



# England Coast Path Stretch: Aldeburgh to Hopton-on-Sea

## Report AHS 4: Southwold to Pakefield

### Part 4.1: Introduction

Start Point:	Southwold Pier (grid reference: TM 5117 7678)
End Point:	Crazy Mary's Hole, Pakefield (grid reference: TM 5360 8867)
Relevant Maps:	AHS 4a to AHS 4k

4.1.1 This is one of a series of linked but legally separate reports published by Natural England under section 51 of the National Parks and Access to the Countryside Act 1949, which make proposals to the Secretary of State for improved public access along and to this stretch of coast between Aldeburgh and Hopton-on-Sea.

4.1.2 This report covers length AHS 4 of the stretch, which is the coast between Southwold and Pakefield. It makes free-standing statutory proposals for this part of the stretch, and seeks approval for them by the Secretary of State in their own right under section 52 of the National Parks and Access to the Countryside Act 1949.

4.1.3 The report explains how we propose to implement the England Coast Path (“the trail”) on this part of the stretch, and details the likely consequences in terms of the wider ‘Coastal Margin’ that will be created if our proposals are approved by the Secretary of State. Our report also sets out:

- any proposals we think are necessary for restricting or excluding coastal access rights to address particular issues, in line with the powers in the legislation; and
- any proposed powers for the trail to be capable of being relocated on particular sections (“roll-back”), if this proves necessary in the future because of coastal change.

4.1.4 There is also a single Overview document for the whole of this stretch of coast, explaining common principles and background. **This and the other individual reports relating to the stretch should be read in conjunction with the Overview. The Overview explains, among other things, how we have considered any potential environmental impacts of improving public access to this part of the coast, and this report, and other separately published assessments we refer to, then provides more detail on these aspects where appropriate.**

## Part 4.2: Proposals Narrative

### The trail:

4.2.1 Generally follows existing walked routes, including public rights of way, along most of this length.

4.2.2 Mainly follows the coastline quite closely and maintains good views of the sea.

4.2.3 Includes five sections of new path:

- one at Easton Bavents between sections AHS-4-S003 to AHS-4-S009 (Map AHS 4a);
- three sections on the Benacre Estate:
  - sections AHS-4-S16 and AHS-4-S017 (Map AHS 4c);
  - sections AHS-4-S021 to AHS-4-S026 (Map AHS 4d);
  - sections AHS-4-S028 to AHS-4-S030 (Map AHS 4e); and
- one at Heathland Beach caravan park on section AHS-4-S067 (Map AHS 4h).

See associated tables below for details.

4.2.4 Is aligned on the beach or foreshore in five locations:

- north of Easton Cliffs on section AHS-4-S012 (Map AHS 4b);
- at Easton Broad on sections AHS-4-S014 and AHS-4-S015 (Map AHS 4b);
- at Covehithe Broad on section AHS-4-S018 (Map AHS 4c);
- at Benacre Broad on section AHS-4-S027 (Map AHS 4e); and
- at Kessingland Beach between sections AHS-4-S035 and AHS-4-S038 (Map AHS 4f). See part 4.3 for details.

4.2.5 From sections AHS-4-S049 to AHS-4-S062 (Map AHS 4g), an inland route is necessary to take the trail past Sea View Holiday Estate, Kessingland Cottages, The Red House and Five Acres which occupy the cliff top, large sections of which are excepted land (See Future Change, below and Part 8 of the Overview).

4.2.6 Follows a route similar to the existing Suffolk Coast Path but departs from this in places in order to be closer to the sea and maintain sea views.

## Protection of the environment:

In this part of the report, we explain how we have taken account of environmental protection objectives in developing our proposals for improved coastal access.

4.2.7 The following designated sites affect this length of coast:

- Pakefield to Easton Bavents Site of Special Scientific Interest (SSSI) for its geological and wildlife interest
- Benacre to Easton Bavents Special Protection Area (SPA)
- Benacre National Nature Reserve (NNR)
- Benacre to Easton Bavents Lagoons Special Area of Conservation (SAC)
- Outer Thames Estuary Special Protection Area (SPA)
- Southern North Sea Special Area of Conservation (SAC)

The following table brings together design features included in our access proposals to help to protect the environment along this length of the coast.

#### 4.2.8 Measures to protect the environment: Benacre NNR and just south of the southernmost border of Pottersbridge Marshes

Map(s)	Route section number(s)	Design features of the access proposals	Reason included
AHS 4b to AHS 4e	AHS-4-S012 to AHS-4-S015; and AHS-4-S018 to AHS-4-S019; and AHS-4-S027	A zone will be identified on the beach seaward of each of Easton Broad, Covehithe Broad and Benacre Broad within which fencing will be erected to protect shore nesting birds. An s26 restriction of access under the Countryside and Rights of Way Act (2000) will be placed within the fenced areas between 15 <sup>th</sup> March to 31 <sup>st</sup> August each year. The reserve managers, currently Natural England, will maintain these as part of a suite of infrastructure currently managed by the reserve. See Maps F, G and H for further detail.	Avoid disturbance to ground nesting birds (breeding little tern and ringed plover) by walkers and their dogs.
AHS 4e	AHS-4-S030 to AHS-4-S033	Accompanied dogs must be kept on short leads on the trail and adjoining margin on The Denes between 1 March and 31 July each year, on route sections AHS-4-S030 to AHS-4-S033. This is proposed under Section 26(3)(a) of the Countryside and Rights of Way Act (2000) to protect ground nesting birds from trampling and disturbance, and replicates the current restriction on Countryside and Rights of Way Act (2000) open access land here. See Map I for further detail. This is explained in the Habitat Regulations Assessment for this site which will be published alongside this report. The interpretation panel at the north entrance of the NNR will be replaced with updated information. The reserve managers, currently Natural England, will maintain this as part of a suite of infrastructure currently managed by the reserve. A separate 'Dogs on leads' sign for use during the restriction period will be provided.	Avoid disturbance of ground-nesting birds (breeding skylark, ringed plover; potential for little terns; foraging oystercatchers) by walkers and their dogs.
AHS 4b	AHS-4-S012	The location of signage for the optional alternative route will be carefully considered by the Access Authority, landowners and managers and reserve managers in order to benefit users and wildlife.	Avoid risk of the optional alternative route being used when the main trail is suitable for use. This will have the effect of reducing disturbance to breeding and foraging birds.

Map(s)	Route section number(s)	Design features of the access proposals	Reason included
AHS 4b	Near junction of AHS-4-S011 and AHS-4-S012	A zone will be identified within which temporary fencing may be erected to protect shore nesting birds. An s26(3)(a) restriction of access under Countryside and Rights of Way Act (2000) will be placed within the fenced areas between 15 <sup>th</sup> March to 31 <sup>st</sup> August each year. This fencing will be maintained by the reserve managers, currently Natural England, as part of a suite of infrastructure managed across the reserve.	To avoid disturbance to shore nesting birds by walkers and their dogs.
AHS 4c	AHS-4-S016	About 50m landward of the landward edge of the trail, a stock-proof fence with a brushwood screen, running for approximately 500m will be installed to prevent unintentional access into the woods by dogs. The reserve managers, currently Natural England, will maintain this as part of a suite of infrastructure currently managed by the reserve.	Avoid disturbance to woodland birds – goshawk – by people and their dogs.
AHS 4i	At junction of AHS-4-OA003 and AHS-4-OA004	A gate will be installed as part of the establishment works. A sign will be installed explaining that sections AHS-4-OA003 to AHS-4-OA001 are only available to use when the main trail is unsuitable for the public to use because of flooding, tidal action, coastal erosion or other geomorphological processes.	Avoid disturbance to birds of open water and margins by walkers and their dogs.
AHS 4i	AHS-4-OA002	Screening will be provided through planting of naturally occurring species (e.g. gorse, bramble, hawthorn, willow whips) in the hedge gaps.	To avoid disturbance of marsh harrier by walkers and their dogs.
AHS 4i	AHS-4-OA 009	A public right of way footpath currently runs through the reedbed. The proposed optional alternative route lies between the public rights of way and the southern headland of the next field to the north. A route will be cut through mature hedging. The Access Authority have offered to divert the public rights of way onto the line of the optional alternative route so that there will be no public right of access in the reedbed.	Avoids potential disturbance to nesting marsh harrier.

Map(s)	Route section number(s)	Design features of the access proposals	Reason included
AHS 4j	Near junction of AHS-4-OA023, AHS-4-OA024 and AHS-4-OA026	A new sign will be installed indicating new restrictions to protect ground nesting birds. The reserve managers, currently Natural England, will maintain this as part of a suite of infrastructure currently managed by the reserve.	Avoid disturbance to ground nesting birds by walkers and their dogs.

4.2.9 Natural England is satisfied that the proposals for coastal access in this report are made in accordance with relevant environmental protection legislation. For more information about how we came to this conclusion; see the following assessments of the access proposals that we have published separately:

- A Habitats Regulations Assessment relating to any potential impact on the conservation objectives of European sites.
- Our Nature Conservation Assessment, in which we document our conclusions in relation to other potential impacts on nature conservation.

**Part 6b of the Overview includes some contextual information about protecting the environment along this length of coast.**

### Accessibility:

4.2.10 There are few artificial barriers to accessibility on the proposed route. However, the natural coastal terrain is often challenging for people with reduced mobility and this is the case on sections of our proposed route because:

- the trail would follow an uneven grass or bare soil path along the cliff tops at various locations;
- there are sections across soft sand/ shingle beaches with steep points of access between the beaches and cliff tops at sections AHS-4-S015 to AHS-4-S018 (Maps AHS 4b and 4c); and AHS-4-S027 and AHS-4-S028 (Map AHS 4e).

4.2.11 At points along the trail, pedestrian gates or kissing gates will be installed so as to make the route safer and easier to use. We envisage this happening before the new access rights come into force/ as part of the physical establishment work described below.

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

### Where we have proposed exercising statutory discretions:

#### 4.2.12 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 4.3.1 below.

4.2.13 In two 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:-

- at the southern end of the Kessingland Beach Holiday Village at section AHS-4-S036 (Map AHS 4f); this area is popular with dog walkers; and
- at The Hollies Camping & Leisure Resort (section AHS-S-068 and AHS-S-071 on Map AHS 4h).

