



Public Document Pack

Melksham Town Council

Town Hall, Melksham, Wiltshire, SN12 6ES

Tel: (01225) 704187

Town Clerk and RFO Linda Roberts BA(Hons) PGCAP, FHEA,
FLSCC

To: Councillor S Rabey (Chair)
Councillor J Oatley (Vice-Chair)
Councillor P Alford
Councillor P Aves
Councillor G Cooke
Councillor G Ellis
Councillor J Westbrook

17 October 2023

Dear Councillors

In accordance with the Local Government Act (LGA) 1972, Sch 12, paras 10 (2)(b) you are invited to attend the **Economic Development and Planning Committee** meeting of Melksham Town Council. The meeting will be held at the Town Hall on **Tuesday 24th October 2023** commencing at **7.00 pm**.

A period of public participation will take place in accordance with Standing Order 3(e) prior to the formal opening of the meeting. The Press and Public are welcome to attend this meeting in person, alternatively the public and press may join the meeting via Zoom.

In accordance with the Council's commitment to being open and transparent; all Town Council meetings are recorded and broadcast live. The right to do so was established under the Openness of Local Government Bodies Regulations.

Yours sincerely

Mrs L A Roberts BA(Hons), PGCAP, FHEA, FSLCC
Town Clerk and RFO

**Melksham Town Council
Economic Development and Planning Committee
Tuesday 24 October 2023
At 7.00 pm at the Town Hall**

Public Participation – To receive questions from members of the public.

In the exercise of Council functions. Members are reminded that the Council has a general duty to consider Crime & Disorder, Health & Safety, Human Rights and the need to conserve biodiversity. The Council also has a duty to tackle discrimination, provide equality of opportunity for all and foster good relations in the course of developing policies and delivery services under the public sector Equality Duty and Equality 2010.

Virtual Meeting Access:

Please follow the joining instructions below for the virtual Zoom meeting

<https://us02web.zoom.us/j/83669876198?pwd=WlAvY1ZsYVNyUIM3VktgajFvOHhtdz09>

Join Zoom Meeting

Meeting ID: 836 6987 6198 **Passcode:** 481965

Participants will be directly let in the meeting by clicking on the above link. There is no waiting room

AGENDA

1. Apologies

To receive apologies for absence.

2. Declarations of Interest

To receive any Declarations of Interest in respect of items on this agenda as required by the Code of Conduct adopted by the Council.

Members are reminded that, in accordance with the Council's Code of Conduct, they are required to declare any disclosable pecuniary interest or other registrable interests which have not already been declared in the Council's Register of Interests. Members may however, also decide, in the interests of clarity and transparency, to declare at this point in the meeting, any such disclosable pecuniary interests which they have already declared on the Register, as well as any other registrable or other interests.

3. Minutes (Pages 1 - 6)

To approve the Minutes of the Economic Development and Planning Committee meeting held on 11 July 2022.

4. Planning Considerations

Members to note that when responding to planning applications consideration should be given to the Melksham Joint Neighbourhood Plan, the Wiltshire Core Strategy and the National Planning Policy Framework (NPPF).

5. Planning Applications

5.1 PL/2023/07608

[PL/2023/07608](#) - Full Planning Permission

Address: Part of rear garden 31 Roundpond, Melksham, SN12 8DL

Proposal: Construction of a dwelling with access drive and changed entrance to road.

Respond By 25-10-2023

5.2 PL/2023/08679

[PL/2023/08679](#) - Works to a Listed Building

Address: YEW TREE COTTAGE, SHURNHOLD, MELKSHAM, SN12 8DG

Proposal: To install a free standing wood burner / multifuel stove into an existing unaltered fireplace using a flexible liner, adding a 300mm Buff coloured chimney pot to the existing chimney stack. All work to be carried out by a fully compliant HEATAS engineer and certified.

Respond By 10-11-2023

5.3 PL/2023/07185

[PL/2023/07185](#) - Householder Application

Address: YEW TREE COTTAGE, SHURNHOLD, MELKSHAM, SN12 8DG

Proposal: To install a free standing wood burner / multifuel stove into an existing unaltered fireplace using a flexible liner, adding a 300mm Buff coloured chimney pot to the existing chimney stack. All work to be carried out by a fully compliant HEATAS engineer and certified.

Respond By 01-11-2023

5.4 PL/2023/08677

[PL/2023/08677](#) - Works to a Protected Tree

Address: 46 KING STREET, MELKSHAM, SN12 6HG

Proposal: Atlas Cedar tree - reduce by 10%

Respond By 31-10-2023

5.5 PL/2023/08046

PL/2023/08046 – Approval of reserved matters

Address: Land at Pathfinder Way, Bowerhill, Melksham, Wilts

Proposal: Reserved matters application pursuant to Outline Planning Permission

16/01123/OUT relating to the appearance, landscaping, layout and scale of the Proposed Primary School (including Nursery and SEN provision)

Respond by: 03-11-2023

This address is outside the town boundaries and has been added to the agenda at the request of Councillor Ellis.

5.6 PL/2023/07107

PL/2023/07107 - Outline planning permission. Some matters reserved.

Address: Land South of Snarlton Farm, Snarlton Lane, Melksham, Wilts, SN12 7QP.

Proposal: Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way, for the erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating Classes E(b), E(g) and F2(b) and (c)); open space and dedicated play space and service infrastructure and associated works

Respond By 20/11/2023.

This address is outside the town boundaries and has been added to the agenda at the request of Councillor Ellis.

5.7 PL/2023/07507

PL/2023/07507 – Non-Material Amendment

Address: Land East of Spa Road, Melksham, Wiltshire, SN12 6ZL

Proposal: Non Material Amendment to 14/10461/OUT (Change condition 28 to replace "No more than 350 dwellings" with "No more than 446 dwellings" and Drawing number 10154-PP-01 Rev A will be replaced by Drawing number 10154-PP-01 Rev E)

No respond date.

This address is outside the town boundaries and has been put on the agenda at the request of Councillor Ellis.

6. Planning Decisions

6.1 PL/2023/06483

PL/2023/06483 - Householder Application

Address: 10 LEWINGTON CLOSE, MELKSHAM, SN12 6RP

Proposal: Loft conversion

Decision Date: 25-09-2023 Decision: Approve with Conditions

MTC Decision: Approve.

6.2 PL/2023/05617

[PL/2023/05617](#) - Full Planning Permission

Address: 3 Lowbourne, Melksham, SN12 7DZ

Proposal: Proposed erection of 9No. dwellings at the former site of the Labour Club, Melksham and associated works.

Decision Date: 26-09-2023 Decision: Approve with Conditions

MTC Decision: Expressed concern over parking and noted comments on lack of swift bricks.

6.3 PL/2023/04564

[PL/2023/04564](#) - Lawful Development Certificate for an Existing Use

Address: 12 High Street, Melksham, Wilts, SN12 6JU

Proposal: Certificate of Lawfulness for existing use of former garages at rear of 12 High Street Melksham as 2 no. Self Contained Flats (Flats 8 and 9) Use Class C3.

Decision Date: 27-09-2023 Decision: Approve

MTC Decision: Approve.

6.4 PL/2023/07337

[PL/2023/07337](#) - Proposed Works to Trees in a Conservation Area

Address: OAK HOUSE, 4 OAKWOOD DRIVE, MELKSHAM, SN12 7NN

Proposal: 3 x Purple Prunus trees - crown reduction and crown thin. Fagus sylvatica Dawyck Purple tree - prune and shape

Decision Date: 09-10-2023 Decision: No Objection

MTC Decision: No comment.

