

Chapter 2:

Western Esplanade, Portslade-by-Sea to Longridge Avenue, Saltdean

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

Part 2.1: Introduction

Start Point:	Western Esplanade, Portslade-by-Sea (grid reference: 526602 104585)
End Point:	Longridge Avenue, Saltdean (grid reference: 538219 101912)
Relevant Maps:	2a to 2h

Understanding the proposals and accompanying maps:

The Trail:

- 2.1.1 Follows existing walked routes, including public rights of way, along all of this length.
- 2.1.2 Follows the coastline quite closely and maintains good views of the sea.
- 2.1.3 Much of this section uses the beach-side promenades between Hove and Brighton Pier and the undercliff walk between Brighton Marina and Saltdean.
- 2.1.4 Has an optional alternative route along an existing public footpath upon the clifftop between Brighton Marina and Saltdean, for when the trail route along the undercliff walk is temporarily unsuitable due to stormy seas or not available due to occasional cliff falls.

Protection of sensitive nature conservation features:

- 2.1.5 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).

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.

2.1.6 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.

2.1.7 In reaching this conclusion we have also identified the following opportunity to enhance understanding of important habitats:

Location	Risk	Mitigation
Brighton to Saltdean undercliff walk, maps 2e & 2h	No risk	No mitigation is required, however there is an existing funding bid to provide signage along the undercliff to raise awareness of the important marine habitats here (MCZ). If this funding bid is not successful, some signage could be provided as part of the England Coast Path establishment, prior to the trail opening.

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:

2.1.8 This part of the coast has no sites designated for heritage preservation reasons (See map C of the Overview).

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:

2.1.9 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:

- The trail is located along a narrow pavement at the eastern end of Basin Road South (SEB-2-S001 to SEB-2-S003) with several entrances which have low kerbs which can hinder access for those with reduced mobility.
- Where the optional alternative route is used between Roedean and Saltdean between sections SEB-2-S033 and SEB-2-S050 (see maps 2e to 2h), the trail would follow an uneven and undulating grass or bare soil path along the cliff top.
- In order to access the optional alternative route between Roedean and Saltdean between sections SEB-2-S033 and SEB-2-S050, there are ramps or steps in places where it would be necessary to ascend/descend from the undercliff walk to the clifftop path.

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

Where we have proposed exercising our discretion:

2.1.10 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 2.2.1 below.

2.1.11 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'.

2.1.12 Alternative routes: An optional alternative route between Roedean and Saltdean would follow route sections SEB-2-OA001 to SEB-2-OA028, as shown on maps 2e to 2h and described below. It would not have the effect of creating any additional spreading room on either the seaward or the landward side. This optional alternative route follows a clifftop footpath and is predominantly aligned within the landward coastal margin of the proposed trail as requested by the landowner, except for at Rottingdean (see map 2h).

2.1.13 Other factors affecting access: At route sections SEB-2-S032 and SEB-2-S033, landward of Brighton Marina, the public footpath has, in the past, been closed due to significant rock fall, associated with the unique cliff geology here. The path is now open as the cliff face has been stabilised, but public access may continue to be interrupted from time to time for short periods to allow clearance of any small rock debris that has fallen on the undercliff walk. Walkers would be diverted along nearby accessible tracks. This arrangement would continue without any local restriction on the new access rights to give effect to it formally.

Establishment and ongoing management of the trail

2.1.14 The additional measures that we consider necessary to improve the safety or convenience of the trail on this length of coast are some additional dropped kerbs near Western Esplanade, Shoreham Harbour, in section SEB-2-S003 (map 2a).

2.1.15 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:

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

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

Part 2.2: Commentary on Maps

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

2.2.1 Section Details – Maps 2a to 2h: Western Esplanade, Portslade to Longridge Avenue, Saltdean

Notes on table:

Column 2 – an asterisk (*) against the route section number means see also table 2.2.3: Other options considered.

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.

Column 6b – an asterisk (*) means that the full extent of the mapped default landward coastal margin coincides exactly with the existing boundary feature described in this column.

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)
2a	SEB-2-S001 and SEB-2-S002	Public footpath	Tarmac	No	No	Pavement edge	Clarity and cohesion	None
	SEB-2-S003	Public footpath	Tarmac	No	No	Landward edge of trail (2m)	Not used	None
	SEB-2-S004	Public Footway (pavement)	Tarmac	No	No	Various	Additional landward area	None
	SEB-2-S005	Other existing walked route	Tarmac	No	Yes - barrier	Various	Additional landward area	None
	SEB-2-S006	Other existing walked route	Tarmac	No	Yes - barrier	Various	Clarity and Cohesion	None
2b	SEB-2-S007	Other existing walked route	Tarmac	No	No	Promenade edge	Clarity and cohesion	None
	SEB-2-S008 to SEB-2-S010	Other existing walked route	Tarmac	No	No	Promenade edge	Clarity and cohesion	None
2c	SEB-2-S011 to SEB-2-S014	Public footpath	Block paving	No	No	Promenade edge	Clarity and cohesion	None
	SEB-2-S015 to SEB-2-S018	Public Footway (pavement)	Tarmac	No	No	Promenade edge	Clarity and cohesion	None
	SEB-2-S019	Public Footway (pavement)	Block paving	No	No	Promenade edge	Clarity and cohesion	None
2d	SEB-2-S020 to SEB-2-S026	Public Footway (pavement)	Tarmac	No	No	Promenade edge	Clarity and cohesion	None
	SEB-2-S027	Public Footway (pavement)	Block paving	No	No	Pavement edge	Clarity and cohesion	None
	SEB-2-S028	Public Footway (pavement)	Concrete	No	No	Pavement edge	Clarity and cohesion	None
	SEB-2-S029	Other existing walked route	Concrete	No	No	Walkway edge	Clarity and cohesion	None
2e	SEB-2-S030 and SEB-2-S031*	Other existing walked route	Block paving	No	No	Promenade edge	Clarity and cohesion	None
	SEB-2-S032* and SEB-2-S033*	Cycle track (pedestrian)	Concrete	No	Yes - cliff	Road edge	Additional landward area	None
2e to 2h	SEB-2-S034* to SEB-2-S044*	Cycle track (pedestrian)	Concrete	No	Yes - cliff	Road edge	Additional landward area	None
2h	SEB-2-S045*	Cycle track (pedestrian)	Concrete	No	Yes - cliff	Various	Additional landward area	None
	SEB-2-S046* to SEB-2-S047*	Cycle track (pedestrian)	Concrete	No	Yes - cliff	Various	Additional landward area	None
	SEB-2-S048* and SEB-2-S049*	Cycle track (pedestrian)	Concrete	No	Yes - cliff	Fence line	Additional landward area	None
	SEB-2-S050*	Cycle track (pedestrian)	Concrete	No	No	Walkway edge	Clarity and cohesion	None

