

Queen's Drive: Frequently Asked Questions

January 2017

1. [Introduction](#)
2. [Where is development happening on Queen's Drive?](#)
3. [What will the Queen's Drive development achieve?](#)
4. [Who will use the new Queen's Drive leisure attractions?](#)
5. [What do the development proposals include \(with map\)?](#)
6. [Will there be open areas for people to relax and walk around?](#)
7. [What is a reserved matters application and why is the Council submitting this?](#)
8. [Will there be further consultation on the development as a whole?](#)
9. [When will the work on the road and car park start?](#)
10. [When will we hear more about the watersports centre and be consulted on the proposals?](#)
11. [When will we hear more about phase 3?](#)
12. [When is work likely to start?](#)
13. [What will the development include that is specifically for children?](#)
14. [What will happen to the NCI Coastwatch Tower in the Harbour View cafe?](#)
15. [What is outline planning permission?](#)
16. [What is full planning permission?](#)

1. Introduction

The following frequently asked questions and answers have been created to help people better understand where we are with the regeneration project in Exmouth and outlines the importance of investment and improvement for the town. This is the second edition of the FAQs and is dated November 2016.

East Devon District Council is planning to create a modern, exciting and attractive new leisure area on the seafront in Exmouth.

We would like the Queen's Drive leisure area to offer all-weather and all-year-round entertainment, suitable for all ages with a range of free and pay to play facilities, places to socialise, water sports, leisure and open spaces.

This Q&A leaflet answers some of the key questions you may have about the redevelopment.

2. Where is development happening on Queen's Drive?

The site covers the area between the old lifeboat station (next to the Ocean Centre) and the Maer. It is a 9-acre site, which equates to four football pitches in size. On the south it will meet the footpath and cycle path along the sea wall and to the north it borders the Madeira Bowling club. The Maer is a sensitive and protected site and will not be affected. Neither will the cricket ground, tennis courts or the bowling green. Similarly the beach will remain the same although we expect that the Queen's Drive development will attract even more people to Exmouth seafront and beach in and out of season.



Queen's Drive Development Site

3. What will the Queen's Drive development achieve?

The Queen's Drive development is a place that can bring new investment into Exmouth that reflects the changing leisure expectations of residents, visitors and businesses alike. There will be new opportunities for more businesses and a wider range of users.

4. Who will use the new Queen's Drive leisure attractions?

Based on what people have told us through consultation, we know that it is important that Queen's Drive offers all-year-round entertainment, free-to-use public spaces and a free play area, new pay-to-play attractions, more for different age groups and a national water sports centre. The mix of attractions will therefore cater for all the following groups and more:

- Families and couples enjoying a night out in Exmouth
- Three generations enjoying the space together
- Teenagers having a good time
- Watersports enthusiasts visiting from far and wide, staying and spending
- Rainy day and winter visitors
- Visitors and residents who have spent the day on Exmouth's stunning beach
- The holiday park crowd
- Visitors using different accommodation

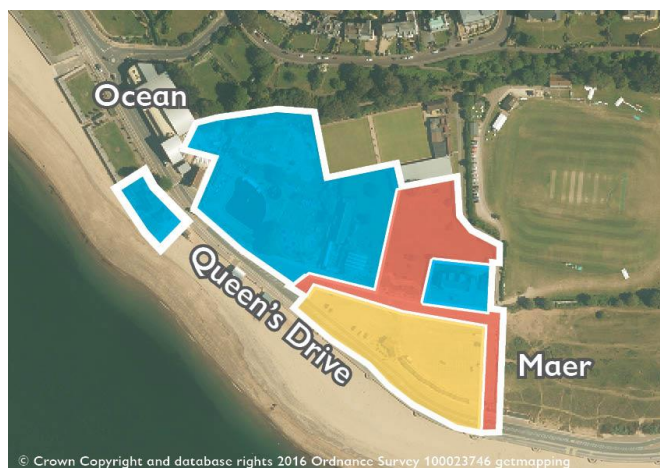
Exmouth has a national reputation as a water sports centre and is increasingly becoming known as one of the best UK locations for kitesurfing and as a centre for training and competitions as well as windsurfing, sea kayaking and paddle boarding. The water sports centre will create 45 jobs and we expect many more from the wider development. Redevelopment and the refreshing of the town's leisure offer is important, as people's tastes change and different destinations at home and abroad compete for their attention. When new investment happens people respond positively and the Strand and Premier Inn are evidence of that.