6.5 PL/2023/07296

[PL/2023/07296](#) - Full Planning Permission

Address: 8 Bath Road, Melksham, SN12 6LP

Proposal: Proposed change of use from Commercial Space to Dentist Practice. Proposed rear flat roof dormer to property. Rear disabled access to property. External air conditioning unit and dental practise compressor, along with associated works.

Decision Date: 11-10-2023 Decision: Approve with Conditions

MTC Decision: Support.

7. The Wiltshire Council Parish of Melksham Path No 107 & Melksham Without Path No 151 Rights of Way Modification Order 2020 (Pages 7 - 28)

To note.

8. Local Highways and Footpath Improvement Group (LHFIG) Issues

9. Neighbourhood Plan

To note. Reg 14 consultation is now open until midnight on Sunday 3 December 2023. Events are being held on Thursday 26 October 2023 and Saturday 11 November 2023 at Melksham Community Campus and Shaw Village Hall on Friday 10 November 2023.

10. Sparkle Team and Parish Steward

To consider jobs to be undertaken by the Sparkle Team and Parish Steward.

Melksham Town Council

Minutes of the Economic Development and Planning Committee meeting held on Tuesday 3rd October 2023

PRESENT: Councillor S Rabey (Chair)

Councillor P Alford
Councillor G Ellis
Councillor J Westbrook

IN ATTENDANCE:

| | | |
|------------------|----------------|-----------------|
| OFFICERS: | Linda Roberts | Town Clerk |
| | Andrew Meacham | Committee Clerk |

PUBLIC PARTICIPATION: Five people were present and one was present virtually.

Laura Grimason of Gillings and Will Rees of Frontier Estates spoke on planning application PL/2023/06976

- Proposals are for a 71-bed care home to provide residential and nursing care for the elderly including for those with advanced needs such as dementia in response to an ageing population both locally and nationally.
- The application is out for consultation and as of the 3rd October, only 3 resident comments had been received. Consultee comments are being reviewed and raise no major concerns.
- The site is in a sustainable location with good access to local facilities and public transport services and will help to create a mixed and balanced community.
- Wiltshire Council have already accepted that there is provision of a community facility at the school.
- There is a current S106 variation application to remove the requirement for a medical centre and recycling centre on this site and this is progressing with Wiltshire Council.
- Around 53 FTE jobs are anticipated and care operators in our experience are able to find staff for care homes.

Melksham East Wiltshire Councillor Mike Sankey reminded the committee that he had called in application PL/2023/06976 and PL/202306725 to Wiltshire Council's planning committee but either call in could be cancelled if the committee felt it was not appropriate. He also read out some concerns on behalf of a resident of Melksham East

- Lack of the promised Community Centre

- Lack of parking. Verbena Court and surrounding roads are used by parents during school pick-up and drop off
- The school is not a suitable alternative for a Community Centre
- Increased traffic. There are already a number of “near misses” every day and speed limits are not observed

513/23 Apologies

Apologies were received from Councillor Aves.

514/23 Declarations of Interest

There were no declarations of interest.

515/23 Minutes

The record that the last meeting was not quorate was acknowledged and signed.

516/23 Presentation from Joju Charging

Rob Dickin Of Joju Charging introduced himself and his company and gave a presentation, with reference to the written presentation in the agenda pack.

A feasibility study was undertaken looking into the opportunity to provide public EV charging for residents and visitors at the Church Street Car Park, Avonside Enterprise Park, Bath Road Car Park, King George V Playing Field Car Park, Lowbourne Car Park and Union Street Car Park.

Primarily looked at Fast Charging (upto 22kw) which would give a full charge in 4-5 hours. Since then Joju’s funding partner, Mer, has expressed interest in fully funding rapid chargers in the Church Street Car Park and Bath Road Car Park.

Avonside, KGV and Union St would have potential to provide facilities for people who do not have off street parking, with a proposed 4 sockets in each car park.

Rapid Chargers would give approximately 80% charge in half an hour. Installation would be funded by Mer in return for being sole providers for a period of 15 year. Council would get a revenue rebate based on the amount of electricity sold. Mer would be responsible for maintenance and would update chargers to latest technology part way through the 15 year period. There would also be the possibility of Mer funding expansion of the network if increased EV usage made this viable.

Rob concluded by saying the suggested approach would provide a service for visitors and residents visiting the town center and for those without off-street parking and home charging facilities.

Councillors asked questions on electricity supply, maintenance, working with Wiltshire Council, possibility of reduced rate for residents and “charger blocking”.

It was proposed by Councillor Rabey, seconded by Councillor Westbrook and

UNANIMOUSLY RESOLVED to take the question of installing EV Chargers at Church Street Car Park, Bath Road Car Park, King George V Playing Field Car Park, and Union Street Car Park to Full Council on 30 October 2023 for approval and to allocate budget.

517/23 Planning Considerations

518/23 Planning Applications

519/23 PL/2023/06725 - Land at Longleaze Lane, Melksham, SN12 6QJ

Members raised concerns on the following issues.

- Access
- Availability of public transport
- Staffing
- Flooding
- The size and scale of the proposed built
- Heritage (nearby listed buildings)
- Landscaping, screening and the lack of protection to prevent mature planting being removed

Policy 6: Housing in Defined Settlements of our reviewed Neighbourhood Plan (NHP#2), which is going out to Regulation 14 consultation next week and states as follows:

Proposals for age restricted housing, extra-care communities and nursing homes will be supported only in the most sustainable locations, closely linked to local services and public transport.

It was proposed by Councillor Alford, seconded by Councillor Ellis and

UNANIMOUSLY RESOLVED to record that the committee does not support the application and request planning officers, if minded to grant the application, take into consideration the concerns raised.

520/23 PL/2023/06976 - Land at Verbena Court, Melksham, SN12 7GG

Members raised concerns on the following points.

- The size and scale of the proposed development

- Parking
- Entry to and exit from Cranesbill Road and Verbena Court
- Public transport links
- Lack of landscaping, planting and open green space.
- Location. It was acknowledged that there was a need for facilities but it was felt that this was not a suitable location.

Policy 6: Housing in Defined Settlements (attached) of our reviewed Neighbourhood Plan (NHP#2), which is going out to Regulation 14 consultation next week and states as follows:

Proposals for age restricted housing, extra-care communities and nursing homes will be supported only in the most sustainable locations, closely linked to local services and public transport.

It was proposed by Councillor Westbrook, seconded by Councillor Alford and

UNANIMOUSLY RESOLVED to object to the application.

521/23 PL/2023/07337

It was noted by the Chair Councillor Rabey that the date for response had passed but there was nothing contentious in the application.

522/23 PL/2023/07184

It was noted by the Chair Councillor Rabey that the date for response had passed but there was nothing contentious in the application.

523/23 PL/2023/07296

It was proposed by Councillor Alford, seconded by Councillor Westbrook and

UNANIMOUSLY RESOLVED to support the application.

524/23 PL/2023/07661

It was proposed by Councillor Westbrook, seconded by the Chair Councillor Rabey and

UNANIMOUSLY RESOLVED to support the application.

525/23 PL/2023/07646

It was proposed by Councillor Ellis, seconded by Councillor Westbrook and

UNANIMOUSLY RESOLVED to support the application.