2.2.2 Alternative routes and optional alternative route details – Maps 2e to 2h: Roedean to Marine Drive, Saltdean

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.

Notes on table:

Column 2 – an asterisk (*) against the route section number means see also table 2.2.3: Other options considered.

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)
2e	SEB-2-OA001* to SEB-2-OA003*	Public footpath	Tarmac	No	Walkway edge	Walkway edge	Clarity and cohesion	None
	SEB-2-OA004* and SEB-2-OA005*	Public footpath	Grass	No	Seaward edge of trail (2m)	Landward edge of trail (2m)	Not used	None
	SEB-2-OA006*	Public footpath	Bare soil: Compacted	No	Seaward edge of trail (2m)	Landward edge of trail (2m)	Not used	None
2f to 2h	SEB-2-OA007* to SEB-2-OA016*	Public footpath	Grass	No	Seaward edge of trail (2m)	Landward edge of trail (2m)	Not used	None
2h	SEB-2-OA017	Public highway	Tarmac	No	Seaward edge of trail (2m)	Landward edge of trail (2m)	Not used	None
	SEB-2-OA018	Public footway (pavement)	Block paving	No	Pavement edge	Pavement edge	Clarity and Cohesion	None
	SEB-2-OA019 to SEB-2-OA022	Public footway (pavement)	Tarmac	No	Pavement edge	Pavement edge	Clarity and Cohesion	None
	SEB-2-OA023	Public footpath	Tarmac	No	Pavement edge	Pavement edge	Clarity and Cohesion	None
	SEB-2-OA024	Public footpath	Grass	No	Seaward edge of trail (2m)	Landward edge of trail (2m)	Not used	None
	SEB-2-OA025 and SEB-2-OA026	Public footpath	Concrete	No	Fence line	Promenade edge	Clarity and Cohesion	None
	SEB-2-OA027 and SEB-2-OA028	Public footpath	Tarmac	No	Fence line	Promenade edge	Clarity and Cohesion	None

2.2.3 Other options considered: Maps 2a to 2h: Western Esplanade, Portslade to Longridge Avenue, Saltdean

Map(s)	Section numbers(s)	Option(s) considered	Reasons for not proposing this option as the route
2e	SEB-2-S031 to SEB-2-S033	We considered aligning the trail through Brighton Marina Village using a public footway along the waterfront.	<p>We opted for the proposed route because:</p> <ul style="list-style-type: none"> ■ it maintains good views of the harbour, with its moored boats ■ it provides a pleasant walk that avoids busy car parks and built up areas ■ under our proposals, the marina and its public walkways would be part of the coastal margin, but would not form part of the 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.
2e to 2h	SEB-2-S034 to SEB-2-S049	We considered aligning the trail along the cliff top paths between Brighton Marina and Saltdean.	<p>We opted for the proposed route because:</p> <ul style="list-style-type: none"> ■ it maintains good views of the sea and is close to the coast, allowing access to some small beaches ■ it provides a pleasant walk that is away from the busy coast road ■ this stretch provides an opportunity to walk close to the sea, rather than on top of the cliff.
	SEB-2-OA001 to SEB-2-OA016	We considered aligning the optional alternative route along the clifftop cycleway between Brighton Marina and Saltdean.	<p>We opted for the proposed route because:</p> <ul style="list-style-type: none"> ■ it maintains good views of the sea and is close to the coast ■ it provides a pleasant walk that is away from the very busy coast road ■ the cycleway next to the coast road would remain available for walkers, as part of the landward coastal margin.

Part 2.3: Chapter 2 - Formal Proposals

- Below are our formal proposals to the Secretary of State for the length of coast shown on maps 2a to 2h.
- They should be read in conjunction with the relevant maps.
- The commentary above explains the practical effect of these proposals.

Formal Proposals – Western Esplanade, Portslade to Longridge Avenue, Saltdean

Proposed route of the trail

2.3.1 The route is to be at the centre of the line shown on maps 2a to 2h as the proposed route of the trail.

Landward boundary of coastal margin

- 2.3.2 Adjacent to route sections SEB-2-S001 and SEB-2-S002, the landward boundary of the coastal margin is to coincide with landward edge of the pavement shown as the trail on map 2a.
- 2.3.3 Adjacent to route sections SEB-2-S004 and SEB-2-S005, the landward boundary of the coastal margin is to coincide with various boundaries around the Hove Lagoon, including the landward edges of pavements and a walkway, as indicated by the coastal margin landward of the trail on map 2a.
- 2.3.4 Adjacent to route section SEB-2-S006, the landward boundary of the coastal margin is to coincide with various boundaries including a wall and the landward edge of the beachside promenade shown as the trail on map 2a.
- 2.3.5 Adjacent to route sections SEB-2-S007 to SEB-2-S014, the landward boundary of the coastal margin is to coincide with landward edge of the beachside promenade shown as the trail on maps 2b to 2c.
- 2.3.6 Adjacent to route sections SEB-2-S015 to SEB-2-S026, the landward boundary of the coastal margin is to coincide with landward edge of the roadside promenade shown as the trail on maps 2c and 2d.
- 2.3.7 Adjacent to route sections SEB-2-S027 and SEB-2-S028, the landward boundary of the coastal margin is to coincide with landward edge of the pavement shown as the trail on map 2d.
- 2.3.8 Adjacent to route sections SEB-2-S029, the landward boundary of the coastal margin is to coincide with landward edge of the walkway shown as the trail on map 2d.
- 2.3.9 Adjacent to route sections SEB-2-S030 and SEB-2-S031, the landward boundary of the coastal margin is to coincide with landward edge of the promenade shown as the trail on map 2e.
- 2.3.10 Adjacent to route sections SEB-2-S032 to SEB-2-S044, the landward boundary of the coastal margin is to coincide with the seaward edge of the A259 coast road, as indicated by the coastal margin landward of the trail on maps 2e to 2h.
- 2.3.11 Adjacent to route section SEB-2-S045, the landward boundary of the coastal margin is to coincide with various boundaries including the edge of a road, the landward edge of the undercliff walk promenade and the clifftop fence line, as indicated by the coastal margin landward of the trail on map 2h.

