

**From:** Ramsay, Denise [mailto:Denise.Ramsay@naturalengland.org.uk]  
**Sent:** 23 October 2020 12:25  
**To:** Matthew Diamond <Matthew.Diamond@exeter.gov.uk>  
**Cc:** Jean Marshall <Jean.Marshall@exeter.gov.uk>  
**Subject:** RE: 2020-11-09 331512 HRA - Two blocks with 298 co-living bedspaces & hotel etc - Harlequin Shopping Centre, Paul Street, Exeter EX4 3TT (Exeter) 19/1556/FUL

Dear Matthew

Thank you for your consultation with attached HRA of 20<sup>th</sup> October. Doesn't give us much time to respond given the Harlequin proposal goes to Committee on Monday! However, Natural England concurs with the conclusion of your Appropriate Assessment but only if the HRA is precise in setting out the number of residential units to be granted permission under this proposal. Your Officer's Report details a developer contribution of £107,375 based on 26 cluster flats and 99 studios, which matches your current tariff of £859 per residential unit. However I can find no reference to that particular configuration in any of the documents submitted by the developer, the numbers of which have varied significantly during the progress of this application. This makes it even more important that your Members can be confident that they can be certain that no adverse effect on the integrity of the Exe Estuary SPA when determining the application on Monday.

Regards

Denise Ramsay  
Team Leader and Senior Adviser Sustainable Development  
Devon Cornwall and Isles of Scilly Team  
Sterling House  
Exeter EX1 1QA  
Tel: 0208 026 7408

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)



- During the current coronavirus situation, Natural England staff are working remotely and from some offices to provide our services and support our customers and stakeholders. Although some offices and our Mail Hub are now open, please continue to send any documents by email or contact us by phone to let us know how we can help you. See the latest news on the coronavirus at <http://www.gov.uk/coronavirus> and Natural England's regularly updated operational update at <https://www.gov.uk/government/news/operational-update-covid-19>.
- Wash hands. Cover face. Make space.

**From:** Matthew Diamond <[Matthew.Diamond@exeter.gov.uk](mailto:Matthew.Diamond@exeter.gov.uk)>  
**Sent:** 20 October 2020 11:19  
**To:** SM-NE-Consultations (NE) <[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)>  
**Cc:** Horn, Darren <[Darren.Horn@naturalengland.org.uk](mailto:Darren.Horn@naturalengland.org.uk)>; Jean Marshall <[Jean.Marshall@exeter.gov.uk](mailto:Jean.Marshall@exeter.gov.uk)>  
**Subject:** FW: 19/1556/FUL Harlequin Shopping Centre, Paul St. Exeter. (Our ref: 301061)

Dear Sir or Madam

Please find attached the appropriate assessment carried out for the planning application above, in accordance with Natural England's letter attached.

Please note that the application will be determined at next Monday's planning committee meeting on 26 October.

Yours faithfully

**Matthew Diamond**

Principal Project Manager (Development)  
City Development  
Exeter City Council  
01392 265214

**From:** Horn, Darren [<mailto:Darren.Horn@naturalengland.org.uk>]  
**Sent:** 20 October 2020 11:13  
**To:** Matthew Diamond <[Matthew.Diamond@exeter.gov.uk](mailto:Matthew.Diamond@exeter.gov.uk)>  
**Subject:** RE: 19/1556/FUL Harlequin Shopping Centre, Paul St. Exeter. (Our ref: 301061)

Hi Matthew,

Sorry I missed your call yesterday. I don't work in the Devon and Cornwall team anymore but yes, please do consult us by sending the AA to our consultations team ([consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)) and it will get allocated to the appropriate adviser.