526/23 PL/2023/07903

It was proposed by the Chair Councillor Rabey, seconded by Councillor Westbrook and

UNANIMOUSLY RESOLVED to support the application.

527/23 PL/2023/07260

It was proposed by the Chair Councillor Rabey, seconded by Councillor Westbrook and

UNANIMOUSLY RESOLVED to support the application.

528/23 Planning Decisions

529/23 PL/2023/05417

Noted

530/23 PL/2023/05595

Noted.

531/23 PL/2023/05557

Noted.

532/23 PL/2023/05047

Noted.

533/23 PL/2021/11678

Noted.

534/23 Explore Wiltshire App

Councillor Alford outlined how the app worked and confirmed that Wiltshire Council would provide training on inputting and maintaining details.

Councillor Ellis asked if there was any costs to Melksham Town Council. Councillor Alford confirmed the app was funded by Wiltshire Council but Melksham Town Council would need to find volunteers to input details.

The committee agreed in principle to Melksham having a presence on the app and delegated matters to the Town Clerk. The committee agreed to request that all councillors are encouraged to download the app. The Town Clerk suggested that the incoming Communications Officer could oversee the project.

535/23 Proposed Traffic Regulation Order for Consultation

It was noted that the date for consultation had passed and Councillor Ellis had submitted an informal response.

The effect on Assembly Hall users was mentioned but it was pointed out that the parking was for Campus users and other car parks are free after 6pm.

536/23 Local Highways and Footpath Improvement Group (LHFIG) Issues

The question of using anti-graffiti in the underpass and any effect it would have on Art in the Underpass was discussed.

It was proposed by Councillor Alford, seconded by the Chair Councillor Rabey and

UNANIMOUSLY RESOLVED that the Town Clerk submit a request to LHFIG to explore the cost of anti-graffiti paint and the possibility of a 50-50 funding split.

537/23 Temporary Road Closure Notifications

537/23.1 THE COUNTY OF WILTSHIRE (VARIOUS ROADS) (TEMPORARY PROHIBITION OF TRAFFIC) ORDER (No.30) 2023 (Ref TTRO 9005)

Noted.

537/23.2 Wiltshire Council Section 14(1) of the Road Traffic Regulation Act 1984 Temporary Closure of: C398 (Part), Melksham (Ref: TTRO 9049)

Noted.

538/23 Sparkle Team and Parish Steward

No new concerns were raised.

Meeting Closed at: 9.10 pm

Signed:

Dated:

06 October 2023

Mrs Linda Roberts
Melksham Town Clerk
Town Hall
Market Place
Melksham
SN12 6EU

Rights of Way and Countryside
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Your ref:
Our ref: SAM 2017/04

Dear Mrs Roberts

Wildlife and Countryside Act 1981 s.53
The Wiltshire Council Parish of Melksham Path No. 107 & Melksham Without Path
No. 151 Rights of Way Modification Order 2020

The above order has been confirmed by the Planning Inspectorate with a small modification to the key to the order plan. The confirmation will be advertised in the Wiltshire Gazette and Herald on 19th October 2023 and on site. Please find enclosed a copy of the confirmed order, the notice of confirmation and a copy of the Inspector's decision. The Order came into force on 08 September 2023.

Yours sincerely



Sally Madgwick
Definitive Map and Highway Records Manager
Direct Line: 01225 713392
Sally.madgwick@wiltshire.gov.uk

Notice of Confirmation of Modification Order

Section 53 of The Wildlife and Countryside Act 1981

Wiltshire Council

**The Definitive Map and Statement for the Melksham Urban District Council Area
Dated 1953 and the Bradford and Melksham Rural District Council Area Dated 1952
as modified under the provisions of the Wildlife and Countryside Act 1981**

**The Wiltshire Council Parish of Melksham Path No. 107 & Melksham Without Path
No. 151 Rights of Way Modification Order 2020**

On 08 September 2023, the Secretary of State for Environment, Food and Rural Affairs confirmed as made the above order with a modification to the map key to remove the test "Footpath subject to deed of dedication C 0000 D".

The above order, made on 18 March 2020, modifies the definitive maps and statements for the area by adding to them footpaths leading from MELK4 Murray Walk (OS Grid ref. ST9066 6453) alongside the River Avon in a north north easterly direction to the field known as 'Forty Acres' where south south east after the stream and south east and broadly east across MELW66, along field edge to Woodrow Road. Also spur across the River Avon using the concrete bridge to the public open space land at Riverside Drive (width 1.6 metres except for short section in Forty Acres where 2.0 metres approx. length 1650 metres).

A copy of the order and the order map may be seen free of charge at the Rights of Way Section, Wiltshire Council, County Hall, Trowbridge, BA14 8JN 0900 - 1700 weekdays. Copies of the order and map may be bought there (£5). Please contact Sally Madgwick, Definitive Map and Highway Records Manager on (01225) 713392 or by e.mail sally.madgwick@wiltshire.gov.uk

The order becomes operative as from 08 September 2023, but if any person aggrieved by the order desires to question the validity on the ground that it is not within the powers of Section 53 or that and requirements of Schedule 15 of the Wildlife and Countryside Act 1981 have not been complied with in relation to the Order, he or she may within 42 days from 19 October 2023 make an application under paragraph 12 (1) of Schedule 15 of the 1981 Act, to the High Court.

Date of publication of notice: 19 October 2023

Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN





Order Decision

Inquiry opened on 13 June 2023

Site visit made on 12 June 2023

by A Spencer-Peet BSc(Hons) PGDip.LP Solicitor (Non Practicing)

an Inspector appointed by the Secretary of State for Environment, Food and Rural Affairs

Decision date: 8 September 2023

Order Ref: ROW/3281765

- This Order is made under Section 53 (2) (b) of the Wildlife and Countryside Act 1981 (the 1981 Act) and is known as the Wiltshire Council Parish of Melksham Path No. 107 & Melksham Without Path No. 151 Rights of Way Modification Order 2020.
- The Order is dated 18 March 2020 and proposes to modify the Definitive Map and Statement for the area by adding two footpaths as shown in the Order plan and described in the Order Schedule.
- There were two objections outstanding at the commencement of the Inquiry.

Summary of Decision: The Order is confirmed subject to a modification set out below in the Formal Decision.

Preliminary Matters

1. I made an unaccompanied visit to the claimed routes on 12 June 2023. A public Inquiry into the Order was held on 13 June 2023 at the Forest Community Centre, Melksham. The Inquiry was held as a blended event with an interested party joining the Inquiry by Microsoft Teams platform. The interested party who attended virtually, was able to confirm that they could hear the proceedings and were able to speak if they so wished.
2. An application for an award of costs was made at the inquiry and this will be the subject of a separate decision.

Background and the Main Issue

3. An application was made under Section 53 of the 1981 Act in October 2017, which sought to add to the Definitive Map and Statement (the DMS) two footpaths located within the parishes of Melksham and Melksham Without. On 9 June 2021, following recommendation by Officers that the Order be made, Wiltshire Council resolved that the Order be forwarded to the Secretary of State with a recommendation that the Order be confirmed with a modification to the key included on the Order plan.
4. The Order concerns two claimed routes. The first claimed route (Claimed Route 1) runs from Murray Walk, at point F on the Order plan, in a westerly direction to the bank of the River Avon before heading in a generally northeast direction to point E and then in a generally northeast direction to the Parish boundary close to point D. Claimed Route 1 also includes a length of footpath which runs from point E on the Order plan, in a westerly direction across a bridge, known locally as 'Black Bridge', to point G, before heading generally in a southwest direction to point H on the Order plan where it reaches an area of public open space.
5. The second claimed route (Claimed Route 2) runs from the Parish boundary close to point D on the Order plan before heading in an east southeast direction to

point C and then in a generally southeast direction to point B, before heading in an easterly direction to point A on the Order plan.