4.2.14 The Proposals Tables show where we are proposing to alter the default landward boundary of the coastal margin. These proposals are set out in columns 5b and 5c of table 4.3.1. Where these columns are left blank, we are making no such proposals, so the default landward boundary applies. See the note relating to Columns 5b & 5c [above Table 4.3.1] explaining what this means in practice.

**See also part 3 of the Overview - ‘Understanding the proposals and accompanying maps’, for a more detailed 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.**

#### 4.2.15 Restrictions and/or exclusions:

We have proposed to exclude or restrict access by direction under the Countryside and Rights of Way Act (2000) in certain places along this section of coast.

4.2.16 Access to the trail and part of the margin at Easton Broad, Covehithe Broad & Benacre Broad, seaward of route sections AHS-4-S014 to AHS-4-S015, AHS-4-S018, AHS-4-S027 and coastal margin will be excluded from fenced areas around breeding birds on the beach from 15 March to 31 August each year. During the exclusion the main trail will still be available seaward of the fenced areas. This is proposed under Section 26(3)(a) of the Countryside and Rights of Way Act (2000) to protect ground nesting birds from trampling and disturbance. See Maps F, G and H for further detail.

4.2.17 Little terns use the shingle beach to breed in colonies. The breeding colonies are fenced each year to avoid walkers and dogs entering colony nest sites and the seasonal exclusion within the fenced areas supports this management. This is explained in the Nature Conservation Assessment and Habitats Regulations Assessment for this site which will be published alongside this report.

4.2.18 Accompanied dogs must be kept on short leads on the trail and adjoining seaward margin on The Denes between 1 March and 31 July each year, on route sections AHS-4-S030 to AHS-4-S033 – see Map I. This is proposed under Section 26(3)(a) of the Countryside and Rights of Way Act (2000) to protect ground nesting birds from trampling and disturbance; it replicates the restriction on land that is mapped as Countryside and Rights of Way Act (2000) access land and will be subject to Coastal Access rights.

Land landward of the trail remains mapped as Countryside and Rights of Way Act (2000) access land and continues to be subject to existing restrictions.

This is explained in the Nature Conservation Assessment and Habitats Regulations Assessment for this site which will be published alongside this report

See Table 4.2.8 above.

There are no other planned restrictions locally. However “national restrictions” apply to coastal access rights as set out in Schedule 2 of the Countryside and Rights of Way Act (2000) (as amended by the Marine and Coastal Access Act (2009))

4.2.19 These directions will not prevent or affect:

- any existing local use of the land by right: 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 any rights at common law or by Royal Charter etc.

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

**See part 8 of the Overview - ‘Restrictions and exclusions’ - for a summary for the entire stretch.**



#### 4.2.21 **Optional alternative routes:**

An optional alternative route denotes an alternative route which the public has the option to use at times when the normal route (even though not formally closed) is unsuitable for use because of flooding, tidal action, coastal erosion or other geomorphological processes. Signage will indicate the expectation that the main trail will be used if it is available; the optional alternative routes (where not public rights of way) are only legally available for use when the main trail is not suitable for walkers.

4.2.22 At Easton Broad between sections AHS-4-S012 and AHS-4-S016 an optional alternative route will operate in the circumstances set out in 4.2.21. The optional alternative route is to be at the centre of the line shown as route sections AHS-4-OA001 to AHS-4-OA016 shown on Map AHS 4i. It would not have the effect of creating any additional spreading room on either the seaward or the landward side.

4.2.23 At Covehithe Broad between sections AHS-4-S017 and AHS-4-S022 an optional alternative route will operate in the circumstances set out in 4.2.21. The optional alternative route is to be at the centre of the line shown as route sections AHS-4-OA016 to AHS-4-OA025 on Map AHS 4j. For walkers from the north, the spur of AHS-4-OA026 provides a safe means to prevent walkers getting cut off by the tide. It would not have the effect of creating any additional spreading room on either the seaward or the landward side.

4.2.24 At Benacre Broad between sections AHS-4-S024 and AHS-4-S030 an optional alternative route will operate in the circumstances set out in 4.2.20. The optional alternative route is to be at the centre of the line shown as route sections AHS-4-OA025 to AHS-4-OA031 on Map AHS 4k. Walkers from the south with prior knowledge of a need to use the optional alternative route on this section can use AHS-4-OA026 to access it. It would not have the effect of creating any additional spreading room on either the seaward or the landward side.

4.2.25 By default, an optional alternative route covers the land two metres either side of the approved line. 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, we may propose that the trail should adopt a variable width as dictated by the existing physical features on either side. Columns 5a and 5b of table 4.3.2 describe the boundaries of the alternative route strips on any route sections where we have proposed use of this discretion in order to clarify the extent of the access strip.

#### 4.2.26 **Coastal erosion:**

Natural England is able to propose that the route of the trail would be able to change in the future, without further approval from the Secretary of State, in response to coastal change. This would happen in accordance with the criteria and procedures for 'roll-back' set out in part 7 of the Overview.

Natural England may only propose the use of this roll-back power:

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

4.2.7 Column 4 of tables 4.3.1 and 4.3.2, indicates where roll-back has been proposed in relation to a route section. Where this is the case, the route, as initially determined at the time the report was prepared, is to be at the centre of the line shown on Maps AHS 4a to AHS 4k as the proposed route of the trail.

4.2.28 If at any time in the future any part of a route section upon which roll-back has been specified needs, in Natural England's view, to change 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 7 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.

On sections for which roll-back is not proposed in tables 4.3.1 and 4.3.2, the route is to be at the centre of the line shown on Maps AHS 4a to AHS 4k as the proposed route of the trail.

### Other future change:

4.2.29 There are also places described in this report where we foresee the need for future changes to the proposed access provisions to: -

- accommodate a managed re-alignment scheme near Benacre Ness pumping station currently located at AHS-4-S034 (Map AHS 4f);
- accommodate the potential relocation of a mobile home at Easton Lane which is currently sited on the edge of an eroding cliff, seaward of the proposed trail.

These are summarised at part 7 of the Overview.

**See parts 7 - 'Future changes' of the Overview for more information.**

## Establishment of the trail:

4.2.30 Below we summarise how our proposed route for the trail would be physically established to make it ready for public use before any new rights come into force.

Establishment works will only start on this length of coast once these proposals have been approved by the Secretary of State. The works may therefore either precede or follow the start of establishment works on other lengths of coast within the stretch, and detailed in their separate reports.

4.2.31 Our estimate of the capital costs for physical establishment of the trail on the proposed route within Report AHS 4 is £56,148 and is informed by:

- information already held by the access authority, Suffolk County Council, in relation to the management of the existing Suffolk Coast Path and public rights of way;
- the conclusions of our deliberations in relation to potential impacts on the environment; and
- information gathered while visiting affected land and talking to the people who own and manage it about the options for the route.

4.2.32 There are three main elements to the overall cost:

- clearance of a route through vegetation at:
  - Easton Wood (section AHS-4-S016 on Map AHS 4c);
  - Boathouse Covert (section AHS-4-S028 on Map AHS 4e);
  - the northern edge of Pottersbridge Marshes (section AHS-4-OA009 on Map AHS 4i) and
  - Heathland Beach Caravan Park (section AHS-4-S067 on Map AHS 4h);
- boardwalk near Pottersbridge Marshes (section AHS-4-OA009 on Map AHS 4i) and
- a bridge between Heathland Beach Caravan Park and The Hollies Camping & Leisure Resort between sections AHS-4-S067 and AHS-4-S068 on Map AHS 4h).

Table 1 shows our estimate of the capital cost within Report AHS 4 for each of the main elements of physical establishment described above.

**Table 1: Estimate of capital costs**

<b>Item</b>	<b>Cost</b>
Signs & interpretation	£11,304
Boardwalks	£14,112
Bridges	£300
Clearance of vegetation	£12,380
Gates/ removal of barriers/ boundary crossing	£2,060
Screening	£2,100
Fencing	£3,250
Headland creation	£2,492
Surfacing works	£515
Project management	£7,635
<b>Total</b>	<b>£56,148 (Exclusive of any VAT payable)</b>

4.2.33 Once the Secretary of State's decision on our report has been notified, and further to our conversations with land managers during the route planning stage, Suffolk County Council will liaise with affected land owners and occupiers about relevant aspects of the design, installation and maintenance of the new signs and infrastructure that are needed on their land. Prior to works being carried out on the ground, all necessary permissions, authorisations and consents will be obtained. All such works would conform to the published standards for National Trails and the other criteria described in our Coastal Access Scheme.

#### **Maintenance of the trail:**

4.2.34 Because the trail on this length of coast will form part of the National Trail being created around the whole coast of England called the England Coast Path, we envisage that it will be maintained to the same high quality standards as other National Trails in England (see The New Deal; Management of National Trails in England from April 2013: details at Annex A of the Overview).

4.2.35 We estimate that the annual cost to maintain the trail within Report AHS 4 will be £10,790 (exclusive of any VAT payable). In developing this estimate we have taken account of the formula used to calculate Natural England's contribution to the maintenance of other National Trails.

## Part 4.3: Proposals Tables

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

### 4.3.1 Section Details: Maps AHS 4a to AHS 4k:Southwold to Pakefield

Key notes on table:

1. Column 2 – an asterisk (\*) against the route section number means see also table 4.3.3: Other options considered.
2. Column 4 – ‘No’ means no roll-back is proposed for this route section. ‘Yes – normal’ means roll-back is proposed and is likely to follow the current feature (e.g. cliff edge/beach) for the foreseeable future as any coastal change occurs.
3. Column 4 – ‘Yes – see table 4.3.4’ means roll-back is proposed, but refer to that table below about our likely approach to implementing it for this route section. This is because a more complex situation exists in this case and consideration must be given to how roll-back may happen in relation to excepted land, a protected site etc.
4. Column 5a - 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. The relevant land type (foreshore, cliff, bank, barrier, dune, beach, flat or section 15 land – see Glossary) is shown in this column where appropriate. “No” means none present on this route section.
5. Columns 5b and 5c – Any entry in these columns means we are proposing to align the landward boundary of the coastal margin on this route section with the physical feature(s) shown in 5b, for the reason in 5c. No text here means that for this route section the landward edge of the margin would be that of the trail itself - or if any default coastal land type is shown in 5a, that would be its landward boundary instead.