Many thanks

Darren

Darren Horn  
Lead Planning Adviser  
Somerset Team  
Natural England  
Sterling House, Dix's Field,  
Exeter, EX1 1QA  
Tel: 0208 026 7400  
Mob: 07500 891 380



For new consultations or to provide further information on existing consultations please send all correspondence to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

Follow us on Twitter: [@NESouthWest](https://twitter.com/NESouthWest)

**From:** Matthew Diamond <[Matthew.Diamond@exeter.gov.uk](mailto:Matthew.Diamond@exeter.gov.uk)>  
**Sent:** 05 December 2019 10:43  
**To:** Horn, Darren <[Darren.Horn@naturalengland.org.uk](mailto:Darren.Horn@naturalengland.org.uk)>  
**Subject:** RE: 19/1556/FUL Harlequin Shopping Centre, Paul St. Exeter. (Our ref: 301061)  
Thanks Darren

**Matthew Diamond**

Principal Project Manager (Development)  
City Development  
Exeter City Council  
01392 265214

**From:** Horn, Darren [<mailto:Darren.Horn@naturalengland.org.uk>]

**Sent:** 04 December 2019 22:24

**To:** Matthew Diamond <[Matthew.Diamond@exeter.gov.uk](mailto:Matthew.Diamond@exeter.gov.uk)>

**Subject:** 19/1556/FUL Harlequin Shopping Centre, Paul St. Exeter. (Our ref: 301061)

Dear Matthew,  
Please find our response attached.  
Kind regards,

**Darren Horn**

Planning Adviser  
Devon, Cornwall and Isles of Scilly Team  
Natural England  
Sterling House, Dix's Field, Exeter, EX1 1QA  
Tel: 0208 026 7400

**For new consultations or to provide further information on existing consultations please send all correspondence to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk) [www.gov.uk/natural-england](http://www.gov.uk/natural-england)**

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

**From:** Matthew Diamond [<mailto:Matthew.Diamond@exeter.gov.uk>]

**Sent:** 14 November 2019 17:10

**To:** Lloyd Orriel <[Lloyd.Orriel@devon.gov.uk](mailto:Lloyd.Orriel@devon.gov.uk)>; 'e-swest@historicengland.org.uk' <[e-swest@historicengland.org.uk](mailto:e-swest@historicengland.org.uk)>; SM-NE-Consultations (NE) <[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)>; [floodrisk@devon.gov.uk](mailto:floodrisk@devon.gov.uk); 'Safeguarding@exeter-airport.co.uk' <[Safeguarding@exeter-airport.co.uk](mailto:Safeguarding@exeter-airport.co.uk)>

**Subject:** 19/1556/FUL Harlequin Shopping Centre, Paul St. Exeter.

Dear Sir/Madam,

Please find below details of an application recently received by Exeter City Council. The Council is required to consult you on this proposal. If you have any comments, please send them to the Case Officer by the deadline date below.

**Deadline for Response: 5 December 2019**

**Application Details**

**Site Address:** The Harlequin Centre, Paul Street, Exeter, Devon, EX4 3TT

**Proposal:** Development of two blocks with 298 Co-Living bedspaces (sui-generis) and 114 bed hotel (Class C1) including bar and restaurant, following demolition of existing shopping centre and pedestrian bridge, change of use of upper floors of 21-22 Queen Street to Co-Living (sui-generis), and all associated works including parking, landscaping, amenity areas, public realm improvements, making good of the façade of the Guildhall and provision of heritage interpretation kiosk.

**Application Reference: 19/1556/FUL**

**APPLICATION DOCUMENTS CAN BE FOUND AT:**

<https://exeter.gov.uk/planning-services/permissions-and-applications/related-documents/?appref=19/1556/FUL>

**Contact Details**

**Planning Officer: Matthew Diamond**

**Tel: 01392 265214**

**Email: [matthew.diamond@exeter.gov.uk](mailto:matthew.diamond@exeter.gov.uk)**

Yours faithfully

**Matthew Diamond**

Principal Project Manager (Development)

City Development  
Exeter City Council  
01392 265214

**See our [privacy notice](#) for details on how we manage personal information.**

Disclaimer: <http://www.exeter.gov.uk/disclaimer>

This message has been sent using TLS 1.2 This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

**See our [privacy notice](#) for details on how we manage personal information.**

Disclaimer: <http://www.exeter.gov.uk/disclaimer>

This message has been sent using TLS 1.2 This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

**See our [privacy notice](#) for details on how we manage personal information.**

Disclaimer: <http://www.exeter.gov.uk/disclaimer>

This message has been sent using TLS 1.2 This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.