

Chapter 3:

Longridge Avenue, Saltdean to Seaford Esplanade

England Coast Path: Shoreham-by-Sea to Eastbourne - Natural England's Proposals

Part 3.1: Introduction

Start Point:	Longridge Avenue, Saltdean (grid reference: 538219 101912)
End Point:	Seaford Esplanade (grid reference: 548773 98234)
Relevant Maps:	3a to 3i

Understanding the proposals and accompanying maps:

The Trail:

- 3.1.1 Follows existing walked routes, including public rights of way, along all of this length.
- 3.1.2 Mainly follows the coastline quite closely and maintains good views of the sea.
- 3.1.3 Follows public footpaths along the top of chalk cliffs between Saltdean and Newhaven.
- 3.1.4 Follows the River Ouse inland to the first crossing point at Newhaven before returning to the low lying coast at Seaford Bay.
- 3.1.5 Follows a route similar to a section of the Vanguard Way and Sussex Ouse Valley Way but departs from this at Newhaven in order to follow the coast.
- 3.1.6 Follows a route similar to the Seahaven Coastal Trail between Exceat and Saltdean.

Protection of sensitive nature conservation features:

- 3.1.7 This part of the coast includes the following sites, designated for nature conservation (See map C of the Overview):
 - Brighton to Newhaven Cliffs Site of Special Scientific Interest (SSSI) designated for its geological and wildlife interest
 - Beachy Head West Marine Conservation Zone (MCZ)

- Castle Hill Local Nature Reserve (LNR)

We have assessed the potential impacts of our proposals along the proposed route (and over the associated spreading room described below) on the features for which the affected land is designated and on any which are protected in their own right.

- 3.1.8 With input from specialists we have considered each of the sites involved and the relevant designations and concluded that for this section of the coast our proposals are compatible with the conservation objectives for the sites concerned.

See part 6b of the Overview - 'Protection of sensitive nature conservation features' for a description of our overall approach and a summary of our conclusions

Protection of the Historic Environment:

- 3.1.9 This part of the coast also includes the following sites, designated for heritage preservation reasons (See map C of the Overview):

- Bowl barrow on Peacehaven Heights Scheduled Ancient Monument (SAM).
- Newhaven Fort Scheduled Ancient Monument (SAM)
- Seaford Esplanade Martello Tower Scheduled Ancient Monument (SAM).

We have assessed the potential impacts of our proposals along the proposed route (and over the associated spreading room described below) on the features for which the affected land is designated and on any which are protected in their own right.

- 3.1.10 With input from specialists we have considered each of the sites involved and the relevant designations and concluded that for this section of the coast our proposals would not undermine the conservation objectives for the historic environment.

See part 6c of the Overview - 'Protection of the Historic Environment' for a description of our overall approach and a summary of our conclusions

Accessibility:

- 3.1.11 There are few artificial barriers to accessibility on the proposed route, which makes use of existing surface paths wherever these meet the criteria in the Coastal Access Scheme.

However, there are places where it may not be entirely suitable for people with reduced mobility because:

- The trail would follow an undulating and uneven grass or bare soil footpath and unsurfaced roads or tracks along the cliff tops between Saltdean and Castle Hill Local Nature Reserve at Newhaven (maps 3a to 3e);
- There are steps in places along the clifftop path at Castle Hill Local Nature Reserve (map 3d).

- There are steps in places where it is necessary to use the foot bridge over the railway to the east of Newhaven (map 3f).

3.1.12 At Castle Hill Local Nature Reserve (LNR) a new set of steps and path surfacing is proposed upon an eroded bank at route section SEB-3-S051, on map 3d, so as to make the trail easier to use. We envisage this happening before the new access rights come into force as part of the physical establishment work described in part 7 of the Overview.

See part 6a of the Overview - 'Recreational issues' - for more information.

Where we have proposed exercising our discretion:

3.1.13 Estuary: This report proposes that the trail should contain sections aligned on the estuary of the river Ouse, extending upstream from the open coast.

See part 5 of the Overview. The trail covered by this chapter includes part of this estuary route.

3.1.14 Landward boundary of the coastal margin: We have used our discretion on some sections of the route to map the landward extent of the coastal margin to an adjacent physical boundary such as a fence line, pavement or track to make the extent of the new access rights clearer. See Table 3.2.1 below.

3.1.15 In some places we have used our discretion to propose the inclusion of additional, more extensive landward areas within the coastal margin, to secure or enhance public enjoyment of this part of the coast. The owner of this land is content for us to propose this.

See also part 3 of the Overview - 'Understanding the proposals and accompanying maps', for an explanation of the default extent of the coastal margin and how we may use our discretion to adjust the margin, either to add land or to provide clarity. See also Annex C of the Overview - 'Excepted land categories'.

3.1.16 Restrictions and/or exclusions: We have proposed to exclude access by direction under the Countryside and Rights of Way Act (2000) in certain places along this section of coast. For details of these directions, see 3.3.28 in the Formal Proposals Section of this chapter and Part 10 of the Overview.

3.1.17 Access rights to the spreading room would be subject to the national restrictions on coastal access rights listed in Annex D of the Overview. These restrictions would not apply to public rights of way.

3.1.18 These directions will not prevent or affect:

- any existing local use of the land by right, as such use is not covered by coastal access rights;
- any other use people already make of the land locally by formal agreement with the landowner, or by informal permission or traditional toleration; or
- use of any registered rights of common or rights at common law or by Royal Charter etc

3.1.19 Any such use is not prohibited or limited by these arrangements.

3.1.20 The directions we give are intended to avoid any new public rights being created over the mudflats in question, in view of the hidden dangers to which new users of the land would be subject to.

- 3.1.21 **Alternative Routes:** An optional alternative route along Fort Road, Newhaven Harbour would follow route section SEB-3-A001, as shown on map 3e. This route would avoid occasional flooding along West Quay, that occurs as a result of exceptional high tides combined with prolonged rainfall, which could temporarily interrupt access between route sections SEB-3-S057 and SEB-3-S064. It would not have the effect of creating any additional spreading room on either the seaward or the landward side.
- 3.1.22 **Other factors affecting access:** At route section SEB-3-S067 on map 3e, public access may be interrupted from time to time for short periods to allow Newhaven Swing Bridge to open. At route section SEB-3-S069 on map 3e, public access will be interrupted from time to time at the railway level crossing. These arrangements would continue without any local restrictions on the new access rights to give effect to it formally.

Establishment and ongoing management of the trail

- 3.1.23 Some physical establishment of the trail would be necessary in accordance with the general approach described in part 7 of the Overview.
- 3.1.24 At Castle Hill Local Nature Reserve (LNR) a new set of steps and path surfacing is proposed upon an eroded bank at route section SEB-3-S051, on map 3d, so as to make the trail easier to use.
- 3.1.25 Ongoing management and maintenance would be necessary in accordance with the general approach described in part 8 of the Overview.

See parts 7 - 'Physical establishment of the trail' and 8 - 'Maintenance of the trail' of the Overview for more information.

Future Change:

- 3.1.26 Part of the route of the trail on this length of coast would be able to change without further approval from the Secretary of State in response to coastal erosion or other geomorphological processes, or encroachment by the sea. This would happen in accordance with the criteria and procedures for 'roll back' set out in part 9 of the Overview. See table 3.2.1 below for details of the sections likely to be affected in the foreseeable future.
- 3.1.27 There are also places on the length of coast described in this chapter where, at the time of preparing the report, we foresee the need for changes to the access provisions for other reasons.
- 3.1.28 At Newhaven Harbour, between Mill Creek and East Pier on route section SEB-3-S079 on map 3f, the development of a new port access road is imminent, with longer term development proposals for the eastern side of the Harbour entrance. The trail alignment may be affected as the area develops in the future, requiring a separate variation report to the Secretary of State. These are summarised at part 9 of the Overview.

See parts 6e - 'Coastal processes' and 9 - 'Future changes' of the Overview for more information.

Part 3.2: Commentary on Maps

See Part 3 of Overview for guidance on reading and understanding the tables below

3.2.1 Section Details – Maps 3a to 3i: Longridge Avenue, Saltdean to Seaford Esplanade

Notes on table:

Column 2 – an asterisk (*) against the route section number means see also table 3.2.3: Other options considered.

Column 5 – ‘Yes – normal’ means roll-back approach is likely to follow the current feature (e.g. cliff edge/beach) for the foreseeable future.

Column 5 – ‘Yes – see table 3.2.4’ means refer to that table below about our likely approach to roll-back on this part of the route.

