admitted to hospital with life changing injuries due to rugby. Both points are red herrings to our subject, however I feel that Prior Park College decided to build on some of its own sports pitches and tried to gain and re-name Monument Field to “Prior Park Sports Field” and exclude the public. You will see a copy of Mrs Mallett's Will included in the Dropbox link.

Regards

Alex

**Jenny Nobbs**

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**From:** Jenny Nobbs  
**Sent:** 18 October 2018 16:30  
**To:** [REDACTED]  
[REDACTED]

Dear [REDACTED]

Thank you for the information you have submitted regarding the 5 extra possible paths A1, A2, A3, A4 and A5. I have walked all of the paths and have consulted with the landowners (National Trust and Bath and North East Somerset Council).

I will be including paths A2 and A3 in my public consultation which will begin on Monday 22<sup>nd</sup> October. I will be posting consultation notices on site on all of the paths on the Monday (and Tuesday if need be).

The landowners will object to Paths A1, A4 and A5 and so these paths are contentious. I will look at these paths at the end of the project, when I have researched all the non-contentious paths in the remaining wards (Southdown, Oldfield, Lyncombe, Odd Down and Combe Down). This is the process that has been followed in every ward so far researched.

My research involves gathering historical evidence (maps and documents) and user evidence. I gather both types of evidence and then make a recommendation on whether or not to include each path in a legal order. The project is a huge one (I started it in 2004 in the Weston Ward) and so the terms of the project have always been clear – if a path is not available for use or is objected to at any stage before the legal order is made, it is removed from the project to be looked at outside of the project (once all of the wards have been researched). The reason for this is because once a path has been included in a legal order and is objected to, the objection is referred to the Planning Inspectorate for determination, usually by holding a public inquiry. It can take a year to complete this process which delays research in the next ward. One of the aims of the consultation is to identify any paths which will be objected to at the legal order stage.

I have received objections to 5 Orders during the project so far and the amount of time (and therefore money) taken up with the objection process is considerable. This is why it is important to remove any paths identified as being contentious before the Order has been made. The consultation process obviously doesn't stop objections from being received but it does reduce the number which allows me to continue researching paths in the remaining wards and adding them to the Definitive Map and Statement.

Any member of the public can make an application to have the Definitive Map and Statement modified if they can present evidence to show that a modification is necessary. The Application will be processed by the Public Rights of Way Team. The difference between a DMMO Application made by a member of the public is that the member of public is required to gather the necessary evidence in support of the application. This is outside of the "public purse".

If you would like these paths to be looked at sooner, please see the Council's website for details regarding making an application to have the paths added to the Definitive Map and Statement:

<http://www.bathnes.gov.uk/services/streets-and-highway-maintenance/public-rights-way/definitive-map-and-statement/modifying-0>

Kind regards  
Jenny

---

**From:** [REDACTED]  
**Sent:** 10 October 2018 12:03  
**To:** Jenny Nobbs  
**Subject:** [REDACTED]

Just for your information, this is part of a letter sent today to the Trust, it offers new evidence, they challenged me on Monday to produce evidence of Twenty years use

These comments are directly related to my path A4 and A5 and received by me overnight

*“For what it is worth, I walk that bit of the path quite often - probably once a week on average.”*

*“As a family we used Monument Field as an open play area and we were very surprised when it was “leased” to Prior Park College and fenced off from the public. It always struck us as a land grab!”*

*“We have lived in Macaulay Buildings continuously since 1963 (55Years). As a family we constantly walked all the paths in the area now controlled by the NT including Bushey Norwood and Hampton Rocks. I confirm that the family walked the disputed path.”*

*“We are very familiar with the Monument field paths which we have used frequently as dog walkers over the last twenty years or more. We were very upset for instance when the stiles were introduced to replace gates in places which made it impossible for Lizzie to have access.”*

*“The footpaths on Claverton Down are well used by walkers who get a great deal of pleasure from using them and students to get to and from the university and the schools. We are very much in favour of these paths being kept open for all to use in the future. “*