At the moment, the Queen's Drive development area consists of a private play area, next to a car park and a cafe. The current play-park is weather dependent and is not always open throughout the winter.

5. What do the development proposals include (with map)?

The development will be a phased approach (see map below). Where possible and practical, the council has offered tenants the opportunity to keep trading until we need their site for development.

Queen's Drive Development Site



Phase 1 (red)

New Road and Car Park

The road will be redirected behind the current car park. A new car park will be built behind the realigned road on the current mini golf site.

Phase 2 (yellow)

Watersports Centre (existing car park and road)

The site between the realigned road and the seafront will see a new, high quality centre for kitesurfing, windsurfing and other water sports. The current proposals are for training rooms, offices and equipment storage. It will cater for local school groups and youth groups as well as adult users.

We anticipate that the development may also include restaurant/café, retail and public space including an open-air event space.

Phase 3 (blue)

Remainder of the Site (former Fun Park, Model Railway and Harbour View café) - Mixed Development

This is the area of the site which will comprise a mixed leisure development and we envisage that this could offer a combination of indoor and outdoor facilities, cafes, restaurants, free children's play and pay-to-play along with public open spaces. We also hope that we will achieve more hotel accommodation or holiday apartments on the site. The ground floor uses would be cafes and restaurants.

The Vision Exercise. Because of the time elapsed due to legal challenges amounting to the best part of two years, we are going to review phase 3 to find the best mix of leisure uses that can be delivered. This will involve fresh thinking by experts in design, development and external public consultation.

Phase 3 - the blue area next to the Maer

This area will be used as additional car parking spaces in the future. For now, the Amusement Arcade remains open.

6. Will there be open areas for people to relax and walk around?

An important aspiration for the area is to increase the amount of public space that is free to enter and available as space for meeting, socialising, relaxing and watching your children at play.

At the moment the leisure areas include spaces that people have to pay to use the individual play facilities. Furthermore, the space is not openly available for public use or for events, other than those organised by the current operators.

The council expects to see extensive public open space as an important part of the development site including outdoor seating in front of cafes, open air performance space and public free play areas.

The new leisure space will cater for all sectors of the community, including young children. Eating out at cafes and restaurants is an increasingly popular leisure attraction for families, teenagers and adults alike.

The public open spaces will be car free and the relocation of the current car park will mean that movement from beach to leisure facilities and play areas will be safer and in part, no longer requiring having to cross a road. Putting a bend in the road and reducing sight lines from the road with new buildings can be planned in ways that slows drivers down as well.

Exmouth will have a new place on the seafront for people to meet and relax whether they want to use the different mix of leisure uses or not. So Queen's Drive will become a social and cultural space for Exmouth's residents and visitors, as has been seen with the Strand.

7. What is a Reserved Matters application and why is the council submitting this now?

A reserved matters application is an application seeking permission for the details not considered as part of the outline application (e.g – access, appearance, scale, landscaping). An applicant will have already submitted and been granted an outline permission for the site but not provided all the details required for a full consent. So these details are “reserved” for later determination, hence they submit a “reserved matters” application.

Although the council already has an outline planning permission for the entire site and a reserved matters permission for phase 1 (road and car park), the outline planning permission, which was granted in January 2014, expires in January 2017 unless reserved matters are approved for the remainder of the site. Therefore, in order to retain the potential to develop under the existing outline planning permission, the council needs to apply for reserved matters for phases 2 and 3 of the site.