Column 6a - certain coastal land types are included automatically in the coastal margin where they fall landward of the trail if they touch it at some point. These coastal land types are: foreshore, cliff, bank, barrier, dune, beach, flat or section 15 land.

1	2	3	4	5	6a	6b	6c	7	
Map(s)	Route section number(s)	Current status of this section	Current surface of this section	Roll-back proposed? (See Part 8 of Overview)	Default coastal land type? (See note 6a above)	Landward boundary of margin (See maps)	Reason for landward boundary discretion	Proposed exclusions or restrictions (see Part 9 of Overview)	
3a	SEB-3-S001 to SEB-3-S003	Public footpath	Grass	Yes - Normal	No	Road edge	Additional landward area	None	
	SEB-3-S004	Public footpath	Grass	Yes - See table 3.2.4	No	Landward edge of trail (2m)	Not used	None	
	SEB-3-S005	Public footpath	Tarmac	Yes - See table 3.2.4	No	Landward edge of trail (2m)	Not used	None	
	SEB-3-S006	Public footpath	Grass	Yes - See table 3.2.4	No	Landward edge of trail (2m)	Not used	None	
	SEB-3-S007	Public footpath	Bare soil: Compacted	Yes - Normal	No	Fence line	Clarity and cohesion	None	
	SEB-3-S008	Public footpath	Grass	Yes - Normal	No	Landward edge of trail (2m)	Not used	None	
	SEB-3-S009	Public footpath	Grass	Yes - See table 3.2.4	No	Various	Additional landward area	None	
	SEB-3-S010	Public footpath	Grass	Yes - See table 3.2.4	No	Fence line	Clarity and cohesion	None	
	3b	SEB-3-S011	Public footpath	Grass	Yes - See table 3.2.4	No	Various	Additional landward area	None
		SEB-3-S012	Public footpath	Concrete	Yes - See table 3.2.4	No	Wall	Clarity and cohesion	None
SEB-3-S013		Public footpath	Gravel	Yes - See table 3.2.4	No	Track edge	Clarity and cohesion	None	
SEB-3-S014		Public footpath	Grass	Yes - See table 3.2.4	No	Landward edge of trail (2m)	Not used	None	
SEB-3-S015		Public footpath	Grass	Yes - See table 3.2.4	No	Landward edge of trail (2m)	Not used	None	
SEB-3-S016		Public footpath	Concrete	Yes - See table 3.2.4	No	Landward edge of trail (2m)	Not used	None	
SEB-3-S017		Public footpath	Grass	Yes - See table 3.2.4	No	Landward edge of trail (2m)	Not used	None	
SEB-3-S018		Public footpath	Grass	Yes - See table 3.2.4	No	Landward edge of trail (2m)	Not used	None	
SEB-3-S019		Public footpath	Gravel	Yes - See table 3.2.4	No	Track edge	Clarity and cohesion	None	
SEB-3-S020		Public footpath	Grass	Yes - See table 3.2.4	No	Landward edge of trail (2m)	Not used	None	

1	2	3	4	5	6a	6b	6c	7
Map(s)	Route section number(s)	Current status of this section	Current surface of this section	Roll-back proposed? (See Part 8 of Overview)	Default coastal land type? (See note 6a above)	Landward boundary of margin (See maps)	Reason for landward boundary discretion	Proposed exclusions or restrictions (see Part 9 of Overview)
3b	SEB-3-S021	Public footpath	Gravel	Yes - See table 3.2.4	No	Various	Clarity and cohesion	None
	SEB-3-S022 to SEB-3-S024	Public footpath	Block paving	Yes - See table 3.2.4	No	Track edge	Clarity and cohesion	None
3c	SEB-3-S025	Public footpath	Gravel	Yes - See table 3.2.4	No	Track edge	Clarity and Cohesion	None
	SEB-3-S026	Public footpath	Grass	Yes - See table 3.2.4	No	Various	Additional landward area	None
	SEB-3-S027	Public footpath	Gravel	Yes - See table 3.2.4	No	Wall	Clarity and Cohesion	None
	SEB-3-S028	Public footpath	Bare soil: Compacted	Yes - See table 3.2.4	No	Track edge	Additional landward area	None
	SEB-3-S029	Public footpath	Grass	Yes - See table 3.2.4	No	Track edge	Additional landward area	None
	SEB-3-S030 to SEB-3-S034	Public footpath	Bare soil: Compacted	Yes - See table 3.2.4	No	Landward edge of trail (2m)	Not used	None
	SEB-3-S035 to SEB-3-S036	Public footpath	Bare soil: Compacted	Yes - Normal	No	Landward edge of trail (2m)	Not used	None
	SEB-3-S037 to SEB-3-S039	Public footpath	Grass	Yes - Normal	No	Landward edge of trail (2m)	Not used	None
	SEB-3-S040 and SEB-3-S041	Other existing walked route	Grass	Yes - Normal	No	Landward edge of trail (2m)	Not used	None
	3c to 3d	SEB-3-S042 to SEB-3-S047	Public footpath	Grass	Yes - Normal	No	Landward edge of trail (2m)	Not used
3d	SEB-3-S048 to SEB-3-S050	Public footpath	Grass	Yes - See table 3.2.4	No	Landward edge of trail (2m)	Not used	None
	SEB-3-S051	Other existing walked route	Grass	Yes - See table 3.2.4	No	Various	Additional landward area	None
3e	SEB-3-S052	Other existing walked route	Bare soil: Compacted	No	No	Various	Additional landward area	None
	SEB-3-S053	Other existing walked route	Tarmac	No	No	Various	Additional landward area	None
	SEB-3-S054	Other existing walked route	Gravel	No	No	Various	Additional landward area	None
	SEB-3-S055	Other existing walked route	Tarmac	No	No	Various	Additional landward area	None
	SEB-3-S056	Public footway (pavement)	Tarmac	No	No	Pavement edge	Clarity and Cohesion	None
	SEB-3-S057 to SEB-3-S058	Other existing walked route	Block paving	No	No	Pavement edge	Clarity and Cohesion	None
	SEB-3-S059 and SEB-3-S060	Other existing walked route	Block paving	No	No	Pavement edge	Clarity and Cohesion	None
	SEB-3-S061	Other existing walked route	Block paving	No	No	Various	Additional landward area	None
	SEB-3-S062 to SEB-3-S063	Other existing walked route	Block paving	No	No	Pavement edge	Clarity and Cohesion	None
	SEB-3-S064	Public footway (pavement)	Block paving	No	No	Pavement edge	Clarity and Cohesion	None

1	2	3	4	5	6a	6b	6c	7
Map(s)	Route section number(s)	Current status of this section	Current surface of this section	Roll-back proposed? (See Part 8 of Overview)	Default coastal land type? (See note 6a above)	Landward boundary of margin (See maps)	Reason for landward boundary discretion	Proposed exclusions or restrictions (see Part 9 of Overview)
3e	SEB-3-S065	Public footway (pavement)	Concrete	No	No	Pavement edge	Clarity and Cohesion	None
	SEB-3-S066	Cycle track (pedestrian)	Block paving	No	No	Pavement edge	Clarity and Cohesion	None
	SEB-3-S067	Public footway (pavement)	Tarmac	No	No	Pavement edge	Clarity and Cohesion	Margin
	SEB-3-S068	Cycle track (pedestrian)	Block paving	No	No	Pavement edge	Clarity and Cohesion	None
	SEB-3-S069	Cycle track (pedestrian)	Tarmac	No	No	Pavement edge	Clarity and Cohesion	None
3f	SEB-3-S070	Public footway (pavement)	Tarmac	No	No	Pavement edge	Clarity and Cohesion	None
	SEB-3-S071*	Public Highway	Concrete	No	No	Landward edge of trail (2m)	Not used	None
	SEB-3-S072* to SEB-3-S074*	Public footway (pavement)	Tarmac	No	No	Pavement edge	Clarity and Cohesion	None
	SEB-3-S075*	Public footpath	Gravel	No	No	Landward edge of trail (2m)	Not used	None
	SEB-3-S076*	Public footpath	Tarmac	No	No	Path edge	Clarity and Cohesion	None
	SEB-3-S077*	Public footpath	Bare soil: Compacted	No	No	Path edge	Clarity and Cohesion	None
	SEB-3-S078*	Public footpath	Concrete	Yes - See table 3.2.4	No	Path edge	Clarity and Cohesion	None
	SEB-3-S079*	Public footpath	Bare soil: Compacted	Yes - See table 3.2.4	No	Landward edge of trail (2m)	Not used	None
	SEB-3-S080*	Public footpath	Concrete	Yes - See table 3.2.4	No	Path edge	Clarity and Cohesion	None
	3g	SEB-3-S081*	Public footpath	Concrete	Yes - See table 3.2.4	No	Path edge	Clarity and Cohesion
SEB-3-S082*		Public footpath	Gravel	Yes - See table 3.2.4	No	Path edge	Clarity and cohesion	None
SEB-3-S083*		Public footpath	Concrete	Yes - Normal	No	Path edge	Clarity and Cohesion	None
SEB-3-S084*		Public footpath	Concrete	Yes - See table 3.2.4	No	Path edge	Clarity and Cohesion	None
SEB-3-S085		Public footpath	Concrete	Yes - See table 3.2.4	Yes - barrier	Landward edge of barrier (wall)	Not used	None
3h	SEB-3-S086	Public footpath	Concrete	Yes - Normal	Yes - barrier	Landward edge of barrier	Not used	None
	SEB-3-S087	Other existing walked route	Concrete	Yes - Normal	Yes - barrier	Landward edge of barrier (wall)	Not used	None
	SEB-3-S088	Other existing walked route	Concrete	Yes - Normal	Yes - barrier	Landward edge of barrier (wall)	Not used	None
	SEB-3-S089	Public footpath	Concrete	Yes - Normal	Yes - barrier	Landward edge of barrier (wall)	Not used	None
3h to 3i	SEB-3-S090 to SEB-3-S096	Cycle track (pedestrian)	Concrete	No	No	Promenade edge	Clarity and Cohesion	None
3i	SEB-3-S097 to SEB-3-S099	Other existing walked route	Concrete	No	No	Promenade edge	Clarity and Cohesion	None