6. The Order is made under Section 53(3)(c)(i) of the 1981 Act which provides that an Order should be made to modify the DMS on the discovery of evidence which, when considered with all other relevant evidence available, shows that a right of way which is not shown in the map and statement subsists or is reasonably alleged to subsist over land in the area to which the map relates, being a right of way such that land over which the right subsists is a public path.
7. Section 32 of the Highways Act 1980 (the 1980 Act) requires a court or tribunal to take into consideration any map, plan or history of the locality, or other relevant document, which is tendered in evidence, giving it such weight as is appropriate, before determining whether or not a way has been dedicated as a highway.
8. Dedication through public use arises either by presumed dedication as set out in Section 31 of the 1980 Act, or by implied dedication under common law. The 1980 Act requires consideration of whether there has been use of a way by the public, as of right and without interruption, for a period of not less than twenty years prior to its status being brought into question and, if so, whether there is evidence that any landowner demonstrated a lack of intention, during that period, to dedicate a public right of way.
9. If the matter fails under the statute, then I will need to consider whether there is sufficient evidence of dedication at common law. At common law a right of way may be created through express or implied dedication and acceptance. Dedication may be presumed if there is sufficient evidence, from which it could reasonably be inferred, that the landowner has dedicated a right of way and the public has accepted that dedication. No minimum or fixed user period is required for the dedication of a public right of way at common law.
10. The main issue is whether, on the balance of probabilities, the evidence shows that public footpaths subsist over the Order routes.

Reasons

Section 31 of the 1980 Act

The relevant twenty-year period

11. It is necessary to determine when the claimed rights of way were brought into question, so that the statutory period of twenty years can be calculated up to that date in accordance with section 31(2) of the 1980 Act.
12. Wiltshire Council are the owners of land between points D-C on the Order plan and have raised no objection to the footpath over Claimed Route 2. It is, however, noted that a Statutory Deposit under Section 31(6) of the 1980 Act was made in 1995. No statutory declaration relating to there being no additional dedications of rights of way was subsequently made. The deposit made in 1995 could have brought into question use by the public between points D-C at that date, with the relevant period for this section of Claimed Route 2 being 1975 to 1995. However, given that no statutory declaration was made, the requirements of Section 31(6) had not been met. Consequently, the 1995 deposit did not constitute an act which brought the right of the public to use that way into question.

13. Subsequently, Wiltshire Council executed a dedication agreement in March 2020 for the section of Claimed Route 2 between points D-C. That agreement provides that dedication of the land for the purposes of the footpath, would only take effect either on the occurrence of the confirmation of the Order that is the subject of this decision, or upon the enactment of any other legal order or instrument creating a public right of way over this section of Claimed Route 2. I have not been provided with any evidence to suggest that any legal order or instrument creating a public right of way over this section has been made. Consequently, the provisions of the dedication agreement have yet to come into effect.
14. Furthermore, the Council supports confirmation of the Order and raises no specific objections. As such, this matter would not alter the position with regards to the date use by the public was brought into question in respect of Claimed Route 2 or with regards to use between points F-E to the Parish boundary close to point D for Claimed Route 1.
15. As noted above, the application to add the claimed routes to the DMS was made in October 2017. The submissions before me indicate that the application was made when there was a blockage found on the claimed routes at point D on the Order plan. As such, the use of the claimed routes could have been brought into question in 2017.
16. However, in objection to the Order, one of the landowners maintains that the public were physically prevented from crossing Black Bridge, shown between points E-G on the Order plan, by locked metal gates positioned at the western end of that bridge in 1998. Furthermore, the objector also maintains that the erection of a sign near to Black Bridge on the western side of the River Avon, and the erection of signage at a field entrance at point F on the Order plan, called in question the public use of the claimed routes.
17. A 'bringing into question' arises when at least some of the users are made aware that their right to use a way as a highway has been challenged, so that they have reasonable opportunity to meet that challenge.
18. Whilst I shall return below to consider the effect of signage in respect of lack of intention to dedicate a right of way, it appears from the evidence that those signs, which are faded and appeared to have not been maintained, said words to the effect that the land was private property. It is not known when those signs were erected. As such and given that public rights can exist over private land, the signs referred to me by the landowner would not be effective in bringing into question the public use of the claimed routes.
19. In respect of the contention that a pair of substantial, locked metal gates were erected at the western end of Black Bridge during the late 1990s, whilst I shall expand on this matter below in this decision, it appears from the written and oral evidence provided that the public's enjoyment of the use of the path was not prevented by the presence of gates or other obstructions at the bridge.
20. Given the reported frequent use by members of the public at the time when it is maintained that the gates on the bridge were locked, it is likely that it would be referred to in the user evidence as it would have formed a significant inconvenience which may also have deterred future use of the route, and it is likely that complaints or comments to the Council would have been made at that time

regarding the obstruction and which would have brought into question use of the claimed route at an earlier date. There does appear to be any evidence to suggest that any such complaints were made to the Council at that time regarding any obstructions on the claimed routes.

21. Consequently, I find that the gates erected at the western end of Black Bridge during the late 1990s would not have been a sufficient act that called into question the public's right to use the route across Black Bridge.
22. In respect of the above matters, I am satisfied that, on the balance of probability, that the use of the routes was brought into question when the application to add the claimed routes to the DMS was made in 2017. Consequently, the relevant twenty-year period is from 1997 to 2017.

Evidence of use

23. Evidence of use of the claimed routes arises from oral evidence given at Inquiry, from user evidence forms (UEFs) submitted in connection with the application and from representations received by the Council once the Order was made and advertised.
24. Whilst the details provided by users include ground level photographs which predominantly show dogs being walked in various weather conditions, photographs only show the existence of features on the ground, and particular use by persons, at the time they were obtained. While they may assist me in building a picture of the situation on the ground at the time they were taken, these images do not provide evidence of the status of any of the claimed routes.
25. Eighteen UEFs were provided in support of the application and testify to use of the claimed routes between 1974 and 2018. During the relevant period between 1997 and 2017, nine of the UEFs report use for the full twenty year period. Not all users report using both of the claimed routes in entirety, with ten of the UEFs stating that the route over Black Bridge was used. Frequency of use varies between users, with ten UEFs reporting use at least daily. All report seeing others whilst using the claimed routes, with none of the users recalling being challenged or seeing signs other than footpath signs close to point B.
26. Following advertisement of the Order, a further twenty seven representations were made, of which twenty two had used all or parts of the claimed routes during the relevant period. Whilst many of those reported 'frequent' or 'regular' use during the relevant period, no specific details of frequency of use are provided.
27. In respect of those twenty six users who reported or indicated use over Black Bridge during the relevant period, the Council sought further information and clarification regarding recollections of use of the bridge, whether they recalled seeing any gates or barbed wire at the bridge and if so whether such structures prevented them from crossing over the bridge. In respect of the information provided in UEFs, representations and further consultations, whilst there were a number of users who recall seeing gates at the bridge, most of those state that they were open or unlocked. However, three individuals state that they were prevented from using the bridge by reason of the presence of gates.
28. Whilst I acknowledge that some of the evidence provided suggests that use of the bridge was prevented by closed, locked gates, there is considerable evidence

before me which demonstrates that a majority of those who reported use over the bridge were able to do so without interruption.