*“Yes I have used this path with my children but also as a parent helper with pupils from Combe Down School when walking to the woods. The scouts, cubs and beavers from 10th Bath Scouts based at the hut on The Avenue also use that path when going to the woods for evening activities.”*

*“I frequently drive by the old toilet entrance and it is a heavily used path by dog walkers and runners.”*

*“I have regularly used this footpath for the last 5 years. If I had owned a dog before 5 years ago I would have walked it for 11 years (that's as long as we have lived in Bath). I can't say more than that (in terms of 20 years) but it is one of my very regular walks/routes from home to my allotment and back again and I would really like to see it continued as open to the public. I pass many people walking their dogs and families enjoying the space all the time. And frequently school children using the space in an organised activity supervised by their schools. So I would say vital to support this area particularly for those people in the community who don't have so much in the way of outdoor space in other ways., e.g. playground area within the state system. “*

*"We have lived here for 25 years come April and have walked these footpaths everyday with our dogs over the years."*

*"I used this footpath this morning and have been using it for more than 20 years."*

*"I can confirm that I have used the path you show ever since I can remember and we moved onto Combe Down in 1984. The way it looks has changed a bit in that time (especially since the 1987 storm, as, obviously has Monument Field (being fenced off), but mainly, I think, because more and more people have used it. Loads of people walk their dogs on it and lost skyline walkers too."*

*"I can certainly confirm use of this path around Monument field as well as others crisscrossing rainbow wood from the ex toilets and the boundary wall entrance opposite Shaft Lane. Also, how about the path marked on every OS map from the SE corner of Monument field to the gate halfway along the west side which was the traditional route to Widcombe ?"*

I have copied a link to a selection of pictures available via DropBox.

The aerial pictures appear to show little and to some extent that is the points, the earlier pictures from 1999 show Monument Field without any track across the middle of it, where the Public Right of Way was sited, this demonstrates that while the public path was defined, in practice people would walk around the field if children were on it or directly over if the field was clear. Because there was no fencing around the entire perimeter of Monument Field, walkers could enter and exits as they saw fit, no erosion. The aerial pictures also show a point at the top of the field where there is some wear as people followed the path, of course prior to the Trust cutting a new route in the trees the path followed on the field side of the trees until the entrance gate. These entrance points have been wired up.

The pictures show the stiles that have come and gone, they show the junction points where the path crosses in to Council owned land and onwards to the second exit on to Claverton Down Road, at a point where the former toilets stood and the same point where Ralph Allen's Carriageway exited.

The pictures show the destruction of the publicly funded stiles, they show a student returning from University and dog walkers all on the paths.

There are GPS tracks of the paths from 2006, the track data will open on Google Earth (GPX), but I have copied it as a JPG for your convenience.

I think there is a very clear case that these footpaths are part of individuals ability to operate, there is clear evidence that the paths are being well used and have been for over twenty years, it would be a travesty if visitor paths were protected while local residents were disadvantaged. It fits exactly with the current debate in Bath in cutting pollution and congestion, to enable people to walk, it's the right thing to do, and now is the best time, where money and resources are best used to meet this aim.

<https://www.dropbox.com/sh/pkxb1cpepd6izl4/AAAFxxGyNrdwFI1PWiH-oaRGa?dl=0>

It is good to know that paths A1, A2 and A3 should be considered for "Footpath" status at the Consultation stage, there is considerable concern with residents in the Combe Down area, already arrangements are being made for me to speak to an audience next week on the matter.

I hope the Trust review all the **new** information, and come to the conclusion I would hope for in supporting Jenny Knobbs, current Definitive Map Project, by agreeing all these existing footpaths, and if stiles are deemed necessary? replacing the existing stiles with "user friendly" versions, as used across much of Claverton Down.

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**From:** Jenny Nobbs [mailto:Jenny\_Nobbs@BATHNES.GOV.UK]

**Sent:** 10 October 2018 11:54

**To:** [REDACTED]

Dear [REDACTED]

Thank you for the emails. I will respond properly next week. I have been working on the paperwork for the public consultation which I will start in the next week or so. I will definitely ring Ann Grosfils as part of that consultation.