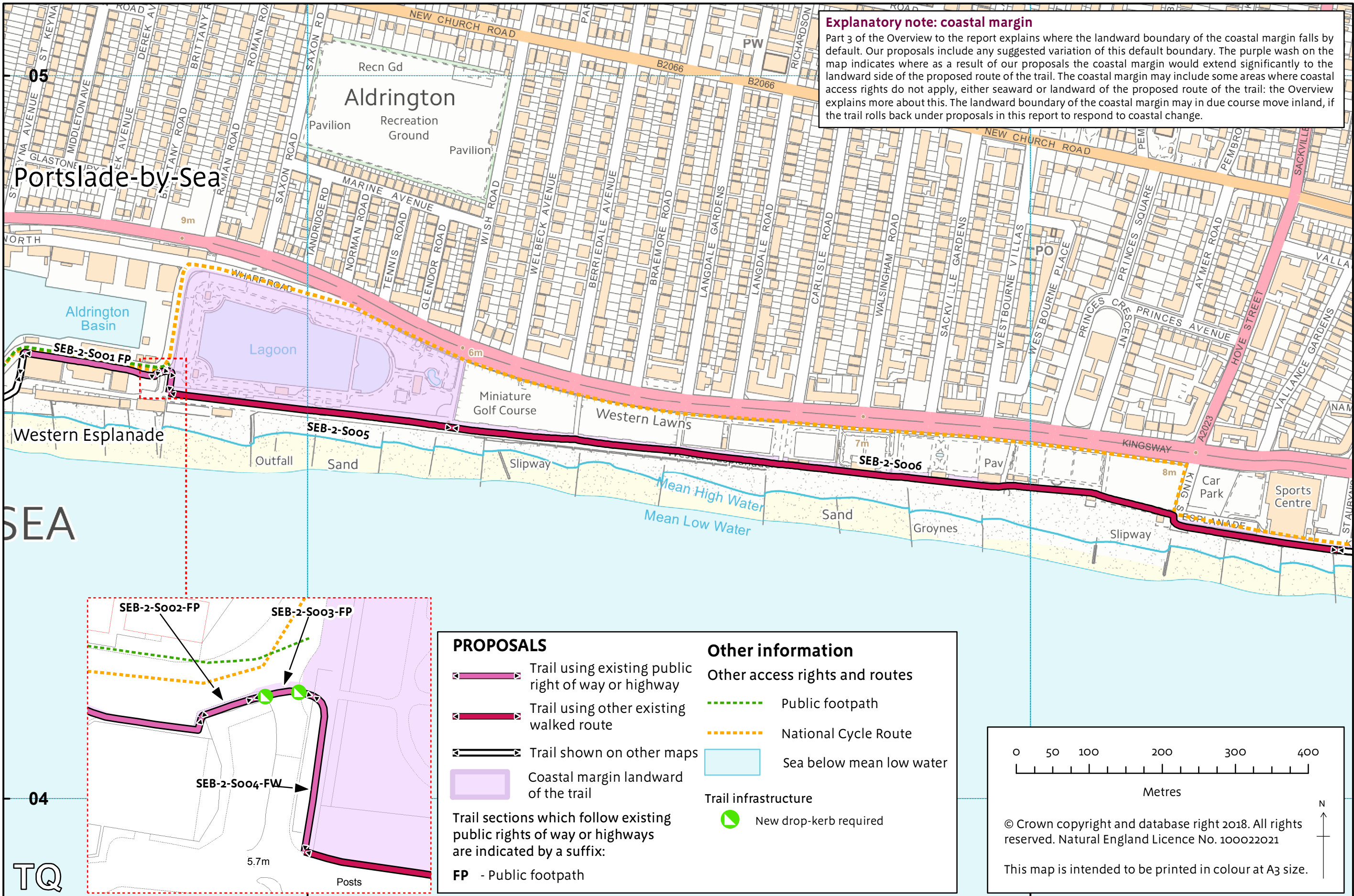
- 2.3.12 Adjacent to route sections SEB-2-S046 to SEB-2-S047, the landward boundary of the coastal margin is to coincide with various boundaries, including the cliff top fence line, the edge of the car park, the seaward edge of the A259 coast road and the fence line along the upper promenade, as indicated by the coastal margin landward of the trail on map 2h.
- 2.3.13 Adjacent to route sections SEB-2-S048 and SEB-2-S049, the landward boundary of the coastal margin is to coincide with the fence line along the upper promenade and walkway, as indicated by the coastal margin landward of the trail on map 2h.
- 2.3.14 Adjacent to route section SEB-2-S050, the landward boundary of the coastal margin is to coincide with landward edge of the walkway ramp between the undercliff walk and cliff top footpath shown as the trail on map 2h.