3.2.2 Alternative routes and optional alternative route details – Map 3e: Fort Road to South Way, Newhaven

By default, the optional alternative route will cover the land two metres either side of the approved line for this route. However by virtue of s55D(2) of the National Parks and Access to the Countryside Act 1949, where the optional alternative route follows an existing path corridor, the trail may adopt a variable width as dictated by existing physical features. Columns 6a and 6b of this table describe the boundaries of the alternative route strips.

1	2	3	4	5	6a	6b	6c	7
Map(s)	Route section number(s)	Current status of this section	Current surface of this section	Roll-back proposed? (See Part 8 of Overview)	Seaward boundary of alternative route strip	Landward boundary of alternative route strip (See maps)	Reason for boundary discretion	Proposed exclusions or restrictions (see Part 9 of Overview)
3e	SEB-3-OA001	Public footway (pavement)	Tarmac	No	Pavement edge	Pavement edge	Clarity and Cohesion	None

3.2.3 Other options considered: Maps 3a to 3i: Longridge Avenue, Saltdean to Seaford Esplanade

Map(s)	Section number(s)	Option(s) considered	Reasons for not proposing this option as the route
3f and 3g	SEB-3-S071 to SEB-3-S084	On the east side of Newhaven, we considered aligning the trail inland of the coast, using existing public footpaths, landward of Mill Creek, to provide a quieter, more rural setting.	<p>We opted for the proposed route because:</p> <ul style="list-style-type: none"> ■ it is closer to the coast and provides a more direct route back to the sea; ■ it has better views of the sea; ■ it reduces the amount of coastal margin; ■ we concluded that overall the proposed route struck the best balance in terms of the criteria described in chapter 4 of the Coastal Access Scheme.

3.2.4 Roll-back implementation – more complex situations: Map(s) 3a to 3i: Longridge Avenue, Saltdean to Seaford Esplanade

Map(s)	Section number(s)	Feature or site potentially affected	How we will manage roll-back in relation to this feature or site
3a	SEB-3-S004 to SEB-3-S006	Southern Water Portobello works landward of the clifftop grassland	If it is no longer possible to find a viable route seaward of the specified Southern Water works we will choose a new route after detailed discussions with all relevant interests, either (a) to pass through the site, or (b) if this is not practicable, to pass somewhere on the landward side of it. In reaching this judgement we will have full regard to the need to seek a fair balance between the interests of potentially affected owners and occupiers and those of the public.

Map(s)	Section number(s)	Feature or site potentially affected	How we will manage roll-back in relation to this feature or site
3a	SEB-3-S009 to SEB-3-S011	Telscombe Tavern pub landward of the clifftop grassland at SEB-3-S010	If it is no longer possible to find a viable route seaward of the public house, we will choose a new route after detailed discussions with all relevant interests, either (a) to pass through the site, or (b) if this is not practicable, to pass somewhere on the landward side of it. In reaching this judgement we will have full regard to the need to seek a fair balance between the interests of potentially affected owners and occupiers and those of the public.
3b	SEB-3-S012 to SEB-3-S019	Residential properties landward of The Promenade track, a recreational area and park	The cliffs here are protected but still subject to some limited geomorphological changes and erosion due to rain, wind and frost. If it is no longer possible to find a viable route seaward of the properties, we will choose a new route after detailed discussions with all relevant interests, either (a) to pass seaward of the houses, or (b) if this is not practicable, to pass somewhere on the landward side of them, for example using existing roads or paths. In reaching this judgement we will have full regard to the need to seek a fair balance between the interests of potentially affected owners and occupiers and those of the public.
3b and 3c	SEB-3-S020 to SEB-3-S034	Residential properties landward of The Promenade track and The Dell recreation ground	The cliffs here are protected but still subject to some limited geomorphological changes and erosion due to rain, wind and frost. If it is no longer possible to find a viable route seaward of the properties, we will choose a new route after detailed discussions with all relevant interests, either (a) to pass seaward of the houses, or (b) if this is not practicable, to pass somewhere on the landward side of them, for example using existing roads or paths. In reaching this judgement we will have full regard to the need to seek a fair balance between the interests of potentially affected owners and occupiers and those of the public.
3d	SEB-3-S048 to SEB-3-S051	Properties at Newhaven Heights Residential Park, near Harbour Heights	If it is no longer possible to find a viable route seaward of the Residential Park, we will choose a new route after detailed discussions with all relevant interests. In consultation with the current owner, the preferred options are either (a) to pass through the site on or near to a public footpath or (b) if this is not practicable, to pass along the landward side of the residential parks. In reaching this judgement we will have full regard to the need to seek a fair balance between the interests of potentially affected owners and occupiers and those of the public.
3f and 3g	SEB-3-S078 to SEB-3-S082	Mill Creek, Tide Mills	If it is no longer possible to find a viable route seaward of Mill Creek, due to the predicted long term narrowing of the Seaford Bay beach frontage, we will choose a new route after detailed discussions with all relevant interests, to pass somewhere on the landward side of it. In reaching this judgement we will have full regard to the need to seek a fair balance between the interests of potentially affected owners and occupiers and those of the public.
3g	SEB-3-S084 and SEB-3-S085	Buckle Caravan Club and Seaford Sailing Club	If it is no longer possible to find a viable route seaward of the caravan park or sailing club, due to the predicted long term narrowing of the Seaford Bay beach frontage, we will choose a new route after detailed discussions with all relevant interests, either (a) to pass through the sites, or (b) if this is not practicable, to pass somewhere on the landward side of them. In reaching this judgement we will have full regard to the need to seek a fair balance between the interests of potentially affected owners and occupiers and those of the public.

Part 3.3: Chapter 3 - Formal Proposals

- Below are our formal proposals to the Secretary of State for the length of coast shown on maps 3a to 3i.
- They should be read in conjunction with the relevant maps.
- The commentary above explains the practical effect of these proposals.

Formal Proposals – Longridge Avenue, Saltdean to Seaford Esplanade

Discretion to include an estuary

- 3.3.1 Natural England proposes to exercise its functions as if the sea included the estuarial waters of the River Ouse as far as the Swing Bridge, Newhaven Harbour as indicated by the extent of the trail shown on maps 3e and 3f.

Proposed route of the trail

- 3.3.2 In relation to route sections SEB-3-S052 to SEB-3-S077, the route is to be at the centre of the line shown on maps 3e and 3f as the proposed route of the trail.
- 3.3.3 In relation to route sections SEB-3-S090 to SEB-3-S099, the route is to be at the centre of the line shown on maps 3h and 3i as the proposed route of the trail.
- 3.3.4 In relation to route sections SEB-3-S001 to SEB-3-S051, the route, as initially determined at the time the report was prepared, is to be at the centre of the line shown on maps 3a to 3d as the proposed route of the trail.
- 3.3.5 In relation to route sections SEB-3-S078 to SEB-3-S089, the route, as initially determined at the time the report was prepared, is to be at the centre of the line shown on maps 3f, 3g and 3h as the proposed route of the trail.
- 3.3.6 If at any time any part of a route section listed in the previous paragraphs needs, in Natural England's view, to change

- as a result of coastal erosion or other geomorphological processes or encroachment by the sea
- in order to link with other parts of the route that need to roll back in direct response to such changes;

in order for the overall route to remain viable, the new route for the part in question will be determined by Natural England without further reference to the Secretary of State. This will be done in accordance with the criteria and procedures described under the title 'Roll-back' in part 9 of the Overview and section 4.10 of the Coastal Access Scheme. If this happens, the new route will become the approved route for that section for the purposes of the Order which determines where coastal access rights apply.

