

Chapter 3:

Paignton (Marine Parade) to Maidencombe

England Coast Path: Kingswear to Lyme Regis - Natural England's Proposals

Part 3.1: Introduction

Start Point:	Paignton (Marine Parade) (grid reference: SX 8962 6175)
End Point:	Maidencombe (grid reference: SX 9305 6962)
Relevant Maps:	3a to 3h

Understanding the proposals and accompanying maps:

The Trail:

- 3.1.1 Follows the existing South West Coast Path as currently walked and managed between Paignton (Marine Parade) and Maidencombe (route sections KLR-3-S001 to KLR-3-S095). The existing South West Coast Path mainly follows public rights of way or public highways along most of this length.
- 3.1.2 Mainly follows the coastline quite closely and maintains good views of the sea apart from around Anstey's Cove, St Marychurch and Watcombe where the route passes through coastal woodland.
- 3.1.3 We propose to adopt the line of the South West Coast Path along this section of coast. There are places where the existing walked route of the South West Coast Path over this length differs slightly from the route originally approved by the Secretary of State, as the path has adapted over time to cope with coastal erosion and other processes. Assuming these proposals are approved, we intend both routes to follow the same line. As explained at part 5a of the Overview, we use a separate variation report to the Secretary of State to change the existing approved route of the national trail line to reflect the approved line of the England Coast Path wherever appropriate.
- 3.1.4 This part of the coast includes the following sites, designated for nature conservation or heritage preservation (See map C of the Overview):
 - Lyme Bay and Torbay Special Area of Conservation (SAC)
 - Torbay Marine Conservation Zone (MCZ)
 - Dyer's Quarry Site of Special Scientific Interest (SSSI)

- Daddyhole Site of Special Scientific Interest (SSSI)
- Meadfoot Sea Road Site of Special Scientific Interest (SSSI)
- Hope's Nose to Walls Hill Site of Special Scientific Interest (SSSI)
- Babbacombe Cliffs Site of Special Scientific Interest (SSSI)
- Torre Abbey Scheduled Ancient Monument (SAM)
- Prehistoric field system at Walls Hill Scheduled Ancient Monument (SAM)

3.1.5 We have assessed the potential impacts of access 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. The levels and patterns of public access along this length of coast would be unlikely to change significantly as a result of our proposals and we have therefore concluded that our proposals would not be likely to have any significant impact on these features.

In relation to those nature conservation sites listed above, refer to our published Access and Sensitive Features Appraisal for more information.

See part 5b of the Overview 'Protection of sensitive features' for more information.

Accessibility:

3.1.6 Generally 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 uneven grass or bare soil path along some of this stretch (for example around Babbacombe, St Marychurch and Maidencombe);
- There are steps in places along the trail where it would be necessary to ascend/descend (for example around Daddyhole, Thatcher Point and between Maidencombe and Watcombe Head);
- There are kissing gates at points near Maidencombe.

See part 5a of the Overview 'Recreational issues' for more information.

Where we have proposed exercising our discretion:

The discretions referred to below are explained in more detail in Section 3 of the Overview.

3.1.7 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.

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'.

3.1.8 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.

Establishment and ongoing management of the trail

3.1.9 There are no additional measures that we consider necessary to improve the safety or convenience of the trail on this length of coast.

3.1.10 Ongoing management and maintenance would be necessary in accordance with the general approach described in part 7 of the Overview.

See parts 6 'Physical establishment of the trail' and 7 'Maintenance of the trail' of the Overview for more information.

Future Change:

3.1.11 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 8 of the Overview. See table 3.2.1 below for details of the sections likely to be affected in the foreseeable future.

3.1.12 At the time of preparing the report, we do not foresee any other need for future changes to the access provisions proposed for the length of coast described in this chapter.

See parts 5e 'Coastal processes' and 8 '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 3h: Paignton (Marine Parade) to Maidencombe

Notes on table:

Column 2 – an asterisk (*) against the route section number means see also table 3.2.2 Other options considered.

Column 3 – ‘Yes – normal’ means roll-back approach is likely to follow the current feature (e.g. cliff edge/beach) for the foreseeable future.