Kind regards  
Jenny

---

**From:** [REDACTED]

**Sent:** 08 October 2018 21:24

**To:** Jenny Nobbs

**Subject:** [REDACTED]

Dear Jenny

I hope you are well, I am sure the map project must be keeping you fit as you survey all the ground.

You had requested information regarding your path 33. you will recall I have hopefully put you in touch with [REDACTED] who lived close.

Today I have found something that you might find helpful, I tend to look at why a path may have existed in the first place. You may be familiar with the very large map in the Guildhall archives showing the Ralph Allen Estate including his "Carriageways", you will be familiar with the paths I am looking into, while looking at the digital version of the Allen map, which I think I have sent you, a pattern took shape of the crescent of paths and tracks around the outer perimeter of Prior Park, I have attached the latest version of your map that I am collecting comment on, see how my A5 joins Claverton Down Road then Bridleway BC52/2 continues the arc leading directly on to your path 30, I have attached a segment of the Ralph Allen map for your convenience with a slight yellow highlight to show the point. Don't forget that while Ralph Allen lived at Prior Park, Prior Park Road had a rail track laid down the length, one of the first in the country and the Bucks engraving of 1732 shows the end of the track at Widcombe. Could your path 33 originally been a Ralph Allen carriageway? Of course he may have developed an existing path but making it wide enough for house and carriage.

You asked to be kept up to date regarding my meeting with the National Trust, obviously they will contact you directly but from today Rob said they supported my path A1 and A2 linking up to BC62/1. He also said they supported my A3 (Balcony Walk) however I got the strong feeling that they don't want to support my A4 and A5, I think this has to do with a lease they have over land use with Prior Park College. Interestingly he mentioned that in the 1992 lease they had identified the existence of that path. I have contacted people in Combe Down and others to try and get comments from those who use the path A4 and A5 which also show up as a single route on the Ralph Allen Map.

Regards

Alex

\*\*\*\*\*

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Jenny Nobbs

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**From:** [Redacted]  
**Sent:** 24 September 2018 12:44  
**To:** Jenny Nobbs  
**Cc:** [Redacted] Jeremy Boss';  
'Michael & Pippa Wrigley'; 'Sarah Lewis'; alan.langton@outlook.com  
**Subject:** RE: Public Rights of Way in Widcombe Ward, Bath

Jenny, sorry for tardy response (been away). What you say sounds eminently sensible and, as you say, there should be no issue re public use given control by Parks Department. Sorry but would you (and others) please note my new email address. I will need to shut the previous one shortly.

Thanks

[Redacted]

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**From:** Jenny Nobbs [mailto:Jenny\_Nobbs@BATHNES.GOV.UK]  
**Sent:** 20 September 2018 14:45  
**To:** [Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
**Subject:** RE: Public Rights of Way in Widcombe Ward, Bath

Dear [Redacted],

I have spoken to the Parks Department at Bath & North East Somerset Council about the additional paths suggested at Magdalen Gardens and Alexandra Road (approximate routes shown on the map attached).

Both paths have been recently installed by the Parks Department and are maintained by them. To add a path to the Definitive Map and Statement (DM&S), there must be either evidence of use (for at least an unbroken period of 20 years or the use must be of such a nature that the dedication of the path by the landowners can be inferred at common law) or documentary evidence shows the existence of public rights; a mix of both types of evidence is usual. These paths are recently installed so it's highly unlikely that there will be user evidence covering a sufficient period of time or sufficient supporting documentary evidence.

These paths are open and available for the public to use at all times but the Parks Department do not want them added to the DM&S as there will be resource implications in that works required on the paths may require a temporary closure which costs the Parks Department money. At the moment, Parks are able to carry out works on these paths whenever required and without additional costs.

Without any supporting evidence of use by the public or documentary evidence which shows that the routes have already acquired public rights, the agreement of the landowner would be required in order to dedicate these paths as new public rights of way and for them to be added to the DM&S. As the Parks Department does not wish the paths to be included in the DM&S, these paths will not be included in the public consultation. They will remain open and available for the public to use.