1	2	3	4	5a	5b	5c	6
Map(s)	Route section number(s)	Current status of route section(s)	Roll-back proposed? (See Part 7 of Overview)	Landward margin contains coastal land type?	Proposal to specify landward boundary of margin (See maps)	Reason for landward boundary proposal	Explanatory notes
AHS 4a	AHS-4-S001	Public footpath	Yes - see table 4.3.4	No	Fence line	Clarity and cohesion	
AHS 4a	AHS-4-S002	Other existing walked route	Yes - see table 4.3.4	No			
AHS 4a	AHS-4-S003 and AHS-4-S004*	Not an existing walked route	Yes - normal	No	Fence line	Clarity and cohesion	

1	2	3	4	5a	5b	5c	6
<b>Map(s)</b>	<b>Route section number(s)</b>	<b>Current status of route section(s)</b>	<b>Roll-back proposed? (See Part 7 of Overview)</b>	<b>Landward margin contains coastal land type?</b>	<b>Proposal to specify landward boundary of margin (See maps)</b>	<b>Reason for landward boundary proposal</b>	<b>Explanatory notes</b>
AHS 4a	AHS-4-S005*	Not an existing walked route	Yes - normal	No	Track	Clarity and cohesion	
AHS 4a	AHS-4-S006* to AHS-4-S008*	Not an existing walked route	Yes - normal	No			
AHS 4a	AHS-4-S009*	Not an existing walked route	Yes - see table 4.3.4	No			Trail crosses Easton Lane
AHS 4b	AHS-4-S010*	Other existing walked route	Yes - see table 4.3.4	No	Fence line	Clarity and cohesion	
AHS 4b	AHS-4-S011*	Other existing walked route	Yes - normal	No			
AHS 4b	AHS-4-S012*	Other existing walked route	Yes - see table 4.3.4	Yes – dune			
AHS 4b	AHS-4-S013*	Other existing walked route	Yes - see table 4.3.4	No			
AHS 4b	AHS-4-S014* and AHS-4-S015*	Other existing walked route	Yes - see table 4.3.4	Yes - beach and dune			

1	2	3	4	5a	5b	5c	6
Map(s)	Route section number(s)	Current status of route section(s)	Roll-back proposed? (See Part 7 of Overview)	Landward margin contains coastal land type?	Proposal to specify landward boundary of margin (See maps)	Reason for landward boundary proposal	Explanatory notes
AHS 4c	AHS-4-S016* and AHS-4-S017*	Not an existing walked route	Yes - normal	No			
AHS 4c	AHS-4-S018*	Other existing walked route	Yes - see table 4.3.4	Yes - beach			
AHS 4c	AHS-4-S019*	Other existing walked route	Yes - see table 4.3.4	No			
AHS 4d	AHS-4-S020*	Other existing walked route	Yes - normal	No			
AHS 4d	AHS-4-S021* to AHS-4-S024*	Not an existing walked route	Yes - normal	No			
AHS 4d	AHS-4-S025* and AHS-4-S026*	Not an existing walked route	Yes - normal	No	Fence line	Clarity and cohesion	
AHS 4e	AHS-4-S027*	Other existing walked route	Yes - see table 4.3.4	Yes - beach			
AHS 4e	AHS-4-S028* to AHS-4-S030*	Not an existing walked route	Yes - normal	No			

1	2	3	4	5a	5b	5c	6
<b>Map(s)</b>	<b>Route section number(s)</b>	<b>Current status of route section(s)</b>	<b>Roll-back proposed? (See Part 7 of Overview)</b>	<b>Landward margin contains coastal land type?</b>	<b>Proposal to specify landward boundary of margin (See maps)</b>	<b>Reason for landward boundary proposal</b>	<b>Explanatory notes</b>
AHS 4e	AHS-4-S031	Public footpath	Yes - see table 4.3.4	No			
AHS 4e	AHS-4-S032	Not an existing walked route	Yes - see table 4.3.4	No			
AHS 4e	AHS-4-S033	Other existing walked route	Yes - see table 4.3.4	No			
AHS 4f	AHS-4-S034	Other existing walked route	Yes - see table 4.3.4	No			
AHS 4f	AHS-4-S035 and AHS-4-S036	Other existing walked route	Yes - see table 4.3.4	Yes - dune	Water course	Additional landward area	
AHS 4f	AHS-4-S037 to AHS-4-S039	Other existing walked route	Yes - see table 4.3.4	Yes - dune			
AHS 4f	AHS-4-S040	Public footpath	Yes - see table 4.3.4	Yes - barrier			
AHS 4f	AHS-4-S041	Public highway	Yes - see table 4.3.4	No			Trail follows road for short section
AHS 4f	AHS-4-S042 to AHS-4-S046	Public footpath	Yes - see table 4.3.4	Yes - barrier			



1	2	3	4	5a	5b	5c	6
Map(s)	Route section number(s)	Current status of route section(s)	Roll-back proposed? (See Part 7 of Overview)	Landward margin contains coastal land type?	Proposal to specify landward boundary of margin (See maps)	Reason for landward boundary proposal	Explanatory notes
AHS 4g	AHS-4-S047 and AHS-4-S048	Public footpath	Yes - see table 4.3.4	Yes - barrier			
AHS 4g	AHS-4-S049*	Public footpath	Yes - see table 4.3.4	No			
AHS 4g	AHS-4-S050*	Public footpath	Yes - see table 4.3.4	No	Fence line	Clarity and cohesion	
AHS 4g	AHS-4-S051*	Multi-use route	Yes - see table 4.3.4	No	Fence line	Clarity and cohesion	
AHS 4g	AHS-4-S052*	Public footpath	No	No	Various	Clarity and cohesion	Mixture of hedges, fences and walls
AHS 4g	AHS-4-S053*	Public footpath	No	No	Various	Clarity and cohesion	Mixture of roads, paths and walls
AHS 4g	AHS-4-S054*	Public highway	No	No	Various	Clarity and cohesion	Trail follows road for short section
AHS 4g	AHS-4-S055*	Public footpath	No	No	Various	Clarity and cohesion	Mixture of hedges, fences and walls
AHS 4g	AHS-4-S056*	Public footpath	Yes - see table 4.3.4	No	Various	Clarity and cohesion	Mixture of hedges, fences and walls
AHS 4g	AHS-4-S057*	Public footpath	Yes - see table 4.3.4	No			

1	2	3	4	5a	5b	5c	6
Map(s)	Route section number(s)	Current status of route section(s)	Roll-back proposed? (See Part 7 of Overview)	Landward margin contains coastal land type?	Proposal to specify landward boundary of margin (See maps)	Reason for landward boundary proposal	Explanatory notes
AHS 4g	AHS-4-S058* and AHS-4-S059*	Public footpath	Yes - normal	No			
AHS 4g	AHS-4-S060*	Other existing walked route	Yes - normal	No			
AHS 4g	AHS-4-S061*	Public footpath	Yes - normal	No			
AHS 4h	AHS-4-S062*	Other existing walked route	Yes - normal	No			
AHS 4h	AHS-4-S063	Public footpath	Yes - normal	No			
AHS 4h	AHS-4-S064	Other existing walked route	Yes - normal	No			
AHS 4h	AHS-4-S065*	Public footpath	Yes - see table 4.3.4	No	Hedge	Clarity and cohesion	
AHS 4h	AHS-4-S066*	Other existing walked route	Yes - see table 4.3.4	No	Hedge	Clarity and cohesion	
AHS 4h	AHS-4-S067*	Not an existing walked route	Yes - see table 4.3.4	No	Hedge	Clarity and cohesion	

1	2	3	4	5a	5b	5c	6
<b>Map(s)</b>	<b>Route section number(s)</b>	<b>Current status of route section(s)</b>	<b>Roll-back proposed? (See Part 7 of Overview)</b>	<b>Landward margin contains coastal land type?</b>	<b>Proposal to specify landward boundary of margin (See maps)</b>	<b>Reason for landward boundary proposal</b>	<b>Explanatory notes</b>
AHS 4h	AHS-4-S068* to AHS-4-S070*	Other existing walked route	Yes - see table 4.3.4	No	Fence line	Additional landward margin	
AHS 4h	AHS-4-S071*	Other existing walked route	Yes - normal	No	Tree line	Additional landward margin	
AHS 4h	AHS-4-S072*	Other existing walked route	Yes - normal	No			
AHS 4h	AHS-4-S073*	Other existing walked route	Yes - see table 4.3.4	No	Track	Clarity and cohesion	
AHS 4h	AHS-4-S074* and AHS-4-S075*	Other existing walked route	Yes - see table 4.3.4	No	Path	Clarity and cohesion	

### 4.3.2 Optional alternative route details: Maps AHS 4i to AHS 4k: Southwold to Pakefield

Notes on table:

1. Column 2 – an asterisk (\*) against the route section number means see also table 4.3.3: Other options considered.
2. Column 4 – ‘No’ means no roll-back is proposed for this route section. ‘Yes – normal’ means roll-back is proposed and is likely to follow the current feature (e.g. cliff edge/beach) for the foreseeable future as any coastal change occurs.
3. Column 4 – ‘Yes – see table 4.3.4’ means roll-back is proposed, but refer to that table below about our likely approach to implementing it for this route section. This is because a more complex situation exists and consideration must be given to how roll-back may happen in relation to excepted land, a protected site etc.
4. Columns 5a and 5b – An entry in either or both of these columns denotes a proposal to align the seaward or landward boundary (as the case may be) of this section of the alternative route strip with the physical feature(s) shown. No text in the column means no such proposal, meaning that the edge of the alternative route strip would be at the default width of 2 metres on the relevant side of the route’s centre line.