8. Will there be further consultation about the development as a whole?

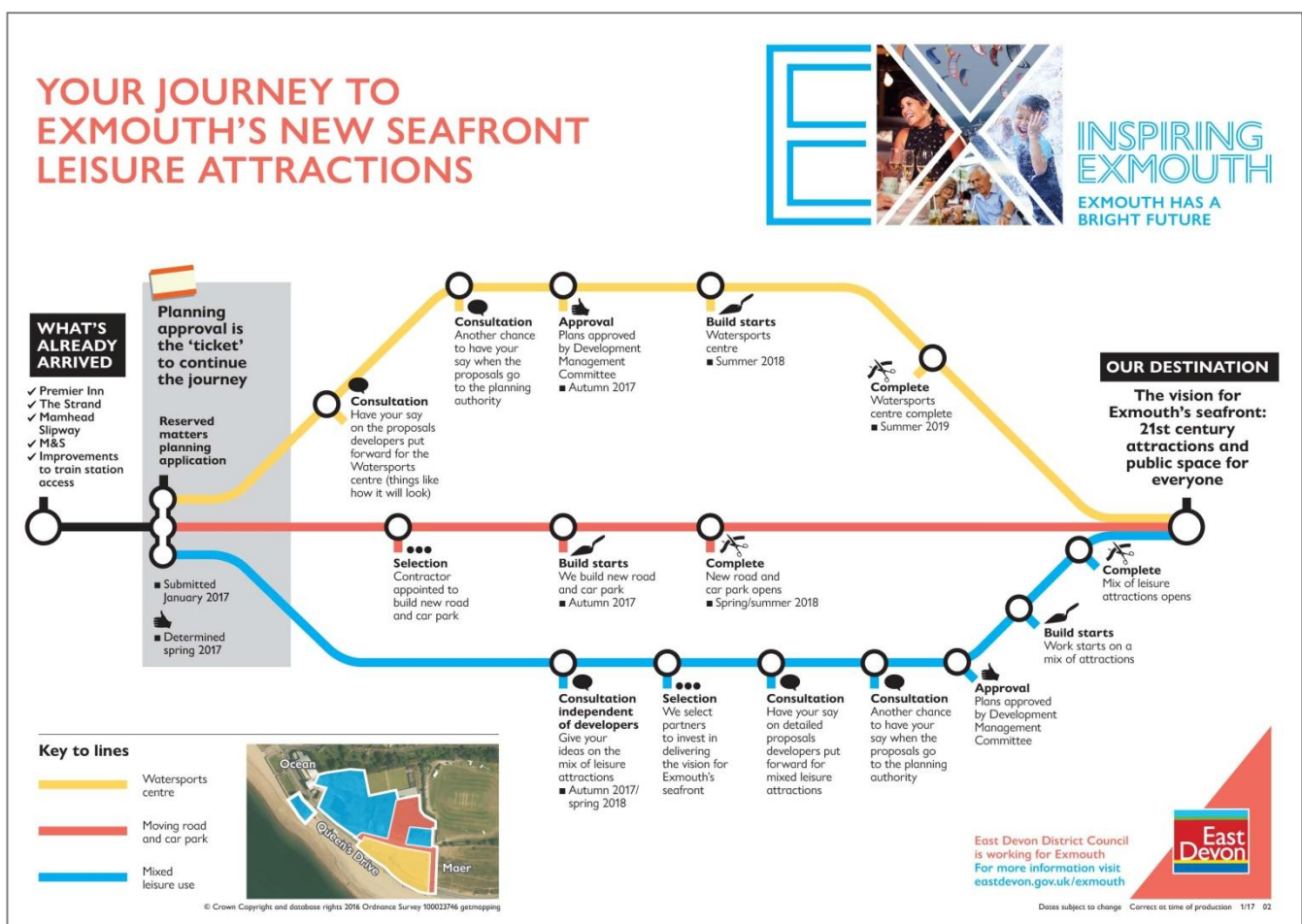
The council has held a number of previous consultation exercises as indicated in the table below showing the “**Building Blocks of Consultation**” and is committed to undertaking further consultation as shown. The previous consultation took place as part of the preparation of the 2012 masterplan and then twice again, as part of the outline planning process for what was then called “Exmouth Splash” in 2012/13.