29. The claimed routes are located in an area of predominately open land, situated between residential areas. Whilst I find that the number of individuals who have submitted information in respect of the use of the claimed routes, is not significant, overall I am satisfied that, on the balance of probabilities, there were sufficient numbers of users and frequency of use between 1997 and 2017, to support confirmation of the Order with regards to Claimed Route 2 and Claimed Route 1 to include the spur between points E-G-H.
30. In objection to the Order as made, one of the landowners maintained that those who reported use of Claimed Route 1 between points F-E, did not do so as indicated on their UEFs by heading west from point F to the bank of the River Avon, but rather crossed the field diagonally. In that regard, the landowner has provided an aerial image, purported to be from 2006, which appears to show tracks crossing through the field close to point F. At the Inquiry, nearly all of those who reported use between the relevant dates and use of that part of Claimed Route 1, stated that they did in fact follow the edge of the field. One of those who presented themselves to the Inquiry for examination of their evidence, confirmed that they did on occasion cross that field diagonally when that field had previously been used for pasture.
31. However, based on the evidence before me, I am satisfied that the evidence demonstrates that a sufficient number of users did travel along the routes as indicated in their UEFs and which is reflected on the Order plan, at a frequency that is capable of supporting the claimed rights of way. While I shall return to the matter below, it is also apparent from evidence provided at the Inquiry that individuals who had sought or had been provided with permission to walk the land, appear to not have been directed to the edge of the field but rather had permission to generally wander across the land, and as such tracks seen in aerial images which cross the field diagonally could have been created by those who had been given permission.

Use as of right

32. Notwithstanding the above, in order for any use of the claimed routes to give rise to a presumption of dedication, it is also necessary to consider whether or not that use was 'as of right'. The use as of right requires that the use be without force, without secrecy and without permission.

Without Secrecy

33. As noted above, all of the submitted UEFs confirm that others were seen whilst using the claimed routes. Furthermore, a number of the representations that were received following making and advertising the Order, mention seeing others using the claimed routes. No submissions have been made that any use of the claimed routes during the relevant period was done so, secretly. As such, I am satisfied that use of the claimed routes was made without secrecy.

Without Permission

34. One of the landowners who is also a tenant of other land affected by the Order, referred to evidence of permissive use to enter the land, from a number of parties. Letters have been provided by those parties and which confirm that permission was sought from, or provided by, the landowner.

35. As noted above, it appears from the written evidence and from oral evidence given at Inquiry, that permission was given to those few parties to enter the land, but which does not appear to have specified that those who had permission would be required to only use certain areas or routes.
36. I do not agree that use by some who had been provided with permission, would necessarily negate use by others who did not seek or were not provided with permission to enter the land. There is no evidence to suggest that sufficient steps were taken to inform the public that permission was required to enter the land or that those who have submitted UEFs and later representations used the claimed routes with permission.

Without Force

37. Both the relevant landowner and all those who reported seeing gates at the bridge, confirmed that those structures were in place only for a short period, and perhaps up to two years from around 1998. The landowner maintained that one of the gates was vandalised and thrown into the river. Furthermore, the same objecting landowner maintained that there was barbed wire atop of the gate which is located at the field entrance at point F, which was cut by those who wished to force entry onto that section of the claimed route.
38. In terms of the gates at the bridge, it appears that a majority of users who provided evidence, and who stated that gates had been seen, found them to be open or unlocked. It appears that the gates, which were of substantial size and constructed in metal sheeting and supports, were fixed to the bridge by means of wire attached to a metal post. One of those who provided evidence in support of confirmation of the Order, stated that they believed the gates were not securely attached to the bridge and one may have fallen into the river due to a lack of reasonable fixing of that structure to the bridge. Another individual who clarified their use of the bridge during the relevant period, reported that they had seen the gates, but they were overgrown with vegetation.
39. In respect of the evidence before me, whilst it is apparent that one of the gates became unfixed from the bridge, there is insufficient evidence that was a result of vandalism, and given the likely weight of such a substantial metal structure, I find it is unlikely to have become detached as a result of vandalism by a user of the claimed route. As above, there is a substantial amount of evidence that the gates were not locked or were left fully open, and I find that there is insufficient evidence that use of Claimed Route 1 between points H-G-E was with force. Furthermore, there is nothing before me to suggest that the 'Wiltshire gates' could not be easily side stepped or opened or that force was used to pass by those structures.
40. With respect to the gate at point F, at the Inquiry several of the users confirmed that when entering the claimed route at that point, they found the field gate was not in place but had been seen laying flat on the field or propped up against an adjoining hedge. When the gate was in place, users reported that a gap to the side of the gate had been left and their use of the route was via that gap. Given the consistency of evidence provided by those who presented themselves at the Inquiry, I find that, on the balance of probabilities, entry onto the claimed routes at point F was without force.

Conclusions on use as of right

41. I am satisfied that, on the balance of probability, the evidence demonstrates that use of the claimed routes was made without secrecy, without permission and without force. Consequently, I am satisfied that use of the claimed routes was 'as of right'.

Interruption

42. Turning to whether use was without interruption, in order to be effective an interruption must be with intent to disabuse users of any belief that there was a public right.
43. As noted above, the gates erected at Black Bridge did not bring into question use by the public of the claimed routes at an earlier date. As expanded on below, the evidence seen and heard supports, on the balance of probabilities, that the gates were open or unlocked such that users were able to walk the claimed routes without interruption. As such, the gates at Black Bridge did not form an interruption to the public use under consideration.

Lack of Intention to Dedicate

44. As noted above, one of the objecting landowners maintains that there was a sign at point F on the Order plan which included the wording 'Private'. At the time of my visit, the sign was barely legible from Murray Walk. However, the words 'Private Avon Angling Club' could be discerned upon closer inspection. Furthermore, the landowner also maintains that there was a sign close to point H which said, 'Private Property'.
45. None of those who completed UEFs recall seeing any signage on the claimed routes, with the exception of signs close to point B which related to the existing footpath 'MELW66' which is unaffected by the Order. Furthermore, it is not known when such signs were erected, and it is apparent that any wording has faded over time by reason of a lack of maintenance.
46. Even in the event that the signs included wording to the effect of 'Private Property', 'Private' or 'Private Avon Angling Club', such details would be seen as informative of the change in ownership of land beyond the public open space south of point H, and, in respect of signage at point F, such details could have been seen to be referring to fishing rights. Consequently, I do not find that any signage has been erected in such a manner so as to be visible to persons using the claimed routes and which was inconsistent with the dedication of the way as a highway.
47. As described above, the same landowner contends that a pair of substantial, locked metal gates were erected at the western end of Black Bridge during the late 1990s. In oral evidence, the landowner confirmed that, rather than being his recollection of the date, it was his mother who had later reminded him that those gates were put in place in 1998, being the year after the date of death of Diana, Princess of Wales. It was put to me that the gates were locked all year round and that, in or around 2000, those gates were vandalised with one of the pair of gates being thrown into the River Avon.
48. A photograph showing the remaining gate has been provided within the submissions. However, that image does not show the gate in situ at the bridge. A further aerial image of Black Bridge, which is undated but which it is maintained

was taken in 1998, is not entirely clear. It shows a dark line across the bridge which the landowner put to me shows that the gates were in place at that time. However, as noted the image is far from clear and whilst there is a dark line across the very western end of the bridge, that does not correspond with the landowner's oral evidence which indicated that the gates were erected set back from the end of the bridge.