Landward boundary of coastal margin

- 3.3.7 Adjacent to route sections SEB-3-S001 to SEB-3-S003, the landward boundary of the coastal margin

is to coincide with the seaward edge of the South Coast Road, as indicated by the coastal margin landward of the trail on map 3a.

- 3.3.8 Adjacent to route section SEB-3-S007, the landward boundary of the coastal margin is to coincide with the fence line, which, at the time of writing this report, is landward of the public footpath shown as the trail on map 3a.
- 3.3.9 Adjacent to route section SEB-3-S009, the landward boundary of the coastal margin is to coincide with various boundary features around Telscombe Grange, as indicated by the coastal margin landward of the trail on map 3a.
- 3.3.10 Adjacent to route section SEB-3-S010, the landward boundary of the coastal margin is to coincide with the fence line, which, at the time of writing this report, is landward of the public footpath shown as the trail on map 3a.
- 3.3.11 Adjacent to route section SEB-3-S011, the landward boundary of the coastal margin is to coincide with various boundaries around The Esplanade greenspace, as indicated by the coastal margin landward of the trail on map 3b.
- 3.3.12 Adjacent to route section SEB-3-S012, the landward boundary of the coastal margin is to coincide with the wall which, at the time of writing this report, is landward of the public footpath shown as the trail on map 3b.
- 3.3.13 Adjacent to route sections SEB-3-S013 and SEB-3-S019, the landward boundary of the coastal margin is to coincide with the landward edge of The Promenade track shown as the trail on map 3b.
- 3.3.14 Adjacent to route section SEB-3-S021, the landward boundary of the coastal margin is to coincide with various boundaries, including the wall and the landward edge of The Promenade track, landward of the public footpath shown as the trail on map 3b.
- 3.3.15 Adjacent to route sections SEB-3-S022 to SEB-3-S025, the landward boundary of the coastal margin is to coincide with the landward edge of The Promenade track, which is landward of the public footpath shown as the trail on maps 3b and 3c.
- 3.3.16 Adjacent to route section SEB-3-S026, the landward boundary of the coastal margin is to coincide with various boundaries around the greenspace, as indicated by the coastal margin landward of the trail on map 3c.
- 3.3.17 Adjacent to route section SEB-3-S027, the landward boundary of the coastal margin is to coincide with the wall, which, at the time of writing this report, is landward of the public footpath shown as the trail on map 3c.
- 3.3.18 Adjacent to route sections SEB-3-S028 and SEB-3-S029, the landward boundary of the coastal margin is to coincide with the landward edge of The Promenade track, as indicated by the coastal margin landward of the trail on map 3c.
- 3.3.19 Adjacent to route sections SEB-3-S051 to SEB-3-S055, the landward boundary of the coastal margin is to coincide with various boundaries around the landward edge of Castle Hill Local Nature Reserve and adjacent recreation ground, as indicated by the coastal margin landward of the trail on maps 3d and 3e.

- 3.3.20 Adjacent to route sections SEB-3-S056 to SEB-3-S060, the landward boundary of the coastal margin is to coincide with the landward edge of the pavement shown as the trail on map 3e.
- 3.3.21 Adjacent to route section SEB-3-S061, the landward boundary of the coastal margin is to coincide with various boundaries around the landward edge of Huggetts Green at West Quay, Newhaven, as indicated by the coastal margin landward of the trail on map 3e.
- 3.3.22 Adjacent to route sections SEB-3-S062 to SEB-3-S070 and SEB-3-S072 to SEB-3-S074, the landward boundary of the coastal margin is to coincide with landward edge of the pavement shown as the trail on maps 3e and 3f.
- 3.3.23 Adjacent to route sections SEB-3-S076 to SEB-3-S078, the landward boundary of the coastal margin is to coincide with landward edge of the path, across the railway and Mill Creek footbridges, Newhaven, shown as the trail on map 3f.
- 3.3.24 Adjacent to route sections SEB-3-S080 to SEB-3-S084, the landward boundary of the coastal margin is to coincide with the landward edge of the path at Tide Mills, shown as the trail on maps 3f and 3g.
- 3.3.25 Adjacent to route sections SEB-3-S090 to SEB-3-S099, the landward boundary of the coastal margin is to coincide with the landward edge of the promenade at Seaford, shown as the trail on maps 3h and 3i.

Alternative routes

- 3.3.26 An optional alternative route is to operate as a diversion from the ordinary route between route sections SEB-3-S057 to SEB-3-S064, when West Quay area in Newhaven is flooded at exceptional high tides. The alternative route is to be at the centre of the line shown as route section SEB-3-OA001 on map 3e.

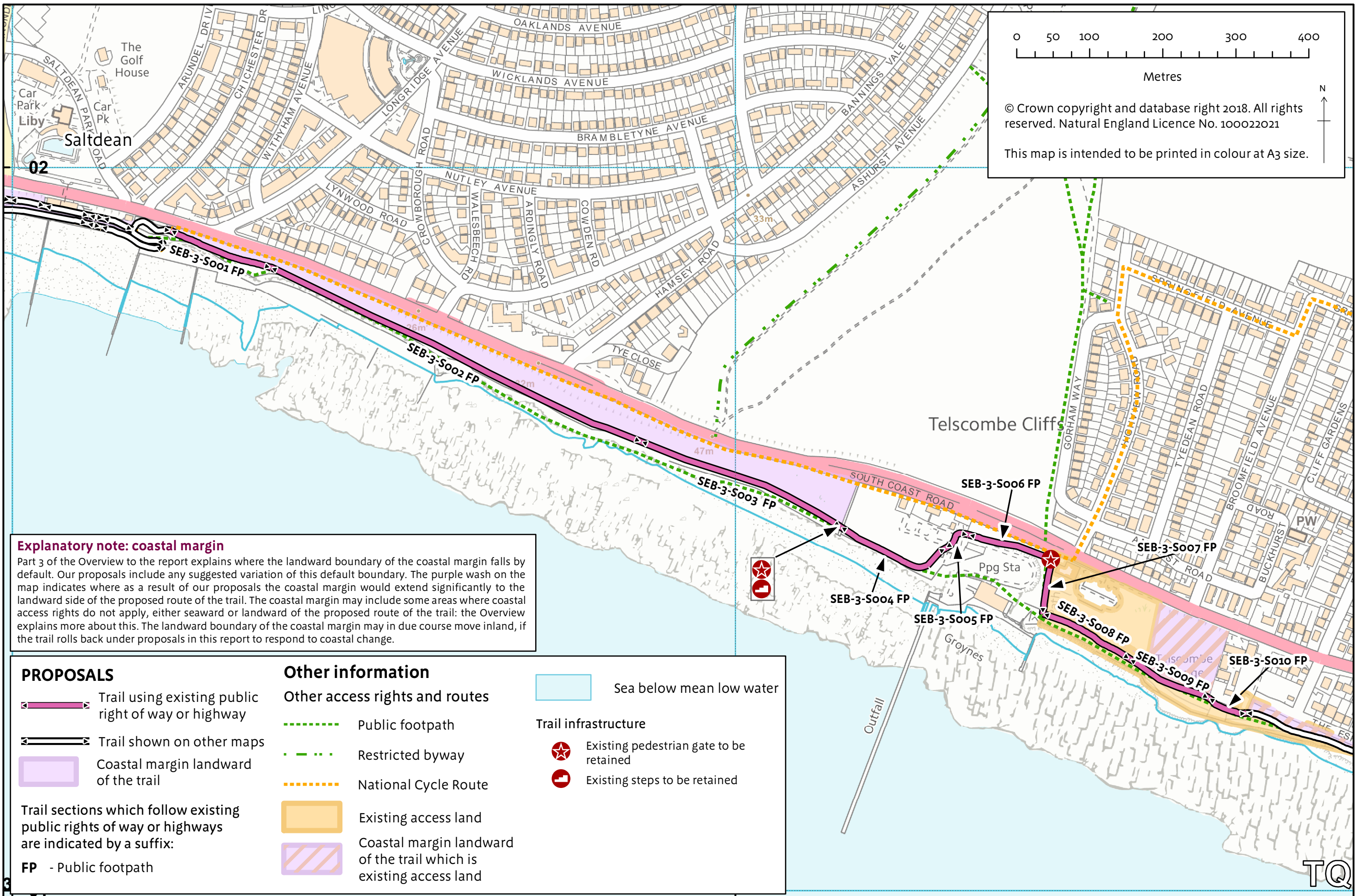
Landward/seaward boundary of alternative route strip

- 3.3.27 Adjacent to route section SEB-3-OA001:
- the landward boundary of the alternative route strip is to coincide with the landward edge of the pavement shown as the trail on map 3e; and
 - the seaward boundary of the alternative route strip is to coincide with the seaward edge of the pavement shown as the trail on map 3e.