1	2	3	4a	4b	5
Maps	Route section number(s)	Roll-back proposed? (See Part 8 of Overview)	Landward boundary of margin (See maps)	Reason for landward boundary discretion	Proposed exclusions or restrictions (see Part 9 of Overview)
3a	KLR-3-S001	No	Promenade edge	Clarity and cohesion	None
	KLR-3-S002	No	Road	Clarity and cohesion	None
	KLR-3-S003	No	Landward edge of trail	Not used	None
	KLR-3-S004 to KLR-3-S005	No	Fence line	Clarity and cohesion	None
	KLR-3-S006	No	Landward edge of trail	Not used	None
	KLR-3-S007	No	Pavement edge	Clarity and cohesion	None
	KLR-3-S008	No	Pavement edge	Clarity and cohesion	None
	3b	KLR-3-S009	No	Promenade edge	Clarity and cohesion
KLR-3-S010		No	Pavement edge	Clarity and cohesion	None
KLR-3-S011 to KLR-3-S012		No	Promenade edge	Clarity and cohesion	None
KLR-3-S013 to KLR-3-S014		No	Path	Clarity and cohesion	None
KLR-3-S015		No	Wall	Clarity and cohesion	None
KLR-3-S016		No	Pavement edge	Clarity and cohesion	None
3c	KLR-3-S017	No	Path	Clarity and cohesion	None
	KLR-3-S018 to KLR-3-S019	No	Wall	Clarity and cohesion	None
	KLR-3-S020 to KLR-3-S025	No	Path	Clarity and Cohesion	None
	KLR-3-S026 to KLR-3-S028	No	Wall	Clarity and cohesion	None
	KLR-3-S029 to KLR-3-S031	No	Landward edge of trail	Not used	None
	KLR-3-S032 to KLR-3-S033	No	Wall	Clarity and cohesion	None
	KLR-3-S034 to KLR-3-S037	No	Landward edge of trail	Not used	None
	KLR-3-S038	No	Path	Clarity and Cohesion	None
3d	KLR-3-S039	No	Landward edge of trail	Not used	None
	KLR-3-S040	No	Path	Clarity and Cohesion	None
	KLR-3-S041	No	Road	Clarity and cohesion	None
	KLR-3-S042	No	Pavement edge	Clarity and cohesion	None
	KLR-3-S043 to KLR-3-S044	No	Hedge bank	Clarity and cohesion	None
	KLR-3-S045 to KLR-3-S047	No	Path	Clarity and cohesion	None
	KLR-3-S048 to KLR-3-S050	No	Landward edge of trail	Not used	None
	KLR-3-S051	No	Fence line	Clarity and cohesion	None
	KLR-3-S052	No	Road	Clarity and cohesion	None
	KLR-3-S053	Yes - Normal	Fence line	Clarity and cohesion	None
3e	KLR-3-S054	No	Fence line	Clarity and cohesion	None
	KLR-3-S055 to KLR-3-S057	No	Landward edge of trail	Not used	None
	KLR-3-S058	No	Road	Clarity and Cohesion	None
	KLR-3-S059	No	Path	Clarity and Cohesion	None

1	2	3	4a	4b	5
Maps	Route section number(s)	Roll-back proposed? (See Part 8 of Overview)	Landward boundary of margin (See maps)	Reason for landward boundary discretion	Proposed exclusions or restrictions (see Part 9 of Overview)
3e	KLR-3-S060 to KLR-3-S065	No	Wall	Clarity and cohesion	None
	KLR-3-S066 to KLR-3-S067	No	Road	Clarity and cohesion	None
	KLR-3-S068 to KLR-3-S070	No	Promenade edge	Clarity and cohesion	None
	KLR-3-S071	No	Path	Clarity and Cohesion	None
	KLR-3-S072	No	Landward edge of trail	Not used	None
	KLR-3-S073	No	Road	Clarity and cohesion	None
	KLR-3-S074 to KLR-3-S075	No	Landward edge of trail	Not used	None
3f	KLR-3-S076 to KLR-3-S078*	No	Landward edge of trail	Not used	None
	KLR-3-S079* to KLR-3-S080*	No	Pavement edge	Clarity and cohesion	None
	KLR-3-S081	No	Fence line	Clarity and cohesion	None
	KLR-3-S082*	No	Landward edge of trail	Not used	None
	KLR-3-S083*	No	Path	Clarity and cohesion	None
3g	KLR-3-S084*	No	Landward edge of trail	Not used	None
	KLR-3-S085*	Yes - Normal	Landward edge of trail	Not used	None
	KLR-3-S086*	Yes - Normal	Fence line	Clarity and cohesion	None
	KLR-3-S087	Yes - Normal	Landward edge of trail	Not used	None
	KLR-3-S088	Yes - Normal	Fence line	Clarity and cohesion	None
	KLR-3-S089	Yes - Normal	Hedge bank	Clarity and cohesion	None
	KLR-3-S090	No	Landward edge of trail	Not used	None
	KLR-3-S091 to KLR-3-S092	No	Hedge bank	Clarity and cohesion	None
3h	KLR-3-S093	No	Fence line	Clarity and cohesion	None
	KLR-3-S094 to KLR-3-S095	Yes - Normal	Fence line	Clarity and cohesion	None