Alternative routes

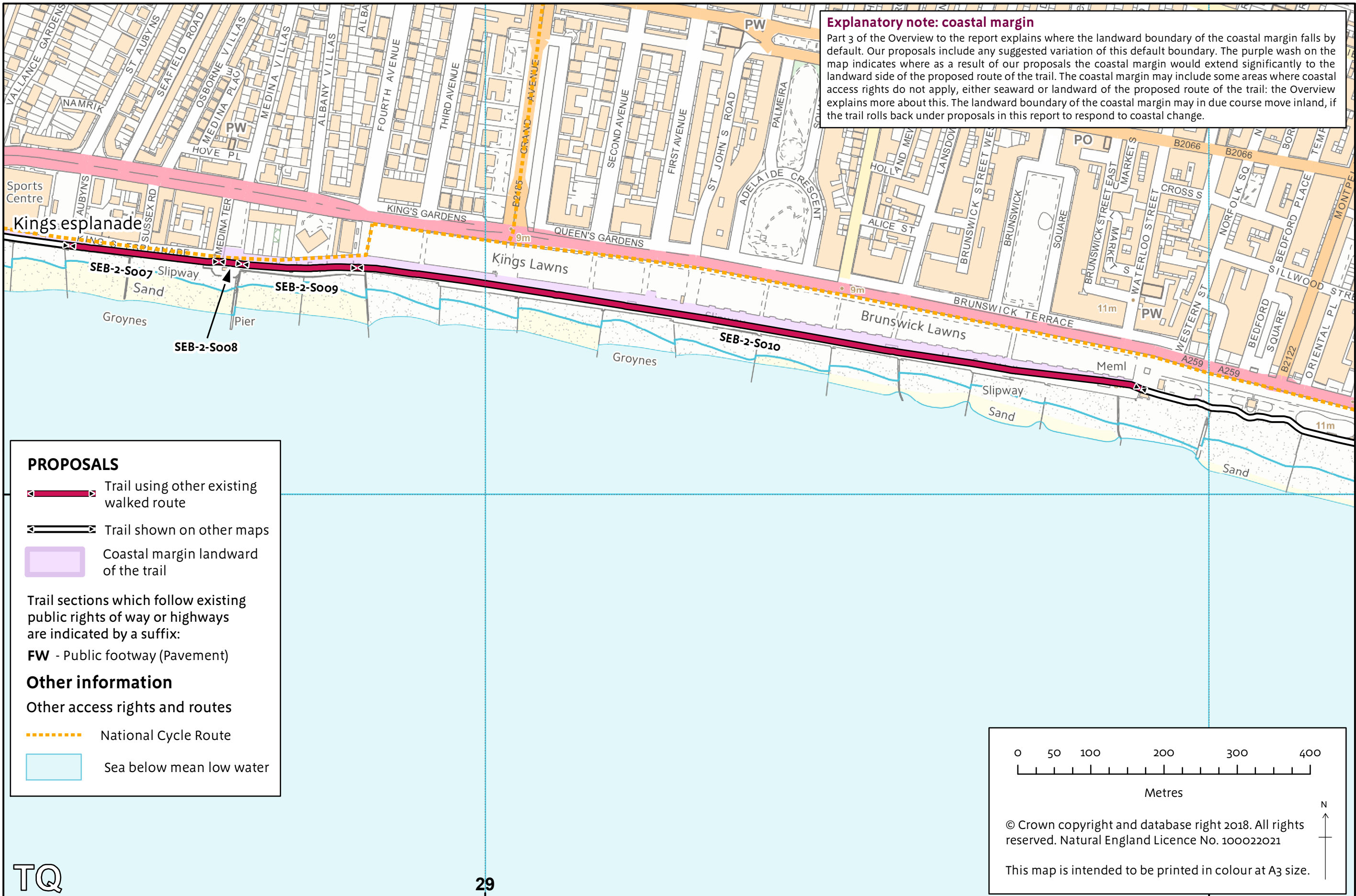
- 2.3.15 An optional alternative route along the public footpath upon the cliff top is to operate as a diversion from the ordinary route between Roedean, Brighton and Saltdean. This is for when the undercliff walkway is temporarily unavailable or is unsuitable for access due to stormy weather or cliff falls. The optional alternative route is to be at the centre of the line shown as route sections SEB-2-OA001 to SEB-2-OA028 on maps 2e to 2h.

