

The Waterfront

- 13.43 The fine promenade with views down the coast to Berry Head backed by public gardens and the Maer together with the long sandy beaches make Exmouth's seafront one of the town's major assets. The coast from Orcombe Point eastwards is a World Heritage Site. Exmouth is a gateway to the Site and the need for the provision of interpretation facilities near Orcombe Point is recognised. The estuary frontage has, in the past, not been seen as so significant. However, the redevelopment of the Docks has opened up the opportunity to create further public waterfront spaces and for the whole waterfront from the Estuary Car Park to Orcombe Point to be enhanced. The Exmouth Waterfront Study Master Plan Report of January 2000 develops an enhancement strategy for the estuary side and seafront within the context of a comprehensive masterplan for the whole waterfront. Detailed proposals are to be drawn up for the section of seafront between the Maer and Orcombe Point followed by Alexandra Terrace and the Queens Drive car park. The recreational opportunities offered by the waterfront are potentially a major asset to Exmouth and the District Council will encourage and promote proposals which develop these. Facilities for recreational and professional boating and associated infrastructure shall be retained and improved. Appropriate hydrological/maritime expertise will be required when future developments on the Waterfront are proposed and an environmental impact study should be carried out.
- 13.43b The former outdoor swimming pool site is a major opportunity for a new development for leisure/tourism related activities to enhance the attraction of the seafront.
- 13.43c The Exe Waterside and Visitor Centre Development Group is pursuing a proposal for a watersport centre, 'The Waterside Centre', at the Foxholes car park. The Group is preparing a business plan for the scheme and will be seeking District Council support for a bid for funding to the Sports Lottery.

Local Proposal LEX 5 (Exmouth Waterfront)

Exmouth Waterfront, from the Estuary car park to Orcombe Point, will be enhanced by:-

- 1. The provision of a continuous walkway and, as far as possible, cycleway along the seafront and Estuary side with links to the town centre.**
- 2. The implementation of proposals for the various character areas of the waterfront based on the Exmouth Waterfront Study: Masterplan Report (January 2000).**
- 3. The provision of co-ordinated street furniture, signage and information.**
- 4. The redevelopment of the former outdoor pool site and the development of recreational opportunities.**

Opportunities will be sought to provide safe, all tide boat launching and landing facilities, recognising the dangers of existing slipway provision.

Transport and Access

- 13.44 The Council is co-operating with the County Council and Exmouth Town Council in developing proposals for improvements of pedestrian movements and traffic management, parking and road safety in Exmouth. The enhancement of Manchester Street has been completed as part of a safe pedestrian link between the town centre and Estuaryside. Improvements to the north side of the Parade and the establishment of a café quarter have also been completed. The County Council is developing proposals for the first part of a town centre to seafront pedestrian link using Tower Street. Proposals for further pedestrian priority areas around the Strand Gardens will be pursued if measures adopted for town centre car parking, following the completion of a parking study of the town centre this year (2003), mean that the loss of on street parking here is acceptable. Proposals for the introduction of residents' parking schemes in areas adjoining the town centre did not receive sufficient support from residents and are not to be pursued by the County Council at present.
- 13.45 Land required for the County Council's proposals for the completion of Dinan Way between Hulham Road and Exeter Road is safeguarded by Transport Policy of this Local Plan.
- 13.46 A cycle route between Exmouth and Budleigh Salterton has been provided along the disused railway line but still needs to be linked to Budleigh Salterton town centre to provide a safe route to Exmouth Community College. The potential for development of a number of other cycle routes to form a network through the town centre, along the Withycombe and Bapton valleys and to link to Exeter has been recognised and these routes are shown on Figure 6.

Special Policy Areas in Exmouth

- 13.47 The District Council has long identified the Imperial Road car park, bus station, British Rail Club, estuary car park and access roads as offering redevelopment potential for provision of community facilities in association with commercial development and improved public transport interchange facilities. A new library and multi-purpose community building have been raised as possibilities. Options for the development of this area with possible major retail development on the bus station site formed part of the Exmouth Renaissance exhibition held in January 2000. Any scheme would involve significant improvements to the pedestrian link from this area to the town centre as part of a major enhancement scheme.

Local Policy LEX 6 (Imperial Road Car Park/Bus Station/Estuary Car Park)

The comprehensive redevelopment of the Imperial Road car park, British Rail club, bus station, Estuary car park and lorry park and access road will be permitted provided that the scheme:-

- 1. Provides community facilities to serve the town as a whole;**
- 2. Maintains and improves public transport interchange facilities;**
- 2b. Allows for the provision of an additional platform at the Railway Station;**
- 3. Maintains or, if required by new facilities, increases the current level of public car parking;**
- 4. Provides for a footpath and cycleway along the waterfront and for**

improved footpath and cycle links to the town centre;

5. Includes landscaping proposals to cover all public and communal spaces in the site;
- 5b. Includes the relocation of the coach and lorry park;
6. Creates a significant visual enhancement to the key entrance to the town with the buildings and spaces designed to a high standard commensurate with their prominent position both in relation to the town centre and the sensitive environment of the estuary from which they will be open to view.

London Inn Car Park, Post Office and Yard, Builders Yard, Fore Street, Vacant Gas Depot Site and Former Gas Holder, Union Street

13.48 The London Inn Car Park, post office and yard, former gas holder site in Union Street and the builders merchant premises in Fore Street have potential to provide additional retail and commercial development, together with short stay car parking to support the regeneration of the town centre. It is recognised that the former gas holder site and adjoining land, which forms part of a gas works, may be contaminated. A development brief will be prepared for this area to explore its development potential.

Local Proposal LEX 7 (London Inn Car Park, Post Office and Yard, Builders Yard, Fore Street, Vacant Gas Depot Site and Former Gas Holder Site, Union Street)

Redevelopment of part of the London Inn Car Park, the post office and service yard and former gas holder site in Union Street and the builders yard in Fore Street will be permitted to provide mixed use development with retail/commercial uses and short stay car parking with the broad disposition of land uses to be determined in a development brief.

13.49 Land at the rear of shops on the north side of the Parade was previously proposed for the Exmouth Urban Relief Road Stage II and the possibility of limited additional car parking on the under-utilised land in this area has been raised. Some reserved car parking spaces for local businesses have been created and further spaces could be provided but this would probably require relocation of business premises. The area would not be suitable for general public car parking without substantial improvements which would not be justified by the number of spaces that could be provided. A development brief is to be prepared for this area.