#### Easton Broad Optional Alternative Route

1	2	3	4	5a	5b	6
Map(s)	Route section number(s)	Current status of route section(s)	Roll-back proposed? (See Part 7 of Overview)	Proposal to specify seaward boundary of alternative route strip	Proposal to specify landward boundary of alternative route strip	Explanatory notes
AHS 4i	AHS-4-OA001 and AHS-4-OA002	Not an existing walked route	Yes - normal	Hedgerow		
AHS 4i	AHS-4-OA003	Not an existing walked route	Yes - normal			
AHS 4i	AHS-4-OA004	Public highway	Yes - normal	Wall	Landward edge of road	
AHS 4i	AHS-4-OA005	Public footpath	Yes - normal	Ditch	Hedgerow	
AHS 4i	AHS-4-OA006	Public footpath	Yes - normal	Seaward edge of boardwalk	Landward edge of boardwalk	

1	2	3	4	5a	5b	6
Map(s)	Route section number(s)	Current status of route section(s)	Roll-back proposed? (See Part 7 of Overview)	Proposal to specify seaward boundary of alternative route strip	Proposal to specify landward boundary of alternative route strip	Explanatory notes
AHS 4i	AHS-4-OA007	Other existing walked route	Yes - normal	Seaward edge of boardwalk	Landward edge of boardwalk	
AHS 4i	AHS-4-OA008 and AHS-4-OA009	Not an existing walked route	Yes - normal	Hedgerow	Hedgerow	
AHS 4i	AHS-4-OA010	Public footpath	Yes - normal	Hedgerow	Hedgerow	
AHS 4i	AHS-4-OA011	Other existing walked route	Yes - normal		Hedgerow	
AHS 4i	AHS-4-OA012	Public footpath	Yes - normal			
AHS 4i	AHS-4-OA013	Other existing walked route	Yes - normal			
AHS 4i	AHS-4-OA014	Not an existing walked route	Yes - normal			
AHS 4i	AHS-4-OA015 and AHS-4-OA016	Not an existing walked route	Yes - normal	Tree line	Tree line	

## Covehithe Broad Optional Alternative Route

1	2	3	4	5a	5b	6
Map(s)	Route section number(s)	Current status of route section(s)	Roll-back proposed? (See Part 7 of Overview)	Proposal to specify seaward boundary of alternative route strip	Proposal to specify landward boundary of alternative route strip	Explanatory notes
AHS 4j	AHS-4-OA015 and AHS-4-OA016	Not an existing walked route	Yes - normal	Tree line	Tree line	
AHS 4j	AHS-4-OA017	Public footpath	Yes - normal			
AHS 4j	AHS-4-OA018	Public footpath	Yes – Normal	Hedgerow	Hedgerow	
AHS 4j	AHS-4-OA019	Public footpath	Yes – Normal	Footbridge	Footbridge	
AHS 4j	AHS-4-OA020	Public footpath	Yes – Normal	Tree line	Tree line	
AHS 4j	AHS-4-OA021	Other existing walked route	Yes – Normal	Tree line	Tree line	
AHS 4j	AHS-4-OA022	Public footpath	Yes – Normal			
AHS 4j	AHS-4-OA023 and AHS-4-OA024	Public highway	Yes - normal	Seaward edge of road	Landward edge of road	
AHS 4j	AHS-4-OA025	Public highway	Yes - normal	Hedgerow	Hedgerow	
AHS 4j	AHS-4-OA026	Public footpath	Yes - normal			

## Benacre Broad Optional Alternative Route

1	2	3	4	5a	5b	6
Map(s)	Route section number(s)	Current status of route section(s)	Roll-back proposed? (See Part 7 of Overview)	Proposal to specify seaward boundary of alternative route strip	Proposal to specify landward boundary of alternative route strip	Explanatory notes
AHS 4k	AHS-4-OA025	Public highway	Yes - normal	Hedgerow	Hedgerow	
AHS 4k	AHS-4-OA026	Public footpath	Yes - normal			
AHS 4k	AHS-4-OA027	Public highway	Yes - normal	Seaward edge of road	Landward edge of road	
AHS 4k	AHS-4-OA028	Byway open to all traffic	Yes - normal			
AHS 4k	AHS-4-OA029	Public highway	Yes - normal	Seaward edge of road	Landward edge of road	
AHS 4k	AHS-4-OA030 and AHS-4-OA031	Public footpath	Yes - normal			

### 4.3.3 Other options considered: Maps AHS 4a to AHS 4h:Southwold to Pakefield

Map(s)	Route section numbers(s)	Other option(s) considered	Reasons for not proposing this option
AHS 4a	AHS-4-S004 to AHS-4-S009	We considered aligning the trail along the track servicing the properties along Easton Bavents	<p>We opted for the proposed route because:</p> <ul style="list-style-type: none"> <li>■ it is closer to the sea and maintains views of the sea;</li> <li>■ 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</li> </ul>
AHS 4a to AHS 4b	AHS-4-S009 to AHS-4-S011	We considered aligning the trail along the western and northern edges of the curtilage of the properties on Easton Lane, east of Easton Farm	<p>We opted for the proposed route because:</p> <ul style="list-style-type: none"> <li>■ it is closer to the sea and maintains views of the sea;</li> <li>■ 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</li> </ul>
AHS 4a to AHS 4e	AHS-4- S004 to AHS-4-S030	We considered aligning the trail along the Lowestoft Road and via public rights of way that run landward of and parallel to Easton Broad, Covehithe Broad and Benacre Broad.	<p>We opted for the proposed route because:</p> <ul style="list-style-type: none"> <li>■ it is closer to the sea and maintains views of the sea;</li> <li>■ 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.</li> </ul>
AHS 4g to AHS 4h	AHS-4-S048 to AHS-4-S064	We considered aligning the trail along the beach	<p>We opted for the proposed route because:</p> <ul style="list-style-type: none"> <li>■ much walking would be on soft sand/ shingle which may be difficult for some users;</li> <li>■ 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;</li> <li>■ under our proposals, the public footpath and routes across the beach would remain available for people to use as part of the spreading room.</li> </ul>



Map(s)	Route section numbers(s)	Other option(s) considered	Reasons for not proposing this option
AHS 4h	AHS-4-S065 to AHS-4-S075	We considered aligning the trail on London Road, the B1437 and A12	<p>We opted for the proposed route because:</p> <ul style="list-style-type: none"> <li>■ there would be a large amount of walking next to busy roads making for an unpleasant walking experience;</li> <li>■ 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.</li> </ul>

Note: Any public rights of way not forming part of the proposed trail would remain available for people to use under their pre-existing rights.

#### 4.3.4 Roll-back implementation – more complex situations: Maps AHS 4a to AHS 4h:Southwold to Pakefield

Map(s)	Route section number(s)	Feature(s) or site(s) potentially affected	Our likely approach to roll-back
AHS 4a	AHS-4-S001	Boating Lake just north of Southwold Pier	<ul style="list-style-type: none"> <li>■ If it is no longer possible to find a viable route seaward of the Boating Lake and the marshes, we will choose a new route after detailed discussions with all relevant interests, to pass somewhere on the landward side of it.</li> <li>■ 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.</li> </ul>
AHS 4a	AHS-4-S002	Easton and Reydon Common Marshes	<ul style="list-style-type: none"> <li>■ If it is no longer possible to find a viable route seaward of the Boating Lake and the marshes, we will choose a new route after detailed discussions with all relevant interests, to pass somewhere on the landward side of it.</li> <li>■ 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.</li> </ul>
AHS 4a and AHS 4b	AHS-4-S009 and AHS-4-S010	Properties on Easton Lane	<ul style="list-style-type: none"> <li>■ If it is no longer possible to find a viable route seaward of the properties in Easton Lane, we will choose a new route after detailed discussions with all relevant interests, to pass somewhere on the landward side of them.</li> <li>■ 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.</li> </ul>
AHS 4b	AHS-4-S012 to AHS-4-S015	Pottersbridge Marshes, Easton Marshes, Easton Broad section of: Pakefield to Easton Bavents SSSI; Benacre to Easton Bavents SPA; Benacre NNR; Benacre to Easton Bavents Lagoons SAC	<ul style="list-style-type: none"> <li>■ If it is no longer possible to find a viable route seaward of the designated sites we will choose a new route after detailed discussions with the relevant experts and with any potentially affected owners or occupiers, which will either (a) pass through the site, if appropriate or (b) if necessary, be routed landward of it.</li> <li>■ 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.</li> </ul>

Map(s)	Route section number(s)	Feature(s) or site(s) potentially affected	Our likely approach to roll-back
AHS 4c	AHS-4-S018 and AHS-4-S019	Covehithe Broad section of above designated sites	<ul style="list-style-type: none"> <li>■ If it is no longer possible to find a viable route seaward of the designated sites we will choose a new route after detailed discussions with the relevant experts and with any potentially affected owners or occupiers, which will either (a) pass through the site, if appropriate or (b) if necessary, be routed landward of it.</li> <li>■ 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.</li> </ul>
AHS 4e	AHS-4-S027	Benacre Broad section of above designated sites	<ul style="list-style-type: none"> <li>■ If it is no longer possible to find a viable route seaward of the designated sites we will choose a new route after detailed discussions with the relevant experts and with any potentially affected owners or occupiers, which will either (a) pass through the site, if appropriate or (b) if necessary, be routed landward of it.</li> <li>■ 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.</li> </ul>
AHS 4e and AHS 4f	AHS-4-S031 to AHS-4-S039	The Denes, Beach Farm, Kessingland Beach and Kessingland Beach Holiday Village	<ul style="list-style-type: none"> <li>■ The trail is likely to be adjusted to follow any new flood bank when the existing one is breached/no longer viable as a walking route.</li> <li>■ If the trail becomes unavailable before any new structure is in place, we will choose a new route after detailed discussions with the relevant experts and with any potentially affected owners or occupiers, which will either (a) pass through the site, if appropriate or (b) if necessary, be routed landward of it.</li> <li>■ 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.</li> </ul>
AHS 4f and AHS 4g	AHS-4-S040 to AHS-4-S051	Seafront properties and holiday parks	<ul style="list-style-type: none"> <li>■ If it is no longer possible to find a viable route seaward of the specified excepted land (e.g. buildings, curtilage, gardens etc.), we will choose a route landward of it, following discussions with owners and occupiers.</li> <li>■ 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</li> </ul>