Landward/seaward boundary of alternative route strip

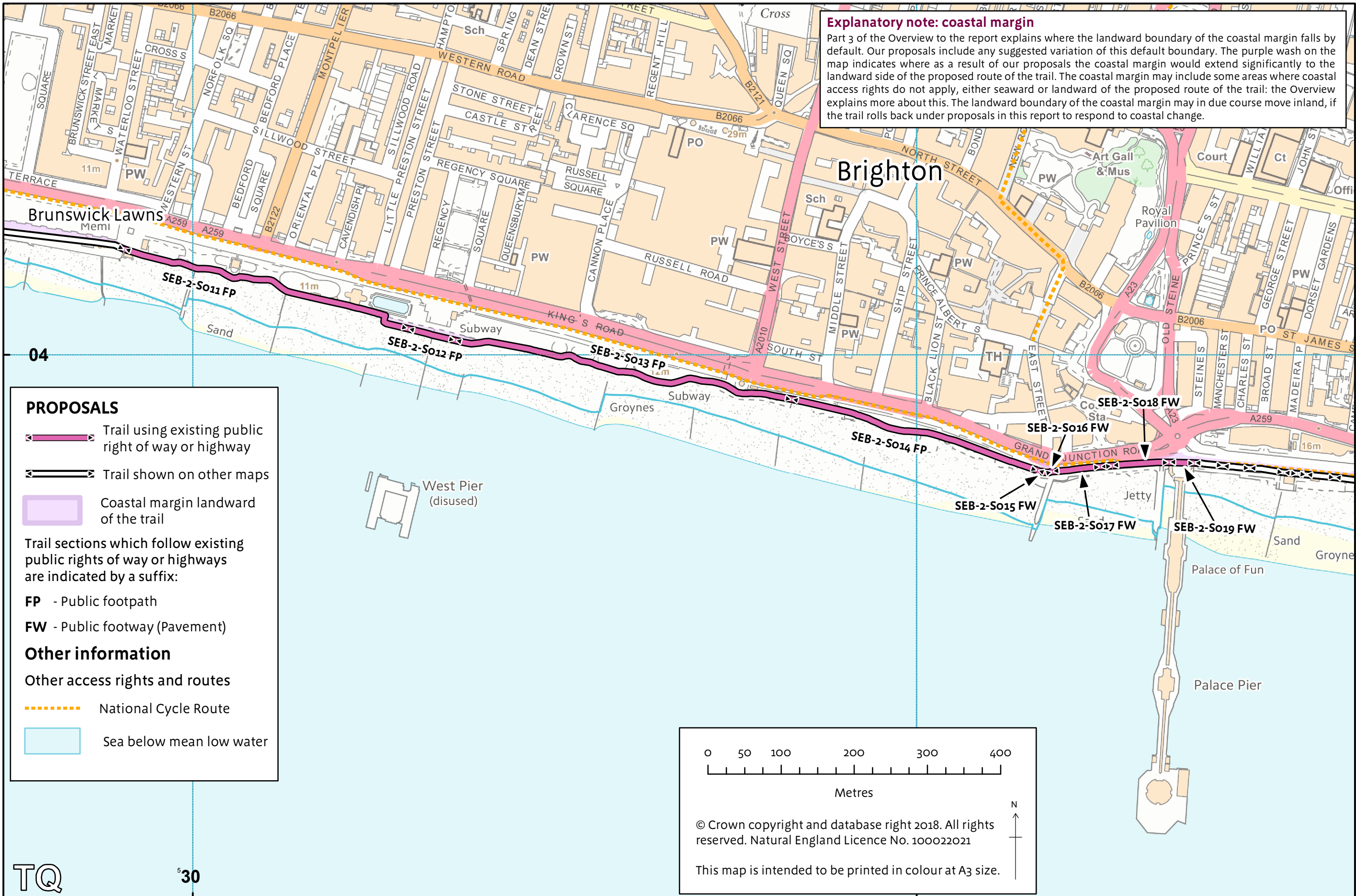
- 2.3.16 Adjacent to route sections SEB-2-OA001 to SEB-2-OA003:
- the landward boundary of the optional alternative route strip is to correspond to the landward edge of the ramped walkway shown as the trail on map 2e, and
 - the seaward boundary of the alternative strip is to correspond with the seaward edge of the ramped walkway shown as the trail on map 2e.
- 2.3.17 Adjacent to route sections SEB-2-OA018 to SEB-2-OA023:
- the landward boundary of the optional alternative route strip is to correspond to the landward edge of the pavement shown as the trail on map 2h, and
 - the seaward boundary of the alternative strip is to correspond with the seaward edge of the pavement shown as the trail on map 2h.
- 2.3.18 Adjacent to route sections SEB-2-OA025 to SEB-2-OA028:
- the landward boundary of the optional alternative route strip is to correspond to the landward edge of the upper promenade shown as the trail on map 2h, and
 - the seaward boundary of the alternative strip is to correspond with the fence line along the upper promenade shown as the trail on map 2h.



Map 2a: Western Esplanade to Kings Esplanade



Map 2b: Kings Esplanade to Brunswick Lawns



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.

PROPOSALS

- Trail using existing public right of way or highway
- Trail shown on other maps
- Coastal margin landward of the trail

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

- FP** - Public footpath
- FW** - Public footway (Pavement)

Other information

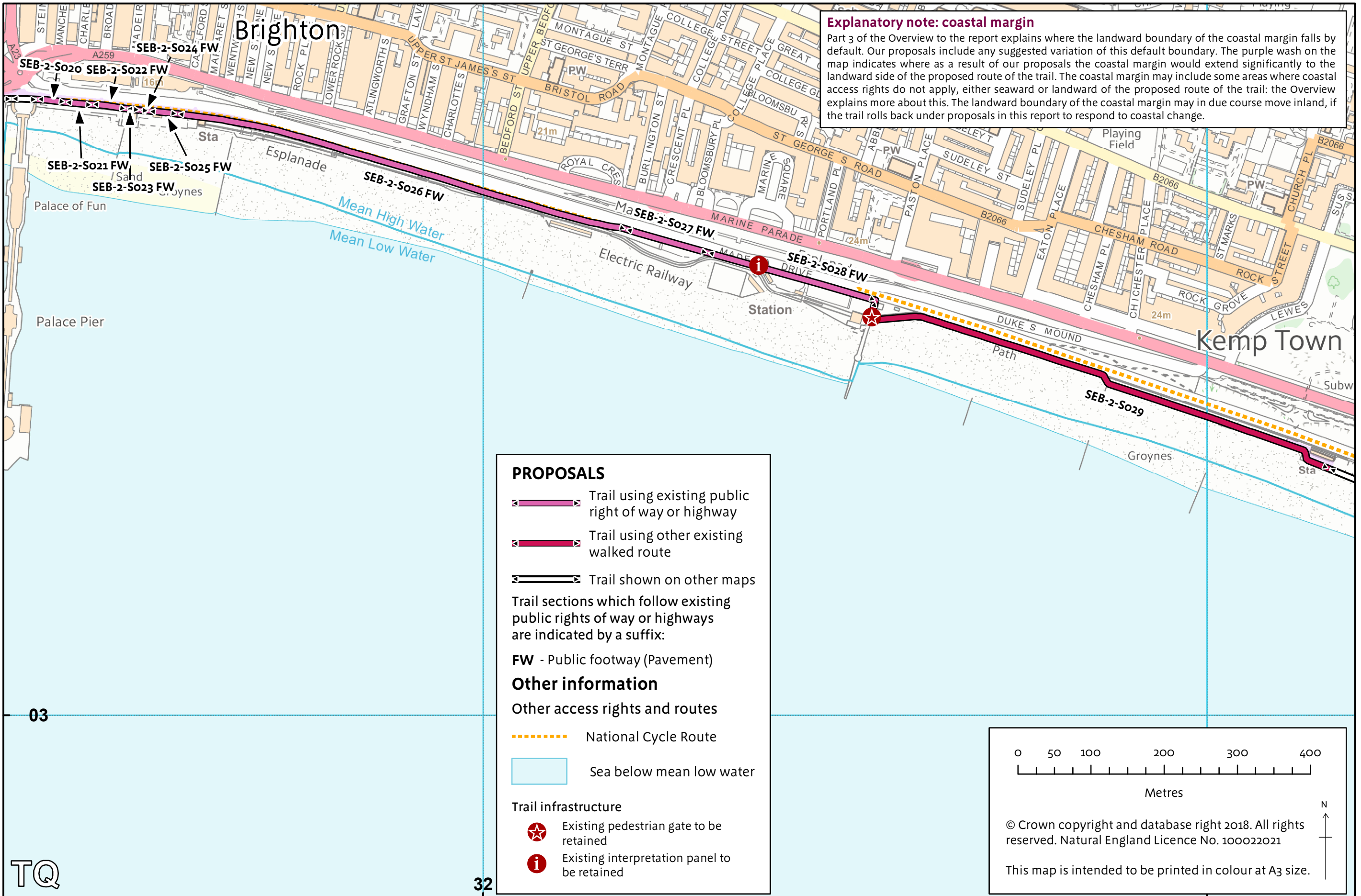
- National Cycle Route
- Sea below mean low water