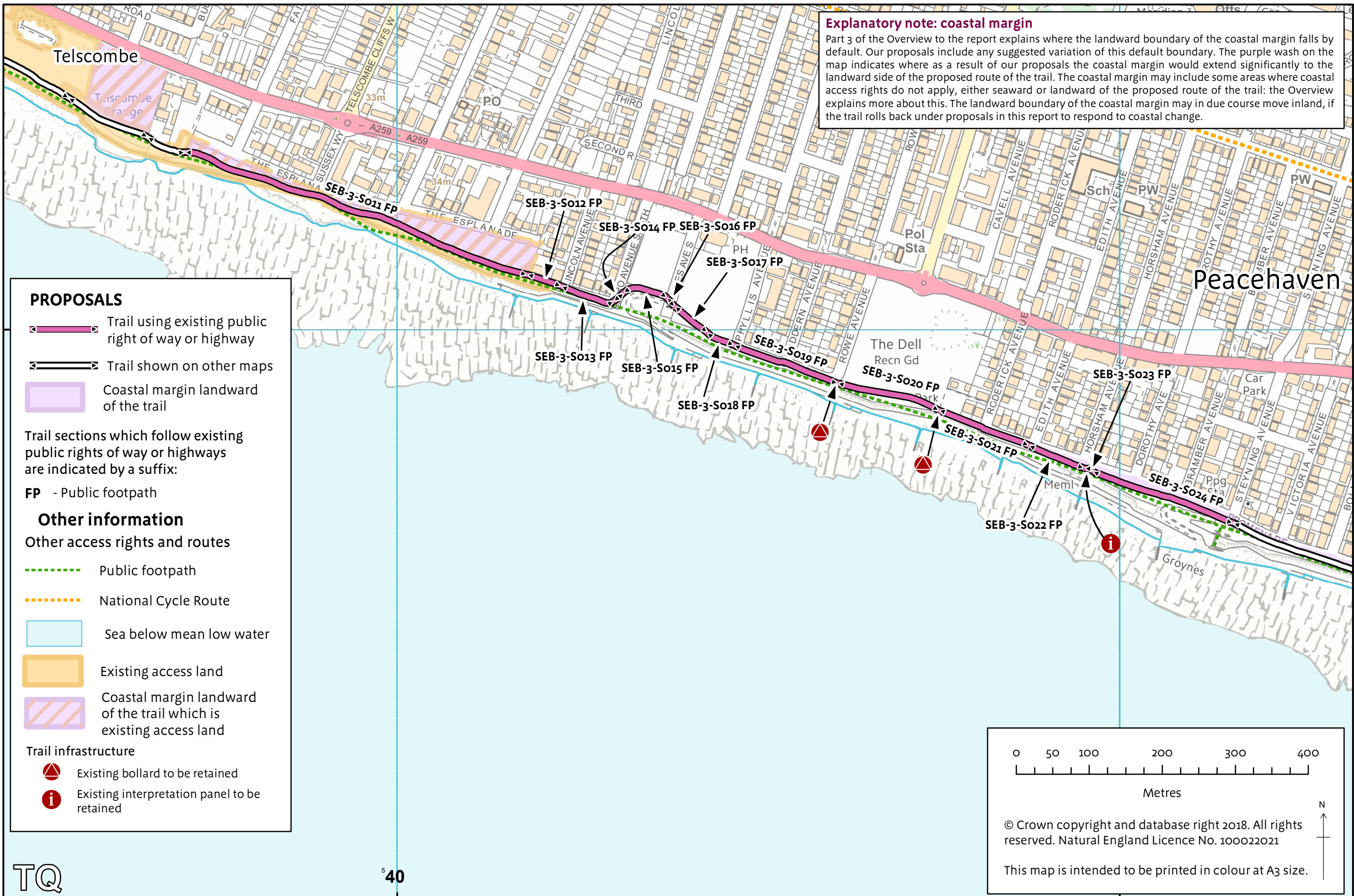
Local restrictions and exclusions

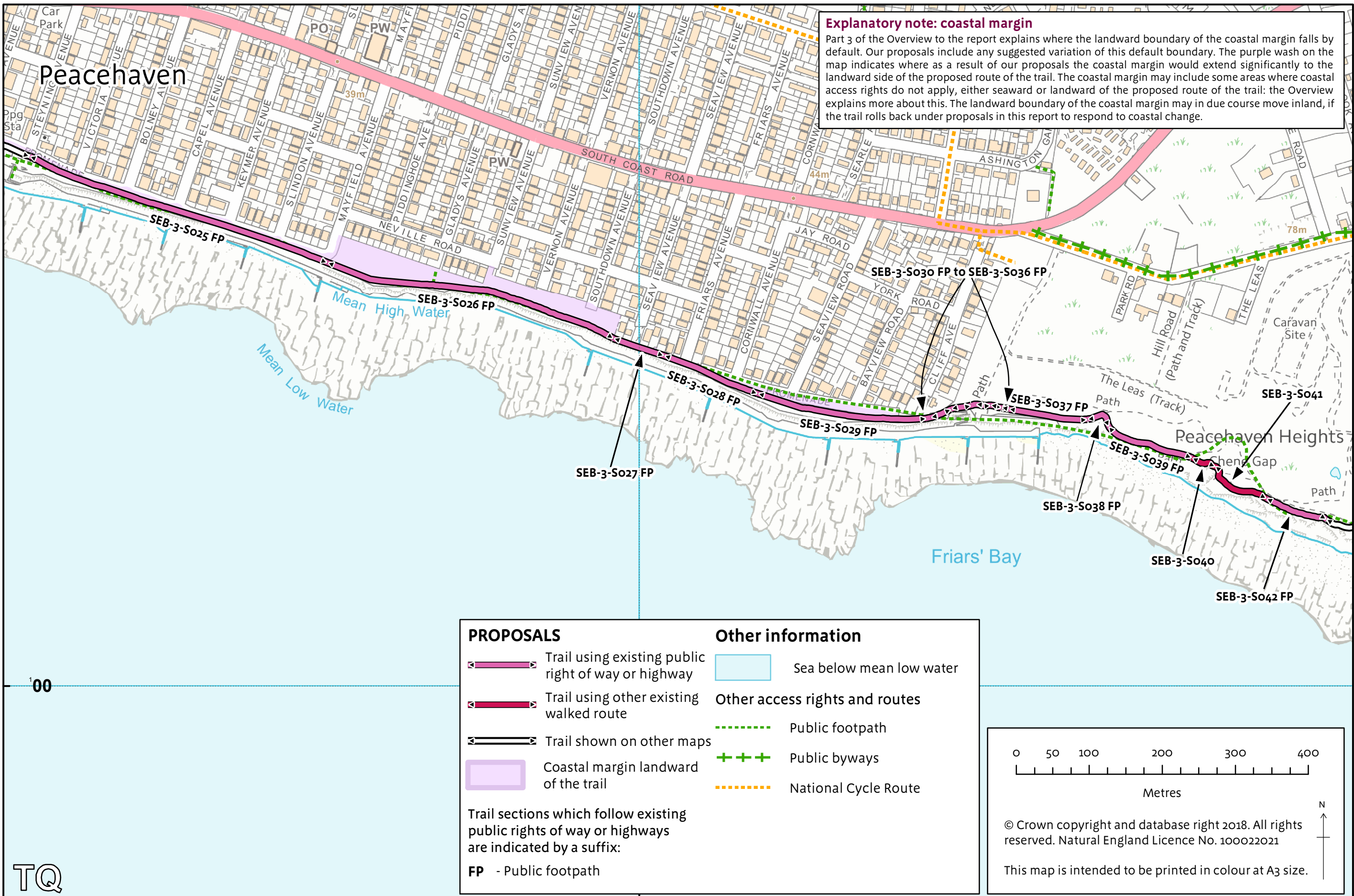
- 3.3.28 Natural England proposes to restrict or exclude access relevant to this length of coast, as follows:
- Access to the land in the coastal margin adjacent to route section SEB-3-S067 is to be excluded all year-round by direction under Section 25A of the Countryside and Rights of Way Act (2000) as it is mudflat that is unsuitable for public access. The exclusion does not affect the route itself and will have no legal effect on land where coastal access rights do not apply.