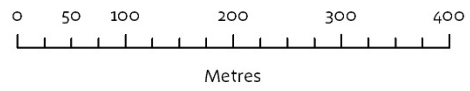
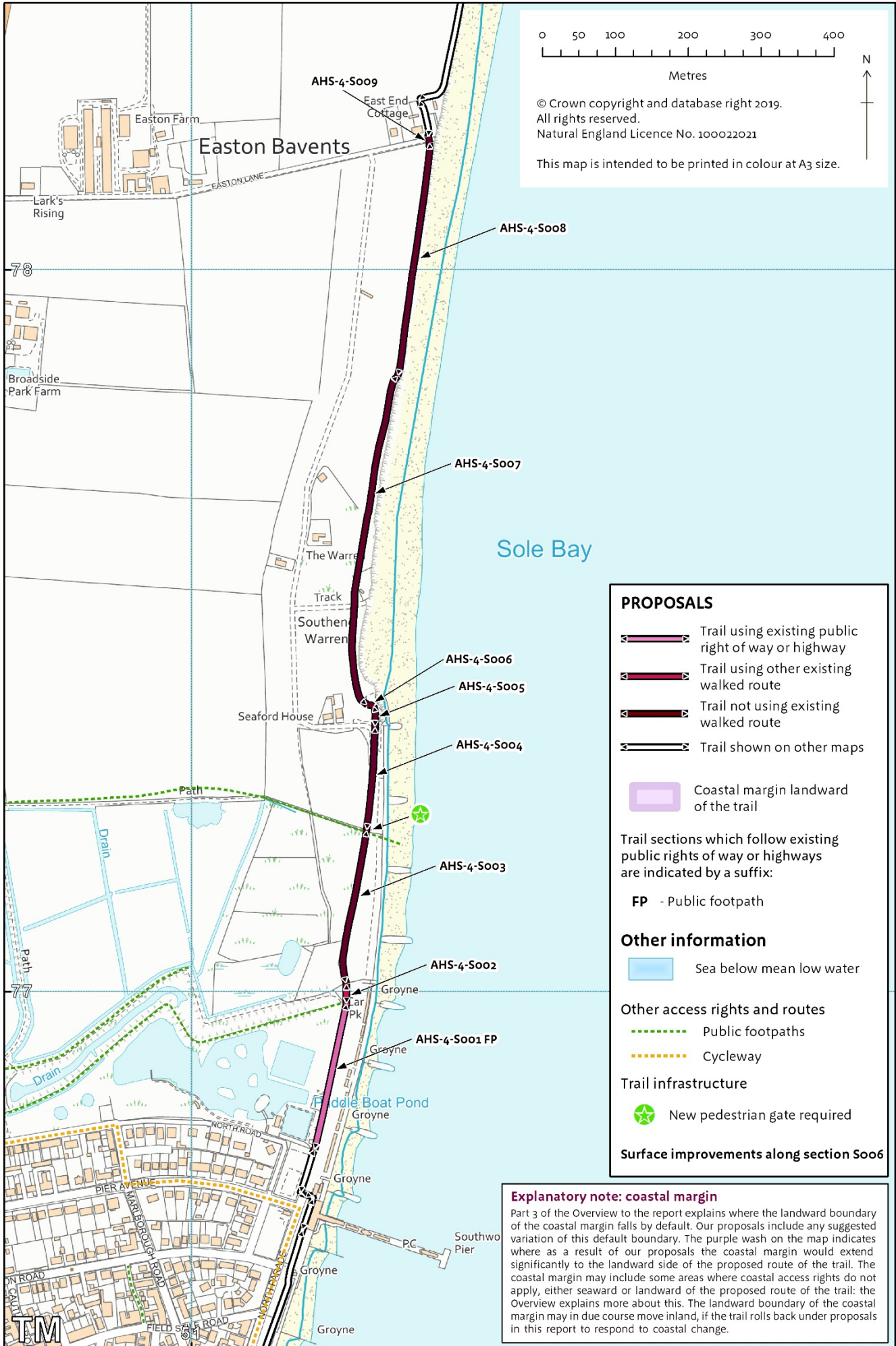
Map(s)	Route section number(s)	Feature(s) or site(s) potentially affected	Our likely approach to roll-back
AHS 4g	AHS-4-S056 and AHS-4-S057	Properties currently landward of the trail	<ul style="list-style-type: none"> <li>■ If it is no longer possible to find a viable route seaward of the specified excepted land (e.g. buildings, curtilage, gardens etc.), we will choose a route landward of it, following discussions with owners and occupiers.</li> <li>■ 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.</li> </ul>
AHS 4h	AHS-4-S065 to AHS-4-070	Heathland Beach Caravan Park, The Hollies Camping & Leisure Resort	<ul style="list-style-type: none"> <li>■ If it is no longer possible to find a viable route seaward of the specified caravan and campsites, 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.</li> <li>■ 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.</li> </ul>
AHS 4h	AHS-4-S073 to AHS-4-S075	Pakefield Pontins Holiday Centre	<ul style="list-style-type: none"> <li>■ If it is no longer possible to find a viable route seaward of the specified holiday centre, 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.</li> <li>■ 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.</li> </ul>

In relation to all other sections where roll-back has been proposed, any later adjustment of the trail is likely to follow the current feature (e.g. cliff edge/beach) for the foreseeable future as any coastal change occurs.

## Part 4.4: Proposals Maps

### 4.4.1 Map Index

Map reference	Map title
AHS 4a	Southwold Pier to Easton Lane
AHS 4b	Easton Lane to Easton Wood
AHS 4c	Easton Wood to Green Heath
AHS 4d	Green Heath to Benacre Broad
AHS 4e	Benacre Broad to The Denes
AHS 4f	The Denes to Coastguard Lane, Kessingland
AHS 4g	Coastguard Lane, Kessingland to Kessingland Cliffs
AHS 4h	Kessingland Cliffs to Crazy Mary's Hole
AHS 4i	Optional Alternative Route: Easton Broad
AHS 4j	Optional Alternative Route: Covehithe Broad
AHS 4k	Optional Alternative Route: Benacre Broad
Map F	Easton Broad: Proposed direction to exclude access
Map G	Covehithe Broad: Proposed direction to exclude access
Map H	Benacre Broad: Proposed direction to exclude access
Map I	The Denes: Proposed direction to restrict access



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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 walked route
- Trail not using 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