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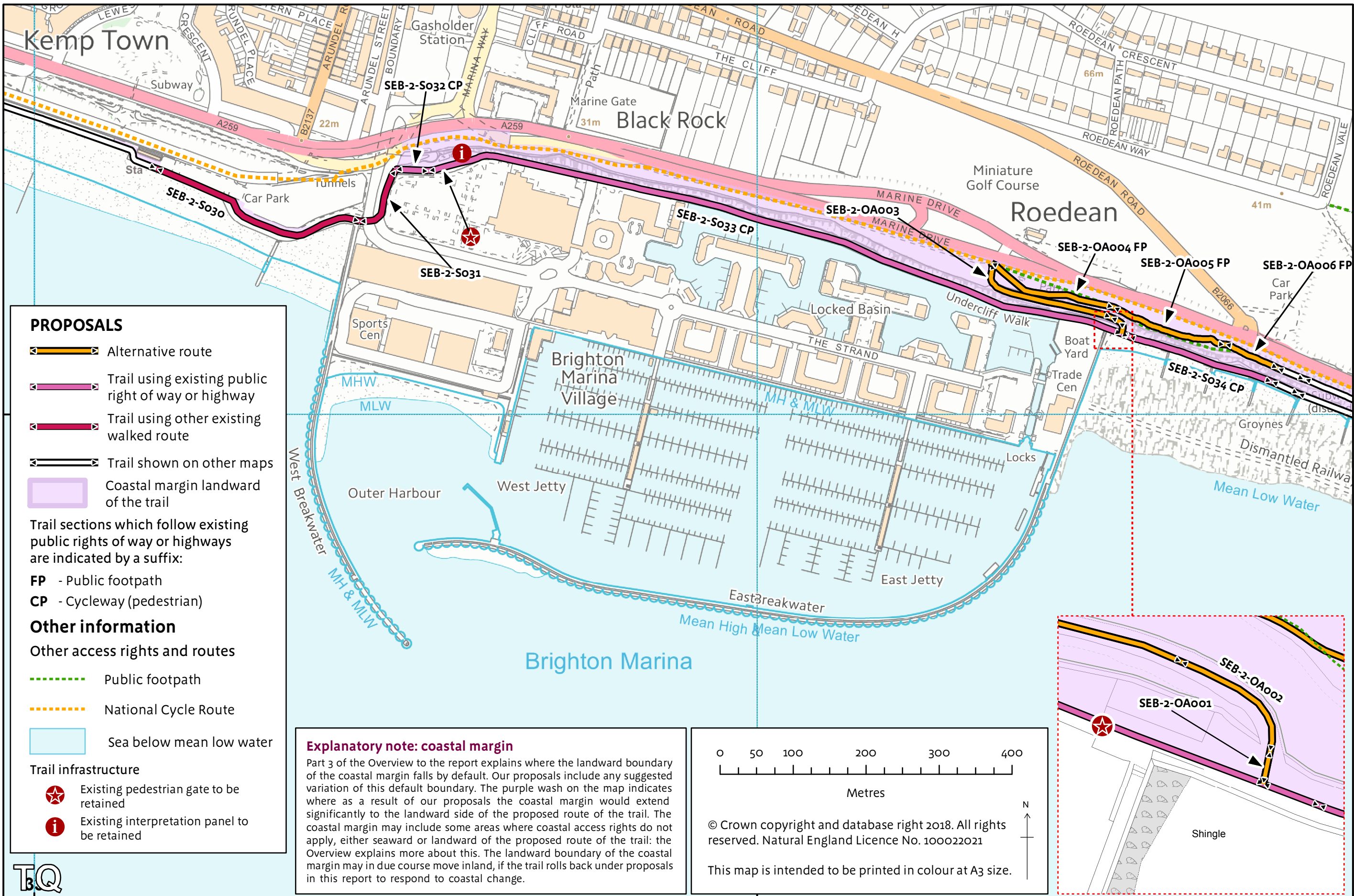
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This map is intended to be printed in colour at A3 size.

Map 2c: Brunswick Lawns to Brighton Palace Pier



Map 2d: Brighton Palace Pier to Kemp Town



PROPOSALS

- Alternative route
- Trail using existing public right of way or highway
- Trail using other existing walked route
- Trail shown on other maps
- Coastal margin landward of the trail

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

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

Other information

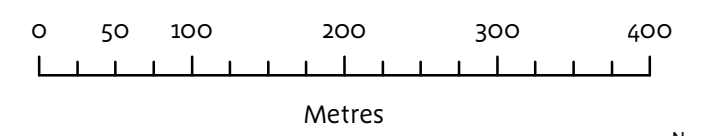
- Other access rights and routes
- Public footpath
 - National Cycle Route
 - Sea below mean low water

Trail infrastructure

- Existing pedestrian gate to be retained
- Existing interpretation panel to be retained