The following future consultation exercises are envisaged:

1. Grenadier will conduct their own pre-application consultation on their proposals for phase 2, the watersports centre. Their full planning application will then follow.
2. The Local Planning Authority will, on receipt of Grenadier's full planning application, conduct its normal process which will involve consultation.

3. Phase 3 will have a vision exercise which will involve public consultation **independent of a developer**, where the public can come up with ideas and thoughts about the mix of uses for the site.
4. The developer who is then selected for phase 3 will conduct their own pre-application consultation on their proposals for phase 3, the leisure area. Their full planning application will then follow.
5. The Local Planning Authority will, on receipt of the phase 3 developer's full planning application, conduct its normal process which will involve consultation.

The council is committed to providing information to local people and consulting on the proposals that the developers bring forward. We will be working closely with the developers and promoting a wide ranging consultation process when more information is available. The infographic below illustrates the journey that we are taking in order to arrive at our destination: 21st century attractions and public space for everyone.



9. When will the work on the road and car park start?

The council has been considerably delayed in delivering the regeneration aims for the site due to the lengthy litigation process that it was drawn into.

We will wait until Grenadier has planning permission for the watersports centre before we commence work on the road and car park and therefore envisage that we will begin works in autumn 2017.

10. When will we hear more about the watersports centre and be consulted on the proposals?

Grenadier will conduct their own pre-application consultation on their proposals for phase 2, the watersports centre. This is hoped to be in spring 2017. Their full planning application will then follow.

11. When will we hear more about phase 3?

In order to achieve a refreshed approach to phase 3 the council is proposing to engage external expertise. In response to encouragement from the local community we are in discussion with Wayne Hemingway and his design company who have a particular expertise and sensitivity in the regeneration of seafront locations. This is just one option that the council is exploring and will keep the public up to date with the outcomes.

12. When is work likely to start?

The expected timescales are as follows:

2016 - December – submission of the reserved matters.

2017 – March/April – Decision on the reserved matters for phases 2 and 3.