**Jenny Nobbs**

---

**From:** [REDACTED]  
**Sent:** 30 August 2018 16:22  
**To:** Jenny Nobbs  
**Subject:** Re: E: Public Rights of Way in Widcombe Ward, Bath

Jenny

Thanks I'll confirm the get together. I fully understand your caution and need to keep your project focussed (having worked in this field). I think it would be helpful if you outline the scope right at the start. Alan

Sent from my iPhone

On 30 Aug 2018, at 10:13, Jenny Nobbs <[Jenny\\_Nobbs@BATHNES.GOV.UK](mailto:Jenny_Nobbs@BATHNES.GOV.UK)> wrote:

Hello [REDACTED]

11am at The Deli on Widcombe Parade on Monday 10<sup>th</sup> Sept is fine for me. I need to make it clear that my project involves the processing of a high number of paths each time I make a legal order. The consultation process partly discovers paths which are deemed "non-routine". These are paths that I receive objections to at the consultation stage or are blocked or unavailable to the public for use for any reason. This is because of the huge amount of extra time that these paths take to process. The aim is to record the paths which are available and non-contentious in each Ward first of all. Once all the Wards are completed, I will go back and look at the "non-routine" paths. However, there is a process for recording these paths outside of my project. I can explain this at the meeting if necessary.

Kind regards  
Jenny

---

**From:** [REDACTED]  
**Sent:** 30 August 2018 09:40  
**To:** Jenny Nobbs  
**Cc:** [REDACTED]  
**Subject:** RE: Public Rights of Way in Widcombe Ward, Bath

Jenny

There will be perhaps 3 or 4 of us, and best time is Monday 10<sup>th</sup> in the morning, 11 am being fine if that suits you. Can I suggest that we meet at The Deli on Widcombe Parade maybe? They have several suitable tables we can sit around. Coffee on me. The date is good as there is a Widcombe Association Committee the following evening where any follow up actions can be taken.

Regards

[REDACTED]

---

**From:** Jenny Nobbs [[mailto:Jenny\\_Nobbs@BATHNES.GOV.UK](mailto:Jenny_Nobbs@BATHNES.GOV.UK)]  
**Sent:** 28 August 2018 09:32  
**To:** [REDACTED]  
**Subject:** RE: Public Rights of Way in Widcombe Ward, Bath

Hello [REDACTED]

Thank you for the email. I could make Monday 10<sup>th</sup> or Tuesday 11<sup>th</sup> September for a meeting.

Where would you like to meet? I am based in Keynsham Civic Centre but could come to you if that would be easier for you. If I come to you, then would 11am on either of those days suit you?

Kind regards  
Jenny

---

**From:** [REDACTED]  
**Sent:** 22 August 2018 15:29  
**To:** Jenny Nobbs  
**Subject:** RE: Public Rights of Way in Widcombe Ward, Bath

Jenny, many thanks for forwarding on subsequent paper copies, which I've distributed to various people with local interest and knowledge. I have had a number of inputs with comments and suggestions, with more promised. You will recall that you extended the 10<sup>th</sup> August date to the end of this month. I do have a problem in that I am away after today (Wednesday 22<sup>nd</sup> August) until 5<sup>th</sup> September. I could of course simply forward you what I've had to date, but it's in various forms and I suspect unlikely to be readily interpreted if received just as it stands. I don't know how tight your timetable is, but wonder whether it might be better to meet and go through it. I could make, say, Friday 7<sup>th</sup> September or any day the following week (w/c 10<sup>th</sup>) after which I'm afraid I will be away again for w/c 17<sup>th</sup>).

Perhaps you would let me know what suits you best.