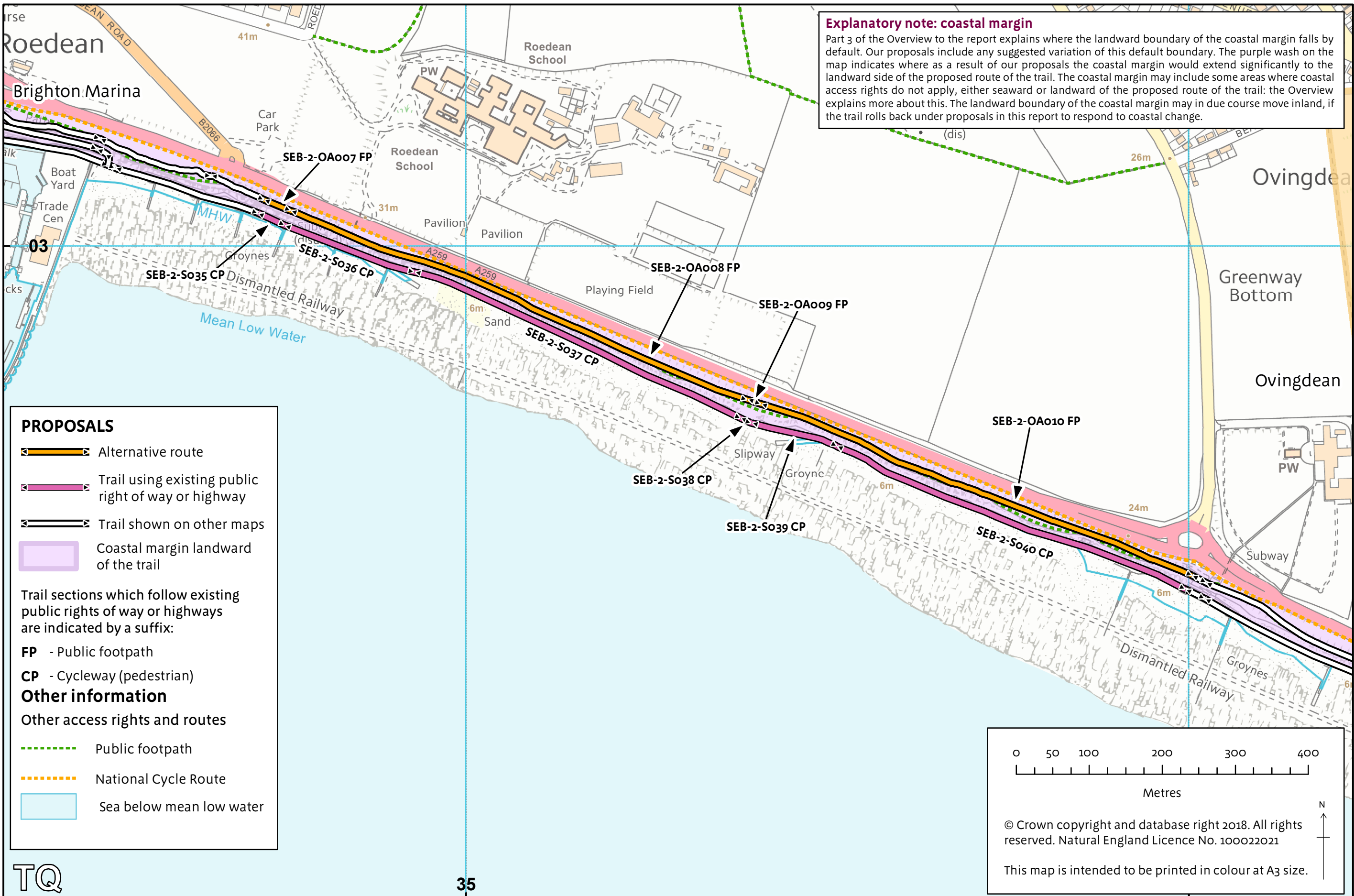
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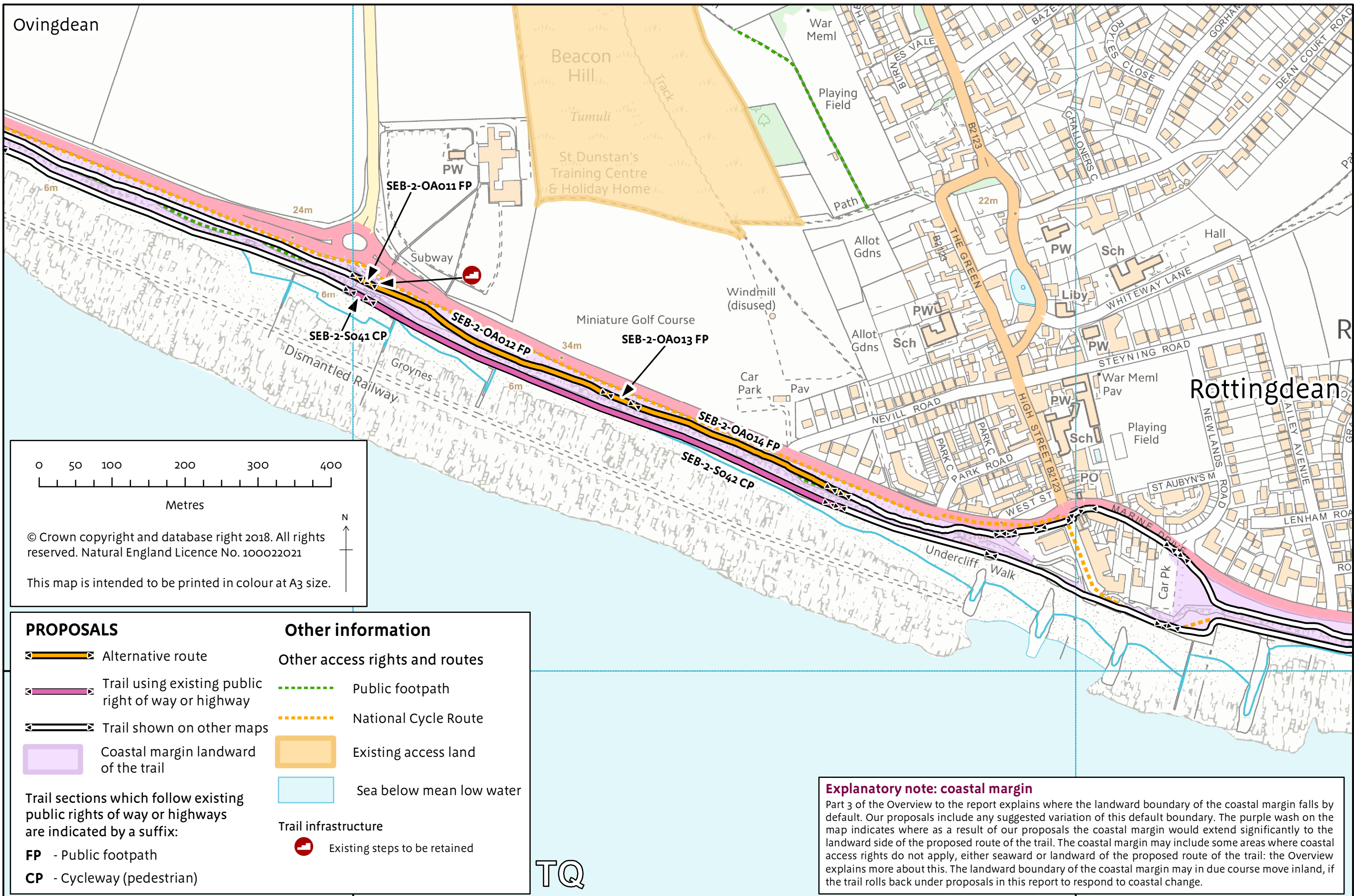


