

Exeter City Council
Planning Committee
13 January 2025

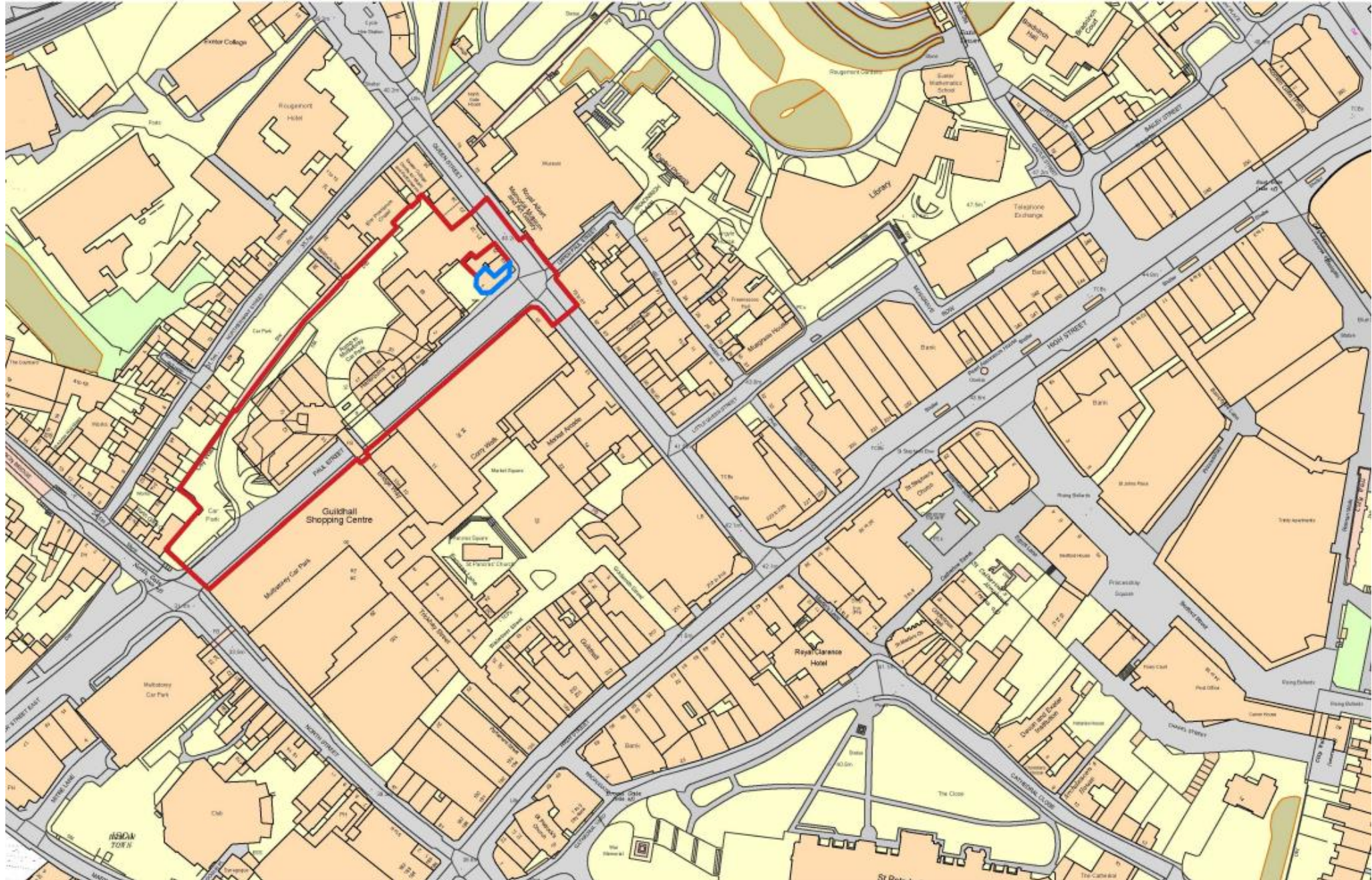
Application 24/0911/MDO

Site: The Harlequin Centre, Paul Street

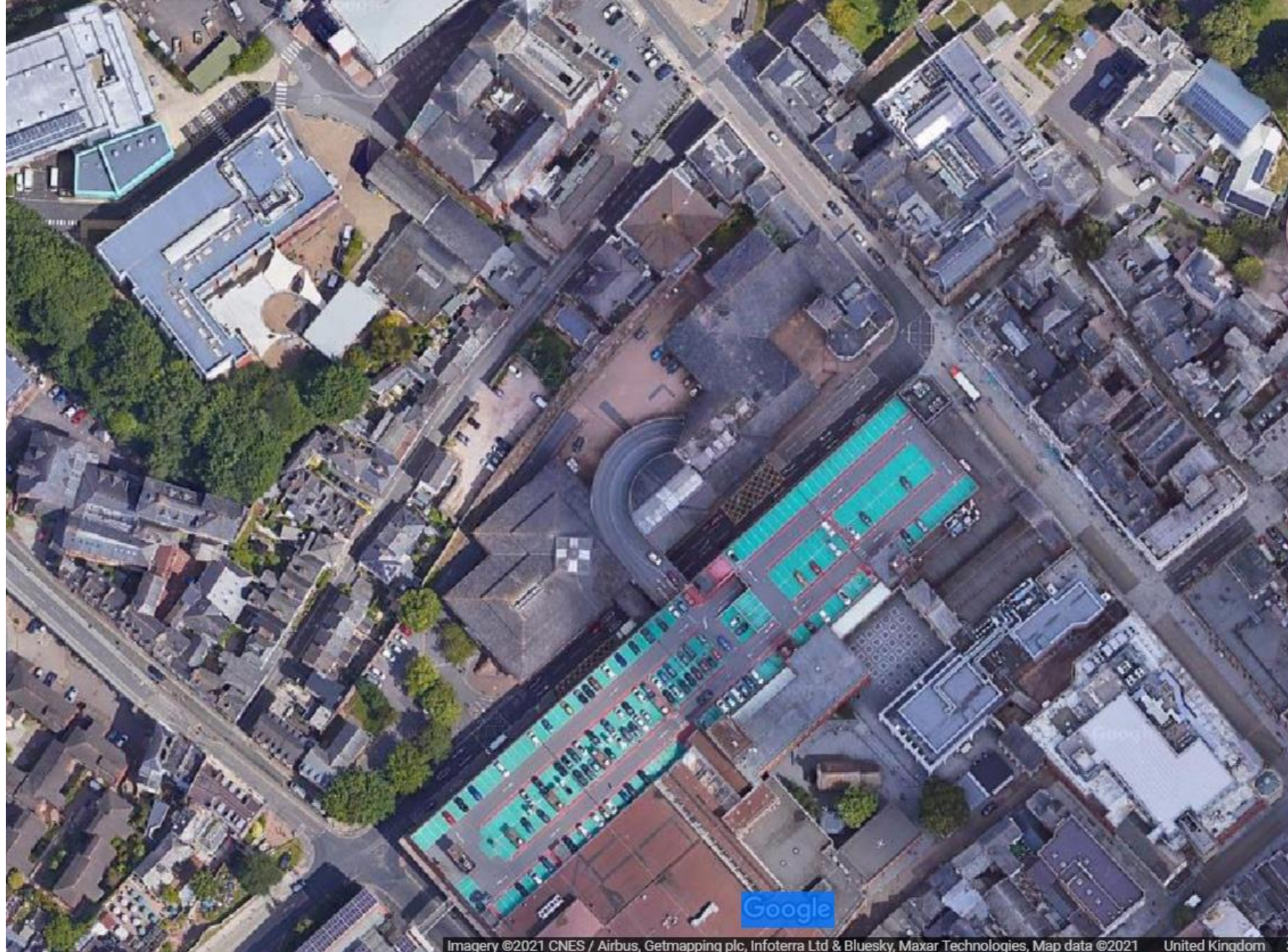
Applicant: Curlew Alternatives Property LP

Proposal: Modify s106 legal agreement tied to planning permission ref. 21/1104/FUL to pay a financial contribution in lieu of the provision of affordable private rent units to improve scheme viability.