**Other information**

- Sea below mean low water

**Other access rights and routes**

- Public footpaths
- Cycleway

**Trail infrastructure**

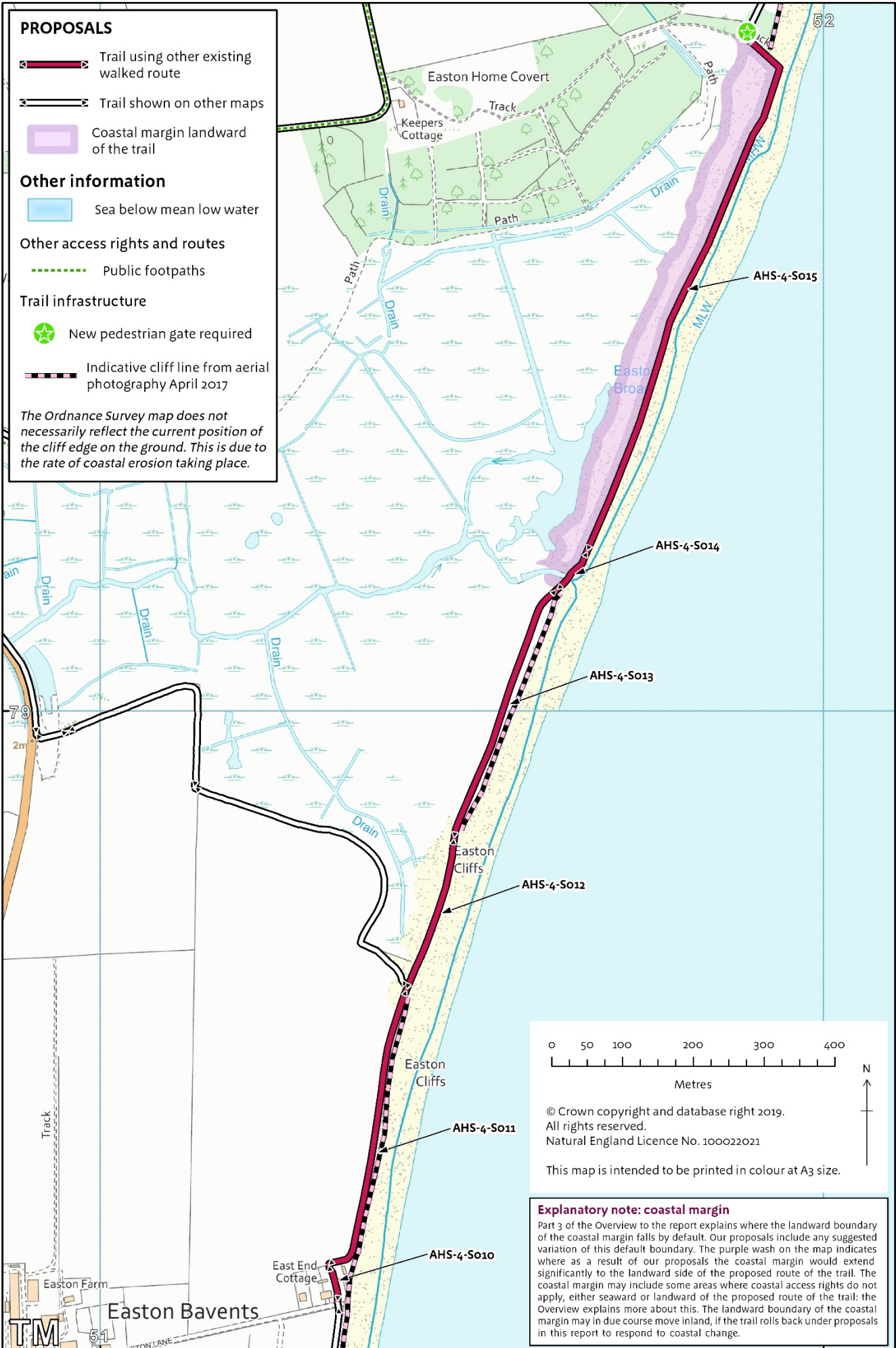
- New pedestrian gate required

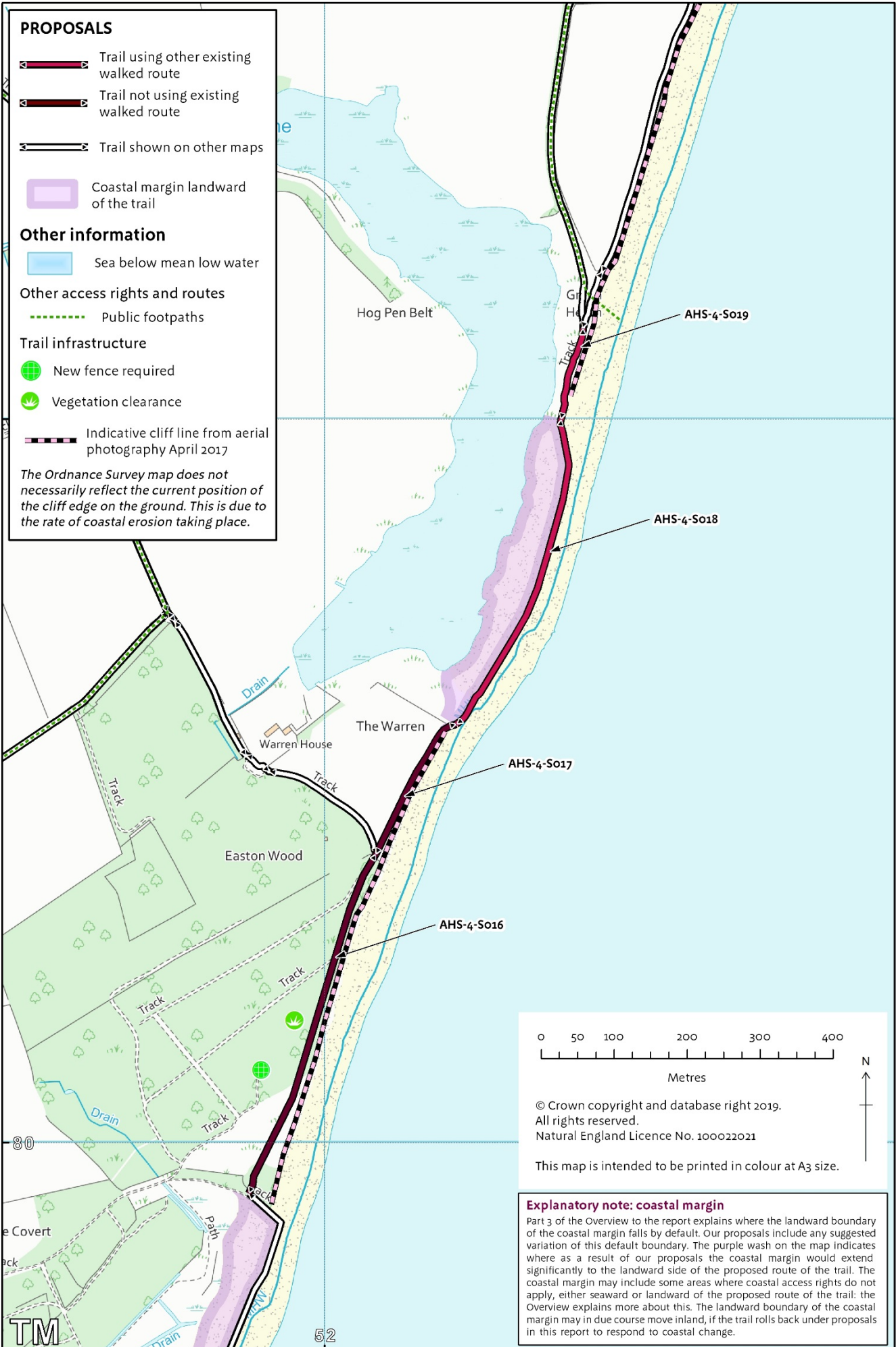
**Surface improvements along section Soo6**

**Explanatory note: coastal margin**

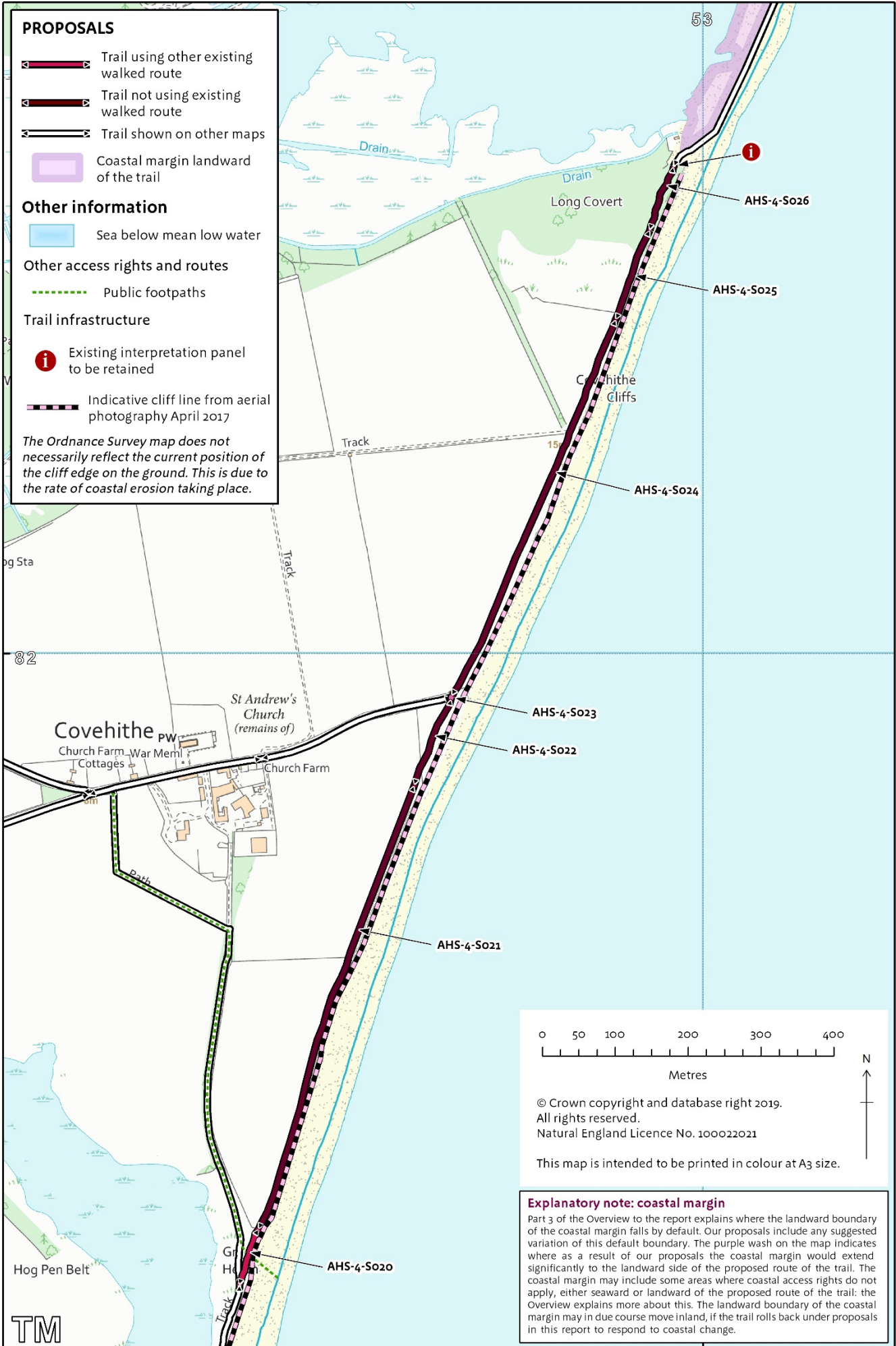
Part 3 of the Overview to the report explains where the landward boundary of the coastal margin falls by default. Our proposals include any suggested variation of this default boundary. The purple wash on the map indicates where as a result of our proposals the coastal margin would extend significantly 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.