49. The evidence regarding the date when any such gates were erected, whether they were locked all of the time and whether they formed an effective obstruction to public use, is conflicting. Some users reported seeing gates, with those users maintaining that those gates were open or unlocked when they used the claimed route, with others confirming that they did not see any gates at the bridge. A number of interested parties who confirm that they received permission to walk over the land affected by the Order, report encountering locked gates on the bridge.
50. In oral evidence one user stated that they had seen gates at the bridge but that was in or around 1992. However, of those who made themselves available for questioning at the Inquiry, a significant majority did confirm seeing gates but that they were unlocked or open at the time of their use. Whilst the landowner initially maintained that the gates were locked all year, under questioning it was conceded that there were occasions when the gates were unlocked and left open, such as during periods when silage had been collected or when livestock were not in the fields either side of the bridge.
51. Based on the evidence provided to the Inquiry, I am of the view that metal gates were erected at the bridge sometime during 1998. The landowner put it to the Inquiry that the purpose of the gates was to prevent the accumulation of twenty years use of the route by the public. Nonetheless, whilst there is evidence that the metal gates were in situ, given that all of those who I heard from at the Inquiry with the exception of the objector and one of the users who reported encountering gates at a much earlier date, on the balance of probabilities it appears likely that those gates were open or not locked during the day when farming activities were carried out. It is during that time of day when use of the bridge by the public was most likely to occur.
52. Additionally, when there had been movement of livestock between the fields on either side of the bridge, the only structures that were put in place on the bridge was what all the parties referred to as a 'Wiltshire gate', being comprised of a number of strands of horizontal wire between, and supported by, a series of wooden posts and which was unlocked and moveable.
53. Furthermore, it was also made clear that at the time the metal gates were erected, it was the belief of the landowner that the bridge was jointly owned with another party and that the gates were put in place without consultation or permission of that other joint owner. The contention that the gates were always locked is further brought into doubt given that the bridge appeared to have been used by members of the Avon Angling Club in order to access points on the eastern side of the River Avon.
54. Whilst there do appear to have been metal gates erected at the bridge in or around 1998, it does not appear that that structure was always locked or closed, and is likely to have been open for significant periods. It is noted that those who wrote to confirm that they had permission to walk the land, mention the gates being locked,

but do not confirm for how long they found them to be such or whether that situation occurred each time they attempted to use the bridge during the periods when the gates were in situ. None of those who wrote to confirm that they had been provided with permission by the landowner and who reported encountering locked gates at the bridge, provided any oral evidence at the Inquiry. In that respect, I place less weight on the untested evidence than that evidence provided by those who presented themselves for examination of their evidence at the Inquiry.

55. Whilst it is likely that there were gates erected at the bridge and which were closed and locked on occasions, this does not appear to have been done in such a way that the public would have been aware of it. It appears from the evidence that none of the users, who had not been provided with permission to enter the land, knew about the locking of any gates which they reported seeing at the bridge, and it appears that none of those users were prevented from using the path by reason of those gates. As such, on the balance of probabilities, I find that the action of the landowner with regards to the erection of the metal gates or the 'Wiltshire gate', was not sufficient to indicate a lack of intention on their behalf to dedicate a public right of way over the claimed routes.
56. I have been provided with a copy farm business tenancy agreement by one of the objectors which concerns the land to the east of the River Avon and which I am notified has been in place since 2005. The objector maintains that the farm tenancy provides that the landowner clearly shows a lack of intention to dedicate any footpath or other right of way over the land and has referred me to a clause within the agreement which requires the tenant to take reasonable steps to prevent acts of trespass and to prevent any new footpaths, other easements or rights of way from being acquired.
57. In respect of the farm business tenancy agreement, I have been referred to the House of Lords judgment in the case of *Godmanchester Town Council and Drain v Secretary of State for Environment, Food and Rural Affairs* [2007] UKHL 28. In *Godmanchester* it was held that "*in order for there to be 'sufficient evidence there was no intention' to dedicate the way, there must be evidence of some overt acts on the part of the landowner such as to show the public at large – the people who use the path...that he had no intention to dedicate*". It was determined that the terms of a tenancy agreement was insufficient evidence of a lack of intention to dedicate a public right of way as the tenancy had not been brought to the attention of the public and, consequently, users could not have known what the landowner's intentions were.
58. Therefore, whilst this is distinct from a tenant taking actions in line with such a provision, a clause in a tenancy agreement to not allow the creation of new rights of way would not be sufficient to inform the public that there was a lack of intention to dedicate a public right of way.
59. In summary of the above, I do not find, on the balance of probabilities, that there is sufficient evidence of a lack of intention to dedicate rights of way by the relevant landowners over the claimed routes.

Conclusions on Evidence of Use

60. In terms of Claimed Route 1, I am satisfied that, on the balance of probabilities, there is sufficient evidence of use by the public, as of right and without interruption

throughout the relevant twenty-year period, and given the frequency of use, there is sufficient evidence to raise the presumption that Claimed Route 1 has been dedicated as a footpath. Whilst being finely balanced, I do not find that there is sufficient evidence of a lack of intention to dedicate rights of way by the relevant landowners over any section of this claimed route.

61. For Claimed Route 2, I am satisfied that, on the balance of probabilities, there is sufficient evidence of use by the public, as of right and without interruption throughout the relevant twenty-year period. As such and by reason of the frequency of use, there is sufficient evidence to raise the presumption that Claimed Route 2 has been dedicated as a footpath.

Common Law

62. For the reasons given above, I have found that the user evidence is sufficient to raise the presumption that the claimed routes have been dedicated as footpaths under statute. As such, it is not necessary to consider the position at common law.

Other Matters

63. At the Inquiry, a map showing the River Avon and the immediate surrounding area of Melksham was provided. In submission of that document, I was directed to the annotation which says 'Rifle Range' in an area adjacent to the east bank of the River Avon at Melksham. However, the map of the area showing the location of a rifle range is undated, and it is not known for what purpose that map was produced. As such that undated map does not provide evidence of status of either of the claimed routes.
64. An article from the Farmers Weekly publication has been provided and which describes the threat to livestock by Neospora infections which are caused by livestock grazing areas contaminated by dog faeces which contain a parasite. However, whilst I acknowledge the extreme difficulties and distress caused by pasture contaminated by dog faeces to livestock, the details provided do not provide evidence of the status, or lack of status, of the claimed routes. The law is quite clear that the desirability of the route, safety and environmental concerns are not matters that I can consider in terms of a Definitive Map Modification.
65. A report commissioned for the Environment Agency regarding the condition of the Black Bridge, dated March 2017, has been provided by one of the landowners. That report concludes that an abutment has deteriorated and requires stabilizing with a longer term solution being required, with a recommendation that a weight limit should be applied to further use of the structure. Whilst I acknowledge the contents of the report, safety concerns are not matters that I consider in terms of a Definitive Map Modification Order.
66. The OMA seeks confirmation of the Order with a modification to the key included on the Order plan. In that respect, the key to the Order plan includes a notation 'Footpath subject to deed of dedication' for the section of Claimed Route 2 between points C-D. Between points C-D, the Order plan shows a thickly drawn pecked line which would correspond with the key notation for 'Footpath to be added'. As such, the OMA requested a modification to remove the notation 'Footpath subject to deed of dedication'. In light of the reasons given at paragraph 13 of this decision regarding when the dedication agreement would become effective, and by reason of the difference between what is shown on the map to that included on the key, I

conclude that a modification is required to remove the incorrect notation from the Order plan. Pursuant to paragraphs 8(1) and 8(2) of Schedule 15 to the 1981 Act, the proposed modification to the Order does not require advertising.