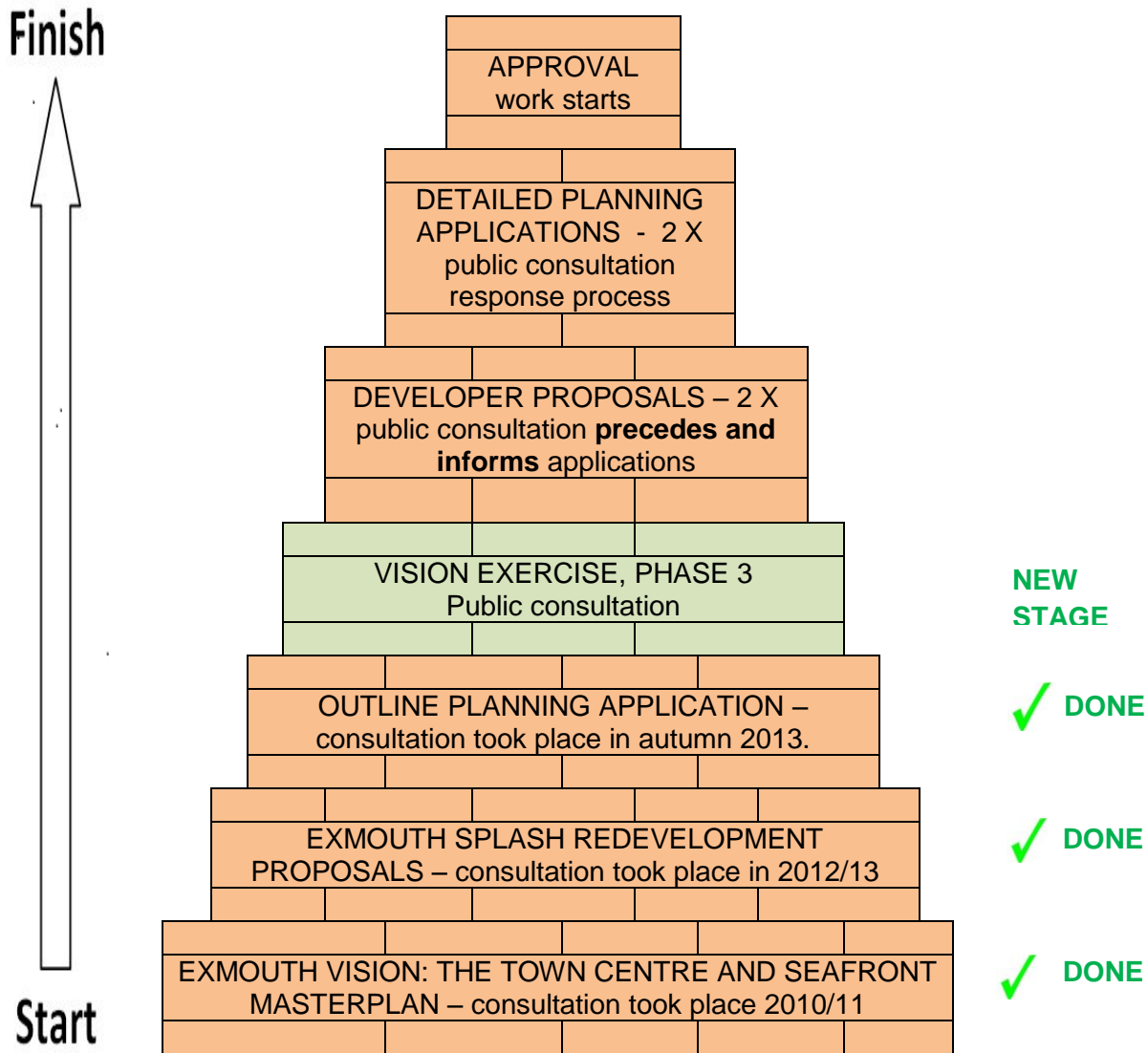
2017 - April/May – consultation by Grenadier on their proposals for phase 2, the watersports centre, followed by submission of their **Full application**.

2017 – Autumn - phase 2 planning permission for watersports centre determined.

2017 - Autumn - phase 1 works commence on road and car park.

2017 - onwards - phase 3 progresses through Vision exercise, consultation stages, developer selection, more consultation and full planning process.

The Building Blocks of Consultation



13. What will the development include that is specifically for children?

The council is committed to the provision of open space and 'free-to-use' play space where there is none at the moment. We would like the proposals to include water play features, a free play area as well as pay-to-play attractions. The area will also be car free. We also hope to have indoor leisure attractions and restaurants that will have a family feel to them and appeal to all ages.

14. What will happen to the NCI Coastwatch Tower in the Harbour View cafe?

A new lookout area for The National Coastwatch Institution will be provided as part of the redevelopment of a new restaurant proposed for the site of the Harbour View cafe. The National Coastwatch Institution will also be occupying the former First Aid Post building in the short term so as not to disrupt the service that they offer to water users. We have worked closely and positively with the NCI over recent years and are committed to ensuring their inclusion in the new development.

15. What is an outline planning permission?

An application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission is granted subject to conditions requiring the subsequent approval of one or more 'reserved matters'.

16. What is a full planning permission?

An application for full planning permission results in a decision on the detailed proposals of how a site can be developed. If planning permission is granted, and subject to compliance with any planning conditions that are imposed, no further engagement with the local planning authority is required to proceed with the development granted permission, although other consents may be required.