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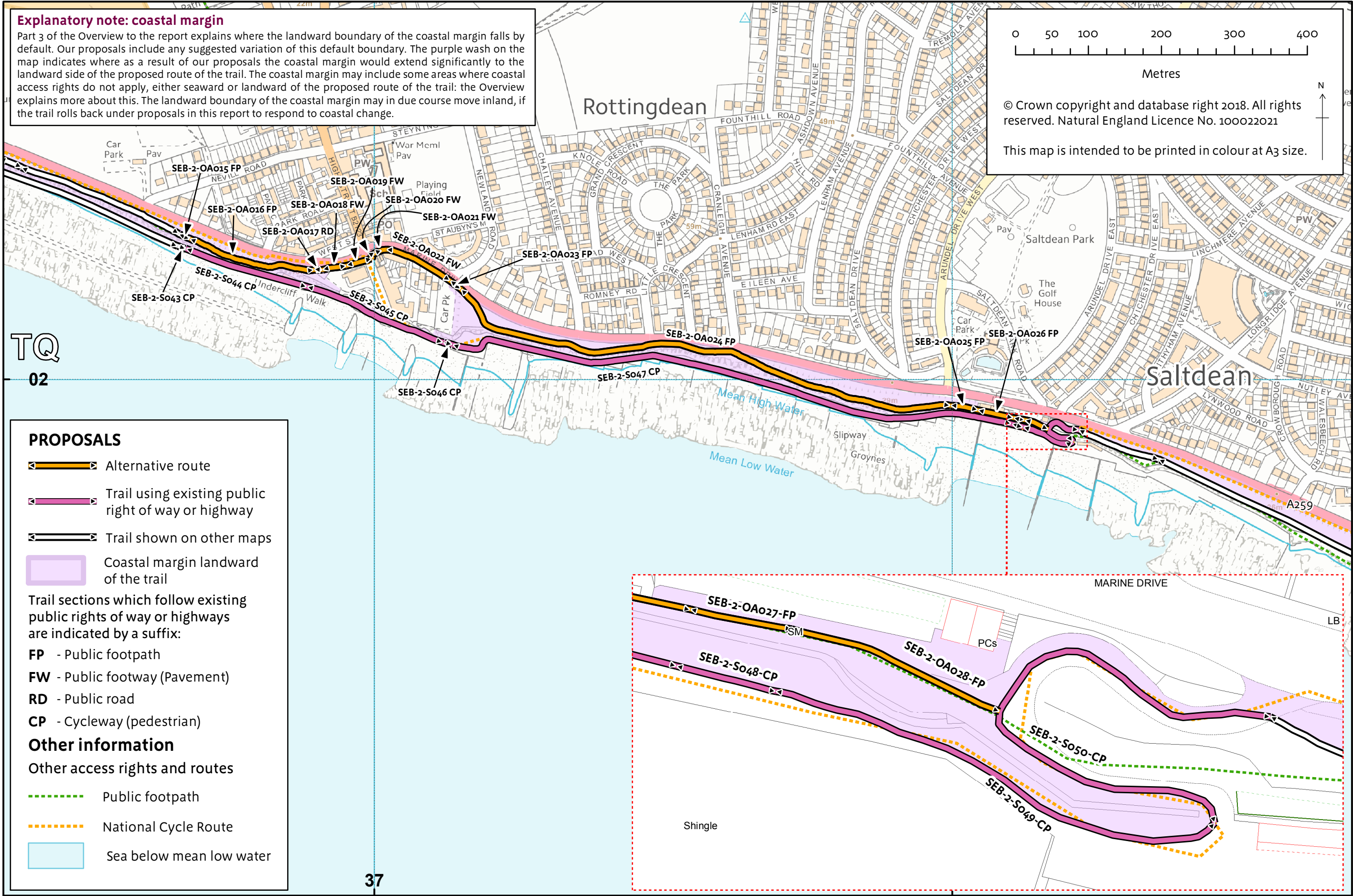
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Map 2f: Brighton Marina to Ovingdean



Explanatory note: coastal margin
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PROPOSALS

- Alternative route
- Trail using existing public right of way or highway
- Trail shown on other maps
- Coastal margin landward of the trail

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

- FP** - Public footpath
- FW** - Public footway (Pavement)
- RD** - Public road
- CP** - Cycleway (pedestrian)

Other information

Other access rights and routes

- Public footpath
- National Cycle Route
- Sea below mean low water

Map 2h: Rottingdean to Longridge Avenue, Saltdean

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