Regards

[REDACTED]

(Secretary Widcombe Association)

---

**From:** Jenny Nobbs [[mailto:Jenny\\_Nobbs@BATHNES.GOV.UK](mailto:Jenny_Nobbs@BATHNES.GOV.UK)]  
**Sent:** 28 June 2018 12:49  
**Subject:** Public Rights of Way in Widcombe Ward, Bath

Dear Sir / Madam

The Public Rights of Way Team at Bath and North East Somerset Council is working on a project to compile a list and map of all Public Rights of Way in the former County Borough of Bath, which together will form the definitive map and statement of public rights of way for the City of Bath. Research is being carried out in the Widcombe Ward and will take the form of consultation with Ward Councillors, landowners, local residents, the general public and other interested parties such as local user groups.

I have already written to the local Ward Councillors, landowners and adjoining property holders of all 33 paths included in the consultation. Once I have consulted local user groups, I will post notices at the ends of all the paths included in the consultation with details on how members of the public can respond (including an online consultation).

I have attached a map (and list) showing paths which have already been formally recorded and those which have been identified for research and possible inclusion on the definitive map and statement. I would be grateful if your local group could consider the proposed paths shown on the map and described in the list and let me have any comments by **10<sup>th</sup> August 2018**.

I am interested in how the paths are mainly used (pedestrian, bicycle, horse rider, vehicle (non-mechanically propelled and mechanically propelled). I am particularly interested in the possible status of Paths 25, 28 and 33 (Pope's Walk). Any information that you/your group can provide regarding these (and any of the) paths will be helpful. I am also interested in any paths within the Widcombe Ward which are missing from my map and should be included in the research.

An Order will be made to add these paths to the definitive map and statement if research proves them to be public rights of way and if no objections are made, so I am making informal inquiries to highlight any issues that may arise at a later date. Formal objections may be made if an Order is made, but at this stage I am interested in your comments before proceeding further.

If you would prefer a paper copy of the map and list, please don't hesitate to contact me and I will put the details in the post for you. If you require more time to consider the proposals, please contact me, but if I do not hear from you I shall assume that your group does not have any concerns regarding the proposals.

Kind regards  
Jenny

**Jenny Nobbs, Technical Officer (PROW)**  
***My Work Pattern is Monday, Tuesday, Thursday***  
Environmental Services  
Telephone: 01225 394940  
Mobile: (07980 998698)  
Fax: (01225) 394205  
Email: [jenny\\_nobbs@bathnes.gov.uk](mailto:jenny_nobbs@bathnes.gov.uk)  
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Please consider the environment before printing this email.

Jenny Nobbs

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**From:** [REDACTED]  
**Sent:** 30 October 2018 12:39  
**To:** Jenny Nobbs  
**Cc:** [REDACTED]  
**Subject:** RE: footpath below steps by Rainbow Wood

Thank you so much for clarifying this for me, Jenny.

---

**From:** Jenny Nobbs [mailto:Jenny\_Nobbs@BATHNES.GOV.UK]  
**Sent:** 30 October 2018 12:13  
**To:** [REDACTED]  
**Subject:** RE: footpath below steps by Rainbow Wood

Dear [REDACTED],

Thank you for your enquiry. From the description of the path, I assume that you are enquiring about one of the paths suggested by [REDACTED] (Path A1). I spoke to the National Trust about all 5 of the paths that [REDACTED] suggested and they will object to Paths A1, A4 and A5 and so these paths are contentious. I will look at these paths at the end of the project, when I have researched all the non-contentious paths in the remaining wards (Southdown, Oldfield, Lyncombe, Odd Down and Combe Down). This is the process that has been followed in every ward so far.

My research involves gathering historical evidence (maps and documents) and user evidence. I gather both types of evidence and then make a recommendation on whether or not to include each path in a legal order. The project is a huge one (I started it in 2004 in the Weston Ward) and so the terms of the project have always been clear – if a path is not available for use or is objected to at any stage before the legal order is made, it is removed from the project to be looked at outside of the project (once all of the wards have been researched). The reason for this is because once a path has been included in a legal order and is objected to, the objection is referred to the Planning Inspectorate for determination, usually by holding a public inquiry. It can take a year to complete this process which delays research in the next ward. One of the aims of the consultation is to identify any paths which will be objected to at the legal order stage.