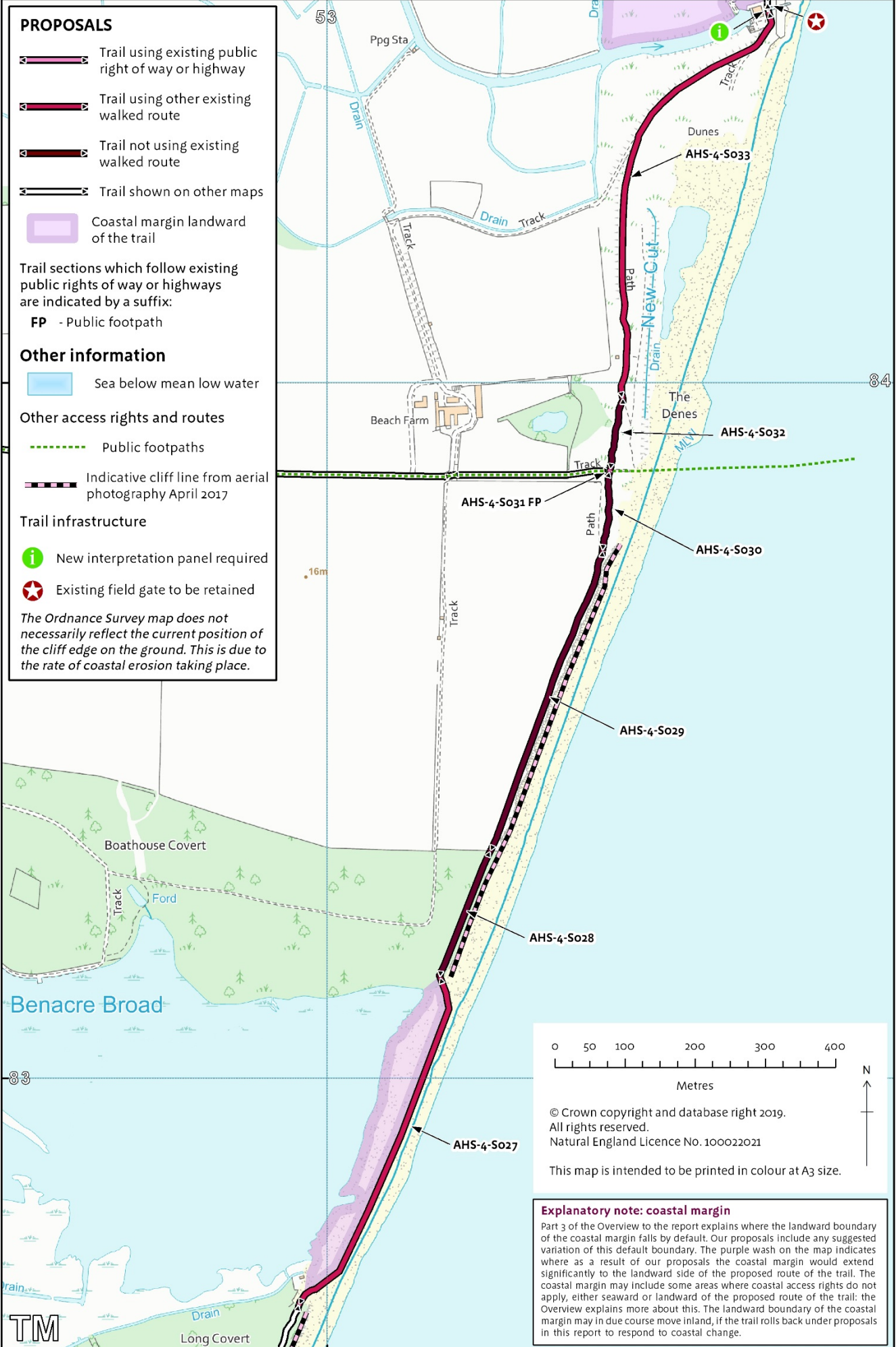


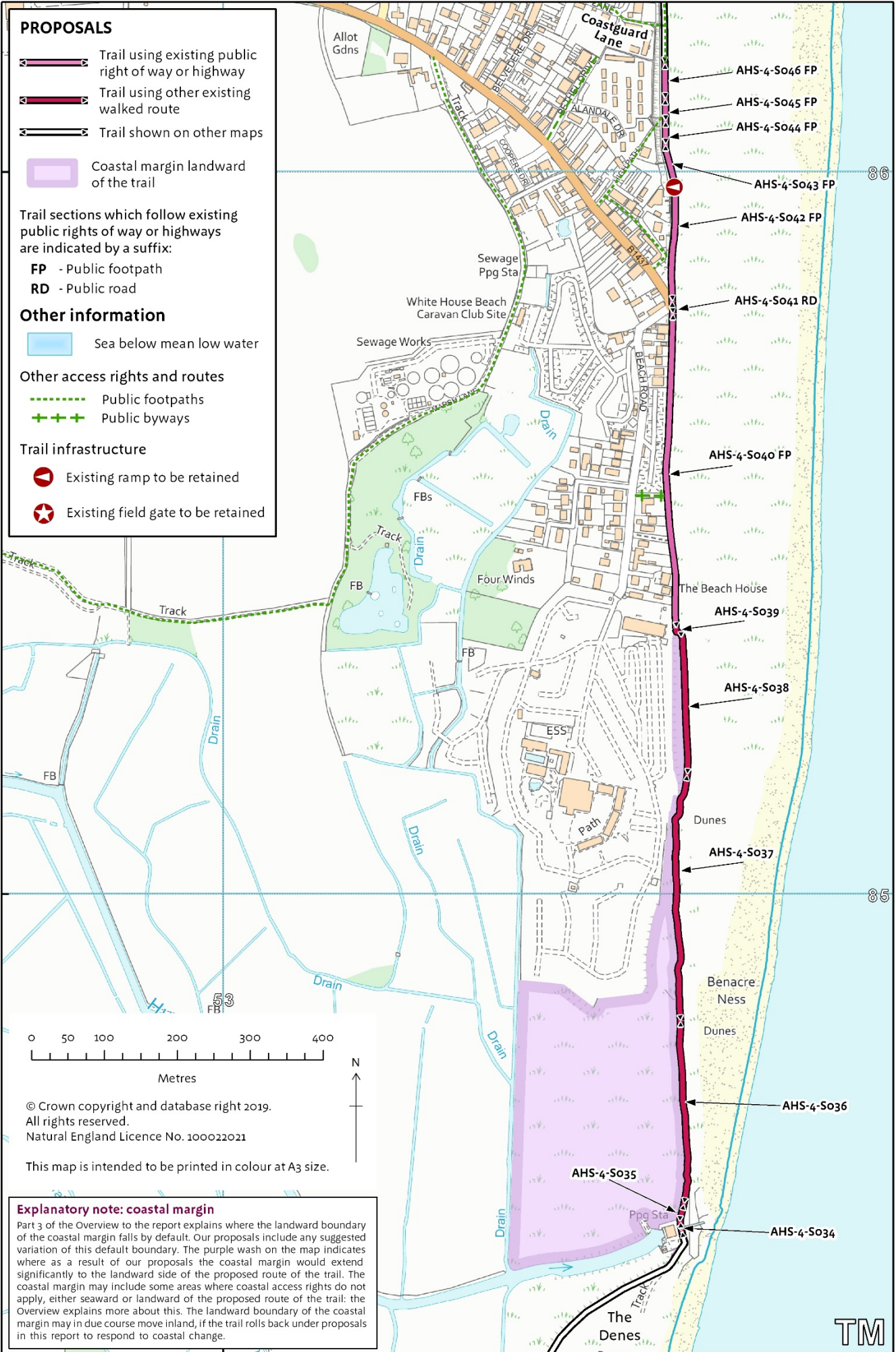


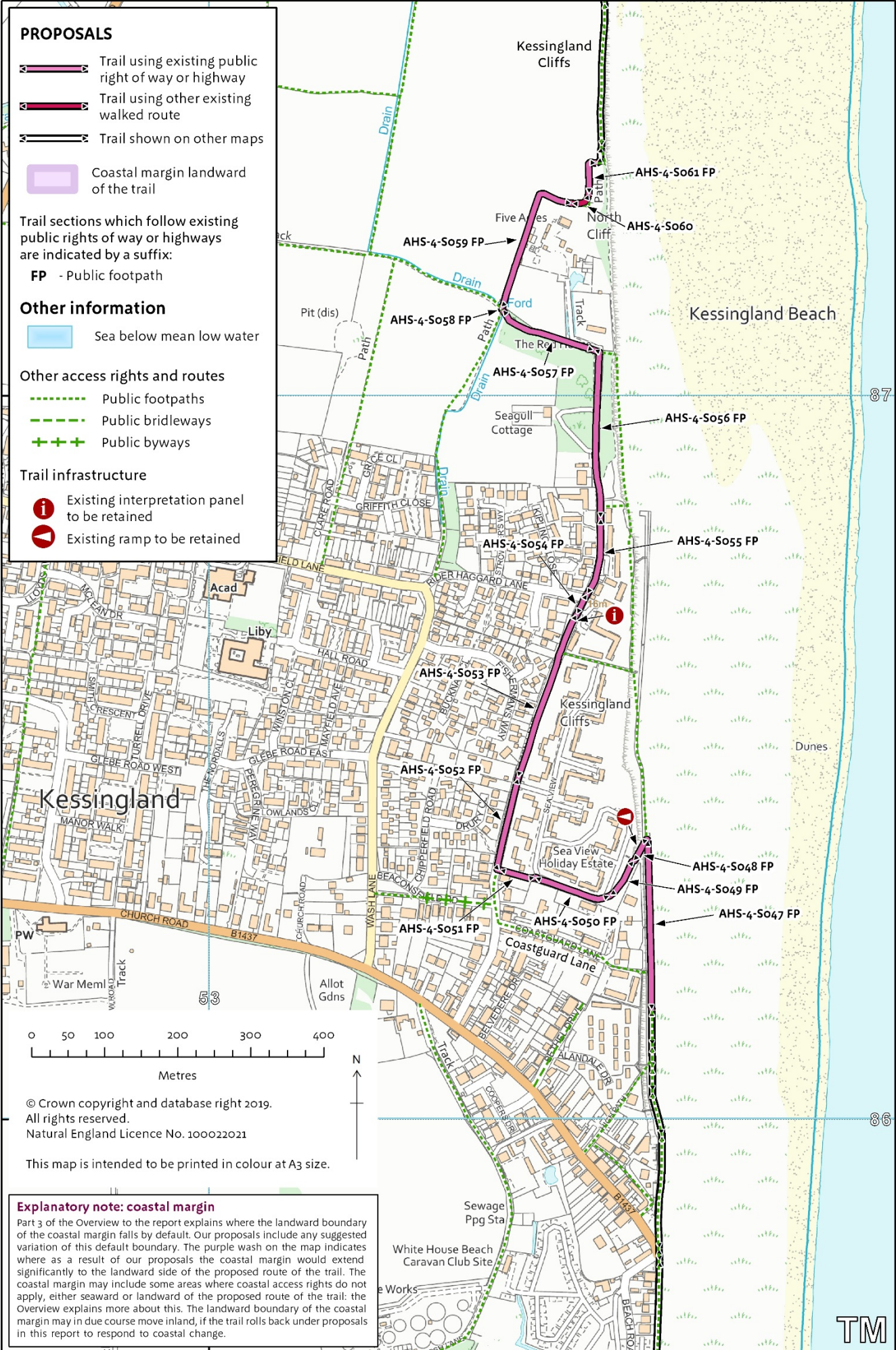


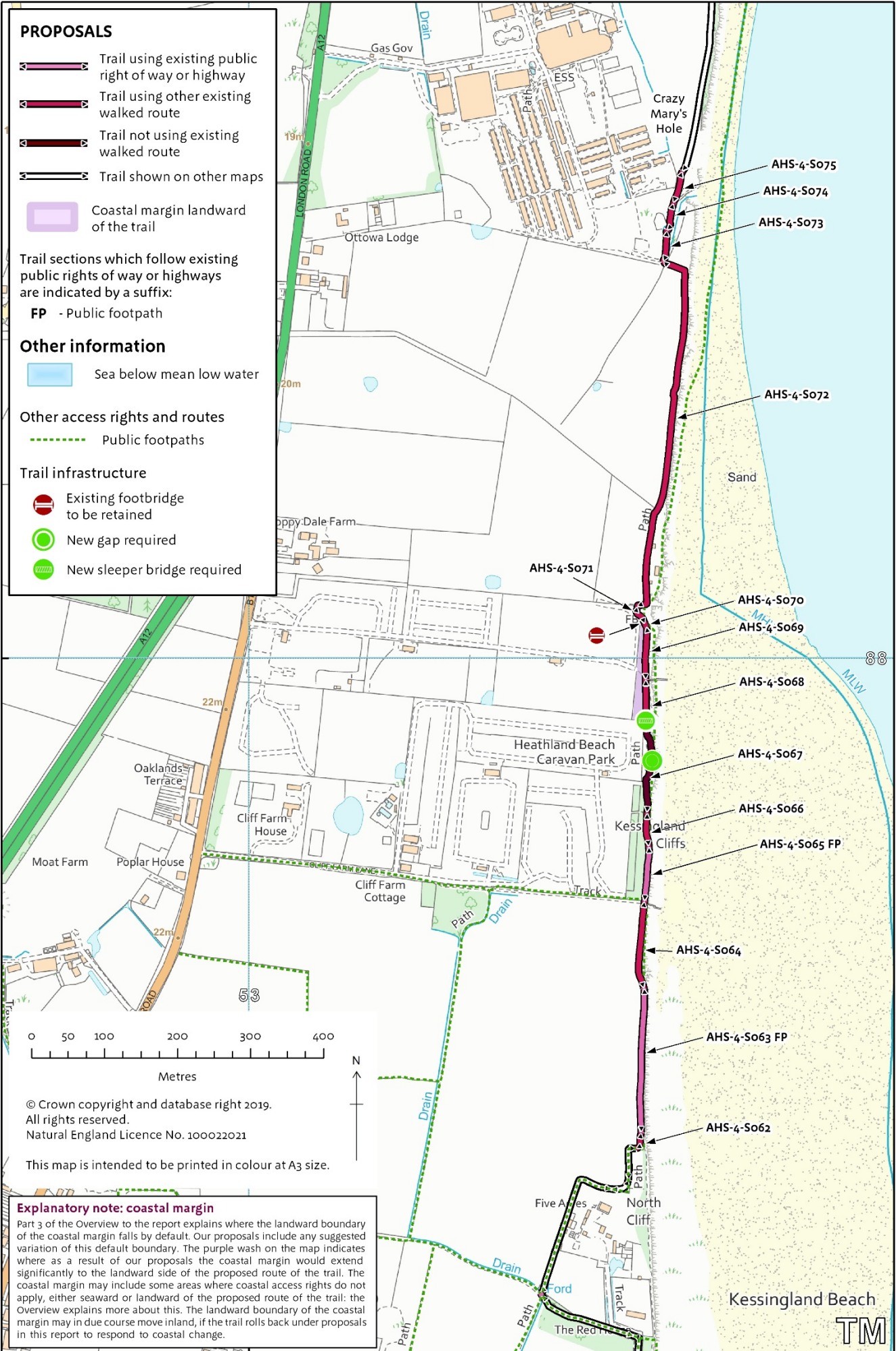