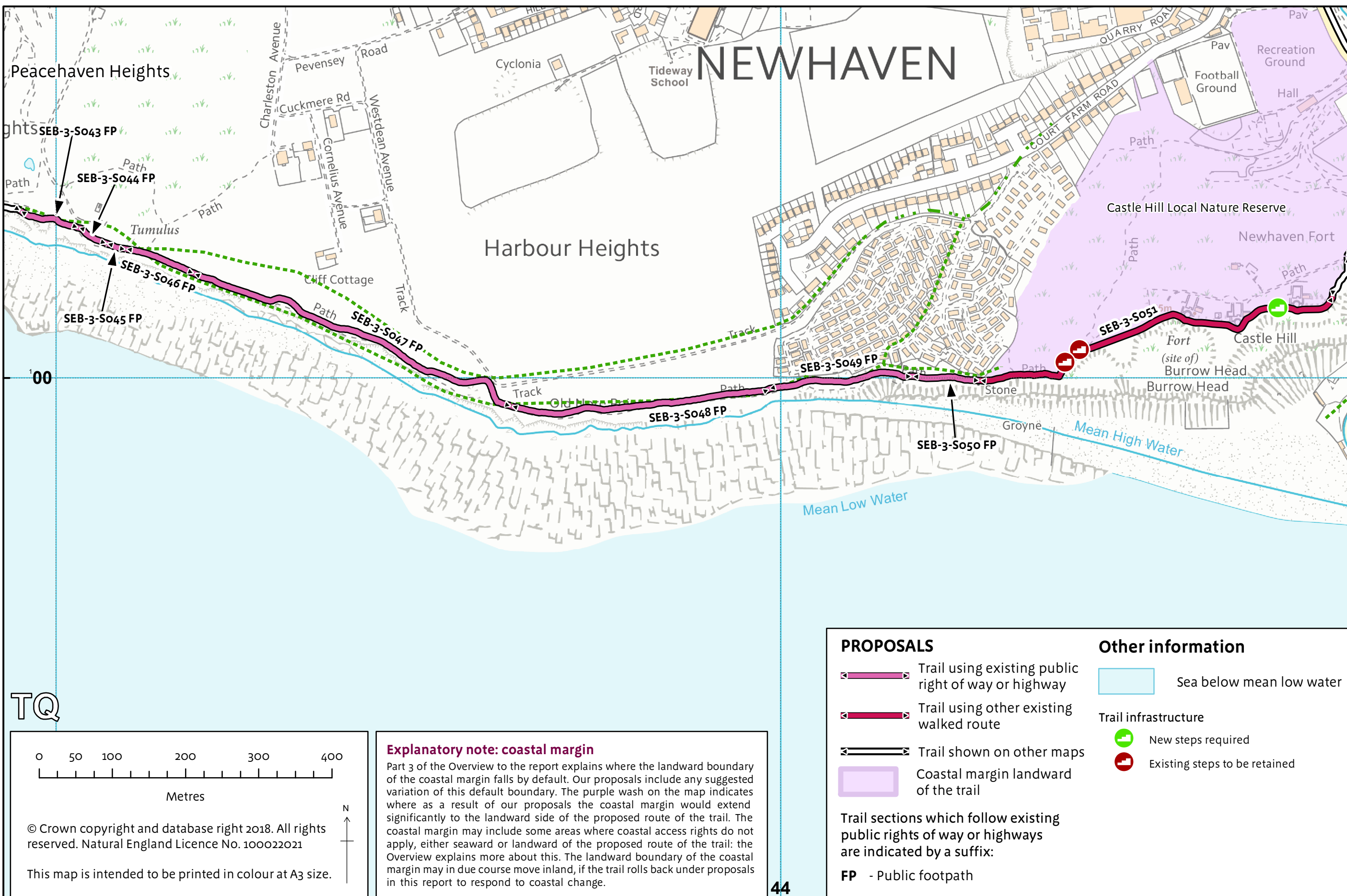
Please refer to Part 10 of the Overview for further details.



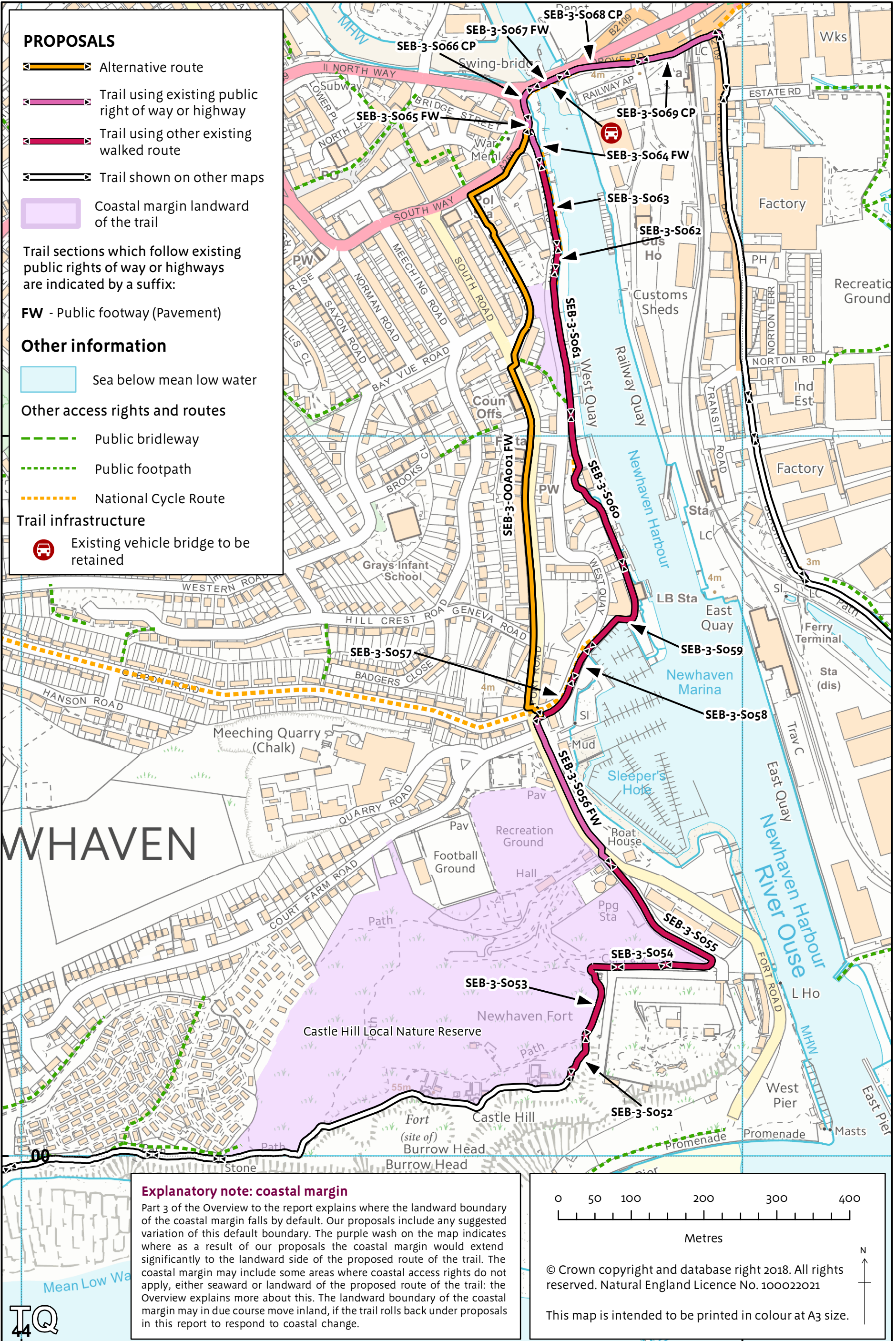
Map 3a: Longridge Avenue, Saltdean to Telscombe