I have received objections to 5 Orders during the project so far and the amount of time taken up with the objection process is considerable. This is why it is important to remove any paths identified as being contentious before the Order has been made. The consultation process obviously doesn't stop objections from being received but it does reduce the number which allows me to continue researching paths in the remaining wards and adding them to the Definitive Map and Statement.

The path is available for use by the National Trust and is maintained by them. From what I understand, they have no plans to alter this but they do not want this path to be legally recorded and added to the Definitive Map and Statement. However, any member of the public can make an application to have the Definitive Map and Statement modified if they can present evidence to show that a modification is necessary. The Application will be processed by the Public Rights of Way Team. The difference between a DMMO Application made by a member of the public is that the member of public is required to gather the necessary evidence in support of the application.

Kind regards  
Jenny

---

**From:** [REDACTED]  
**Sent:** 29 October 2018 22:59  
**To:** Jenny Nobbs  
**Subject:** RE: footpath below steps by Rainbow Wood

Dear Jenny - I have learnt with dismay that the route down to Church Lane from the kissing gate at the bottom of the steps by Rainbow Wood has not been included in the Consultation. Our family has used that path since we have lived here (since 1992). Indeed, if it was not a recognised route. why was the kissing gate provided? Please could you include it in your consultation?

Best wishes - [redacted]

---

**From:** Jenny Nobbs [mailto:Jenny\_Nobbs@BATHNES.GOV.UK]

**Sent:** 29 October 2018 16:25

**To:** [redacted]

[redacted]

**Subject:** RE:

Dear [redacted]

Thank you for forwarding the information to me. I had not seen it before. I will use it as supporting historical evidence for the paths it shows. Most of the paths in my consultation are included and I will keep it for the evidence of paths in other wards.

Kind regards  
Jenny

---

**From:** [redacted]

[redacted]

**To:** Jenny Nobbs

**Cc:** [redacted]

**Subject:**

Dear Jenny – The attached may be of interest. I happen to have a copy of the 1997 Local Plan, and was looking to see what it had to say on something completely different, when I spotted a footpath map... Best wishes - Sarah

\*\*\*\*\*

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Jenny Nobbs

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**From:** [REDACTED] >  
**Sent:** 10 September 2018 13:24  
**To:** [REDACTED] Jenny Nobbs  
**Subject:** FW: footpath map.pdf  
**Attachments:** footpath map.pdf; Notes to go with annotated footpath map.doc

---

**From:** [REDACTED]  
**Sent:** 15 August 2018 13:20  
**To:** [REDACTED]  
**Subject:** footpath map.pdf

Hello [REDACTED] - A bit of homework just done! - It may not make much sense, But I am free after 2pm or thereabouts as it may make little sense...if so, Deli would be fine! [REDACTED]



Notes to go with annotated footpath map 15/8/18

1 The path under Rainbow Wood -?

2 Note that the Playing Fields are public access (following the will of a Miss Mallett(?))and that the stiles into it have been reinstated.

3 Lots of paths used here (before NT, I imagine) \*

4 Not sure where you mean off Pope's Walk unless there is something new near new development? (I never found that footpath marked as solid red line) Shouldnt the red line for Pope's Walk go on up to the top of Ralph Allen Drive? I think there is more than one cut through from it to Priory Close..BUT THIS IS ALL OUT OF WIDCOMBE WARD

5 Going down Popes Walk and just under the little tunnel there is a footpath connecting to Priory Close. As through a nettle patch in recent years I imagine not often used. Had been signed with public footpath signs, certainly from Priory Close.

6 Or did you mean the link through to the Abbey Cemetery much further down in Blind Lane? I assume it is the Abbey (Charles Curnock?)who should respond about that as it is new and they may be happy for it to be a permissive path, but perhaps not a public right of way. It is through unconsecrated ground.

7 Shouldnt the cycle track be marked? (at least not in tunnels?)

8 The ways up to Greenway Lane are missing

9 All the paths on Beechen Cliff?

10 Is this not continuous?

11 Presumably the new footpaths here should be noted?

\*Suggest you ask [REDACTED], maybe my neighbour [REDACTED]