Overall Conclusions

67. Having regard to the above and all other matters raised at the Inquiry and in the written representations, I conclude that the Order should be confirmed subject to a modification.

Formal Decision

68. I confirm the Order subject to the following modification:

- On the Order plan delete the text "*Footpath subject to deed of dedication CooooooD*".

Mr A Spencer-Peet

INSPECTOR

APPEARANCES

For the Order Making Authority:

Mr T Ward of Counsel *instructed by* Wiltshire Council

who called:

Ms S Madgwick Definitive Map and Highway Records Manager, Wiltshire Council

In Support of the Order:

Dr P Wadey

who called:

Mr G Martin

Mr T McMaster

Mr J Campbell

Miss S Aldridge

Mrs S Stoker

Mr A Cooke

In Objection to the Order:

Mr T Farthing of Farthing & Co.

Interested parties speaking in support to the Order

Mr Cardy

Mr Goacher

Mr Howell

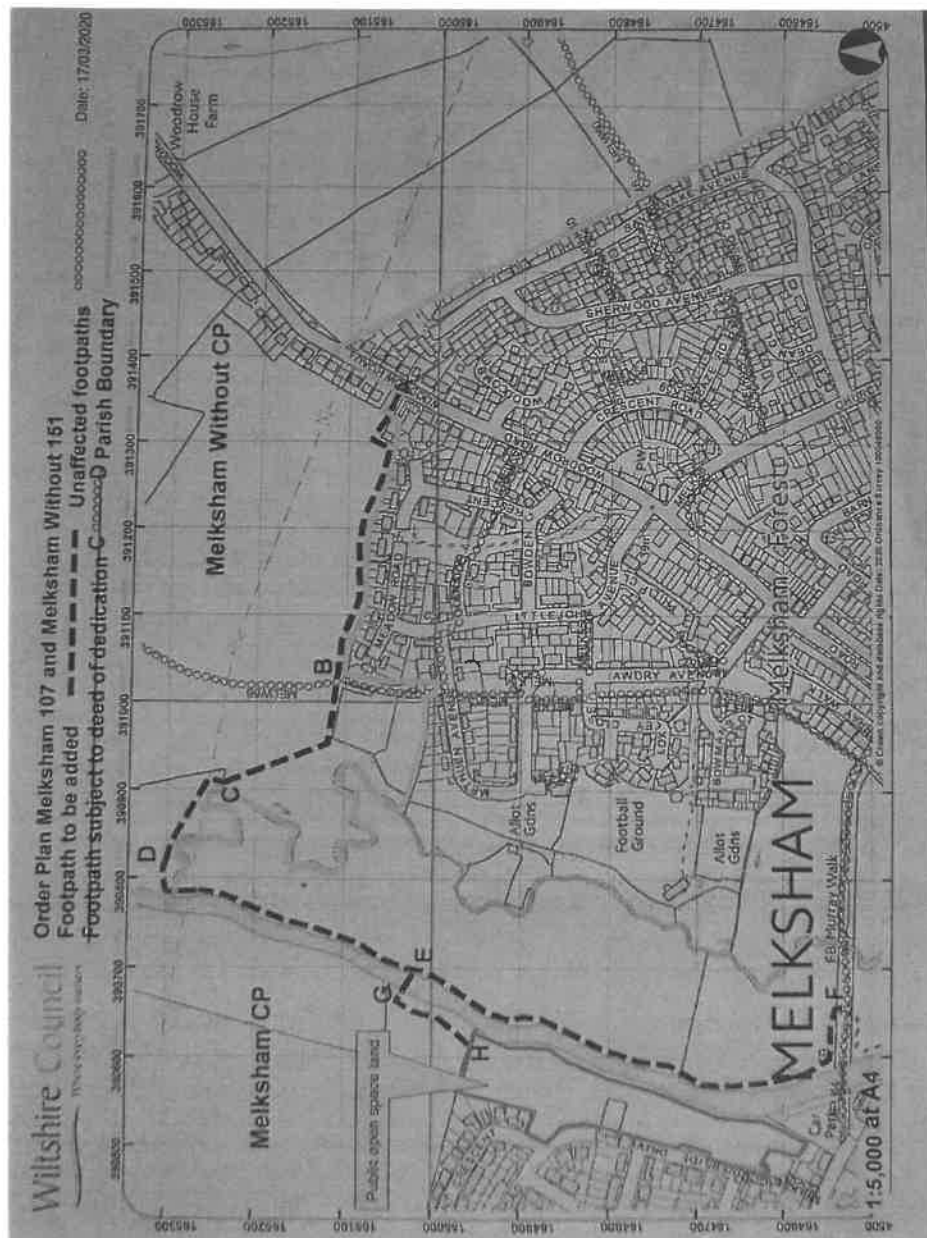
Mr Baines

Mr Purnell

Mr Holden

Documents Submitted at Inquiry:

1. Undated copy of map of Melksham
2. Closing submissions submitted by Dr P Wadey
3. Costs Application Response by Dr P Wadey on behalf of Mr T McMaster



WILDLIFE AND COUNTRYSIDE ACT 1981

THE DEFINITIVE MAP AND STATEMENT FOR THE MELKSHAM URBAN DISTRICT COUNCIL AREA DATED 1953 AND THE BRADFORD AND MELKSHAM RURAL DISTRICT COUNCIL AREA DATED 1952 AS MODIFIED UNDER THE PROVISIONS OF THE WILDLIFE AND COUNTRYSIDE ACT 1981

THE WILTSHIRE COUNCIL PARISH OF MELKSHAM PATH No. 107 & MELKSHAM WITHOUT PATH No. 151 RIGHTS OF WAY MODIFICATION ORDER 2020

This order is made by Wiltshire Council under section 53(2)(b) of the Wildlife and Countryside Act 1981 ("the Act") because it appears to that authority that the Definitive Map and Statement for the Melksham Urban District Council dated 1953 and the Bradford and Melksham Rural District Council dated 1952 as modified under the provisions of the Wildlife and Countryside Act 1981 require modification in consequence of the occurrence of an event specified in section 53(3)(c)(i) of the Act, namely the discovery by the authority of evidence which (when considered with all other relevant evidence available to them shows :

- (i) that a right of way which is not shown in the map and statement subsists or is reasonably alleged to subsist over land in the area to which the map relates, being a right of way such that the land over which the right subsists is a public path, a restricted byway or, subject to section 54A, a byway open to all traffic.

The Authority have consulted with every local authority whose area includes the land to which this order relates.