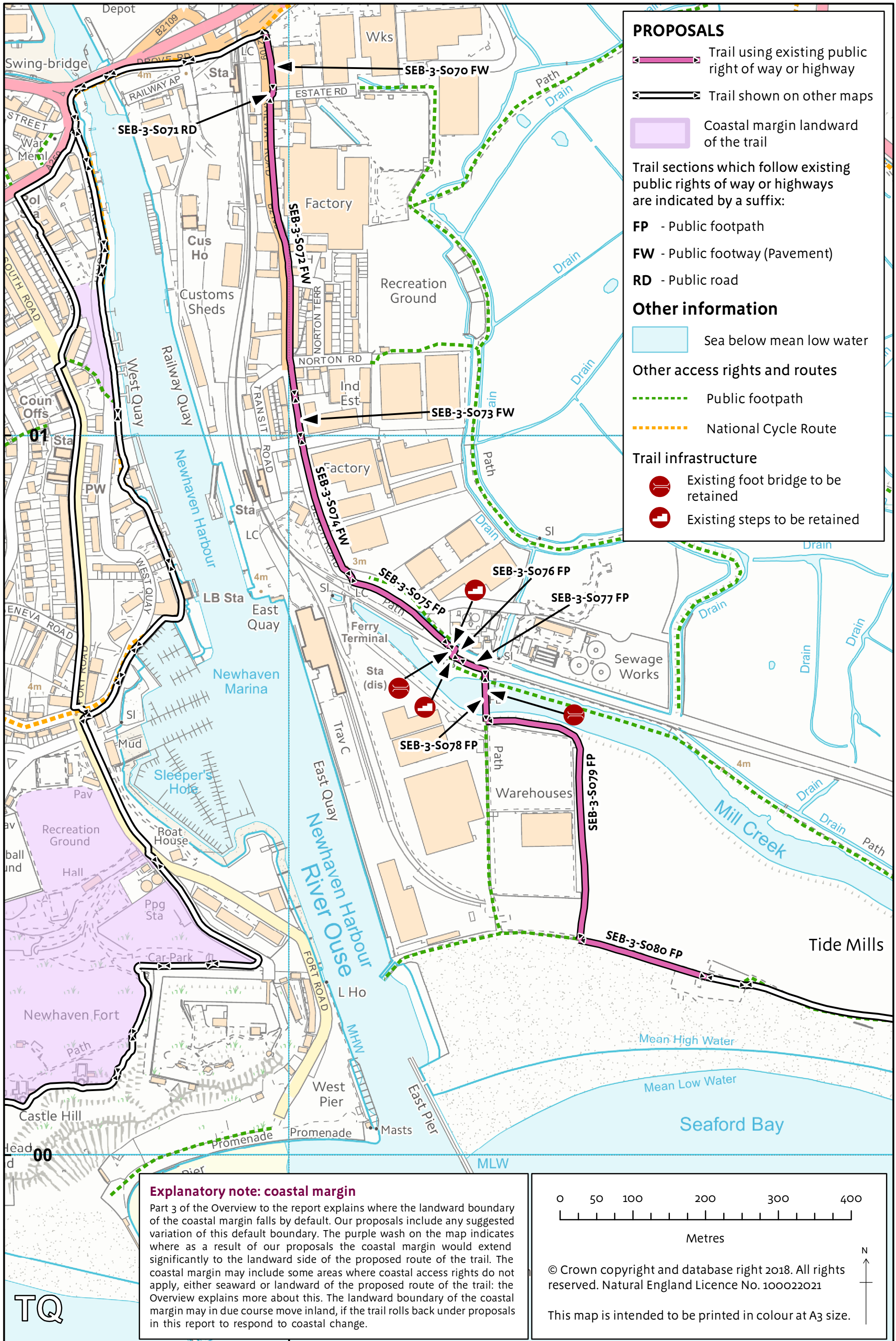


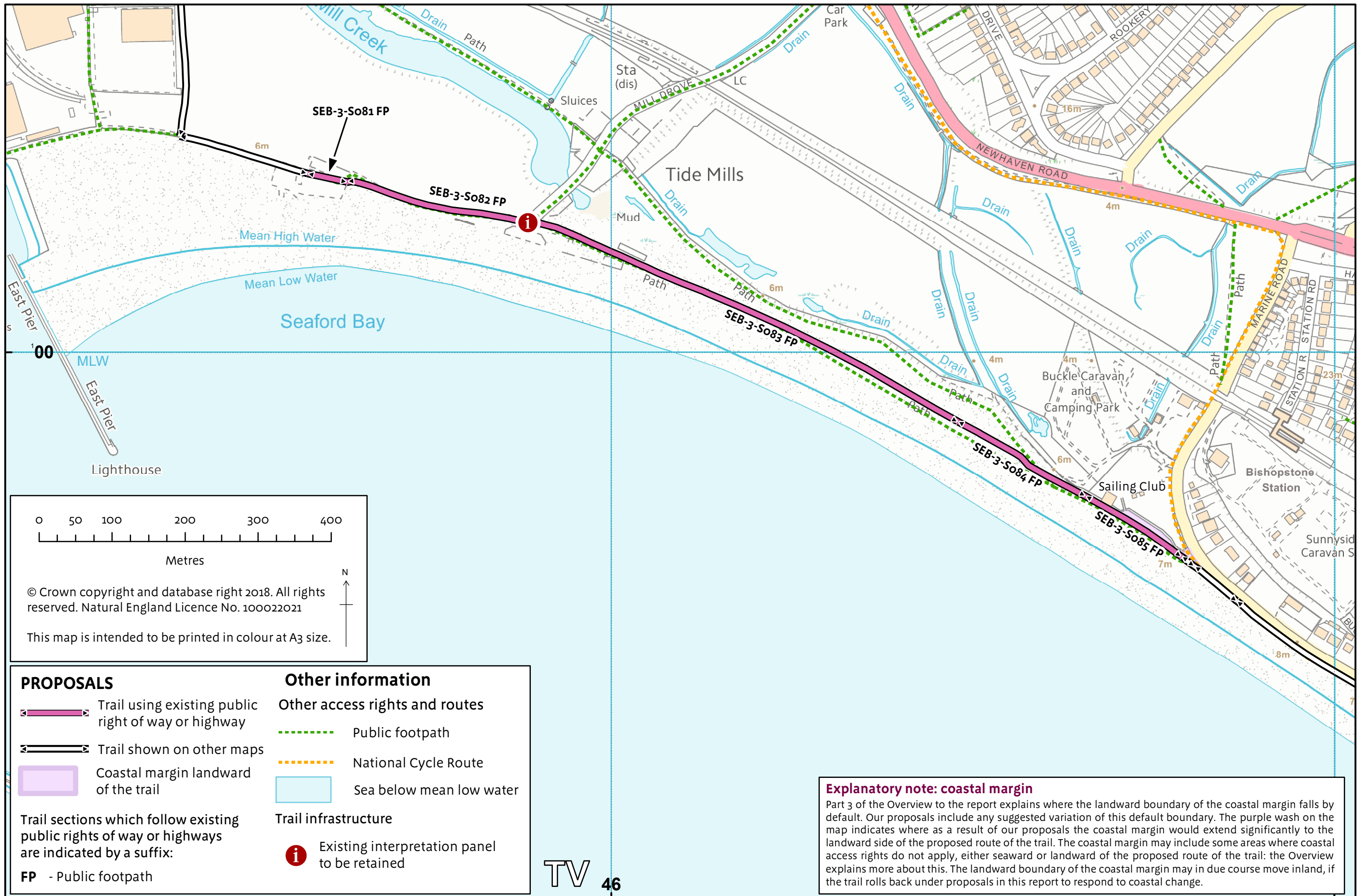




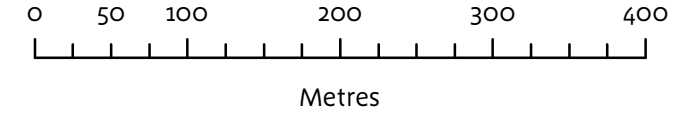
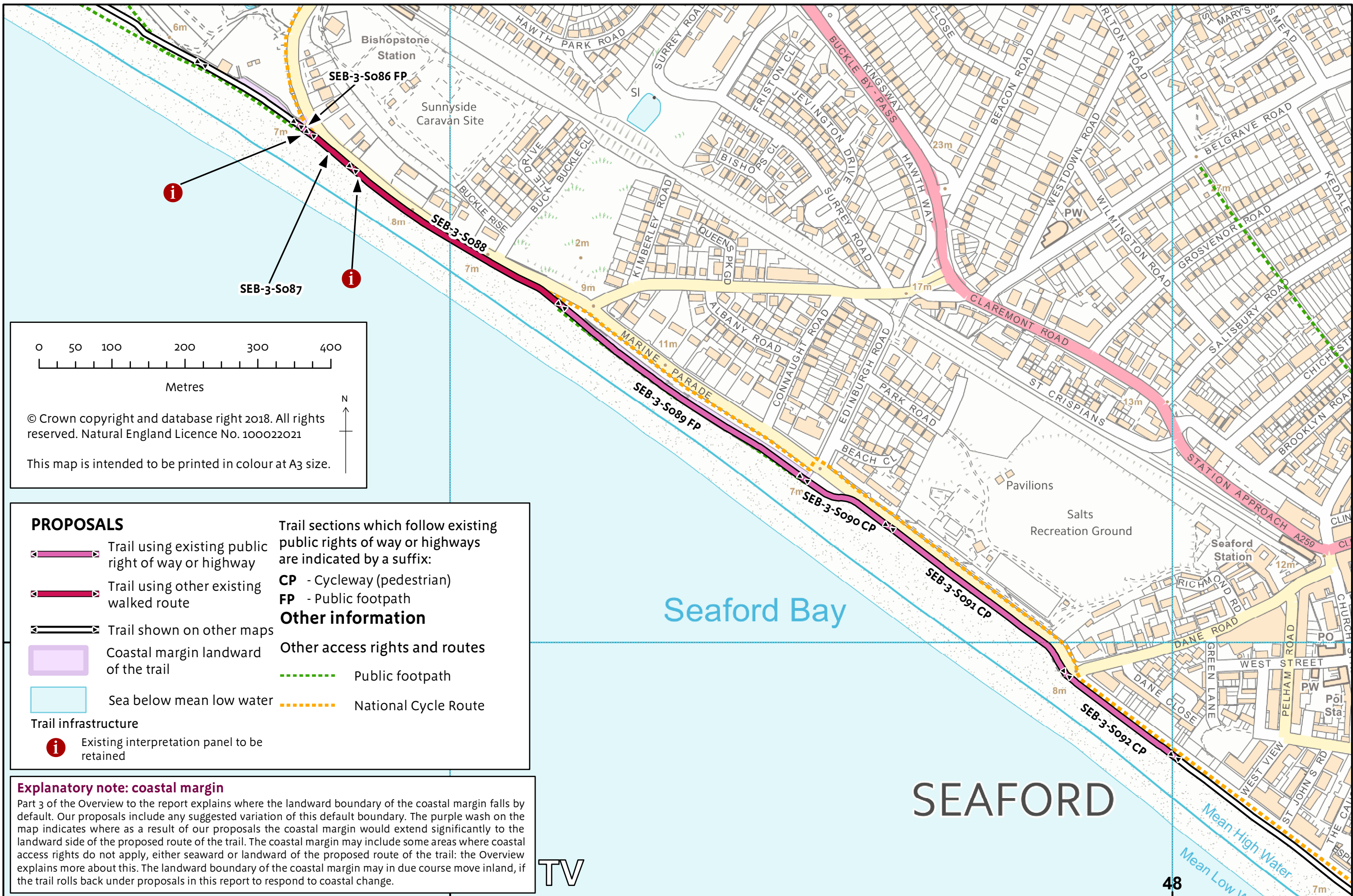
Map 3d: Peacehaven Heights to Newhaven Fort







Map 3g: Tide Mills to Newhaven and Bishopstone Station



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 This map is intended to be printed in colour at A3 size.

PROPOSALS

- Trail using existing public right of way or highway
- Trail using other existing route
- Trail shown on other maps

Trail sections which follow existing public rights of way or highways are indicated by a suffix:

- CP** - Cycleway (pedestrian)
- FP** - Public footpath

Other information

- Coastal margin landward of the trail
- Sea below mean low water
- Public footpath
- National Cycle Route

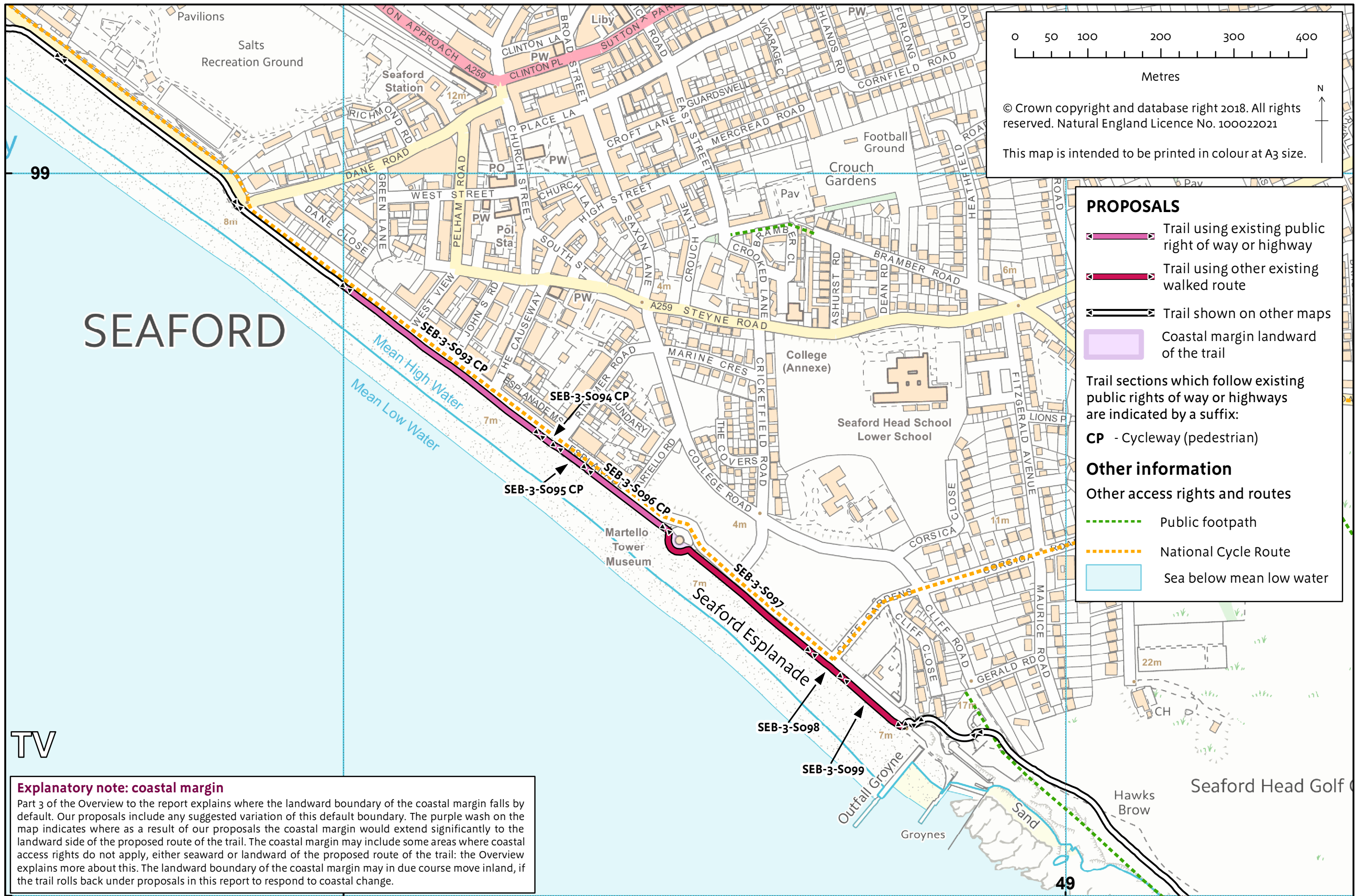
Trail infrastructure

- Existing interpretation panel to be retained

Explanatory note: coastal margin

Part 3 of the Overview to the report explains where the landward boundary of the coastal margin falls by default. Our proposals include any suggested variation of this default boundary. The purple wash on the map indicates where as a result of our proposals the coastal margin would extend significantly to the landward side of the proposed route of the trail. The coastal margin may include some areas where coastal access rights do not apply, either seaward or landward of the proposed route of the trail: the Overview explains more about this. The landward boundary of the coastal margin may in due course move inland, if the trail rolls back under proposals in this report to respond to coastal change.





Map 3i: Seaford Town to Seaford Esplanade

Explanatory note: coastal margin
 Part 3 of the Overview to the report explains where the landward boundary of the coastal margin falls by default. Our proposals include any suggested variation of this default boundary. The purple wash on the map indicates where as a result of our proposals the coastal margin would extend significantly to the landward side of the proposed route of the trail. The coastal margin may include some areas where coastal access rights do not apply, either seaward or landward of the proposed route of the trail: the Overview explains more about this. The landward boundary of the coastal margin may in due course move inland, if the trail rolls back under proposals in this report to respond to coastal change.

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