3.2.2 Other options considered: Maps 3a to 3h: Paignton (Marine Parade) to Maidencombe

Map(s)	Section number(s)	Option(s) considered	Reasons for not proposing this option as the route
3f	KLR-3-S077 to KLR-3-S080	We considered whether a more seaward route would be viable at Oddicombe.	<p>We opted for the proposed route because:</p> <ul style="list-style-type: none"> ■ a more seaward route was not viable due to the challenging terrain and recent erosion events ■ some footpaths are available seaward of the route and under our proposals these would remain available for people to use as part of the spreading room, but would not form part of the designated trail. ■ 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.
3g	KLR-3-S082 to KLR-3-S086	We considered whether a more seaward route would be viable at Watcombe Head	<p>We opted for the proposed route because:</p> <ul style="list-style-type: none"> ■ it is stable and relatively flat in comparison to the steep woodland seaward of the trail ■ although there are limited sea views in this area this would not be resolved by moving the route to a more seaward location due to the heavily wooded nature of the area ■ 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.

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 3h.
- They should be read in conjunction with the relevant maps.
- The commentary above explains the practical effect of these proposals.

Formal Proposals – Paignton (Marine Parade) to Maidencombe

Proposed route of the trail

- 3.3.1 In relation to route sections KLR-3-S001 to KLR-3-S052, KLR-3-S054 to KLR-3-S084 and KLR-3-S090 to KLR-3-S093 the route is to be at the centre of the line shown on maps 3a to 3h as the proposed route of the trail.
- 3.3.2 In relation to route sections KLR-3-S053, KLR-3-S085 to KLR-3-S089 and KLR-3-S094 to KLR-3-S095, the route, as initially determined at the time the report was prepared, is to be at the centre of the line shown on map 3d, 3g and 3h as the proposed route of the trail.
- 3.3.3 If at any time any part of a route section listed in the previous paragraph 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 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 8 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

- 3.3.4 Adjacent to route sections KLR-3-S004, KLR-3-S005, KLR-3-S051, KLR-3-S053, KLR-3-S054, KLR-3-S081, KLR-3-S086, KLR-3-S088 and KLR-3-S093 to KLR-3-S095, the landward boundary of the coastal margin is to coincide with the fence line which at the time of writing this report is at the landward edge of the trail shown on maps 3a and 3d to 3h.
- 3.3.5 Adjacent to route sections KLR-3-S015, KLR-3-S018, KLR-3-S019, KLR-3-S026 to KLR-3-S028, KLR-3-S032, KLR-3-S033 and KLR-3-S060 to KLR-3-S065, the landward boundary of the coastal margin is to coincide with the wall which at the time of writing this report is at the landward edge of the trail shown on maps 3b, 3c and 3e.
- 3.3.6 Adjacent to route sections KLR-3-S043, KLR-3-S044, KLR-3-S089, KLR-3-S091 and KLR-3-S092, the landward boundary of the coastal margin is to coincide with the hedge bank which at the time of writing this report is at the landward edge of the trail shown on maps 3d and 3g.
- 3.3.7 Adjacent to route sections KLR-3-S001, KLR-3-S009, KLR-3-S011, KLR-3-S012, KLR-3-S068 to KLR-3-S070, the landward boundary of the coastal margin is to coincide with landward edge of the promenade shown as the trail on maps 3a, 3b and 3e.