The Wiltshire Council hereby order that:

1. For the purposes of this Order the relevant date is the 11th March 2020.
2. The Definitive Map and Statement for the Melksham Urban District Council area dated 1953 and the Bradford and Melksham Rural District Council area dated 1952 as modified under the provisions of the Wildlife and Countryside Act 1981 shall be modified as described in Parts I and II of the Schedule and shown on the plan attached to the Order.
3. This Order shall take effect on the date it is confirmed and may be cited as the Wiltshire Council Parish of Melksham Path No. 107 & Melksham Without Path No. 151 Rights of Way Modification Order 2020.

THE COMMON SEAL of
WILTSHIRE COUNCIL was
hereunto affixed this 18th day
of March 2020

}
}
}
}

Kanleenfree

In the presence of:

The foregoing order is hereby confirmed
subject to the red ink modifications thereon

A Spencer-Peet 8 SEP 2023

An Inspector appointed by The Secretary
of State for Environment, Food and
Rural Affairs

Senior Solicitor

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91609

SCHEDULE

PART I

MODIFICATION OF DEFINITIVE MAP

| Parish | Path No. | Description of footpath to be added | Modified under section 53(3) as Specified |
|------------------|----------|---|---|
| Melksham | 107 | <p>That length of footpath shown on the plan attached hereto by a black broken line leading from Point F at OS Grid ref. ST9066 6453 to the Parish Boundary close to Point D.</p> <p>Also that length of footpath shown on the plan attached hereto by a black broken line leading from Point E across the River Avon to Point G and H at OS Grid ref. ST9061 6495.</p> <p>Approximate length = 1014 metres Width = 1.6 metres</p> | 53(3)(c)(i) |
| Melksham Without | 151 | <p>That length of footpath shown on the plan attached hereto by a black broken line leading from the Parish Boundary close to Point D to Point D at OS Grid ref. ST9082 6530. Also that length of footpath shown on the plan attached hereto by a black broken line leading from Point D to Point C at OS Grid ref. ST9090 6524 to Point B to Point A at OS Grid ref. ST9136 6505 at Woodrow Road.</p> <p>Approximate length = 630 metres Width = 1.6 metres except from OS ST9082 6530 to ST 9090 6524 where 2 metres.</p> | 53(3)(c)(i) |

SCHEDULE

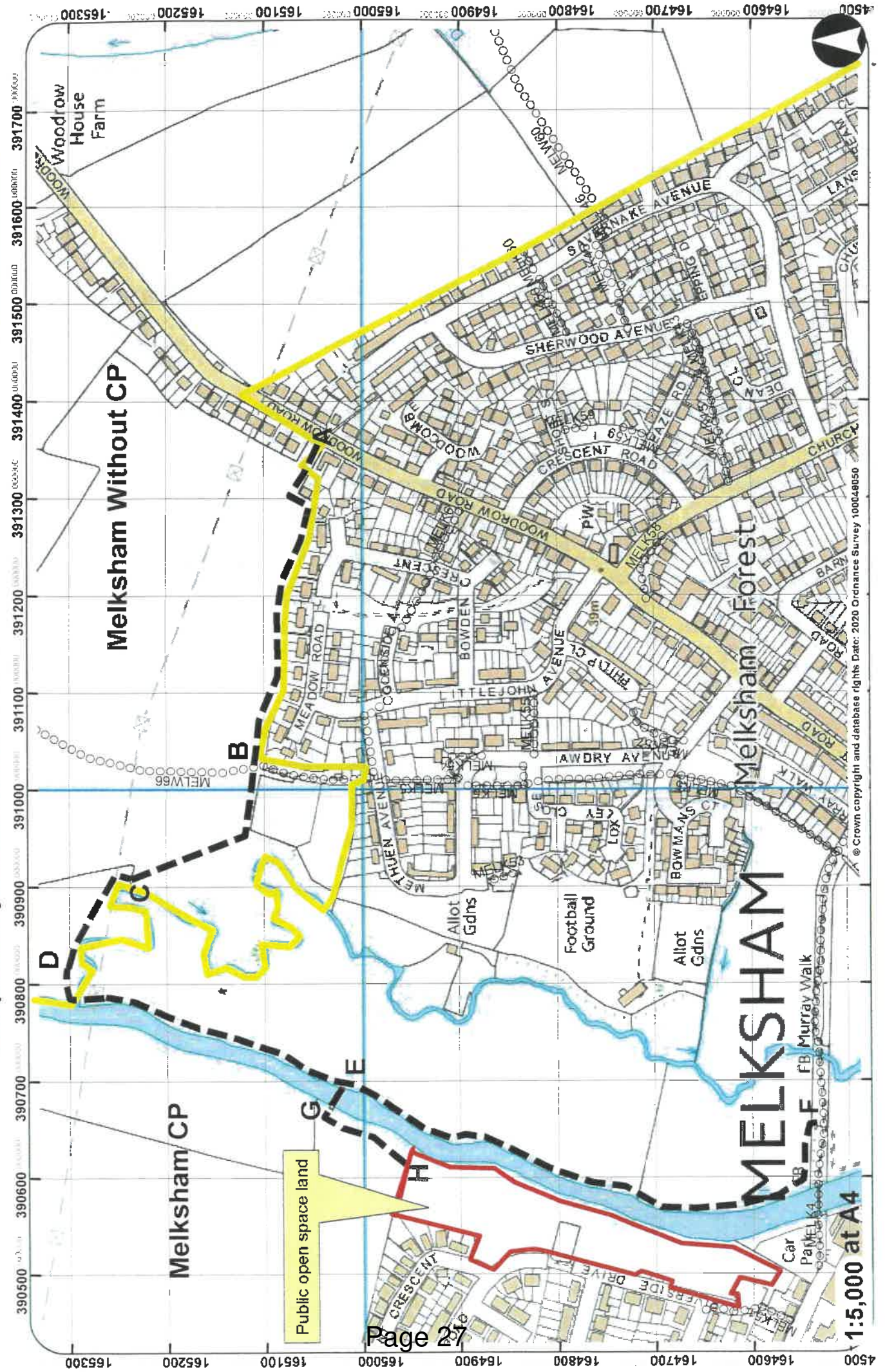
PART II

MODIFICATION OF DEFINITIVE STATEMENT

| Parish | Path No | Description of path | Modified under Section 53(3) as specified |
|---------------------|---------|--|---|
| Melksham | 107 | <p>FOOTPATH leading from its junction with Path no. 4 Murray Walk to the River Avon where broadly north and north north east along the field edge following the River to the Parish Boundary at OS Grid ref. ST9079 6529. Also from OS Grid ref. ST9070 6502 crossing the river by the bridge where south south west to the public open space land at OS Grid ref. ST9061 6495.</p> <p>Approximate length: 1014 metres Width: 1.6 metres</p> <p>Limitations and Conditions: Stile at OS Grid ref. ST9079 6529 Stile at OS Grid ref. ST 9061 6495</p> | 53(3)(c)(i) |
| Melksham Without | 151 | <p>FOOTPATH leading from Parish Boundary at OS Grid ref. ST9079 6529 to ST9082 6530 and from OS Grid ref. ST9090 6524 south east to the field edge where broadly east across path no. 66 following the field edge to Woodrow Road at OS Grid ref. ST9136 6505.</p> <p>Approximate length: 630 metres Width = 1.6 metres except from OS ST9082 6530 to ST 9090 6524 where 2 metres.</p> | 53(3)(c)(i) |

Where everybody matters

Footpath subject to deed of dedication C



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