

Exeter Local Plan: Examination in Public

Hearing Statement – Matter 1 (Legal Compliance)

Prepared by Savills on behalf of Morgan Real Estate (respondent reference numbers: C-25)



Issue 3 – Sustainability Appraisal

Q1 Does the Sustainability Appraisal (SA) provide a comprehensive and robust basis to inform the strategy and contents of the plan, particularly in terms of:

- a) Its assessment of the likely effects of the plan's policies and allocations?
- b) Its consideration of reasonable alternatives, including the alternative spatial strategy options and why they were discounted?

1. The Sustainability Appraisal is considered to be broadly comprehensive and robust in so far as it informs the strategy and contents of the plan. In particular, Morgan Real Estate support the focus of growth towards strategic brownfield sites, including the draft allocation for the East Gate area under Strategic Policy SBA2.

Q2 How were the strategic policy options A-D determined? Are there any other reasonable strategic policy options that should have been tested by the Council through the SA, and if so, why?

2. As noted above, Morgan Real Estate are supportive of the conclusion of the Sustainability Appraisal to take forward Strategic Policy Option A, which focuses development on strategic brownfield sites such as the East Gate neighbourhood.

Q5 How were suitable and potentially suitable housing sites determined for the purposes of the SA? What type of sites were discounted as part of this process?

3. Morgan Real Estate support the conclusion drawn in Chapter 6 of the Sustainability Appraisal under heading 'Strategic mixed-use brownfield allocation: SBA2 – East Gate (Strategic Policy)', which confirms that when judged against the objectives of the Sustainability Appraisal, the site at East Gate returns broadly positive or significant positive effects.

Q6 Is the SA based on a robust and up-to-date assessment of housing, mixed-use and employment sites? Were adequate reasonable alternative options considered and were they tested on a consistent basis?

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4. In so far as Strategic Policy SBA2 is concerned, the outcomes of the Sustainability Appraisal are based on a robust and up-to-date assessment of the site as being a highly sustainable and well-connected location for a mixed-use new neighbourhood including over 609 dwellings and employment space.