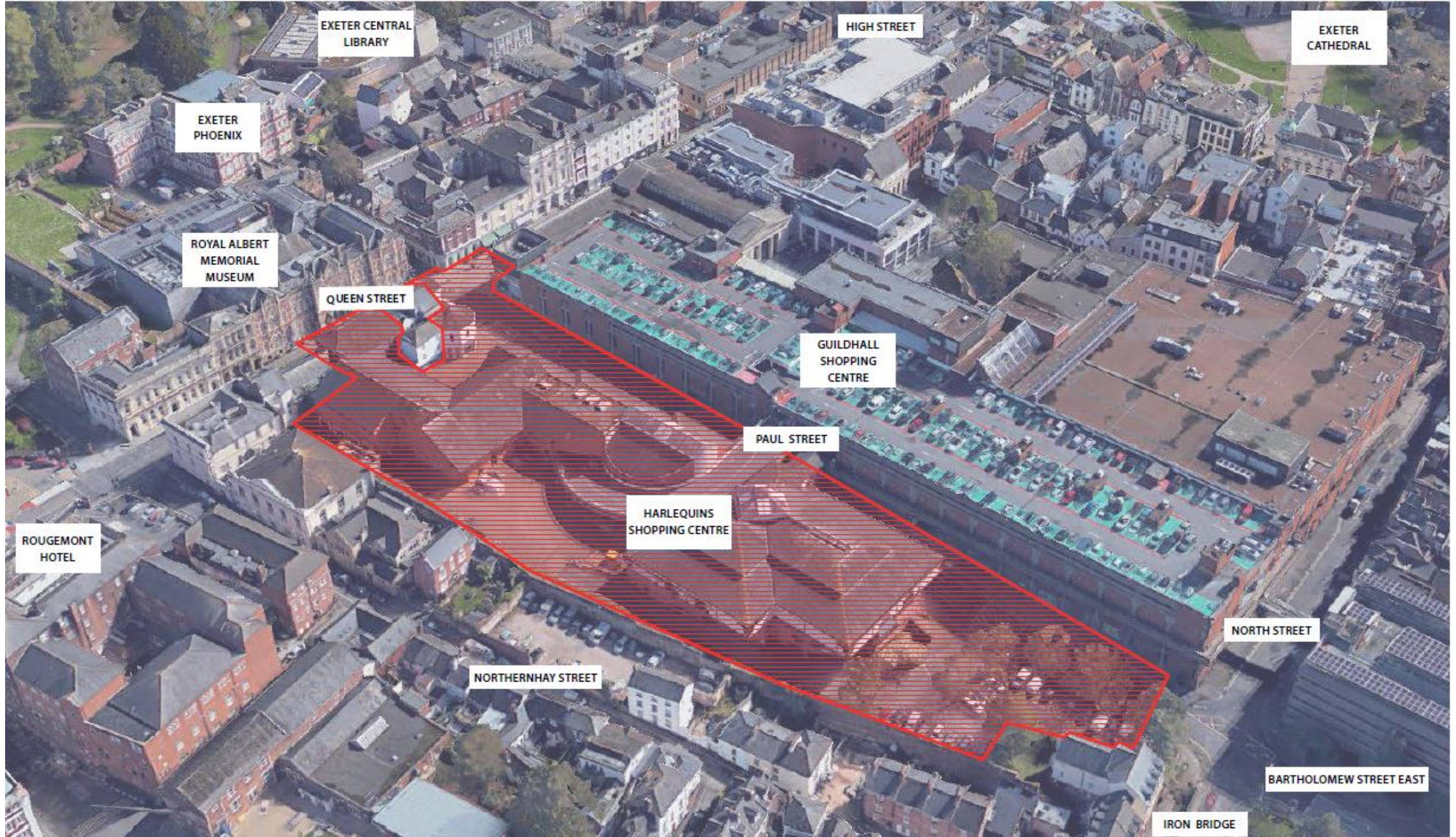
Case Officer: Matthew Diamond



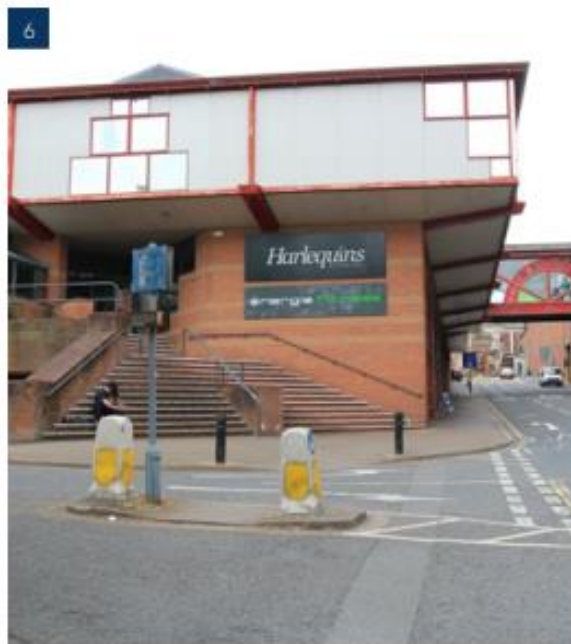
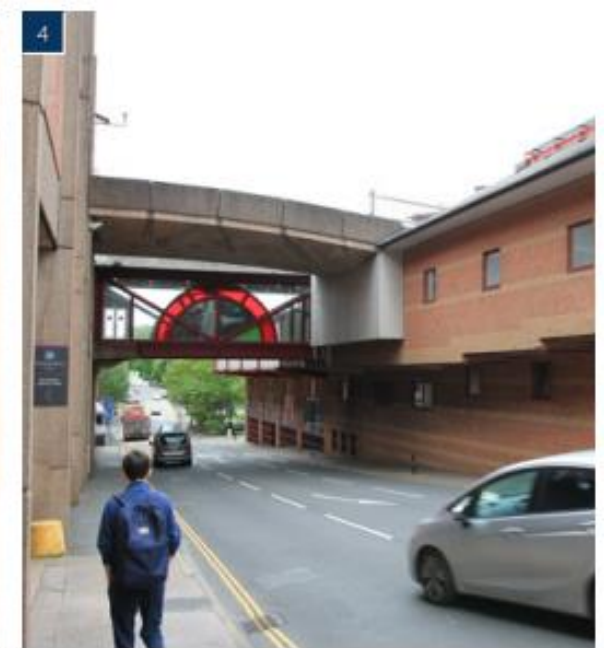
SITE LOCATION PLAN



AERIAL VIEW



AERIAL VIEW



PHOTOS

- Demolition of existing 1980s shopping centre
- 2 blocks of co-living accommodation plus change of use of upper two floors of 21-22 Queen Street into co-living accommodation
- Total 383 bedspaces
- Block 1: 138 studios and 18 cluster flats with 107 bedrooms
- Block 2: 133 studios
- 21-22 Queen Street: 5 studios
- 20% affordable housing: 55 studios and 21 cluster bedrooms (priority to essential local workers)
- New landscaped square and 'pocket park'
- Paul Street narrowed to two lanes; wider foot/cycleways; public cycle parking
- Removal of 91 car parking spaces (retention of 9 spaces for local businesses); 2 disabled spaces and 2 EV car club spaces for co-living use