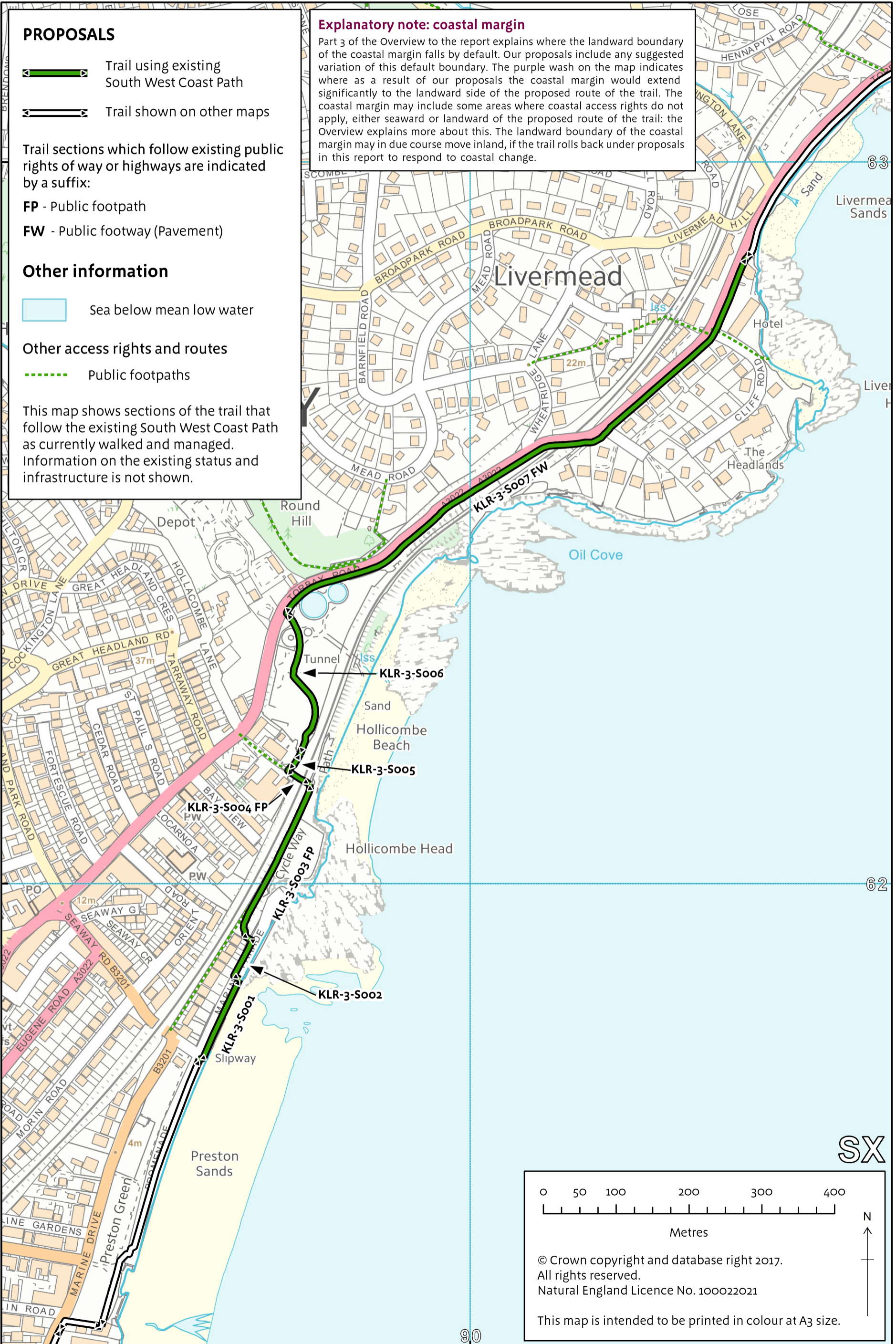
- 3.3.8 Adjacent to route sections KLR-3-S002, KLR-3-S041, KLR-3-S052, KLR-3-S058, KLR-3-S066, KLR-3-S067, KLR-3-S073, the landward boundary of the coastal margin is to coincide with landward edge of the road shown as the trail on maps 3a, 3d and 3e.
- 3.3.9 Adjacent to route sections KLR-3-S007, KLR-3-S008, KLR-3-S010, KLR-3-S016, KLR-3-S042, KLR-3-S079 and KLR-3-S080 the landward boundary of the coastal margin is to coincide with landward edge of the pavement edge shown as the trail on maps 3a, 3b, 3d and 3f
- 3.3.10 Adjacent to route sections KLR-3-S013, KLR-3-S014, KLR-3-S017, KLR-3-S020 to KLR-3-S025, KLR-3-S038, KLR-3-S040, KLR-3-S045 to KLR-3-S047, KLR-3-S059, KLR-3-S071 and KLR-3-S083 the landward boundary of the coastal margin is to coincide with landward edge of the path shown as the trail on maps 3b to 3f.