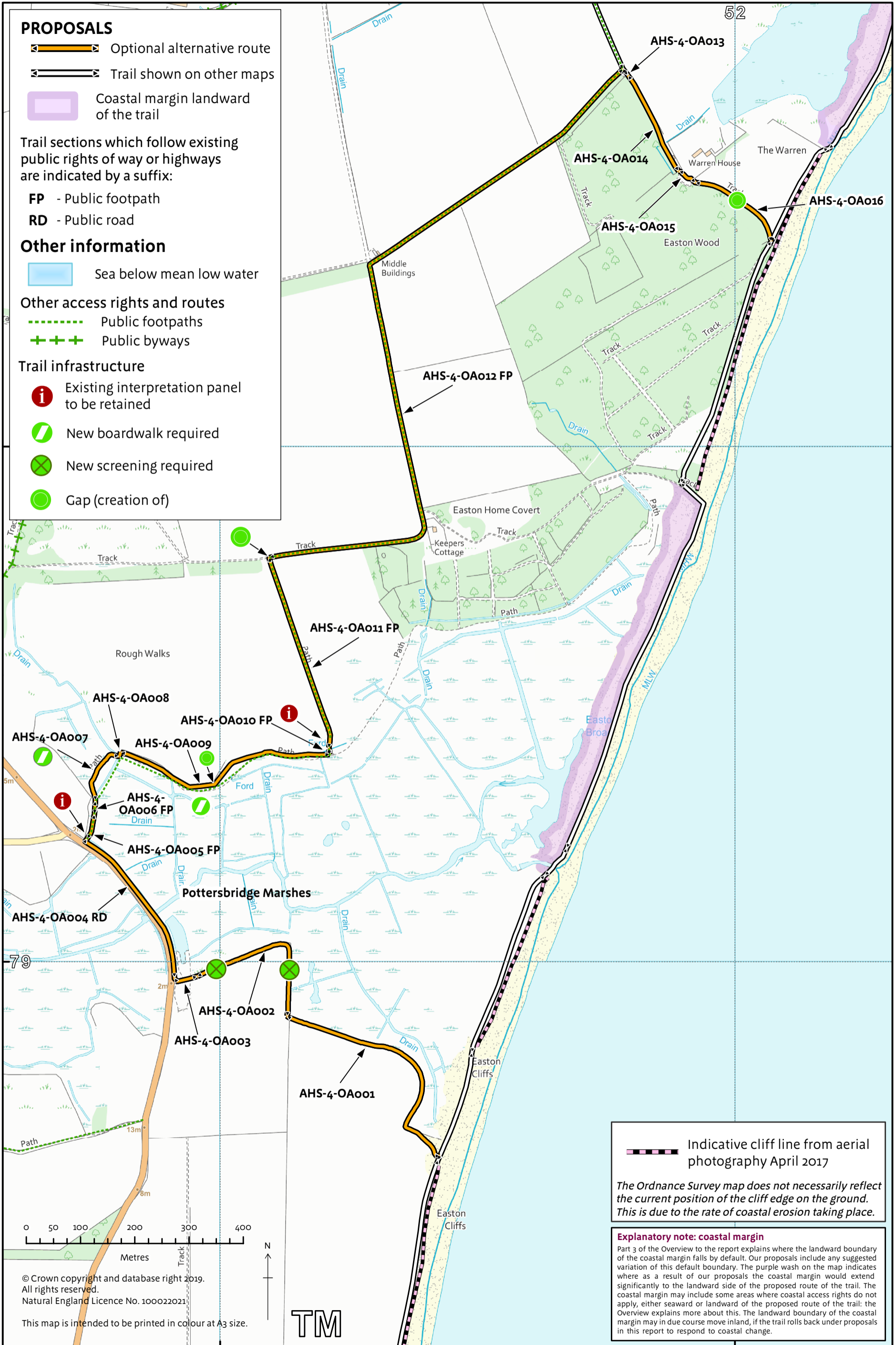




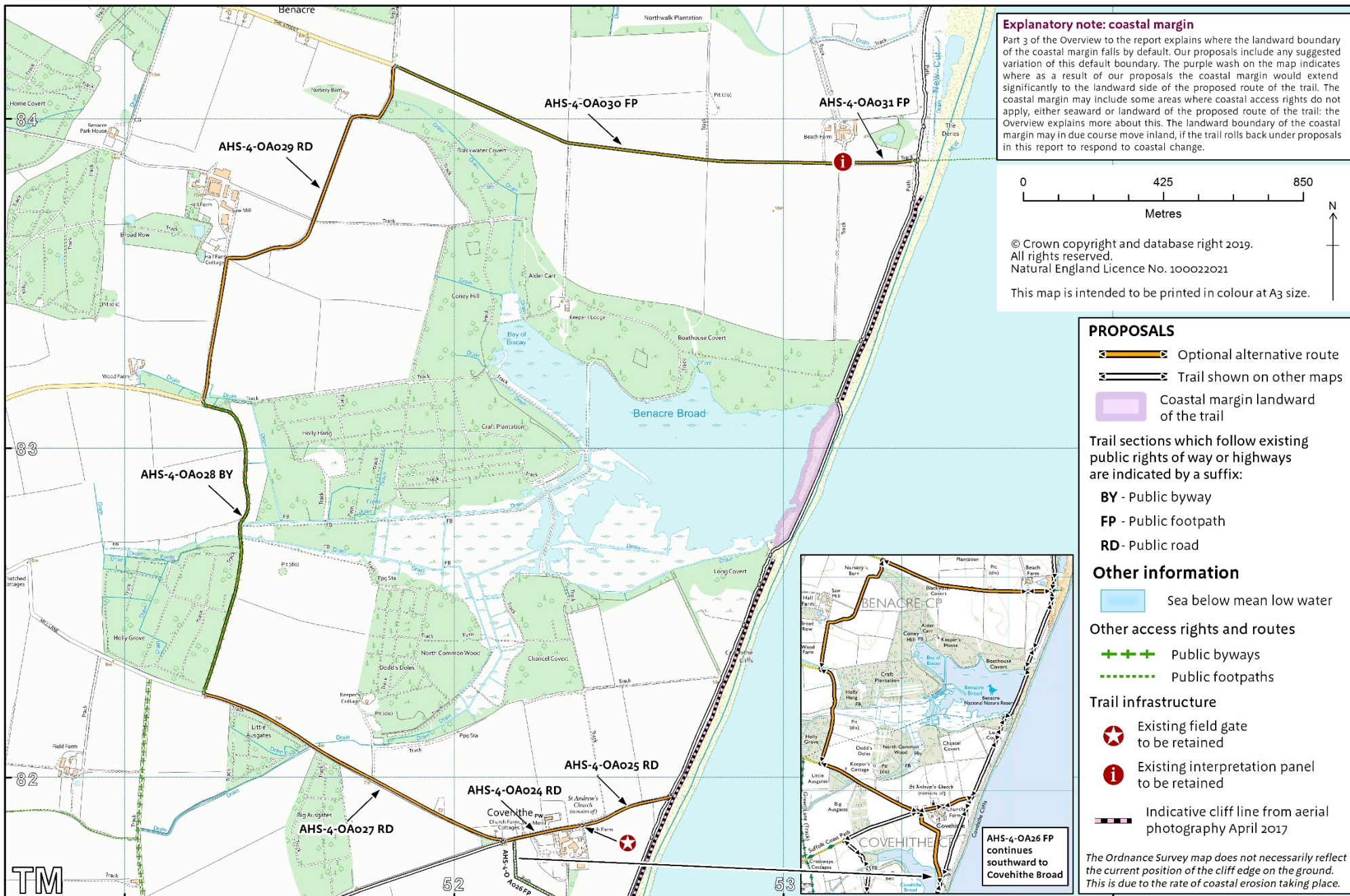












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AHS-4-OA26 FP continues southward to Covehithe Broad