OVERVIEW OF PERMITTED SCHEME



APPROVED SITE PLAN



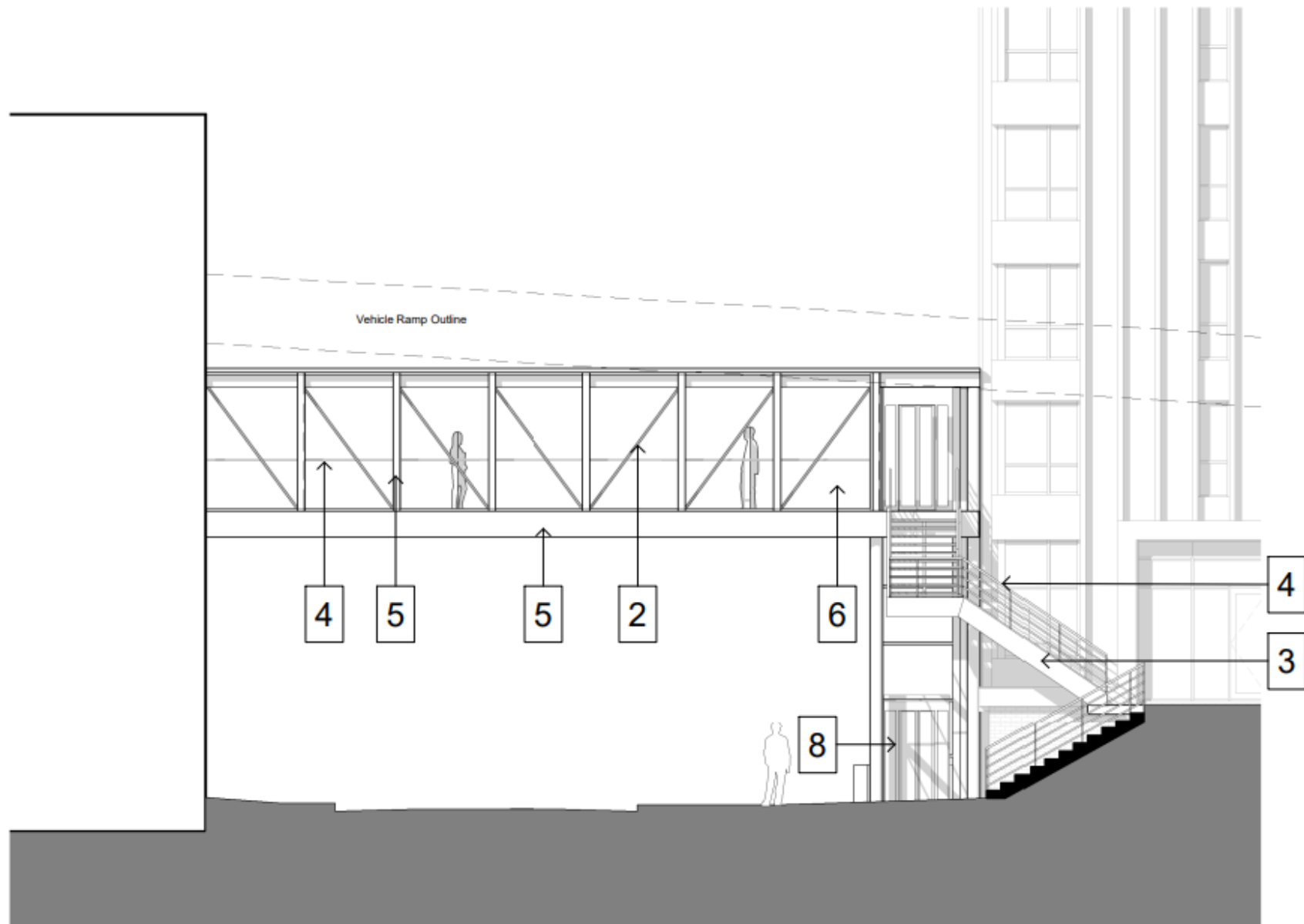
STREETSCENES



SOFTWARES PLAN (ZOOMED) – POCKET PARK



INTERPRETATION CENTRE



NEW FOOTBRIDGE



LVIA VIEWS – UPPER PAUL STREET



LVIA VIEWS – QUEEN STREET



LVIA VIEWS – QUEEN STREET



LVIA VIEWS – PROPOSED LANDSCAPED GARDENS



LVIA VIEWS – PROPOSED LANDSCAPED GARDENS

- Co-living Management Plan/Monitoring
- 20% of the dwellings (55 studios and 21 cluster bedrooms) will be affordable private rented with first priority to essential local workers – **Proposed change to financial contribution to deliver offsite affordable housing**
- £252,546 habitats mitigation
- £25,000 towards management, maintenance, repair and promotion of City Wall
- £175,000 for maintenance/upgrade of off-site public open spaces.
- £45,000 for maintenance/upgrade of off-site play areas.
- £98,048 to improve facilities at either Barnfield Hill Medical Practice, Southernhay Medical Practice or St Leonards Medical Centre
- £10,000 towards traffic regulation orders in the area.
- Details of VMS/signage to manage the use of the Guildhall car park
- Details of the type of materials used on the highway (section 44 of the Highways Act 1980)
- Management Plan to ensure no parking is associated with the development and to ensure the operational facilities of the loading bays (in conjunction with the Guildhall)
- Rights of access for all users for the new footbridge over the highway
- Public access to the open space on the site and to the City Wall

DELEGATE TO THE HEAD OF CITY DEVELOPMENT TO GRANT COMPLETION OF A DEED OF VARIATION TO THE S106 AGREEMENT RELATING TO PLANNING PERMISSION 21/1104/FUL TO PAY A FINANCIAL CONTRIBUTION IN LIEU OF THE PROVISION OF AFFORDABLE PRIVATE RENT UNITS AS SET OUT IN THIS REPORT

RECOMMENDATION