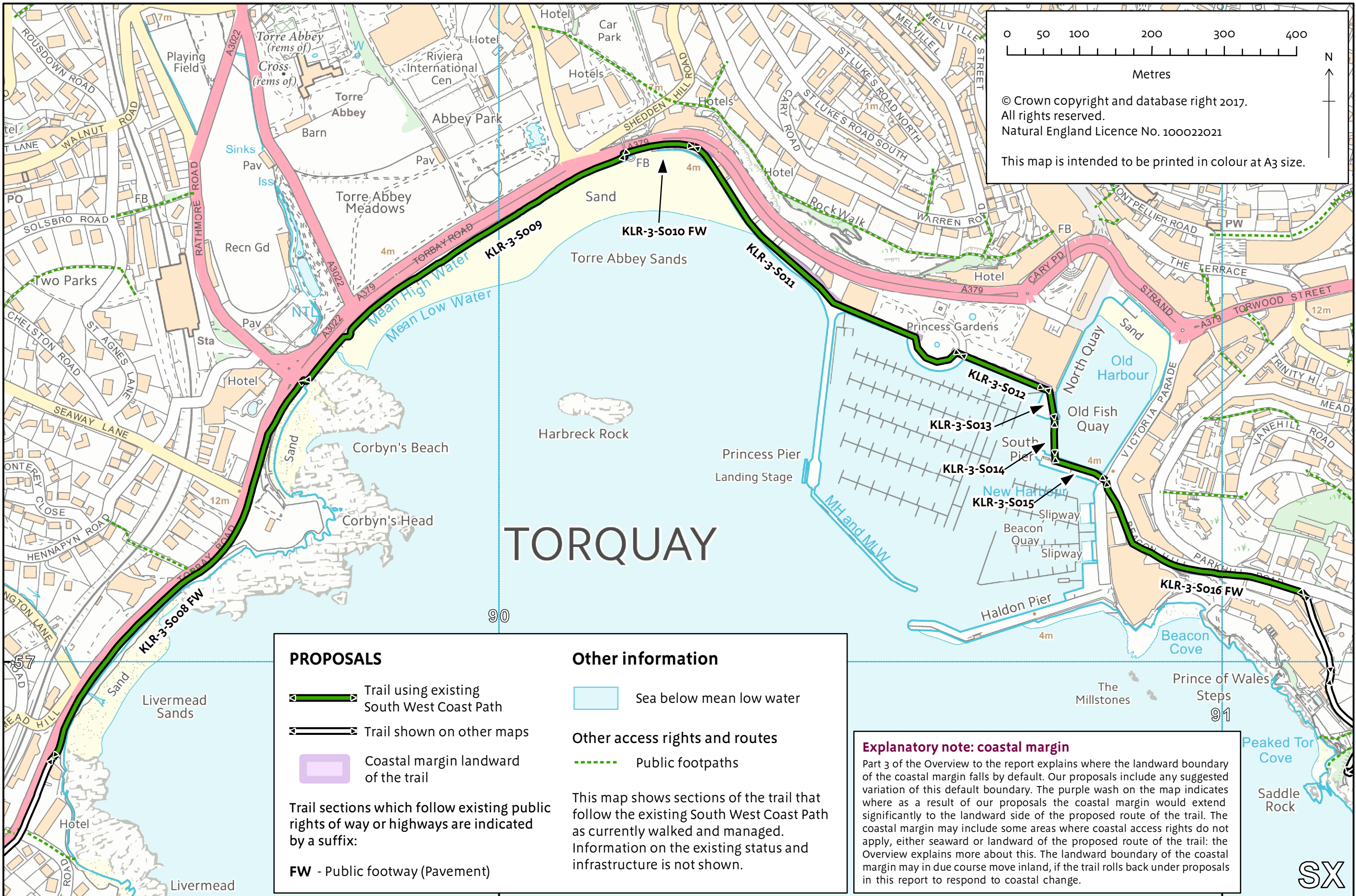
Local restrictions and exclusions

- 3.3.11 At the time of writing this report, there are no proposals for local restrictions or exclusions in relation to this length of coast.

Alternative routes

- 3.3.12 At the time of writing this report, there are no proposals for alternative routes in relation to this length of coast.





Map 3b Livermead Sands to Beacon Cove

PROPOSALS	Other information
Trail using existing South West Coast Path	Sea below mean low water
Trail shown on other maps	Other access rights and routes
Coastal margin landward of the trail	Public footpaths
Trail sections which follow existing public rights of way or highways are indicated by a suffix: FW - Public footway (Pavement)	This map shows sections of the trail that follow the existing South West Coast Path as currently walked and managed. Information on the existing status and infrastructure is not shown.

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.

